Vinmar Village Sections 4&5

Genoa township
Delaware co, oh



ROMANELLI & HUGHES

Final Development Plan

3.11.2019 (as approved by trustees)

APPLICATION

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Tab 2 – Survey with Legal Descriptions

Tab 3 – Development Plan Text

- Approved Preliminary Development Plan text
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- DCRSD Letter
- Del-Co Letter
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- Landscape Plan
- Tree Survey/Tree Impact Plan

Clipped: Final Development Plan (22x34)

FINAL DEVELOPMENT PLAN APPLICATION

Genoa TOWNSHIP, OHIO | DEPARTMENT OF DEVELOPMENT & ZONING

5111 South Old 3C Highway, Westerville, OH 43082
P: 614.899.0725
www.GenoaTwp.com
Zoning@GenoaTwp.com

#:_____

PROPERTY INFORMATION

Property Owner Name(s): The Reserve at Vinmar, LLC

Address or Parcel Number(s): 31721007017001, 31721007018000, 31712005009000

City: Galena | State: Ohio | ZIP Code: 43021

Phone Number: (614) 891-2014 | Fax Number: ( )

E-Mail Address: johlin@rh-homes.com

APPLICANT INFORMATION—If the same as owner, check here: ☑

Name(s) and Firm/Company: The Reserve at Vinmar, LLC

Street Number: 148 | Street Name: West Schrock Road

City: Westerville | State: Ohio | ZIP Code: 43081

Phone Number: (614) 891-2104 | Fax Number: ( )

E-Mail Address: johlin@rh-homes.com

REPRESENTATIVE INFORMATION—If the same as owner, check here: ☑

Name(s) and Firm/Company:

Street Number: | Street Name:

City: | State: | ZIP Code:

Phone Number: ( ) | Fax Number: ( )

E-Mail Address:

PROJECT INFORMATION

Type: ☑ Original Plan Submission ☐ Amendment to an Approved Plan

Name of Project/Development: Vinmar Village Sections 4&5

Zoning District(s): Planned Residential District

Existing Use(s): Farm

Proposed Use(s): Planned Residential

Gross Acreage:	74.946	*RESIDENTIAL*	
Gross Acreage (minus Right-of-Ways):	74.511	Number of Proposed Units:	71
Net Developable Acreage:	62.525	Number of Proposed Lots (Buildable):	71
Net Density:	1.14	Number of Phases/Sections:	2
Proposed Open Space (Acres and %):	34.39 (46%)	*NON-RESIDENTIAL*	
Proposed Common Open Space (Acres and %):	15.470 (21%)	Building Size (Square Feet):	

By signing this application, I hereby acknowledge the following: that I have provided all required and applicable fees, materials, plans, and documentation, as well as the proper number of copies of each; that the information contained herein, as well as on all supplemental materials being submitted is true and correct; that all applicable provisions of the Genoa Township Zoning Resolution and any other applicable zoning cases shall be complied with unless relief is otherwise requested and granted; that the subject request may require review by other governmental agencies; that zoning permits will need to be obtained to construct any building or structure on the subject property; that by signing this application I am either the property owner and/or official applicant of record for this request; and that this application may be rejected and returned, or denied, if found to be administratively incomplete and/or not in compliance with the Genoa Township Zoning Resolution.

_____ _____

Printed Name(s) of Applicant(s) Signature(s) of Applicant(s)

Date:_____

NOTE: If the property owner(s) is/are not the official applicant(s) of record, they must also sign the application.

_____ _____

Printed Name(s) of Property Owner(s) Signature(s) of Property Owner(s)

Date: _____

☐ ***Documentation proving that the applicant has the permission of the property owner(s) to submit this application and/or has a legal interest in the subject property(ies) has been submitted in lieu of the signature(s) of the property owner(s).***

PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Date Received: _____ Received By: _____ Payment Type: _____ Check No.: _____ Amount: _____

Application Complete? ___ Yes ___ No Staff Completing Review: _____

Zoning Commission Action: ___ Major Amendment ___ Minor Amendment Date of Action: _____

___ Approved ___ Denied Date of Action: _____

NOTES: _____

_____

Board of Trustees Action: ___ Approved ___ Denied Date of Action: _____

NOTES: _____

_____

_____

GENOA TOWNSHIP - FINAL DEVELOPMENT PLAN APPLICATION SUBMISSION CHECKLIST AND GUIDELINES

This document is for reference purposes only. Please do not submit it with your application.

CHECKLIST—The following items must be submitted:

1. **Completed Application Form**: Please completely fill out, sign, and date the application form. Submission of an incomplete application may delay processing.
2. **Township Fee (per current fee schedule):** Fees must be paid at the time the application is submitted. Only checks (made payable to Genoa Township) or credit cards are accepted. Credit cards must be presented in person at the Administrative Office, information cannot be taken over the phone.
3. **Plans and Materials:** 10 copies of all materials required for submission as further specified in the Genoa Township Zoning Resolution. New sets will need to be submitted with each revision. NOTE: Only 6 copies of said materials are required for the Trustees hearing (if necessary).
4. **Digital Copy:** A CD containing digital copies of said materials (in a commonly used file format such as PDF or JPEG). A new CD will need to be submitted with each revision.
5. **List of Names and Mailing Envelopes:** In order to mail legally required public hearing notifications to property owners which may be affected by your request, a list of names and addresses of all property owners within 500-feet of the subject property(ies) must be included as well as a set of addressed plain, white business size envelopes, with postage, for the names on said list. NOTE: A duplicate set of envelopes will also be required for the Trustees hearing (if necessary).

WHERE TO FIND INFORMATION:

- The Genoa Township Zoning Resolution and the Genoa Township Comprehensive Plan can both be viewed online at: www.GenoaTwp.com/ZoningDocs.
- Public records are may be available at www.GenoaTwp.com/WebSearch or 614.899.0725. Public record reproduction fees may apply.
- Addresses of properties within 500-feet, recorded plat maps, subdivision information, square footage of parcels/lots and some buildings, as well as zoning district classification are available on the Delaware County Auditor's website, www.delco-gis.org/auditor.

CONTACT INFORMATION:

ORGANIZATION	WEBSITE	PHONE NUMBER
Delaware Co. Regional Planning (DCRPC)	www.dcrpc.org	740.833.2260
Genoa Township Fire Marshal	www.GenoaTwp.com/Fire	614.568.2040
Delaware County Code Compliance	codecompliance.co.delaware.oh.us	740.833.2200
Delaware General Health District	www.delawarehealth.org	740.368.2300
Ohio Utilities Protection Service (OUPS)	www.oups.org	800.362.2764 or 811
Delaware Soil and Water District	soilandwater.co.delaware.oh.us	740.368.1921
Delaware Regional Sewer District	regionalsewer.co.delaware.oh.us	740.833.2240
Delaware County Engineer	engineer.co.delaware.oh.us	740.833.2400

Questions? Please contact the Development and Zoning office at 614.899.0725 or Zoning@GenoaTwp.com.

TAB 1
PROPERTY OWNERS WITHIN 500’

INDICIANI
4282 OLD 3C HWY
GALENA OH 43021

LOSCH M
7901 MARIPOSA DR
GALENA OH 43021

BRAUN L & MEGAN D
4383 OLD 3C HWY
GALENA OH 43021

GSCS LLC
4461 OLD 3C HWY
WESTERVILLE OH 43082

PICCARI S
7867 MARIPOSA DR
GALENA OH 43021

ROJAS T
7641 TALAVERA DR
GALENA OH 43021

KALTENBACH N & KAREN J
7879 MARIPOSA DR
GALENA OH 43021

PATEL & REKHABEN
7831 MARIPOSA DR
GALENA OH 43021

RICKARD & KLEFFMAN MARSHA
7575 TALAVERA DR
GALENA OH 43021

MCCRAY M & LINDA S
7843 MARIPOSA DR
GALENA OH 43021

CARPER F & FOREST E JR
7725 TALAVERA DR
GALENA OH 43021

MEIGS & LARA
7736 PARADISIO DR
GALENA OH 43021

MCDANIEL R
7750 PARADISIO DR
GALENA OH 43021

RIDDLE E & SARAH E
7677 TALAVERA DR
GALENA OH 43021

PENCE D & TRACY L
7920 MARIPOSA DR
GALENA OH 43021

JOHNSON D & SARA A
7912 MARIPOSA DR
GALENA OH 43021

JONES C & SUZANNE M
7898 MARIPOSA DR
GALENA OH 43021

ARCHER R & MARY LOU
7888 MARIPOSA DR
GALENA OH 43021

MCIVER S
7874 MARIPOSA DR
GALENA OH 43021

MAY L & CARPENTER ADAM
4427 GRACE CT
GALENA OH 43021

STAUFFER K & WILLIAM P
4457 GRACE CT
GALENA OH 43021

SHERMAN C & HALEY M
4469 GRACE CT
GALENA OH 43021

TANG
4485 GRACE CT
GALENA OH 43021

MROWZINSKI
4497 GRACE CT
GALENA OH 43021

TIBURZIO J & LISA M
4442 GRACE CT
GALENA OH 43021

PFAFF T & CAROLYN A
4430 GRACE CT
GALENA OH 43021

HERON B & NICOLE R
4418 GRACE CT
GALENA OH 43021

O MATTHEW & DANIELLE S
4382 GRACE CT
GALENA OH 43021

WEAVER W & ANNE E
7699 TALAVERA DR
GALENA OH 43021

FRANKLIN B & JOSEPH C
7919 MARIPOSA DR
GALENA OH 43021

BAKER A & KATHLEEN M
7436 PARADISIO DR
GALENA OH 43021

BREWER A & CHERYL K
7454 PARADISIO DR
GALENA OH 43021

JONES & LAUREN
7549 TALAVERA DR
GALENA OH 43021

STEWART & STEVEN
7564 TALAVERA DR
GALENA OH 43021

FRASER & BECKY L
7582 TALAVERA DR
GALENA OH 43021

LU & CHENG SHI
7600 TALAVERA DR
GALENA OH 43021

TROUP & EDWARD
7497 TALAVERA DR
GALENA OH 43021

TAYLOR J & BARBARA J
7636 TALAVERA DR
GALENA OH 43021

SCHMALZRIED D & SUSAN K
7654 TALAVERA DR
GALENA OH 43021

TELESZ R & AMY K
7674 TALAVERA DR
GALENA OH 43021

YAHNER M & VAN ATTA VANESSA L
7698 TALAVERA DR
GALENA OH 43021

DENDINGER J & DANA C
7740 TALAVERA DR
GALENA OH 43021

COLEMAN P & MIA P
7675 PARADISIO DR
GALENA OH 43021

BENNETT A
7505 PARADISIO DR
GALENA OH 43021

NIROTE & JONATHAN
7473 TALAVERA DR
GALENA OH 43021

MCILWAIN S & REBECCA E
7457 PARADISIO DR
GALENA OH 43021

ARORA & SHASHI
7429 PARADISIO DR
GALENA OH 43021

KAMMERER A & GLASS JAMES C
7411 PARADISIO DR
GALENA OH 43021

ALLEN JOSHUA R & BRANDA R
4110 S OLD 3C HWY
GALENA OH 43021

ECKELS SHAD DANIEL & SHELLY ANNE TRUSTEES
8140 LEWIS CENTER RD
WESTERVILLE OH 43082

NVR INC
7913 MARIPOSA DR
GALENA OH 43021

ALTHAUSER MATT J BRENDA L
4313 WEST SHORE CT
WESTERVILLE OH 43082

FELTZ ANDREW D & PATRICIA C
4199 S OLD 3C HWY
WESTERVILLE OH 43082

OAKES MICHAEL A & AMBER N
4300 WEST SHORE CT
WESTERVILLE OH 43082

BROWN RICHARD S & MICHELE R
8180 LEWIS CENTER RD
WESTERVILLE OH 43082

FUNK RICHARD S KAREN A
4277 WEST SHORE CT
WESTERVILLE OH 43082

SAUNDERS DEAN JANE NOLL
8080 LEWIS CENTER RD
WESTERVILLE OH 43082

BURMESTER JEFFREY JOYCE
4299 WEST SHORE CT
WESTERVILLE OH 43082

HOLLIS JAMES W & LINDA S
4365 S OLD 3C HWY
WESTERVILLE OH 43082

TROYER JEFFREY A & LINDA C
7798 LEWIS CENTER RD
WESTERVILLE OH 43082

CHUNG C & DANA M
7530 TALAVERA DR
GALENA OH 43021

FIELDS
7370 TALAVERA CT
GALENA OH 43021

KNOTH
7391 TALAVERA CT
GALENA OH 43021

BAKER S
7805 MARIPOSA DR
GALENA OH 43021

THRASHER P & DENISE M
7707 TALAVERA DR
GALENA OH 43021

HOWE D & SMILEY MELISSA S
7384 TALAVERA CT
GALENA OH 43021

WILLIAMS A & DOROTHY C
7859 MARIPOSA DR
GALENA OH 43021

KESSLER D & DECONNICK RYAN JAMES
7887 MARIPOSA DR
GALENA OH 43021

YOUDATH & BRIAN
7445 TALAVERA CT
GALENA OH 43021

SCHMIDT M & WALKER AIMEE K
7417 TALAVERA CT
GALENA OH 43021

BANGOURA
4504 LUCA DR
GALENA OH 43021

GEIST & PAMELA
7657 TALAVERA DR
GALENA OH 43021

MCKEE J & MAXINE
7525 TALAVERA DR
GALENA OH 43021

COTTLE JAMES H
8245 WEST SHORE DR
WESTERVILLE OH 43082

HUNTER JAMES A
7373 TALAVERA CT
GALENA OH 4302

VINMAR INVESTMENT LIMITED
4484 S OLD 3C HWY
GALENA OH 43021

COYAN ROBERT K
8116 LEWIS CENTER RD
WESTERVILLE OH 43082

INDICIANI RICHARD
4280 S OLD 3C HWY
GALENA OH 43021

DESIENO DOROTHY J TRUSTEE
4211 S OLD 3C HWY
WESTERVILLE OH 43082

LANE DONALD L
4170 S OLD 3C HWY
GALENA OH 43021

SAUNDERS DEAN JANE NOLL
8080 LEWIS CENTER RD
WESTERVILLE OH 43082

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TAB 2
SURVEY WITH LEGAL DESCRIPTIONS

ALTA / NSPS LAND TITLE SURVEY

39.239 ACRE (DEED), 8.655 ACRE (DEED) & 27.054 ACRE (DEED) / 74.948 ACRE (DEED - TOTAL ACRES)
39.234 ACRE (MEA.), 8.660 ACRE (MEA.) & 27.052 ACRE (MEA.) / 74.946 ACRE (MEA. - TOTAL ACRES)

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 4 & 5, SECTIONS 1 & 2,
TOWNSHIP 3, RANGE 17, USML

LEGAL DESCRIPTION

PARCEL I:
Situated in the State of Ohio, County of Delaware, Genoa Township, lying in Farm Lot No. 4, Section 2, Township 3, Range 17, United States Military lands and being part of the 92.15 acre tract conveyed to Rosenell Matheke & Felice Tiberi by deed of record in Deed Book 32, Page 2621, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

Beginning at an iron pin set in the line common to said Section 2, Township 3, Range 17 and Section 1, Township 3, Range 17, the westerly line of Farm Lot No. 4 and at the common corner of said Farm Lot No. 4 and Farm Lot No. 5;

Thence North 86° 25' 09" West, a distance of 2958.73 feet, with the line common to said Farm Lot Nos. 4 and 5 and across said 92.15 acre tract, to an iron pin set in the easterly line of a 15.8366 acre tract conveyed to Genoa Township, Ohio by deed of record in Deed Volume 514, Page 306;

Thence North 12° 32' 40" East, a distance of 586.28 feet, with the easterly line of said 15.8366 acre tract, to a 3/4" iron pipe found at a common corner of said 92.15 acre tract and the 21.549 acre tract conveyed to Bambina Tiberi Ventresca, Trustee, by deed of record in Deed Volume 47516, Page 1110;

Thence with the northerly lines of said 92.15 acre tract the following courses and distances:

South 86° 46' 09" East, a distance of 1153.53 feet, with the southerly lines of said 21.549 acre tract and "Beadle Subdivision", a subdivision of record in Plat Cabinet 1, Slide 620, to a 5/8" rebar found at a common corner of said "Beadle Subdivision" and the 10.183 acre tract conveyed to Dennis R. & Charlotte Hicks by deed of record in Deed Volume 613, Page 401;

South 86° 31' 59" East, a distance of 417.86 feet, with the southerly line of said 10.183 acre tract, to a 1/2" iron pipe found at a common corner of said 10.183 acre tract and the 17.70 acre tract conveyed to Barbara H. Stahl, Trustee, by deed of record in Deed Volume 564, page 329;

South 87° 05' 54" East, a distance of 704.26 feet, with the southerly line of said 17.70 acre tract, to a 1/2" iron pipe found at a common corner of said 17.70 acre tract and the 10.257 acre tract conveyed to Donald L. Lane & Thomas M. Lane by deed of record in Deed Volume 449, Page 139;

South 85° 59' 06" East, a distance of 586.80 feet, with the southerly line of said 10.257 acre tract, to a 1" iron pipe found at the northeasterly corner of Farm Lot No. 4 at a common corner of said 92.15 acre tract and the 8.559 acre tract conveyed to Richard & Jo Ann Indiciani by deed of record in Deed Volume 616, Page 423;

Thence South 03° 10' 32" West, a distance of 490.73, with the line common to said Lot No. 4, Section 2, Township 3, Range 17 and Farm Lot No. 4, Section 1, Township 3, Range 17, partly with a line common to said 92.15 and 8.559 acre tracts, and partly across said 92.15 acre tract, to an iron pin set at the southwesterly corner of said 8.559 acre tract;

Thence South 02° 41' 53" West, a distance of 100.19 feet, continuing with the line common to said Lot No. 4, Section 2, Township 3, Range 17 and Farm Lot No. 4, Section 1, Township 3, Range 17 and across said 92.15 acre tract, to the POINT OF BEGINNING. Containing 39.239 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Delaware County GPS monuments 97-068 and 97-072, using Global Positioning System procedures and equipment.

PARCEL II:

Situate in the State of Ohio, County of Delaware, Genoa Township, lying in Farm Lot No. 4, Section 1, Township 3, Range 17, United States Military Lands and being part of the 92.15 acre tract conveyed to Rosenell Matheke & Felice Tiberi by deed of record in Deed Book 32, Page 2621, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set in the line common to said Section 2, Township 3, Range 17 and Section 1, Township 3, Range 17, the westerly line of Farm Lot No. 4 and at the common corner of said Farm Lot No. 5 and Farm Lot No. 4;

Thence North 02° 41' 53" East, a distance of 100.19 feet, across said 92.15 acre tract and with the line common to said Lot No. 4, Section 2, Township 3, Range 17 and Farm Lot No. 4, Section 1, Township 3, Range 17, to an iron pin set at the southwesterly corner of the 8.559 acre tract conveyed to Richard & Jo Ann Indiciani by deed of record in Deed Volume 616, Page;

Thence South 85° 30' 40" East, a distance of 768.08 feet, with the line common to said 92.15 and 8.559 acre tracts, to a magnetic nail set in the centerline of Old State Route 3;

Thence South 26° 54' 54" West, a distance of 152.21 feet, with the centerline of Old State Route 3, to a magnetic nail set;

Thence South 26° 18' 55" West, a distance of 481.33 feet, continuing with the centerline of Old State Route 3, to a magnetic nail set at the northeasterly corner of the 73.111 acre tract conveyed to Vinmar Investment Limited, an Ohio limited liability company by deed of record in Deed Volume 456, Page 1187 and Deed Volume 456, Page 1184;

Thence North 86° 00' 51" West, a distance of 512.56 feet, with a line common to said 92.15 and 73.111 acre tract, to an iron pin set;

Thence North 02° 41' 53" East, a distance of 492.13 feet, with the line common to said Farm Lot Nos. 5 and 4 and across said 92.15 acre tract, to the POINT OF BEGINNING. Containing 8.655 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Delaware County GPS monuments 97-068 and 97-072, using Global Positioning System procedures and equipment.

PARCEL III:
Situate in the State of Ohio, County of Delaware, Genoa Township, lying in Farm Lot No. 5, Section 2, Township 3, Range 17, United States Military Lands and being part of the 92.15 acre tract conveyed to Rosenell Matheke & Felice Tiberi by deed of record in Deed Book 32, Page 2621, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set in the line common to said Section 2, Township 3, Range 17 and Section 1, Township 3, Range 17, the westerly line of Farm Lot No. 4 and at the common corner of said Farm Lot No. 5 and Farm Lot No. 4;

Thence South 02° 41' 53" West, a distance of 492.13 feet, across said 92.15 acre tract and with the line common to said Lot No. 5, Section 2, Township 3, Range 17 and Farm Lot No. 4, Section 1, Township 3, Range 17, to an iron pin set in the line common to said 92.15 acre tract and the 73.111 acre tract conveyed to Vinmar Investment Limited, an Ohio limited liability company by deed of record in Deed Volume 456, Page 1187 and Deed Volume 456, Page 1184;

Thence with the lines common to said 92.15 and 73.111 acre tract the following courses and distances:

North 86° 00' 51" West, a distance of 27.81 feet, to an iron pin set;

North 02° 58' 13" East, a distance of 99.02 feet, to an iron pin set;

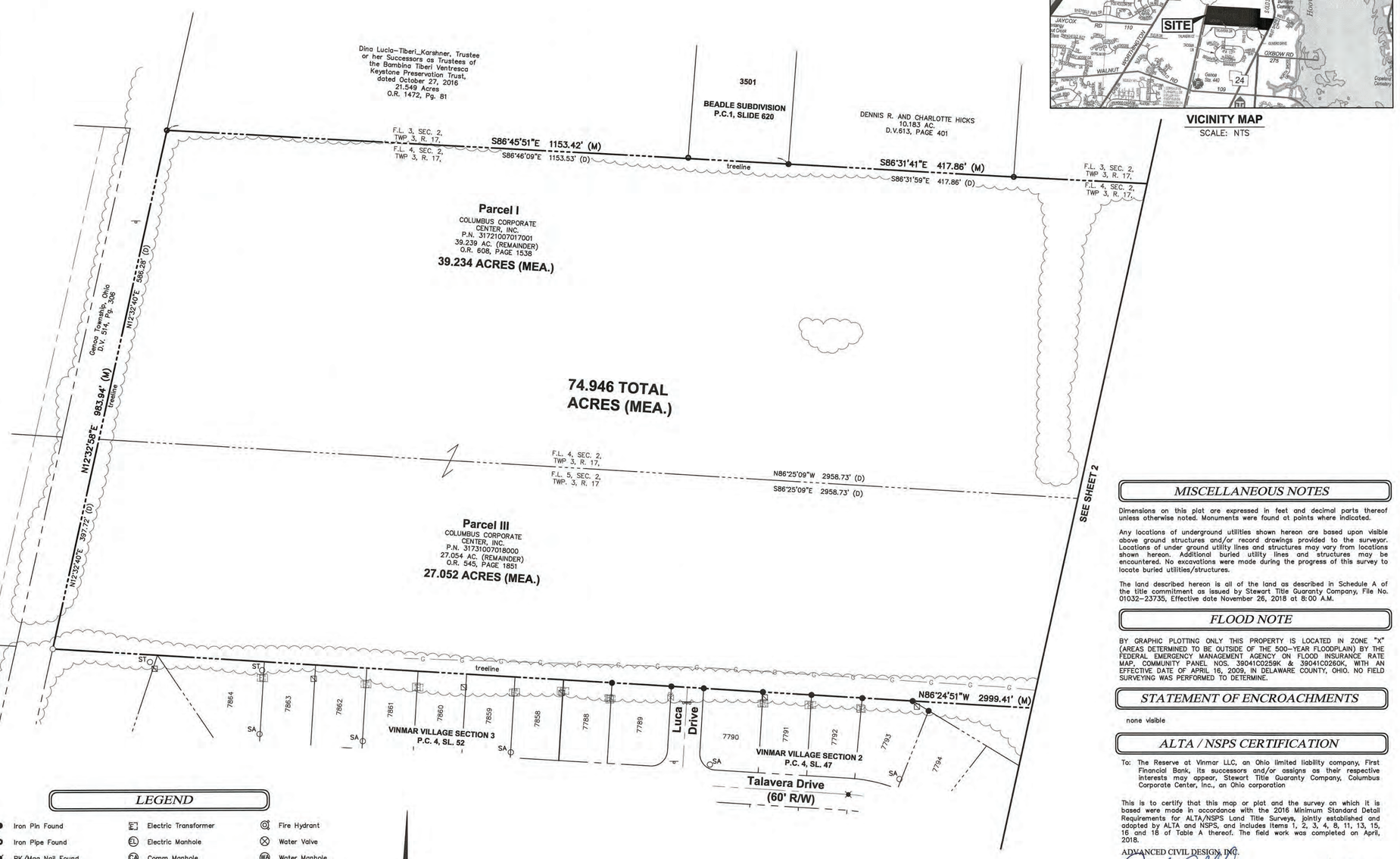
North 86° 25' 09" West, a distance of 2999.41 feet, to an iron pin set in the easterly line of a 15.8366 acre tract conveyed to Genoa Township, Ohio by deed of record in Deed Volume 514, Page 306;

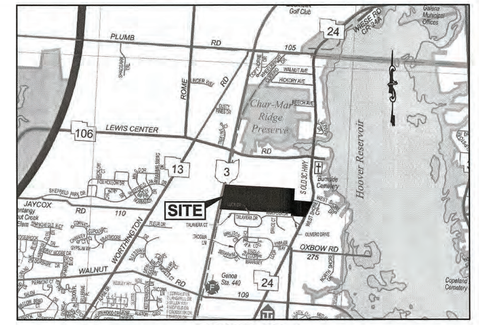
Thence North 12° 32' 40" East, a distance of 397.72 feet, with the easterly line of said 15.8366 acre tract, to an iron pin set in the line common to said Farm Lot Nos. 5 and 4;

Thence South 86° 25' 09" East, a distance of 2958.73 feet, with the line common to said Farm Lot Nos. 5 and 4 and across said 92.15 acre tract, to the POINT OF BEGINNING. Containing 27.054 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in the above description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Delaware County GPS monuments 97-068 and 97-072, using Global Positioning System procedures and equipment.





VICINITY MAP
SCALE: NTS

LEGEND

- Iron Pin Found
- Iron Pipe Found
- PK/Mag Nail Found
- RR Spike Found
- Monument Box
- Iron Pin Set
- Iron Pipe Set
- PK/Mag Nail Set
- RR Spike Set
- Benchmark
- Stm/San Manhole (see label)
- Sanitary Cleanout
- Square Catch Basin
- Round Catch Basin
- Curb Inlet
- Curb Manhole Inlet
- Electric Transformer
- Electric Manhole
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Ground Light
- Air Conditioner
- Fire Hydrant
- Water Valve
- Water Manhole
- Sprinkler Box
- Sprinkler Head
- Underground Line Marker
- Gas Valve
- Gas Meter
- Bollard
- Soil Boring
- Deciduous Tree
- Pine Tree
- Shrub
- Cable Pedestal
- Unknown Manhole
- Access Lid

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS2007) AS DERIVED FROM GPS OBSERVATION THAT DETERMINE A PORTION OF THE CENTERLINE OF SOUTH OLD 3C HIGHWAY (C.R. 24) HAVING A BEARING OF N 26° 25' 43" E.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of under ground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Stewart Title Guaranty Company, File No. 01032-23735, Effective date November 26, 2018 at 8:00 A.M.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 39041C0259K & 39041C0260K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE.

STATEMENT OF ENCROACHMENTS

none visible

ALTA / NSPS CERTIFICATION

To: The Reserve at Vinmar LLC, an Ohio limited liability company, First Financial Bank, its successors and/or assigns as their respective interests may appear, Stewart Title Guaranty Company, Columbus Corporate Center, Inc., an Ohio corporation

This is to certify that this map or plat 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, 11, 13, 15, 16 and 18 of Table A thereof. The field work was completed on April, 2018.

ADVANCED CIVIL DESIGN, INC.

Jonathon E. Phelps, P.S.
Reg. No. 8241

12/27/18
Date

STATE OF OHIO JONATHAN PHELPS 8241 REGISTERED PROFESSIONAL SURVEYOR

ALTA/NSPS Land Title Survey

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 100'
DATE: December 27, 2018
REVISED: December 27, 2018

SHEET 1 / 2
JOB NO.: 18-0028-149

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TAB 3
DEVELOPMENT PLAN TEXT

PRELIMINARY DEVELOPMENT PLAN MATERIALS

VINMAR VILLAGE PHASES 4, 5 AND 6
DEVELOPMENT PLAN TEXT

BACKGROUND AND INTRODUCTION: Vinmar Investment Limited, an Ohio limited liability company, its successors and assigns (the "Developer"), has filed a Zoning Map Amendment Application dated June 26, 2017 (the "Application") with Genoa Township, Delaware County, Ohio (the "Township"), pertaining to 74.523 acres that is between South Old 3C Highway and State Route 3 just north of the Vinmar Village Subdivision Sections 1, 2 and 3 (the "Property"). The Developer proposes to develop the Property into a single-family residential community (the "Development"). The Development will be a continuation and expansion of "Vinmar Village". The current owner of the Property is Columbus Corporate Center Inc. and the Applicant has a contract on the land.

In addition to the Application and this Development Plan Text, the Developer has filed with the Township the following documents and materials which together with the Application and this Development Plan Text shall constitute the Development Plan for the Property under the Zoning Code for the Township:

- Survey with Legal Description
- Preliminary Development Plan
- Preliminary Utility Layout Plan
- Landscape Plan for Zoning
- Survey of Existing Trees
- Existing Features Plan
- Site Plan on Aerial Photo
- Development Plan Text
- Traffic Study
- Jurisdictional Waters Delineation Reports
- Color Photos of proposed homes
- Utility Letters from Del-Co Water, Genoa Fire Dept. and Delaware County Sanitary
- Declaration of Covenants, Easements, Restrictions, Assessments and Assessment Liens for Vinmar Village to be expanded pursuant to Article I thereof to include the Property

This Development Plan Text (the "Development Text") relates to the Application and is an integral part of the Development Plan. All Articles and Sections referenced herein refer to the Zoning Code of the Township as in effect on June 26, 2017 (the "Zoning Code") and all zoning and development requirements and standards applicable to the Development Plan and the Property shall be based on and interpreted in accordance with the Zoning Code as in effect on June 26, 2017. All capitalized words and terms used herein that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Zoning Code.

The Property is currently zoned Rural Residential (RR). The Application requests that the Property be rezoned to a **Planned Residential District Without Conservation Development Standards** pursuant to Article 9.

The purpose of this Development Plan Text is to set forth in textual form all information required by the Application and Section 916.02, and to set forth in textual form certain development standards that will apply to the Development. The Development Plan Text is a part of the Development Plan. To the extent a matter is not addressed textually in this Development Plan Text but is otherwise addressed either graphically or textually elsewhere in the Development Plan materials, such matter shall be deemed addressed herein.

APPLICATION PROCEDURE: Set forth below and in the accompanying Development Plan materials are all matters required pursuant to Section 916.01 as follows:

1) Existing Features Plan
See Existing Features Exhibit and Site Plan on Aerial Photo included in Development Plan materials

2) Development Plan
- See Preliminary Development Plans included in Development Plan materials
- See Development Plan Text set forth herein

3) Landscape Plan, including Inventory of Existing Trees:
- See Landscape Plan and Survey of Existing Trees included in Development Plan materials

4) Plan for Exterior Lighting and for Signage:
- See Landscape Plan included in Development Plan materials

5) Vicinity Map
See Development Plan

6) Delaware County Regional Planning Commission Site Review:
Delaware County Regional Planning conducted an on-site review on July 13, and a meeting on July 27. Review comments are included with this application. See Tab 6.

7) Traffic Study
See Tab 7 for a Traffic information.

8) A list of property owners within 500 feet of the property
See Tab 1

9) Fee
- A check for $8,052.00, made out to Genoa Township, has been submitted with this application to satisfy the Township fee requirement.
  The check amount is based on the following: $600 + ($100 x 74.523 ac) = $8,052.00
- A check for $300.00, made out to Delaware County Regional Planning, has also been submitted with this application to satisfy DCRP's fee requirement.

GENERAL DEVELOPMENT PLAN TEXT: The Development Plan required by Section 916.02 in textual form is as follows:

1) Section 916.02 (A) The proposed size and location of the Planned Residential District (PRD);
- The project area consists of three parcels: 3172-100-701-7001, 3172-2100-701-8000, 3171-200-500-9000. The three areas combined equal 74.523 acres net after 0.435 acres is subtracted for future right-of-way dedication; the current boundary includes to the center of South Old 3C Highway.
- The site is located between South Old 3C Highway and State Route 3, just north of the Vinmar Village Subdivision Sections 1, 2 and 3.

2) Section 916.02 (B) The general development character of the tract including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements and other development features including Landscaping;

The overall character of the new neighborhood will be very similar to Vinmar Farms and Vinmar Village Sections 1, 2 and 3, the existing neighborhoods located just south of this site. That is, similar home sizes and styles, similar density, similar roadway configuration with curvilinear streets that wrap around central open spaces, preservation of mature trees, trail connections, and the dedication of parkland for public use.

- Homes: Single-family homes on fee-simple platted lots will constitute 100% of the dwelling units in the Development. See Preliminary Development Plan for setbacks and lot dimensions. The minimum lot size is 95-feet wide by 150-feet deep, 27 +/- lots will be more than 175' deep, and 9 +/- lots will be more than 200' deep. Limitations and controls will be placed on the development through the Township Zoning Resolution, the Vinmar Village Phases 4, 5 and 6 Development Text and the *Declaration of Covenants, Easements, Conditions and Restrictions,* which will be administered and enforced by the community's Home Owner's Association (HOA).
- Roadways: The proposed streets will be platted and constructed per Delaware County standards. Olivero Drive will continue north with an 80-feet wide right-of-way, 36-feet wide pavement, and a 35 mph posted speed limit. It will taper to a 60-feet wide right-of-way and 27-feet wide pavement per County Standards. Parking will be restricted on the west side of the street. All other streets will be classified as local with 60-feet wide right-of-ways, 27-feet wide pavement, restricted parking on the water line side, and a 25-mph posted speed limit. Pavement widths indicated are measured from the face of curb. Right-of-ways will contain street trees, owned and maintained by the resident or HOA, sidewalks, curb and gutters, and decorative mail boxes. Recently the Postal Service has required kiosk-style mail boxes on similar project throughout Central Ohio. If so required for this project, one will be placed in each phase with the exact location, style, and details included in Final Development Plan.
- Setbacks: 30' front yard, 40' rear yard, 12' side yard for a total of 24' minimum between homes, 50' perimeter setback, and a 200' lot setback from the centerlines of South Old 3C Highway and State Route 3 will be established.
- Sidewalks will be located on both sides of the proposed streets.
- Density: net developable acreage = 74.523 – 11.178(15%) – 0.809(wetlands) = 62.536 acres
  Net Density: 71/62.536 = 1.14 du/ac
  Gross Density: 71/74.523 = 0.95 du/ac
- Open Space: 47%, or 34.94 acres, of the gross acreage within the PRD shall be reserved as open space per Section 910. Of this, at least 15.45 acres, or 44% of the dedicated open space, will be common open space per Section 911.01. The common open space area is located on the west end of the property, adjacent to the Genoa Trail, and will be owned and maintained by the Homeowner's Association., A 10-foot wide paved trail that connects to the existing Genoa Trail, seeding, ten shade trees and up to $50,000 in improvements will be added to the park. This may include playground equipment, a shelter, and or restroom building.
- Landscaping: See the Landscape Plan for proposed plant types, sizes and locations of street trees, park trees and buffer plants. A mix of twenty trees shall be installed along the south property line, north of the gas line easement. At least three-foot tall mounding will be installed along the south property line as well. If this buffer needs to be modified during final development plan and platting process, any modifications will be heard by the Township Trustees for administrative review and approval.

- Signage: The existing brick signs constructed for Vinmar Village Sections 1, 2 and 3, will also serve for Section 4,5 and 6. Additional ancillary signage may be constructed for this project in the open space areas at the entrance. If so, the exact location, style and details will be included in the Final Development Plan.
- Preservation of natural features: Stantec's surveyors and environmental scientists have field located trees larger than 6 inches, three wetland areas and two streams. The proposed design of the new neighborhood was determined with an emphasis on minimizing their impacts. The 0.43 acre wetland and large trees, in the center of the site will be preserved.

3) **Section 916.02 (C) Architectural design criteria for all Structures and criteria for proposed Signs with proposed control procedures;**
   - No less than 50% of the homes constructed will have brick, stone, cultured stone, stucco, wood siding or fibrous cement siding on 100% of the front elevation, excluding foundations, garage doors, entry doors, gutters, down spouts and windows.
   - The Developer will exercise architectural control over all structures within the Development.
   - No building in this Development will exceed thirty-five feet in height.
   - Color photos of proposed homes are included in the Development Plan materials.

4) **Section 916.02 (D) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness;**

   Letters from Del-Co Water and Delaware County Regional Sewer District stating service is available for the project, based on the current site plan, have been included with this submittal.
   - Water: Water service is available to the Property through a connection to an existing 8" water line located on the east side of Luca Drive, and to an existing 8" water line located on the west side of Olivero Drive. An upsized water line will be provided to connect the proposed water tower to an existing 10" water line adjacent S. Old 3C Highway.
   - Sanitary: Sewer from the entire Property will flow via gravity to two 8" pipes stubbed on the north side of existing Vinmar Village Sections 1, 2 and 3.
   - Storm: Two storm water management basins, sized per County standards for water quality and detention, are proposed. They are located on the east and west side of the existing ephemeral stream that traverses the site. Storm water from the proposed development, as well as off-site flows, will be diverted to these basins via swales and storm pipes. Storm water from these basins will be released into the stream at the south end of the site per County standards at predetermined rates. All necessary storm water facilities will be placed on ditch maintenance per County requirements.

5) **Section 916.02 (E) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise;**

   All the proposed streets within the Development will be public. Primary vehicle access to the new neighborhood will occur via Olivero Drive which leads directly to South Old 3C Highway. A turn lane and widening off of South Old 3C Highway were recently constructed during the development of Vinmar Village Phase 1 with the anticipation of traffic from future developments to the north accessing this intersection. The new neighborhood will also connect to existing Vinmar Village at Luca Drive. Two stub streets on the north side of the new neighborhood are proposed with the anticipation that at least one of these streets will eventually connect to Lewis Center Road.

6) **Section 916.02 (F) A traffic study examining the impact of the development on the existing infrastructure, modifications required to handle the increased traffic and the mechanism proposed to complete the necessary improvements;**

A comprehensive traffic study was prepared in 2012 for Vinmar Village Sections 1, 2 and 3 that included the intersection of Olivero Drive and South Old 3C Highway. Included with this submittal is a Traffic Study Update that re-evaluates the 2012 Study per the proposed development. The scope and content of the updated materials where coordinated with Delaware County Traffic Engineer to ensure compliance. See Memo of Understanding and 2017 Traffic Study included with this submittal.

7) **Section 916.02 (G) The relationship of the proposed development to existing and probable Uses of surrounding areas during the development timetable;**

The development timetable will consist of three phases. The first phase will occur on the east end of the site, phase two in the center, and phase three on the west end. Construction traffic will primarily access the site via Olivero Road. Silt fence, as well as other erosion and sediment control measures that are deemed necessary, will be installed prior to the commencing of construction.

8) **Section 916.02 (H) Location of schools, parks, and other facility sites, if any;**

The Development is in the Big Walnut School District. The site is near Hoover Reservoir, Char Mar Ridge Preserve, Alum Creek State Park and McNamara Park. The Genoa Trail is adjacent to the project site on the west side. The Genoa Township Police and Fire Stations are also nearby.

9) **Section 916.02 (I) The proposed time schedule for development of the site including streets, Buildings, utilities, and other facilities**

Development is scheduled to commence immediately following receipt of engineering approvals which will be sought promptly after approval of the Development Plan. Development is expected to be completed in three phases and within approximately 6 years.

10) **Section 916.02 (J) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases;**

The project will be developed in three phases. Phases are graphically depicted on the Preliminary Development Plan. Phase 4 will contain 21 homes and include extending Olivero Drive, the cul-d-sac along the south property line and the large pond in the center. Phase 5 will contain 28 homes and include the constructs of Luca Drive past the north stub, terminating in a temporary T-type turnaround. Phase 6 will contain 22 homes and the extension of Luca Drive to Phase 5, construction of the neighborhood park and the small pond.

11) **Section 916.02 (K) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.**

The Applicant will develop the property and currently holds a contract on the land with the property owner. The Applicant has retained Stantec Consulting Services to prepare this application as well as perform engineering feasibility studies. The Applicant will be granted control of the land to carry forth the plan upon successful completion of the rezoning process.

12) **Section 916.02 (L) Specific statements of Divergence shall be requested "per plan"; if any deviation from the development standards in this Resolution or existing county regulations or standards are desired, an applicant making such a request shall specifically and separately list**

each requested Divergence and submit written development text justifying each deviation from any requirements of this Resolution and demonstrating how each Divergence will advance public interests and the General Purposes of this Zoning Resolution.
The Applicant is requesting no divergences.

RELATIONSHIP TO TOWNSHIP COMPREHENSIVE PLAN: Section 918.04 requires that a Final Development Plan support the requirement that the proposed rezoning be in conformance with the standards, objectives, and policies of the Genoa Township Comprehensive Plan, being the 2016 Comprehensive Plan of the Township adopted December 1, 2016 (the "Comprehensive Plan"). Chapter 5, Section B. of the Comprehensive Plan requires that when development occurs such as that contemplated by the Application there shall be a review for consistency with the recommendations of the Comprehensive Plan in conjunction with the Zoning Code review and if the proposed development is in conflict with the Comprehensive Plan, the Applicant must address the conflict(s) by: (1) identifying any changed circumstances since the Comprehensive Plan was adopted and (2) providing rationale the Applicant believes supports the conflicting elements of the proposed development plan, including the opportunity to propose a deviation from the Comprehensive Plan.

In response to these requirements of the Zoning Code and the Comprehensive Plan, the Applicant states the following:

1. Section 903.02 limits density in Planned Residential Districts without Conservation Development Standards such as that proposed by the Application to 1.8 Dwelling Units per Net Developable Acre. The development proposed by the Applicant has a density of 1.14 Dwelling Units per Net Developable Acre, or 0.66 Dwelling Units per Net Developable Acre less than the maximum permitted by the Zoning Code.

2. The Property is in Planning Area 4 established by the Comprehensive Plan. The Comprehensive Plan states that within Planning Area 4, the Township's 2015 Sewer Recommendation to referenced Delaware County Resolution was 1.1 Dwelling Units per Net Developable Acre in Planned Residential Development (PRD) Districts without Conservation Development Standards. The Comprehensive Plan went on to recommend that in Planning Area 4, with centralized sanitary sewer service, single family residential developments in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) were to be developed at a density of three-quarters of a dwelling unit (0.75 units) per Net Developable Acre. The development proposed has 0.04 Dwelling Units per Net Developable Acre more than the Township's 2015 Sewer Recommendation and 0.39 Dwelling Units per Net Developable Acre more than the recommendation contained in the Comprehensive Plan.

3. While the Comprehensive Plan is a planning document, the Zoning Code is the official zoning document for the Township under the Ohio Revised Code and is controlling with respect to density limitations and Applicant's legal rights. Consequently, the Applicant is entitled to density of up to 1.8 Dwelling Units per Net Developable Acre.

4. Notwithstanding the density conflict between the Zoning Code and the Comprehensive Plan and the Applicant's legal right to density of 1.8 Dwelling Units per Net Developable Acre, the Applicant maintains that the proposed density for the Property of 1.14 Dwelling Units per Net Developable Acre is in any event appropriate and warranted under the circumstances for the following reasons:

a. The development of the Property as proposed will be a further extension of Vinmar Village Sections 1, 2 and 3 having similar density, lot sizes, architecture, amenities and open space. Consequently, the proposed development is in keeping with established land use patterns and the density pattern in the surrounding area. (see Page 12 of the Comprehensive Plan, Chapter 1: Policy; Guidelines for Analysis)

b. Appendix D to the Comprehensive Plan at the sixth bullet point states that research undertaken by Fallon Research & Communications, Inc. with Township residents resulted in Township respondents stating that: "…most residents appeared to be willing to accept additional residential development, and were most inclined to prefer single family homes located north of Big Walnut Road, which would be similar in style to the existing character of the community…"

   The development of the Property as proposed will be in keeping with this sentiment expressed by Township residents.

In summation, the density being proposed by the Application is legally permitted under the Zoning Code and is generally in keeping with the standards, objectives and policies of the Comprehensive Plan. A deviation from the density limitations of the Comprehensive Plan, while not required for the reasons stated above, is warranted under the circumstances because such deviation is generally in keeping with development patterns in the surrounding area.

ADDITIONAL REQUIREMENTS AND COMMITMENTS: The following additional requirements and commitments will be a part of the Final Development Plan:

1) Construction Traffic

During initial development and construction of homes within the Development, construction traffic will be limited to access off Olivero Drive.

2) Preliminary Development Plan and Final Development Plan

Developer acknowledges that under the Zoning Code, it implies in Article 9 and Article 26 that zoning amendments, such as those requested in the Application, include approval of a Final Development Plan. Developer agrees that so long as it has no adverse impact on the rezoning requested by Developer pursuant to the Application and such rezoning is considered final upon approval by the Genoa Township Trustees, the Development Plan that is a part of the Application shall be considered a Preliminary Development Plan and at such time as Developer has completed all final engineering and planning for the Development, Developer shall present a Final Development Plan to the Zoning Commission and Township Trustees for consideration and approval under Article 9 and Article 26.

3) Open Space Improvements

Improving the proposed open space with amenities, landscaping, gardens or any other improvement permitted within common open spaces without permit via the Zoning Resolution, shall be solely controlled and managed by the developer and the subsequent homeowner's association.

4) Water Tower

The applicant has agreed to locate a water tower on the site per the request of Del-Co Water. The location of the tower is shown on the Preliminary Development Plan in the northwest corner of

the site. The tower will occupy one-acre of land. Access to the tower is provided by a paved asphalt path not to exceed 10-feet in width that will also be used as a pedestrian connection to the Genoa Trail. A sign will be placed at the east end of the path stating, "NO UNAUTHORIZED MOTORIZED VEHICLES BEYOND THIS POINT". Del-Co Water will be granted permission to use the bike path for vehicle access through an easement that will be dedicated during the platting process. The water tower is a permitted principal use within a Planned Residential District (PRD) pursuant to Section 904.01(E).

5) Per Section 903.12, a conceptual landscape plan for a typical home will be included in the Final Development plan submittal materials.

6) Per Section 1904.14, each home will contain at least two off street parking spaces in a fully enclosed garage.

7) Per Section 907.01, All driveways or pavement will have a setback of no less than two feet from the property line.

8) Per Section 907.02, All side load garages shall have a turning pad of no less than 24 feet.

9) Per Section 907.03, No driveways will be located so it enters a public road within 40 feet of the intersection of the edge of the contiguous right-of-way of any two public roads.

10) Per Section 908, One story homes shall be at least 1,100 square feet, and two story homes shall be at least 1,400 square feet.

11) The Final Development Plan will provide details in regard to the proposed plantings (species, heights, etc.).

12) All buildings, structures, and improvements will comply with any and all applicable township zoning standards identified in the Genoa Township Zoning Resolution, as may be amended, including, but not necessarily limited to; Section 1608 (Architectural Projections), Section 1609 (Accessory Structures), Section 1707 (Temporary Uses), Section 1708 (Home Occupations), Section 1708 (Swimming Pools), Section 2002 (Fences, Accessory Walls and Vegetation), Section 2004 (Retaining Walls), and Article 22 (Utilities).

13) All plans will be reviewed and approved by all applicable County and/or State departments and/or agencies.

14) All required permits shall be obtained prior to the commencement of any work. This shall include, but is not necessarily limited to, individual permits for fences, retaining walls, signs, and accessory buildings/structures.

15) Prior to obtaining a Zoning Permit, the Applicant will provide proof that the Delaware County Engineer's Office has approved the proposed Stormwater Management Plan, Per Section 1303.08.

16) All streets, both public and private, shall conform to Delaware County specifications as may be applicable.

FINAL DEVELOPMENT PLAN MATERIALS

VINMAR VILLAGE PHASES 4 AND 5
FINAL DEVELOPMENT PLAN TEXT

BACKGROUND AND INTRODUCTION: Vinmar Investment Limited, an Ohio limited liability company, its successors and assigns, including The Reserve at Vinmar LLC, an Ohio limited liability company, an affiliate of Vinmar Investment Limited and the current owner of the below referenced Property (the "Developer"), filed a Zoning Map Amendment Application dated June 26, 2017 (the "Zoning Application") with Genoa Township, Delaware County, Ohio (the "Township"), pertaining to 74.523 acres between South Old 3C Highway and State Route 3 just north of the Vinmar Village Subdivision Sections 1, 2 and 3 (the "Property"). The rezoning and preliminary development plan in connection therewith were approved by the Township Trustees on December 12, 2017 for Vinmar Village Phases 4, 5 and 6. The Developer proposes to develop the Property into a single-family residential community (the "Development"). The Development will be a continuation and expansion of "Vinmar Village". Developer has filed a Final Development Plan Application dated March 11, 2019 ("FDP Application") for Vinmar Village Phases 4 and 5, Final Development Plan Text and related Final Development Plan materials in connection therewith. There will be no Vinmar Village Phase 6.

In addition to the FDP Application and this Final Development Plan Text (the "FDP Text"), the Developer has filed with the Township all other documents and materials required by Section 918 of the Zoning Code, as hereinafter defined, and those requested by the Township Zoning Officer.

This FDP Text relates to the FDP Application and is an integral part of the Final Development Plan for Vinmar Village Phases 4 and 5. All Articles and Sections referenced herein refer to the Zoning Code of the Township as in effect on June 26, 2017 (the "Zoning Code") and all zoning and development requirements and standards applicable to the Final Development Plan and the Property shall be based on and interpreted in accordance with the Zoning Code as in effect on June 26, 2017. (See page 2, under heading "Divergences" for additional discussion of changes in Township Zoning Code and impact on the Development) All capitalized words and terms used herein that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Zoning Code.

The Property is zoned **Planned Residential District Without Conservation Development Standards** pursuant to Article 9.

The purpose of this Final Development Plan Text is to set forth in textual form all information required by the FDP Application and Section 918, and to set forth in textual form certain development standards that will apply to the Development. The FDP Text is a part of the Final Development Plan. To the extent a matter is not addressed textually in this FDP Text but is otherwise addressed either graphically or textually elsewhere in the Final Development Plan materials, such matter shall be deemed addressed herein.

APPLICATION PROCEDURE: Set forth below and in the accompanying Final Development Plan materials are all matters required pursuant to Section 916.01 and Section 918 as follows:

Section 916.01

1) Existing Features Plan

See Existing Features Exhibit and Site Plan on Aerial Photo included in Final Development Plan materials

2) Final Development Plan

- See Final Development Plan included in Final Development Plan materials
- See Development Plan Text set forth herein

3) Landscape Plan, including Inventory of Existing Trees:

- See Landscape Plan and Survey of Existing Trees included in Final Development Plan materials

4) Plan for Exterior Lighting and for Signage:

- See Landscape Plan included in Final Development Plan materials

5) Vicinity Map

See Final Development Plan

6) Delaware County Regional Planning Commission Site Review:

Delaware County Regional Planning conducted an on-site review on July 13, and a meeting on July 27.

7) Traffic Study

Included in Application

8) A list of property owners within 500 feet of the property

Included in Application

Section 918

1) **Fee** – A check in the amount of $800.00 payable to the Township accompanied the FDP Application at filing.

2) **General Requirements** – All other general requirements for a Final Development Plan under Section 918 have been complied with as evidenced by the documents and materials included in the Final Development Plan.

3) **Divergences** – Since the time of the rezoning of the Property to permit the Development, the Township has adopted certain amendments to the Genoa Township Zoning Resolution that are now in effect (the "2019 Zoning Code Amendments"). While the Developer takes the position that legally, its rezoning and preliminary development plan approval for the Development continue to be effective and the express statements set forth on Page 8 under the heading ""Preliminary Development Plan and Final Development Plan" regarding the process for obtaining a Final Development Plan for the Development control, thereby making compliance with the 2019 Zoning Code Amendments inapplicable to the Final Development Plan absent a complete rezoning of the Property to comply with the 2019 Zoning Code Amendments, Developer respectfully requests the Township to grant all Divergences for the Development to comply with the 2019 Zoning Code Amendments to the extent they are at variance with the Zoning Code in effect at the time the time the Property was rezoned, including specifically:

- All provisions of Section 903.03 of the 2019 Zoning Code Amendments requiring perimeter open space that is not contained within a platted lot and requiring certain landscape plantings within such open space.

- All provisions of Section 903.04 of the 2019 Zoning Code Amendments requiring that all buildings, structures, streets and lot lots be set back at least 20' from any Primary Conservation Areas.

- Section 2006.02 requiring street trees to be deciduous trees with a minimum of two and one-half (2 ½) inch caliper at planting. As depicted on the Final Development Plan materials, all street trees will be deciduous trees with a minimum two (2) inch caliper at planting as set forth in the original rezoning and preliminary development plan.

All Divergences set forth above shall be granted as "per plan" as set forth on the Final Development Plan. The reason and justification for all Divergences shall be based on the Final Development Plan complying with the original rezoning and preliminary development plan for the Development and the 2019 Zoning Code Amendments in order that the Development may proceed without the need for a full and complete rezoning of the Property.

GENERAL DEVELOPMENT PLAN TEXT: The Final Development Plan required by Section 916.02 in textual form is as follows:

1) **Section 916.02 (A) The proposed size and location of the Planned Residential District (PRD);**
   - The project area consists of three parcels: 3172-100-701-7001, 3172-2100-701-8000, 3171-200-500-9000. The three areas combined equal 74.523 acres net after 0.435 acres is subtracted for future right-of-way dedication; the current boundary includes to the center of South Old 3C Highway.
   - The site is located between South Old 3C Highway and State Route 3, just north of the Vinmar Village Subdivision Sections 1, 2 and 3.

2) **Section 916.02 (B) The general development character of the tract including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements and other development features including Landscaping;**

   The overall character of the new neighborhood will be very similar to Vinmar Farms and Vinmar Village Sections 1, 2 and 3, the existing neighborhoods located just south of this site. That is, similar home sizes and styles, similar density, similar roadway configuration with curvilinear streets that wrap around central open spaces, preservation of mature trees, trail connections, and the dedication of parkland for public use.
   - Homes: Single-family homes on fee-simple platted lots will constitute 100% of the dwelling units in the Development. See Final Development Plan for setbacks and lot dimensions. The minimum lot size is 95-feet wide by 150-feet deep, 27 +/- lots will be more than 175' deep, and 9 +/- lots will be more than 200' deep. Limitations and controls will be placed on the development through the Township Zoning Resolution, the Vinmar Village Phases 4 and 5 Final Development Plan Text and the *Declaration of Covenants, Easements, Conditions and Restrictions,* which will be administered and enforced by the community's Home Owner's Association (HOA).

- Roadways: The proposed streets will be platted and constructed per Delaware County standards. Olivero Drive will continue north with an 80-feet wide right-of-way, 36-feet wide pavement, and a 35 mph posted speed limit. It will taper to a 60-feet wide right-of-way and 27-feet wide pavement per County Standards. Parking will be restricted on the south side of the street. All other streets will be classified as local with 60-feet wide right-of-ways, 27-feet wide pavement, restricted parking on the water line side, and a 25-mph posted speed limit. Pavement widths indicated are measured from the face of curb. Right-of-ways will contain street trees, owned and maintained by the resident or HOA, sidewalks, curb and gutters. Since the time of the rezoning of the Property, the U.S. Postal Service has required kiosk-style mailboxes to serve real estate developments such as the Development in Central Ohio. Consequently, the Final Development Plan calls for three mail kiosks to be located within the Development to serve residents or the Development. The Final Development Plan sets forth the proposed location, style and details for each mail kiosk. The final location and details (including lighting) for each mail kiosk cannot be determined until such time as the US Postmaster approves of the plan. At that time, Applicant will provide such information and plan to the Township Zoning Inspector.
- Setbacks: 30' front yard, 40' rear yard, 12' side yard for a total of 24' minimum between homes, 50' perimeter setback, and a 200' lot setback from the centerlines of South Old 3C Highway and State Route 3 will be established.
- Sidewalks will be located on both sides of the proposed streets.
- Density: net developable acreage = 74.523 – 11.178(15%) – 0.809(wetlands) = 62.536 acres
  Net Density: 71/62.536 = 1.14 du/ac
  Gross Density: 71/74.523 = 0.95 du/ac
- Open Space: 47%, or 34.94 acres, of the gross acreage within the PRD shall be reserved as open space per Section 910. Of this, at least 15.45 acres, or 44% of the dedicated open space, will be common open space per Section 911.01. The common open space area is located on the west end of the property, adjacent to the Genoa Trail, and will be owned and maintained by the Homeowner's Association. A 10-foot wide paved trail that connects to the existing Genoa Trail, seeding, ten shade trees and up to $50,000 in improvements to the park. This may include playground equipment, and a shelter. The $50,00 allocation for park improvements is at the sole option of Developer, is subject to change, and shall not be considered an enforceable zoning requirement. The placement of buildings or structures within Open Space will be limited to those areas generally depicted on the Final Development Plan and as described in this Development Text, and while such locations have not been finally determined, under all circumstances, such buildings and structures will comply with all applicable provisions of this Development Text as well as any applicable zoning standards in effect at the time a zoning permit is sought.
- Landscaping: See Landscape Plan for proposed plant types, sizes and locations. Since this Development is a continuation of existing Vinmar Village Sections 1, 2 and 3, no new signage or entry feature landscaping is proposed. A mix of 20 evergreen trees shall be installed along the south property line, north of the gas line easement. At the time of request for a zoning permit for Lots 7995 – 7989, inclusive, as depicted on the Final Development Plan, the drawings submitted with the zoning permit application for such Lot shall include the required evergreen trees located on such Lot. No Certificate of Compliance will be issued for any Lot until such time as the required evergreen trees for such Lot have been installed. Such evergreen trees will be maintained by the HOA. At least three-foot tall mounding will be installed along the south property line as well.

- Preservation of natural features: Stantec Consulting Services surveyors and environmental scientists have field located trees larger than 6 inches, three wetland areas and two streams. The proposed design of the new neighborhood was determined with an emphasis on minimizing their impacts. The 0.43 acre wetland and large trees, in the center of the site will be preserved.

3) **Section 916.02 (C) Architectural design criteria for all Structures and criteria for proposed Signs with proposed control procedures;**
   - No less than 50% of the homes constructed will have brick, stone, cultured stone, stucco, wood siding or fibrous cement siding on 100% of the front elevation, excluding foundations, garage doors, entry doors, gutters, down spouts and windows.
   - The Developer will exercise architectural control over all structures within the Development.
   - No building in this Development will exceed thirty-five feet in height.
   - Color photos of proposed homes are included in the Final Development Plan materials.

4) **Section 916.02 (D) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness;**

   Letters from Del-Co Water and Delaware County Regional Sewer District stating service is available for the project, based on the current site plan, have been included with this submittal.
   - Water: Water service is available to the Property through a connection to an existing 8" water line located on the east side of Luca Drive, and to an existing 8" water line located on the west side of Olivero Drive. An upsized water line will be provided to connect the proposed water tower to an existing 10" water line adjacent S. Old 3C Highway.
   - Sanitary: Sewer from the entire Property will flow via gravity to two 8” pipes stubbed on the north side of existing Vinmar Village Sections 1, 2 and 3.
   - Storm: Two storm water management basins, sized per County standards for water quality and detention, are proposed. They are located on the east and west side of the existing ephemeral stream that traverses the site. Storm water from the proposed development, as well as off-site flows, will be diverted to these basins via swales and storm pipes. Storm water from these basins will be released into the stream at the south end of the site per County standards at predetermined rates. All necessary storm water facilities will be placed on ditch maintenance per County requirements.

5) **Section 916.02 (E) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise;**

   All the proposed streets within the Development will be public. Primary vehicle access to the new neighborhood will occur via Olivero Drive which leads directly to South Old 3C Highway. A turn lane and widening off of South Old 3C Highway were recently constructed during the development of Vinmar Village Phase 1 with the anticipation of traffic from future developments to the north accessing this intersection. The new neighborhood will also connect to existing Vinmar Village at Luca Drive. Two stub streets on the north side of the new neighborhood are proposed with the anticipation that at least one of these streets will eventually connect to Lewis Center Road.

6) **Section 916.02 (F) A traffic study examining the impact of the development on the existing infrastructure, modifications required to handle the increased traffic and the mechanism proposed to complete the necessary improvements;**

A comprehensive traffic study was prepared in 2012 for Vinmar Village Sections 1, 2 and 3 that included the intersection of Olivero Drive and South Old 3C Highway. Included with this submittal is a Traffic Study Update that re-evaluates the 2012 Study per the proposed development. The scope and content of the updated materials where coordinated with Delaware County Traffic Engineer to ensure compliance. See Memo of Understanding and 2017 Traffic Study included with this submittal.

7) **Section 916.02 (G) The relationship of the proposed development to existing and probable Uses of surrounding areas during the development timetable;**

The development timetable originally consisted of three phases. Phases 4 and 5 are the subject of the FDP Application and this FDP Text. There will no longer be a Phase 6. Construction traffic will primarily access the site via Olivero Road. Silt fence, as well as other erosion and sediment control measures that are deemed necessary, will be installed prior to the commencing of construction.

8) **Section 916.02 (H) Location of schools, parks, and other facility sites, if any;**

The Development is in the Big Walnut School District. The site is near Hoover Reservoir, Char Mar Ridge Preserve, Alum Creek State Park and McNamara Park. The Genoa Trail is adjacent to the project site on the west side. The Genoa Township Police and Fire Stations are also nearby.

9) **Section 916.02 (I) The proposed time schedule for development of the site including streets, Buildings, utilities, and other facilities**

Development is scheduled to commence immediately following receipt of engineering approvals which will be sought promptly after approval of the Final Development Plan. Development is expected to be completed in three phases and within approximately 6 years.

10) **Section 916.02 (J) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases;**

The project was originally planned to be developed in three phases. Phases are graphically depicted on the Final Development Plan. The Development will now occur in two phases as depicted in the Final Development Plan. Phase 4 will contain 41 homes. Phase 5 will contain 30 homes and will complete the Development. There will be no Phase 6.

11) **Section 916.02 (K) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.**

The Applicant currently owns and will develop the property. The Applicant has retained Advanced Civil Design to assist in preparing this application as well as perform engineering feasibility studies.

12) **Section 916.02 (L) Specific statements of Divergence shall be requested "per plan"; if any deviation from the development standards in this Resolution or existing county regulations or standards are desired, an applicant making such a request shall specifically and separately list each requested Divergence and submit written development text justifying each deviation from any requirements of this Resolution and demonstrating how each Divergence will advance public interests and the General Purposes of this Zoning Resolution.**

The Applicant requested no Divergences at the time of rezoning and approval of Preliminary Development Plan. Certain Divergences are being requested in connection with the Final Development Plan. See pages 2-3 under the heading "Divergences".

RELATIONSHIP TO TOWNSHIP COMPREHENSIVE PLAN: Section 918.04 requires that a Final Development Plan support the requirement that the proposed rezoning be in conformance with the standards, objectives, and policies of the Genoa Township Comprehensive Plan, being the 2016 Comprehensive Plan of the Township adopted December 1, 2016 (the "Comprehensive Plan"). Chapter 5, Section B. of the Comprehensive Plan requires that when development occurs such as that contemplated by the Application there shall be a review for consistency with the recommendations of the Comprehensive Plan in conjunction with the Zoning Code review and if the proposed development is in conflict with the Comprehensive Plan, the Applicant must address the conflict(s) by: (1) identifying any changed circumstances since the Comprehensive Plan was adopted and (2) providing rationale the Applicant believes supports the conflicting elements of the proposed development plan, including the opportunity to propose a deviation from the Comprehensive Plan.

In response to these requirements of the Zoning Code and the Comprehensive Plan, the Applicant states the following:

1. Section 903.02 limits density in Planned Residential Districts without Conservation Development Standards such as that proposed by the Application to 1.8 Dwelling Units per Net Developable Acre. The development proposed by the Applicant has a density of 1.14 Dwelling Units per Net Developable Acre, or 0.66 Dwelling Units per Net Developable Acre less than the maximum permitted by the Zoning Code.

2. The Property is in Planning Area 4 established by the Comprehensive Plan. The Comprehensive Plan states that within Planning Area 4, the Township's 2015 Sewer Recommendation to referenced Delaware County Resolution was 1.1 Dwelling Units per Net Developable Acre in Planned Residential Development (PRD) Districts without Conservation Development Standards. The Comprehensive Plan went on to recommend that in Planning Area 4, with centralized sanitary sewer service, single family residential developments in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) were to be developed at a density of three-quarters of a dwelling unit (0.75 units) per Net Developable Acre. The development proposed has 0.04 Dwelling Units per Net Developable Acre more than the Township's 2015 Sewer Recommendation and 0.39 Dwelling Units per Net Developable Acre more than the recommendation contained in the Comprehensive Plan.

3. While the Comprehensive Plan is a planning document, the Zoning Code is the official zoning document for the Township under the Ohio Revised Code and is controlling with respect to density limitations and Applicant's legal rights. Consequently, the Applicant is entitled to density of up to 1.8 Dwelling Units per Net Developable Acre.

4. Notwithstanding the density conflict between the Zoning Code and the Comprehensive Plan and the Applicant's legal right to density of 1.8 Dwelling Units per Net Developable Acre, the Applicant maintains that the proposed density for the Property of 1.14 Dwelling Units per Net Developable Acre is in any event appropriate and warranted under the circumstances for the following reasons:

    a. The development of the Property as proposed will be a further extension of Vinmar Village Sections 1, 2 and 3 having similar density, lot sizes, architecture, amenities and open space. Consequently, the proposed development is in keeping with established

land use patterns and the density pattern in the surrounding area. (see Page 12 of the Comprehensive Plan, Chapter 1: Policy; Guidelines for Analysis)

b. Appendix D to the Comprehensive Plan at the sixth bullet point states that research undertaken by Fallon Research & Communications, Inc. with Township residents resulted in Township respondents stating that: "…most residents appeared to be willing to accept additional residential development, and were most inclined to prefer single family homes located north of Big Walnut Road, which would be similar in style to the existing character of the community…"

   The development of the Property as proposed will be in keeping with this sentiment expressed by Township residents.

In summation, the density being proposed by the Application is legally permitted under the Zoning Code and is generally in keeping with the standards, objectives and policies of the Comprehensive Plan. A deviation from the density limitations of the Comprehensive Plan, while not required for the reasons stated above, is warranted under the circumstances because such deviation is generally in keeping with development patterns in the surrounding area.

ADDITIONAL REQUIREMENTS AND COMMITMENTS: The following additional requirements and commitments will be a part of the Final Development Plan:

1) Construction Traffic

The gravel drive accessing the Property from Old 3C Highway will be used only for initial site development activities, after which it will be removed and no longer available for access to the Property. During initial development and construction of homes within the Development, construction traffic will be limited to access off Olivero Drive.

2) Preliminary Development Plan and Final Development Plan

Developer acknowledges that under the Zoning Code, it implies in Article 9 and Article 26 that zoning amendments, such as those requested in the Application, include approval of a Final Development Plan. Developer agrees that so long as it has no adverse impact on the rezoning requested by Developer pursuant to the Application and such rezoning is considered final upon approval by the Genoa Township Trustees, the Development Plan that is a part of the Application shall be considered a Preliminary Development Plan and at such time as Developer has completed all final engineering and planning for the Development, Developer shall present a Final Development Plan to the Zoning Commission and Township Trustees for consideration and approval under Article 9 and Article 26. The Final Development Plan now submitted is in compliance with the foregoing.

3) Open Space Improvements

Improving the proposed open space with amenities, landscaping, gardens or any other improvement permitted within common open spaces without permit via the Zoning Resolution, shall be solely controlled and managed by the developer and the subsequent homeowner's association.

4) Water Tower

The applicant has agreed to locate a water tower on the site per the request of Del-Co Water. The location of the tower is shown on the Final Development Plan in the northwest corner of the site. The tower will occupy one-acre of land. While the water tower will be located on a parcel zoned

Planned Residential District Without Conservation Development Standards (PRD), it will not be considered part of Vinmar Village Phases 4 and 5 for purposes of compliance or enforcement. Access to the tower is provided by the 10-foot-wide asphalt bike path. Del-Co Water will be granted permission to use the bike path for vehicle access through an easement that will be dedicated during the platting process. The water tower is a permitted principal use within a Planned Residential District (PRD) pursuant to Section 904.01(E).

5) Per Section 903.12, a conceptual landscape plan for a typical home is included in the Final Development Plan submittal materials.

6) Per Section 1904.14, each home will contain at least two off street parking spaces in a fully enclosed garage.

7) Per Section 907.01, All driveways or pavement will have a setback of no less than two feet from the property line.

8) Per Section 907.02, All side load garages shall have a turning pad of no less than 24 feet.

9) Per Section 907.03, No driveways will be located so it enters a public road within 40 feet of the intersection of the edge of the contiguous right-of-way of any two public roads.

10) Per Section 908, One story homes shall be at least 1,100 square feet, and two story homes shall be at least 1,400 square feet.

11) Final Development Plan submittal materials includes proposed landscape plantings (species, minimum caliper at planting, height at planting, etc.)

12) All buildings, structures, and improvements will comply with any and all applicable township zoning standards identified in the Genoa Township Zoning Resolution, as may be amended, including, but not necessarily limited to; Section 1608 (Architectural Projections), Section 1609 (Accessory Structures), Section 1707 (Temporary Uses), Section 1708 (Home Occupations), Section 1708 (Swimming Pools), Section 2002 (Fences, Accessory Walls and Vegetation), Section 2004 (Retaining Walls), and Article 22 (Utilities).

13) All plans will be reviewed and approved by all applicable County and/or State departments and/or agencies.

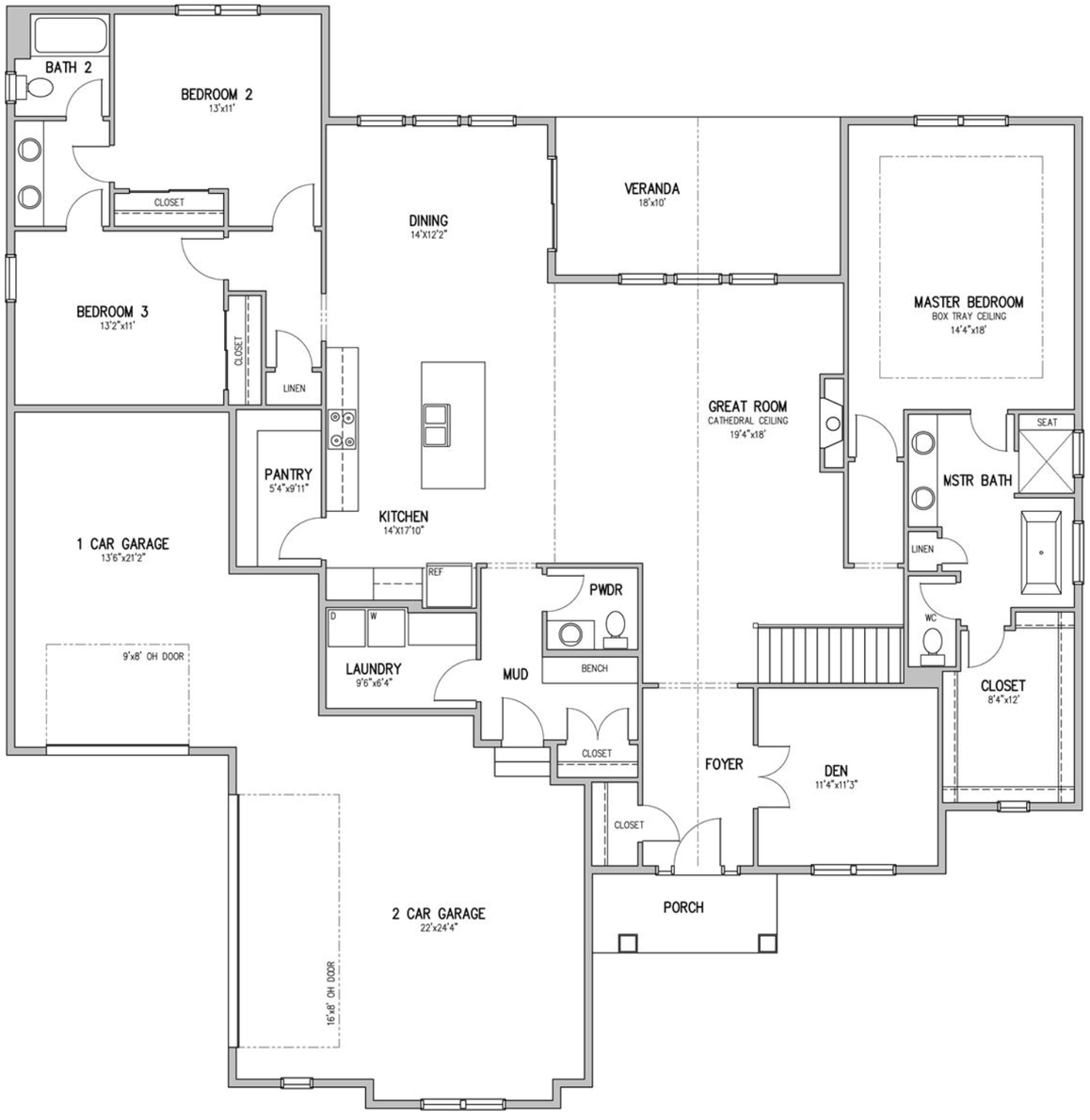
14) All required permits shall be obtained prior to the commencement of any work. This shall include, but is not necessarily limited to, individual permits for fences, retaining walls, signs, and accessory buildings/structures.

15) Prior to obtaining a Zoning Permit, the Applicant will provide proof that the Delaware County Engineer's Office has approved the proposed Stormwater Management Plan, Per Section 1303.08.

16) All streets, both public and private, shall conform to Delaware County specifications as may be applicable.

17) Final Development Plan includes, and Final Plat will include, a fifteen feet (15') wide Multi-Use Path Easement along the Old 3C Highway frontage of the Property dedicated to the Township for future installation of a Multi-Use Path. Applicant will have no obligation to construct or maintain the Mult-Use Path or share in its cost.

TAB 4
ARCHITECTURAL DESIGN CRITERIA
- SAMPLE ELEVATIONS AND FLOOR PLANS





Plan A - 2515 SF

THIS FLOOR PLAN & ELEVATION IS PROVIDED FOR ILLUSTRATIVE PURPOSES TO CONVEY THE ARCHITECTURAL STYLE AND MATERIAL OPTIONS AVAILABLE. THE APPLICANT INTENDS TO PROVIDE THESE HOMES AND SIMILAR FLOOR PLANS TO PROPSPECTIVE BUYERS.

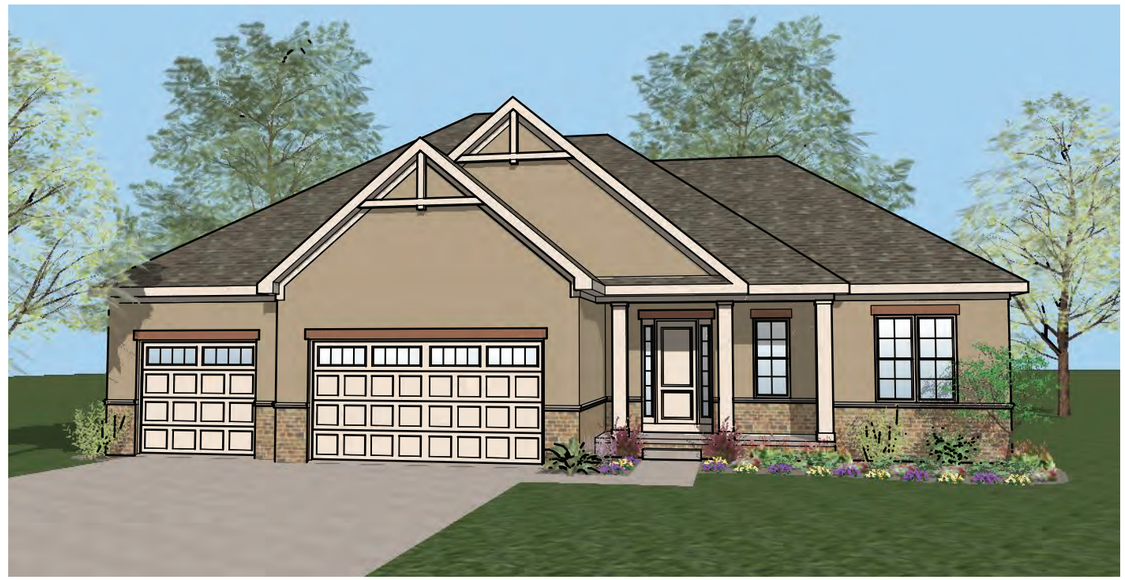
Materials:

25-Year min. Asphalt dimensional shingles	Vinyl Windows
Cultured Stone & Brick Headers	Wood or Fiberglass Doors
Stucco	Wood or Simulated wood Garage Doors
Trim - Wood, Cement Board, or Composite	

Plan A

Romanelli & Hughes





THIS FLOOR PLAN & ELEVATION IS PROVIDED FOR ILLUSTRATIVE PURPOSES TO CONVEY THE ARCHITECTURAL STYLE AND MATERIAL OPTIONS AVAILABLE. THE APPLICANT INTENDS TO PROVIDE THESE HOMES AND SIMILAR FLOOR PLANS TO PROPSPECTIVE BUYERS.

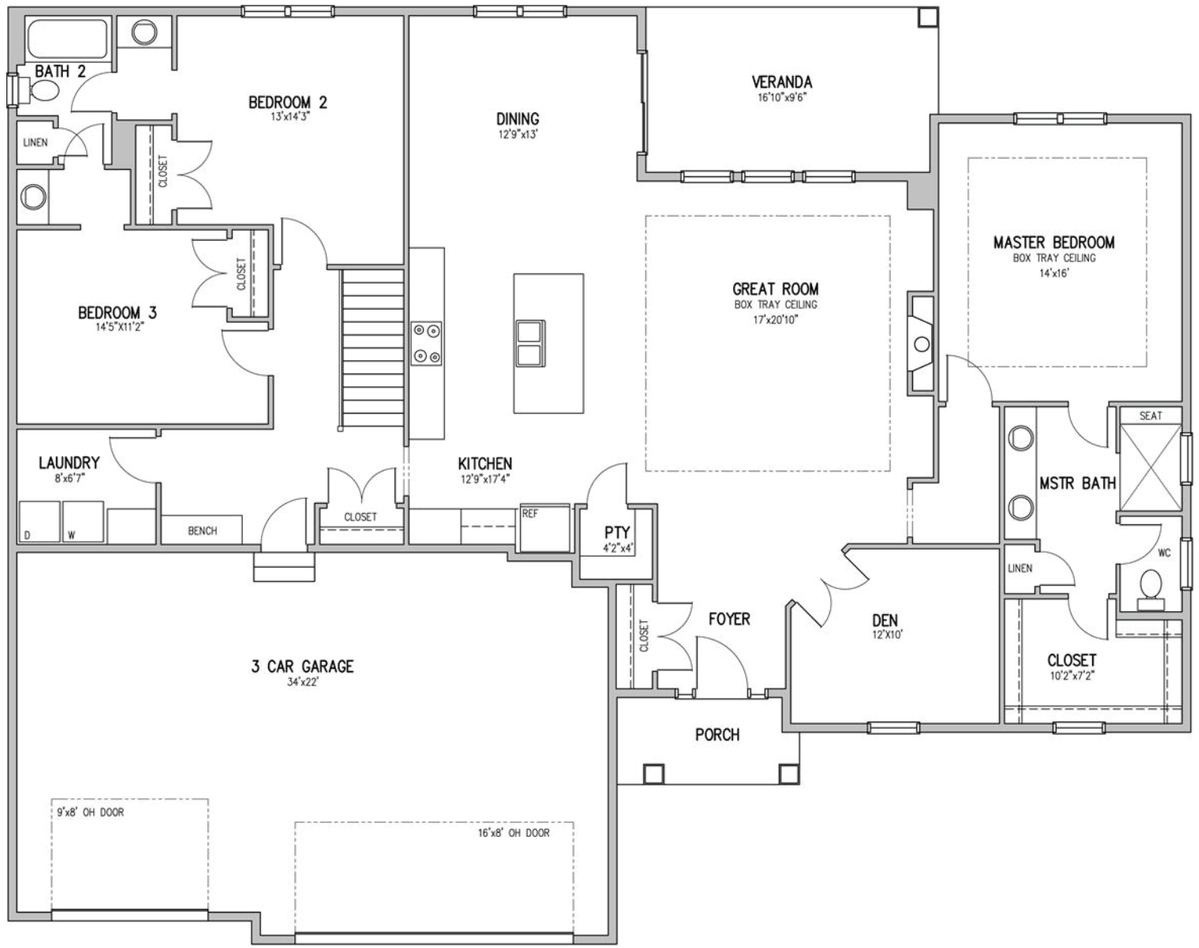
Plan B - 2034 SF

Materials:

25-Year min. Asphalt dimensional shingles	Vinyl Windows
Cultured Stone & Brick Headers	Wood or Fiberglass Doors
Stucco	Wood or Simulated wood Garage Doors
Trim - Wood, Cement Board, or Composite	

Plan B

Romanelli & Hughes





THIS FLOOR PLAN & ELEVATION IS PROVIDED FOR ILLUSTRATIVE PURPOSES TO CONVEY THE ARCHITECTURAL STYLE AND MATERIAL OPTIONS AVAILABLE. THE APPLICANT INTENDS TO PROVIDE THESE HOMES AND SIMILAR FLOOR PLANS TO PROPSPECTIVE BUYERS.

Plan C - 2215 SF

Materials:

25-Year min. Asphalt dimensional shingles	Vinyl Windows
Cultured Stone & Brick Headers	Wood or Fiberglass Doors
Stucco	Wood or Simulated wood Garage Doors
Trim - Wood, Cement Board, or Composite	

Plan C

Romanelli & Hughes

TAB 5
DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS

Doc ID: 010825450057 Type: OFF
Kind: DECLARATION
Recorded: 09/10/2015 at 02:18:01 PM
Fee Amt: $468.00 Page 1 of 57
Workflow# 0000103003-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2015-00026247
BK 1375 PG 2239-2295

DECLARATION OF COVENANTS,

EASEMENTS, RESTRICTIONS, ASSESSMENTS

AND ASSESSMENT LIENS

FOR

VINMAR VILLAGE

(A Planned Community Under Chapter 5312 of the Ohio Revised Code)

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DECLARATION OF COVENANTS, EASEMENTS, ASSESSMENTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, EASEMENTS, ASSESSMENTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made as of the 20th day of August, 2015 by VINMAR INVESTMENT LIMITED, an Ohio limited liability company, of 148 West Schrock Road, Westerville, Ohio 43081 ("Developer") and Joseph C. Franklin and Mary B. Dysinger-Franklin, Husband and Wife, of 6208 E. Desert Cove Avenue, Scottsdale, AZ 85254 (collectively"Franklin").

A. Developer is the owner in fee simple of the real property more fully described in Exhibit A attached hereto and by this reference incorporated herein (the "Developer Property").

B. Franklin is the owner in fee simple of the real property more fully described in Exhibit B attached hereto and by this reference incorporated herein (the "Franklin Property").

C. Franklin desires to submit the Franklin Property to the terms, provisions and conditions of this Declaration. The Developer Property and Franklin Property shall each be encumbered by this Declaration and shall be referred to collectively herein as the "Property".

D. Developer desires to develop all the Property into a residential subdivision to be known as Vinmar Village, (hereinafter the "Subdivision"), and to restrict the use and occupancy of the Property for the protection of the Property and the future owners of the Property and to provide for the preservation of the values of and amenities in the Subdivision for the benefit of the present and future Owners of the Lots and the Improvements constructed thereon.

E. Developer and Franlin desire that all of the Property be encumbered with the covenants, easements, restrictions and conditions set forth herein which shall run with the land and be binding on all parties having any right title or interest in the 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, Franklin, Franklin's heirs, successors and assigns, and any utility companies, whether public or private, or agencies or instrumentalities of local government providing utility services, who are granted rights herein.

F. Located contiguous to or near the Subdivision is property that has been or in the future may be developed as an extension of the Subdivision with subdivision lots for single-family homes to be built on them, and additional landscaped, green areas and/or other amenities and improvements, and subjected to the plan and restrictions created hereby. This property is referred to herein as the "Additional Property."

G. 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 and/or maintain certain property, to have easements rights with respect to certain portions of the Property, to administer such property, and to collect and disburse funds necessary to accomplish these objectives. Accordingly, Developer

shall cause to be incorporate a homeowners' association as a non-profit corporation 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 Subdivision.

NOW, THEREFORE, in pursuance of a general plan for the protection, benefit and mutual advantages of the property in the Subdivision, Developer, with respect to the property described on Exhibit A and Franklin with respect to the property described on Exhibit B of this Declaration, hereby declare that all of the Property (currently being all of the property described on Exhibit A and Exhibit B to this Declaration) shall be held, sold, conveyed and occupied subject to the following covenants, easements, assessments, conditions and restrictions, which are for the purpose of protecting the values and desirability of, and which shall run with the title to, each part of the Subdivision, and be binding on all parties having any right, title or interest therein, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by Developer, each owner of the property in the Subdivision, the homeowners association, and the respective personal representatives, heirs, successors and assigns of each. By this Declaration, Declarant and Franklin declare that the Property is a planned community subject to the provisions of the Planned Community Act, as hereinafter defined.

GENERAL PROVISIONS

I. APPLICABILITY

This Declaration shall apply to the entire Property as described on the attached Exhibit A and Exhibit B. If Developer owns, and/or acquires additional parcels adjacent to or near the Property, intended by Developer for future development, generally consistent with the development of the Property, Developer may annex said additional parcels to, and if so annexed, declare them to be, subsequent phases of the Subdivision. Upon such annexation, Developer shall have the right, but not the obligation, to subject such annexed parcels to the terms and conditions of this Declaration. Developer may subject annexed parcels to this Declaration without modification, or Developer may supplement and amend this Declaration as it applies to such additional phases of development. As to each development phase of the Subdivision, Developer may re-record this Declaration with an attached exhibit which modifies and/or supplements this Declaration with respect to such phase, or Developer may incorporate this Declaration by reference into a supplemental declaration or an amendment hereto which establishes the modifications and/or supplemental provisions desired by Developer to be applicable to such phase. The modifications and/or supplemental provisions applicable to different phases of development at the Subdivision may be comparable to, more restrictive or less restrictive than the parallel provisions applicable to other development phases, as determined to be appropriate by Developer in the exercise of its sole discretion. In the event of any inconsistency between the provisions of this Declaration and the provisions of any phase-specific modifications and/or supplements hereto, the terms of the phase-specific document shall control.

II. DEFINITIONS

A. "Additional Property" – property that may in the future be subjected to the plan for the Subdivision provided hereby, and consists of such other property as Developer, in its sole discretion, may from time to time determine and designate as Additional Property.

B. "Articles" and "Articles of Incorporation" – the Articles, when filed with the Secretary of State of Ohio, incorporating Vinmar Village Homeowners' Association, Inc. as a non-profit corporation under the provisions of Chapter 1702 of the Ohio Revised Code ("Chapter 1702").

C. "Assessments" – charges levied by the Association on Lots and their Owners, consisting of Membership Transfer Assessments, Operating Assessments, Special Assessments and Individual Lot Assessments.

D. "Association" – an association of all of the Owners of Lots in the Subdivision, 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 Vinmar Village Homeowners' Association, Inc., or similar, which Association is also an "Owners Association" under the Planned Community Act.

E. "Association Governing Documents" – the formative documents of the Association, consisting of articles of incorporation, code of regulations, its rules and all amendments and/or supplements thereto, this Declaration and all amendments and/or supplements thereto, applicable building and zoning laws and ordinances, and any recorded plats.

F. "Board" and "Board of Directors" – the board of directors or other management body of the Association.

G. "Code of Regulations" and "Code" – the Code of Regulations of the Association created under and pursuant to the provisions of Chapter 1702, providing certain operating rules and procedures for the Association. A true copy of the Code of Regulations is attached to this Declaration as Exhibit C and made a part hereof by this reference. The Code of Regulations shall constitute the "Bylaws" of the Association, as required by the Planned Community Act.

H. "Common Elements" – all real and personal property now or hereafter acquired pursuant to this Declaration or otherwise, and owned by the Association, or benefitted by easement to it, for the common use and the enjoyment of the Owners, or for the operation of the Association. The Common Elements may include open spaces, reserve areas, entranceway and community border features, detention areas, private drives, and other property designated by Developer or the Board to be Common Elements, and benefiting the Owners and Occupants of the Lots and Improvements in the Subdivision. The Common Elements shall include not only real or personal property owned by the Association, but also shall include real or personal property for the maintenance of which the Association has responsibility under this Declaration,

pursuant to applicable zoning regulations, approved plat(s), and/or under any agreement entered into by the Developer or by the Association, the terms of which are binding on the Association. The Common Elements initially include, but are not limited to, ownership and maintenance of Open Space Reserves Numbered 7715, 7745 and 7746 in Exhibit A, the maintenance responsibilities for Open Space Reserves Numbered 7715, 7745, and 7746 as described in Exhibit A, and may include additional areas in the future as Additional Property is made part of the Subdivision.

I. "Common Expenses" – expenses incurred in maintaining the Common Elements and shall mean the projected expense of maintaining all Common Elements at the time that the Subdivision is completely developed and all Lots are resident occupied.

J. "Developer" – Vinmar Investment Limited, an Ohio limited liability company, and any manager, officer, shareholder, successor or assignee thereof to which Developer specifically assigns any of its rights under this Declaration by a written instrument.

K. "Developer Property" – the real property described in Exhibit A attached hereto, together with all easements and appurtenances.

L. "Design Review Board" – the board or committee appointed by the Board to review, approve or disapprove and oversee construction of, and all subsequent modifications, additions or alterations to Improvements.

M. "Exempt Property" – any portion of the Property comprising the Subdivision (a) now or hereafter dedicated to common public use or owned by the United States, the State, the County, the City, the Township, any school board, or similar governmental body, or any instrumentality or agency or any such entity, for so long as any such entity, 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. "Franklin Property" – the real property described in Exhibit B attached hereto, together with all easements and appurtenances.

O. "Improvements" – all man-made or man-installed alterations to the Property which cause the Property to deviate from its natural condition, including but not limited to single-family homes, dwellings, buildings, outbuildings and garages and other 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, hot tubs, and spas, sport and recreational courts, fixtures and facilities, including recreational equipment, slope and drainage alterations; roads, driveways, uncovered parking areas and other paved areas; fences, trellises, walls, retaining walls, exterior stairs, mailboxes, decks, patios, porches and walkways, planted trees, hedges, shrubs and other forms of landscaping, and all other structures or improvements 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 Association 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 discrete parcel of real property identified upon the recorded Subdivision plat of the Property, or recorded re-subdivision thereof and any other discrete parcel of real property designated by Developer, excluding the Common Elements and any portion of the Property dedicated for public use. Developer has and reserves the right to split and/or combine currently platted Lots into new platted Lots without the consent or approval of Owners of other Lots in the Subdivision, as Developer may deem such split or combination to be beneficial to the Property from time to time. Any and all references herein to a "Lot" shall include any such re-platted Lots. Once a split/combination is completed, the former lots shall cease to be "Lots" for any and all purposes hereunder.

R. "Manager" – the person or entity retained by the Board to assist in the management of the Association.

S. "Member" – any person or entity entitled to membership in the Association, as provided for in Article VII.

T. "Membership Transfer Assessment" – an Assessment levied by the Association each time the fee simple interest in a Lot with a dwelling on it is transferred, or in the case of a sale under a land installment contract, each time a land installment contract, for value, for a Lot with a dwelling on it is recorded.

U. "Occupant" – a person residing in a dwelling on a Lot, regardless of whether that Person is an Owner.

V. "Operating Assessment" – an Assessment that the Board may levy from time to time 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 revenues.

W. "Owner" – the record owner, whether one or more persons or entities, of fee simple title to a Lot, including contract sellers, but excluding those having an interest merely as security for performance of an obligation and also excluding the Developer.

X. "Person" – a natural individual, trustee, corporation, partnership, limited liability company, or other legal entity capable of holding title to real property.

Y. "Planned Community Act" – Chapter 5312 of the Ohio Revised Code.

Z. "Property" - all of the Developer Property described in Exhibit A and all of the Franklin Property described in Exhibit B attached hereto and such Additional Property as may be annexed by amendment to this Declaration, or added to the Subdivision by a supplemental declaration or amendment to this Declaration from and after such time as the Additional Property is subject to the provisions hereof, or real property that is owned in fee simple by the Association, together with all easements and appurtenances.

AA. "Reserve Fund" – the fund established pursuant to Article IX.

BB. "Rules" – the rules and regulations governing (i) use of the Property and the Common Elements and (ii) the conduct of Members and their respective families, guests, licensees and invitees, as may be established by the Board from time to time, together with the architectural standards that may be adopted by the Design Review Board from time to time.

CC. "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 in furtherance of its functions hereunder.

DD. "State" – the State of Ohio, and, unless the context requires otherwise, any political subdivision thereof exercising jurisdiction over the Property.

EE. "Subdivision" – all property that at any time has been subjected to the provisions of this Declaration (which includes all of the Property) and the Common Elements and any subsequent additions thereto.

FF. "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 Subdivision has been fully developed and all Lots have been deeded to bona fide purchasers unrelated to Developer; provided Developer reserves the right, in its sole and absolute discretion, to turn over control of the Association, or selected functions thereof, at such earlier time as it determines.

III. GOALS

The covenants, easements, conditions and restrictions contained in this Declaration are declared to be in furtherance of the following purposes:

A. Compliance with all zoning and similar governmental regulations;

B. Promotion of the health, safety and welfare of all Owners and residents of the Property;

C. Preservation, beautification and maintenance of the Property and all Improvements;

D. Establishment of requirements for the development and use of the Property; and

E. Compliance with the provisions of the Planned Community Act.

DEVELOPMENT & USE RESTRICTIONS

IV. USE RESTRICTIONS

The following restrictions and covenants concerning the use and occupancy of the Property shall run with the land and be binding upon the Developer, Franklin and every Owner or Occupant, their respective heirs, successors and assigns, as well as their family members, guests and invitees.

A. Use of Lots. Except as otherwise permitted herein, each Lot shall be occupied and used exclusively for single-family, residential purposes and purposes customarily incidental to a residence. No Improvements of any kind or nature may be constructed on any Lot until and unless the plans therefore have been approved by the Design Review Board (or Developer if no Design Review Board has been established), as provided for hereinafter.

B. 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 Subdivision.

C. Use of Common Elements. Any Common Element may be used only in accordance with the purposes for which it is intended and for any reasonable purposes incidental to the residential use of a Lot and shall be subject to the Rules. All uses of the Common Elements shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and Occupants, and shall comply with the provisions of this Declaration, the laws of the State and the Rules, and other Association Governing Documents. The Association, acting through its Board of Directors, shall possess all power and authority vested in it pursuant to the Articles of Incorporation for the Association, including, but not limited to, the right to (i) contract, lease, or assign interest in; (ii) initiate, defend, negotiate and settle claims arising from casualty, condemnation or other actions with respect to; and (iii) establish rules governing conduct upon, the Common Elements owned by the Association and all Improvements located thereon.

D. 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 unreasonably disturb the quiet occupancy of any person residing on any other Lot. This paragraph shall not be construed so as to prohibit the Developer from construction activities consistent with its residential construction practices.

E. Signs. No signs of any character shall be erected, posted or displayed upon the Property, except: (i) marketing signs installed by the Developer while marketing the Lots and residences for sale; (ii) street and identification signs installed by the Association, the Developer; or a local governmental body having jurisdiction over the streets within the Subdivision; (iii) one temporary real estate sign on a Lot not to exceed six square feet in area advertising that such Lot is for sale; and (iv) for a reasonable period of time before, and not to exceed three days after, a public governmental election in which the Lot Owners are permitted to vote, up to three temporary political signs of not more than six square feet each, expressing support for or opposition against an individual candidate or issue which is the subject of the current election. Political signs containing information or expressing opinions other than simple support for or opposition against a specific candidate or issue may be removed by the Association, and not more than one sign for or against any specific candidate or issue may be posted or displayed on any one Lot. No such signs may be posted in or on any portions of the Common Elements owned by the Association except signs authorized and approved by the Board.

F. Animals. No Person may keep, breed, board or raise any animal, livestock, reptile or poultry of any kind for breeding or other commercial purpose on any Lot, or in or upon any part of the Common Elements, unless expressly permitted by the Rules. All domestic pets shall be properly restrained and shall not be permitted to roam free or loose on the Property, other than on the Lot of the owner of such pet(s). No animal, including a domestic pet, shall be kept on the Property if the size, type or characteristics of such animal constitute a nuisance. Proper Lot maintenance as required elsewhere herein shall include the obligation to regularly remove pet waste from an Owner's Lot. Outdoor dog houses, animal cages, dog runs and other similar objects, whether or not affixed to the ground, are prohibited without the express prior review and approval of the Design Review Board, which may be withheld in the Design Review Board's sole discretion. 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.

G. Nuisances. No noxious or offensive trade shall be permitted on the Property or within any building, dwelling or other structure located on the Property, nor shall any use be made nor condition allowed to exist on any Lot which unreasonably disturbs or interferes with the quiet occupancy of any Person residing on any other Lot.

H. Business. No industry, business, trade, occupation or profession of any kind may be conducted, operated or established on the Property, without the prior written approval of the Board. This provision shall not prohibit (i) a "home office" use, in connection with which no

non-resident employees are working on the Property, and no customers, employees, subcontractors or other third parties park on the Property, or (ii) during the construction and initial sales period, the use of Lots, including dwellings and other Improvements constructed thereon, and Common Elements for construction and sales purposes, including the construction and operation of sales models and/or trailers by Developer and/or by builders as approved by Developer, in its sole discretion.

I. Storage. No open storage of any kind is permitted. No storage buildings of any kind are permitted, including without limitation, sheds or barns, unless approved by the Design Review Board.

J. Hotel/Transient Uses; Leases. No Lot may be used for hotel or transient uses, including without limitation, uses in which the Occupant is provided customary hotel services such as room service for food or beverage, maid service, furnishing laundry and linen or similar services, or leases to roomer or boarders. All leases shall be in writing and shall be subject to this Declaration and the other Association Governing Documents.

K. Vehicles. The Board shall be entitled to create and enforce reasonable rules concerning the parking of any vehicle permitted in the Property. In addition to its authority to levy Individual Lot Assessments as penalties for the violation of such rules, the Board shall be authorized to cause the removal of any vehicle violating such rules, including on Lots, unless such vehicles are located in permitted, enclosed structures shielded from view.

No commercial vehicles, watercraft, snowmobiles, trailers, campers, buses or mobile homes shall be parked or stored on any street in the Subdivision, or on any Lot (except in an enclosed permitted structure shielded from view). The Board may permit the occasional, non-recurring parking of vehicles otherwise prohibited by the foregoing sentence, and may require as a condition of such permission that the owner of the vehicle or the Lot on which it is parked substantiate that such parking is limited to less than forty-eight (48) consecutive hours, and not more than ninety-six (96) cumulative hours in any thirty (30) day period. Nothing contained herein shall prohibit the reasonable use of such vehicles as may be necessary during the construction of residences on the Lots. In addition, no automobile or other motorized vehicle of any type or description which is not functionally or legally operable on public highways shall be kept, stored, operated or maintained on or in front of any Lot within the Subdivision for a period longer than seven days, unless the same is entirely contained and shielded from view within a permitted structure. Any vehicle so kept, stored, operated or maintained shall be considered a nuisance, and the Board shall have the right and authority to have the same removed at the Owner's expense.

As used herein, the word "trailer" shall include 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 the storage or conveyance of animals, machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The term "commercial vehicle" shall include and mean every type of vehicle, whether or not motorized, which is designed and used exclusively or primarily

for anything other than personal transportation of ten or fewer persons at one time. Vehicles larger than ten person passenger vans are conclusively presumed to be commercial vehicles, whereas passenger cars, passenger vans (full-sized or mini-vans), pickup trucks, sports-utility vehicles, and motorcycles are presumed to be designed and used for personal transportation. Vehicles which are not conclusively presumed to be commercial by virtue of their size, and which are used by the operator thereof for both business and personal purposes, shall not be considered "commercial vehicles" merely by virtue of advertising information painted or otherwise affixed thereto.

L. Trash. Except for the reasonably necessary activities of the Developer during the original development of the Property, no burning or storage of trash of any kind shall be permitted on the Property. All trash shall be deposited in covered, sanitary containers, screened from view, and stored either inside of a permitted structure, or to the side or rear of the home constructed on the Lot. No emptied trash containers shall be allowed to remain visible for more than eight (8) hours following the trash pick-up.

M. Antennae. To the extent such prohibition is permitted by federal legislation, no outside radio, satellite dish, television or other electronic antennae or aerial may be erected or maintained on any Lot or the exterior of any Improvement, without the prior written approval of the Design Review Board. Standard TV antennae and other over-the-air reception devises (including satellite dishes) of one meter (39 inches) in diameter or less shall be permitted to be erected or installed provided, however, that no exterior antenna, satellite dish or similar exterior improvement shall be installed upon any Lot without first providing written notice to the Design Review Board. Installation of standard TV antennae and over-the-air reception devices shall comply with any and all rules and guidelines adopted by the Design Review Board or the Board concerning location and general screening requirements and reasonable color blending requirements in order to minimize visual disturbance; provided, however, that such rules or regulations do not unreasonably increase the cost of installing, maintaining, or using such devices, or otherwise unreasonably delay an Owner's right to receive acceptable over-the-air signals.

N. Utility Lines. All utility lines on the Property shall be underground, subject to the requirements of relevant governmental authorities and utility companies.

O. Tanks. No tanks for the storage of propane gas or fuel oil shall be permitted to be located above or beneath the ground of any Lot except that propane gas grills are permitted.

P. Street Trees/Lot Trees. Developer may designate one or more trees as deemed necessary by Developer along the street in front of each Lot 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 others of like type having a caliper greater than or equal to 2 ½".

Q. Mailbox. Developer may designate a curb side mailbox for each Lot with a design giving uniformity to the Subdivision. If the mailbox is damaged, destroyed or deteriorates, then

each Owner, at such Owner's expense, shall repair or replace such mailbox with another of like kind, design, pattern and color as the initial mailbox.

R. Yard Lighting and Lamp Posts. All yard lights and lamp posts shall conform to the standards set forth by the Design Review Board.

S. Fencing. Subject to the further provisions of this Paragraph S, the Design Review Board shall have the authority to establish standards for permissible fencing and walls. Said authority shall include the power to prohibit or require fencing or walls of certain types, and to prohibit or require fencing or walls of certain types (or entirely) in certain areas. All fencing and walls shall meet any applicable requirements (if any) in Paragraph V below, and shall conform to the standards set forth by the Design Review Board, and must be approved by the Board, in writing, prior to the installation thereof. By way of example, and not lmitation, and subject to the provisions of Paragraph V below, compliance with the following standards shall be considered by the Board in reviewing fence applications:

1. Fences shall be constructed only of black painted aluminum in one of the two styles attached hereto as Exhibit E, and label as "Black Aero Guardian Doria-Option 1" and "Black Residential Innsbruck-Option "2";

2. No fence or wall shall be constructed in excess of fifty-two inches (52") above fnished grade, provided however that if other provisions of this Declaration or a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of fifty-two inches (52") for certain fences or walls in certain areas, or for safety reasons (i.e. swimming pool enclosure), such fence or wall may exceed fifty-two inches (52") above finished grade, but only to the extent necessary to meet the provided or governmentally required minimum;

3. Fences or walls shall not be located closer to the street than a line parallel to the street and extending from the midpoint between the front and rear corners of the home, and in no event shall fences be located closer to any street than the building line shown on the recorded plat, except for ornamental railings, walls or fences not exceeding three feet (3') in height which are located on or adjacent to entrance platform or steps; and

4. All fencing located upon any Lot shall be maintained by the Owner of the Lot on which it is located, in a neat and orderly condition.

Nothing contained herein shall be interpreted or construed to permit the use of approved fencing materials to accomplish a purpose or use otherwise prohibited hereunder.

T. Swimming Pools. No above ground swimming pools shall be permitted. For purposes hereof, an "above ground swimming pool" shall be any pool extending twelve inches

(12") or more above the finished grade of the Lot and having (i) a water surface area in excess of thirty-six square feet; or (ii) a filtration system of any description. This paragraph shall not be intended to prohibit the installation of a hot tub or sauna, so long as such hot tub or sauna is designed for no more than eight (8) adults. 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 Paragraph S above to the contrary, provided such fence shall be subject to the prior written approval of the Design Review Board as to design and location on the Lot.

U. Miscellaneous. The following Improvements shall not be permitted on any Lot in the Subdivision: (i) outdoor clotheslines and (ii) window air conditioning units on any window facing a street.

V. Compliance with Zoning Requirements. Certain provisions of this Declaration may have been included herein as a result of governmental requirements established through the zoning and developmental plan approval processes in the State, County, City, Village, and/or Township in which the Property is located. Compliance with all such governmental requirements, for so long as such requirements are effective and binding, is required by this Declaration. However, in the event the governmental entity(ies) change or agree to a modification of such underlying obligation(s), or if such obligations lapse or for any reason whatsoever become legally unenforceable, this Declaration shall be deemed modified, ipso facto and without the need for further action on the part of the Developer, the Board, or any Member, such that this Declaration requires compliance with the obligation as affected by such change or modification.

W. Holiday Displays. Any exterior holiday displays placed on any Lot, such as, but not limited to, exterior lights, holiday scenes, characters or music, shall be tasteful, not unduly large in size, not offensive to neighbors or other residents of the Subdivision, and of limited duration. The Board shall be permitted to establish Rules regarding holiday displays.

X. Hunting, Trapping, Fishing and Firearms. No hunting, trapping and fishing shall be permitted on any portion of the Property. No outdoor discharge of a firearm shall be permitted on any portion of the Property.

V. ARCHITECTURAL STANDARDS

All Property at any time subject to this Declaration shall be governed and controlled by this Article.

A. Design Review Board. The Design Review Board shall be a board consisting of three (3) persons. Until the Turnover Date, Developer shall have the sole and exclusive right to appoint and remove all three members of the Design Review Board at will, and may elect in the exercise of its sole discretion, to act itself as the Design Review Board (or appoint an agent to act in its place) in lieu of appointing individuals. After the Turnover Date, the Board of Directors

(as set forth in Article VII, Paragraph B) shall have the right to appoint all three members to the Design Review Board, or to appoint an agent to act in the Design Review Board's place, at will.

The Design Review Board shall have the exclusive authority, at a private or public meeting by action of two or more of the members thereof (if Developer has not elected to act itself or appoint an agent to act, in which case such authority shall be exercised by Developer or its agent) to determine the architectural standards which shall govern the construction of Improvements on the Property. 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 promulgated by the Design Review Board. No Improvement shall be placed, erected or installed on the Property, and no construction (which term shall include in its definition staking, clearing, excavation, grading and other site work), and no plantings or removal of plants, trees or shrubs, shall be permitted without, until and unless the Owner first obtains the written approval thereof from the Design Review Board and otherwise complies with the provisions of this Declaration.

B. Modifications. Except as otherwise provided in this Declaration, the Design Review Board shall have jurisdiction over all construction, modifications, additions or alterations of Improvements on or to the Property. No Person shall construct any Improvement or landscaping on any Lot, including without limitation, alter surfaces of existing Improvements or landscaping, change paint colors or roofing materials, construct or modify fencing, or install any recreational device, without the prior written consent of the Design Review Board. Owners shall submit plans and specifications showing the nature, kind, shape, color, size, materials and location of Improvements and alterations to the Design Review Board for its approval. The Design Review Board may charge a nominal fee in connection with processing applications submitted pursuant to this Paragraph. Nothing contained herein shall be construed to limit the right of an Owner to remodel or decorate the interior of that Owner's residence.

C. Variances. To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of this Declaration, the Design Review Board shall have the authority to grant reasonable variances from the provisions of Article IV, and from the provisions of this Article and from the architectural standards established pursuant to this Article, provided that the activity or condition is not prohibited by applicable law and does not conflict with the standards set forth in the Development Text for the Property adopted by Genoa Township, Delaware County, Ohio; and provided further that, in its judgment, the variance is in the best interest of the Subdivision and is within the spirit of the standards of the Design Review Board. No variance granted pursuant to this Paragraph shall constitute a waiver of any provision of this Declaration as applied to any other Person or any other part of the Property.

D. Improvements and Landscaping by Developer. Notwithstanding any of the foregoing to the contrary, all Improvements including, but not limited to dwellings, buildings and landscaping constructed by the Developer or its agents, or designated assignees, or constructed by builders approved by Developer, shall be deemed to comply in all respects with the provisions of this Declaration, any design guidelines, and the requirements of the Design Review Board,

and shall not require approval of the Association, the Board, the Owners or the Design Review Board; provided that such Improvements comply with the provisions of this Declaration and the required architectural standards for the Subdivision adopted by the Developer.

E. Compliance with Zoning Requirements. All Improvements shall comply at all times with all zoning requirements of applicable governmental authorities.

VI. EASEMENTS AND LICENSES

A. 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 (if any) owned by the Association, and a right of access to and from that Owner's Lot, which rights shall be appurtenant to, and shall pass with the title to, that Owner's Lot, subject to the terms and limitations set forth in this Declaration and subject to the Rules. An Owner may delegate that Owner's rights of access and enjoyment to family members, Occupants, guests and invitees. All such easements are limited by such restrictions as may apply to the Common Elements affected thereby, and no Person shall have the right by virtue of such easements to engage in activities on the Common Elements which are not permitted according to the provisions of this Declaration, pursuant to the provisions of any applicable plat(s) or under agreements with any governmental entities or other third parties.

B. 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, including without limitation the Lots, for the purpose of performing the Association's rights or obligations set forth in this Declaration or other Association Governing Documents. The Association may enter any Lot to remove or correct any violation of this Declaration or the Rules, or to maintain, repair and replace the Common Elements, but only during reasonable hours and after providing seventy-two (72) hours advance notice to the Owner, except in cases of emergency.

C. 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, swales, land contours, ducts, cables and other equipment or conditions necessary to furnish electrical, gas, sanitary or storm sewer, water, telephone, cable television and other similar utility or security services, whether of public or private nature, to the Property and to any entity for such other purposes as the Board or Developer deems appropriate; provided that such equipment or condition(s), or the exercise of such easement rights shall not unreasonably interfere with the Owners' use and enjoyment of the Property. The Board or Developer may grant such easements over all portions of the Property 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 the Property; 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 delayed or withheld). Developer shall have the absolute right within (i) areas designated as drainage courses on the recorded plat of the Subdivision; (ii) all areas encumbered by general utility or specific storm drainage easements; and (iii) areas determined by sound

engineering practice to be necessary to the proper drainage of all or part of the Subdivision, to enter upon Lots and perform grading and other construction activities deemed appropriate in the exercise Developer's judgment to install, modify, alter, remove or otherwise work on storm water drainage facilities and conditions (including both surface grading and subsurface structures). If any such entry and/or work performed by Developer results in damage to other portions of a Lot, or to any Improvements or landscaping thereon, Developer shall be responsible for the restoration of such portions, Improvements or landscaping at Developer's sole cost.

D. Easement for Services. A non-exclusive easement is hereby granted to all police, firefighters, ambulance operators, mail carriers, delivery persons, garbage removal personnel and all other similar persons, and to the local governmental authorities and the Association (but not the public in general) to enter upon the Common Elements to perform their duties.

E. Easement for Maintenance. A non-exclusive easement is hereby granted to the Association to enter upon, over or through the Property for the purpose of performing maintenance responsibilities reserved to the Association in the recorded plats for the Subdivision or in this Declaration.

F. Reservation of Special Easements. Any areas marked by shading, cross-hatching or which are otherwise identified on Exhibit D, if an Exhibit D is attached to this Declaration, represent portions of the Property over, across, under and through which Developer reserves easements ("Special Easements") for the purpose of constructing Improvements or conveying rights deemed by Developer to be beneficial to the Property. Unless indicated otherwise on Exhibit D, if an Exhibit D is attached to this Declaration, the Special Easement areas are also No-Build Zones (as hereinafter defined). The Special Easement areas may be parts of individual Lots instead of on Common Elements. In such cases, the Owner(s) of the Lot(s) affected by the Special Easement(s) shall be and remain responsible for the ordinary care and maintenance of the Special Easement areas. If special fencing, landscaping, storm water detention/retention, or community safety or entry features are constructed in a Special Easement area by Developer, the State or the Association, the responsibilities of the Lot Owner on who Lot such Improvement has been constructed shall not exceed ordinary grass cutting, trimming and watering around such Improvements. Nothing contained in this Paragraph shall require that Developer reserve or establish Special Easements, and if no areas on Exhibit D, if an Exhibit D is attached to this Declaration, have been shaded, cross-hatched or otherwise identified, Developer has not reserved any Special Easements.

G. No-Build Zones/No-Disturb/Buffer/Preservation.

1. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "No-Build Zones" shall be areas in which no Owner shall have the right to construct or locate any Improvements, including but not limited to fencing. Landscaping may be located in No-Build Zones, provided that prior approval for such landscaping has been granted by the Design Review Board. In vegetated No-Build Zones,

Owners may perform maintenance necessary for the safety of persons and property (i.e. removing noxious and poisonous plants, or removing dead trees which may fall and harm persons or other Improvements). Grassed No-Build Zones shall be mowed, trimmed and watered by the Person(s) responsible for the maintenance of the specific area in question according to the other terms hereof;

2. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "No-Disturb Zones" are deemed to be No-Build Zones, except that within No-Disturb Zones, Owners may not disturb or perform any maintenance or locate any Improvements in such zones without the prior approval of the Developer.

3. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Buffer" areas are deemed to be No-Build Zones. The Developer may install landscaping within any Buffer area, and an easement for such installation is hereby expressly reserved. Unless otherwise provided on the plat or herein, the on-going maintenance of Developer-installed landscaping in Buffer areas shall be the responsibility of the Owner(s) on whose Lot(s) the landscaping is located. No Owner may remove or install any plant material in any designated Buffer area without the express written consent of the Association;

4. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration as "Preservation" zones, "Conservation" zones or the like are deemed to be No-Build Zones, except that no landscaping within such zone(s) (including noxious or 'poisonous' plants) shall be removed unless the same pose(s) an imminent danger or falling with a likely result of injury or damage to person or property, and no Improvements shall be constructed or activities conducted that could adversely affect the survival of such landscaping. Grassed Preservation zones may be (but are not required to be) mowed at the election of the Owner on whose Lot such zone is located, provided that no underbrush or vegetation other than grass shall be mowed or removed. Periodic watering and/or fertilizing that is not deleterious or harmful to the landscaping in a Preservation zone is permitted. Debris from dead plant material may be removed from a Preservation zone;

5. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Tree Preservation Zones", "Conservation

Zones" or the like, are deemed to be no-build zones, and as such, no structure or building shall be placed upon, in or under such a designated area, except for storm water drainage facilities and underground utility systems. The natural state of said are, to include the trees, vegetation (including noxious or "poisonous plants"), and water drainage therein, shall not be disturbed, unless the same pose(s) an imminent danger of falling with a likely result of injury or damage to person or property, and no Improvements shall be constructed or activities conducted that could adversely affect the survival of such landscaping. Grassed Tree Preservation Zones may be (but are not required to be) mowed at the election of the Owner on whose Lot such zone is located, provided that no underbrush or vegetation other than grass shall be mowed or removed. Periodic watering and/or fertilizing that is not deleterious to the landscaping in a Tree Preservation Zone is permitted. Debris from dead plant material may be removed from a Tree Preservation Zone. The Owner of the Lot or Common Elements that includes a Tree Preservation Zone shall care for and maintain that portion of such zone as falls within that Owner's property;

6. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Wetland Preservation Zones", "Stream Buffer Zones" or the like, are deemed to be no-build zones, and as such, such zones shall forever be restricted from development of Improvements or related uses of any kind. Any activity or use which would, as a natural consequence, impede or make more difficult the accomplishment of the purpose or intent of these zones is expressly prohibited. Without limiting the foregoing, the following activities are expressly prohibited: (i) dumping or burning or refuse; (ii) hunting or trapping; (iii) disturbance, excavation or removal of natural resources, including, but not limited to, topsoil, sand, gravel, or rocks; (iv) any activity that may contribute to erosion of land; (v) cutting or removal of trees or vegetation, except that dead, diseased, noxious or decayed trees may be removed as required for conservation or scenic purposes, or for reasons of public safety; (vi) private encroachment, including but not limited to, planting of flowers, shrubs, garden material, dumping of trash or debris, or the installation of any type of recreation or other facility or convenience; and (vii) installation of new construction of roads or public utility facilities;

7. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Scenic Easement", or the like, are deemed to be no-build zones, and as such, no structure, building or accessory of any kind shall be placed upon, in or under such a designated area, except

for storm water drainage facilities and underground utility systems. The natural state of said area, including but not limited to, the trees, vegetation and water drainage therein, shall not be disturbed, except that dead, diseased, noxious or decayed trees may be removed as required for conservation or scenic purposes, or for reasons of public safety. The Owner of the Lot or Common Elements that includes a Scenic Easement shall care for and maintain that portion of such zone as falls within that Owner's Lot; and

8. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Landscape/Maintenance Easement", or the like, are hereby reserved unto the Developer as non-exclusive easements for the purpose of constructing, installing, maintaining, enhancing, repairing and replacing landscaping and landscaping features. After sale of an affected Lot or parcel from Developer, the Owner of the Lot or Common Elements that includes a Landscape/Maintenance Easement shall care for and maintain that portion of such zone as falls within the Owner's Lot.

HOMEOWNERS' ASSOCIATION

VII. MEMBERSHIP AND VOTING RIGHTS

A. Membership. Every Owner shall be deemed to have a membership in the Association and, by acceptance of a deed to property in the Subdivision, every Owner agrees to and acknowledges being 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. Membership is a right appurtenant to and inseparable from an Owner's fee simple title in a Lot, and such right of membership shall automatically transfer to any transferee of fee simple title to a Lot at the time such title is conveyed or at such time as a land installment contract is entered for the conveyance of fee simple title. Initially those Lots to which these membership provisions apply shall be those Lots that are subjected hereby to the provisions of this Declaration, but as portions of the Additional Property are subdivided and platted into Lots, and the Lots therein subject to the plan hereof by the recording of supplemental declarations or amendments to this Declaration, membership in the Association shall extend to and encompass the holders of fee simple interests in those Lots, and holders of vendee interest 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 interest merely as security for the performance of an obligation, and the giving of a security interest or mortgage shall not terminate an Owner's membership. No Owner, whether one or more Persons, shall have more than one membership per Lot owned. In the event an Owner consists of more than one person, such persons shall have one membership in the Association in common.

B. Governance. The Association shall be governed by a Board of Directors consisting of three (3) persons. Prior to the Turnover Date, the members of the Board shall be appointed by the Developer, or the Developer may elect to act as the Board, or it may appoint a managing agent to act as the Board on its behalf. No members, other than the Developer shall have voting rights in Association matters until the Turnover Date. The transfer of control on the Turnover Date shall take place at a meeting which shall occur no later than the date when the Subdivision has been fully developed and all Lots have been deeded to bona fide purchasers unrelated to Developer. Voting and all other matters regarding the governance and operation of the Association following the Turnover Date shall be set forth in the Association Governing Documents.

VIII. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

A. Common Elements. Developer may, from time to time, at Developer's option, obligate the Association to maintain property not owned by the Association and may convey to the Association for the use and benefit of the Association and the Members real or personal property, or any interest therein, as part of the Common Elements in the nature of an easement appurtenant to the Property. The Association shall accept title to any interest in any real or personal property transferred to it by Developer. The Association, subject to the rights of the Owners set forth in this Declaration and the Association Governing Documents, shall be responsible for the exclusive management and control of the Common Elements owned by the Association, if any, and all Improvements thereon, and shall keep it in good, clean, attractive and sanitary condition, order and repair, in accordance with the terms and conditions of this Declaration. The Developer and Association shall each have the right to grant easements to third parties over, across, under and/or through the Common Elements owned by the Association, including but not limited to easements for the construction, extension and/or expansion of utilities and conservation easements, all as the Developer and/or Association may be legally obligated or voluntarily disposed to grant. Regardless of whether Developer expressly conveys or assigns entry feature maintenance responsibilities to the Association, and irrespective of whether Exhibit D discloses the reservation of one or more easements over the entry(ies) to the Subdivision, the Association shall have the continuing right to maintain, modify and/or improve any and all entry features constructed by the Developer, and for such purpose all relevant easements that may be deemed necessary at any time for the Association's performance of work on or around the entry features are hereby deemed granted to the Association.

B. Personal Property and Real Property for Common Use. The Association may acquire, hold, mortgage and dispose of tangible and intangible personal property and real property in addition to that property conveyed to it by Developer.

C. Cost-Sharing Agreements. The Association may enter into cost-sharing agreements with other homeowners associations pursuant to which the Association agrees (i) to share in the cost of maintaining, repairing and replacing entranceway features, landscaping, storm water retention facilities, mounding, fencing and any other improvements that benefit the Property; and/or (ii) grants 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.

D. Rules and Regulations. The Board may make and enforce reasonable rules and regulations governing the use of the Property, which shall be consistent with this Declaration and the Association Governing Documents. The Board shall have the power to impose sanctions on Owners for violations of the provisions of this Declaration, the Rules or the other Association Governing Documents, including without limitation: (i) reasonable monetary fines, charges or penalties, as may be permitted by law, 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 to use the Common Elements owned by the Association. In addition, the Board shall have the power to seek relief in any court for violations or to abate unreasonable disturbances. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing the provisions of this Declaration, the Association Governing Documents or the Rules against any Owner, tenant, guest or invitee of any Owner, the amount shall be due and payable by such Owner and shall be a Lot Assessment against such Owner's Lot.

E. Implied Rights. The Association may exercise any other right or privilege given to it by the laws of the State or any provision of the Association Governing Documents or given to it as an "owners association" by the Planned Community Act, and every other right or privilege reasonably implied from the existence of any right or privilege granted in this Declaration, or reasonably necessary to effect any such right or privilege, and unless otherwise expressly reserved to the membership or delegated to a Manager pursuant to Article VIII, Paragraph F below, the Board shall have the power and authority to act on behalf of the Association.

F. Managing Agent. The Board may retain and employ on behalf of the Association a Manager, which may be the 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 three years and shall allow for termination by either party, without cause, and without penalty, upon no more than ninety (90) days prior written notice. Part of the Manager's compensation may include any miscellaneous fees payable in the event of transfers or other transactions involving the Lots.

G. Insurance.

1. 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 shall:

i. be written in the name of the Association;

ii. 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;

iii. be obtained from an insurance company authorized to write such insurance in the State 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; and

iv. provide that the insurance carrier shall notify the Association and all first mortgagees named at least thirty days in advance of the effective date of any cancellation of the policy; provided that in the case of the Association's failure to pay the insurance premium when due, the carrier shall only be required to provide ten (10) days advance notice to the Association and all first mortgagees.

2. 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 officers and directors, and its Members, with such limits as the Board may determine, but no less than $1,000,000 for each occurrence and $2,000,000 in the aggregate, 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 insured's 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 by any party, without at least thirty (30) days prior written notice to the Association and the holders of first mortgage liens on a Lot or Lots who have provided notice of their first mortgage to the Association.

3. Directors' and Officers' Liability Insurance. To the extent reasonably available, the Board shall obtain, or cause to be obtained, directors' and officers' liability insurance in an amount of not less than $1,000,000 for each claim and in the aggregate.

4. Other. The Association may, in the Board's discretion, obtain and maintain the following insurance (i) 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, (ii) workers' compensation insurance, (iii) additional

insurance against such other hazards and casualties as is required by law, and (iv) any other insurance the Board deems necessary.

5. Use of Proceeds. In the event of damage or destruction of any portion of the Common Elements owned by the Association, 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.

H. Condemnation. The Association shall represent the Owners 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 Owner hereby 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 in trust for the benefit of the Owners.

I. Books, Records. Upon reasonable request of any Owner, the Association shall be required to make available for inspection by any Owner 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, including but not limited to: (i) information that pertains to personnel matters; (ii) communications with legal counsel or attorney work product pertaining to proposed or pending litigation; (iii) information that pertains to contracts or transactions currently under negotiation, or information that is contained in a contract or other agreement containing confidential requirements and that is subject to those requirements; (iv) information that relates to the enforcement of the Association Governing Documents against Owners; and (v) information the disclosure of which is prohibited by state or federal law. The Association may charge reasonable fee to cover the administrative costs of handling, copying, delivering, etc., the requested documents.

IX. ASSESSMENTS

A. Operating Fund. The Board may establish an Operating Fund for financing the administration, operation and guidance of the Association, for paying necessary costs and expenses of operating the Association and repairing and maintaining the Common Elements. The Board may also establish a Reserve Fund to which a portion of the Operating Assessments shall be credited to cover the costs of future capital expenditures and/or other non-recurring items not intended to be funded from the Operating Fund.

B. Types of Assessments. Each Owner, by accepting a deed to a Lot, is deemed to covenant and agrees to pay to the Association the following assessments: (i) Membership Transfer Assessment; (ii) Operating Assessments; (iii) Special Assessments; and (iv) Individual Lot Assessments. 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 his/her Lot. Operating and Special Assessments shall be fixed at a uniform rate for all Lots.

C. Membership Transfer Assessments. Each time that there is the transfer for value of the fee simple interest in a Lot with a dwelling on it to a bona fide home purchaser, or in the case of a sale under a land installment contract, each time a land installment contract, for value, for a Lot with a dwelling on it is recorded, the purchasers and that Lot shall be assessed and there shall immediately become due and payable to the Association upon conveyance of the Lot a Membership Transfer Assessment of One Hundred Dollars ($100.00). The Membership Transfer Assessments may be utilized by the Association in furtherance of its purposes, is not in lieu of any other Assessments, and is not refundable when a Lot is transferred.

D. Operating Assessments.

1. The purpose of the Operating Assessments is to provide funds to pay the following:

   i. the cost of the maintenance, repair, replacement, and other services to be provided by the Association;

   ii. the costs for insurance and bond premiums to be provided and paid for by the Association;

   iii. the cost of utility services, if any, charged to or otherwise properly payable by the Association;

   iv. the costs associated with the construction of new capital improvements on Common Elements, not replacing capital improvements installed by Developer;

   v. the estimated amount required to be 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;

   vi. an amount, deemed adequate by the Board, in its sole and absolute discretion, 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 should be maintained; and

   vii. the costs for the operation, management and administration of the Association, including, but not limited to, fees for the property management, landscaping, mowing, lighting, pavement maintenance, snow and ice removal, and irrigation for the Common Elements and other Improvements as set forth herein, real estate taxes and assessments for the Common Elements (but not individual Owner Lots), fees for legal and accounting services,

costs of mailing, postage, supplies and materials for operating the Association, and the salaries, wages, payroll charges and any other costs to perform these services, and any 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 provisions of Article IX, Paragraph D.2 of this Declaration.

2. An equal pro rata share of the Operating Assessments shall be assessed and collected as follows:

i. Initial Period. Commencing on the date a Lot with a residential home constructed thereon is conveyed by Developer to a home purchaser, such Lot Owner shall be subject to and obligated to pay to the Association an Operating Assessment for the remainder of the calendar year, as determined by the Board, prorated through the date of closing and based on a 365 day year. 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.

ii. Subsequent Calendar Year. For each full year following the year in which a Lot with a dwelling constructed thereon is first conveyed by the Developer to a home purchaser, the Lot Owner(s) of such Lot shall be obligated to pay to the Association the full Operating Assessment for each such year. For each calendar year, the Board shall establish an equal Operating Assessment amount, to be charged to each such Lot for such year. The Assessment amount shall be determined by dividing among all Lots in the Subdivision that have a home constructed thereon and that has been conveyed to a home purchaser, the projected gross expenses anticipated to be incurred by the Association to operate the Association during that calendar year (including the payment of all costs to be incurred in maintaining all Common Elements, and appropriate reserve funds).

The Developer may pay, in its sole and absolute discretion, (a) an amount equal to the per Lot Operating Assessment multiplied by the number of Lots owned by Developer as of the first day of such year; or (b) an amount necessary to fund the actual difference between the Association's actual cost of operations for such year, and the amount of Operating Assessments assessed to Lot Owners for the year. If and to the extent funds provided by the Developer to the Association are necessary as a result of failure of Lot Owner(s) to pay all or any portion of the

duly levied Assessments to the Association, such amounts provided by Developer may be characterized as non-interest bearing 'advances' or 'loans' by the Developer to the Association, which the Association shall be obligated to repay to the Developer upon demand, or which may be credited to the Developer's payment of deficit(s) in any future year(s).

iii. Due Dates. The Operating Assessments issued to Lot Owners shall be payable in full within ten (10) days of the date on which such Assessment is issued; provided, however that the Board may determine to allow payment in installments; monthly, quarterly or semi-annual. If payable in installments, the Assessment shall include a statement of the dates on which installments are due, and the Assessment shall be given to a Lot Owner not less than ten days prior to the due date of the first installment. Unless the Operating Assessment states that it is payable in installments, payment in full within ten days shall be required.

E. 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. 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 notice.

F. 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 specially allocable to an Owner; costs of utility expenses chargeable to an Owner but not separately billed by the utility company; and all other costs associated with administrative and enforcement charges, including court costs and the Association's legal fees, (if any) reasonably determined to be an Individual Lot Assessment by the Board. By way of example, 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 this Declaration, the Rules or the Association Governing Documents.

Except in the case of Individual Lot Assessments for utility charges, interest, late charges, returned check charges, court costs, arbitration costs, and/or attorney fees, prior to levying an Individual Lot Assessment, the Board shall give the Owner or Owners written notice of the proposed Individual Lot Assessment that includes: (i) the description of the violation of the

restriction, rule or regulation allegedly violated; (ii) the amount of the Individual Lot Assessment; (iii) a statement that the Owner has a right to a hearing before the Board to contest the Individual Lot Assessment by delivering to the Board a written notice requesting a hearing within ten (10) days after the Owner's receipt of notice of Individual Lot Assessment; and (iv) in the case of a charge for violation of a restriction, rule or regulation, a reasonable date by which the Owner must cure the alleged violation to avoid an Individual Lot Assessment.

The notice by the Board given pursuant to the foregoing may be delivered personally to the Owner or Occupant of the Lot to whom an Individual Lot Assessment is proposed to be charged, or by certified mail, return receipt requested, or by regular mail. If an Owner requests a hearing as above provided, at least seven (7) days prior to the hearing the Board shall provide the Owner with a written notice that includes the date, time, and location of the hearing. In the event after such hearing the Board determines to levy the Individual Lot Assessment, the Board shall deliver to the Owner written notice thereof within thirty (30) days of the date of that hearing.

G. Remedies.

1. Acceleration. If any Assessment, 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.

2. Interest; Late Charge. If any Assessment or 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 the date at the lesser of (i) twelve percent (12%), or (ii) the highest rate permitted by law. A reasonable administrative collection charge may also be assessed for any payment remaining unpaid for ten (10) days after it is due, which charge may be payable to the Association, or the Manager, as determined by the Board.

3. Application of Payment. Payments made by an Owner for Assessments shall be applied in the following priority: (i) to interest accrued on the delinquent Assessment(s), or installments or portions of installments thereof; (ii) to administrative late fees charged with respect to the delinquency; (iii) to reimburse the Association for enforcement charges and collection costs, including but not limited to, attorneys' fees and paralegal fees incurred by the Association in connection with the delinquency; and (iv) to the delinquent Assessment, or installments or portions thereof, applying to the oldest principal amounts first.

4. Liability for Unpaid Assessments. Each Assessment or installment of an Assessment, together with interest and late fees thereon, and any and all costs of collection, including reasonable attorneys' fees, shall become the joint and several personal obligations 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(s) 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(s) 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(s) and the Lot to the extent permitted by Ohio law. An Owner's personal obligation for a Lot's delinquent Assessments (including accrued interest, late fees and costs of collection) shall also be the personal obligation of his/her successors in title who acquire an interest after any Assessment becomes due and payable, and both such Owner and his/her successor in title shall be jointly and severally liable therefor. Except as otherwise provided herein, the transfer of an interest in a Lot shall neither impair the Association's lien against that Lot for any delinquent Assessment nor prohibit the Association from foreclosing that lien.

5. Liens. All unpaid Assessments, or portions thereof, together with any interest and charges thereon and 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, 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 costs, with the appropriate governmental office containing a description of the Lot which the lien encumbers, the name(s) of the Owner(s) of that Lot, the amount of the unpaid portion of the Assessment, and such other information as the laws of the State may require. The certificate may be signed by any officer, authorized agent or Manager of the Association. 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 for the release and satisfaction of mortgages on real property, or unless the lien is discharged by the final judgment or order of any court having jurisdiction.

6. Subordination of Lien. The lien of the Assessments provided for herein shall be subject and subordinate to real estate taxes and assessments for political subdivisions and the lien of any first mortgage on a Lot recorded prior to the date on which such lien of the Association is perfected by the recording of 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 under any of the foregoing circumstances.

7. Contested Lien. Any Owner or Owners who believe that an Assessment chargeable to that Owner or Owner's Lot (for which a certificate of lien has been filed by the Association) has been improperly charged against that Lot, may bring an action in the Court of Common Pleas in the county where the 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 for all or a portion of that lien and a refund of an Assessment or portion thereof determined to be unlawful.

8. 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 or Manager, 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.

9. Suspension of Vote and Use of Common Elements. If any Assessment, or portion thereof, remains unpaid for more than thirty (30) days after it becomes due, then the delinquent Owner's voting rights upon Association matters and privileges to use the Common Elements, except for necessary ingress and egress to his/her Lot, shall be suspended until such Assessment is paid.

X. MAINTENANCE

A. Maintenance by Association. The Association shall maintain and keep in good repair the Common Elements as provided herein. This maintenance shall include, without limitation, maintenance, repair and replacement of (i) all landscaping and other flora, structures, and Improvements situated upon Open Space Reserves 7715, 7745, and 7746 as identified on Exhibit A together with all personal property used in connection with the operation of Open Space Reserves 7715, 7745, and 7746 identified on Exhibit A, (ii) all landscaping and other flora, structures and Improvements on Open Space Reserves 7715, 7745, and 7746 as identified on Exhibit A that are not maintained or to be maintained by a governmental entity and all personal property used in connection with the same, and (iii) all other Common Elements owned or to be maintained by the Association pursuant to the provisions of the Association Governing Documents, applicable zoning or other recorded instruments. Further, the Association may, in its discretion and to the extent determined by the Board, choose to maintain property that it does not own, the maintenance of which would, in the opinion of the Board, benefit the Subdivision.

B. Maintenance by Owner. Each Owner or Occupant shall repair, replace and maintain in good order and safe and sanitary condition, at that Owner's expense, that Owner's Lot, and all portions of, Improvements to, structures on, and, equipment and components used in connection with, that Owner's Lot, except to the extent the maintenance responsibility is otherwise expressly assumed by the Association pursuant to provisions of this Declaration or by a governmental authority. This maintenance responsibility includes, without limitation, promptly furnishing all necessary materials and performing or causing to be performed at that Owner's own expense all maintenance, repairs and replacements within such Lot that, if omitted, would adversely affect the safety and usefulness of the Common Elements. Each Owner shall maintain those portions of that Owner's Lot that are adjacent to any portion of the Common Elements in accordance with the Rules and the requirements set forth in this Declaration.

C. Right of Association to Repair Lot. If any Owner fails to maintain that Owner's Lot in the manner required herein, and if the Board determines that any maintenance of that Lot

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 part of the Common Elements or to comply with the Rules or the terms of this Declaration, then the Board 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.

D. Damage to Common Elements by Owner or Occupant. If any portion of the Common Elements is damaged by any Owner or Occupant, his/her family, guests or invitees, then the Board may levy an Individual Lot Assessment against such Owner for the cost of repairing or replacing the damaged property. The Association shall be entitled to enter a Lot to repair or maintain any Common Elements adjacent to such Lot.

XI. MISCELLANEOUS

A. Term. The provisions of this Declaration shall bind and run with the land for a term of forty (40) years from and after the date that this Declaration is filed for recording with the Recorder of Delaware County, Ohio and thereafter shall automatically renew forever for successive periods of ten (10) years each, unless terminated with the consent of Members exercising not less than one hundred percent (100%) of the voting power of all Members.

B. Enforcement; Waiver. The provisions of this Declaration and the provisions of the other Association Governing Documents may be enforced by any proceeding at law or in equity by the Developer, any Owner, the Association, the Board, the Design Review Board and each of their respective heirs, successors and assigns, against any Person(s) violating, or attempting to violate, any covenant or restriction, Rule or the provisions of the other Association Governing Documents, to restrain and/or 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. Failure of Developer, the Association, the Board, or any Owner to enforce any provision of this Declaration, the Association Governing Documents 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, the Rules, or any of the other Association Governing Documents.

C. Amendments. Until the Turnover Date, Developer may, in its sole and absolute discretion, unilaterally amend the provisions of this Declaration at any time and from time to time, without the consent of any other Owners or the Association. 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 Subdivision. After the Turnover Date, Developer may unilaterally amend the provisions of this Declaration, without the consent of any other Owners, if such amendment is: (i) necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, regulation or judicial order, (ii)

necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots, (iii) necessary to conform to the requirements of the United States Federal Housing Administration or the Veterans Administration, or (iv) 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.

Before or after the Turnover Date, Developer shall have the right and power, but neither the duty nor the obligation, in its sole and absolute discretion, to subject all or any part of the Additional Property to the provisions of this Declaration at any time and from time to time by executing and recording with the Recorder's office of Delaware County, Ohio, an amendment to this Declaration specifying that such Additional Property is part of the Subdivision. Such an amendment 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 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.

After the Turnover Date, this Declaration may be amended or modified with the approval of Owners holding not less than seventy-five percent (75%) of the voting power of all Owners in the Association either in writing or in a meeting called for that purpose; 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, or to terminate the provisions of this Declaration. 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 Recorder's office Delaware County, Ohio. The Declaration may not be amended so as to eliminate the Association's responsibility to repair and maintain Common Elements in the Subdivision or to change or eliminate the requirement and obligation of the Lot Owners to be Members of and pay Assessments to the Association.

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.

D. Developer's Right to Complete Development. Developer shall have the right to: (i) complete the development, construction, promotion, marketing, sale, resale and leasing of properties; (ii) construct or alter Improvements on any property owned by Developer; (iii) maintain 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 (iv) post signs incidental to the development, construction, promotion, marketing, sale and leasing of property within the Property. Further, Developer or its assignee shall have the right of

ingress and egress through the streets, paths and walkways located in the Property for any purpose whatsoever, including, but not limited to, purposes related to the construction, maintenance and operation of Improvements. Nothing contained in this Declaration shall limit the rights of Developer or require Developer or its assignee to obtain approval to: (a) excavate, cut, fill or grade any property owned by Developer, or to construct, alter, remodel, demolish or replace 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 (b) require Developer to seek or obtain the approval of the Association or the Design Review Board for any such activity or Improvement on any Common Elements or any property owned by Developer. Nothing in this paragraph shall limit or impair the reserved rights of Developer as elsewhere provided in this Declaration.

E. Developer's Right to Replat Developer's Property. Developer reserves the right, at any time and from time to time, to amend, alter or replat any plat or development plan and to amend any zoning ordinance which affects all or any portion of the Property; provided, however, that only real property owned by Developer and Owners consenting to such amendment, alteration or replatting shall be the subject of any amendment, alteration or replatting. The Association and each Owner whose Lot is not altered by such amendment, alteration or replatting, for themselves and their successors and assigns, hereby consents to and approves any such amendment, alteration or replatting and shall be deemed to have joined in the same.

F. 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:

i. any proposed amendment of this Declaration;

ii. any proposed termination of the Association; and

iii. any default under this Declaration 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.

Each holder and insurer of a first mortgage on any Lot shall be entitled, upon request and at such mortgagee's expense, to inspect the books and records of the Association during normal business hours.

G. Severability. If any Article, section, paragraph, sentence, clause or word in this Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State, 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.

H. Captions. The caption of each Article, section and paragraph of this Declaration is inserted only as a matter of reference and does not define, limit or describe the scope or intent of the provisions of this Declaration.

I. Notices. Except as otherwise provided in Article IX, Paragraph F hereof, notices to an Owner shall be given in writing, by personal delivery, 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.

J. Exhibits. The Exhibits hereto are a part of this Declaration as if set forth in full herein.

K. 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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Developer has caused the execution of this Declaration as of the date first above written.

VINMAR INVESTMENT LIMITED,
an Ohio limited liability company

By: _____
Vincent Romanelli, Member

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 20th day of August, 2015, by Vincent Romanelli, the Member of Vinmar Investment Limited, an Ohio limited liability company, on behalf of such limited liability company.

_____
Notary Public

NOTARIAL SEAL
STATE OF OHIO

David W. Fisher, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

IN WITNESS WHEREOF, Franklin has caused the execution of this Declaration as to the Franklin Property as of the date first above written.

JOE C. FRANKLIN JR.
Joseph C. Franklin

Mary B. Dysinger-Franklin

STATE OF Arizona)
) SS
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 13 day of August, 2015, by Joseph C. Franklin.

Notary Public

STEVEN C KNOX
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 6, 2015

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 9 day of ~~August,~~ SEPTEMBER 2015, by Mary B. Dysinger-Franklin.

Notary Public

MATTHEW P. HORNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
April 26, 2016

This document prepared by:

David W. Fisher, Esq.
Kephart Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215
(614) 469-1882

EXHIBIT A

DEVELOPER PROPERTY LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware, Township of Genoa and being more particularly described as follows:

Being Lots numbered Seven Thousand Seven Hundred Seventeen (7717) through Seven Thousand Seven Hundred Forty-Four (7744), both inclusive, and Open Space Reserves being numbered Seven Thousand Seven Hundred Fifteen (7715), Seven Thousand Seven Hundred Forty-Five (7745), and Seven Thousand Seven Hundred Forty-Six (7746) of VINMAR VILLAGE SECTION 1, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1332, Pages 1797-1798 and Plat Cabinet 4, Slides 39-39B, Recorder's Office Delaware County, Ohio.

EXHIBIT B

FRANKLIN PROPERTY LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware, Township of Genoa and being more particularly described as follows:

Being Lot numbered Seven Thousand Seven Hundred Sixteen (7716) of VINMAR VILLAGE SECTION 1, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1332, Pages 1797-1798 and Plat Cabinet 4, Slides 39-39B, Recorder's Office Delaware County, Ohio.

EXHIBIT C

CODE OF REGULATIONS

(BYLAWS)

OF

VINMAR VILLAGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE I.

Definitions

All capitalized words used herein that are not otherwise defined shall have the same meanings given to such words in that certain Declaration of Covenants, Easements, Restrictions, Assessments and Assessment Liens for Vinmar Village (the "Declaration"), with respect to the real property described therein (the "Property"), and as the Declaration may be lawfully amended from time to time.

ARTICLE II.

Name and Purpose

Section 2.01. The name of this Ohio nonprofit corporation shall be Vinmar Village Homeowners Association, Inc. (the "Association").

Section 2.02. The purposes for which the corporation is formed are, generally, to serve as an "owners' association" as that term is defined in Chapter 5312 of the Ohio Revised Code (the "Planned Community Act") as now in effect and as may be amended from time to time, and to that end to hold title to, or easements over, land currently within the Vinmar Village Subdivision, and all other property at any time added to Vinmar Village Subdivision, a subdivision of residential properties located in the Genoa Township, Delaware County, Ohio, and made subject to any of the restrictions that govern or that may hereafter govern the use of land or property in the aforesaid Subdivision, or that may be subject to this Association, for common purposes, including but not limited to retention/detention areas, utility areas, landscape areas, pond areas, and/or landscape entry areas (as may exist), to maintain and administer such land and common areas in accordance with the plat(s) of Vinmar Village Section 1 (the "Subdivision"), of record in Plat Book 1332, Pages 1797-1798, and the Declaration (collectively the "Restrictions"), and any other plats, amendments or restrictions of record which make

property subject to the Restrictions, or the Association, including property which may be added in the future.

In carrying out the foregoing purposes, the Association may purchase, lease, exchange, acquire, own, hold, mortgage, pledge, hypothecate, borrow money upon, sell and otherwise deal in and with real and personal property of every kind, character and description whatsoever and all estates and interests therein, and otherwise may engage in any lawful act or activity for which corporations may be formed under Chapter 1702 of the Revised Code of Ohio. The foregoing purposes shall be accomplished on a nonprofit basis, and no part of the net earnings of the Association shall inure to the benefit of any private person, firm, corporation, association or organization, except that the Association may pay reasonable compensation for services provided to or for the benefit of the Association

ARTICLE III.

Members and Voting

Section 3.01. Each owner of a fee or undivided fee simple interest in a lot in the Subdivision is a Member of the Association (hereinafter a "Member"). "Owner", as used herein, as well as in the Declaration, means and includes the record Owner of a fee simple interest in a Lot subject to the provisions of the Declaration, except the owner of the fee simple interest in a Lot subject to a recorded land installment contract, in which case the vendee is referred to herein as the "Owner". The membership of each Owner shall terminate when the Owner ceases to own an undivided fee simple interest or interests or vendee interest in a Lot, and upon the sale, transfer or other disposition of each undivided fee simple interest or vendee interest in a Lot; the membership in the Association which is appurtenant to that interest shall automatically be transferred to the new Owner(s) of the interest. No Member may otherwise transfer or terminate his or her membership in the Association or sever the membership interest.

Section 3.02. Except as provided herein, on any question for which the vote of Members is permitted or required, the Owner or Owners of each Lot in the Subdivision shall be entitled to exercise one vote for each such Lot that the Owner or Owners own. If two or more persons or entities own undivided interests in a Lot as fiduciaries, tenants in common or otherwise, such persons or entities shall only be entitled to one vote with respect to the Lot, which vote shall be exercised, if at all, as a single Lot and not by percentage interest.

Notwithstanding anything herein to the contrary, Developer, or its successors and assigns, shall be entitled to exercise one hundred percent (100%) of the total voting power of the Members of the Association on each matter properly submitted to the Members for their vote, consent, waiver, release or action until the Turnover Date. After the Turnover Date, each Lot shall be entitled to one vote on each matter properly submitted to the Members for their vote, consent, waiver, release or other action. In addition to the indemnification provided herein, Developer, including Directors of the Board appointed by and employed by the Developer, shall have no liability and shall be indemnified and held harmless by the Association for events

occurring after the relinquishment of voting control, which shall occur on the Turnover Date. Assessments shall be paid by each Member when due without regard to the right of a Member to vote.

Section 3.03. Fiduciaries and minors who are Owners of record of a Lot or Lots may vote their respective interests as Members. If two or more persons or entities own undivided interests in a Lot as fiduciaries, tenants in common or otherwise, such persons or entities shall be entitled to one vote with respect to a Lot, which vote shall be exercised, if at all, as a single Lot and not by percentages of interest. If more than one of such Owners attends a meeting, acts in voting by mail or executing consents, a majority of those voting may act for the Owners of the lot. If only one such person or entity attends a meeting, votes or executes a consent then the person or entity may act for all.

Section 3.04. An entity which is a Member of the Association may exercise its right to vote by any officer, director, principal, member, partner, trustee or employee and any such person shall conclusively be deemed to have authority to vote and to execute any proxies and written waivers and consents relative thereto, unless, before a vote is taken or a consent or waiver is acted upon, it shall be made to appear by a certified copy of the regulations or bylaws or of a resolution adopted by the entity that such authority does not exist or is vested in some other officer or person.

Section 3.05. At meetings of the Members or otherwise, any Member entitled to vote or take action may be represented and may vote or take action by a proxy or proxies appointed by an instrument in writing. Each such instrument shall be filed with the Secretary of the meeting before the person holding the proxy shall be allowed to vote thereunder at the meeting or with the Secretary of the Association before the person holding the proxy may take action thereunder without a meeting. No proxy shall be valid after the expiration of eleven (11) months from its date of execution unless the Member executing it shall have specified therein the length of time that it is to continue in effect.

Section 3.06. A Member's voting rights shall be suspended during any time period that such Member has a delinquency with the Association. For purposes hereof, a Member shall be deemed to have a delinquency during any time period that such Member has an outstanding sum payable to the Association which sum has not been paid, and which remains unpaid beyond the date on which such payment became due and payable.

ARTICLE IV.

Meetings of Members

Section 4.01. After the Turnover Date, an annual meeting of the voting Members for the election of Directors, for the consideration of reports to be made at the meeting and for the transaction of such other business as may properly come before the meeting shall be held during

the first quarter of each calendar year, on a date established by the Board of Directors of the Association (the "Board of Directors" or the "Board"), or on such other date within one (1) month thereafter as may be designated by the Board of Directors from time to time. Prior to the Turnover Date, no meetings shall be required.

Section 4.02. Special meetings of the Members may be called by the President, by a majority of the Board acting with or without a meeting, or following the Turnover Date, by Members entitled to exercise not less than twenty-five percent (25%) of the total voting power of the Members. Upon delivery of a request in writing to the President or Secretary of the Association by persons entitled to call such a meeting, it shall be the duty of the President or Secretary to give notice to the Members in accordance with this Code of Regulations, but if such request is refused, then the persons making the request may call a meeting by giving the notice.

Section 4.03. All meetings of Members shall be held at such places as may be specified by the Board of Directors or the persons calling the meeting.

Section 4.04. A written or printed notice of every meeting of Members, whether annual or special, stating the time, place and purpose or purposes for which the meeting is called, shall be given by, or at the direction of, the President or Secretary of the Association by personal delivery or by mail not more than sixty (60) days nor less than ten (10) days before the meeting to each Member entitled to notice thereof. If mailed, such notice shall be addressed to the Member at the Member's address as it appears on the records of the Association. The Association shall have no obligation to perform research or investigations beyond its records to ascertain the identity or the address of any Member. If a meeting is adjourned to another time or place, no further notice of the adjourned meeting need be given if the time and place to which it is adjourned are fixed and announced at the meeting. In the event of a transfer of ownership of a Member's Lot after notice has been given and prior to the holding of the meeting, it shall not be necessary to serve notice on the transferee. The Board of Directors may set a record date for the determination of the Members who are entitled to receive notice of or to vote at any meeting of Members, which record date shall not be earlier than forty-five (45) days preceding the meeting. If no record date is fixed therefor, the record date for determining the Members who are entitled to receive notice of or who are entitled to vote at a meeting of Members shall be the business day next preceding the day on which notice is given or the meeting is held, as the case may be. In any case where a person's or entity's right to vote is questioned or disputed, the person wishing to vote shall have the burden of proving his, her or its right to vote.

Section 4.05. Notice of the time, place and purpose or purposes of any meeting of Members may be waived in writing either before or after the holding of the meeting by any Member, which writing shall be filed with or entered upon the records of the meeting. The attendance of a Member at any meeting in person or by proxy without protesting the lack of proper notice prior to or at the commencement of the meeting shall be deemed to be waiver by that Member of notice of the meeting.

Section 4.06. A quorum for any meeting of Members shall be that number of Members who are entitled to vote who are present in person or represented by proxy at a meeting, and except as hereinafter provided, all actions shall be taken upon the majority vote of all Members present, in person or by proxy, provided that no action required by law, the Declaration, the Articles, or this Code of Regulations that must be authorized or taken by those Members exercising not less than a designated percentage of the total voting power may be authorized or taken by a lesser percentage. Those Members entitled to vote who are present in person and represented by proxy at a meeting may adjourn the meeting from time to time Any business may be transacted at the reconvened meeting as if the meeting had been held as originally called. Voting by absentee ballot shall be permitted only at meetings for which such availability has been designated in the meeting notice. At any meeting for which absentee ballots are permitted, the number of absentee ballots cast shall be included only in the calculation of votes for determining the passage or non-passage of matters submitted to a vote, but such number shall not be included in calculating the quorum, or the number of votes necessary to adjourn or continue such meeting.

Section 4.07. The order of business of any meeting of Members shall be determined by the presiding officer, unless otherwise determined by a vote of those Members entitled to exercise not less than a majority of the voting power of the Members present in person or represented by proxy at the meeting.

Section 4.08. At all elections of Members of the Board of Directors, the candidates receiving the greatest percentage of the votes cast for their respective positions shall be elected. All other questions shall be determined by the vote of those Members entitled to exercise not less than a majority of the voting power of the Members present in person or represented by proxy at a meeting unless for any particular purpose the vote of a greater percentage of this voting power of all Members is required by law, the Articles, this Code of Regulations, the Declaration or otherwise.

Section 4.09. Any action which may be authorized or taken at a meeting of Members may be authorized or taken without a meeting in a writing or writings signed by Members exercising not less than seventy-five percent (75%) of the voting power of all Members or such greater proportion thereof as the Articles, this Code of Regulations, the Declaration or any other provision of law may otherwise require. Said writing or writings shall be filed with or entered upon the records of the Association. Any vote which may be taken at a meeting of Members may also be conducted by mail. In that event ballots shall be mailed to all persons and entities who are Members of the Association at the time of the mailing and approval shall be required from a majority of the voting power of all Members or from such greater (or lesser, in the case of electing Members of the Board of Directors) proportion thereof as the Articles, this Code of Regulations, the Declaration or any provision of law may otherwise require. Adequate records of the manner and results of each vote conducted by mail shall also be filed with or entered upon the records of the Association.

ARTICLE V

Board of Directors

Section 5.01. Subject to such limitations as have been or may hereafter be imposed by the Declaration, the Articles or this Code of Regulations, as any of the same may be lawfully amended from time to time, all power and authority of the Association shall be vested in and exercised by a Board of Directors consisting of three (3) persons. Said persons shall manage and conduct the business and affairs of the Association and exercise the powers and duties established by the Declaration, the Rules, the Articles, and this Code of Regulations (collectively, the "Association Governing Documents") until they resign, or until their successors are elected and qualified. Except for members of the Board of Directors appointed by the Developer, members of the Board of Directors must be Members of the Association. Prior to the Turnover Date the Declarant shall appoint all Directors.

Subsequent to the Turnover Date, the Board of Directors shall consist of three (3) individuals. Directors elected at the first meeting of Members following Developer's relinquishment of control shall serve until the end of the next following annual meeting of Members. Directors elected or re-elected thereafter shall serve one (1) year terms, terminating at the end of the next annual meeting thereafter. Following the Turnover Date of Developer control, any Director may be removed by the affirmative vote of those Members entitled to exercise not less than seventy-five percent (75%) of the voting power of all Members of the Association. A vote to remove any Director shall be conducted at a special meeting of the Members called for that purpose.

Section 5.02. Candidates for election as Directors may be selected by a Nominating Committee formed in accordance with Section 6.05 of Article VI hereof. Candidates may also be nominated from the floor of any meeting held for the purpose of electing a Director or Directors. The Nominating Committee may nominate as many candidates as it wishes, provided that if the Nominating Committee nominates a candidate, it shall nominate not less than the number of Directors to be elected.

Section 5.03. If any member of the Board of Directors, other than a member of the Board of Directors appoint by Developer, vacates membership on the Board of Directors as a result of death, resignation or any other act or reason, a replacement Director shall be appointed by the remaining Directors. If the remaining Directors cannot agree upon a person to fill the vacancy within thirty (30) days after such vacancy is created, said remaining Directors shall call a special meeting of the Members of the Association to fill the vacancy, such meeting to be held within sixty (60) days after the vacancy is created. Any Director appointed or elected to fill a vacancy shall hold office for the unexpired term of the Director he or she succeeds and until his or her successor is elected and qualified, or until he or she resigns.

Section 5.04. The Board of Directors shall hold such meetings from time to time as it deems necessary, and such meetings as may be called by the President of the Association from

time to time, provided that the Board of Directors shall be required to meet at least once in each calendar quarter. Meetings shall be held at such place as the President or a majority of the Directors may determine, or by electronic or telephonic communication provided that each Director can hear or read in real time and participate and respond to every other Director.

Section 5.05. The President or Secretary shall cause electronic, telegraphic or written notice of the time and place of all meetings of the Board of Directors, both regular and special meetings, to be duly served upon or sent to each Director not less than two (2) nor more than twenty (20) days before the meeting, except that a regular meeting of the Board of Directors may be held without notice immediately after the annual meeting of the Members of the Association at the same place as the annual meeting was held for the purpose of electing or appointing officers for the ensuing year and the transaction of such other business as may properly come before said meeting. No notice of adjourned meetings need be given. Notice of the time and place of any meeting of the Board may be waived by any Director in writing either before or after the holding of the meeting, which writing shall be filed with or entered upon the records of the meeting. The attendance of any Director at any Board of Directors meeting without protesting the lack of proper notice prior to or at the commencement of the meeting shall be deemed to be a waiver by that person of notice of the meeting.

Section 5.06. At all meetings of the Board of Directors a majority of the Members thereof shall constitute a quorum, but less than a quorum may adjourn a meeting from time to time, and at adjourned meetings any business may be transacted as if the meeting had been held as originally called. The act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as otherwise required by law, the Declaration, the Articles or this Code of Regulations. No Owner, other than a Director, may attend or participate in any discussion or deliberation of a meeting of the Board of Directors unless the Board of Directors expressly authorized that Owner to attend or participate.

Section 5.07. Members of the Board of Directors shall not receive any compensation for their services rendered to the Association as a Director. However, any Director may be reimbursed for actual expenses incurred in the performance of duties as a Director, if approved by the Board of Directors, and any Director may serve the Association in any other capacity and may receive compensation therefore, subject to the requirements and limitations of this Code of Regulations and the Articles.

Section 5.08. Any action which may be authorized or taken at a meeting of the Board of Directors may be authorized or taken without a meeting in a writing or writing signed by all of the Directors, which writing or writings shall be filed with or entered upon the records of the Association.

Section 5.09. The Board of Directors may employ or engage the services of a Manager or managing agent and such other persons, firms or corporations as it deems necessary or advisable in order to perform the duties imposed upon it, and may pay such compensation as it

determines. The Board of Directors may delegate to any such Manager, managing agent, person, firm or corporation such administrative or ministerial duties as it determines.

Section 5.10. The Board of Directors shall exercise all powers and have all authority, under law, and under the provisions of the Declaration, Articles, and this Code of Regulations, that are not specifically and exclusively reserved to the Members by law or by other provisions of the Declaration, this Code of Regulations or Articles, and without limiting the generality of the foregoing, the Board of Directors shall have the right, power and authority to:

a) take all actions deemed necessary or desirable to comply with or to cause compliance with all requirements of law, and the Declaration, this Code of Regulations and Articles;

b) obtain insurance coverage and bonds the Directors consider appropriate or necessary; provided that insurance coverage and bonds required pursuant to the provisions of the Declaration and in amounts no less than that required pursuant to the provisions of the Declaration shall be obtained and maintained;

c) enforce the covenants, conditions and restrictions set forth in the Declaration;

d) subject to the provisions of the Declaration, repair, maintain and improve the Common Elements;

e) establish, enforce, levy and collect Assessments, late fees, delinquent interest and such other charges as are provided for in the Declaration and adopt, publish, and enforce rules and regulations concerning the same;

f) adopt and publish rules and regulations governing the use of the Common Elements and the personal conduct of Owners, Occupants and their guests thereon;

g) suspend the voting rights of an Owner during any period in which such Owner shall be in default in the payment of any charge levied by the Association (such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days for each infraction of published rules and regulations or any provisions of the Declaration);

h) declare the office of a member of the Board of Directors to be vacant in the event such Director shall be absent from three (3) consecutive regular meetings of the Board of Directors;

i) subject to such approvals, if any, as may be required pursuant to the provisions of the Declaration, authorize the officers to enter into one or more agreements necessary or desirable to fulfill the purposes and objectives of the Association, including, without limitation, management agreements, purchase agreements

and loan documents, all on such terms and conditions as the Board of Directors in its sole and absolute discretion may determine;

j) cause excess funds of the Association to be invested in such reasonable investments that meet standards for fiduciary investments under Ohio law as the Board of Directors may from time to time determine;

k) subject to the provisions of applicable law and the Declaration, borrow funds, as needed, and pledge and assign such security and rights of the Association, including rights to levy and collect Association Assessments of every type or nature, or other fixture income, and to file liens therefore and enforce collection thereof, as might be necessary or desirable in the judgment of the Board of Directors, to obtain any such loan;

l) take such actions and expend the Association funds and Assessments as the Board of Directors deems appropriate in its sole discretion, to satisfy the requirements of institutional mortgagees, and guarantors and insurers of first mortgage loans for the financing or refinancing of Lots a part of the Subdivision;

m) purchase and cause the Association to hold title to real property; and

n) do all things and take all actions permitted to be taken by the Association by law or the Declaration not specifically reserved thereby to others.

Section 5.11. It shall be the duty of the Board of Directors to:

a) cause to be kept a complete record of all its acts and corporate affairs, including correct and complete books and records of account that specify receipts and expenditures relating to Common Elements and other common receipts and expenses, records showing the allocation, distribution, and collection of common profits, losses, and expenses among and from Owners, minutes of meetings of the Members and meetings of the Board of Directors, and records of the names and addresses of Owners;

b) present the latest available financial statement of the Association to the Owners at each annual meeting of Owners, or at any special meeting when requested in writing by Owners representing not less than a majority of the voting power of Owners.

c) supervise all officers, agents and employees of the Association and see that their duties are properly performed;

d) cause an annual budget to be prepared, and amendments thereto as needed;

e) as more fully provided in the Declaration, establish, levy, enforce and collect Assessments.

f) issue, or cause an appropriate representative to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid;

g) procure and maintain insurance and bonds as provided in the Declaration, and as the Board of Directors deems advisable;

h) cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration; and

i) take all other actions required to comply with all requirements of the Declaration, Articles and this Code of Regulations.

Section 5.12. The Board of Directors shall comply with all applicable state and federal laws concerning prohibitions against discrimination on the basis of race, color, religion, sex, military status, national origin, disability, age, or ancestry, including, but not limited to, Chapter 4112 of the Ohio Revised Code. No private right of action additional to those conferred by the applicable state and federal anti-discrimination laws is conferred on any aggrieved individual by the preceding sentence.

ARTICLE VI

Officers and Committees

Section 6.01. The officers of the Association shall be a President, a Secretary, a Treasurer and such other officers as may be designated and elected by the Board of Directors. All officers shall be elected by the Board of Directors from among the members of the Board of Directors. Officers shall hold office at the pleasure of the Board of Directors and any two or more offices may be held by the same person. No officer shall receive any compensation for their services rendered to the Association as a Director; provided that an officer may be reimbursed for actual expenses incurred in the performance of duties as an officer, if approved by the Board of Directors, and any officer may serve the Association in any other capacity and may receive compensation therefore, subject to the requirements and limitations of this Code of Regulations the Articles.

Section 6.02. It shall be the duty of the President to preside at all meetings of Members of the Association and the Board of Directors, to exercise general supervision over the affairs of the Association and in general to perform all duties incident to the office or which may be required by the Members or the Board. If one is appointed, it shall be the duty of a Vice President to perform the duties of the President in the event of his or her absence or disability

and such other duties as may be assigned to him or her by the Board. If no Vice President is appointed, the Board shall designate at each meeting at which the President is absent or disabled, the person who shall fulfill the President's duties.

Section 6.03. It shall be the duty of the Secretary to keep or cause to be kept under his or her supervision an accurate record of the acts and proceedings of the Members and the Board of Directors, including records of the names and addresses of the Members. The Secretary shall further perform all duties incident to the office and such other duties as may be required by the Members of the Board of Directors. Upon the expiration or termination of his or her term of office, the Secretary shall deliver all books, records, documents and other property of the Association in his or her possession or control to his or her successor or to the President.

Section 6.04. The Treasurer shall receive and safely keep all money, securities and other intangible property belonging to the Association, or evidence thereof, and shall disburse the same under the direction of the Board of Directors; shall keep or cause to be kept under his or her supervision correct and complete books and records of account specifying the receipts and expenditures of the Association, together with records showing allocation, distribution and collection of the assessments, fees, revenues and expenses among and from the Members, shall hold the same open for inspection and examination by the Board of Directors and the Members, and shall present abstracts of the same at annual meetings of the Members or at any other meeting when requested; shall give bond in such sum with such surety or sureties as the Board of Directors may require for the faithful performance of his or her duties; shall perform any other duties which may be required of him or her by the members of the Board of Directors; and, upon the expiration or termination of his or her term of office, shall deliver all money and other property of the Association in his or her possession or control to his or her successor or to the President.

Section 6.05. The Board of Directors may create a committee or committees. Each committee shall serve at the pleasure of the Board of Directors and shall be subject to the control and direction of the Board of Directors. Any committee may act pursuant to the vote of a majority of its members at a meeting of the committee or by a writing or writings signed by all of its members. Any act or authorization by any such committee within the authority delegated to it shall be as effective for all purposes as the act or authorization of the Board of Directors. Each committee shall establish its own procedures for scheduling and giving notice of its meetings, establishing agendas, maintaining records of its meetings and actions, and other administrative matters, subject to any such procedures which may be established for that committee or all committees by the Board of Directors.

ARTICLE VII

INDEMNIFICATION

Section 7.01. The Association shall indemnify any officer or Director of the Association who was or is a party or is threatened to be made a party to any threatened, pending

or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including, without limitation, any action threatened or instituted by or in the right of the Association), by reason of the fact that he or she is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, Trustee, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, against expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal matter, to have had no reasonable cause to believe his or her conduct was unlawful. An individual claiming indemnification under this Section 7.01 shall be presumed, in respect of any act or omission giving rise to such claim for indemnification, to have acted in good faith and in a manner that he or she believed to be in or not opposed to the best interests of the Association, and with respect to any criminal matter, to have had no reasonable cause to believe that his or her conduct was unlawful, and the termination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, rebut the presumption.

Section 7.02. Anything contained in this Code of Regulations or elsewhere to the contrary notwithstanding:

(A) the Association shall not indemnify any officer or Director of the Association who was a party to any completed action or suit instituted by or in the right of the Association to procure a judgment in its favor by reason of the fact that he or she is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, in respect of any claim, issue or matter asserted in such action or suit as to which he or she shall have been adjudged to be liable for acting with reckless disregard for the best interests of the Association or misconduct (other than negligence) in the performance of his or her duty to the Association unless and only to the extent that the Court of Common Pleas of a county where all or any part of the development is located or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances of the case, he or she is fairly and reasonably entitled to such indemnity as such Court of Common Pleas or such other court shall deem proper; and

(B) the Association shall promptly make any such unpaid indemnification as is determined by a court to be proper as contemplated by this Section 7.02.

Section 7.03. Anything contained in this Code of Regulations or elsewhere to the contrary notwithstanding, to the extent that an officer or Director of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 7.01, or in defense of any claim, issue or matter therein, he or she shall be promptly indemnified by the Association against expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs) actually and reasonably incurred by him or her in connection therewith.

Section 7.04. Any indemnification required under Section 7.01 and not precluded under Section 7.02 shall be made by the Association only upon a determination that such indemnification of the officer or Director is proper in the circumstances because he or she has met the applicable standard of conduct set forth in Section 7.01. Such determination may be made only (a) by a majority vote of a quorum consisting of Directors of the Association who were not and are not parties to, or threatened with, any such action, suit or proceeding, or (b) if such a quorum is not obtainable or if a majority of a quorum of disinterested Directors so directs, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the Association, or any person to be indemnified, within the past five (5) years, or (c) by the Members, or (d) by the Court of Common Pleas of Delaware County, Ohio or (if the Association is a party thereto) the court in which such action, suit or proceeding was brought, if any; and such determination may be made by a court under division (d) of this Section 7.04 at any time [including, without limitation, any time before, during or after the time when any such determination may be requested of, be under consideration by or have been denied or disregarded by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the Members under division (c) of this Section 7.04]; and no decision for any reason to make any such determination, and no decision for any reason to deny such determination, by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the Members under division (c) of this Section 7.04 shall be evidenced in rebuttal of the presumption recited in Section 7.01. Any determination made by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the Members under division (c) of this Section 7.04 to make indemnification in respect of any claim, issue or matter asserted in an action or suit threatened or brought by or in the right of the Association shall be promptly communicated to the person who threatened or brought such action or suit, and within ten (10) days after receipt of such notification such person shall have the right to petition the Court of Common Pleas of Delaware County, Ohio or the court in which such action or suit was brought, if any, to review the reasonableness of such determination.

Section 7.05. Expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs) incurred in defending any action, suit or proceeding referred to in Section 7.01 shall be paid by the Association in advance of the final disposition of such action, suit or proceeding to or on behalf of the officer or Director promptly as such expenses are incurred by him or her, but only if such officer or Director shall first agree, in writing, to repay all amounts so paid in respect of any claim, issue or other matter asserted in such action, suit or

proceeding in defense of which he or she shall not have been successful on the merits or otherwise,

(A) if it shall ultimately be determined as provided in Section 7.04 that he or she is not entitled to be indemnified by the Association as provided under Section 7.01; or

(B) if, in respect of any claim, issue or other matter asserted by or in the right of the Association in such action or suit, he or she shall have been adjudged to be liable for acting with reckless disregard for the best interests of the Association or misconduct (other than negligence) in the performance of his or her duty to the Association, unless and only to the extent that the Court of Common Pleas of a county where all or any part of the development is located or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances, he or she is fairly and reasonably entitled to all or part of such indemnification.

Section 7.06. The indemnification provided by Article VII shall not be exclusive of, and shall be in addition to, any other rights to which any person seeking indemnification may be entitled under the Articles or this Code of Regulations or any agreement, vote of Members or disinterested Directors, or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be an officer or Director of the Association and shall inure to the benefit of the heirs, executors, and administrators of such person.

Section 7.07. The Association may purchase and maintain insurance or furnish similar protection, including but not limited to trust funds, letters of credit, or self-insurance, on behalf of any person who is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Association would have the obligation or the power to indemnify him or her against such liability under the provisions of this Article VII. Insurance may be purchased from or maintained with a person in which the Association has a financial interest.

Section 7.08. For purposes of this Article VII, and as examples and not by way of limitation:

(A) A person claiming indemnification under this Article VII shall be deemed to have been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 7.01, or in defense of any claim, issue or other matter therein, if such action, suit or proceeding referred to Section 7.01, or in defense of any claim, issue or other matter therein, if such action, suit or proceeding shall be terminated as to such person, with or without prejudice, without the entry of

a judgment or order against him or her, without a conviction of him or her, without the imposition of a fine upon him or her and without his or her payment or agreement to pay any amount in settlement thereof (whether or not any such termination is based upon a judicial or other determination of the lack of merit of the claims made against him or her or otherwise results in a vindication of him or her);

(B) References to an "other enterprise" shall include employee benefit plans; references to a "fine" shall include any excise taxes assessed on a person with respect to an employee benefit plan; and references to "serving at the request of the Association" shall include any service as a Director, officer, employee, agent or volunteer of the Association which imposes duties on, or involves services by, such Director, officer, employee, agent or volunteer with respect to an employee benefit plan, its participants or beneficiaries; and a person who acted in good faith and in a manner he or she reasonably believed to be in the best interests of the participants and beneficiaries of an employee benefit plan shall be deemed to have acted in a manner "not opposed to the best interests of the Association" within the meaning of that term as used in this Article VII; and

(C) The term "volunteer" shall mean a Director, officer, committee member or other agent of the Association, or another person associated with the Association, who (i) performs services for or on behalf of, and under the authority or auspices of, the Association, and (ii) does not receive compensation, either directly or indirectly, for performing those services. Compensation does not include (i) actual and necessary expenses that are incurred by the volunteer in connection with the services performed for the Association and that are reimbursed to the volunteer or otherwise paid; (ii) insurance premiums paid on behalf of the volunteer and amounts paid, advanced or reimbursed pursuant to this Article VII, Section 1702.12(E) of the Ohio Revised Code or any indemnification agreement, resolution or similar arrangement; or (iii) modest perquisites.

Section 7.09. Any action, suit or proceeding to determine a claim for indemnification under this Article VII may be maintained by the person claiming such indemnification, or by the Association, in the Court of Common Pleas of an Ohio county where all or any part of the development is located. The Association and (by claiming such indemnification) each such person consents to the exercise of jurisdiction over its or his or her person by the Court of Common Pleas of Delaware County, Ohio in any such action, suit or proceeding.

ARTICLE VIII

Notices and Demands

Section 8.01. Any notice or demand which is required to be given or delivered to or served upon a Member of the Association shall be in writing and shall be deemed to have been given, delivered or served when delivered personally to him or her or mailed to him or her at his or her address as it appears on the records of the Association. If a Member has provided the Association with an e-mail address for such Member, notices may be sent by e-mail properly addressed to the address provided by the Member. Notices required or permitted to be delivered to or served upon the Association and/or its Directors must be served in writing, personally, by U.S. Mail delivery, overnight delivery service, or by facsimile if the Association maintains a separate fax number.

Section 8.02. In computing the period of time for the giving of a notice required or permitted under the Articles, this Code of Regulations or a resolution of the Members or Directors, the day on which the notice is given shall be excluded, and the day when the act for which notice is given is to be done shall be included, unless the instrument calling for the notice otherwise provides. If notice is permitted to be given by mail, the notice shall be deemed to have been given when deposited in the mail.

ARTICLE IX

Amendments

Section 9.01. This Code of Regulations may be amended by the vote of a majority of Members present in person or by proxy at a meeting called for such purpose; or a new Code of Regulations may be adopted at a meeting of voting Members held for that purpose (or in a vote conducted by mail) by the affirmative vote of those Members entitled to exercise not less than seventy-five percent (75%) of the total voting power of the Members. The foregoing notwithstanding, any amendment terminating and dissolving the Association shall require the unanimous consent of all Owners.

ARTICLE X

Duration

Section 10.01. The Association shall exist so long as the provisions of the Declaration are applicable to the Subdivision.

ARTICLE XI

Miscellaneous

Section 11.01. This Code of Regulations shall also be deemed to be Bylaws as the same is defined in Chapter 5312 of the Ohio Revised Code.

EXHIBIT D

SPECIAL EASEMENT AREAS

[Intentionally Omitted]

EXHIBIT E

FENCE DETAILS

SELECTING A FENCE STYLE



Guardian/Doria
Guardian/Doria
N/A



Innsbruck
N/A
N/A

Residential*
Aero*
Commercial*
*NOTE: Number of horizontal rails and pickets vary according to height and grade.

OPTION 1



BLACK AERO GUARDIAN DORIA*

OPTION 2



BLACK RESIDENTIAL INNSBRUCK*

TAB 6
SERVICEABILITY LETTERS

From: King, Andrew
To: Shafer, Joe
Subject: Conflict between Comprehensive Plan and Zoning Resolution
Date: Tuesday, August 8, 2017 2:13:37 PM

Joe,

You asked how the Township should resolve a conflict between the comprehensive plan. As you know, the Township is permitted by Chapter 519 to enact a zoning resolution. R.C. 519.02 allows the Township to regulate location, size, area, and use of property **by resolution**. The zoning resolution is the only statutorily permitted method by which the Township can legislatively establish land use restrictions. As you know, in the absence of a zoning resolution, the only limitations of a property owner's use of real property is what other statutes or common law restrict. There is no intermediate state between zoned and unzoned townships.

In a similar vein, the comprehensive plan cannot function as a substitute for the zoning resolution. Chapter 519 establishes a specific procedure for creating and amending the zoning resolution, including subjecting the resolution to a referendum. On the other hand, there is no specific statutory authority for creating and adopting a comprehensive plan. Unlike the zoning resolution, it is not necessarily legislative and cannot be made subject to a referendum. It's only function is to act as a guide to the zoning resolution adopted under R.C. 519.02. Thus, it may not usurp or supplement the legal authority of the zoning resolution.

In the event of a conflict between the two documents, the zoning resolution must always prevail. It would be illegal and likely a violation of the land owner's constitutional due process right to subject a landowner to restrictions found in the comprehensive plan. Accordingly, we advise Genoa Township not to use the comprehensive plan as binding legal authority on any zoning matter.

Please let me know if you have any additional questions or concerns,

Andrew J. King
Assistant Prosecuting Attorney
149 N. Sandusky St.
Delaware, Ohio 43215
Tel: 740-833-2690

DISCLAIMER NOTICE This e-mail, together with any attachments or files transmitted with it, may contain confidential information belonging to the sender, or constitute non-public information that is not subject to disclosure under O.R.C. Section 149.43, Ohio's Public Records Act. Additionally, if the sender is an employee of the Delaware County, Ohio Prosecuting Attorney's Office, this e-mail, together with any attachments or files transmitted with it, may contain information that is protected by the attorney-client privilege or other applicable privileges. The information in this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you have received this e-mail in error, please immediately notify the sender by e-mail and delete this e-mail from your system. If you are not the

Delaware County Regional Planning Commission
109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP *Executive Director*

AGENDA
Thursday, July 27, 2017 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- **Call to order**
- **Roll Call**
- **Approval of June 29, 2017 RPC Minutes**
- **Executive Committee Minutes of July 19, 2017**
- **Statement of Policy**

II. VARIANCES / EXTENSIONS

15-14.V	Northstar, Section 1, Phase E	Berkshire/Kingston	64 lots / 30.88 acres

III. ZONING MAP/TEXT AMENDMENTS

25-17 ZON Maple Craft LLC – Berkshire Twp. – 2.275 acres from A-1 to FR-1
26-17 ZON Vinmar Investment Ltd. – Genoa Twp. – 75 acres from RR to PRD
27-17 ZON Hawks Nest Premier Living – Genoa Twp. – 19.055 acres from PCF and RR to PRD

IV. SUBDIVISION PROJECTS

		Township	Lots/Acres
Preliminary			
12-17	The Pines	Berlin	176 lots / 160.10 acres
03-17 W	Woodhaven Est., Lot 514, Div. #1	Genoa	02 lots / 04.62 acres
13-17	Carter's Farm	Kingston	03 lots / 10.884 acres

Preliminary/Final *(none)*

Final

06-16	The Woods of Dornoch, Sec. 5	Delaware	40 lots / 12.091 acres
18-13.4.A	Olentangy Falls, Section 4, Phase A	Liberty	07 lots / 14.134 acres
11-17	Orange Centre Dvlpt. Lot 7492, Div. #1	Orange	01 lot / 03.336 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS

- Consideration for Approval: Reimbursement of ESRI conference expenses

VI. POLICY / EDUCATION DISCUSSION

VII. RPC STAFF AND MEMBER NEWS

26-17 ZON Vinmar Investment Ltd. – Genoa Twp. – 75 acres from RR to PRD

I. Request

The applicant, Vinmar Investment Ltd., on behalf of owner, Columbus Corporate Center Inc., is requesting a 75-acre rezoning from RR to PRD for the development of a 90-lot single-family development titled "Vinmar Village Phases 4, 5, and 6."

II. Conditions

Location: West side of Old 3 C, South of Lewis Center Rd.
Present Zoning: Rural Residential (RR)
Proposed Zoning: Planned Residential (PRD)
Present Use(s): Vacant
Proposed Use(s): 90 single-family house lots
Existing Density: 1 du / 2 acres
Proposed Density: 1.21 du / gross acre, 1.439 units /net acre
School District: Big Walnut Local School District
Utilities Available: Del-Co Water and central sanitary sewer
Critical Resources: wetland
Soils: BeA Bennington Silt Loam 0-2% slope
CnA Condit Silt Loam 0-1% slope
PwA Pewamo Silty Clay Loam 0-1% slope

III. Introduction

Vinmar Village Phases 4, 5, and 6 is a proposed development of 90 lots on 75 acres just north of the previous

sections of Vinmar Village. The typical lot size is 80' x 150', or 12,000 square feet. Sidewalks will be located on both sides of the street and the landscape plan shows street trees along all streets as well as the existing entrance features built for Section 1. The layout takes advantage of two road stubs from Section 1 (Olivero Drive and Luca Drive) and provides a new stub to the north. Its main access will be via South Old 3C Highway through Section 1 of Vinmar Village. Open space of 36.914 acres (49% of the net area) is provided, which includes a stormwater management area, an 8' wide asphalt path that connects to the Genoa Trail (Ohio to Erie) trail along S. R. 3, and 10 off-street public parking spaces.

IV. Comprehensive Plan

This parcel falls within Sub Area IV of the Genoa Twp. Comprehensive Plan which recommends Conservation Subdivisions in the Rural Residential District at a density of .75 units per net developable acre with centralized sewer. The development plan proposes a density of 1.439 units per net developable acre, which represents an increase in that density.

The applicant notes that Sub Area IV limits density to 1.1 units per net developable acre. Both the current Plan, adopted in December 2016, and the previous 2008 Plan recommended this area at a density of .75 units per net developable acre. The applicant notes that the Zoning Code "is controlling with respect to density limitations and Applicant's legal rights." This is a logical stand for the applicant to take, but staff understands that a landowner is only entitled to develop under existing zoning, which in this case is Rural Residential or a 2-acre lot size. The land is entitled to the higher density only if the land is rezoned to that density.

The Vinmar Village site was also proposed at a density of 1.2 units per acre and 1.44 units per net developable acre. Staff commented at the time that an arterial street was being proposed and justified that a higher density be allowed by the Township. This proposal is similar, and supports the higher density with the dedication of park land at the west end of the site. The location of the park suggests that its use will be somewhat limited to residents within the immediate vicinity.

In the Vinmar Village case to the south, staff noted that the .75 units per net acre would be a substantial reduction than the proposal. That report recommended that the density be consistent with the adjacent developments in this subarea. The proposed density is directly consistent with the adjacent development. The Township will need to determine if the same density should be granted even if it contradicts the Comprehensive Plan.

V. Issues

Traffic and access: The site will extend Olivero Drive from the south, which is currently a no-load, 80-foot-wide street with a north-bound left turn lane at Mariposa Drive. The plan calls for tapering the width to a 60-foot right-of-way with 27-foot pavement width as it enters the site. An attached Traffic Analysis indicates that the additional development does not warrant a traffic signal at Old 3C Highway. The recommended north-bound turn lane length is 175 feet, which is the same length as recommended for the 2012 study for Vinmar Village. The 2016 aerial orthophoto indicates a current striped length of approximately 130 feet.

The road network of the area was studied when the development to the south was proposed. At the time, the intent was to build Olivero as a no-load street that would potentially continue to S.R. 3. It is unlikely that a new access would be allowed at the state route and the township is no longer pursuing the idea, so it is reasonable to allow the road to become a local street with driveways. However, the traffic analysis indicated no individual

driveways before the road's intersection with the loop street and the addition of a cul-de-sac to the east. Staff prefers a layout similar to the one in the traffic study, since those first lots will be impacted with traffic from the entire subdivision.

The layout within the traffic analysis provided an access to both the 17.7-acre Stahl property as shown in the current proposal, and the 21.55-acre Lucia property which is adjacent to S.R. 3. Staff recommends both of these connections be made, a likely requirement by both RPC and the County Engineer during the subdivision platting phase.

Finally, the east/west cul-de-sac appears to measure at about 1,300 feet. The layout in the traffic analysis shows this as a loop street. Staff recommends the loop street be used, creating a more interconnected road network and reducing the traffic impact on the lots at the entrance to the development.

Lot size: The general concept of most Comprehensive Plans is that densities are lower and become less "suburban" as development moves away from the "center." This has been the case in Genoa Township, where densities are recommended at lower levels as projects move away from Maxtown Road and Polaris Parkway. This is especially true in this subarea, where lower densities are recommended as noted in the previous section. The lot sizes for this rezoning area are generally 12,000 square feet with typical 80-foot frontages. In Vinmar Village to the south, lots are 13,500 square feet with 90-foot frontages. Ninety feet is the minimum frontage that typically accommodates side-load garages, allowing a better streetscape and more space between homes. It would be logical to allow the same size lot or larger in this development, rather than smaller lots.

Open Space: As noted, Open Space of 36.91 acres, or 49% is proposed to be set aside. Of this, 24%, or 15.93 acres will be common open space. This area is located west of the development, along the Genoa/Ohio to Erie Trail and is intended to be dedicated to the Township as a park. Parking for up to nine cars is proposed. The developer is proposing landscaping and funding for improvements to the park, with input from nearby residents.

Central to the development is an area of 15.21 acres of open space. This appears to be passive open space, providing homes on smaller lots that are adjacent to open space, a typical feature of Conservation Subdivisions. Given the value of the treelines along the north boundary, staff recommends a strip of open space along the north be created by moving the lots down, allowing for a tree-preservation area to be created in common open space.

Drainage: Drainage appears to be feasible, with a large detention facility at a reasonable location. Stormwater will be fullly studied at the subdivision platting phase.

Signage: No signage information is included, but this is proposed as an extension of the existing Vinmar Village project.

Sanitary Treatment: A service letter is included stating conditional capacity to the site, "provided that the Vinmar pump station is functioning at design capacity. Extensions from the existing Vinmar pump station to the south, including acquiring sanitary easements, will be necessary to provide service to the proposed lots."

VI. Divergences

No divergences are requested.

VII. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Vinmar Investment Ltd. from RR to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

1.) *Staff recommends utilizing the name Vinmar North – using references to "Phases 4, 5, 6" is not consistent with the subdivision nomenclature policy;*
2.) *Approval of the proposed density, but with larger lots that are consistent with Vinmar Village to the south (90-foot frontages);*
3.) *Configuration of the lots along the northern boundary to allow an open space tree preservation area; and*
4.) *Consideration of changing the cul-de-sac to a loop street and providing an additional stub street to the Lucia property (with frontage on S.R. 3).*

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

2/26/2019

David D. Denniston, PE
Advanced Civil Design
422 Beecher Rd
Gahanna, OH 43230

RE: AVAILABILITY OF ELECTRICAL SERVICE

Vinmar Village Sec 4 & 5

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a 71-unit single-family residential development is located on the west side of S Old 3C Highway and north of Olivero Dr, in Genoa Township, Delaware County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor

Delaware County
Regional Sewer District

Executive Director
Michael A. Frommer, P.E.

Director/Sanitary Engineer
Tiffany M. Maag, P.E.

February 22, 2019

David D. Denniston, PE
422 Beecher Road
Gahanna, OH 43230

sent via email: ddenniston@advancedcivildesign.com

Re: **Request for Sewer Capacity**
Parcels: 31721007017001, 31721007018000, 31712005009000

Dear Mr. Denniston:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 71 Equivalent Residential Unit(s) (ERU).

Capacity is conditionally available to serve the proposed project provided that the Vinmar pump station is functioning at design capacity.

The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

Kelly Thiel

Kelly Thiel
Delaware County Regional Sewer District

cc: Correspondence File

Officers
DAVID A. BENDER
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Deputy General Manager

DEL-CO WATER COMPANY

6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • Fax (740) 548-6203

Directors
BRUCE A. BLACKSTON
BRIAN P. COGHLAN
WILLIAM E. COLE
DOUGLAS D. DAWSON
PAMALA L. HAWK
TIMOTHY D. MCNAMARA

David D. Denniston, P.E.
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

Via Email: ddenniston@advancedcivildesign.com

RE: Water Availability – Vinmar Village Sections 4 & 5

Dear Mr. Denniston:

As requested, this is to inform you that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Development: Vinmar Village Sections 4 & 5
Proposed Land Use: ±71 single-family homes
Location: East Side of SR 3, north of Vinmar Village
Land Size: ±75.511 acres

This site can be served from an existing 10-inch waterline located on South Old 3C Highway.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.
Deputy General Manager

GENOA TOWNSHIP
FIRE DEPARTMENT

GARY HONEYCUTT
FIRE CHIEF
JOE PONZI
DEPUTY CHIEF
CRAIG SKEEL
FIRE MARSHAL

October 9, 2018

Jeffrey P. Guggenbiller
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

Mr. Guggenbiller,

The Genoa Township Fire Department has reviewed the Street, Storm, and Water Improvement plan for Vinmar Village Section 4 dated 4 September 2018 and has the following comments:

1. Cul-de-sacs with a center island feature, shall have both sides of the road posted as a fire lane.
    - Installed per the Ohio Manual of Uniform Traffic Control Devices (OMUTCD).

2. There shall be a minimum fire flow of 1000 gallons per minute for structures that do not exceed 3600 ft^2. See Ohio Fire Code Appendix B (attached) for structures in excess of 3600 ft^2.

Please contact me with questions.

Sincerely,

Gary Honeycutt, Fire Chief
ghoneycutt@genoatwp.com

7049 BIG WALNUT RD GALENA, OHIO 43021
614.568.2040 FAX 614.568.2090
www.genoatwp.com

SUBURBAN NATURAL GAS COMPANY
ESTABLISHED 1882

211 FRONT STREET, P.O. BOX 130
CYGNET, OHIO 43413-0130
(419) 655-2345

2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206
(740) 548-2450

February 25, 2019

David D. Denniston, PE
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

RE: Vinmar Village Sections 4 & 5

Dear Mr. Denniston:

In response to your request for natural gas service availability to the approximately 74.511 acres located on the east side of State Route 3, west side of S. Old 3C HWY Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,

Aaron Roll
Vice President
System Development

AR/hc

cc: Andrew Sonderman

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

March 3, 2019

Advanced Civil Design
David D. Denniston
422 Beecher Rd
Gahanna, OH 43230

RE: Vinmar Village Sections 4 & 5, Genoa Twp, Delaware County, OH

Dear Mr. Denniston:

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 proposed Vinmar Village Sections 4 & 5, Genoa Twp, Delaware County, OH project.

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

Thank You!



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

To: Advanced Civil Design
David D. Denniston, PE
422 Beecher Road
Gahanna, OH 43230

Re: Vinmare Village- Section 4+5 Will Serve Letter 03/06/2019

Dear, Mr. Denniston

In response to your request for CenturyLink to provide a "will serve" letter to serve :

Vinmar Village Sections 4 & 5 with Genoa Township

CenturyLink appreciates the opportunity to serve your development with its future communication needs. In response to the request to a commitment to serve the aforementioned development, CenturyLink will work with the developer on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and in compliance with the prevailing Terms and Conditions of the Price List, Catalog, or Tariff, filled with the state utility regulatory authority that CenturyLink will make a determination as to what services we will provide and if there will be any contribution required to provide those services.

As a public utility, many of the telecommunications services provided by CenturyLink are regulated by State Public Service Commissions and the Federal Communications Commission. The service you request will be provided for under the prevailing Terms and Conditions of the Price List, Catalog, or Tariff posted on our CenturyLink web site.

If there any further questions, or if I can be of any help, please contact me at:

Daniel E. Beckett / Local Network Engineer II PTSK/MCVL
Office #740-927-8282
daniel.e.beckett@centurylink.com

Thank you and we look forward to working with you in the future.

TAB 7
TRAFFIC STUDY

From:	Love, Michael
To:	Looby, Joe
Cc:	Iles, Doug; Piccin, John
Subject:	RE: Olivero Driveways
Date:	Friday, September 08, 2017 1:49:32 PM
Attachments:	image001.png

Joe

This addresses my comment #1 on the TIS regarding the requirement that Olivero Drive be a non-loaded street. Based on the information below, it is acceptable to have Olivero Drive be a loaded street.

Call me if you have any questions

Michael Love P.E., PTOE
Traffic Engineer
Delaware County Engineer's Office
a: 50 Channing St., Delaware, OH 43015
p: (740) 833-2428
e: mlove@co.delaware.oh.us
w: www.delawarecountyengineer.org

From: Looby, Joe [mailto:Joe.Looby@stantec.com]
Sent: Friday, September 08, 2017 1:21 PM
To: Love, Michael
Cc: Iles, Doug
Subject: Olivero Driveways

***** ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails. *****

Mike,

I ask that you reconsider your position regarding driveways on Olivero in Vinmar Phases 4,5, and 6.

Originally, Olivero was to extend west to SR 3 and eventually connect to Sheffield Park Drive; forming a major collector from Africa to South Old 3C Highway. To make the new intersection at SR3 ODOT required the closure of the Lewis Center intersection thus diverting its traffic to Olivero. Olivero Drive in Vinmar Phase 1 was built on this premise with 36' wide pavement, 80' right-of-way, 350' minimum center line radius, 35 mph posted speed, no parking, and no driveways.

However, this is no longer the plan. Olivero will never extend to SR3 and thus it is false to assume the Lewis Center intersection will ever be closed and its traffic diverted to Olivero. Years ago an idea for creating a Town Center was discussed that would include retail, mixed residential, and commercial uses . For the Town Center to work, a new intersection was needed at SR3 and the only possible way this could occur was to close Lewis Center. However, the Town Center Plan was rejected by the Township, Township residents, and developers.

As a result, the area is being developed as residential and the character of Olivero will be much different in Phases 4,5 and 6 than in Phase 1. It will be reduced down to a 27' wide typical residential street with sidewalks, street trees, houses, driveways and mailboxes. In addition, the amount of traffic on Olivero will be low:

- Assume 70% of the 90 homes in Vinmar phase 4,5, and 6 at 10 trips per day = 630 ADT
- Assume the north property develops at a similar density as Vinmar, 1085 trips will be generated with 30% using Olivero or 325 ADT. (And eventually more will use Lewis Center once connected)
- 630 + 325 = 955 ADT

At less than 1000 ADT, this volume is consistent with a typical low volume residential street that very rarely warrant driveway restrictions. Plus, the houses and driveways reinforce the character change and the fact that one is entering a residential neighborhood and should create an impulse to slow down.

A cul-d-sac off Olivero was considered at one time however this is less desired due to the impacts to trees and proximity to South Old 3C Highway. The current plan shows 6 lots on Olivero, each will have an additional 25' depth to allow for car courts, side loads, extra space for turnarounds, or to simply have a bigger front yard.

Doug and I are willing to work with you to provide information necessary to support driveways on Olivero Drive including the preparation of a supplement or revision to the TIS if so desired.

See attached the latest site plan that shows the homes on Olivero and two stubs to the north.

Thank you for considering this information.

Joe

Joe Looby

Project Manager
Phone: 614-485-5040
Cell: 614-486-4383
joe.looby@stantec.com

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Please consider the environment before printing this email.

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Stantec

Approved as noted 8/21/17 MAL

MC

Memo

RECEIVED
JUL 24 2017
DELAWARE COUNTY ENGINEER

To: Mike Love, Delaware County Engineers Office; John Piccin, Delaware County Engineers Office; Perry Morgan, Stantec; Joe Looby, Stantec
(to all via email)

From: Doug Iles, Stantec
Columbus, Ohio

File: 1734-09307

Date: June 23, 2017

Reference: Casto North Site Traffic Study

This memorandum summarizes traffic analysis required by the Delaware County Engineers Office for the proposed North Casto Site. The required analyses, study years (2018 and 2028) and other requirements are discussed in the approved memo of understanding (MOU) attached.

The attached site plan shows the proposed development is to include 90 single-family dwelling units. As such a traffic impact study is not required. Only analyses of the site driveway will be required. All of the site traffic will access the site via existing Olivero Drive.

Trip Generation & Site Trip Assignment

The trip generation is based on the *ITE Trip Generation Manual, 9th Edition* for land use *210 Single-Family Detached Housing* and is summarized in the table below.

Trip Generation Table ITE 210: Single-Family Detached Housing (90 units)				
	AM		PM	
	In	Out	In	Out
ITE 210	18	55	60	36

Trips are assigned to be split 75% to/from the south and 25% to/from the north, based on the turning movement count. See the attached figure showing site and total trips.

NOTE: ① Olivero Drive will be non-loaded as shown in the TIS. The exhibit for Zoning shows lots fronting Olivero Drive.
② If Zoning documents differ significantly from TIS, then TIS will need to be updated (i.e. TIS shows two roads connecting to the northern properties but Zoning exhibit only shows one)

Reference: Casto North Site Traffic Study

Background Traffic Volumes

Stantec collected AM and PM peak hour turning movement counts May 17, 2017, attached. Background traffic volumes are based on a 3% growth rate from the October 2012 *Traffic Impact Study For The Diersing Yarnell And Vinmar North Sites* study. A straight line 3% growth rate is applied to the 2017 turning movement counts (Figure 1) to obtain the 2018 and 2028 background volumes (Figure 2 & 3).

To account for trips discussed in the 2012 study but not constructed at the time the turn counts were taken the difference between the volumes in the 2012 study and the turn counts is added to the background traffic (Figures 4-6). Site trips are shown in Figure 7. Total trips, existing plus background are shown in Figures 8 & 9.

Internal Roadway ADT

For internal site roadway ADT it is assumed that undeveloped land north of the site and south of Lewis Center Road is developed, as residential, with a density similar to the site. This area is shown shaded in cyan on the attached figure. The area is approximately 1.27 times the size of the proposed site with 90 units, which results in 114 additional units, using the ITE trip generation rate this would produce 1085 weekday trips.

Per Delaware County Engineers Office instruction, the distribution of those trips assumes Lewis Center Road will not be connected for through traffic between North State Street (SR 3) and Old 3C. The attached figure shows the estimated ADT volumes on the site streets.

Reference: Casto North Site Traffic Study

Analysis Results

The following analyses are at the site driveway, include all full build site trips year 2028 total traffic.

- Stop control capacity analysis
  - LOS B for both AM & PM peak hour
- Signal warrant
  - A traffic signal warrant was not evaluated for this intersection. The volumes indicate a traffic signal is not warranted.
- Southbound right turn lane warrant
  - Southbound right turn lane not warranted
- Northbound left turn lane length
  - The calculated turn lane length is 175 feet, the same length recommended in the October 2012 *Traffic Impact Study For the Diersing Yarnell and Vinmar North Sites*.

If you have any questions please feel free to contact me.

STANTEC CONSULTING SERVICES INC.

Douglas Iles, PE
Senior Traffic Engineer
Phone: (614) 643-4373
Doug.Iles@stantec.com

Attachment: Approved MOU, Figures, Analyses

List of Figures

1- Year 2017 Turn Count Volumes
2- 2018 Background Volumes (1.03*Year 2017 Count)
3- 2028 Background Volumes (1.33*Year 2017 Count)
4- AM Site Trips From 2012 Study
5- PM Site Trips From 2012 Study
6- Volumes to Add From 2012 Study (Figure 4 or 5 minus Figure 1)
7- Site Trips
8- 2018 Total (Background+Site+2012 Study Trips)
9- 2028 Total (Background+Site+2012 Study Trips)

Stantec

CASTO NORTH

2017 TURN COUNTS

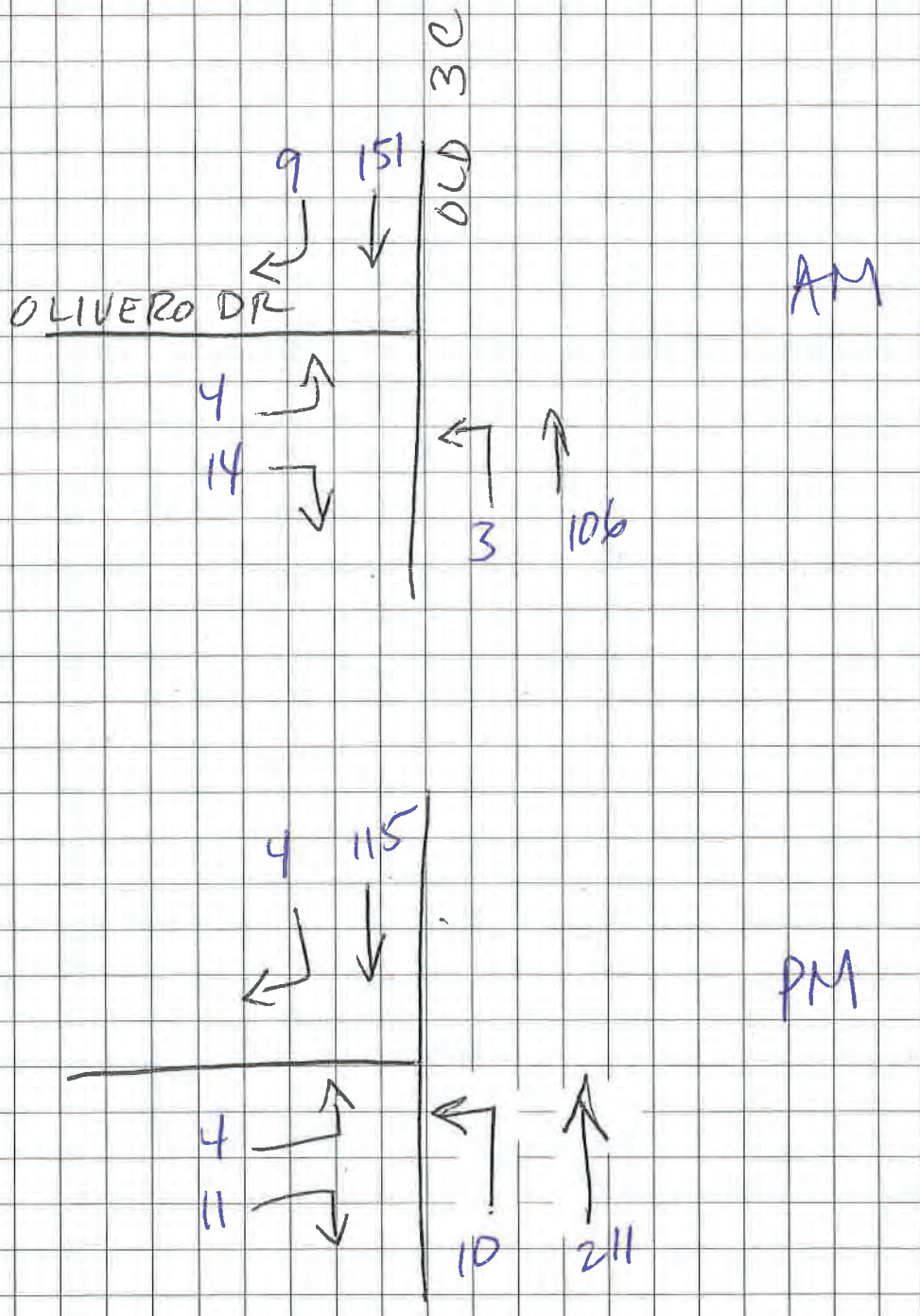


FIG 1

Designed by:

Checked by:

Stantec

CASTO NORTH

2018 BG (2017)(1.03)

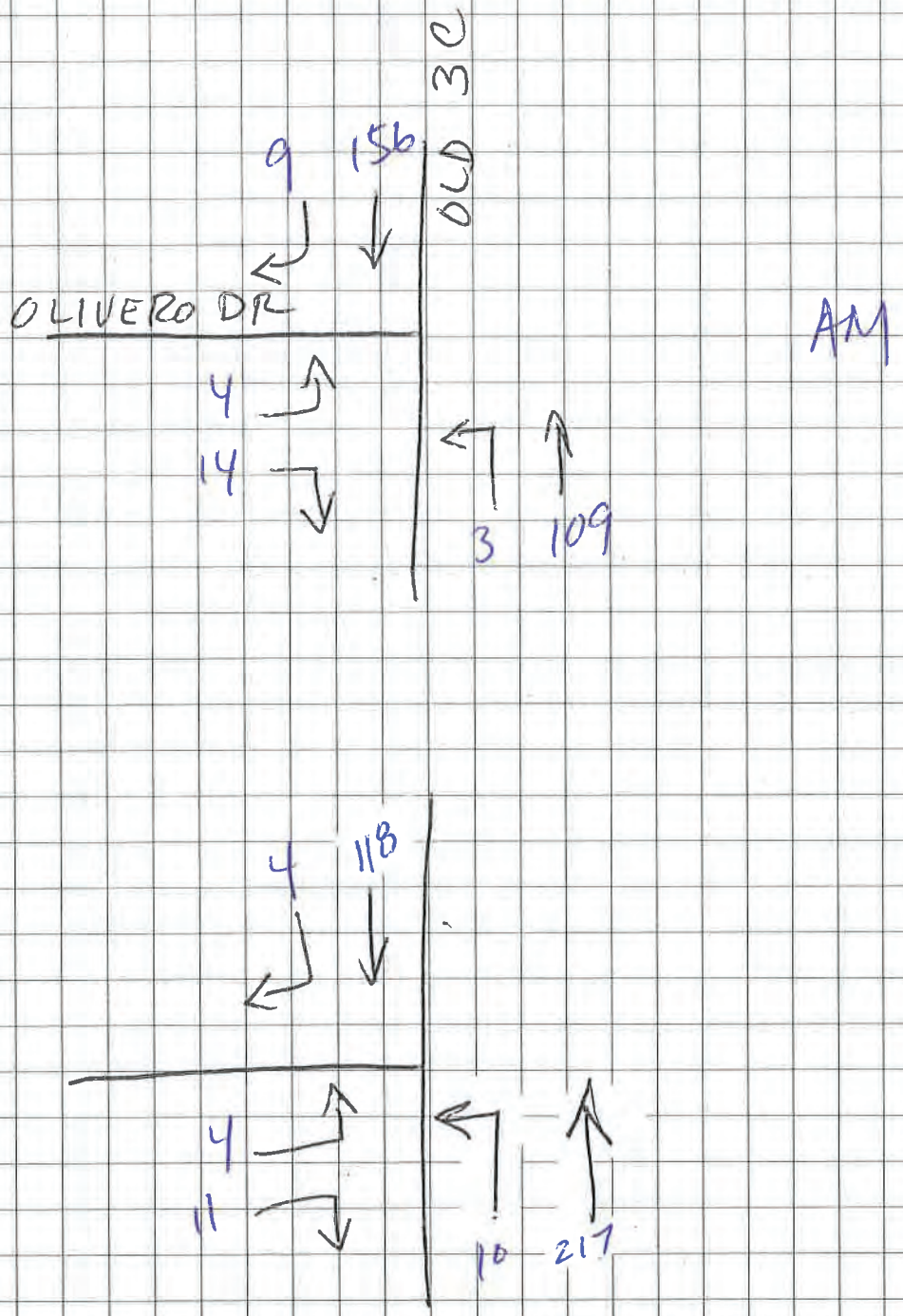


FIG 2

Designed by:

Checked by:

Stantec

CASTO NORTH

2028 BG (2017)(1.33)

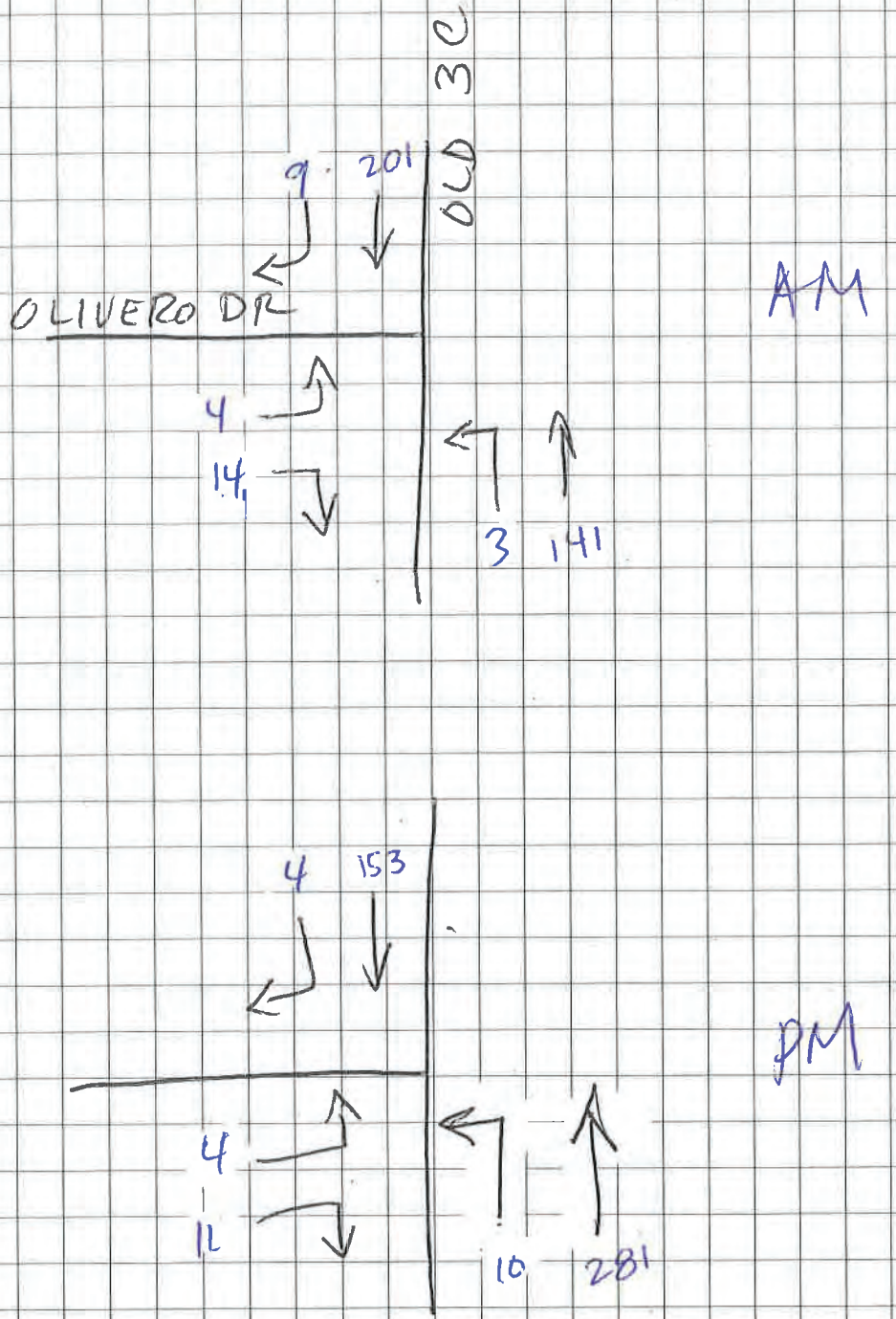
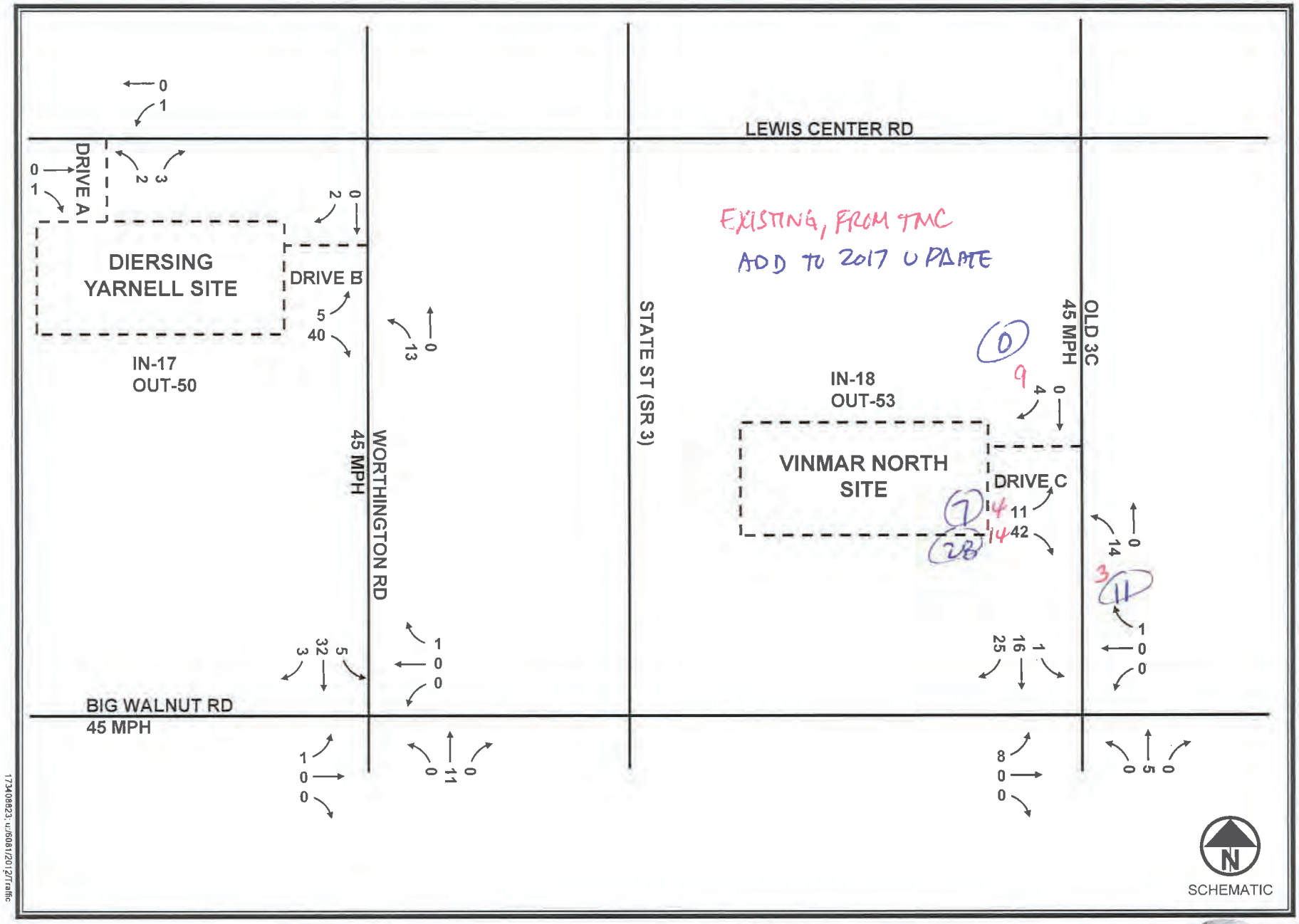


FIG 3

Designed by:

Checked by:



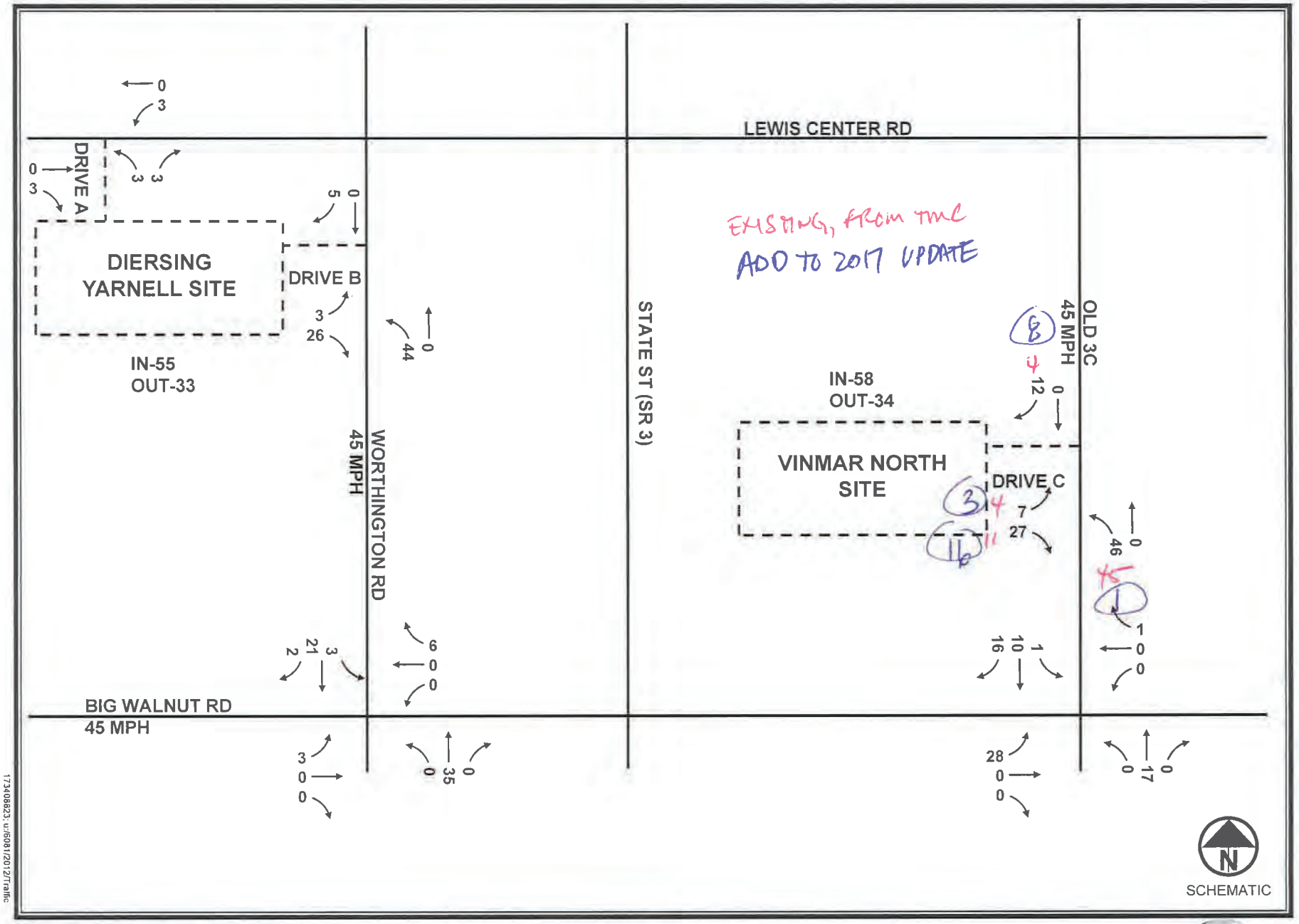
173408823.u/6081/2012/Traffic

Diersing Yarnell and Vinmar Sites
Delaware, Ohio

FIGURE 4 – AM SITE TRIPS

Fig 4

Stantec



Diersing Yarnell and Vinmar Sites
Delaware, Ohio

FIGURE 5 – PM SITE TRIPS

Fig 5

Stantec

Stantec

CASTO NORTH

TRIPS TO ADD FROM 2012 STUDY

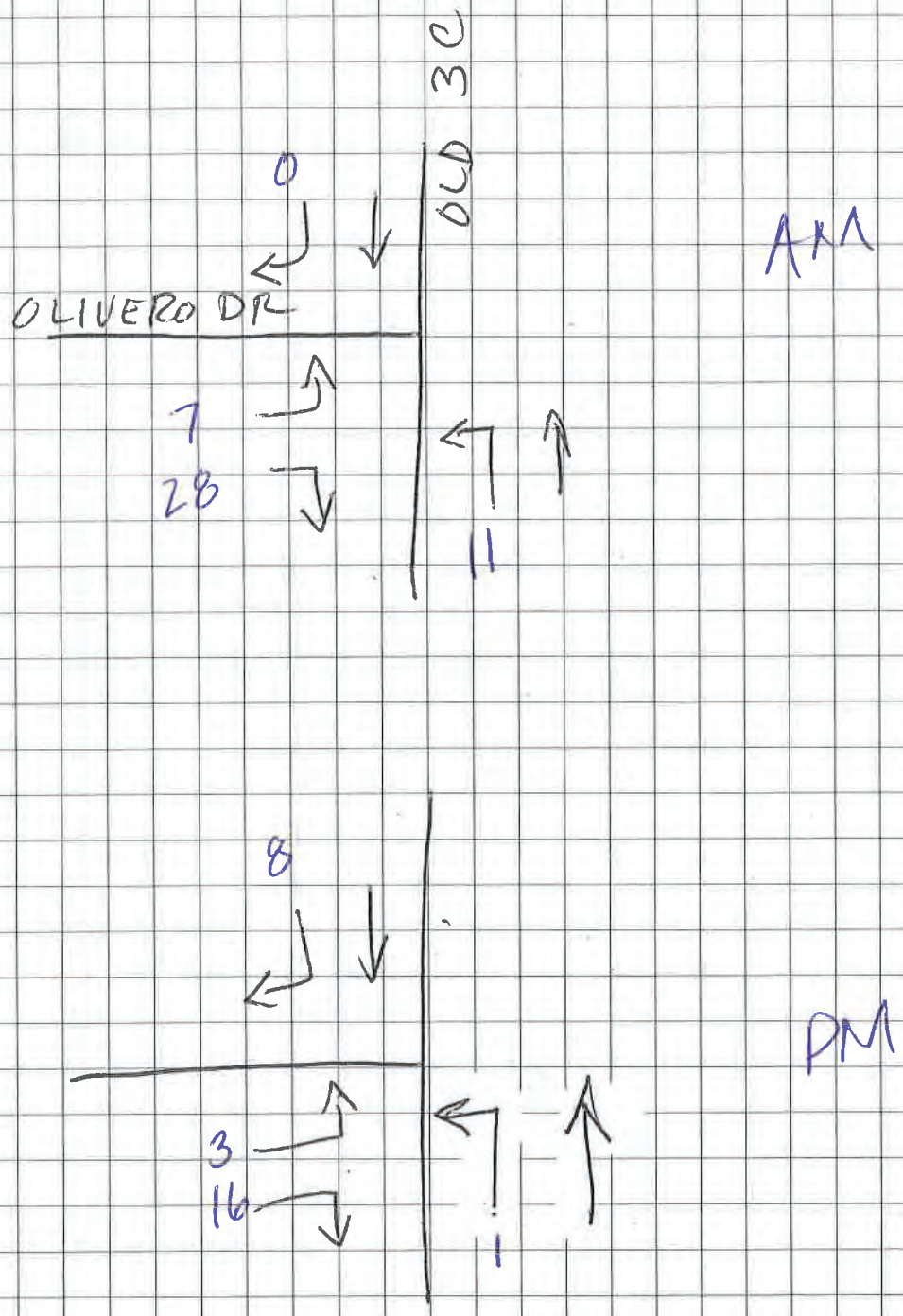


FIG 6

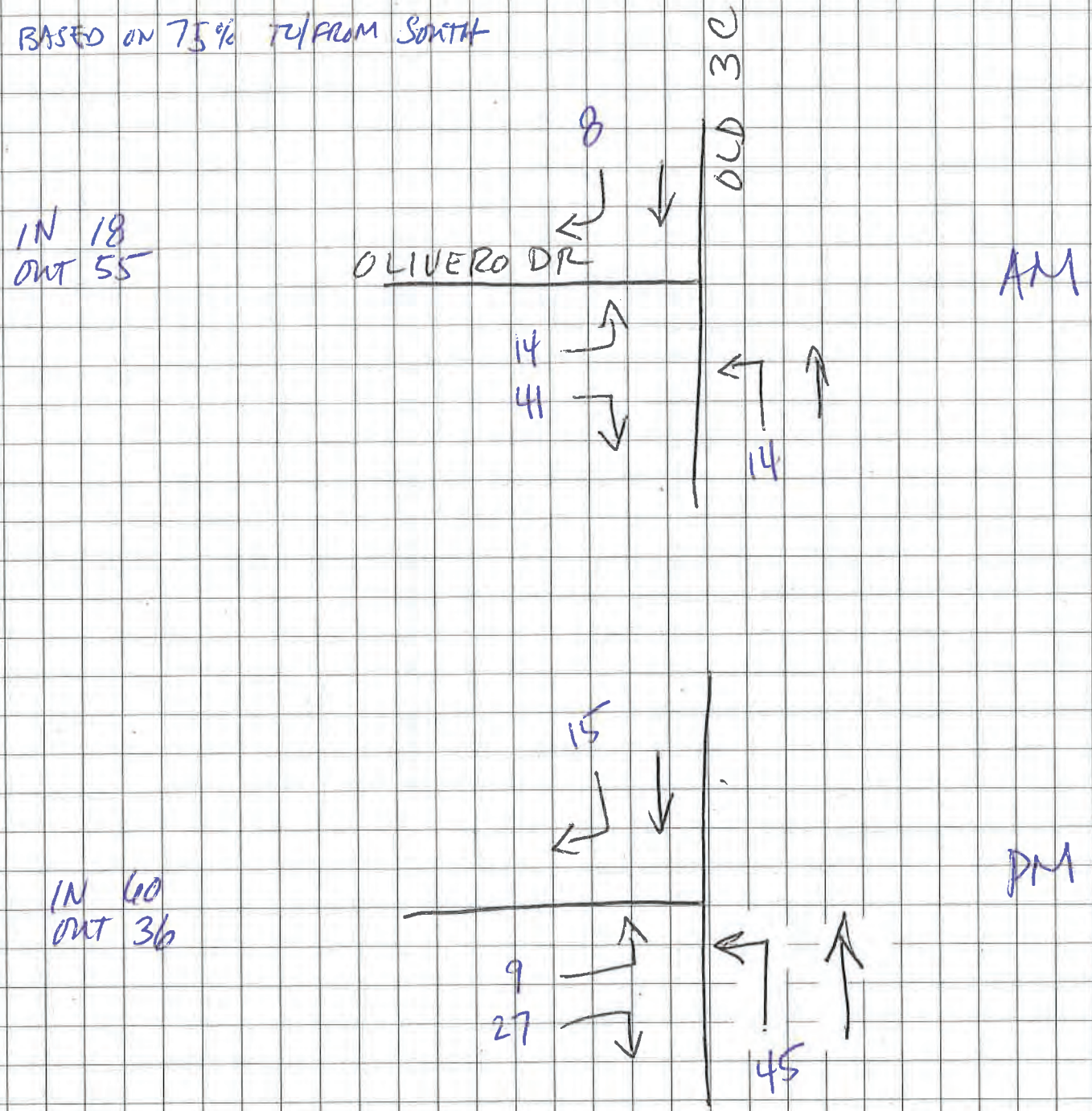
Designed by:

Checked by:

Stantec

CASTO NORTH SITE TRIPS

BASED ON 75% TO/FROM SOUTH



IN 18
OUT 55

IN 60
OUT 36

Fig 7

Designed by:

Checked by:

Stantec

CASTO NORTH

2018 TOTAL TRIPS = 2012 STUDY + SITE + BACKGROUND

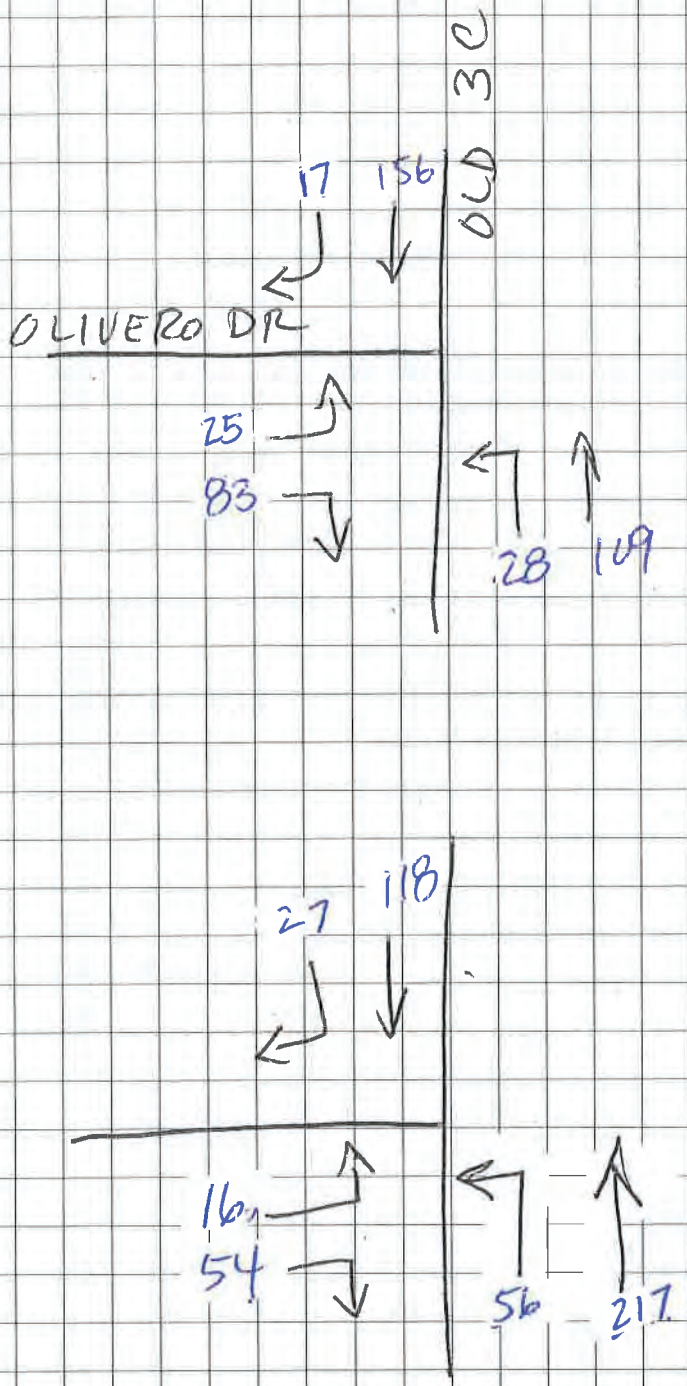


FIG 8

Designed by:

Checked by:

Stantec

CASTO NORTH

2028 TOTAL

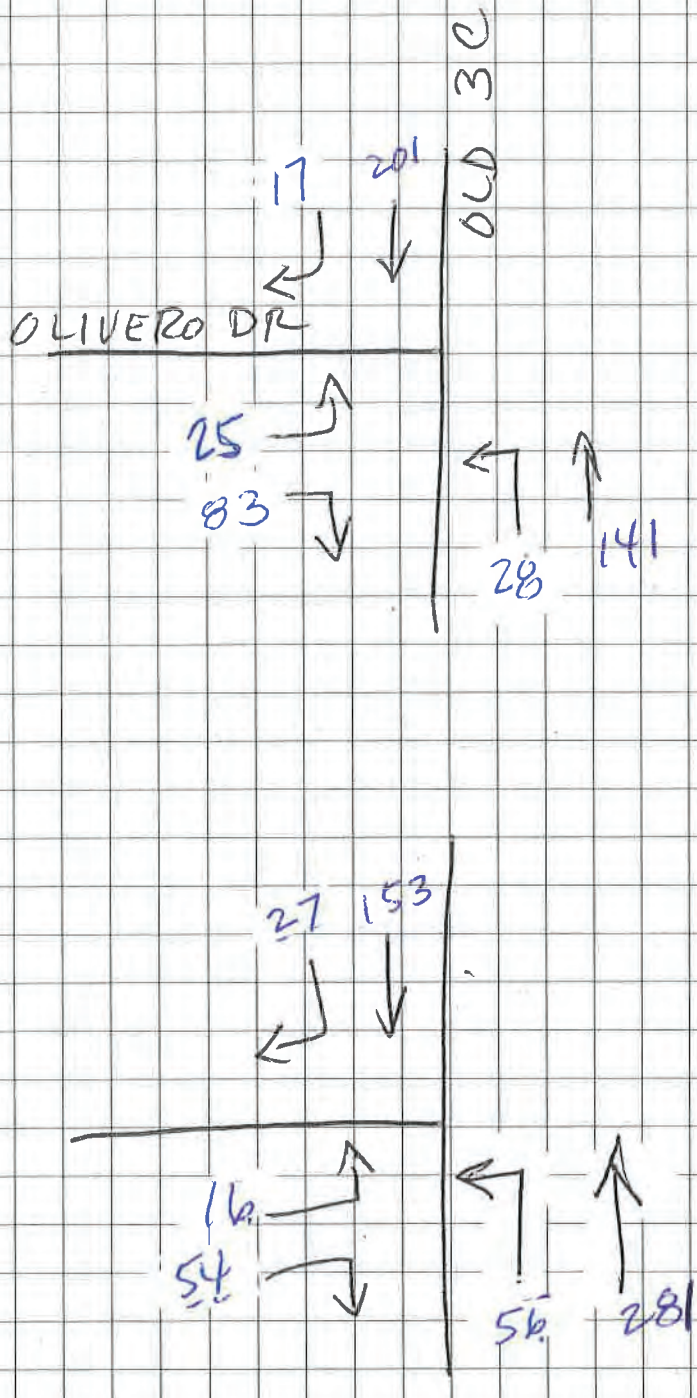
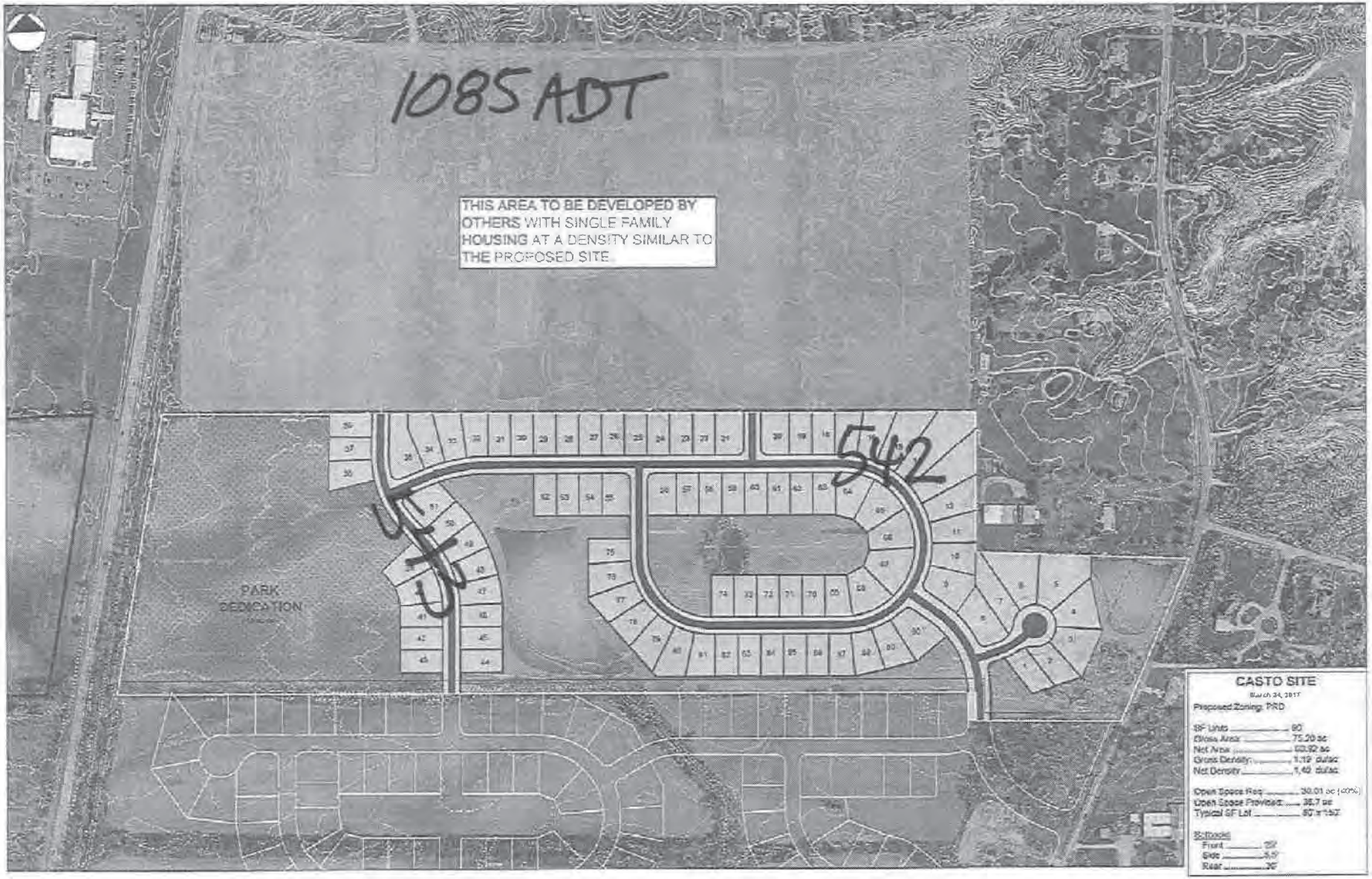


FIG 9

Designed by:

Checked by:


1085 ADT
THIS AREA TO BE DEVELOPED BY OTHERS WITH SINGLE FAMILY HOUSING AT A DENSITY SIMILAR TO THE PROPOSED SITE
PARK DEDICATION
CASTO SITE
March 24, 2017
Proposed Zoning: PRD
SF Units 90
Gross Area ..... 75.29 ac
Net Area ..... 63.92 ac
Gross Density ..... 1.19 du/ac
Net Density ..... 1.40 du/ac
Open Space Req ..... 30.01 ac (40%)
Open Space Provided ..... 36.7 ac
Typical SF Lot ..... 80' x 130'
Setbacks
Front ..... 25'
Side ..... 5'
Rear ..... 20'

Approved 6/19/17 MAL

Meeting Notes

Project: Casto North Site (1734-09307)

Purpose: Traffic Study Memo Of Understanding

Stantec

Date:	May 11, 2017 (Rev 6/9/17)
Place/Time:	Via telephone, 10:00 AM
Next Meeting:	NA
Attendees:	Mike Love- Delaware County Doug Iles- Stantec Consulting
Absentees:	NA
Distribution:	to attendees and John Piccin, Delaware County; Perry Morgan, Stantec; Joe Looby, Stantec (via e-mail)

This memorandum summarizes a conversation with the Delaware County Engineers Office to discuss traffic study requirements for the proposed North Casto Site, site plan attached. Key points are summarized below.

The site plan shows the proposed development is for 90 single family dwelling units. As such a traffic impact study is not required. Only analyses of the site driveway will be required. All of the site traffic will access the site via existing Olivero Drive.

Trip Generation will be based on ITE Trip Generation Manual, 9th Edition.

For internal site roadway ADT Stantec will assume the undeveloped land north of the site and south of Lewis Center Road is developed, as residential, with density similar to the site. Also, assume Lewis Center Road will not be connected for through traffic between North State Street (SR 3) and Old 3C. An exhibit will be prepared showing the estimated ADT volumes on the site streets.

The following is the existing roadway classification and posted speed limits:

- Old 3C Highway, Major Collector, 45 MPH
- Olivero Drive, Minor Collector, 35 MPH

A peak hour turning movement count will be done at the intersection of Old 3C & Olivero Drive. Based on this count, attached, trips are assumed to be split 75% to/from the south and 25% to/from the north. Background traffic will also include traffic development discussed in the Diersing Yarnell & Vinmar TIS dated 12/19/12. The growth rate from this study will also be used.

The following analyses will be done for the site driveway, using the existing traffic volume and site traffic (total traffic) for the opening year 2018 and design year 2028, build and no build condition, as required.

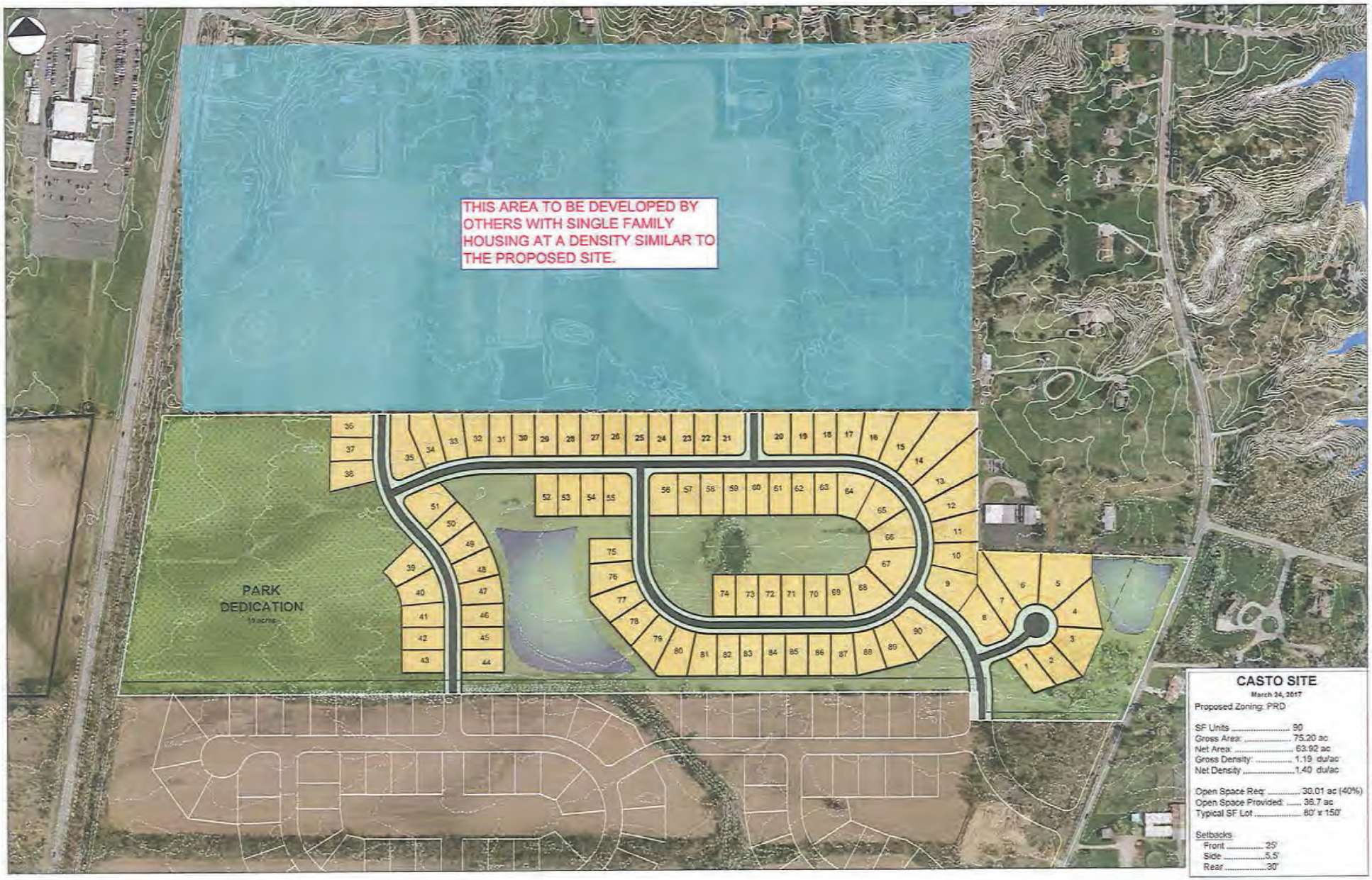
- Stop control capacity analysis
- Signal warrant (as needed, 8 hour volumes will be estimated based on 4-hour count)
- Southbound right turn lane warrant (length if warranted)
- Northbound left turn lane length (compare existing to length required for full build)

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

STANTEC CONSULTING SERVICES INC.

Douglas K. Iles, PE
Senior Traffic Engineer
doug.iles@stantec.com

Attachments: Site plan, others as discussed.


THIS AREA TO BE DEVELOPED BY OTHERS WITH SINGLE FAMILY HOUSING AT A DENSITY SIMILAR TO THE PROPOSED SITE.
PARK DEDICATION
19 acres
CASTO SITE
March 24, 2017
Proposed Zoning: PRD
SF Units 90
Gross Area: ..... 75.20 ac
Net Area: ..... 63.92 ac
Gross Density: ..... 1.19 du/ac
Net Density ..... 1.40 du/ac
Open Space Req: ..... 30.01 ac (40%)
Open Space Provided: ..... 36.7 ac
Typical SF Lot ..... 60' x 150'
Setbacks
Front ..... 25'
Side ..... 5.5'
Rear ..... 30'

Stantec Consulting

1500 Lakeshore Dr Suite 100
Columbus, Ohio 43123
Design With Community In Mind

Doug
W 5/17/17

File Name : Old3C_Olivero_AM
Site Code : 1A
Start Date : 5/17/2017
Page No : 1

Groups Printed- cars - trucks

	Old 3C From North					Old 3C From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	2	27	0	0	29	0	0	0	0	0	0	29	0	0	29	3	0	2	0	5	63
07:15 AM	2	40	0	0	42	0	0	0	0	0	0	39	2	0	41	6	0	0	0	6	89
07:30 AM	2	52	0	0	54	0	0	0	0	0	0	17	1	0	18	0	0	0	0	0	72
07:45 AM	3	32	0	0	35	0	0	0	0	0	0	21	0	0	21	5	0	2	0	7	63
Total	9	151	0	0	160	0	0	0	0	0	0	106	3	0	109	14	0	4	0	18	287
08:00 AM	2	34	0	0	36	0	0	0	0	0	0	14	2	0	16	5	0	0	0	5	57
08:15 AM	2	29	0	0	31	0	0	0	0	0	0	17	0	0	17	1	0	1	0	2	50
08:30 AM	1	24	0	0	25	0	0	0	0	0	0	14	2	0	16	0	0	1	0	1	42
08:45 AM	2	25	0	0	27	0	0	0	0	0	0	20	2	0	22	1	0	2	0	3	52
Total	7	112	0	0	119	0	0	0	0	0	0	65	6	0	71	7	0	4	0	11	201
Grand Total	16	263	0	0	279	0	0	0	0	0	0	171	9	0	180	21	0	8	0	29	488
Apprch %	5.7	94.3	0	0		0	0	0	0		0	95	5	0		72.4	0	27.6	0		
Total %	3.3	53.9	0	0	57.2	0	0	0	0	0	0	35	1.8	0	36.9	4.3	0	1.6	0	5.9	
cars	8	244	0	0	252	0	0	0	0	0	0	158	5	0	163	18	0	7	0	25	440
% cars	50	92.8	0	0	90.3	0	0	0	0	0	0	92.4	55.6	0	90.6	85.7	0	87.5	0	86.2	90.2
trucks	8	19	0	0	27	0	0	0	0	0	0	13	4	0	17	3	0	1	0	4	48
% trucks	50	7.2	0	0	9.7	0	0	0	0	0	0	7.6	44.4	0	9.4	14.3	0	12.5	0	13.8	9.8

	Old 3C From North					Old 3C From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	2	27	0	0	29	0	0	0	0	0	0	29	0	0	29	3	0	2	0	5	63
07:15 AM	2	40	0	0	42	0	0	0	0	0	0	39	2	0	41	6	0	0	0	6	89
07:30 AM	2	52	0	0	54	0	0	0	0	0	0	17	1	0	18	0	0	0	0	0	72
07:45 AM	3	32	0	0	35	0	0	0	0	0	0	21	0	0	21	5	0	2	0	7	63
Total Volume	9	151	0	0	160	0	0	0	0	0	0	106	3	0	109	14	0	4	0	18	287
% App. Total	5.6	94.4	0	0		0	0	0	0		0	97.2	2.8	0		77.8	0	22.2	0		
PHF	.750	.726	000	000	741	000	.000	000	000	.000	.000	.679	.375	000	.665	.583	.000	.500	.000	.643	.806

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Groups Printed- cars

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	2	26	0	0	28	0	0	0	0	0	0	27	0	0	27	3	0	1	0	4	59
07:15 AM	2	38	0	0	40	0	0	0	0	0	0	38	2	0	40	5	0	0	0	5	85
07:30 AM	1	48	0	0	49	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	66
07:45 AM	1	28	0	0	29	0	0	0	0	0	0	20	0	0	20	3	0	2	0	5	54
Total	6	140	0	0	146	0	0	0	0	0	0	102	2	0	104	11	0	3	0	14	264
08:00 AM	0	32	0	0	32	0	0	0	0	0	0	12	1	0	13	5	0	0	0	5	50
08:15 AM	0	27	0	0	27	0	0	0	0	0	0	15	0	0	15	1	0	1	0	2	44
08:30 AM	1	22	0	0	23	0	0	0	0	0	0	13	1	0	14	0	0	1	0	1	38
08:45 AM	1	23	0	0	24	0	0	0	0	0	0	16	1	0	17	1	0	2	0	3	44
Total	2	104	0	0	106	0	0	0	0	0	0	56	3	0	59	7	0	4	0	11	176
Grand Total	8	244	0	0	252	0	0	0	0	0	0	158	5	0	163	18	0	7	0	25	440
Apprch %	3.2	96.8	0	0		0	0	0	0		0	96.9	3.1	0		72	0	28	0		
Total %	1.8	55.5	0	0	57.3	0	0	0	0	0	0	35.9	1.1	0	37	4.1	0	1.6	0	5.7	

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	2	26	0	0	28	0	0	0	0	0	0	27	0	0	27	3	0	1	0	4	59
07:15 AM	2	38	0	0	40	0	0	0	0	0	0	38	2	0	40	5	0	0	0	5	85
07:30 AM	1	48	0	0	49	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	66
07:45 AM	1	28	0	0	29	0	0	0	0	0	0	20	0	0	20	3	0	2	0	5	54
Total Volume	6	140	0	0	146	0	0	0	0	0	0	102	2	0	104	11	0	3	0	14	264
% App. Total	4.1	95.9	0	0		0	0	0	0		0	98.1	1.9	0		78.6	0	21.4	0		
PHF	.750	.729	.000	.000	.745	.000	.000	.000	.000	.000	.000	.671	.250	.000	.650	.550	.000	.375	.000	.700	.776

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Groups Printed- trucks

	Old 3C From North					Old 3C From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	4
07:15 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	4
07:30 AM	1	4	0	0	5	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	6
07:45 AM	2	4	0	0	6	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	9
Total	3	11	0	0	14	0	0	0	0	0	0	4	1	0	5	3	0	1	0	4	23
08:00 AM	2	2	0	0	4	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	7
08:15 AM	2	2	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6
08:30 AM	0	2	0	0	2	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	4
08:45 AM	1	2	0	0	3	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	8
Total	5	8	0	0	13	0	0	0	0	0	0	9	3	0	12	0	0	0	0	0	25
Grand Total	8	19	0	0	27	0	0	0	0	0	0	13	4	0	17	3	0	1	0	4	48
Apprch %	29.6	70.4	0	0		0	0	0	0		0	76.5	23.5	0		75	0	25	0		
Total %	16.7	39.6	0	0	56.2	0	0	0	0	0	0	27.1	8.3	0	35.4	6.2	0	2.1	0	8.3	

	Old 3C From North					Old 3C From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	1	4	0	0	5	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	6
07:45 AM	2	4	0	0	6	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	9
08:00 AM	2	2	0	0	4	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	7
08:15 AM	2	2	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6
Total Volume	7	12	0	0	19	0	0	0	0	0	0	5	2	0	7	2	0	0	0	2	28
% App. Total	36.8	63.2	0	0		0	0	0	0		0	71.4	28.6	0		100	0	0	0		
PHF	.875	.750	.000	.000	.792	.000	.000	.000	.000	.000	.000	.625	.500	.000	.583	.250	.000	.000	.000	.250	.778

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Groups Printed- cars - trucks

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	23	0	0	24	0	0	0	0	0	0	30	2	0	32	1	0	1	0	2	58
04:15 PM	0	22	0	0	22	0	0	0	0	0	0	35	2	0	37	0	0	0	0	0	59
04:30 PM	0	20	0	0	20	0	0	0	0	0	0	52	4	0	56	5	0	2	0	7	83
04:45 PM	2	21	0	0	23	0	0	0	0	0	0	38	3	0	41	2	0	0	0	2	66
Total	3	86	0	0	89	0	0	0	0	0	0	155	11	0	166	8	0	3	0	11	266
05:00 PM	1	30	0	0	31	0	0	0	0	0	0	48	2	0	50	4	0	2	0	6	87
05:15 PM	1	29	0	0	30	0	0	0	0	0	0	50	0	0	50	4	0	1	0	5	85
05:30 PM	0	32	0	0	32	0	0	0	0	0	0	60	5	0	65	0	0	0	0	0	97
05:45 PM	2	24	0	0	26	0	0	0	0	0	0	53	3	0	56	3	0	1	0	4	86
Total	4	115	0	0	119	0	0	0	0	0	0	211	10	0	221	11	0	4	0	15	355
Grand Total	7	201	0	0	208	0	0	0	0	0	0	366	21	0	387	19	0	7	0	26	621
Apprch %	3.4	96.6	0	0		0	0	0	0		0	94.6	5.4	0		73.1	0	26.9	0		
Total %	1.1	32.4	0	0	33.5	0	0	0	0	0	0	58.9	3.4	0	62.3	3.1	0	1.1	0	4.2	
cars	7	192	0	0	199	0	0	0	0	0	0	359	18	0	377	15	0	5	0	20	596
% cars	100	95.5	0	0	95.7	0	0	0	0	0	0	98.1	85.7	0	97.4	78.9	0	71.4	0	76.9	96
trucks	0	9	0	0	9	0	0	0	0	0	0	7	3	0	10	4	0	2	0	6	25
% trucks	0	4.5	0	0	4.3	0	0	0	0	0	0	1.9	14.3	0	2.6	21.1	0	28.6	0	23.1	4

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	1	30	0	0	31	0	0	0	0	0	0	48	2	0	50	4	0	2	0	6	87
05:15 PM	1	29	0	0	30	0	0	0	0	0	0	50	0	0	50	4	0	1	0	5	85
05:30 PM	0	32	0	0	32	0	0	0	0	0	0	60	5	0	65	0	0	0	0	0	97
05:45 PM	2	24	0	0	26	0	0	0	0	0	0	53	3	0	56	3	0	1	0	4	86
Total Volume	4	115	0	0	119	0	0	0	0	0	0	211	10	0	221	11	0	4	0	15	355
% App. Total	3.4	96.6	0	0		0	0	0	0		0	95.5	4.5	0		73.3	0	26.7	0		
PHF	.500	.898	.000	.000	.930	.000	.000	.000	.000	.000	.000	.879	.500	.000	.850	.688	.000	.500	.000	.625	.915

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Groups Printed- cars

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	23	0	0	24	0	0	0	0	0	0	29	2	0	31	0	0	1	0	1	56
04:15 PM	0	20	0	0	20	0	0	0	0	0	0	30	0	0	30	0	0	0	0	0	50
04:30 PM	0	18	0	0	18	0	0	0	0	0	0	52	4	0	56	3	0	2	0	5	79
04:45 PM	2	19	0	0	21	0	0	0	0	0	0	38	3	0	41	2	0	0	0	2	64
Total	3	80	0	0	83	0	0	0	0	0	0	149	9	0	158	5	0	3	0	8	249
05:00 PM	1	28	0	0	29	0	0	0	0	0	0	48	2	0	50	4	0	1	0	5	84
05:15 PM	1	29	0	0	30	0	0	0	0	0	0	49	0	0	49	3	0	0	0	3	82
05:30 PM	0	31	0	0	31	0	0	0	0	0	0	60	4	0	64	0	0	0	0	0	95
05:45 PM	2	24	0	0	26	0	0	0	0	0	0	53	3	0	56	3	0	1	0	4	86
Total	4	112	0	0	116	0	0	0	0	0	0	210	9	0	219	10	0	2	0	12	347
Grand Total	7	192	0	0	199	0	0	0	0	0	0	359	18	0	377	15	0	5	0	20	596
Apprch %	3.5	96.5	0	0		0	0	0	0		0	95.2	4.8	0		75	0	25	0		
Total %	1.2	32.2	0	0	33.4	0	0	0	0	0	0	60.2	3	0	63.3	2.5	0	0.8	0	3.4	

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	1	28	0	0	29	0	0	0	0	0	0	48	2	0	50	4	0	1	0	5	84
05:15 PM	1	29	0	0	30	0	0	0	0	0	0	49	0	0	49	3	0	0	0	3	82
05:30 PM	0	31	0	0	31	0	0	0	0	0	0	60	4	0	64	0	0	0	0	0	95
05:45 PM	2	24	0	0	26	0	0	0	0	0	0	53	3	0	56	3	0	1	0	4	86
Total Volume	4	112	0	0	116	0	0	0	0	0	0	210	9	0	219	10	0	2	0	12	347
% App. Total	3.4	96.6	0	0		0	0	0	0		0	95.9	4.1	0		83.3	0	16.7	0		
PHF	.500	.903	.000	.000	.935	.000	.000	.000	.000	.000	.000	.875	.563	.000	.855	.625	.000	.500	.000	.600	.913

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Groups Printed- trucks

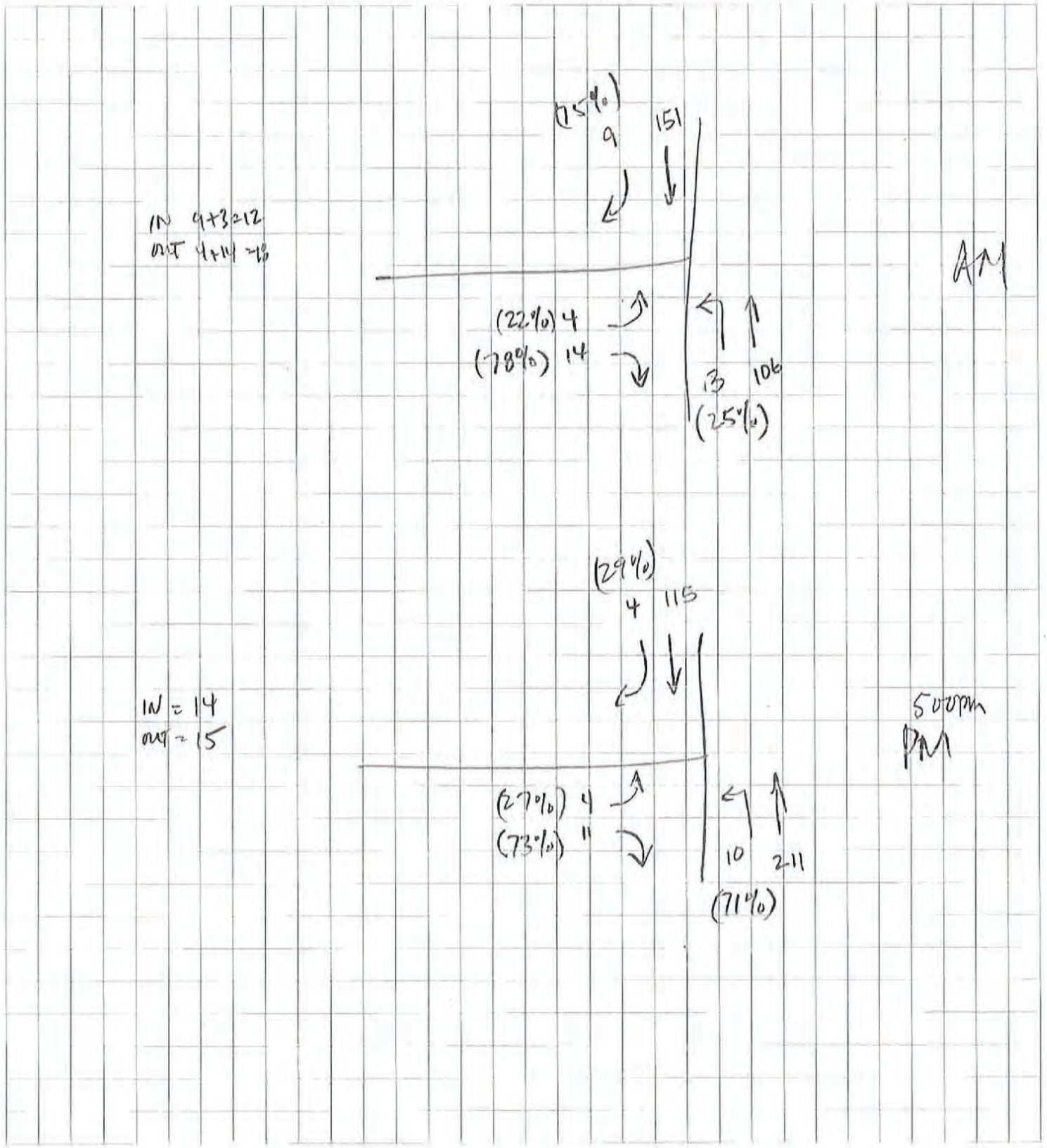
	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	2
04:15 PM	0	2	0	0	2	0	0	0	0	0	0	5	2	0	7	0	0	0	0	0	9
04:30 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
04:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	6	0	0	6	0	0	0	0	0	0	6	2	0	8	3	0	0	0	3	17
05:00 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	3
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	1	0	2	3
05:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
*** BREAK ***																					
Total	0	3	0	0	3	0	0	0	0	0	0	1	1	0	2	1	0	2	0	3	8
Grand Total	0	9	0	0	9	0	0	0	0	0	0	7	3	0	10	4	0	2	0	6	25
Apprch %	0	100	0	0		0	0	0	0		0	70	30	0		66.7	0	33.3	0		
Total %	0	36	0	0	36	0	0	0	0	0	0	28	12	0	40	16	0	8	0	24	

	Old 3C From North					From East					Old 3C From South					Olivero Dr From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	2	0	0	2	0	0	0	0	0	0	5	2	0	7	0	0	0	0	0	9
04:30 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
04:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:00 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	3
Total Volume	0	8	0	0	8	0	0	0	0	0	0	5	2	0	7	2	0	1	0	3	18
% App. Total	0	100	0	0		0	0	0	0		0	71.4	28.6	0		66.7	0	33.3	0		
PHF	.000	1.00	.000	.000	1.00	.000	.000	.000	.000	.000	.000	.250	.250	.000	.250	.250	.000	.250	.000	.375	.500

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CASTO NORTH TURN COUNTS

5/17/17



1734-09307

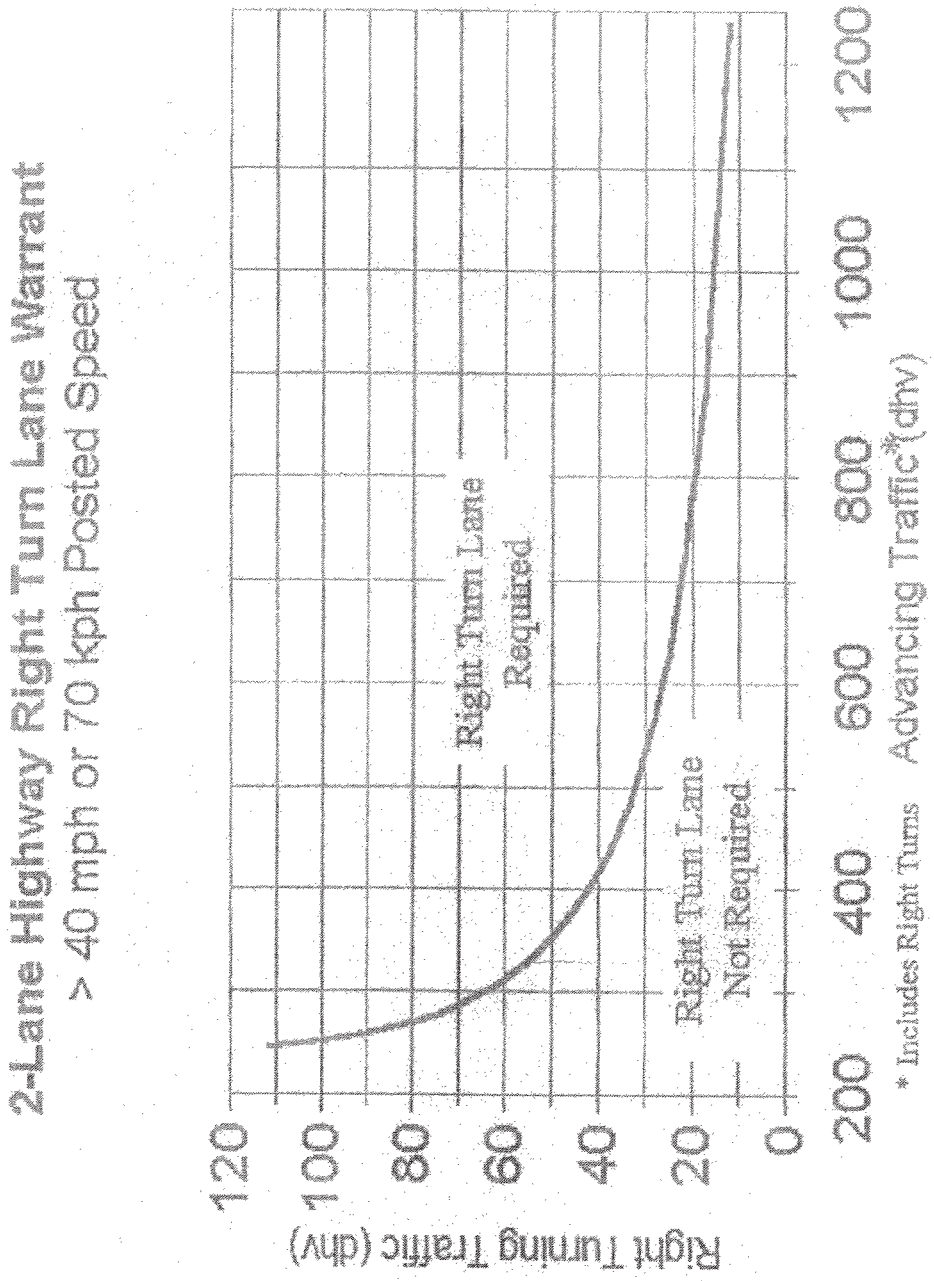
Designed by:

Checked by:

2-LANE RIGHT TURN LANE WARRANT (HIGH SPEED)

401-6bE

REFERENCE SECTION 401.6.3



HCS 2010 Two-Way Stop Control Summary Report

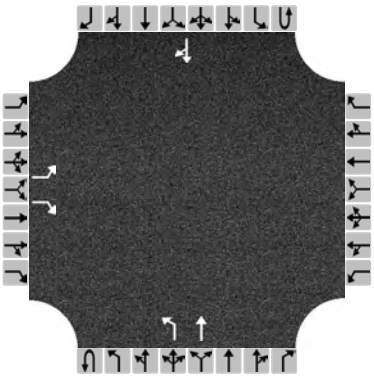
General Information

Analyst	doug iles
Agency/Co.	stantec
Date Performed	5/26/2017
Analysis Year	2028
Time Analyzed	AM TOTAL
Intersection Orientation	North-South
Project Description	Casto North 1734-09307

Site Information

Intersection	Old 3C & Olivero Drive
Jurisdiction	
East/West Street	Olivero Drive
North/South Street	Old 3C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		25		83						28	141				201	17
Percent Heavy Vehicles		10		3						10						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		27		90						30						
Capacity		547		809						1286						
v/c Ratio		0.05		0.11						0.02						
95% Queue Length		0.2		0.4						0.1						
Control Delay (s/veh)		11.9		10.0						7.9						
Level of Service (LOS)		B		B						A						
Approach Delay (s/veh)	10.4								1.3							
Approach LOS	B															

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HCS 2010 Two-Way Stop Control Summary Report

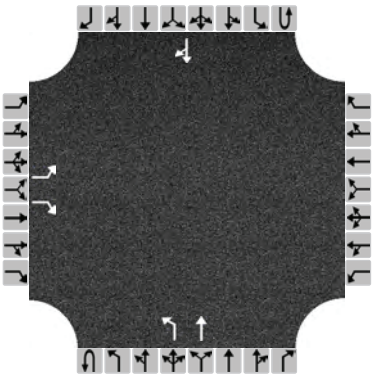
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Agency/Co.	stantec
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Project Description	Casto North 1734-09307

Site Information

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Jurisdiction	
East/West Street	Olivero Drive
North/South Street	Old 3C
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		16		54						56	281				153	27
Percent Heavy Vehicles		4		4						4						
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		17		59						61						
Capacity		435		857						1364						
v/c Ratio		0.04		0.07						0.04						
95% Queue Length		0.1		0.2						0.1						
Control Delay (s/veh)		13.6		9.5						7.8						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	10.4								1.3							
Approach LOS	B															

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INTERSECTION - Olivero Drive & Old 3C

Analysis Year	Cycle Length (Secs.)	Movement	Design Speed (mph)	# of Lanes		Analysis Peak Period	Thru Lane DHV	Turn Lane DHV	Calculated Turn Lane (FT)	Thru Movement Backup (FT)	Blocked	Required Turn Lane (FT)
				Thru	Turn							
2028 Total Traffic	60	EBL	35	0	1	AM	0	25	100	#DIV/0!	#DIV/0!	#DIV/0!
						PM	0	16	100	#DIV/0!	#DIV/0!	
		EBR		0	1	AM	0	83	150	#DIV/0!	#DIV/0!	#DIV/0!
						PM	0	54	100	#DIV/0!	#DIV/0!	
		WBL	35	0	0	AM	0	0	N/A	N/A	N/A	N/A
						PM	0	0	N/A	N/A	N/A	
		WBR		0	0	AM	0	0	N/A	N/A	N/A	N/A
						PM	0	0	N/A	N/A	N/A	
		NBL	45	1	1	AM	141	28	175	200	N/A	175
						PM	281	56	175	250	N/A	
		NBR		1	0	AM	141	0	N/A	N/A	N/A	N/A
						PM	281	0	N/A	N/A	N/A	
		SBL	45	1	0	AM	218	0	N/A	N/A	N/A	N/A
						PM	180	0	N/A	N/A	N/A	
		SBR		1	0	AM	201	17	N/A	N/A	N/A	N/A
						PM	153	27	N/A	N/A	N/A	

TAB 8
JURISDICTIONAL WATERS DELINEATION REPORTS

Stantec 1500 Lake Shore Drive Suite 100, Columbus OH 43204-3800

June 9, 2017
File: 173408782

Attention: Teresa Spagna
U.S. Army Corps of Engineers
502 Eighth Street
Huntington, WV 25701-2070
304-399-5210

Dear Ms. Spagna,

Reference: Vinmar Village Project

Stantec Consulting Services Inc. (Stantec) is acting as the agent for Vinmar Investment Limited for the proposed Vinmar Village Project (Project). The Project is located on 75 acres west of South Old 3C Highway and north of Mariposa Drive in Westerville, Delaware County, Ohio.

Please review the enclosed Wetland and Waterbody Delineation Report (Attachment A) and Preliminary Jurisdictional Determination Form (Attachment B) for this Project. Three wetlands totaling 0.58 acres and two streams totaling 2,240 linear feet were delineated in the Project area. Stantec requests your concurrence with our findings.

If you have any questions concerning this Project, please feel free to contact me either by phone or by email. Thank you very much for your assistance.

Regards,

Stantec Consulting Services Inc.

Jennifer Nietz
Ecologist
Phone: 614-643-4389
Fax: (614)-485-5016
Jennifer.Nietz@stantec.com

Attachment: Attachment A: Delineation Report
Attachment B: Preliminary Jurisdictional Determination Form

Attachment A
Delineation Report

Design with community in mind

Vinmar Village Wetland and Waterbody Delineation Report

Genoa Township, Delaware County, Ohio



Prepared for:
Vinmar Investment Limited

Prepared by:
Stantec Consulting Services Inc.

Project No.: 173409307

June 9, 2017

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Sign-off Sheet

This document entitled Vinmar Village Wetland and Waterbody Delineation Report was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Vinmar Investment Limited (the "Client"). The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by _____
(signature)

Angela Sjollema

Reviewed by _____
(signature)

Michelle Kearns

Reviewed by _____
(signature)

Bruce Jones

1.0 INTRODUCTION

1.1 PURPOSE

Vinmar Investment Limited is proposing to develop a 75-acre site (the Project area) into a single-family neighborhood containing 90 homes. The site will be developed in accordance with Genoa Township's Planned Residential District (PRD) standards, which require at least 40% of the site to be green space.

Stantec was retained by Vinmar Investment Limited to conduct a delineation of potential waters of the United States (WOUS), including wetlands, and potentially isolated wetlands, within the Project area. The purpose of this delineation was to identify potential jurisdictional features which occur within the Project area. Stantec completed the delineation of wetlands and waterbodies on May 19, 2017 and this report reflects those findings.

Stantec's opinion regarding the presence/absence of jurisdictional WOUS and isolated wetlands is preliminary in nature. Only the U.S. Army Corps of Engineers (USACE) can provide an official determination of the presence and extent of jurisdictional WOUS. Wetlands that are considered WOUS are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the USACE. Additionally, the Ohio Environmental Protection Agency (OEPA) has regulatory authority over isolated wetlands under Ohio Revised Code 61111.021. Stantec will contact the OEPA and USACE, on behalf of Vinmar Investment Limited, for final jurisdictional review and concurrence with Stantec's opinion regarding the presence/absence of WOUS on the property. This should be completed prior to Vinmar Investment Limited starting construction activities associated with this Project area.

1.2 LOCATION OF PROJECT

The approximately 75-acre Project area is located north of Mariposa Drive between State Highway 3 and South Old 3C Highway in Genoa Township, Delaware County, Ohio (Appendix A, Figure 1). The Project area is depicted on the Galena, Ohio Quadrangle U.S. Geological Survey (USGS) 7.5-minute series topographic map and the approximate center of the Project area is at 40.191081° N latitude and -82.903144° W longitude. The Project area drains into Hoover Reservoir – Big Walnut Creek.

2.0 STUDY METHODS

2.1 WETLAND DEFINITION

Wetlands, for the purpose of this study, were defined per the "Corps of Engineers Wetlands Delineation Manual" (USACE 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (USACE 2010). The definition of wetlands in this manual is:

"Wetlands are those areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

This definition addresses three characteristics of wetlands: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology.

2.2 WETLAND CLASSIFICATION

Wetlands were classified according to "Classification of Wetlands and Deepwater Habitats of the United States" (Cowardin et al. 1979). In this classification system, wetland habitats are divided into five major systems including: (1) Marine, (2) Estuarine, (3) Lacustrine, (4) Palustrine, and (5) Riverine. Each of these systems is further divided into subsystems, classes, and subclasses.

2.3 IDENTIFICATION AND DELINEATION OF WATERS

The Galena, Ohio 7.5-minute Series USGS topographic map (Appendix A, Figure 1), Soil Survey of Delaware County, Ohio (Appendix A, Figure 2) and National Wetlands Inventory data (Appendix A, Figure 3) were reviewed to assess the likelihood of occurrence and probable location of wetlands and waterbodies within the Project area (USDA NRCS 2016, USFWS NWI 2016).

Following this desktop review, Stantec performed on-site reconnaissance and data collection on May 19, 2017. The objectives of this effort were to: (1) characterize the vegetation, (2) classify the soils with respect to hydric soil indicator status, (3) inspect hydrology, and (4) based on these data, assess whether potential WOUS and/or isolated wetlands were present in the Project area. Stantec collected data and completed relevant assessment forms, which included: Headwater Habitat Evaluation Index (HHEI) forms, USACE Wetland Determination Forms (WDF), and Ohio Rapid Assessment Method v 5.0 forms (ORAM). Datasheets are provided in Appendix B.

2.4 WETLAND DELINEATION

Wetland boundaries were assessed using the "Routine On-site Determination Method" as described in the USACE Wetland Delineation Manual (USACE 1987) and the Regional Supplement

to the Corps of Engineers Wetland Delineation Manual: Midwest (Version 2.0; USACE 2010). As of August 17, 1991, the USACE was directed to utilize the USACE Wetland Delineation Manual (USACE 1987) to identify and delineate wetlands potentially subject to regulation under Section 404 of the CWA. Vegetative communities were inventoried to assess the dominant plant species in each of four vegetative layers: trees, saplings/shrubs, herbs, and woody vines. The wetland indicator status for each of the dominant species was obtained using the 2016 National Wetland Plant List (Lichvar et al. 2016). The wetland soil indicators were obtained using the Munsell soil-color chart (Munsell 2009) and the hydric soil field indicators (USDA 2010). The uppermost wetland boundary and sampling points were identified and surveyed using a handheld Global Positioning System (GPS) unit and mapped with Geographical Information System (GIS) software.

2.5 STREAM DELINEATION

Streams that demonstrated a defined channel (bed and bank), ordinary high watermark (OHWM), and the disturbance of terrestrial vegetation were delineated within the Project Area (USACE 2005). Delineated streams were classified as ephemeral, intermittent, or perennial per definition in the Federal Register/Vol. 67, No. 10 (USACE 2002). Functional assessment of streams within the Project Area was based on completion of the OEPA's HHEI and/or QHEI forms. The centerline of each waterway was identified and surveyed using a handheld GPS unit and mapped with GIS software.

2.6 OPEN WATER DELINEATION

Open water boundaries were assessed using the definition described in the "Classification of Wetlands and Deepwater Habitats of the United States" (Cowardin et al. 1979) which includes wetland and deepwater habitats with most of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30 percent areal coverage; and (3) total area exceeds eight (8) hectares (ha; 20 acres). Similar wetland and deepwater habitats totaling less than eight (8) ha (20 acres) are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up most or part of the boundary, or if the water depth in the deepest part of the basin exceeds two (2) meters (6.6 feet) at low water (estimated).

3.0 OVERVIEW OF PROJECT AREA

3.1 GEOLOGY AND TOPOGRAPHY

The Project area is in Delaware County and lies within the Till Plains section of the Central Lowlands physiographic province. The Project area lies within the Central Ohio Clayey Till Plain region, which is characterized by: (1) surface of clayey till, (2) well defined moraines with intervening flat-lying ground moraine and intermorainal lake basins, (3) no boulder belts, and (4) about a dozen silt-, clay-, and till-filled lake basins range in the area. The elevation ranges from 700–1,150 feet. The

geology of the area includes clayey, high-lime Wisconsinan-age till from a northeastern source (Erie glacial lobe) and lacustrine materials over Lower Paleozoic-age carbonate rocks and, in the east, shales. Loess is thin to absent in this area (ODGS 1998).

3.2 CLIMATE

The average winter temperature in Delaware County is 27° F, and the average daily minimum temperature is 18° F. The average summer temperature is 70° F and the average daily maximum temperature is 82° F. Precipitation in Delaware County averages 37.23 inches per year but varies widely from year to year. Generally, it is abundant and well distributed but most frequently occurs from March through September (USDA 1998).

3.3 SOILS

The Soil Survey of Delaware County, Ohio (USDA 1998) and the Natural Resources Conservation Service (NRCS) Web Soil Survey were consulted to assess soil types within the Project area (USDA NRCS 2016). A copy of the soil map is included in Appendix A, Figure 2. Soils identified within or near the Project area included Bennington silt loam, 0 to 2 percent slopes (BeA), Bennington silt loam, 2 to 6 percent slopes (BeB), Condit silt loam, 0 to 1 percent slopes (CnA), Cardington silt loam, 2 to 6 percent slopes (Crd1B1), and Pewamo silty clay loam, 0 to 1 percent slopes (PwA). The BeA, BeB, and Crd1B1 soils are classified as partially hydric while the CnA and the PwA soils are predominately hydric soils. The percentages of the soils identified within the Project area can be found in Table 1.

Table 1. Soil Types Known to Occur within the Vinmar Village Project Area, Genoa Township, Delaware County, Ohio

Delaware County, Ohio			
Map Unit Symbol	**Map Unit Name**	**Acres in Area of Interest**	**Percent Area of Interest**
BeA	Bennington silt loam, 0 to 2 percent slopes	47.4	63.34%
BeB	Bennington silt loam, 2 to 6 percent slopes	0.0	0.01%
CnA	Condit silt loam, 0 to 1 percent slopes	0.3	0.35%
Crd1B1	Cardington silt loam, 2 to 6 percent slopes	1.0	1.32%
PwA	Pewamo silty clay loam, 0 to 1 percent slopes	26.3	35.06%
Totals for Area of Interest		**75.0 acres**	**100.00%**

4.0 RESULTS/EXISTING CONDITIONS

4.1 EXISTING CONDITIONS

The Project area consists of an agricultural row crop field, early successional forest, old field, and second growth deciduous forest.

4.2 UPLAND HABITAT

The majority of the Project area consists of an agricultural row crop field (Appendix A, Figure 4). No crops were planted at the time of field visit. Adjacent to the agricultural field on the east side is an old field area dominated by reed canary grass (*Phalaris arundinacea*) and Kentucky blue-grass (*Poa palustris*). The early successional habitat is also located on the east side of the Project and is dominated by black locust (*Robinia pseudoacacia*) and Japanese honeysuckle (*Lonicera japonica*). The secondary growth deciduous habitat is along the perimeter of the Project area as fence rows. The sparse ground cover consists of poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), Canada goldenrod (*Solidago canadensis*), and spotted touch-me-not (*Impatiens capensis*). The overstory trees are dominated by silver maple (*Acer saccharinum*) and pin oak (*Quercus palustris*).

4.3 WETLAND HABITAT

Two NWI-mapped palustrine emergent (PEM) wetlands are within the Project boundary. NWI wetland PEM1C was field delineated by Stantec in the center of the Project area and named Wetland 3 (Appendix A – Figures 3 and 4). This wetland was field determined to be a palustrine forested community (PFO). Wetland PEM1A was shown on NWI mapping on the north side of the Project area (Appendix A – Figure 3). The location of the NWI-mapped PEM1A wetland was tilled and actively farmed. This area was field delineated by Stantec as Upland (UPL) (Appendix A – Figure 4).

Stantec identified three wetlands within the Project area totaling 0.57 acre (Appendix A, Figure 4). Appendix B contains the USACE WDFs and the ORAMs for the wetlands identified within the Project area. Representative photographs of the wetlands are provided in Appendix C. Each wetland is described below and summarized in Table 2.

Wetland 1

Wetland 1 is a PEM wetland approximately 0.08 acre in size. Functional assessment (ORAM) of Wetland 1 yielded a score of 8 and identifies this wetland as a Category 1 wetland, indicating it is a wetland of "poor" quality. Category 1 wetlands generally support minimal wildlife habitat, and minimal hydrological or recreational functions. A WDF (SP01) was completed and the predominate soil colors presented as a Depleted Matrix indicator (F3), with eight inches of low chroma (10YR 4/2) matrix color and redox concentrations (7.5YR 6/8) in the matrix. Hydrological indicators included saturation to the surface, water-stained leaves, and the FAC-neutral Test as a secondary indicator. Vegetation identified within the wetland sample plot was dominated by reed canary grass (FACW) and other hydrophytic vegetation.

Wetland 2

Wetland 2 is a PFO wetland approximately 0.07 acre in size. Functional assessment (ORAM) of Wetland 2 yielded a score of 26 and identifies this wetland as a Category 1 wetland, indicating it to be a wetland of "poor" quality. Category 1 wetlands generally support minimal wildlife habitat, and minimal hydrological or recreational functions. A WDF (SP03) was completed and the predominate soil colors presented as Redox Dark Surface indicator (F6), with 18 inches of low chroma (10YR 3/2) color and redox concentrations (5YR 4/6) in the matrix. Hydrological indicators included saturation to the surface, water-stained leaves, and crayfish burrows. Vegetation identified within the wetland sample plot was dominated by hydrophytic vegetation including pin oak (FACW), silver maple (FACW), American elm (*Ulmus americana*; FACW), and sweet wood-reed (*Cinna arundinacea*; FACW).

Wetland 3

Wetland 3 is a PFO/palustrine unconsolidated bottom (PUB) wetland totalling approximately 0.43 acre in size. The PUB portion of the wetland is approximately 0.21 acres in size with the PFO wetland forming a perimeter around the open water. The PFO portion of the wetland is approximately 0.22 acres in size. Functional assessment (ORAM) of Wetland 3 yielded a score of 45 and identifies this wetland as a Category 2 wetland, indicating it to be a wetland of "fair/moderate" quality. Category 2 wetlands generally support moderate wildlife habitat, and moderate hydrological or recreational functions. A WDF (SP05) was completed and the predominate soil colors presented as Redox Dark Surface indicator (A11), with three inches of low chroma (10YR 3/1) color and redox concentrations (2.5YR 4/6) in the pore linings on the surface and the next five inches of low chroma (10YR 3/1) matrix color with redox concentrations (2.5YR 4/8) in the matrix. Hydrological indicators included surface water, high water table, saturation to the surface, water-stained leaves, and the FAC-neutral test as a secondary indicator. Vegetation identified within the wetland sample plot was dominated by hydrophytic vegetation including pin oak (FACW), black willow (*Salix nigra*; OBL), and Frank's sedge (*Carex frankii*; OBL).

4.4 STREAM HABITAT

Stantec identified two streams within the Project area, including 1,085 linear feet of ephemeral channel and 1,155 linear feet of intermittent channel, totaling 2,240 linear feet (Appendix A, Figure 4). Appendix B provides datasheets and photographs are provided in Appendix C. Descriptions and Table 2 below provide a summary of the streams identified within the Project area.

Stream 1

Stream 1 is interpreted by Stantec to be an ephemeral stream. Approximately 1,085 linear feet of this stream was identified within the Project area. Functional assessment (HHEI) yielded a value of 36 classifying it as a Class I PHWH stream. Class I PHWH streams generally have little or no aquatic life potential, except seasonally when flowing water is present. Stream 1 bankfull width is 5.5 feet, with a bankfull depth of one foot. The stream was flowing at the time of the site visit. The substrates were primarily silt and sand.

Stream 2

Stream 2 is interpreted by Stantec to be an intermittent stream. Approximately 1,155 linear feet of this stream was identified within the Project area. Functional assessment (HHEI) of Stream 2 yielded a value of 46, classifying it as a Class II PHWH. Class II PHWH streams generally exhibit moderately diverse communities of warm water adapted native fauna present either seasonally or year-round. Stream 2 bankfull width is an estimated 6.25 feet, with a bankfull height of approximately three feet. The stream was flowing at the time of the visit. Substrates were primarily silt and sand.

Table 2. Potential WOUS Identified in the Vinmar Village Project Area, Genoa Township, Delaware County, Ohio

Feature	Classification	Total	
		Linear Footage	Acreage
Wetland 1	PEM	-	0.08
Wetland 2	PFO	-	0.07
Wetland 3	PFO/PUB	-	0.22/0.21
Stream 1	Ephemeral	1,085	-
Stream 2	Intermittent	1,155	-
Total Delineated Wetland			**0.58 acres**
Total Delineated Stream Channel			**2,240 linear feet**

- = Not Applicable

5.0 CONCLUSION

Stantec conducted a delineation of potential WOUS, including wetlands, within the Project area located in Genoa Township, Delaware County, Ohio. The objective of the wetland and waterbody delineation was to identify the extent and spatial arrangement of potential jurisdictional wetlands and waterbodies within the Project area.

One PFO wetland, one PFO/PUB wetland, one PEM wetland, and two streams were identified within the Project area in accordance with state and federal guidelines. A combined total of approximately 0.58 acre of delineated wetlands and 1,085 linear feet of ephemeral, and 1,155 linear feet of intermittent stream totaling 2,240 linear feet were identified within the Project area. All three wetlands identified within the Project area have been interpreted by Stantec to be potentially isolated wetlands.

Stantec's opinion regarding the presence/absence of jurisdictional WOUS and isolated wetlands is preliminary in nature. Only the USACE can provide an official determination of the presence and extent of jurisdictional WOUS. Wetlands that are considered WOUS are subject to regulation under Section 404 of the CWA and the jurisdictional regulatory authority lies with the USACE. Additionally, the OEPA has regulatory authority over isolated wetlands under Ohio Revised Code 61111.021. Stantec will contact the OEPA and USACE, on behalf of Vinmar Investment Limited, for jurisdictional review and concurrence with Stantec's opinion regarding the presence/absence of WOUS on the property. This should be completed prior to Vinmar Investment Limited starting construction activities associated with this Project area.

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June 9, 2017

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Appendix A

Maps and Figures

Figure No.
1

Title
Project Location and Topography

Client/Project
Vinmar Investment Limited
Vinmar Village Wetland and
Waterbody Delineation Report

Project Location
Delaware County, Ohio

173409307

Prepared by JLH on 2017-05-23
Technical Review by MK on 2017-06-06
Independent Review by BCJ on 2017-06-07

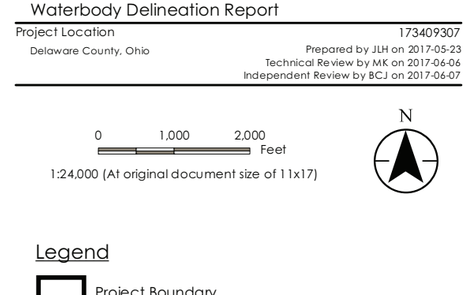
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Legend

Project Boundary



Notes
1. Coordinate System: NAD 1983 StatePlane Ohio North FIPS 3401 Feet
2. Data Sources Include: Stantec, NADS
3. Background: USGS 7.5' Topographic Quadrangle - Galena (OH, 1984)

Stantec

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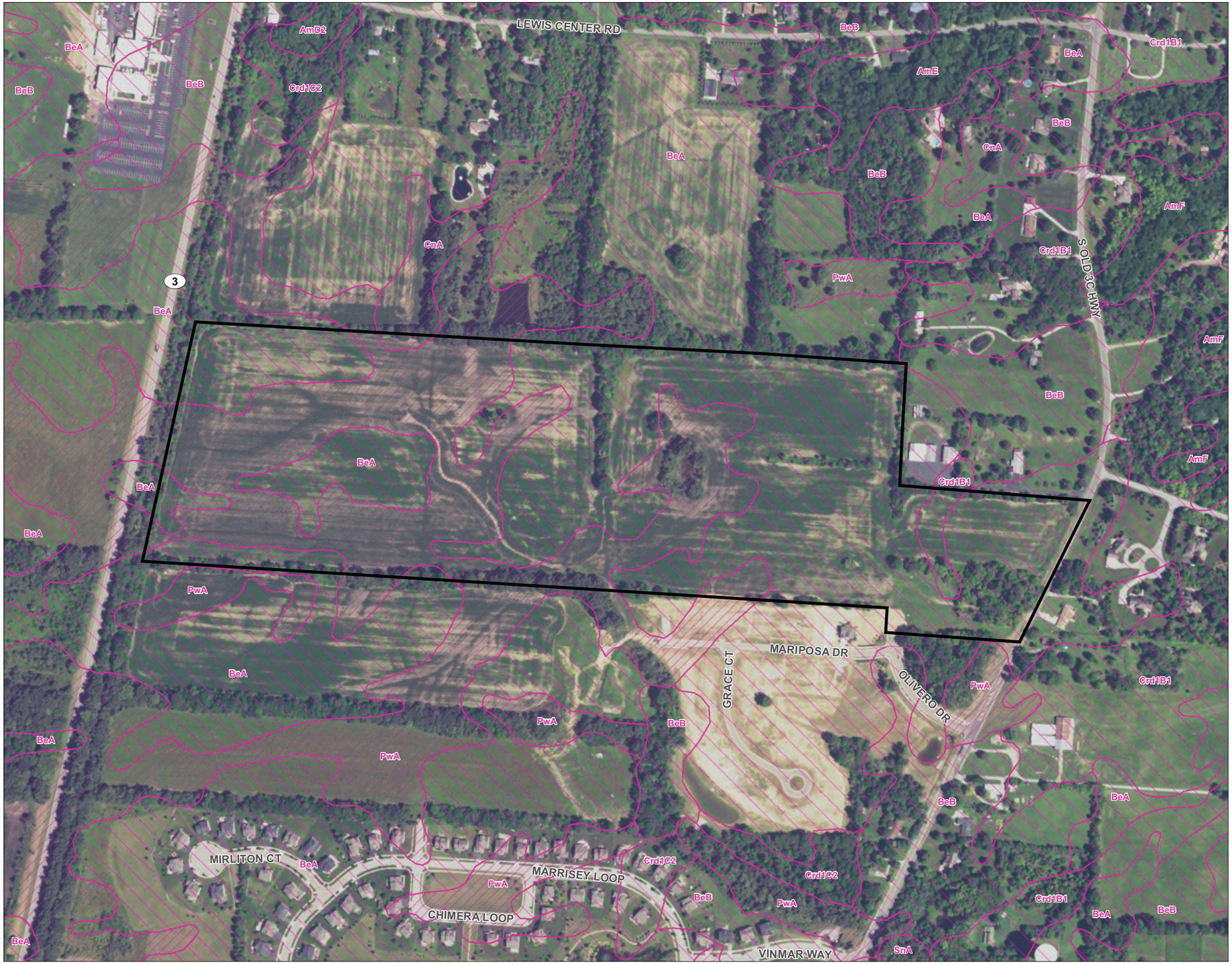


Figure No.

2

Title

NRCS Soil Survey Data
Hydric Ratings

Client/Project

Vinmar Investment Limited
Vinmar Village Wetland and
Waterbody Delineation Report

Project Location

Delaware County, Ohio

173409307

Prepared by JLH on 2017-04-12
Technical Review by MK on 2017-06-06
Independent Review by BCJ on 2017-06-07

0 200 400 Feet

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N

Legend

- Project Boundary

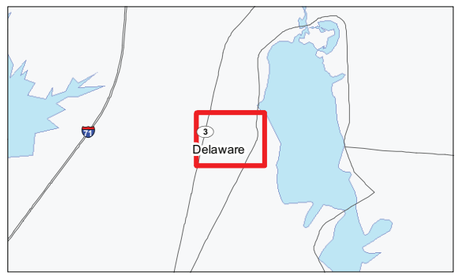
NRCS Soil Survey Data

Hydric Ratings

- Predominantly Hydric Soil
- Partially Hydric Soil
- Non-Hydric Soil

National Hydrography Dataset

- Perennial Stream
- Intermittent Stream
- Waterbody



Notes

1. Coordinate System: NAD 1983 StatePlane Ohio North FIPS 3401 Feet
2. Data Sources Include: Stantec, NADS, USGS, NRCS, OGRIP
3. Orthophotography: NAIP 2015

Stantec

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Figure No.
3

Title
National Wetlands Inventory Data

Client/Project
Vinmar Investment Limited
Vinmar Village Wetland and
Waterbody Delineation Report

Project Location
Delaware County, Ohio

173409307

Prepared by JLH on 2017-04-12
Technical Review by MK on 2017-6-6
Independent Review by BCJ on 2017-06-07

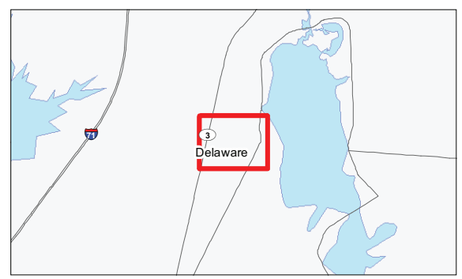
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N

Legend

- Project Boundary
- National Wetlands Inventory Feature



Notes

1. Coordinate System: NAD 1983 StatePlane Ohio North FIPS 3401 Feet
2. Data Sources Include: Stantec, NADS, USGS, USFWS, OGRIP
3. Orthophotography: NAIP 2015

Stantec

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Figure No.
4

Title
Field Collected Data

Client/Project
Vinmar Investment Limited
Vinmar Village Wetland and
Waterbody Delineation Report

Project Location
Delaware County, Ohio

173409307

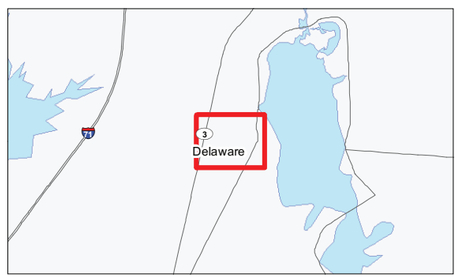
Prepared by JLH on 2017-05-23
Technical Review by MK on 2017-06-06
Independent Review by BCJ on 2017-06-07

0 200 400 Feet
1:4,800 (At original document size of 11x17)

N

Legend
- Project Boundary
- Sample Point
- Photo Location
- Field Delineated Waterway
- Field Delineated Wetland

National Hydrography Dataset
- Perennial Stream
- Intermittent Stream
- Waterbody



Notes
1. Coordinate System: NAD 1983 StatePlane Ohio North FIPS 3401 Feet
2. Data Sources Include: Stantec, NADS, USGS, USFWS, OGRIP
3. Orthophotography: NAIP 2015

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

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Appendix B

Data Forms

Appendix B
June 9, 2017

HHEI Forms

Ohio EPA Primary Headwater Habitat Evaluation Form

HHEI Score (sum of metrics 1, 2, 3) : 36

SITE NAME/LOCATION Vinmar Village

SITE NUMBER Stream 1 RIVER BASIN _____ DRAINAGE AREA (mi²) < 1 mi²

LENGTH OF STREAM REACH (ft) 200 LAT. 40.19004 LONG. -82.90153 RIVER CODE _____ RIVER MILE _____

DATE 5/19/17 SCORER J. Nietz COMMENTS epiphoral

NOTE: Complete All Items On This Form - Refer to "Field Evaluation Manual for Ohio's PHWH Streams" for Instructions

STREAM CHANNEL MODIFICATIONS: ☐ NONE / NATURAL CHANNEL ☐ RECOVERED ☐ RECOVERING ☒ RECENT OR NO RECOVERY

Stream located in ag field, straightened/excavated.

1. SUBSTRATE (Estimate percent of every type of substrate present. Check *ONLY* two predominant substrate *TYPE* boxes (Max of 40). Add total number of significant substrate types found (Max of 8). Final metric score is sum of boxes A & B.

TYPE		PERCENT	TYPE		PERCENT
☐	BLDR SLABS [16 pts]		☒	SILT [3 pt]	90
☐	BOULDER (>256 mm) [16 pts]		☐	LEAF PACK/WOODY DEBRIS [3 pts]	
☐	BEDROCK [16 pt]		☐	FINE DETRITUS [3 pts]	
☐	COBBLE (65-256 mm) [12 pts]		☐	CLAY or HARDPAN [0 pt]	
☐	GRAVEL (2-64 mm) [9 pts]		☐	MUCK [0 pts]	
☒	SAND (<2 mm) [6 pts]	10	☐	ARTIFICIAL [3 pts]	

Total of Percentages of Bldr Slabs, Boulder, Cobble, Bedrock 0 (A) 9 (B) 2

SCORE OF TWO MOST PREDOMINATE SUBSTRATE TYPES: **TOTAL NUMBER OF SUBSTRATE TYPES:**

HHEI Metric Points

Substrate Max = 40 11

A + B

2. Maximum Pool Depth ***(Measure the maximum pool depth within the 61 meter (200 ft)*** evaluation reach at the time of evaluation. Avoid plunge pools from road culverts or storm water pipes) (Check *ONLY* one box):

- ☐ > 30 centimeters [20 pts]
- ☐ > 22.5 - 30 cm [30 pts]
- ☐ > 10 - 22.5 cm [25 pts]
- ☐ > 5 cm - 10 cm [15 pts]
- ☒ < 5 cm [5 pts]
- ☐ NO WATER OR MOIST CHANNEL [0 pts]

COMMENTS _____ **MAXIMUM POOL DEPTH (centimeters):** 2.5

Pool Depth Max = 30 5

3. BANK FULL WIDTH (Measured as the average of 3-4 measurements) **(Check *ONLY* one box):**

- ☐ > 4.0 meters (> 13') [30 pts]
- ☐ > 3.0 m - 4.0 m (> 9' 7" - 13') [25 pts]
- ☒ > 1.5 m - 3.0 m (> 4' 8" - 9' 7") [20 pts]
- ☐ > 1.0 m - 1.5 m (> 3' 3" - 4' 8") [15 pts]
- ☐ ≤ 1.0 m (≤ 3' 3") [5 pts]

COMMENTS 5.5' **AVERAGE BANKFULL WIDTH (meters)** 1.67

Bankfull Width Max=30 20

This information must also be completed

RIPARIAN ZONE AND FLOODPLAIN QUALITY ☆NOTE: River Left (L) and Right (R) as looking downstream☆

RIPARIAN WIDTH L	R	(Per Bank)	FLOODPLAIN QUALITY L	R	(Most Predominant per Bank)	L	R	
☐	☐	Wide >10m	☐	☐	Mature Forest, Wetland	☐	☐	Conservation Tillage
☐	☐	Moderate 5-10m	☐	☐	Immature Forest, Shrub or Old Field	☐	☐	Urban or Industrial
☐	☐	Narrow <5m	☐	☐	Residential, Park, New Field	☒	☒	Open Pasture, Row Crop
☒	☒	None	☐	☐	Fenced Pasture	☐	☐	Mining or Construction

COMMENTS _____

FLOW REGIME *(At Time of Evaluation)* (Check *ONLY* one box):

- ☒ Stream Flowing
- ☐ Subsurface flow with isolated pools (Interstitial)
- ☐ Moist Channel, isolated pools, no flow (Intermittent)
- ☐ Dry channel, no water (Ephemeral)

COMMENTS _____

SINUOSITY (Number of bends per 61 m (200 ft) of channel) (Check *ONLY* one box):

- ☐ None
- ☐ 0.5
- ☐ 1.0
- ☐ 1.5
- ☒ 2.0
- ☐ 2.5
- ☐ 3.0
- ☐ >3

STREAM GRADIENT ESTIMATE

☒ Flat (0.5 ft/100 ft) ☐ Flat to Moderate ☐ Moderate (2 ft/100 ft) ☐ Moderate to Severe ☐ Severe (10 ft/100 ft)

June 20, 2008 Revision

ADDITIONAL STREAM INFORMATION (This Information Must Also be Completed):

QHEI PERFORMED? - ☐ Yes ☒ No QHEI Score _____ (If Yes, Attach Completed QHEI Form)

DOWNSTREAM DESIGNATED USE(S) N/A- Hoover Reservoir is downstream ~ 0.6mi

☐ WWH Name: _____ Distance from Evaluated Stream _____

☐ CWH Name: _____ Distance from Evaluated Stream _____

☐ EWH Name: _____ Distance from Evaluated Stream _____

MAPPING: ATTACH COPIES OF MAPS, INCLUDING THE ENTIRE WATERSHED AREA. CLEARLY MARK THE SITE LOCATION

USGS Quadrangle Name: Galena NRCS Soil Map Page: _____ NRCS Soil Map Stream Order _____

County: Delaware Township / City: Genoa Township

MISCELLANEOUS

Base Flow Conditions? (Y/N): Y Date of last precipitation: 5/19/17 Quantity: 0.47"

Photograph Information: upstream, downstream, substrates

Elevated Turbidity? (Y/N): N Canopy (% open): 100% open

Were samples collected for water chemistry? (Y/N): N (Note lab sample no. or id. and attach results) Lab Number: _____

Field Measures: Temp (°C)_____ Dissolved Oxygen (mg/l) _____ pH (S.U.) _____ Conductivity (µmhos/cm) _____

Is the sampling reach representative of the stream (Y/N) Y If not, please explain: _____

Additional comments/description of pollution impacts: Agricultural field runoff

BIOTIC EVALUATION

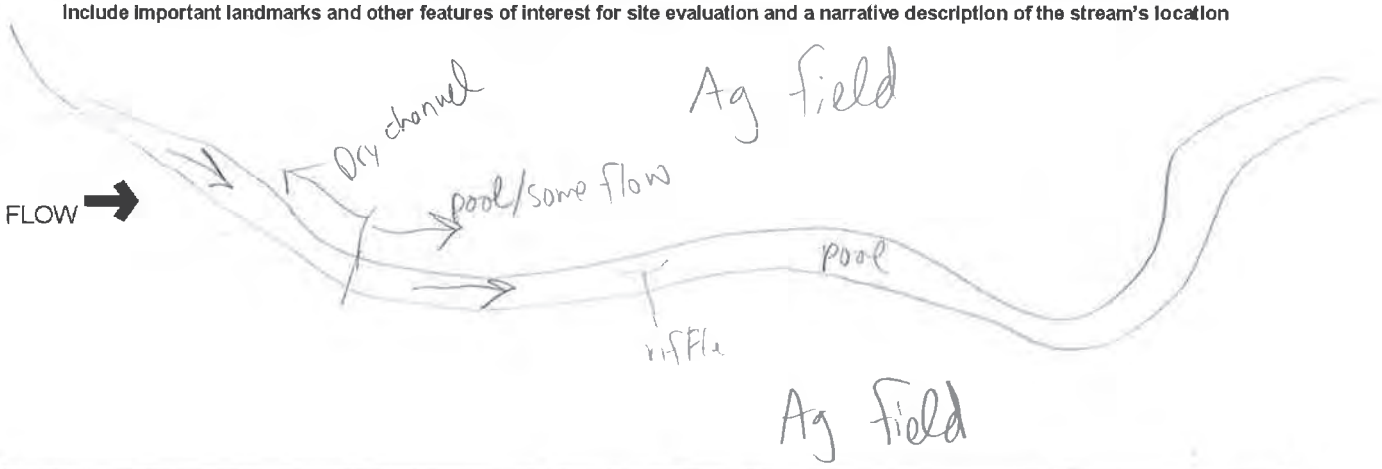
Performed? (Y/N): N (If Yes, Record all observations. Voucher collections optional. NOTE: all voucher samples must be labeled with the site ID number. Include appropriate field data sheets from the Primary Headwater Habitat Assessment Manual)

Fish Observed? (Y/N)_____ Voucher? (Y/N)_____ Salamanders Observed? (Y/N)_____ Voucher? (Y/N)_____
Frogs or Tadpoles Observed? (Y/N)____ Voucher? (Y/N)____ Aquatic Macroinvertebrates Observed? (Y/N)____ Voucher? (Y/N)____

Comments Regarding Biology: _____

DRAWING AND NARRATIVE DESCRIPTION OF STREAM REACH (This must be completed):

Include important landmarks and other features of interest for site evaluation and a narrative description of the stream's location



Ohio EPA Primary Headwater Habitat Evaluation Form

HHEI Score (sum of metrics 1, 2, 3) : 46

SITE NAME/LOCATION Vinmar Village

SITE NUMBER Stream 2 RIVER BASIN _____ DRAINAGE AREA (mi²) 0.04 mi²

LENGTH OF STREAM REACH (ft) 200 LAT. 40.189818 LONG. -82.904816 RIVER CODE _____ RIVER MILE _____

DATE 5/18/17 SCORER J. Nietz COMMENTS Intermittent

NOTE: Complete All Items On This Form - Refer to "Field Evaluation Manual for Ohio's PHWH Streams" for Instructions

STREAM CHANNEL MODIFICATIONS: ☐ NONE / NATURAL CHANNEL ☒ RECOVERED ☐ RECOVERING ☐ RECENT OR NO RECOVERY

located in fence row, channel straightened/modified

1. SUBSTRATE (Estimate percent of every type of substrate present. Check *ONLY* two predominant substrate *TYPE* boxes (Max of 40). Add total number of significant substrate types found (Max of 8). Final metric score is sum of boxes A & B.

TYPE		PERCENT	TYPE		PERCENT
☐	BLDR SLABS [16 pts]		☒	SILT [3 pt]	90
☐	BOULDER (>256 mm) [16 pts]		☐	LEAF PACK/WOODY DEBRIS [3 pts]	
☐	BEDROCK [16 pt]		☐	FINE DETRITUS [3 pts]	
☐	COBBLE (65-256 mm) [12 pts]		☐	CLAY or HARDPAN [0 pt]	
☐	GRAVEL (2-64 mm) [9 pts]		☐	MUCK [0 pts]	
☒	SAND (<2 mm) [6 pts]	10	☐	ARTIFICIAL [3 pts]	

Total of Percentages of Bldr Slabs, Boulder, Cobble, Bedrock 0 (A) 9 (B) 2

SCORE OF TWO MOST PREDOMINATE SUBSTRATE TYPES: **TOTAL NUMBER OF SUBSTRATE TYPES:**

HHEI Metric Points

Substrate Max = 40: 11

A + B

2. Maximum Pool Depth ***(Measure the maximum pool depth within the 61 meter (200 ft)*** evaluation reach at the time of evaluation. Avoid plunge pools from road culverts or storm water pipes) (Check *ONLY* one box):

- ☐ > 30 centimeters [20 pts]
- ☐ > 22.5 - 30 cm [30 pts]
- ☐ > 10 - 22.5 cm [25 pts]
- ☒ > 5 cm - 10 cm [15 pts]
- ☐ < 5 cm [5 pts]
- ☐ NO WATER OR MOIST CHANNEL [0 pts]

COMMENTS _____ **MAXIMUM POOL DEPTH (centimeters):** 10

Pool Depth Max = 30: 15

3. BANK FULL WIDTH (Measured as the average of 3-4 measurements) (Check *ONLY* one box):

- ☐ > 4.0 meters (> 13') [30 pts]
- ☐ > 3.0 m - 4.0 m (> 9' 7" - 13') [25 pts]
- ☒ > 1.5 m - 3.0 m (> 4' 8" - 9' 7") [20 pts]
- ☐ > 1.0 m - 1.5 m (> 3' 3" - 4' 8") [15 pts]
- ☐ ≤ 1.0 m (≤ 3' 3") [5 pts]

COMMENTS 6.25' **AVERAGE BANKFULL WIDTH (meters)** 1.9

Bankfull Width Max=30: 20

This information must also be completed

RIPARIAN ZONE AND FLOODPLAIN QUALITY ☆NOTE: River Left (L) and Right (R) as looking downstream☆

RIPARIAN WIDTH (Per Bank) L	R	FLOODPLAIN QUALITY (Most Predominant per Bank) L	R	L	R
☐	☐ Wide >10m	☐	☐ Mature Forest, Wetland	☐	☐ Conservation Tillage
☐	☐ Moderate 5-10m	☐	☐ Immature Forest, Shrub or Old Field	☐	☐ Urban or Industrial
☒	☒ Narrow <5m	☐	☒ Residential, Park, New Field	☒	☐ Open Pasture, Row Crop
☐	☐ None	☐	☐ Fenced Pasture	☐	☐ Mining or Construction

COMMENTS _____

FLOW REGIME *(At Time of Evaluation)* (Check *ONLY* one box):

- ☒ Stream Flowing
- ☐ Subsurface flow with isolated pools (Interstitial)
- ☐ Moist Channel, isolated pools, no flow (Intermittent)
- ☐ Dry channel, no water (Ephemeral)

COMMENTS _____

SINUOSITY (Number of bends per 61 m (200 ft) of channel) (Check *ONLY* one box):

☐ None	☐ 1.0	☐ 2.0	☐ 3.0
☒ 0.5	☐ 1.5	☐ 2.5	☐ >3

STREAM GRADIENT ESTIMATE

☒ Flat (0.5 ft/100 ft) ☐ Flat to Moderate ☐ Moderate (2 ft/100 ft) ☐ Moderate to Severe ☐ Severe (10 ft/100 ft)

ADDITIONAL STREAM INFORMATION (This Information Must Also be Completed):

QHEI PERFORMED? - ☐ Yes ☒ No QHEI Score _____ (If Yes, Attach Completed QHEI Form)

DOWNSTREAM DESIGNATED USE(S) N/A - Hoover Reservoir is downstream

☐ WWH Name: _____ Distance from Evaluated Stream _____

☐ CWH Name: _____ Distance from Evaluated Stream _____

☐ EWH Name: _____ Distance from Evaluated Stream _____

MAPPING: ATTACH COPIES OF MAPS, INCLUDING THE ENTIRE WATERSHED AREA. CLEARLY MARK THE SITE LOCATION

USGS Quadrangle Name: Galena, OH NRCS Soil Map Page: _____ NRCS Soil Map Stream Order _____

County: Delaware Township / City: Genoa Township

MISCELLANEOUS

Base Flow Conditions? (Y/N): Y Date of last precipitation: 5/19/17 Quantity: 0.47"

Photograph Information: upstream, downstream, substrates

Elevated Turbidity? (Y/N): N Canopy (% open): 100%

Were samples collected for water chemistry? (Y/N): N (Note lab sample no. or id. and attach results) Lab Number: _____

Field Measures: Temp (°C)_____ Dissolved Oxygen (mg/l) _____ pH (S.U.) _____ Conductivity (µmhos/cm) _____

Is the sampling reach representative of the stream (Y/N) Y If not, please explain: _____

Additional comments/description of pollution impacts: Agriculture and residential run off

BIOTIC EVALUATION

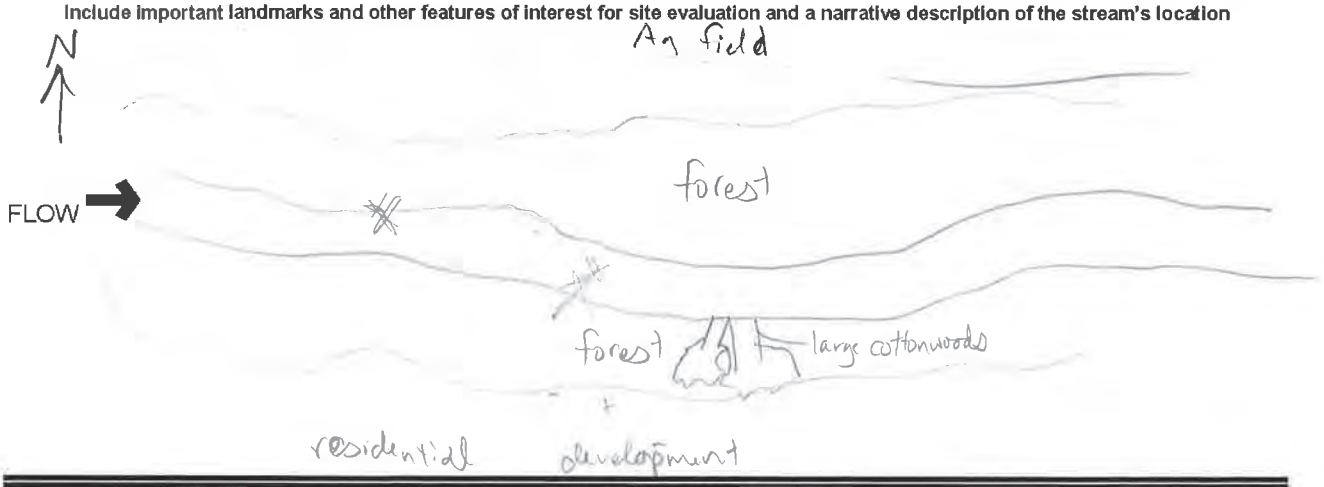
Performed? (Y/N): N (If Yes, Record all observations. Voucher collections optional. NOTE: all voucher samples must be labeled with the site ID number. Include appropriate field data sheets from the Primary Headwater Habitat Assessment Manual)

Fish Observed? (Y/N)_____ Voucher? (Y/N)_____ Salamanders Observed? (Y/N)_____ Voucher? (Y/N)_____
Frogs or Tadpoles Observed? (Y/N)____ Voucher? (Y/N)____ Aquatic Macroinvertebrates Observed? (Y/N)____ Voucher? (Y/N)____

Comments Regarding Biology: _____

DRAWING AND NARRATIVE DESCRIPTION OF STREAM REACH (This must be completed):

Include important landmarks and other features of interest for site evaluation and a narrative description of the stream's location



Appendix B
June 9, 2017

Wetland Determination Forms

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	BeA-Bennington silt loam 0-2% slopes	NWI/WWI Classification:	N/A	Wetland ID:	Wetland 1
Landform:	Depression	Local Relief:	Concave	Sample Point:	SP01
Slope (%):	0	Latitude: 40.1893	Longitude: -82.8978	Datum: WGS 1984	Community ID: PEM
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			☑ Yes ☐ No	Section:	--
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes	☐ No	Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☑ Yes ☐ No	Hydric Soils Present?	☑ Yes ☐ No
Wetland Hydrology Present?	☑ Yes ☐ No	Is This Sampling Point Within A Wetland?	☑ **Yes** ☐ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☐):

Primary:
- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☑ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☑ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☑ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes	☑ No	Depth:	(in.)
Water Table Present?	☐ Yes	☑ No	Depth:	(in.)
Saturation Present?	☑ Yes	☐ No	Depth: 0	(in.)

Wetland Hydrology Present? ☑ Yes ☐ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: BeA-Bennington silt loam 0-2% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	8	--	10YR 4/2	92	7.5YR 6/8	8	C	M	clay
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--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☑ F3 - Depleted Matrix
- ☐ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: Rock exclusion Depth: 8"

Hydric Soil Present? ☑ Yes ☐ No

Remarks: Fill material at 8", could not sample deeper.

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 1 | Sample Point: SP01

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	0		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	0		

Herb Stratum (Plot size: 5 ft radius)

1.	*Phalaris arundinacea*	35	Y	FACW
2.	*Schoenoplectus fluviatilis*	10	N	OBL
3.	*Scirpus atrovirens*	10	N	OBL
4.	*Juncus effusus*	10	N	OBL
5.	*Typha latifolia*	5	N	OBL
6	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	70		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	0		

Remarks: 25% open ground.

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***100%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:		Multiply by:	
OBL spp.			
FACW spp.			
FAC spp.			
FACU spp.			
UPL spp.			
Total			(B)

Hydrophytic Vegetation Indicators:

☑ Yes	☐ No	Rapid Test for Hydrophytic Vegetation
☑ Yes	☐ No	Dominance Test is > 50%
☐ Yes	☐ No	Prevalence Index is ≤ 3.0 *
☐ Yes	☐ No	Morphological Adaptations (Explain) *
☐ Yes	☐ No	Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☑ Yes ☐ No

Additional Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	BeA-Bennington silt loam, 0-2% slopes	NWI/WWI Classification:		Wetland ID:	Wetland 1
Landform:	Terrace	Local Relief:	Linear	Sample Point:	SP02
Slope (%):	0	Latitude: 40.1894	Longitude: -82.897848	Datum: WGS 1984	Community ID: Upland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			☑ Yes ☐ No	Section:	--
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes	☐ No	Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☑ Yes ☐ No	Hydric Soils Present?	☐ Yes ☑ No
Wetland Hydrology Present?	☐ Yes ☑ No	Is This Sampling Point Within A Wetland?	☐ **Yes** ☑ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☑):

Primary:
- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes	☑ No	Depth:	(in.)
Water Table Present?	☐ Yes	☑ No	Depth:	(in.)
Saturation Present?	☐ Yes	☑ No	Depth:	(in.)

Wetland Hydrology Present? ☐ Yes ☑ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: BeA-Bennington silt loam, 0-2% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	8	--	10YR 4/3	100	-- --	--	--	--	clay loam
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--
--	--	--	--	--	-- --	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☑):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☐ F3 - Depleted Matrix
- ☐ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: Exclusion/Fill Depth: 8"

Hydric Soil Present? ☐ Yes ☑ No

Remarks: Soil is disturbed and contains rocky fill material at 8". Exclusion, could not sample deeper.

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 1 | Sample Point: SP02

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	0		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	0		

Herb Stratum (Plot size: 5 ft radius)

1.	*Phalaris arundinacea*	80	Y	FACW
2.	*Brassica rapa*	5	N	UPL
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	85		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	0		

Remarks: 15% open ground.

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***100%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:		Multiply by:	
OBL spp.			
FACW spp.			
FAC spp.			
FACU spp.			
UPL spp.			
Total			(B)

Hydrophytic Vegetation Indicators:

☐ Yes	☑ No	Rapid Test for Hydrophytic Vegetation
☑ Yes	☐ No	Dominance Test is > 50%
☐ Yes	☐ No	Prevalence Index is ≤ 3.0 *
☐ Yes	☐ No	Morphological Adaptations (Explain) *
☐ Yes	☐ No	Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☑ Yes ☐ No

Additional Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	BeA-Bennington silt loam, 0-2% slopes	NWI/WWI Classification:		Wetland ID:	Wetland 2
Landform:	Depression	Local Relief:	Concave	Sample Point:	SP03
Slope (%):	0	Latitude: 40.1922	Longitude: -82.902566	Datum: WGS 1984	Community ID: PFO
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			☑ Yes ☐ No	Section:	--
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes	☐ No	Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☑ Yes ☐ No	Hydric Soils Present?	☑ Yes ☐ No
Wetland Hydrology Present?	☑ Yes ☐ No	Is This Sampling Point Within A Wetland?	☑ **Yes** ☐ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☐):

Primary:
- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☑ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☑ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☑ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes	☑ No	Depth:	(in.)
Water Table Present?	☐ Yes	☑ No	Depth:	(in.)
Saturation Present?	☑ Yes	☐ No	Depth: 0	(in.)

Wetland Hydrology Present? ☑ Yes ☐ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: BeA-Bennington silt loam, 0-2% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	18	--	10YR 3/2	80	5YR 4/6	20	C	M	clay loam
18	21	--	10YR 3/2	80	5YR 4/6	15	C	M	clay loam
--	--	--	--	--	7.5YR 5/8	5	C	M	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☐ F3 - Depleted Matrix
- ☑ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: N/A Depth:

Hydric Soil Present? ☑ Yes ☐ No

Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 2 | Sample Point: SP03

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	*Quercus palustris*	30	Y	FACW
2.	*Acer saccharinum*	60	Y	FACW
3.	*Carya laciniosa*	10	N	FACW
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	100		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	*Quercus palustris*	25	Y	FACW
2.	*Ulmus americana*	10	Y	FACW
3.	*Gleditsia triacanthos*	2	N	FACU
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	37		

Herb Stratum (Plot size: 5 ft radius)

1.	*Cinna arundinacea*	30	Y	FACW
2.	*Toxicodendron radicans*	10	Y	FAC
3.	*Carex bebbii*	5	N	OBL
4.	*Carex grayi*	5	N	FACW
5.			--	
6	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	50		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	*Toxicodendron radicans*	5	Y	FAC
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	5		

Remarks: 50% open ground.

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***100%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:		Multiply by:	
OBL spp.			
FACW spp.			
FAC spp.			
FACU spp.			
UPL spp.			
Total			(B)

Hydrophytic Vegetation Indicators:

☐ Yes	☑ No	Rapid Test for Hydrophytic Vegetation
☑ Yes	☐ No	Dominance Test is > 50%
☐ Yes	☐ No	Prevalence Index is ≤ 3.0 *
☐ Yes	☐ No	Morphological Adaptations (Explain) *
☐ Yes	☐ No	Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☑ Yes ☐ No

Additional Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	BeA-Bennington silt loam, 0-2% slopes	NWI/WWI Classification:	N/A	Wetland ID:	Wetland 2
Landform:	Depression	Local Relief:	Concave	Sample Point:	SP04
Slope (%):	0	Latitude: 40.1921	Longitude: -82.902685	Datum: WGS 1984	Community ID: Upland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			☑ Yes ☐ No	Section:	--
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes	No☐	Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☐ Yes ☑ No	Hydric Soils Present?	☑ Yes ☐ No
Wetland Hydrology Present?	☐ Yes ☑ No	Is This Sampling Point Within A Wetland?	☐ **Yes** ☑ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☑):

Primary:
- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes	☑ No	Depth:	(in.)
Water Table Present?	☐ Yes	☑ No	Depth:	(in.)
Saturation Present?	☐ Yes	☑ No	Depth:	(in.)

Wetland Hydrology Present? ☐ Yes ☑ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: BeA-Bennington silt loam, 0-2% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	3	--	10YR 3/2	93	7.5YR 3/4	7	C	M	clay loam
3	18	--	10YR 4/1	88	7.5YR 3/4	10	C	M	clay loam
--	--	--	--	--	5YR 4/6	2	C	PL	--
18	21	--	10YR 6/1	77	2.5YR 3/1	10	D	M	clay loam
--	--	--	--	--	5YR 4/6	5	C	M	--
--	--	--	--	--	7.5YR 5/8	8	C	M	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☑ F3 - Depleted Matrix
- ☐ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: N/A Depth: N/A

Hydric Soil Present? ☑ Yes ☐ No

Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 2 | Sample Point: SP04

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	*Quercus palustris*	10	Y	FACW
2.	*Acer saccharinum*	2	N	FACW
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	12		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	0		

Herb Stratum (Plot size: 5 ft radius)

1.	*Toxicodendron radicans*	80	Y	FAC
2.	*Parthenocissus quinquefolia*	10	N	FACU
3.	*Solidago canadensis*	5	N	FACU
4.	*Rubus allegheniensis*	5	N	FACU
5.	*Potentilla indica*	5	N	FACU
6	*Impatiens capensis*	2	N	FACW
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	107		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	*Rosa multiflora*	20	Y	FACU
2.	*Rubus allegheniensis*	15	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	35		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***50%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:		Multiply by:	
OBL spp.	0	x 1 =	0
FACW spp.	14	x 2 =	28
FAC spp.	80	x 3 =	240
FACU spp.	60	x 4 =	240
UPL spp.	0	x 5 =	0
Total	154 (A)		508 (B)

Prevalence Index = B/A = ***3.299***

Hydrophytic Vegetation Indicators:

- ☐ Yes ☑ No Rapid Test for Hydrophytic Vegetation
- ☐ Yes ☑ No Dominance Test is > 50%
- ☐ Yes ☑ No Prevalence Index is ≤ 3.0 *
- ☐ Yes ☐ No Morphological Adaptations (Explain) *
- ☐ Yes ☐ No Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☐ Yes ☑ No

Additional Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	PwA-Pewamo silty clay loam, 0-1% slopes	NWI/WWI Classification:	PEM1C	Wetland ID:	Wetland 3
Landform:	Depression	Local Relief:	Concave	Sample Point:	SP05
Slope (%):	0	Latitude: 40.1908	Longitude: -82.901397	Datum: WGS 1984	Community ID: PFO
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)		☑ Yes ☐ No		Section:	--
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes ☐ No		Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☑ Yes ☐ No	Hydric Soils Present?	☑ Yes ☐ No
Wetland Hydrology Present?	☑ Yes ☐ No	Is This Sampling Point Within A Wetland?	☑ **Yes** ☐ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☐):

Primary:
- ☑ A1 - Surface Water
- ☑ A2 - High Water Table
- ☑ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☑ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☑ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☑ Yes ☐ No	Depth:	1	(in.)
Water Table Present?	☑ Yes ☐ No	Depth:	4	(in.)
Saturation Present?	☑ Yes ☐ No	Depth:	0	(in.)

Wetland Hydrology Present? ☑ Yes ☐ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: PwA-Pewamo silty clay loam, 0-1% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	3	--	10YR 3/1	95	2.5YR 4/6	5	C	PL	clay loam
3	8	--	10YR 3/1	92	2.5YR 4/8	8	C	M	clay
8	21	--	10YR 2/1	97	7.5YR 5/8	3	C	M	clay
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☐):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☐ F3 - Depleted Matrix
- ☑ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: N/A Depth: N/A

Hydric Soil Present? ☑ Yes ☐ No

Remarks:

WETLAND DETERMINATION DATA FORM

Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 3 | Sample Point: SP05

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	*Quercus palustris*	60	Y	FACW
2.	*Salix nigra*	20	Y	OBL
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	80		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	*Salix nigra*	5	Y	OBL
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	5		

Herb Stratum (Plot size: 5 ft radius)

1.	*Carex frankii*	20	Y	OBL
2.	*Scirpus cyperinus*	5	N	OBL
3.	*Pilea pumila*	2	N	FACW
4.	--		--	--
5.	--		--	--
6	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	27		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	--	--	--	--
2.	--	--	--	--
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	0		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***100%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp.	
FACW spp.	
FAC spp.	
FACU spp.	
UPL spp.	
Total	(B)

Hydrophytic Vegetation Indicators:

- ☑ Yes ☐ No Rapid Test for Hydrophytic Vegetation
- ☑ Yes ☐ No Dominance Test is > 50%
- ☐ Yes ☐ No Prevalence Index is ≤ 3.0 *
- ☐ Yes ☐ No Morphological Adaptations (Explain) *
- ☐ Yes ☐ No Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☑ Yes ☐ No

Additional Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site:	Vinmar Village	Stantec Project #:	173409307	Date:	05/19/17
Applicant:	Vinmar Investment Limited			County:	Delaware
Investigator #1:	Jennifer Nietz	Investigator #2:	Angela Sjollema	State:	Ohio
Soil Unit:	Pw-Pewamo silty clay loam, 0-1% slopes	NWI/WWI Classification:	PEM1C	Wetland ID:	Wetland 3
Landform:	Terrace	Local Relief:	Linear	Sample Point:	SP06
Slope (%):	0	Latitude: 40.1907	Longitude: -82.901532	Datum: WGS 1984	Community ID: Upland
Are climatic/hydrologic conditions on the site typical for this time of year? (If no, explain in remarks)			☑ Yes ☐ No	Section:	--
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?		Are normal circumstances present?		Township:	Genoa
Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?		☑ Yes	☐ No	Range:	-- Dir: --

SUMMARY OF FINDINGS

Hydrophytic Vegetation Present?	☐ Yes ☑ No	Hydric Soils Present?	☐ Yes ☑ No
Wetland Hydrology Present?	☐ Yes ☑ No	Is This Sampling Point Within A Wetland?	☐ **Yes** ☑ **No**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators (Check here if indicators are not present ☑):

Primary:
- ☐ A1 - Surface Water
- ☐ A2 - High Water Table
- ☐ A3 - Saturation
- ☐ B1 - Water Marks
- ☐ B2 - Sediment Deposits
- ☐ B3 - Drift Deposits
- ☐ B4 - Algal Mat or Crust
- ☐ B5 - Iron Deposits
- ☐ B7 - Inundation Visible on Aerial Imagery
- ☐ B8 - Sparsely Vegetated Concave Surface
- ☐ B9 - Water-Stained Leaves
- ☐ B13 - Aquatic Fauna
- ☐ B14 - True Aquatic Plants
- ☐ C1 - Hydrogen Sulfide Odor
- ☐ C3 - Oxidized Rhizospheres on Living Roots
- ☐ C4 - Presence of Reduced Iron
- ☐ C6 - Recent Iron Reduction in Tilled Soils
- ☐ C7 - Thin Muck Surface
- ☐ D9 - Gauge or Well Data
- ☐ Other (Explain in Remarks)

Secondary:
- ☐ B6 - Surface Soil Cracks
- ☐ B10 - Drainage Patterns
- ☐ C2 - Dry-Season Water Table
- ☐ C8 - Crayfish Burrows
- ☐ C9 - Saturation Visible on Aerial Imagery
- ☐ D1 - Stunted or Stressed Plants
- ☐ D2 - Geomorphic Position
- ☐ D5 - FAC-Neutral Test

Field Observations:

Surface Water Present?	☐ Yes	☑ No	Depth:	(in.)
Water Table Present?	☐ Yes	☑ No	Depth:	(in.)
Saturation Present?	☐ Yes	☑ No	Depth:	(in.)

Wetland Hydrology Present? ☐ Yes ☑ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: N/A

Remarks:

SOILS

Map Unit Name: Pw-Pewamo silty clay loam, 0-1% slopes

Profile Description (Describe to the depth needed to document the indicator or confirm the absence of indicators.) (Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered/Coated Sand Grains; Location: PL=Pore Lining, M=Matrix)

Top Depth	Bottom Depth	Horizon	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features Color (Moist)	Redox Features %	Redox Features Type	Redox Features Location	Texture (e.g. clay, sand, loam)
0	14	--	7.5YR 2.5/1	100	--			--	--	clay
14	21	--	7.5YR 2.5/1	90	2.5YR	4/8	10	C	M	clay
--	--	--	--	--	--			--	--	--
--	--	--	--		--			--	--	--
--	--	--	--	--	--			--	--	--
--	--	--	--	--	--			--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--			--	--	--

NRCS Hydric Soil Field Indicators (check here if indicators are not present ☑):
- ☐ A1- Histosol
- ☐ A2 - Histic Epipedon
- ☐ A3 - Black Histic
- ☐ A4 - Hydrogen Sulfide
- ☐ A5 - Stratified Layers
- ☐ A10 - 2 cm Muck
- ☐ A11 - Depleted Below Dark Surface
- ☐ A12 - Thick Dark Surface
- ☐ S1 - Sandy Muck Mineral
- ☐ S3 - 5 cm Mucky Peat or Peat
- ☐ S4 - Sandy Gleyed Matrix
- ☐ S5 - Sandy Redox
- ☐ S6 - Stripped Matrix
- ☐ F1 - Loamy Muck Mineral
- ☐ F2 - Loamy Gleyed Matrix
- ☐ F3 - Depleted Matrix
- ☐ F6 - Redox Dark Surface
- ☐ F7 - Depleted Dark Surface
- ☐ F8 - Redox Depressions

Indicators for Problematic Soils [1]
- ☐ A16 - Coast Prairie Redox
- ☐ S7 - Dark Surface
- ☐ F12 - Iron-Manganese Masses
- ☐ TF12 - Very Shallow Dark Surface
- ☐ Other (Explain in Remarks)

[1] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If Observed) Type: N/A Depth: N/A

Hydric Soil Present? ☐ Yes ☑ No

Remarks:

WETLAND DETERMINATION DATA FORM
Midwest Region

Project/Site: Vinmar Village | Wetland ID: Wetland 3 | Sample Point: SP06

VEGETATION (Species identified in all uppercase are non-native species.)

Tree Stratum (Plot size: 30 ft radius)

	Species Name	% Cover	Dominant	Ind.Status
1.	*Gleditsia triacanthos*	40	Y	FACU
2.	*Prunus serotina*	10	N	FACU
3.	*Pyrus calleryana*	5	N	UPL
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	55		

Sapling/Shrub Stratum (Plot size: 15 ft radius)

1.	*Acer rubrum*	5	Y	FAC
2.	*Lonicera morrowii*	5	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
6.	--	--	--	--
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
	Total Cover =	10		

Herb Stratum (Plot size: 5 ft radius)

1.	*Solidago canadensis*	60	Y	FACU
2.	*Rubus allegheniensis*	15	N	FACU
3.	*Toxicodendron radicans*	10	N	FAC
4.	*Acer rubrum*	5	N	FAC
5.	*Daucus carota*	5	N	UPL
6	*Parthenocissus quinquefolia*	5	N	FACU
7.	--	--	--	--
8.	--	--	--	--
9.	--	--	--	--
10.	--	--	--	--
11.	--	--	--	--
12.	--	--	--	--
13.	--	--	--	--
14.	--	--	--	--
15.	--	--	--	--
	Total Cover =	100		

Woody Vine Stratum (Plot size: 30 ft radius)

1.	*Rubus allegheniensis*	40	Y	FACU
2.	*Rosa multiflora*	35	Y	FACU
3.	--	--	--	--
4.	--	--	--	--
5.	--	--	--	--
	Total Cover =	75		

Remarks:

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ***17%*** (A/B)

Prevalence Index Worksheet

Total % Cover of:		Multiply by:	
OBL spp.	0	x 1 =	0
FACW spp.	0	x 2 =	0
FAC spp.	20	x 3 =	60
FACU spp.	210	x 4 =	840
UPL spp.	10	x 5 =	50
Total	240 (A)		950 (B)

Prevalence Index = B/A = ***3.958***

Hydrophytic Vegetation Indicators:

- ☐ Yes ☑ No Rapid Test for Hydrophytic Vegetation
- ☐ Yes ☑ No Dominance Test is > 50%
- ☐ Yes ☑ No Prevalence Index is ≤ 3.0 *
- ☐ Yes ☐ No Morphological Adaptations (Explain) *
- ☐ Yes ☐ No Problem Hydrophytic Vegetation (Explain) *

* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft. tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft. tall.

Woody Vines - All woody vines greater than 3.28 ft. in height.

Hydrophytic Vegetation Present ☐ Yes ☑ No

Additional Remarks:

Appendix B
June 9, 2017

ORAM Forms

Wetland 1

Version 5.0	**Ohio Rapid Assessment Method for Wetlands** **10 Page Form for Wetland Categorization**	
	Background Information **Scoring Boundary Worksheet** **Narrative Rating** **Field Form Quantitative Rating** **ORAM Summary Worksheet** **Wetland Categorization Worksheet**	Ohio EPA, Division of Surface Water Final: February 1, 2001

Instructions

The investigator is *STRONGLY URGED* to read the Manual for Using the Ohio Rapid Assessment Method for Wetlands for further elaboration and discussion of the questions below prior to using the rating forms.

The Narrative Rating is designed to categorize a wetland or to provide alerts to the Rater based on the presence or possible presence of threatened or endangered species. The presence or proximity of such species is often an indicator of the quality and lack of disturbance of the wetland being evaluated. In addition, it is designed to categorize certain wetlands as very low quality (Category 1) or very high quality (Category 3) regardless of the wetland's score on the Quantitative Rating. In addition, the Narrative Rating also alerts the investigator that a particular wetland *may* be a Category 3 wetland, again, regardless of the wetland's score on the Quantitative Rating.

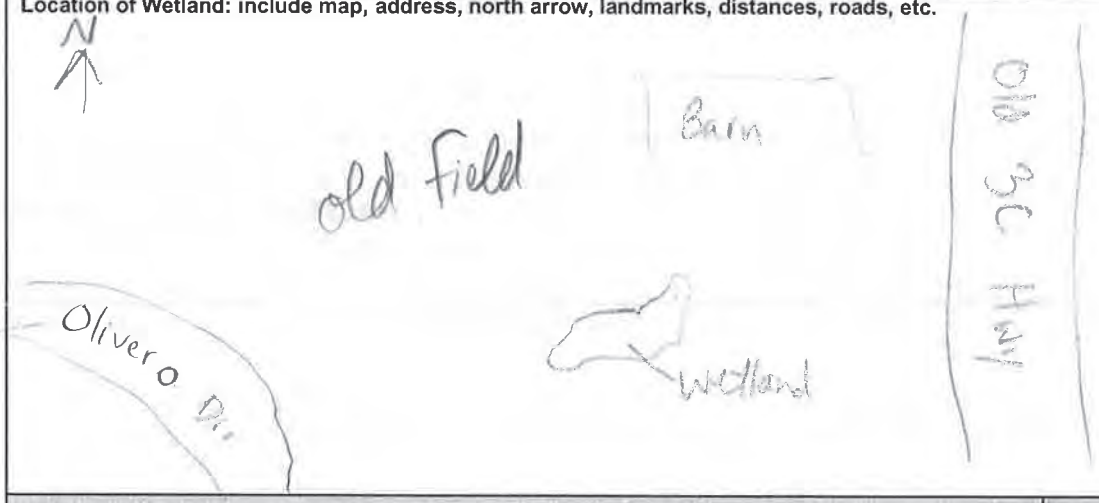
It is *VERY IMPORTANT* to properly and thoroughly answer each of the questions in the ORAM in order to properly categorize a wetland. To *properly* answer all the questions, the boundaries of the wetland being assessed must be correctly identified. Refer to Scoring Boundary worksheet and the User's Manual for a discussion of how to determine the "scoring boundaries." In some instances, the scoring boundaries may differ from the "jurisdictional boundaries."

Refer to the most recent ORAM Score Calibration Report for the scoring breakpoints between wetland categories. The most recent version of this document is posted on Ohio EPA's Division of Surface Water web page at: http://www.epa.ohio.gov/dsw/wetlands/WetlandEcologySection.aspx

Background Information

Name:	J. Nietz
Date:	5/19/17
Affiliation:	Stantec Consulting
Address:	1500 Lake Shore Drive, Columbus, OH 43204
Phone Number:	614-643-4389
e-mail address:	jennifer.nietz@stantec.com
Name of Wetland:	Wetland 1
Vegetation Communit(ies):	PEM
HGM Class(es):	Depression

Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc.

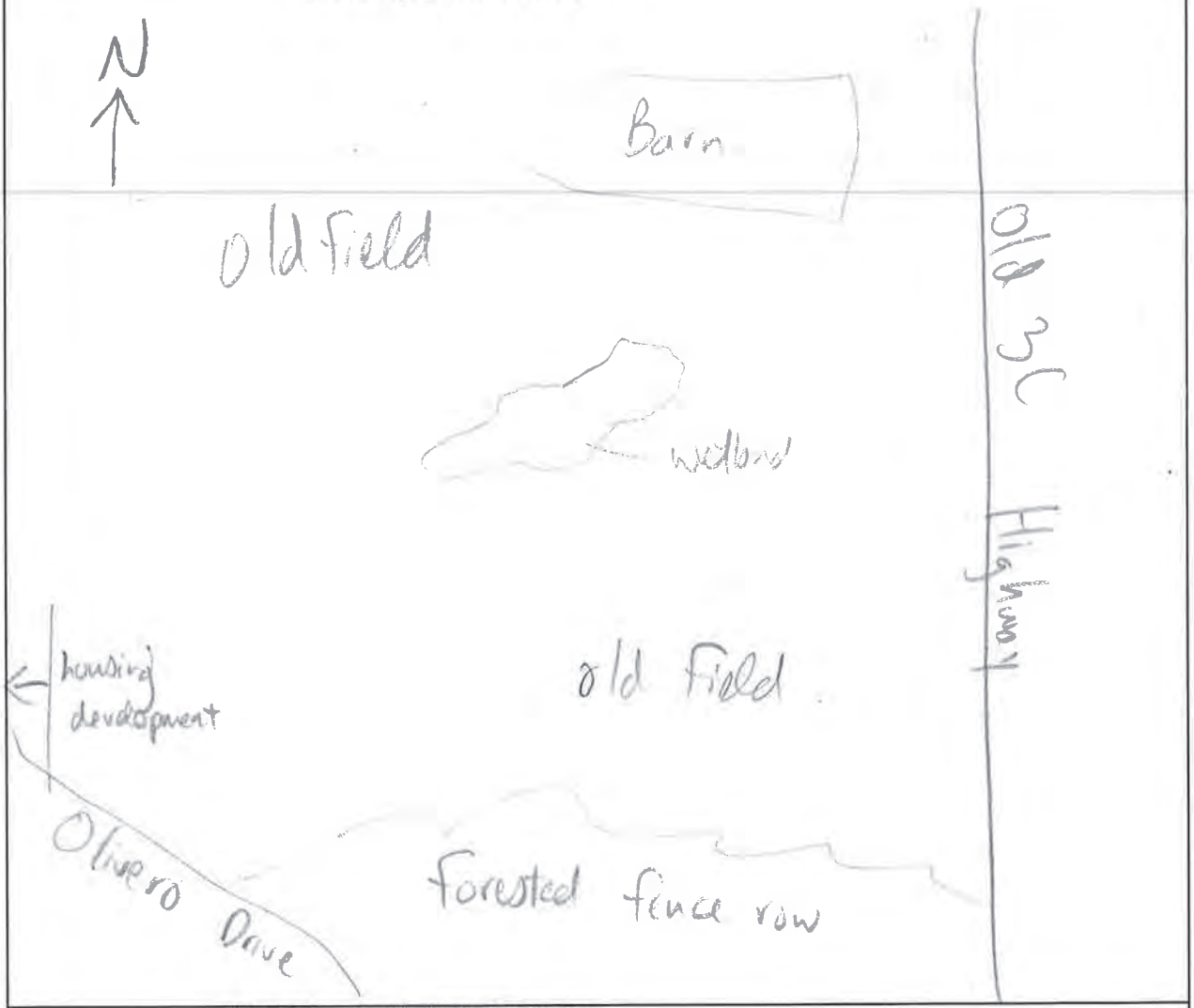


Lat/Long or UTM Coordinate	40.189303, -82.897491
USGS Quad Name	Galena, OH
County	Delaware
Township	Genoa
Section and Subsection	N/A
Hydrologic Unit Code	05060001308
Site Visit	5/19/17
National Wetland Inventory Map	Yes
Ohio Wetland Inventory Map	No
Soil Survey	Delaware Co. Soil Survey - BeA
Delineation report/map	Vinmar Village Wetland and Waterbody Delineation Report

Name of Wetland: Wetland 1

Wetland Size (acres, hectares): 0.078 acre

Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc.



Comments, Narrative Discussion, Justification of Category Changes:

Final score : 8 **Category:** 1

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the "scoring boundaries" of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the "jurisdictional boundaries." For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland's jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland's scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	☑	☐
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	☑	☐
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	☑	☐
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	☐	☑
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	☐	☑
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	☐	☑

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), http://www.dnr.state.oh.us/dnap . The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	**Critical Habitat.** Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 2	NO ☑ Go to Question 2
2	**Threatened or Endangered Species.** Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES ☐ Wetland is a Category 3 wetland. Go to Question 3	NO ☑ Go to Question 3
3	**Documented High Quality Wetland.** Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES ☐ Wetland is a Category 3 wetland Go to Question 4	NO ☑ Go to Question 4
4	**Significant Breeding or Concentration Area.** Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES ☐ Wetland is a Category 3 wetland Go to Question 5	NO ☑ Go to Question 5
5	**Category 1 Wetlands.** Is the wetland less than 0.5 hectares (1 acre) in size and **hydrologically isolated** and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by *Phalaris arundinacea, Lythrum salicaria,* or *Phragmites australis*, or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES ☑ Wetland is a Category 1 wetland Go to Question 6	NO ☐ Go to Question 6
6	**Bogs.** Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly *Sphagnum* spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES ☐ Wetland is a Category 3 wetland Go to Question 7	NO ☑ Go to Question 7
7	**Fens.** Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES ☐ Wetland is a Category 3 wetland Go to Question 8a	NO ☑ Go to Question 8a
8a	**"Old Growth Forest."** Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES ☐ Wetland is a Category 3 wetland. Go to Question 8b	NO ☑ Go to Question 8b

8b	**Mature forested wetlands.** Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES ☐ Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO ☑ Go to Question 9a
9a	**Lake Erie coastal and tributary wetlands.** Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES ☐ Go to Question 9b	NO ☑ Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES ☐ Go to Question 9d	NO ☐ Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES ☐ Wetland is a Category 3 wetland Go to Question 10	NO ☐ Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 10
10	**Lake Plain Sand Prairies (Oak Openings)** Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES ☐ Wetland is a Category 3 wetland. Go to Question 11	NO ☑ Go to Question 11
11	**Relict Wet Prairies.** Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES ☐ Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO ☑ Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	0ak Opening species	wet prairie species
Lythrum salicaria	*Zygadenus elegans var. glaucus*	*Calla palustris*	*Carex cryptolepis*	*Calamagrostis canadensis*
Myriophyllum spicatum	*Cacalia plantaginea*	*Carex atlantica var. capillacea*	*Carex lasiocarpa*	*Calamogrostis stricta*
Najas minor	*Carex flava*	*Carex echinata*	*Carex stricta*	*Carex atherodes*
Phalaris arundinacea	*Carex sterilis*	*Carex oligosperma*	*Cladium mariscoides*	*Carex buxbaumii*
Phragmites australis	*Carex stricta*	*Carex trisperma*	*Calamagrostis stricta*	*Carex pellita*
Potamogeton crispus	*Deschampsia caespitosa*	*Chamaedaphne calyculata*	*Calamagrostis canadensis*	*Carex sartwellii*
Ranunculus ficaria	*Eleocharis rostellata*	*Decodon verticillatus*	*Quercus palustris*	*Gentiana andrewsii*
Rhamnus frangula	*Eriophorum viridicarinatum*	*Eriophorum virginicum*		*Helianthus grosseserratus*
Typha angustifolia	*Gentianopsis spp.*	*Larix laricina*		*Liatris spicata*
Typha xglauca	*Lobelia kalmii*	*Nemopanthus mucronatus*		*Lysimachia quadriflora*
	Parnassia glauca	*Schechzeria palustris*		*Lythrum alatum*
	Potentilla fruticosa	*Sphagnum spp.*		*Pycnanthemum virginianum*
	Rhamnus alnifolia	*Vaccinium macrocarpon*		*Silphium terebinthinaceum*
	Rhynchospora capillacea	*Vaccinium corymbosum*		*Sorghastrum nutans*
	Salix candida	*Vaccinium oxycoccos*		*Spartina pectinata*
	Salix myricoides	*Woodwardia virginica*		*Solidago riddellii*
	Salix serissima	*Xyris difformis*		
	Solidago ohioensis			
	Tofieldia glutinosa			
	Triglochin maritimum			
	Triglochin palustre			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Wetland 1	Rater(s): J. Nietz	Date: 5/19/17

Metric 1. Wetland Area (size).

0 | 0 (max 6 pts. | subtotal)

Select one size class and assign score.

- [ ] >50 acres (>20.2ha) (6 pts)
- [ ] 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- [ ] 10 to <25 acres (4 to <10.1ha) (4 pts)
- [ ] 3 to <10 acres (1.2 to <4ha) (3 pts)
- [ ] 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- [ ] 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- [X] <0.1 acres (0.04ha) (0 pts)

Metric 2. Upland buffers and surrounding land use.

8 | 8 (max 14 pts. | subtotal)

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- [ ] WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- [X] MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- [ ] NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- [ ] VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- [ ] VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- [X] LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- [X] MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- [ ] HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

4

Metric 3. Hydrology.

7 | 15 (max 30 pts. | subtotal)

3a. Sources of Water. Score all that apply.

- [ ] High pH groundwater (5)
- [ ] Other groundwater (3)
- [X] Precipitation (1)
- [ ] Seasonal/Intermittent surface water (3)
- [ ] Perennial surface water (lake or stream) (5)

1

3b. Connectivity. Score all that apply.

- [ ] 100 year floodplain (1)
- [ ] Between stream/lake and other human use (1)
- [ ] Part of wetland/upland (e.g. forest), complex (1)
- [X] Part of riparian or upland corridor (1)

1

3c. Maximum water depth. Select only one and assign score.

- [ ] >0.7 (27.6in) (3)
- [ ] 0.4 to 0.7m (15.7 to 27.6in) (2)
- [X] <0.4m (<15.7in) (1)

1

3d. Duration inundation/saturation. Score one or dbl check.

- [ ] Semi- to permanently inundated/saturated (4)
- [ ] Regularly inundated/saturated (3)
- [ ] Seasonally inundated (2)
- [X] Seasonally saturated in upper 30cm (12in) (1)

1

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- [ ] None or none apparent (12)
- [ ] Recovered (7)
- [X] Recovering (3)
- [ ] Recent or no recovery (1)

3

Check all disturbances observed

- [ ] ditch
- [ ] tile
- [ ] dike
- [ ] weir
- [ ] stormwater input
- [ ] point source (nonstormwater)
- [X] filling/grading
- [ ] road bed/RR track
- [ ] dredging
- [X] other pipeline installation

Metric 4. Habitat Alteration and Development.

6 | 21 (max 20 pts. | subtotal)

4a. Substrate disturbance. Score one or double check and average.

- [ ] None or none apparent (4)
- [ ] Recovered (3)
- [ ] Recovering (2)
- [X] Recent or no recovery (1)

1

4b. Habitat development. Select only one and assign score.

- [ ] Excellent (7)
- [ ] Very good (6)
- [ ] Good (5)
- [ ] Moderately good (4)
- [ ] Fair (3)
- [X] Poor to fair (2)
- [ ] Poor (1)

2

4c. Habitat alteration. Score one or double check and average.

- [ ] None or none apparent (9)
- [ ] Recovered (6)
- [X] Recovering (3)
- [ ] Recent or no recovery (1)

3

Check all disturbances observed

- [ ] mowing
- [ ] grazing
- [ ] clearcutting
- [ ] selective cutting
- [ ] woody debris removal
- [ ] toxic pollutants
- [ ] shrub/sapling removal
- [ ] herbaceous/aquatic bed removal
- [ ] sedimentation
- [ ] dredging
- [ ] farming
- [ ] nutrient enrichment
- [X] construction

21 (subtotal this page)

last revised 1 February 2001 jjm

Site: Wetland 1	Rater(s): J. N...	Date: 5/19/17

21
subtotal first page

Metric 5. Special Wetlands.

-10 max 10 pts. | 11 subtotal

Check all that apply and score as indicated.

- [ ] Bog (10)
- [ ] Fen (10)
- [ ] Old growth forest (10)
- [ ] Mature forested wetland (5)
- [ ] Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- [ ] Lake Erie coastal/tributary wetland-restricted hydrology (5)
- [ ] Lake Plain Sand Prairies (Oak Openings) (10)
- [ ] Relict Wet Prairies (10)
- [ ] Known occurrence state/federal threatened or endangered species (10)
- [ ] Significant migratory songbird/water fowl habitat or usage (10)
- [X] Category 1 Wetland. See Question 1 Qualitative Rating (-10)

Metric 6. Plant communities, interspersion, microtopography.

-3 max 20 pts. | 8 subtotal

6a. Wetland Vegetation Communities.
Score all present using 0 to 3 scale.

- [ ] Aquatic bed
- [1] Emergent
- [ ] Shrub
- [ ] Forest
- [ ] Mudflats
- [ ] Open water
- [ ] Other_____

6b. horizontal (plan view) Interspersion.
Select only one.

- [ ] High (5)
- [ ] Moderately high(4)
- [ ] Moderate (3)
- [ ] Moderately low (2)
- [X] Low (1)
- [ ] None (0)

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

-5

- [X] Extensive >75% cover (-5)
- [ ] Moderate 25-75% cover (-3)
- [ ] Sparse 5-25% cover (-1)
- [ ] Nearly absent <5% cover (0)
- [ ] Absent (1)

6d. Microtopography.
Score all present using 0 to 3 scale.

- [0] Vegetated hummucks/tussucks
- [0] Coarse woody debris >15cm (6in)
- [0] Standing dead >25cm (10in) dbh
- [0] Amphibian breeding pools

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

8

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

		circle answer or insert score	Result
Narrative Rating	Question 1 Critical Habitat	N	If yes, Category 3.
	Question 2. Threatened or Endangered Species		If yes, Category 3.
	Question 3. High Quality Natural Wetland		If yes, Category 3.
	Question 4. Significant bird habitat		If yes, Category 3.
	Question 5. Category 1 Wetlands	Y	If yes, Category 1.
	Question 6. Bogs	N	If yes, Category 3.
	Question 7. Fens		If yes, Category 3.
	Question 8a. Old Growth Forest		If yes, Category 3.
	Question 8b. Mature Forested Wetland		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants		If yes, Category 3
	Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 10. Oak Openings		If yes, Category 3
	Question 11. Relict Wet Prairies		If yes, evaluate for Category 3; may also be 1 or 2.
Quantitative Rating	Metric 1. Size	0	
	Metric 2. Buffers and surrounding land use	8	
	Metric 3. Hydrology	7	
	Metric 4. Habitat	6	
	Metric 5. Special Wetland Communities	-10	
	Metric 6. Plant communities, interspersion, microtopography	-3	
	TOTAL SCORE	8	Category based on score breakpoints 1

Complete Wetland Categorization Worksheet.

Wetland Categorization Worksheet

Choices	Circle one		Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES ☐ Wetland is categorized as a Category 3 wetland	NO ☒	Is quantitative rating score *less* than the Category 2 scoring threshold (*excluding* gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES ☐ Wetland should be evaluated for possible Category 3 status	NO ☒	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES ☒ Wetland is categorized as a Category 1 wetland	NO ☐	Is quantitative rating score *greater* than the Category 2 scoring threshold *(including* any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	YES ☒ Wetland is assigned to the appropriate category based on the scoring range	NO ☐	If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the *"gray zone"* for Category 1 or 2 or Category 2 or 3 wetlands?	YES ☐ Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	NO ☒	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit *moderate OR superior* hydrologic OR habitat, OR recreational functions AND the wetland was *not* categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES ☐ Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	NO ☒ Wetland is assigned to category as determined by the ORAM.	A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category

Choose one	Category 1	Category 2	Category 3
	☒	☐	☐

End of Ohio Rapid Assessment Method for Wetlands.

Wetland 2

Version 5.0	**Ohio Rapid Assessment Method for Wetlands 10 Page Form for Wetland Categorization**	
	Background Information Scoring Boundary Worksheet Narrative Rating Field Form Quantitative Rating ORAM Summary Worksheet Wetland Categorization Worksheet	Ohio EPA, Division of Surface Water Final: February 1, 2001

Instructions

The investigator is *STRONGLY URGED* to read the Manual for Using the Ohio Rapid Assessment Method for Wetlands for further elaboration and discussion of the questions below prior to using the rating forms.

The Narrative Rating is designed to categorize a wetland or to provide alerts to the Rater based on the presence or possible presence of threatened or endangered species. The presence or proximity of such species is often an indicator of the quality and lack of disturbance of the wetland being evaluated. In addition, it is designed to categorize certain wetlands as very low quality (Category 1) or very high quality (Category 3) regardless of the wetland's score on the Quantitative Rating. In addition, the Narrative Rating also alerts the investigator that a particular wetland *may* be a Category 3 wetland, again, regardless of the wetland's score on the Quantitative Rating.

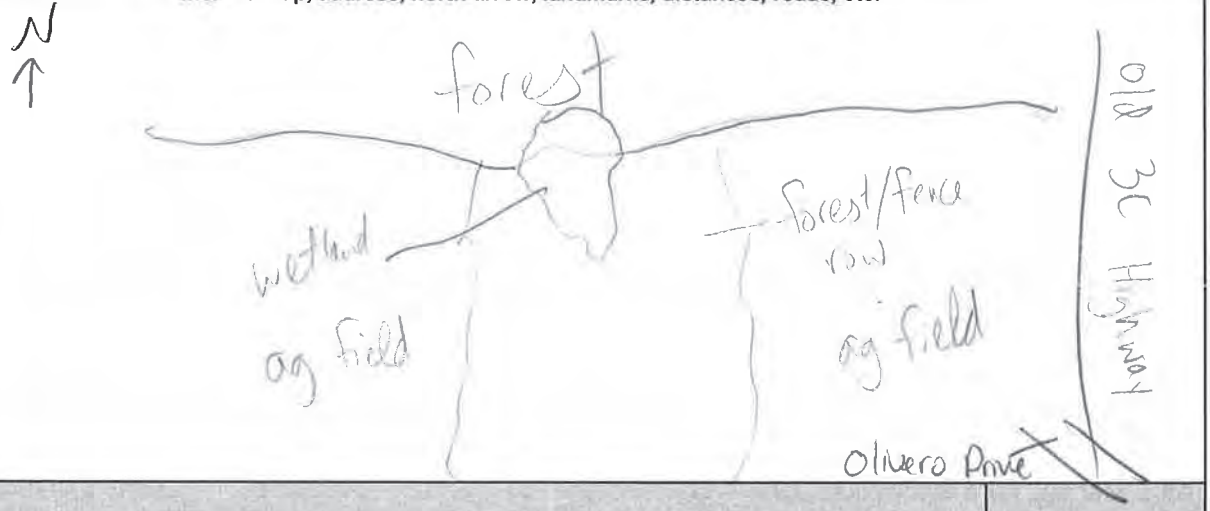
It is *VERY IMPORTANT* to properly and thoroughly answer each of the questions in the ORAM in order to properly categorize a wetland. To *properly* answer all the questions, the boundaries of the wetland being assessed must be correctly identified. Refer to Scoring Boundary worksheet and the User's Manual for a discussion of how to determine the "scoring boundaries." In some instances, the scoring boundaries may differ from the "jurisdictional boundaries."

Refer to the most recent ORAM Score Calibration Report for the scoring breakpoints between wetland categories. The most recent version of this document is posted on Ohio EPA's Division of Surface Water web page at: http://www.epa.ohio.gov/dsw/wetlands/WetlandEcologySection.aspx

Background Information

Name:	J. Nietz
Date:	5/19/17
Affiliation:	Stantec
Address:	1500 Lake Shore Dr, Suite 100, Columbus, OH 43204
Phone Number:	614-643-4893
e-mail address:	jennifer.nietz@stantec.com
Name of Wetland:	Wetland 2
Vegetation Communit(ies):	PFO
HGM Class(es):	Depression

Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc.

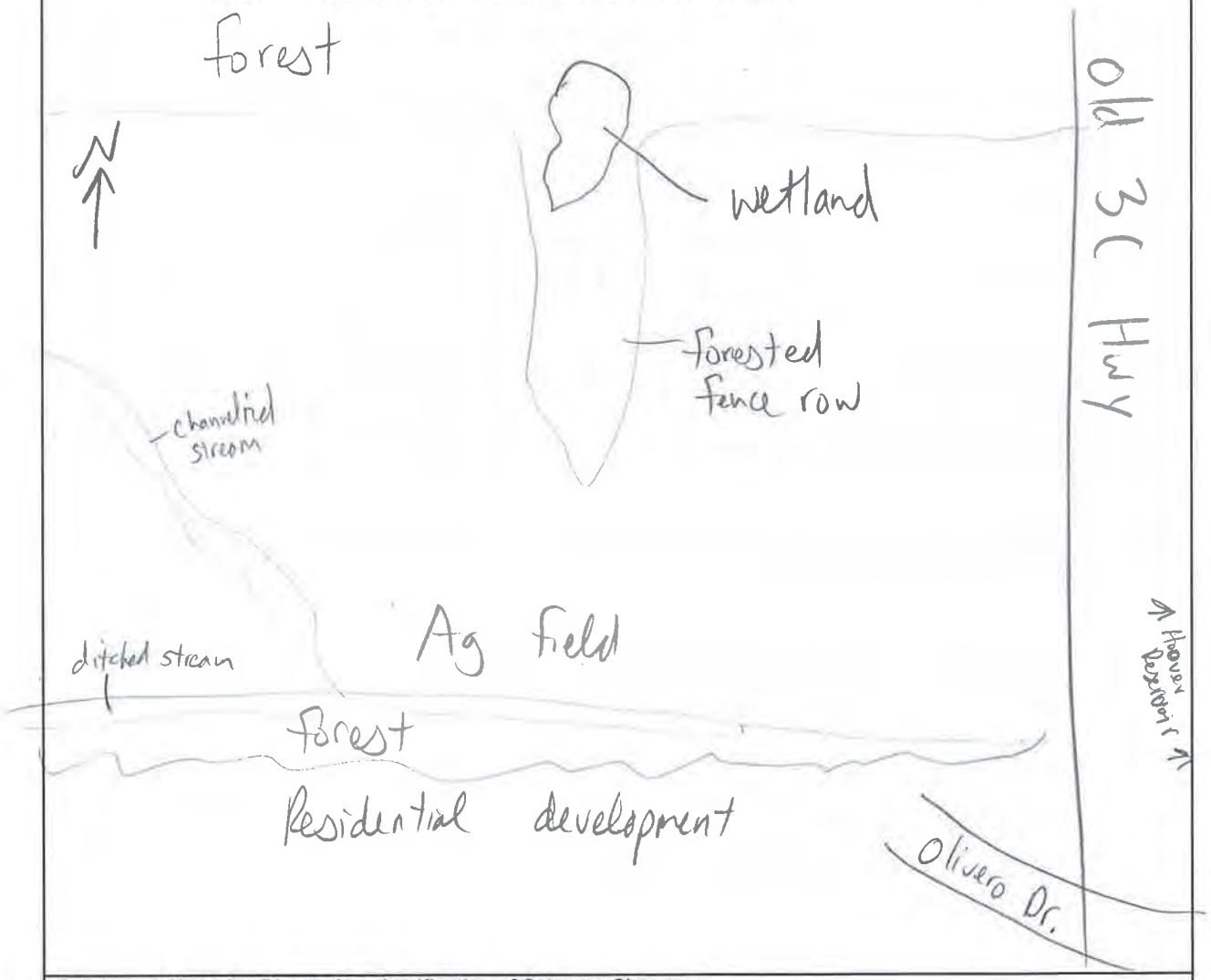


Lat/Long or UTM Coordinate	40.192291, -82.902577
USGS Quad Name	Galena, OH
County	Delaware
Township	Genoa
Section and Subsection	N/A
Hydrologic Unit Code	050600011308
Site Visit	5/19/17
National Wetland Inventory Map	Yes
Ohio Wetland Inventory Map	No
Soil Survey	Delaware Co. Soil Survey - BeA
Delineation report/map	Vinmar Village Wetland and Waterbody Delineation Report

Name of Wetland: Wetland 2

Wetland Size (acres, hectares): 0.072 acre

Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc.



Comments, Narrative Discussion, Justification of Category Changes:

Final score : 26 Category: 1

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the "scoring boundaries" of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the "jurisdictional boundaries." For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland's jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland's scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	☑	☐
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	☑	☐
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	☑	☐
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	☐	☑
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	☐	☑
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	☐	☑

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), http://www.dnr.state.oh.us/dnap . The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	**Critical Habitat.** Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 2	NO ☑ Go to Question 2
2	**Threatened or Endangered Species.** Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES ☐ Wetland is a Category 3 wetland. Go to Question 3	NO ☑ Go to Question 3
3	**Documented High Quality Wetland.** Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES ☐ Wetland is a Category 3 wetland Go to Question 4	NO ☑ Go to Question 4
4	**Significant Breeding or Concentration Area.** Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES ☐ Wetland is a Category 3 wetland Go to Question 5	NO ☑ Go to Question 5
5	**Category 1 Wetlands.** Is the wetland less than 0.5 hectares (1 acre) in size and **hydrologically isolated** and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by *Phalaris arundinacea, Lythrum salicaria,* or *Phragmites australis*, or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES ☐ Wetland is a Category 1 wetland Go to Question 6	NO ☑ Go to Question 6
6	**Bogs.** Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly *Sphagnum* spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES ☐ Wetland is a Category 3 wetland Go to Question 7	NO ☑ Go to Question 7
7	**Fens.** Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES ☐ Wetland is a Category 3 wetland Go to Question 8a	NO ☑ Go to Question 8a
8a	**"Old Growth Forest."** Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES ☐ Wetland is a Category 3 wetland. Go to Question 8b	NO ☑ Go to Question 8b

8b	**Mature forested wetlands.** Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES ☐ Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO ☑ Go to Question 9a
9a	**Lake Erie coastal and tributary wetlands.** Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES ☐ Go to Question 9b	NO ☑ Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES ☐ Go to Question 9d	NO ☐ Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES ☐ Wetland is a Category 3 wetland Go to Question 10	NO ☐ Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 10
10	**Lake Plain Sand Prairies (Oak Openings)** Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES ☐ Wetland is a Category 3 wetland. Go to Question 11	NO ☑ Go to Question 11
11	**Relict Wet Prairies.** Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES ☐ Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO ☑ Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	0ak Opening species	wet prairie species
Lythrum salicaria	*Zygadenus elegans var. glaucus*	*Calla palustris*	*Carex cryptolepis*	*Calamagrostis canadensis*
Myriophyllum spicatum	*Cacalia plantaginea*	*Carex atlantica var. capillacea*	*Carex lasiocarpa*	*Calamogrostis stricta*
Najas minor	*Carex flava*	*Carex echinata*	*Carex stricta*	*Carex atherodes*
Phalaris arundinacea	*Carex sterilis*	*Carex oligosperma*	*Cladium mariscoides*	*Carex buxbaumii*
Phragmites australis	*Carex stricta*	*Carex trisperma*	*Calamagrostis stricta*	*Carex pellita*
Potamogeton crispus	*Deschampsia caespitosa*	*Chamaedaphne calyculata*	*Calamagrostis canadensis*	*Carex sartwellii*
Ranunculus ficaria	*Eleocharis rostellata*	*Decodon verticillatus*	*Quercus palustris*	*Gentiana andrewsii*
Rhamnus frangula	*Eriophorum viridicarinatum*	*Eriophorum virginicum*		*Helianthus grosseserratus*
Typha angustifolia	*Gentianopsis spp.*	*Larix laricina*		*Liatris spicata*
Typha xglauca	*Lobelia kalmii*	*Nemopanthus mucronatus*		*Lysimachia quadriflora*
	Parnassia glauca	*Schechzeria palustris*		*Lythrum alatum*
	Potentilla fruticosa	*Sphagnum spp.*		*Pycnanthemum virginianum*
	Rhamnus alnifolia	*Vaccinium macrocarpon*		*Silphium terebinthinaceum*
	Rhynchospora capillacea	*Vaccinium corymbosum*		*Sorghastrum nutans*
	Salix candida	*Vaccinium oxycoccos*		*Spartina pectinata*
	Salix myricoides	*Woodwardia virginica*		*Solidago riddellii*
	Salix serissima	*Xyris difformis*		
	Solidago ohioensis			
	Tofieldia glutinosa			
	Triglochin maritimum			
	Triglochin palustre			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Wetland 2	Rater(s): J. Metz	Date: 5/19/17

Metric 1. Wetland Area (size).

0 (max 6 pts.) | 0 (subtotal)

Select one size class and assign score.

- [ ] >50 acres (>20.2ha) (6 pts)
- [ ] 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- [ ] 10 to <25 acres (4 to <10.1ha) (4 pts)
- [ ] 3 to <10 acres (1.2 to <4ha) (3 pts)
- [ ] 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- [ ] 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- [X] <0.1 acres (0.04ha) (0 pts)

Metric 2. Upland buffers and surrounding land use.

1 (max 14 pts.) | 1 (subtotal)

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- [ ] WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- [ ] MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- 0 [ ] NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- [X] VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- [ ] VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- 1 [ ] LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- [ ] MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- [X] HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

Metric 3. Hydrology.

5 (max 30 pts.) | 6 (subtotal)

3a. Sources of Water. Score all that apply.

- [ ] High pH groundwater (5)
- [ ] Other groundwater (3)
- 1 [X] Precipitation (1)
- [ ] Seasonal/Intermittent surface water (3)
- [ ] Perennial surface water (lake or stream) (5)

3b. Connectivity. Score all that apply.

- [ ] 100 year floodplain (1)
- [ ] Between stream/lake and other human use (1)
- 1 [ ] Part of wetland/upland (e.g. forest), complex (1)
- [X] Part of riparian or upland corridor (1)

3c. Maximum water depth. Select only one and assign score.

- [ ] >0.7 (27.6in) (3)
- 1 [ ] 0.4 to 0.7m (15.7 to 27.6in) (2)
- [X] <0.4m (<15.7in) (1)

3d. Duration inundation/saturation. Score one or dbl check.

- [ ] Semi- to permanently inundated/saturated (4)
- [ ] Regularly inundated/saturated (3)
- 1 [ ] Seasonally inundated (2)
- [X] Seasonally saturated in upper 30cm (12in) (1)

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- [ ] None or none apparent (12)
- [ ] Recovered (7)
- 1 [ ] Recovering (3)
- [X] Recent or no recovery (1)

Check all disturbances observed

- [ ] ditch
- [ ] tile
- [ ] dike
- [ ] weir
- [ ] stormwater input
- [ ] point source (nonstormwater)
- [ ] filling/grading
- [ ] road bed/RR track
- [ ] dredging
- [ ] other e.g. fields

Metric 4. Habitat Alteration and Development.

11 (max 20 pts.) | 17 (subtotal)

4a. Substrate disturbance. Score one or double check and average.

- [X] None or none apparent (4)
- 4 [ ] Recovered (3)
- [ ] Recovering (2)
- [ ] Recent or no recovery (1)

4b. Habitat development. Select only one and assign score.

- [ ] Excellent (7)
- [ ] Very good (6)
- [ ] Good (5)
- 4 [X] Moderately good (4)
- [ ] Fair (3)
- [ ] Poor to fair (2)
- [ ] Poor (1)

4c. Habitat alteration. Score one or double check and average.

- [ ] None or none apparent (9)
- 3 [ ] Recovered (6)
- [X] Recovering (3)
- [ ] Recent or no recovery (1)

Check all disturbances observed

- [ ] mowing
- [ ] grazing
- [ ] clearcutting
- [ ] selective cutting
- [ ] woody debris removal
- [ ] toxic pollutants
- [ ] shrub/sapling removal
- [ ] herbaceous/aquatic bed removal
- [ ] sedimentation
- [ ] dredging
- [X] farming
- [ ] nutrient enrichment

17 subtotal this page

last revised 1 February 2001 jjm

ORAM v. 5.0 Field Form Quantitative Rating

Site: Wetland 2	Rater(s): J. Nietz	Date: 5/19/17

17
subtotal first page

Metric 5. Special Wetlands.

0 max 10 pts. | 17 subtotal

Check all that apply and score as indicated.

- [ ] Bog (10)
- [ ] Fen (10)
- [ ] Old growth forest (10)
- [ ] Mature forested wetland (5)
- [ ] Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- [ ] Lake Erie coastal/tributary wetland-restricted hydrology (5)
- [ ] Lake Plain Sand Prairies (Oak Openings) (10)
- [ ] Relict Wet Prairies (10)
- [ ] Known occurrence state/federal threatened or endangered species (10)
- [ ] Significant migratory songbird/water fowl habitat or usage (10)
- [ ] Category 1 Wetland. See Question 1 Qualitative Rating (-10)

Metric 6. Plant communities, interspersion, microtopography.

9 max 20 pts. | 26 subtotal

6a. Wetland Vegetation Communities.
Score all present using 0 to 3 scale.

- [ ] Aquatic bed
- [1] Emergent
- [ ] Shrub
- [2] Forest
- [ ] Mudflats
- [ ] Open water
- [ ] Other_____

3

6b. horizontal (plan view) Interspersion.
Select only one.

- [ ] High (5)
- [ ] Moderately high(4)
- [X] Moderate (3)
- [ ] Moderately low (2)
- [ ] Low (1)
- [ ] None (0)

3

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

- [ ] Extensive >75% cover (-5)
- [ ] Moderate 25-75% cover (-3)
- [ ] Sparse 5-25% cover (-1)
- [ ] Nearly absent <5% cover (0)
- [X] Absent (1)

1

6d. Microtopography.
Score all present using 0 to 3 scale.

- [0] Vegetated hummucks/tussucks
- [1] Coarse woody debris >15cm (6in)
- [1] Standing dead >25cm (10in) dbh
- [0] Amphibian breeding pools

2

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

26

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

		circle answer or insert score	Result
Narrative Rating	Question 1 Critical Habitat	N	If yes, Category 3.
	Question 2. Threatened or Endangered Species		If yes, Category 3.
	Question 3. High Quality Natural Wetland		If yes, Category 3.
	Question 4. Significant bird habitat		If yes, Category 3.
	Question 5. Category 1 Wetlands		If yes, Category 1.
	Question 6. Bogs		If yes, Category 3.
	Question 7. Fens		If yes, Category 3.
	Question 8a. Old Growth Forest		If yes, Category 3.
	Question 8b. Mature Forested Wetland		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants		If yes, Category 3
	Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 10. Oak Openings		If yes, Category 3
	Question 11. Relict Wet Prairies		If yes, evaluate for Category 3; may also be 1 or 2.
Quantitative Rating	Metric 1. Size	0	
	Metric 2. Buffers and surrounding land use	1	
	Metric 3. Hydrology	5	
	Metric 4. Habitat	11	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	9	
	TOTAL SCORE	26	Category based on score breakpoints

Complete Wetland Categorization Worksheet.

Wetland Categorization Worksheet

Choices	Circle one		Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES ☐ Wetland is categorized as a Category 3 wetland	NO ☒	Is quantitative rating score *less* than the Category 2 scoring threshold (*excluding* gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES ☐ Wetland should be evaluated for possible Category 3 status	NO ☒	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES ☐ Wetland is categorized as a Category 1 wetland	NO ☒	Is quantitative rating score *greater* than the Category 2 scoring threshold *(including* any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	YES ☒ Wetland is assigned to the appropriate category based on the scoring range	NO ☐	If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the *"gray zone"* for Category 1 or 2 or Category 2 or 3 wetlands?	YES ☐ Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	NO ☒	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit *moderate OR superior* hydrologic OR habitat, OR recreational functions AND the wetland was *not* categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES ☐ Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	NO ☒ Wetland is assigned to category as determined by the ORAM.	A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category

Choose one	Category 1	Category 2	Category 3
	☒	☐	☐

End of Ohio Rapid Assessment Method for Wetlands.

Wetland 3

Version 5.0	**Ohio Rapid Assessment Method for Wetlands** **10 Page Form for Wetland Categorization**	
	Background Information **Scoring Boundary Worksheet** **Narrative Rating** **Field Form Quantitative Rating** **ORAM Summary Worksheet** **Wetland Categorization Worksheet**	Ohio EPA, Division of Surface Water Final: February 1, 2001

Instructions

The investigator is *STRONGLY URGED* to read the Manual for Using the Ohio Rapid Assessment Method for Wetlands for further elaboration and discussion of the questions below prior to using the rating forms.

The Narrative Rating is designed to categorize a wetland or to provide alerts to the Rater based on the presence or possible presence of threatened or endangered species. The presence or proximity of such species is often an indicator of the quality and lack of disturbance of the wetland being evaluated. In addition, it is designed to categorize certain wetlands as very low quality (Category 1) or very high quality (Category 3) regardless of the wetland's score on the Quantitative Rating. In addition, the Narrative Rating also alerts the investigator that a particular wetland *may* be a Category 3 wetland, again, regardless of the wetland's score on the Quantitative Rating.

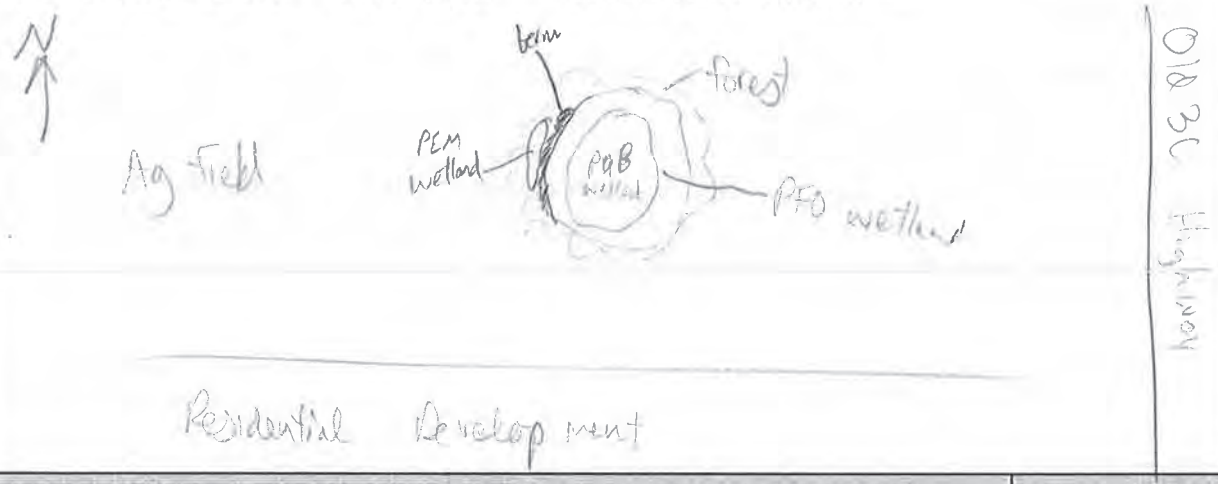
It is *VERY IMPORTANT* to properly and thoroughly answer each of the questions in the ORAM in order to properly categorize a wetland. To *properly* answer all the questions, the boundaries of the wetland being assessed must be correctly identified. Refer to Scoring Boundary worksheet and the User's Manual for a discussion of how to determine the "scoring boundaries." In some instances, the scoring boundaries may differ from the "jurisdictional boundaries."

Refer to the most recent ORAM Score Calibration Report for the scoring breakpoints between wetland categories. The most recent version of this document is posted on Ohio EPA's Division of Surface Water web page at: http://www.epa.ohio.gov/dsw/wetlands/WetlandEcologySection.aspx

Background Information

Name:	J. Nietz
Date:	5/19/17
Affiliation:	Stantec
Address:	1500 Lake Shore Drive, Suite 100, Columbus, OH 43207
Phone Number:	614-643-4389
e-mail address:	jennifer.nietz@stantec.com
Name of Wetland:	Wetland 3
Vegetation Communit(ies):	PFO
HGM Class(es):	Depression

Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc.



Lat/Long or UTM Coordinate	40.191017, -82.901379
USGS Quad Name	Galena, OH
County	Delaware
Township	Genoa
Section and Subsection	N/A
Hydrologic Unit Code	05060001130B
Site Visit	5/19/17
National Wetland Inventory Map	Yes
Ohio Wetland Inventory Map	No
Soil Survey	Delaware Co Soil Survey - PWA
Delineation report/map	Vinmar Village Wetland and Waterbody Delineation Report

Name of Wetland: Wetland 3

Wetland Size (acres, hectares): 0.43 acre

Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc.



Comments, Narrative Discussion, Justification of Category Changes:

Final score : 45 Category: 2

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the "scoring boundaries" of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the "jurisdictional boundaries." For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland's jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland's scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	☑	☐
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	☑	☐
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	☑	☐
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	☐	☑
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	☐	☑
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	☐	☑

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), http://www.dnr.state.oh.us/dnap . The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	**Critical Habitat.** Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES ☐ Wetland should be evaluated for possible Category 3 status. Go to Question 2	NO ☑ Go to Question 2
2	**Threatened or Endangered Species.** Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES ☐ Wetland is a Category 3 wetland. Go to Question 3	NO ☑ Go to Question 3
3	**Documented High Quality Wetland.** Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES ☐ Wetland is a Category 3 wetland. Go to Question 4	NO ☑ Go to Question 4
4	**Significant Breeding or Concentration Area.** Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES ☐ Wetland is a Category 3 wetland. Go to Question 5	NO ☑ Go to Question 5
5	**Category 1 Wetlands.** Is the wetland less than 0.5 hectares (1 acre) in size and **hydrologically isolated** and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by *Phalaris arundinacea, Lythrum salicaria,* or *Phragmites australis*, or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES ☐ Wetland is a Category 1 wetland. Go to Question 6	NO ☑ Go to Question 6
6	**Bogs.** Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly *Sphagnum* spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES ☐ Wetland is a Category 3 wetland. Go to Question 7	NO ☑ Go to Question 7
7	**Fens.** Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES ☐ Wetland is a Category 3 wetland. Go to Question 8a	NO ☑ Go to Question 8a
8a	**"Old Growth Forest."** Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES ☐ Wetland is a Category 3 wetland. Go to Question 8b	NO ☑ Go to Question 8b

8b	**Mature forested wetlands.** Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES ☐ Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO ☑ Go to Question 9a
9a	**Lake Erie coastal and tributary wetlands.** Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES ☐ Go to Question 9b	NO ☑ Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES ☐ Go to Question 9d	NO ☐ Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES ☐ Wetland is a Category 3 wetland Go to Question 10	NO ☐ Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES ☐ Wetland should be evaluated for possible Category 3 status Go to Question 10	NO ☐ Go to Question 10
10	**Lake Plain Sand Prairies (Oak Openings)** Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES ☐ Wetland is a Category 3 wetland. Go to Question 11	NO ☑ Go to Question 11
11	**Relict Wet Prairies.** Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES ☐ Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO ☑ Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	0ak Opening species	wet prairie species
Lythrum salicaria	*Zygadenus elegans var. glaucus*	*Calla palustris*	*Carex cryptolepis*	*Calamagrostis canadensis*
Myriophyllum spicatum	*Cacalia plantaginea*	*Carex atlantica var. capillacea*	*Carex lasiocarpa*	*Calamogrostis stricta*
Najas minor	*Carex flava*	*Carex echinata*	*Carex stricta*	*Carex atherodes*
Phalaris arundinacea	*Carex sterilis*	*Carex oligosperma*	*Cladium mariscoides*	*Carex buxbaumii*
Phragmites australis	*Carex stricta*	*Carex trisperma*	*Calamagrostis stricta*	*Carex pellita*
Potamogeton crispus	*Deschampsia caespitosa*	*Chamaedaphne calyculata*	*Calamagrostis canadensis*	*Carex sartwellii*
Ranunculus ficaria	*Eleocharis rostellata*	*Decodon verticillatus*	*Quercus palustris*	*Gentiana andrewsii*
Rhamnus frangula	*Eriophorum viridicarinatum*	*Eriophorum virginicum*		*Helianthus grosseserratus*
Typha angustifolia	*Gentianopsis spp.*	*Larix laricina*		*Liatris spicata*
Typha xglauca	*Lobelia kalmii*	*Nemopanthus mucronatus*		*Lysimachia quadriflora*
	Parnassia glauca	*Schechzeria palustris*		*Lythrum alatum*
	Potentilla fruticosa	*Sphagnum spp.*		*Pycnanthemum virginianum*
	Rhamnus alnifolia	*Vaccinium macrocarpon*		*Silphium terebinthinaceum*
	Rhynchospora capillacea	*Vaccinium corymbosum*		*Sorghastrum nutans*
	Salix candida	*Vaccinium oxycoccos*		*Spartina pectinata*
	Salix myricoides	*Woodwardia virginica*		*Solidago riddellii*
	Salix serissima	*Xyris difformis*		
	Solidago ohioensis			
	Tofieldia glutinosa			
	Triglochin maritimum			
	Triglochin palustre			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Wetland 3	Rater(s): J. Nitz	Date: 5/19/17

Metric 1. Wetland Area (size).

2 (max 6 pts.) | 2 (subtotal)

Select one size class and assign score.

- [ ] >50 acres (>20.2ha) (6 pts)
- [ ] 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- [ ] 10 to <25 acres (4 to <10.1ha) (4 pts)
- [ ] 3 to <10 acres (1.2 to <4ha) (3 pts)
- [x] 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- [ ] 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- [ ] <0.1 acres (0.04ha) (0 pts)

Metric 2. Upland buffers and surrounding land use.

1 (max 14 pts.) | 3 (subtotal)

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- [ ] WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- [ ] MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- [ ] NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- [x] VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

0

2b. Intensity of surrounding land use. Select one or double check and average.

- [ ] VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- [ ] LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- [ ] MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- [x] HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

1

Metric 3. Hydrology.

19 (max 30 pts.) | 22 (subtotal)

3a. Sources of Water. Score all that apply.

- [ ] High pH groundwater (5)
- [ ] Other groundwater (3)
- [x] Precipitation (1)
- [ ] Seasonal/Intermittent surface water (3)
- [x] Perennial surface water (lake or stream) (5)

6

3b. Connectivity. Score all that apply.

- [ ] 100 year floodplain (1)
- [ ] Between stream/lake and other human use (1)
- [ ] Part of wetland/upland (e.g. forest), complex (1)
- [ ] Part of riparian or upland corridor (1)

0

3c. Maximum water depth. Select only one and assign score.

- [ ] >0.7 (27.6in) (3)
- [x] 0.4 to 0.7m (15.7 to 27.6in) (2)
- [ ] <0.4m (<15.7in) (1)

2

3d. Duration inundation/saturation. Score one or dbl check.

- [x] Semi- to permanently inundated/saturated (4)
- [ ] Regularly inundated/saturated (3)
- [ ] Seasonally inundated (2)
- [ ] Seasonally saturated in upper 30cm (12in) (1)

4

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- [ ] None or none apparent (12)
- [x] Recovered (7)
- [ ] Recovering (3)
- [ ] Recent or no recovery (1)

7

Check all disturbances observed

- [ ] ditch
- [x] tile
- [ ] dike
- [ ] weir
- [ ] stormwater input
- [ ] point source (nonstormwater)
- [ ] filling/grading
- [ ] road bed/RR track
- [ ] dredging
- [x] other eg drainage

Metric 4. Habitat Alteration and Development.

9 (max 20 pts.) | 31 (subtotal)

4a. Substrate disturbance. Score one or double check and average.

- [ ] None or none apparent (4)
- [ ] Recovered (3)
- [x] Recovering (2)
- [ ] Recent or no recovery (1)

2

4b. Habitat development. Select only one and assign score.

- [ ] Excellent (7)
- [ ] Very good (6)
- [ ] Good (5)
- [x] Moderately good (4)
- [ ] Fair (3)
- [ ] Poor to fair (2)
- [ ] Poor (1)

4

4c. Habitat alteration. Score one or double check and average.

- [ ] None or none apparent (9)
- [ ] Recovered (6)
- [x] Recovering (3)
- [ ] Recent or no recovery (1)

3

Check all disturbances observed

- [ ] mowing
- [ ] grazing
- [ ] clearcutting
- [ ] selective cutting
- [ ] woody debris removal
- [ ] toxic pollutants
- [ ] shrub/sapling removal
- [ ] herbaceous/aquatic bed removal
- [ ] sedimentation
- [ ] dredging
- [x] farming
- [x] nutrient enrichment

31 subtotal this page

last revised 1 February 2001 jjm

Site: Wetland 3	Rater(s): J. Nietz	Date: 5/19/17

31
subtotal first page

Metric 5. Special Wetlands.

0	31
max 10 pts.	subtotal

Check all that apply and score as indicated.

- [ ] Bog (10)
- [ ] Fen (10)
- [ ] Old growth forest (10)
- [ ] Mature forested wetland (5)
- [ ] Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- [ ] Lake Erie coastal/tributary wetland-restricted hydrology (5)
- [ ] Lake Plain Sand Prairies (Oak Openings) (10)
- [ ] Relict Wet Prairies (10)
- [ ] Known occurrence state/federal threatened or endangered species (10)
- [ ] Significant migratory songbird/water fowl habitat or usage (10)
- [ ] Category 1 Wetland. See Question 1 Qualitative Rating (-10)

Metric 6. Plant communities, interspersion, microtopography.

14	45
max 20 pts.	subtotal

6a. Wetland Vegetation Communities.
Score all present using 0 to 3 scale.

- [ ] Aquatic bed
- [1] Emergent
- [ ] Shrub
- [2] Forest (5)
- [ ] Mudflats
- [2] Open water
- [ ] Other_____

6b. horizontal (plan view) Interspersion.
Select only one.

- [ ] High (5)
- [ ] Moderately high(4)
- [X] Moderate (3) (3)
- [ ] Moderately low (2)
- [ ] Low (1)
- [ ] None (0)

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

- [ ] Extensive >75% cover (-5)
- [ ] Moderate 25-75% cover (-3)
- [X] Sparse 5-25% cover (-1) (-1)
- [ ] Nearly absent <5% cover (0)
- [ ] Absent (1)

6d. Microtopography.
Score all present using 0 to 3 scale.

- [1] Vegetated hummucks/tussucks
- [2] Coarse woody debris >15cm (6in)
- [2] Standing dead >25cm (10in) dbh (7)
- [2] Amphibian breeding pools

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

45

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

		circle answer or insert score	Result
Narrative Rating	Question 1 Critical Habitat	N	If yes, Category 3.
	Question 2. Threatened or Endangered Species		If yes, Category 3.
	Question 3. High Quality Natural Wetland		If yes, Category 3.
	Question 4. Significant bird habitat		If yes, Category 3.
	Question 5. Category 1 Wetlands		If yes, Category 1.
	Question 6. Bogs		If yes, Category 3.
	Question 7. Fens		If yes, Category 3.
	Question 8a. Old Growth Forest		If yes, Category 3.
	Question 8b. Mature Forested Wetland		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants		If yes, Category 3
	Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants		If yes, evaluate for Category 3; may also be 1 or 2.
	Question 10. Oak Openings		If yes, Category 3
	Question 11. Relict Wet Prairies		If yes, evaluate for Category 3; may also be 1 or 2.
Quantitative Rating	Metric 1. Size	2	
	Metric 2. Buffers and surrounding land use	1	
	Metric 3. Hydrology	19	
	Metric 4. Habitat	9	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	14	
	TOTAL SCORE	45	Category based on score breakpoints

Complete Wetland Categorization Worksheet.

Wetland Categorization Worksheet

Choices	Circle one		Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES ☐ Wetland is categorized as a Category 3 wetland	NO ☒	Is quantitative rating score *less* than the Category 2 scoring threshold (*excluding* gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES ☐ Wetland should be evaluated for possible Category 3 status	NO ☒	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES ☐ Wetland is categorized as a Category 1 wetland	NO ☒	Is quantitative rating score *greater* than the Category 2 scoring threshold *(including* any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	YES ☒ Wetland is assigned to the appropriate category based on the scoring range	NO ☐	If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the *"gray zone"* for Category 1 or 2 or Category 2 or 3 wetlands?	YES ☐ Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	NO ☒	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit *moderate OR superior* hydrologic OR habitat, OR recreational functions AND the wetland was *not* categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES ☐ Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	NO ☒ Wetland is assigned to category as determined by the ORAM.	A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category

Choose one	Category 1	Category 2	Category 3
	☐	☒	☐

End of Ohio Rapid Assessment Method for Wetlands.

Appendix C

Photographs



Photo Location 1. View of Wetland 1. Photograph taken facing north.



Photo Location 1. View of Wetland 1. Photograph taken facing east.



Photo Location 1. View of Wetland 1. Photograph taken facing south.



Photo Location 1. View of Wetland 1. Photograph taken facing west.



Photo Location 2. View of Wetland 2. Photograph taken facing north.



Photo Location 2. View of Wetland 2. Photograph taken facing east.



Photo Location 2. View of Wetland 2. Photograph taken facing south.



Photo Location 2. View of Wetland 2. Photograph taken facing west.



Photo Location 3. View of Wetland 3. Photograph taken facing north.



Photo Location 3. View of Wetland 3. Photograph taken facing east.



Photo Location 3. View of Wetland 3. Photograph taken facing south.



Photo Location 3. View of Wetland 3. Photograph taken facing west.



Photo Location 4. Upstream view of Stream 1. Photograph taken facing northwest.



Photo Location 4. Downstream view of Stream 1. Photograph taken facing southeast.



Photo Location 5. Upstream view of Stream 2. Photograph taken facing west.



Photo Location 5. Downstream view of Stream 2. Photograph taken facing east.

Attachment B
Preliminary Jurisdictional Determination Form

Design with community in mind

ATTACHMENT

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): June 2017

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:

Applicant: Vinmar Investment Limited
148 West Schrock Road
Westerville, Ohio 43081

Agent: Jennifer Nietz
Stantec Consulting Services Inc. (Stantec)
1500 Lake Shore Drive
Columbus, Ohio 43204

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Huntington District-Vinmar Village

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)

State: Ohio
County/parish/borough: Delaware County
Center coordinates of site (lat/long in degree decimal format):
40.191081° N latitude and -82.903144° W longitude
Universal Transverse Mercator:
Name of nearest waterbody: Hoover Reservoir
Identify (estimate) amount of waters in the review area:
Non-wetland waters: Two streams
Cowardin Class: Riverine
Stream Flow: Stream 1: 1,085 linear feet ephemeral, Stream 2: 1,155 linear feet intermittent
Wetlands: Wetland 1 – 0.08 acres, Wetland 2 – 0.07 acre, Wetland 3 – 0.43 acres
Cowardin Class: Wetland 1- PEM, Wetland 2- PFO, Wetland 3- PFO/PUB

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal: N/A

Non-Tidal: None

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☐ Office (Desk) Determination. Date:

☐ Field Determination. Date(s):

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD

will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

This preliminary JD finds that there *"may be"* waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: *Vinmar Village Wetland and Waterbody Delineation Report* dated June 2017 and prepared by Stantec Consulting Services Inc.
☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
☒ Office concurs with data sheets/delineation report. Appendix B of *Vinmar Village Wetland and Waterbody Delineation Report* dated June 2017 and prepared by Stantec Consulting Services Inc.
☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☐ U.S. Geological Survey Hydrologic Atlas: .
☐ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps –
☒ U.S. Geological Survey map(s). Cite scale & quad name: Figure 1 in Appendix A of *Vinmar Village Wetland and Waterbody Delineation Report* dated June 2017 and prepared by Stantec Consulting Services Inc. Source: USGS Delaware, Ohio 7.5 minute series topographic map
☒ USDA Natural Resources Conservation Service Soil Survey. Citation: Figure 2 in Appendix A. Source: *Delaware County, Ohio Soil Survey*
☒ National wetlands inventory map(s). Cite name: Figure 3 in Appendix A of *Vinmar Village Wetland and Waterbody Delineation Report* dated June 2017 and prepared by Stantec Consulting Services Inc. Source: USFWS National Wetlands Inventory Map
☐ State/Local wetland inventory map(s):
☒ FEMA/FIRM maps –Panel 259 of 295, Map Number 39041C0259K, Effective Date 16 April 2009

☐ 100-year Floodplain Elevation is: See attached maps (National Geodectic Vertical Datum of 1929)

☒ Photographs: ☒ Aerial (Name & Date): Photographs in Appendix C, Aerial maps in Appendix A Figures 2-4 in *Vinmar Village Wetland and Waterbody Delineation Report* dated June 2017 and prepared by Stantec Consulting Services Inc.

☐ Other (Name & Date):

☐ Previous determination(s). File no. and date of response letter:

☐ Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

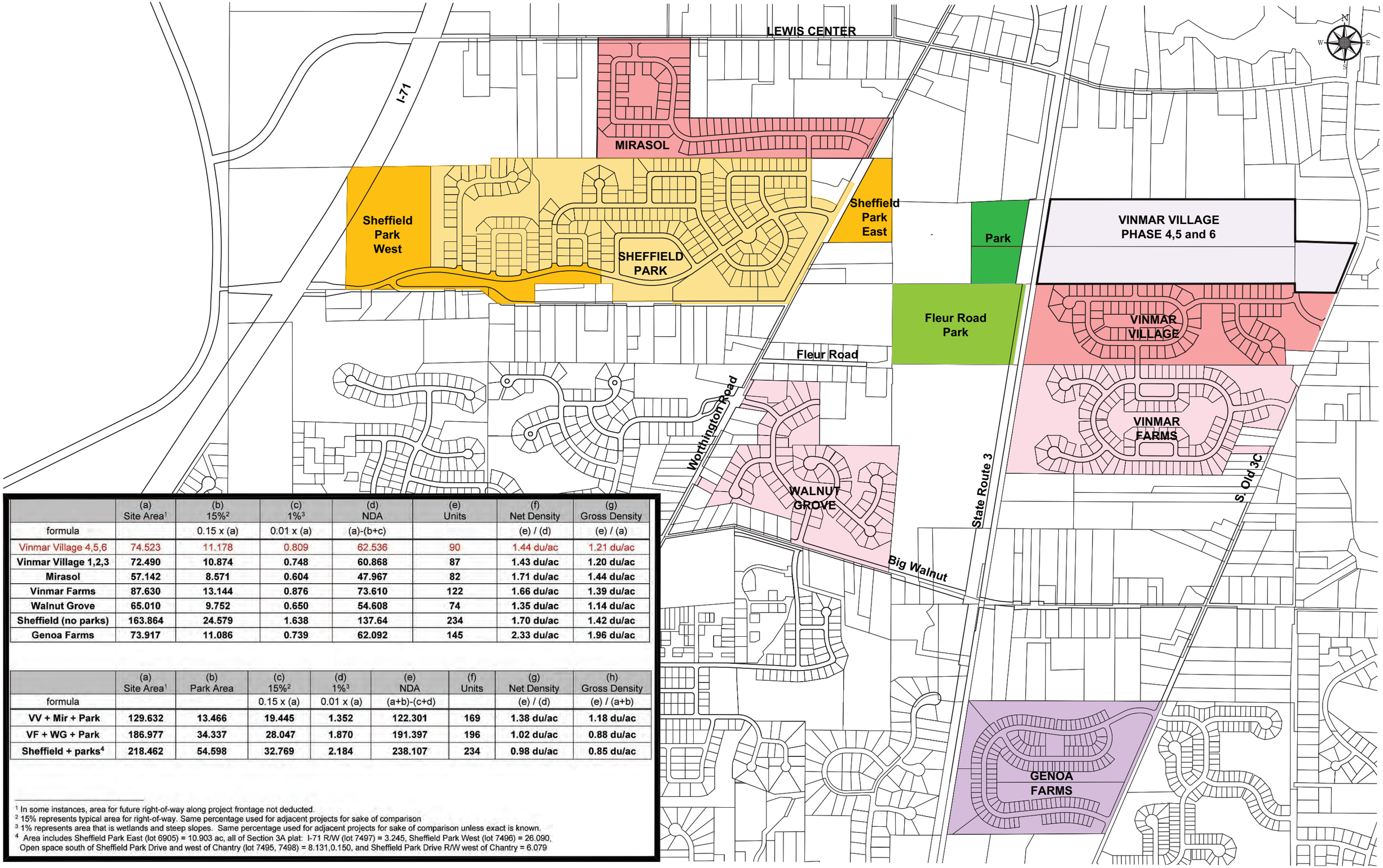
Signature and date of
Regulatory Project Manager
(REQUIRED)

Signature and date of
person requesting preliminary JD
(REQUIRED, unless obtaining the signature is impracticable)

Table 1
Aquatic Resources at Review Site

Site number & Stream or Wetland name	Latitude	Longitude	Flow Regime or Cowardin Class	Estimated Length and/or acreage of aquatic resource in review area	Class of Aquatic Resource	Other Pertinent Information
Wetland 1	40.189303	-82.897919	PEM	0.08 ac	Non-section 10; non-tidal	Category 1 Wetland (ORAM Score 8)
Wetland 2	40.192291	-82.902577	PFO	0.07 ac	Non-section 10; non-tidal	Category 1 Wetland (ORAM Score 26)
Wetland 3	40.191017	-82.901379	PFO/PUB	0.22/ 0.21 ac	Non-section 10; non-tidal	Category 2 Wetland (ORAM Score 45)
Stream 1	40.190604	-82.904353	Ephemeral	1,085	Non-section 10; non-wetland; non-tidal	Class I PHWH (HHEI Scores 36)
Stream 2	40.189818	-82.904816	Intermittent	1,155	Non-section 10; non-wetland; non-tidal	Class II PHWH (HHEI Scores 46)

TAB 9
PRELIMINARY DEVELOPMENT PLAN EXHIBITS



	(a) Site Area[1]	(b) 15%[2]	(c) 1%[3]	(d) NDA	(e) Units	(f) Net Density	(g) Gross Density
formula		0.15 x (a)	0.01 x (a)	(a)-(b+c)		(e) / (d)	(e) / (a)
Vinmar Village 4,5,6	74.523	11.178	0.809	62.536	90	1.44 du/ac	1.21 du/ac
Vinmar Village 1,2,3	**72.490**	**10.874**	**0.748**	**60.868**	**87**	**1.43 du/ac**	**1.20 du/ac**
Mirasol	**57.142**	**8.571**	**0.604**	**47.967**	**82**	**1.71 du/ac**	**1.44 du/ac**
Vinmar Farms	**87.630**	**13.144**	**0.876**	**73.610**	**122**	**1.66 du/ac**	**1.39 du/ac**
Walnut Grove	**65.010**	**9.752**	**0.650**	**54.608**	**74**	**1.35 du/ac**	**1.14 du/ac**
Sheffield (no parks)	**163.864**	**24.579**	**1.638**	**137.64**	**234**	**1.70 du/ac**	**1.42 du/ac**
Genoa Farms	**73.917**	**11.086**	**0.739**	**62.092**	**145**	**2.33 du/ac**	**1.96 du/ac**

	(a) Site Area[1]	(b) Park Area	(c) 15%[2]	(d) 1%[3]	(e) NDA	(f) Units	(g) Net Density	(h) Gross Density
formula			0.15 x (a)	0.01 x (a)	(a+b)-(c+d)		(e) / (d)	(e) / (a+b)
VV + Mir + Park	**129.632**	**13.466**	**19.445**	**1.352**	**122.301**	**169**	**1.38 du/ac**	**1.18 du/ac**
VF + WG + Park	**186.977**	**34.337**	**28.047**	**1.870**	**191.397**	**196**	**1.02 du/ac**	**0.88 du/ac**
Sheffield + parks[4]	**218.462**	**54.598**	**32.769**	**2.184**	**238.107**	**234**	**0.98 du/ac**	**0.85 du/ac**

[1] In some instances, area for future right-of-way along project frontage not deducted.
[2] 15% represents typical area for right-of-way. Same percentage used for adjacent projects for sake of comparison
[3] 1% represents area that is wetlands and steep slopes. Same percentage used for adjacent projects for sake of comparison unless exact is known.
[4] Area includes Sheffield Park East (lot 6905) = 10.903 ac, all of Section 3A plat: I-71 R/W (lot 7497) = 3.245, Sheffield Park West (lot 7496) = 26.090, Open space south of Sheffield Park Drive and west of Chantry (lot 7495, 7498) = 8.131,0.150, and Sheffield Park Drive R/W west of Chantry = 6.079

DENSITY COMPARISON EXHIBIT

June 26, 2017

LEWIS CENTER ROAD

LEWIS CENTER R

SR 3

LUCA DR

TALAVERA DRIVE

MIRIPOSA DRIVE

OLIVERO DRIVE

WEST SHORE DRIVE

WEST SHORE COURT

SOUTH OLD 3C HIGHWAY

VINMAR
VILLAGE 1,2 and 3

BeA

BeB

CnA

PwA

Crd1B1

AonE

N 86°45'51" W 1154'

N 86°31'41" W 418'

N 87°05'36" W 704'

N 85°58'46" W 587'

N 03°10'50" E 491'

N 85°30'22" W 768'

S 88°24'01" E 2992'

S 46°01'33" E 340'

N 43°52'25" W 98'

1 SOILS

BeA: Bennington silt loam, 0-2% slope

BeB: Bennington silt loam, 2-4% slope

CnA: Condit silt loam, 0-1% slope

PwA: Pewamo silt clay loam, 0-1% slope

Crd1B1: Cardington silt loam, 2-6% slope

2 Existing gas easement

3 Ephemeral Stream

4 Intermittent Stream

5 Existing Wetland 1 - 0.08 ac

6 Existing Wetland 2 - 0.07 ac

7 Existing Wetland 3 - 0.43 ac

8 Existing Genoa Trail

9 Existing structure to be removed

10 Property line

Existing Trees

N

W E

S

0' 150' 300'

June 26, 2017

VINMAR VILLAGE PHASE 4,5, and 6

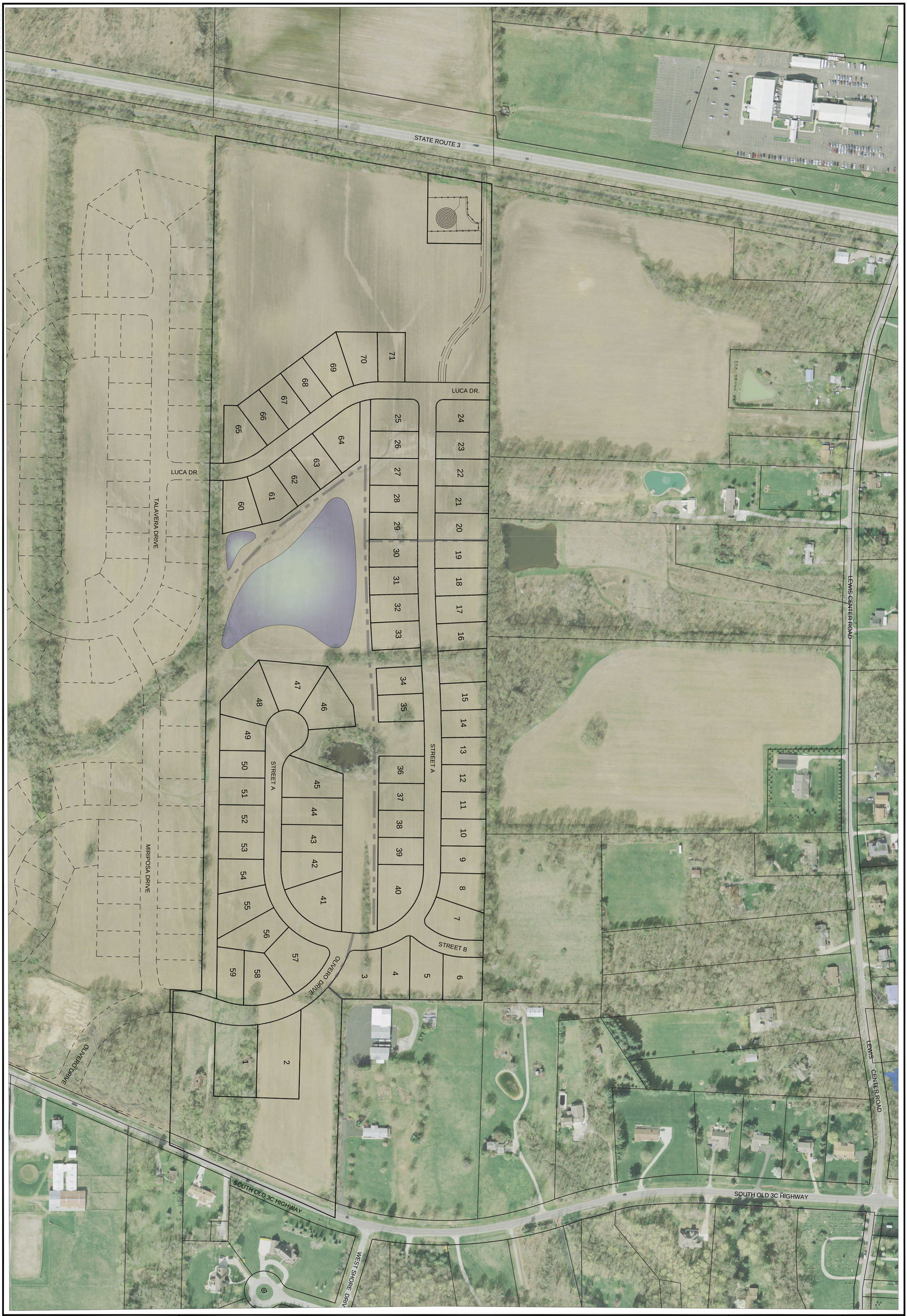
Genoa Township, Delaware County

Existing Features Plan

Prepared by

Stantec

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Prepared by

Stantec

VINMAR VILLAGE PHASE 4,5 and 6

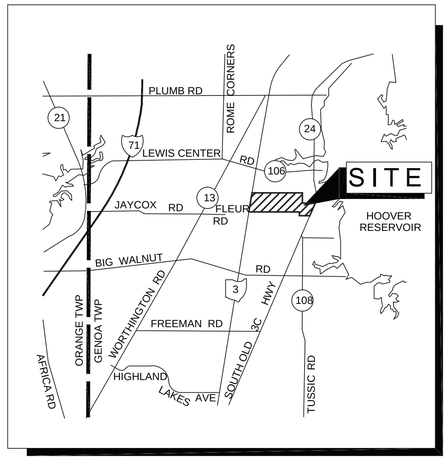
Genoa Township, Delaware County

Plan on Aerial

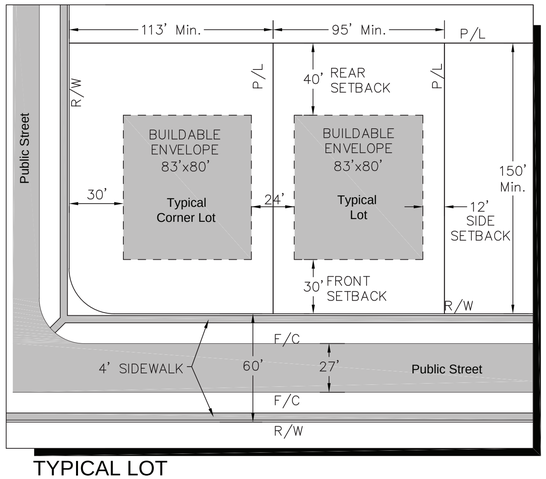
0' 150' 300'

February 14, 2018

W S N E



VICINITY MAP



TYPICAL LOT

(A) An aspalt path no wider than 10-feet shall be installed through the park connecting Luca Drive to the Genoa Trail. Final alignment to be determined during engineering phase. The path will also used to provide vehicle access to Del-Co's water tower. Easement to Del-Co water will be provided. A sign will be placed at the east end of the path stating: NO UNAUTHORIZED MOTORIZED VEHICLES BEYOND THIS POINT.

(B) One acre Del-Co water tower site

(C) Existing Columbia Gas easement

All streets will be public and built to public standards.
Sidewalks shall be installed on both sides of the streets.

DEVELOPMENT DATA:

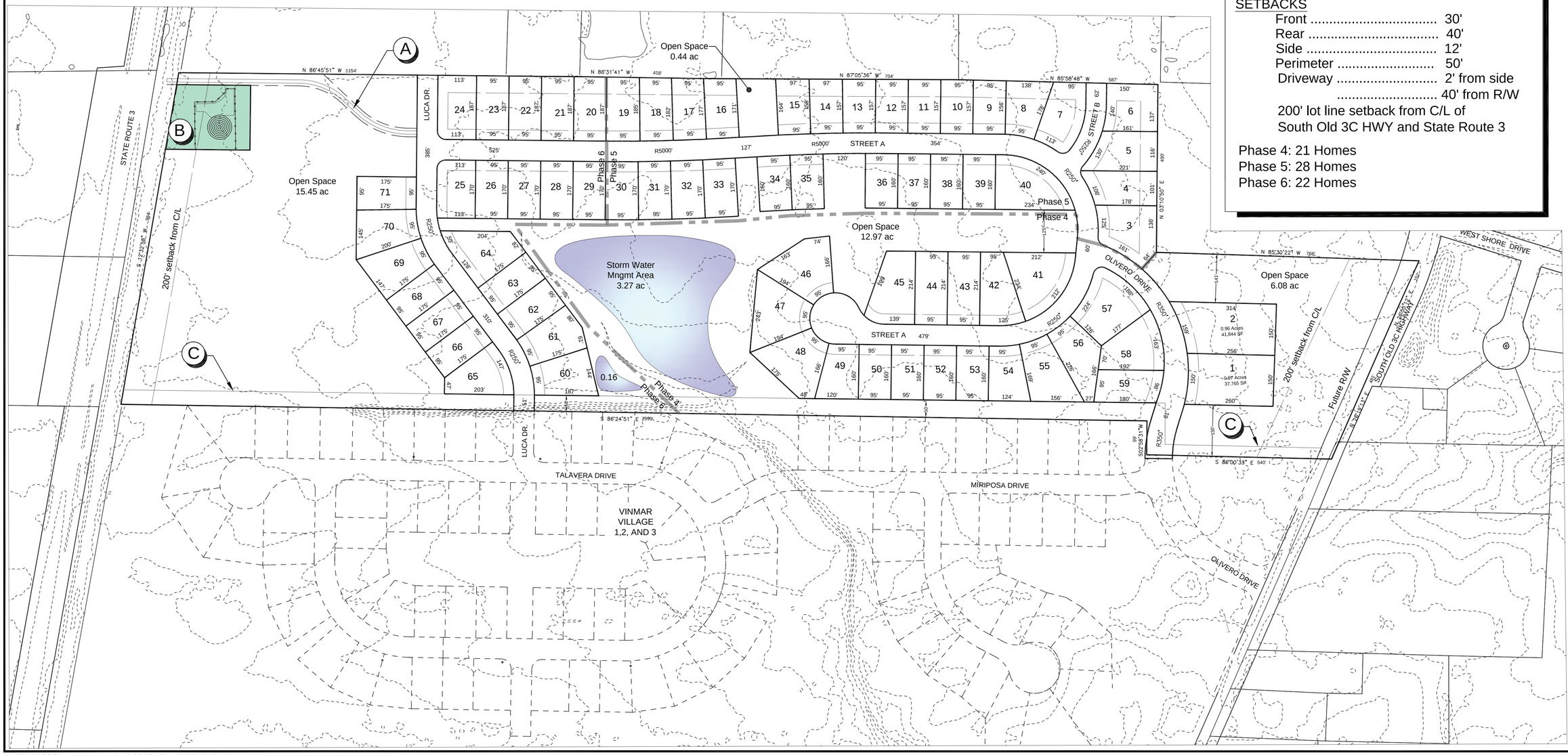
Site Area	74.958 ac.
R/W Dedication	0.435 ac.
Project Area (Area) - (R/W dedication)	**74.523 ac**
Single-Family Homes	71
Gross Density	0.95 du/ac.
15% Site Area	11.178 ac.
Wetlands/Streams	0.809 ac.
Net Developable Area	62.536 ac.
Net Density	1.14 du/ac.
Open Space Provided	34.94 ac. (47%)
Open Space Required	29.81 ac. (40%)
Common Open Space Provided	15.45 ac.
Common Open Space Req (15%)	11.18 ac.

SETBACKS

Front	30'
Rear	40'
Side	12'
Perimeter	50'
Driveway	2' from side
	40' from R/W

200' lot line setback from C/L of South Old 3C HWY and State Route 3

Phase 4: 21 Homes
Phase 5: 28 Homes
Phase 6: 22 Homes



VINMAR VILLAGE PHASES 4,5 and 6

Genoa Township, Delaware County

Preliminary Development Plan

February 14, 2018

Prepared by Stantec

u:\173409307\planning zoning\2018 2 14\2018 2 14 pdp.dwg

STORM: Two retention basins are proposed to manage the site's storm water. The basins will be sized per County standards to detain storm water at a predetermined rate and release into the existing creek that traverses the site.

WATER: Service is available to the Property through a connection to an existing 8" public water line located on the east side of Luca Drive, and to an existing 8" public water line located on the west side of Olivero Drive. An upzised line will connect the proposed water tower to an existing 10" water line adjacent S. Old 3C.

SANITARY: Sanitary flows from the entire Property will travel via gravity to two 8" pipes stubbed on the north side of existing Vinmar Village, then will flow to the existing Vinmar Farms lift station.

N
W E
S

0' 150' 300'

February 15, 2018

VINMAR VILLAGE PHASE 4,5 and 6

Genoa Township, Delaware County

Preliminary Utility Plan

Prepared by

Stantec

Proposed Water Tower

Storm Water Mngmt Area 2.57 ac

0.16

VINMAR VILLAGE 1,2, AND 3

Existing 8" Water Line

Existing 8" Sanitary

Existing 8" Water Line

Existing 8" Sanitary

Existing 10" Water Line

W/L

SAN

SR 3

LUCA DR

TALAVERA DRIVE

MIRIPOSA DRIVE

OLIVERO DRIVE

SOUTH OLD 3C HIGHWAY

WEST SHORE DRIVE

WEST SHORE COURT

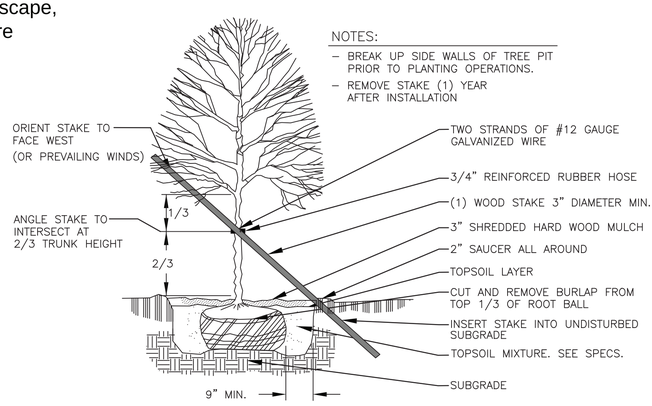
(A) Existing brick columns with 'Vinmar Village' plaque, landscape, and fence built in Section 1. No new signs or columns are proposed for this project.

STREET TREES: Located between the sidewalk and curb, typical spacing is one per lot, located on the lot line. Corner and pie-shaped lots may have more than one tree in order to achieve an evenly-spaced look. See Chart this sheet for tree types.

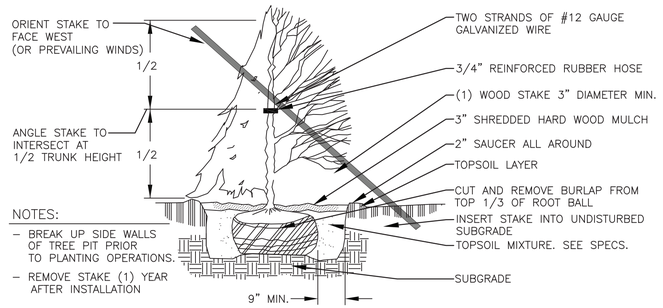
PARK TREES: Install ten, 2-inch caliber, deciduous shade trees in the west open space area. See Chart this sheet for tree types.

EVERGREEN TREES: Install six, six foot high, evergreen trees along the south property line. See Chart this sheet for tree types.

LIGHTING - Each home will have a pole-mounted coach light in the front yard. No street lights are proposed with this development.



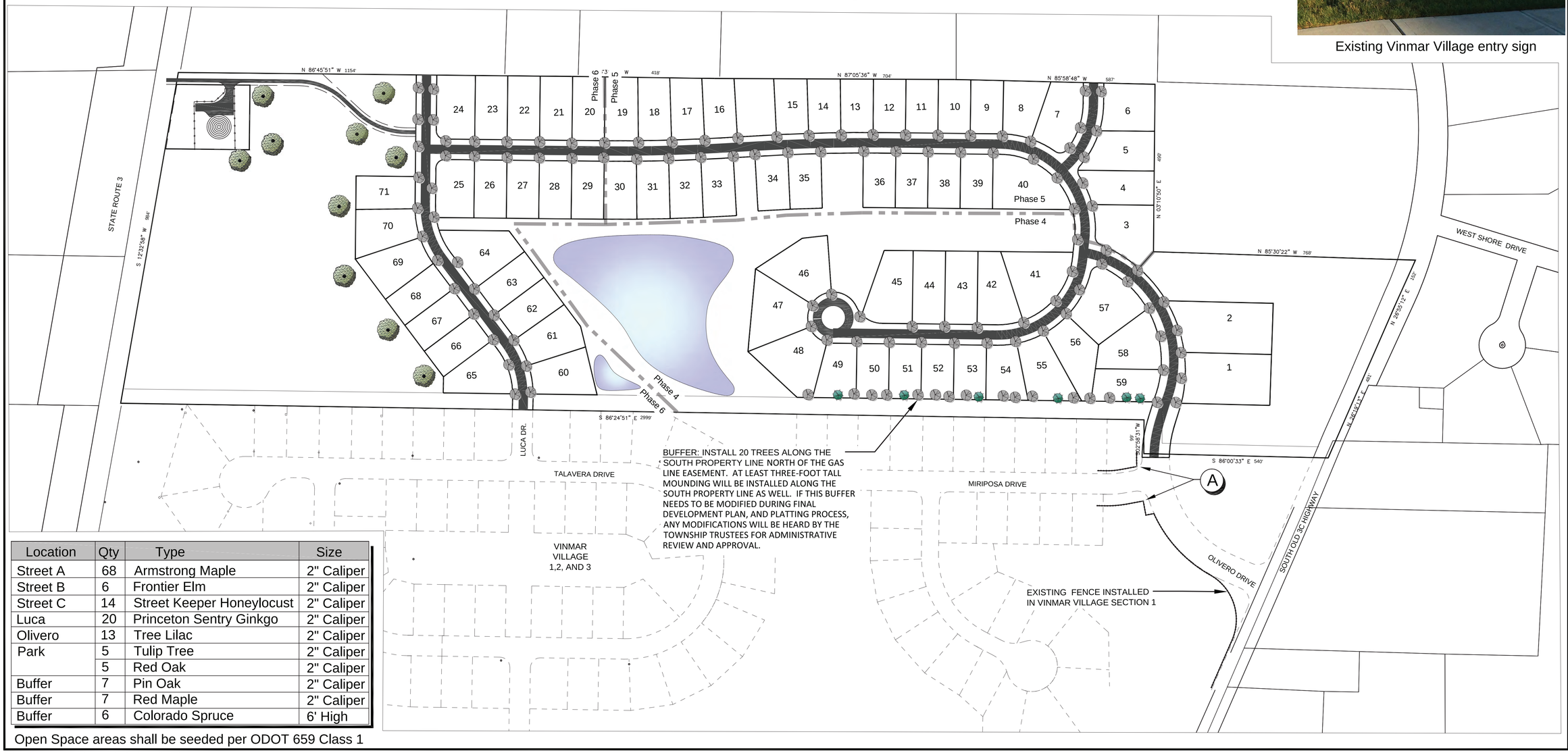
1 Tree Planting Detail



2 Evergreen Planting Detail



Existing Vinmar Village entry sign



Location	Qty	Type	Size
Street A	68	Armstrong Maple	2" Caliper
Street B	6	Frontier Elm	2" Caliper
Street C	14	Street Keeper Honeylocust	2" Caliper
Luca	20	Princeton Sentry Ginkgo	2" Caliper
Olivero	13	Tree Lilac	2" Caliper
Park	5	Tulip Tree	2" Caliper
	5	Red Oak	2" Caliper
Buffer	7	Pin Oak	2" Caliper
Buffer	7	Red Maple	2" Caliper
Buffer	6	Colorado Spruce	6' High

Open Space areas shall be seeded per ODOT 659 Class 1

N

W E

S

0' 150' 300'

February 15, 2018

VINMAR VILLAGE PHASES 4,5 and 6

Genoa Township, Delaware County

Preliminary Development Landscape Plan

Prepared by Stantec

Trees impacted: 78
Trees Preserved: 833

Area of Tree Disturbance

0.96 Acres
41,844 SF

0.97 Acres

W/L

SAN

S. Old 3C

N

W E

S

0' 125' 250'

December 8, 2017

VINMAR VILLAGE PHASE 4,5, and 6

Tree Survey Plan East

Stantec

N
W
E
S

SR 3

Bike Path

W/L

SAN

Storm Water Management Area

24 23 22 21 20 19 18 17 16

25 26 27 28 29 30 31 32 33

71 70 69 68 67 66 65 64 63 62 61 60

0' 125' 250'

February 14, 2018

VINMAR VILLAGE PHASE 4,5, and 6

Tree Survey Plan West

Stantec

u:\173409307\planning_zoning\2018_2_14\2017_12_13_tree survey plan vinmar2.dwg

POINT NUMBER	TREE SIZE	DESCRIPTION
5069	8	8" Elm
5070	12	12" Locust
5071	10	10" Locust
5073	8	8" Locust
5074	12	12" Locust
5075	8	8" Locust
5076	6	6" Elm
5077	6	6" Elm
5078	10	10" Locust
5079	8	8" Locust
5080	6	6" Elm
5081	12	12" Locust
5083	18	18" Elm
5084	48	48" Oak
5085	6	6" Oak
5086	6	6" Locust
5087	16	16" Elm
5088	0	6" dead
5089	0	8" dead
5090	20	20"cw
5091	24	24" Cottonwood
5092	8	8" Oak
5093	8	8" Elm
5095	24	24" Cottonwood
5096	8	8" Oak
5097	12	12" Cottonwood
5098	16	16" Cottonwood
5099	12	12" Elm
5100	10	10" Elm
5101	12	12" Elm
5102	20	10" Maple x2
5103	12	12" Elm
5104	36	36" Cottonwood
5105	6	6" Oak
5106	8	8" Oak
5107	40	40" Cottonwood
5108	10	10" Oak
5109	16	8" Oak x2
5110	28	14" Maple x2
5111	8	8" Oak
5112	8	8" Maple
5113	16	16" Oak
5115	36	36" Elm
5116	14	14" Elm
5117	14	14" Cottonwood
5118	10	10" Oak
5119	6	6" Locust
5120	10	10" Elm
5121	8	8" Cottonwood
5122	8	8" Cottonwood
5123	8	8" Maple
5124	20	10" Elm x2
5125	8	8" Box Elder
5126	8	8" Oak
5127	10	10" Locust
5139	8	8" Oak
5140	20	10" Oak
5141	0	18" dead
5142	10	10" Elm
5143	10	10" Elm
5144	12	12" Dogwood
5145	10	10" Oak
5146	12	12" Oak
5147	16	16" Elm
5148	10	10" Ash
5149	12	12" Oak
5150	10	10" Elm
5151	0	12" dead
5152	0	10" dead
5153	8	8" Oak
5154	16	8" Elm x2
5155	6	6" Elm
5156	10	10" Elm
5157	22	22" Elm
5158	10	10" Elm
5159	0	8" dead
5160	8	8" Elm
5161	12	12" Elm
5162	10	10" Elm

POINT NUMBER	TREE SIZE	DESCRIPTION
5163	8	8" Maple
5164	10	10" Box Elder
5165	18	6" Maple x3
5166	8	8" Cottonwood
5167	0	10" dead
5170	24	24" Oak
5171	18	18" Elm
5172	14	14" Elm
5173	14	14" Elm
5174	14	14" Locust
5175	18	18" Elm
5176	16	16" Elm
5177	20	20" Oak
5178	12	12" Elm
5179	0	10" dead
5180	8	8" Maple
5181	6	6" Box Elder
5182	6	6" Maple
5183	28	14" Cottonwood x2
5184	12	12" Oak
5185	12	12" Oak
5186	10	10" Oak
5187	10	10" Elm
5188	8	8" Locust
5189	8	8" Locust
5190	0	28" dead
5191	6	6" Maple
5193	8	8" Cottonwood
5194	12	6" Elm x2
5195	8	8" Oak
5196	8	8" Oak
5197	0	12" dead
5198	14	14" Oak
5199	56	14" Oak x4
5200	0	10" dead
5201	10	10" Oak
5202	10	10" Locust

POINT NUMBER	TREE SIZE	DESCRIPTION
40000	6"	Black Willow
40001	6"	Black Cherry
40002	14"	Burr Oak
40003	14"	Burr Oak
40004	14"	Burr Oak
40005	18"	Burr Oak
40006	6"	Black Cherry
40007	36"	Pin Oak
40008	6"	Pin Oak
40009	12"	Pin Oak
40010	12"	Pin Oak
40011	6"	Pin Oak
40012	14"	Black Cherry
40013	36"	Burr Oak
40014	6"	Pin Oak
40015	6"	Black Cherry
40016	24"	Pin Oak
40017	24"	Burr Oak
40018	8"	Black Cherry
40019	6"	Black Cherry
40020	24"	Pin Oak
40021	24"	Pin Oak
40022	8"	Black Cherry
40023	8"	Elm
40024	8"	Ash
40025	8"	Black Willow
40026	8"	Black Cherry
40027	8"	Black Cherry
40028	10"	Elm
40029	12"	Elm
40030	6"	Elm
40031	14"	Burr Oak
40032	6"	Elm
40033	6"	Elm
40034	6"	Black Willow
40035	10"	Elm
40036	12"	Osage Orange
40037	12"	Osage Orange
40038	10"	Black Cherry
40039	8"	Black Cherry
40040	10"	Osage Orange
40041	12"	Black Cherry
40042	10"	Black Cherry
40043	12"	Osage Orange
40044	12"	Osage Orange
40045	6"	Osage Orange
40046	10"	Osage Orange
40047	6"	Osage Orange
40048	6"	Black Cherry
40049	6"	Black Cherry
40050	6"	Osage Orange
40051	10"	Osage Orange
40052	24"	Osage Orange
40053	10"	Osage Orange
40054	8"	Black Cherry
40055	8"	Osage Orange
40056	8"	Osage Orange
40057	8"	Osage Orange
40058	8"	Black Cherry
40059	6"	Black Cherry
40060	6"	Black Cherry
40061	8"	Black Cherry
40062	6"	Black Cherry
40063	8"	Black Cherry
40064	12"	Black Cherry
40065	8"	Black Cherry
40066	12"	Black Cherry
40067	12"	Black Cherry
40068	14" (quad)	Osage Orange
40069	14" (twin)	??
40070	14"	??
40071	14"	??
40072	14"	Black Cherry
40073	14"	Black Cherry
40074	8"	Elm
40075	8"	Elm
40076	14"	Black Cherry
40077	8"	Elm
40078	6"	Elm
40079	8"	Elm
40080	6"	Elm
40081	8"	Elm
40082	10"	Pin Oak
40083	12" (twin)	Siberian Elm
40084	6"	Elm
40085	8"	Elm
40086	8"	Elm
40087	14"	Elm
40088	14"	Elm
40089	0"	Elm

POINT NUMBER	TREE SIZE	DESCRIPTION
40090	8"	Elm
40091	6"	Ash
40092	6"	Ash
40093	8"	Elm
40094	16"	Cotton Wood
40095	24" (tri.)	Cotton Wood
40096	10"	Ash
40097	10"	Ash
40098	12"	Ash
40099	10"	Ash
40100	10"	Pin Oak
40101	14"	Pin Oak
40102	36"	Pin Oak
40103	10"	Pin Oak
40104	8"	Ash
40105	12"	Ash
40106	12"	Elm
40107	6"	Pin Oak
40108	24"	trio-Ash
40109	10"	Pin Oak
40110	14"	Slippery Elm
40111	12"	Siberian Elm
40112	10"	??
40113	36" (twin)	Pin Oak

289	14"	Pin Oak
290	6"	Hickory
291	8"	Hickory
292	14"	Pin Oak
293	20"	Black Cherry
294	10" (X3)	Osage Orange
295	8"	Pin Oak
296	26"	Burr Oak
297	28"	Burr Oak
298	16"	Cotton Wood
299	26"	Burr Oak
300	10"	Bass Wood
301	6"	Bass Wood
302	6"	Bass Wood
303	8"	Osage Orange
304	8"	Bass Wood

617	20"	Honey Locust
618	20"	Honey Locust
619	8"	Honey Locust
620	44"	Silver Maple
621	12"	Elm
622	12"	Crab
623	10"	Crab
624	6"	Black Cherry
625	28"	Ash
626	6"	Pin Oak
627	8"	Black Cherry
628	12"	Black Cherry
629	8"	Hackberry
630	16"	Ash
631	12"	Pin Oak
632	8" (X3)	Silver Maple
633	20"	Pin Oak
634	10"	Ash
635	12"	Hickory
636	12"	Pin Oak
637	16"	Box Elder
638	16"	Osage Orange
639	8"	Hackberry
640	12"	Hackberry
641	12"	Elm
642	10"	Pin Oak
643	14"	Elm
644	8"	Black Cherry
645	8"	Elm
646	8"	Elm
647	8"	Hackberry
648	12"	Osage Orange
649	10"	Ash

Total trees surveyed over 6" diameter = 911

June 26, 2017

VINMAR VILLAGE PHASE 4,5 and 6

Genoa Township, Delaware County

Tree Survey Table

Prepared by

Stantec

POINT NUMBER	TREE SIZE	DESCRIPTION
4000	8	8" Maple
4001	6	6" red Maple
4002	6	6" Maple
4003	6	6" Maple
4004	6	6"Box Elder dead
4005	10	10" Box Elder
4006	8	8" Box Elder
4008	6	6" Dec Tree
4009	8	8" Box Elder
4010	6	6" Box Elder
4013	6	6" Hickory
4014	8	8" Box Elder
4015	6	6" Box Elder
4016	12	12" Box Elder
4017	8	8" Hickory
4018	6	6" Box Elder
4019	0	20" dead
4020	0	30" dead
4021	30	30" Cottonwood
4022	12	12" Cottonwood
4023	12	12" Cottonwood
4026	10	10" Box Elder
4027	12	12" Box Elder
4028	12	12" Hickory
4029	6	6" Box Elder
4030	6	6" Box Elder
4033	40	40" Maple
4034	10	10" Box Elder
4037	20	20" Locust
4038	32	32" Elm
4041	12	12" Cottonwood
4045	0	6" dead
4047	8	8" Cottonwood
4048	0	6" dead
4049	8	8" Cottonwood
4050	0	6" dead
4051	0	6" dead
4054	12	12" dead twin
4055	12	12" Box Elder
4056	10	10"Cottonwood
4057	6	6" Cottonwood
4058	6	6" Cottonwood
4059	6	6" Cottonwood
4060	6	6" Box Elder
4061	6	6" Box Elder
4062	8	8" Box Elder
4063	8	8" Cottonwood
4064	6	6" Cottonwood
4065	10	10"Cottonwood
4067	10	10" Box Elder
4068	10	10" Box Elder
4069	6	6" Box Elder
4070	12	12" Box Elder
4071	8	8" Locust
4072	8	8" Cottonwood
4073	8	8" Box Elder
4074	8	8" Box Elder
4075	14	14" Locust
4076	6	6" Box Elder
4077	6	6" Box Elder
4078	6	6" Box Elder
4079	12	12" Box Elder
4080	6	6" Box Elder
4081	0	6" dead
4084	6	6" Box Elder
4085	8	8" Box Elder
4086	8	8" Cottonwood
4087	6	6" Box Elder
4088	10	10" Box Elder
4089	6	6" Box Elder
4090	6	6" Box Elder
4092	20	20" Box Elder
4093	6	6" Box Elder
4094	6	6" Box Elder
4095	20	10"twin Box Elder
4096	6	6" Box Elder
4097	8	8" Box Elder
4100	8	8" Box Elder
4101	12	12" Locust
4102	12	12" Locust
4103	12	12" Locust
4104	6	6" Locust
4105	8	8" Box Elder
4106	6	6" Locust
4107	6	6" Box Elder
4108	6	6" Locust
4109	12	12" Box Elder
4112	10	10" Oak
4115	48	12"quad Maple
4116	6	6" Maple
4119	12	12" Oak
4120	10	10" Oak
4121	6	6" Elm
4123	18	18" Cottonwood
4124	8	8" Maple
4125	6	6" Box Elder
4126	6	6" Box Elder
4127	8	8" Box Elder
4129	8	8" Maple
4132	14	14" Oak
4135	12	12" Cottonwood
4136	6	6" Oak
4137	12	12" Hickory
4138	12	12" Oak
4139	8	8" Cottonwood
4140	6	6" Cottonwood
4141	10	10" Box Elder
4142	6	6" Box Elder
4143	8	8" Box Elder
4144	12	12" Box Elder
4145	6	6" Box Elder
4146	6	6" Box Elder
4147	6	6" Oak
4150	12	12" Oak
4153	10	10" Box Elder
4156	18	18" Locust
4159	12	12" Cottonwood
4161	6	6" Box Elder
4162	6	6" Locust
4165	28	28" Cottonwood
4166	12	12" Box Elder
4167	18	18" Box Elder
4168	12	12" Locust
4169	12	12" Locust
4170	6	6" Box Elder
4171	12	12" Box Elder
4172	30	30" Maple
4173	10	10" Box Elder
4174	6	6" Box Elder
4175	0	10" dead
4176	14	14" Box Elder
4177	8	8" Box Elder
4178	8	8" Box Elder
4181	8	8" Box Elder
4182	10	10" Box Elder
4183	10	10" Box Elder
4184	8	8" Box Elder
4185	8	8" Box Elder
4186	8	8" Box Elder
4187	6	6" Box Elder
4188	0	14" dead
4189	10	10" Box Elder
4190	10	10" Box Elder
4191	8	8" Box Elder
4192	12	12" Box Elder
4193	6	6" Box Elder
4194	24	24" Cottonwood
4197	0	10" dead
4198	10	10" Box Elder
4200	6	6" Box Elder
4201	6	6" Box Elder
4202	0	6" dead
4203	6	6" Box Elder
4204	6	6" Box Elder
4205	6	6" Box Elder
4206	10	10" Box Elder
4207	12	12" Box Elder
4208	8	8" Box Elder
4209	8	8" Box Elder
4210	6	6" Box Elder
4211	0	48" Cottonwood dead
4212	0	30"Cottonwood dead
4214	8	8" Box Elder
4215	0	8" dead
4216	0	12"triple dead
4217	30	30" Dec. Tree
4218	6	6" Cottonwood
4219	8	8" Cottonwood
4220	14	14" Cottonwood
4221	8	8" Maple
4222	14	14" Maple
4225	12	12" Box Elder
4228	0	28" Cottonwood poor
4229	10	10" Box Elder
4232	14	14" Cottonwood
4233	8	8" Silver Maple
4234	0	8" dead
4235	8	8" Box Elder
4236	8	8" Box Elder
4237	6	6" Box Elder
4238	6	6" Box Elder
4239	6	6" Box Elder
4240	12	12" Box Elder
4241	16	16" Box Elder
4242	16	16" Box Elder
4243	0	18" dead
4244	6	6" Box Elder
4245	6	6" Box Elder
4246	8	8" Box Elder
4249	6	6" Dec. Tree
4250	6	6" Box Elder
4251	0	6" dead
4252	6	6" Cottonwood
4253	8	8" Cottonwood
4254	8	8" Cottonwood
4255	16	16" Cottonwood
4256	16	16" Cottonwood
4257	16	16" Cottonwood
4258	0	24" Cottonwood poor
4262	18	18" Dec. Tree
4265	8	8" Box Elder
4266	14	14" Oak
4267	0	12" dead
4268	0	12" dead
4269	0	6" dead
4270	14	14" Maple
4271	8	8" Maple
4272	12	12" Maple
4273	6	6" Maple
4276	20	20" Locust
4278	20	20" Locust
4281	0	8" dead
4282	8	8" Maple
4283	80	20"quad Maple
4284	0	8" dead
4285	8	8" Box Elder
4286	0	8" Ash
4289	8	8" Ash
4290	0	20" Ash
4291	12	12" Oak
4292	20	20" Oak
4294	8	8" Cottonwood
4295	8	8" Cottonwood
4296	8	6" Cottonwood
4298	6	6" Cottonwood
4299	10	10" Locust
4300	12	12" Maple
4301	12	12" Maple
4302	12	12" Box Elder
4303	8	8" Box Elder
4304	6	6" Box Elder
4305	0	20" Ash
4308	0	6" Ash
4309	0	6" Ash
4312	8	8" Ash
4313	0	8" dead
4316	12	12" Locust
4317	6	6" Locust
4320	0	24" Cottonwood Poor
4323	0	6" dead
4324	8	8" Locust
4325	30	30" Oak
4326	6	6" Cottonwood
4329	6	6" Locust
4330	30	30" Oak
4331	6	6" Cottonwood
4332	6	6" Cottonwood
4333	18	18" Locust
4334	8	8" Maple
4335	14	14" Oak
4336	6	6" Oak
4337	6	6" Oak
4338	14	14" Oak
4339	36	36" Oak
4340	26	26" Oak
4342	26	26" Oak
4343	36	36" Oak
4344	0	8" dead
4345	6	6" Locust
4346	6	6" Locust
4347	6	6" Locust
4348	6	6" Locust
4349	6	6" Locust
4350	28	28" Oak
4351	24	24" Cottonwood
4352	24	24" Locust
4353	24	24" Locust
4354	30	30" Locust
4355	30	30" Oak
4356	24	24" Oak
4357	24	24" Locust
4358	24	24" Locust
4359	6	6" Locust
4360	0	6" Ash
4361	8	8" Oak
4362	0	8" Ash
4363	0	10" Ash
4364	0	12" Ash
4365	12	12" Cottonwood
4368	16	16" Cottonwood
4369	10	10" Maple
4370	6	6" Maple
4371	0	8" Ash
4372	0	6" Ash
4373	12	12" Cottonwood
4374	0	6" Ash
4376	10	10" Maple
4378	0	10" Ash
4379	0	16" dead
4380	0	8" Ash
4381	10	10" Locust
4382	14	14" Hickory
4385	26	26" Oak
4388	26	26" Oak
4391	16	16" Locust
4394	14	14" Osage
4395	14	14" Oak
4398	0	12" dead
4399	0	12" dead
4400	0	12" dead
4403	32	16" triple apple
4406	12	12" Oak
4408	8	8" Oak
4409	8	8" Oak
4410	6	6" Oak
4411	18	18" Oak
4412	8	8" Oak
4413	48	12"quint Maple
4414	6	6" Oak
4415	12	12" Maple
4416	8	8" Locust
4417	0	14" dead
4418	0	20" dead
4419	24	24" Oak
4420	32	32" Oak
4421	0	16" dead
4422	0	8" dead
4423	6	6" Oak
4424	10	10" Locust
4425	10	10" Locust
4426	6	6" Buckeye
4427	20	20" Cottonwood
4428	8	8" Oak
4429	30	30" Oak
4430	20	20" Hickory
4431	6	6" Box Elder
4432	0	10" dead
4433	6	6" Oak
4434	0	8" dead
4435	24	24" Oak
4436	12	12" Maple
4437	18	18" Oak
4438	28	28" Oak
4439	6	6" Locust
4440	0	8" dead
4441	10	10" Oak
4442	12	12" Oak
4443	20	20" Oak
4444	12	12" Oak
4445	8	8" Oak
4446	6	6" Locust
4447	34	34" Oak
4448	10	10" Maple
4449	10	10" Oak
4450	6	6" Oak
4451	6	6" Oak
4452	6	6" Oak
4453	6	6" Oak
4454	0	6" dead
4455	8	8" Maple
4456	8	8" Maple
4457	6	6" Box Elder
4458	12	12" Maple
4459	28	28" Maple
4460	28	28" Maple
4461	6	6" Oak
4462	0	8" dead
4463	8	8" Box Elder
4464	6	6" Maple
4465	24	24" Oak
4466	14	14" Maple
4467	18	18" Maple
4468	0	10" Ash
4469	0	8" Ash
4470	0	8" dead
4471	0	8" Ash
4472	0	8" dead
4473	12	12" Oak
4474	18	18" Oak
4475	10	10" Maple
4476	14	14" Maple
4477	14	14" Maple
4478	8	8" Maple
4479	8	8" Maple
4480	6	6" Maple
4481	24	24" Maple
4482	8	8" Maple
4483	24	24" Maple
4484	12	12" Maple
4485	6	6" Maple
4486	10	10" Maple
4487	6	6" Maple
4488	6	6" Maple
4489	12	12" Maple
4490	16	16" Maple
4493	8	8" Maple
4494	14	14" Maple
4495	16	16" Maple
4496	8	8" Maple
4497	12	12" Maple
4498	6	6" Maple
4499	6	6" Oak
4500	6	6" Oak
4501	6	6" Oak
4502	6	6" Oak
4503	6	6" Oak
4504	0	18" dead
4505	18	18" Maple
4506	6	6" Box Elder
4507	18	18" Oak
4508	12	12" Oak
4509	8	8" Oak
4510	8	8" Oak
4511	8	8" Maple
4512	8	8" Maple
4513	0	8" Ash
4514	24	24" Maple
4515	6	6" Oak
4516	6	6" Oak
4517	6	6" Oak
4518	6	6" Oak
4519	6	6" Oak
4520	12	12" Maple
4521	12	12" Maple
4522	12	12" Maple
4523	0	6" dead
4524	12	12" Oak
4525	12	12" Oak
4526	36	36" Oak
4527	24	24" Oak
4528	24	24" Oak
4529	8	8" Oak
4530	8	8" Oak
4531	12	12" Oak
4532	12	12" Oak
4533	10	10" Oak
4534	8	8" Oak
4535	8	8" Oak
4536	6	6" Oak
4537	8	8" Oak
4538	6	6" Oak
4539	6	6" Oak
4540	8	8" Oak
4541	12	12" Oak
4542	6	6" Oak
4543	6	6" Oak
4544	18	18" Oak
4545	24	24" Oak
4546	40	40" Oak
4547	28	28" Oak
4550	32	32" Oak
4551	22	22" Oak
4552	12	12" Oak
4553	12	12" Oak
4554	12	12" Oak
4555	28	28" Locust
4556	18	18" Locust
4557	8	8" Locust
4558	6	6" Oak
4559	6	6" Locust
4560	6	6" Locust
4563	14	14" Locust
4564	12	12" Locust
4566	12	12" Cottonwood
4567	30	30" Oak
4568	20	20" Oak
4569	8	8" Box Elder
4570	8	8" Oak
4571	6	6" Oak
4572	10	10" Oak
4573	6	6" Oak
4574	6	6" Oak
4575	6	6" Oak
4576	6	6" Oak
4577	6	6" Oak
4578	6	6" Oak
4579	6	6" Oak
4580	10	10" Maple
4581	6	6" Cottonwood
4582	8	8" Oak
4583	10	10" Maple
4584	10	10" Oak
4585	10	10" Oak
4586	10	10" Oak
4587	10	10" Maple
4588	10	10" Cottonwood
4589	6	6" Cottonwood
4590	8	8" Oak
4591	12	12" Maple
4592	6	6" Oak
4593	6	6" Maple
4594	6	6" Maple
4595	0	10"twin dead
4596	0	6" dead
4597	8	8" Maple
4598	6	6" Maple
4599	6	6" Maple
4600	8	8" Maple
4601	30	30" Oak
4602	6	6" Hickory
4603	28	28" Oak
4605	10	10" Hickory
4606	0	18" dead
4607	0	18" dead
4608	18	18" Hickory
4609	28	28" Oak
4610	8	8" Hickory
4611	8	8" Hickory
4612	28	28" Oak
4613	28	28" Cottonwood
4614	0	12" dead
4615	6	6" Oak
4616	24	12"twin Hickory
4617	6	6" Maple
4618	16	16" Hickory
4619	6	6" Oak
4620	6	6" Oak
4621	6	6" Hickory
4622	10	10" Hickory
4624	24	24" Oak
4625	16	16" Oak
4626	6	6" Oak
4627	6	6" Oak
4628	6	6" Oak
4629	8	8" Oak
4630	10	10" Oak
4631	6	6" Oak
4636	30	30" Oak
4638	10	10" Oak
4641	18	18" Oak
4642	18	18" Oak
4643	18	18" Oak
4648	10	10" Box Elder
4649	28	28" Oak
4651	0	24" dead
4652	30	30" Oak
4653	8	8" Oak
4654	6	6" Box Elder
4655	10	10" Oak
4656	10	10" Box Elder
4659	16	16" Box Elder
4662	0	10" dead
4663	10	10" Oak
4665	12	12" Oak
4666	0	8" dead
4667	6	6" Oak
4670	10	10" Box Elder
4671	0	10" dead
4675	12	12" Box Elder
4676	10	10" Oak
4679	12	12" Cottonwood
4680	12	12" Oak
4683	8	8" Cottonwood
4685	10	10" Oak
4686	28	28" Oak
4687	18	18" Oak
4688	0	24" dead
4689	10	10" Oak
4690	24	24" Oak
4691	12	12" Oak
4692	24	24" Oak
4693	18	18" Oak
4694	12	12" Locust
4696	8	8" Hickory
4697	8	8" Oak
4698	10	10" Oak
4699	10	10" Oak
4700	0	6" dead
4701	32	32" Oak
4702	0	6" dead
4703	6	6" Oak
4704	6	6" Oak
4705	18	18" Oak
4706	30	30" Oak
5000	14	14" Oak
5001	40	40" Oak
5002	16	16" Oak
5003	12	12" Elm
5004	14	14" Oak
5005	12	12" Elm
5006	32	16" Maple x2
5007	10	10" Maple
5008	16	8" Maple x2
5009	12	12" Maple
5010	8	8" Maple
5011	16	8" Maple x2
5012	24	24" Maple
5013	0	8" dead
5014	10	10" Elm
5015	8	8" Elm
5016	0	8" dead
5017	12	12" Maple
5018	0	10" dead
5019	16	16" Cottonwood
5020	10	10" Cottonwood
5021	16	8" Cottonwood x2
5022	10	10" Cottonwood
5023	16	16" Elm
5024	12	12" Cottonwood
5025	12	12" Cottonwood
5026	10	10" Cottonwood
5027	20	10" Cottonwood x2
5028	8	8" Cottonwood
5029	10	10" Elm
5030	20	10" Elm x2
5031	0	8" dead
5032	0	8" dead
5033	12	12" Elm
5034	8	8" Elm
5035	12	12" Elm
5036	8	8" Elm
5037	8	8" Locust
5038	8	8" Elm
5039	8	8" Elm
5040	16	8" Cottonwood x2
5041	8	8" Elm
5042	6	6" Elm
5043	18	6" Elm x3
5044	16	8" Elm x2
5045	14	14" Elm
5046	12	12" Elm
5047	18	18" Locust
5048	16	16" Elm
5049	30	30" Maple
5051	18	6" Elm x3
5052	20	10" Elm x2
5053	12	12" Hickory
5054	8	8" Oak
5055	8	8" Elm
5056	10	10" Box Elder
5057	16	16" Locust
5058	18	18" Locust
5059	8	8" Locust
5060	10	10" Cottonwood
5061	10	10" Locust
5062	8	8" Locust
5063	8	8" Oak
5064	8	8" Elm
5065	8	8" Locust
5066	8	8" Locust
5067	8	8" Elm
5068	12	12" Elm

June 26, 2017

VINMAR VILLAGE PHASE 4,5,and 6

Genoa Township, Delaware County

Tree Survey Table

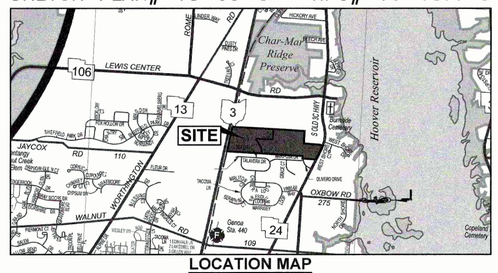
Prepared by

Stantec

TAB 10
FINAL DEVELOPMENT PLAN SET: 11X17 COLOR

FINAL DEVELOPMENT PLAN
FOR
VINMAR VILLAGE SECTIONS 4 & 5
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 4 & 5, SECTIONS 1 & 2, TOWNSHIP 3, RANGE 17, USML
2019

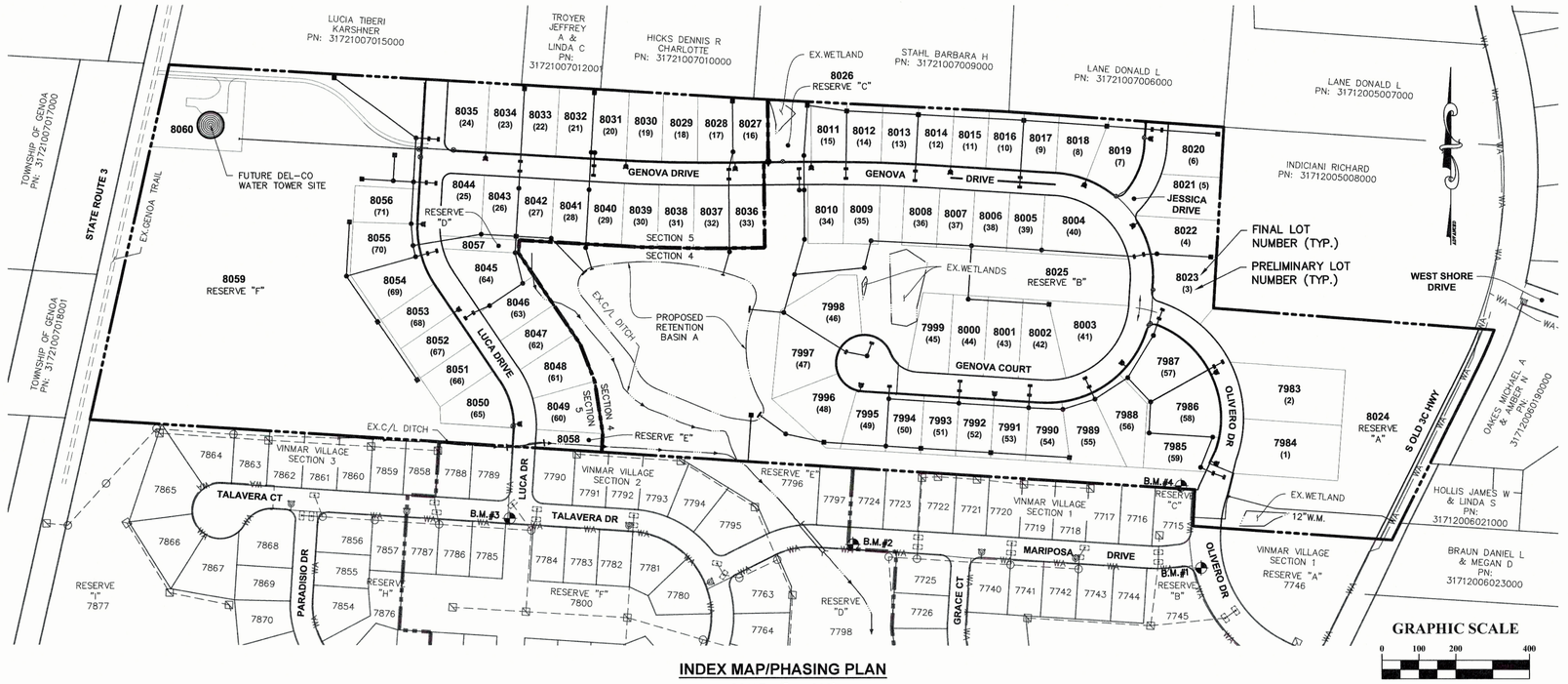
SKETCH PLAN# 18-05-S RPC# 10-18.4-5



LOCATION MAP
SCALE: 1" = 3000'

SHEET INDEX

TITLE SHEET 1
SITE, UTILITY & DRAINAGE PLAN 2-4



GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

INDEX MAP/PHASING PLAN
SCALE: 1" = 200'

OWNER/DEVELOPER

THE RESERVE AT VINMAR, LLC
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PHONE: 614-891-2014
VINCE ROMANELLI
VROMANELLI@RH-HOMES.COM

ENGINEER

ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750
DAVID DENNISTON, P.E.
DDENNISTON@ADVANCEDCIVILDESIGN.COM

COUNTY ENGINEERS VARIANCES

1. VARIANCE FROM ARTICLE IX - DRAINAGE DESIGN STANDARDS, SECTION 904 - SPECIFIC DESIGN SPECIFICATIONS, PART H. - SUMP PUMPS AND ROOF DRAINS, OF THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, TO ALLOW SUMP PUMP AND ROOF DRAINS TO DISCHARGE THROUGH THE STREET CURB.
   APPROVED: MAY 21, 2018
2. VARIANCE FROM ARTICLE IX - DRAINAGE DESIGN STANDARDS, SECTION 904 - SPECIFIC DESIGN SPECIFICATIONS, PART B. - STORM SEWERS, 14 - MINIMUM COVER TO SUBGRADE, OF THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, REQUEST FOR WAIVER FROM THE REQUIREMENT TO PROVIDE A MINIMUM OF 24 INCHES OF COVER FROM THE TOP OF PIPE TO THE BOTTOM OF SUBGRADE FOR STORM SEWER RUNS CROSSING UNDER PAVED STREETS. ALL PIPES HAVING LESS THAN THE REQUIRED 24 INCHES OF COVER AND CROSSING PUBLIC ROADS SHALL HAVE A MINIMUM OF 9 INCHES OF COVER FROM SUBGRADE TO TOP OF PIPE. PIPE MATERIAL SHALL BE AS SPECIFIED IN ODOT ITEM 706.02. PROVIDE FOR RUNS; 14-15.
   APPROVED: MAY 21, 2018
3. VARIANCE FROM THE DELAWARE COUNTY STORM SEWER STANDARD DRAWING DCED-S144A - RETENTION BASIN, NOTES BULLET POINT NUMBER 4. REQUEST FOR WAIVER FROM THE REQUIREMENT THAT THE EMERGENCY SPILLWAY ONLY BE UTILIZED FOR DISCHARGES ABOVE THE 100-YEAR STORM.
   APPROVED: NOVEMBER 6, 2018
4. VARIANCE FROM ARTICLE VI - STREET AND BRIDGE DESIGN STANDARDS, SECTION 603 - TEMPORARY AND PERMANENT TURNAROUND, PART A, OF THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, REQUEST FOR WAIVER FROM THE REQUIREMENT TO PROVIDE A TEMPORARY TURNAROUND WHEN THE END OF THE ROAD IN QUESTION IS GREATER THAN 250' FROM THE NEAREST INTERSECTION. THIS REQUEST APPLIES TO JESSICA DRIVE.
   APPROVED: NOVEMBER 6, 2018
5. VARIANCE FROM ARTICLE VI - STREET AND BRIDGE DESIGN STANDARDS, TABLE 604 - INTERSECTION DESIGN GUIDELINES, MINIMUM TANGENT LENGTH APPROACHING INTERSECTION, OF THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, REQUEST FOR WAIVER FROM THE REQUIREMENT TO PROVIDE A MINIMUM TANGENT LENGTH APPROACHING AN INTERSECTION OF 50' FOR JESSICA DRIVE AT GENOVA DRIVE AND OLIVERO DRIVE AT GENOVA DRIVE. APPROVED: NOVEMBER 7, 2018
6. VARIANCE FROM ARTICLE IV - FINAL ENGINEERING & CONSTRUCTION PLAN, SECTION 403 - REQUIREMENTS, PART G, OF THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARD, REQUEST FOR WAIVER FROM THE REQUIREMENT TO PROVIDE ROAD WIDENING, SHOULDER AND DITCH IMPROVEMENTS TO SOUTH OLD 3C HIGHWAY.
   APPROVED: NOVEMBER 9, 2018

DEVIATIONS FROM PRELIMINARY DEVELOPMENT PLAN

1. BOUNDARY REVISED BASED ON FIELD LOCATED PINS AND MEASUREMENTS.
   a. TOTAL SITE AREA CHANGED FROM 74.958 AC TO 74.946 AC.
   b. NET DEVELOPABLE AREA CHANGED FROM 62.536 AC TO 62.525 AC.
   c. OPEN SPACE PROVIDED CHANGED FROM 34.94 AC (47%) TO 34.39 AC (46%).
   d. OPEN SPACE REQUIRED CHANGED FROM 29.81 AC (40%) TO 29.80 AC (40%).
   e. COMMON OPEN SPACED PROVIDED CHANGED FROM 15.45 AC TO 15.47.
2. PLAN PHASING REVISED FROM 3 PHASES TO 2 PHASES.
3. DELAWARE COUNTY MAP DEPARTMENT APPROVED STREET NAMES AND LOT NUMBERS ADDED.
4. RETENTION BASIN FOOTPRINT REVISED FROM 3.27 AC TO 3.10 AC AND THE 0.16 AC BASIN WAS ELIMINATED.
5. OLIVERO DRIVE C/L RADIUS AND R/W TAPERS REVISED PER FINAL ENGINEERING DESIGN.
6. OPEN SPACE AREAS REVISED, LOTS (8010 (34) & 8009 (35)) WERE MOVED EASTWARD TO BETTER ACCOMMODATE EXISTING FEATURES AND PROPOSED UTILITIES.
7. PROPOSED UTILITY LOCATIONS ADJUSTED DURING FINAL ENGINEERING.

SITE STATISTICS

	SECTION 4	SECTION 5	TOTAL
SITE AREA (AC.)	43.096	31.850	74.946
EXISTING R/W (SOUTH OLD 3C HWY) (AC.)	0.435	0	0.435
PROJECT AREA	42.661	31.850	74.511
NUMBER OF LOTS	41	30	71
OPEN SPACE PROVIDED (INCLUDING COMMON OPEN SPACE) (AC.)	18.544	15.846	34.39 (46%)
TOTAL OPEN SPACE REQUIRED (INCLUDING COMMON OPEN SPACE) (AC.)	-	-	29.80 (40%)
COMMON OPEN SPACE PROVIDED (AC.)	0	15.470	15.470 (21%)
COMMON OPEN SPACE REQUIRED (AC.)	-	-	11.177 (15%)
RIGHT-OF-WAY (AC.) (TO BE DEDICATED)	0.145	0	0.145
PROPOSED INTERNAL RIGHT-OF-WAY (AC.)	4.658	2.670	7.328
EXISTING WETLANDS & STREAMS (AC.)	0.759	0.050	0.809
NET DEVELOPABLE AREA (AC.)	62.525		
GROSS DENSITY (DU./AC.)	0.95		
NET ZONING DENSITY (DU./AC.)	1.14		
EXISTING ZONING	PLANNED RESIDENTIAL DISTRICT (PRD)		
PROPOSED ZONING	PLANNED RESIDENTIAL DISTRICT (PRD)		
MINIMUM LOT SIZE	150'x95' = 14,250 S.F. (0.33 AC.)		
MINIMUM FRONTAGE AT FRONT SETBACK	95'		
FRONT YARD SETBACK	30' FROM R/W		
SIDE YARD SETBACK	12' (MINIMUM 24' BETWEEN BUILDINGS)		
REAR YARD SETBACK	40'		
PERIMETER SETBACK	50'		
DRIVEWAY SETBACK	2' FROM SIDE, 40' FROM R/W OF INTERSECTING STREET		
LOT LINE SETBACK FROM C/L OF SOUTH OLD 3C HWY AND STATE ROUTE 3	200'		

AVERAGE DAILY TRAFFIC

NAME	ADT	DESIGN SPEED
OLIVERO DRIVE	1132	30 MPH
GENOVA DRIVE (LUCA DRIVE TO JESSICA DRIVE)	340	30 MPH
GENOVA DRIVE (JESSICA DRIVE TO OLIVERO DRIVE)	922	30 MPH
JESSICA DRIVE	572	30 MPH
GENOVA COURT	170	30 MPH
LUCA DRIVE	763	30 MPH

BENCH MARKS

BASED ON NAVD 1988 DATUM.

SITE B.M.#1	NORTH BOLT OF FIRE HYDRANT LOCATED 21'± WEST OF THE CENTERLINE OF OLIVERO DRIVE AND 41'± SOUTH OF THE CENTERLINE OF MARIPOSA DRIVE.	
	N: 190532.1430 E: 1857161.2540	Elev.=944.57
SITE B.M.#2	CHISELED ARROW ON FIRE HYDRANT BOLT LOCATED 17'± SOUTH OF THE CENTERLINE OF MARIPOSA DRIVE AND 294'± WEST OF THE CENTERLINE OF GRACE COURT.	
	N: 190595.4290 E: 1856217.6270	Elev.=943.02
SITE B.M.#3	NORTH BOLT OF FIRE FIRE HYDRANT LOCATED 16'± SOUTH OF THE CENTERLINE OF TALAVERA DRIVE AND 26'± WEST OF THE CENTERLINE OF LUCA DRIVE.	
	N: 190664.3770 E: 1855287.6260	Elev.=943.89
SITE B.M.#4 (MASTER BENCHMARK)	IRON PIN LOCATED 187'± NORTH OF THE CENTERLINE OF MARIPOSA DRIVE AND 73'± WEST OF THE CENTERLINE OF OLIVERO DRIVE.	
	N: 190754.4890 E: 1857106.709	Elev.=944.69

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); DELAWARE COUNTY, OHIO, PANELS 39041C0259K & 39041C0260K, EFFECTIVE DATE (APRIL 16, 2009).

UTILITY CONTACTS

CATV
CHARTER COMMUNICATIONS (SPECTRUM/TIME WARNER)
P.O. BOX 2553
COLUMBUS, OHIO 43216
ATTN: DAVID HOLSTEIN
(614) 975-7468

ELECTRIC
AMERICAN ELECTRIC POWER
700 MORRISON ROAD
GAHANNA, OHIO 43230-6605
ATTN: ANDREW L. WAINWRIGHT
(614) 883-6821

GAS
COLUMBIA GAS OF OHIO
920 GOODALE BOULEVARD
COLUMBUS, OHIO 43212
ATTN: ADAM SHEELEY
1-800-440-6111, EX.3042

SUBURBAN NATURAL GAS
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035
ATTN: AARON ROLL
(740) 548-2450

PHONE
CENTURYLINK
441 W. BROAD STREET
PATASKALA, OHIO 43062
ATTN: CHRIS STRAYER
(303) 886-1299

FRONTIER
2780 LIBERTY ROAD
DELAWARE, OHIO 43015
ATTN: ROBERT CHANDLER
(740) 369-0826 OR
ATTN: IRA (CHRIS) AVERY
(740) 383-0551

SANITARY SEWERS
DELAWARE COUNTY REGIONAL SEWER DISTRICT
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: TIFFANY MAAG
(740) 833-2240

STORM SEWERS
DELAWARE COUNTY ENGINEER'S OFFICE
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: STORM WATER DEPARTMENT
(740) 883-2400

WATER MAINS
DEL-CO WATER COMPANY, INC.
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015-8872
ATTN: RUSTY GRIFFITH
(740) 548-7746

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

STATE OF OHIO
DAVID D. DENNISTON
61616
REGISTERED PROFESSIONAL ENGINEER

David D. Denniston
PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL

10/17/2019
DATE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
THE RESERVE AT VINMAR LLC
148 W. SCHROCK RD
WESTERVILLE, OH 43081

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
VINMAR VILLAGE SECTIONS 4 & 5
TITLE SHEET

No.	Revision	Date	Approved

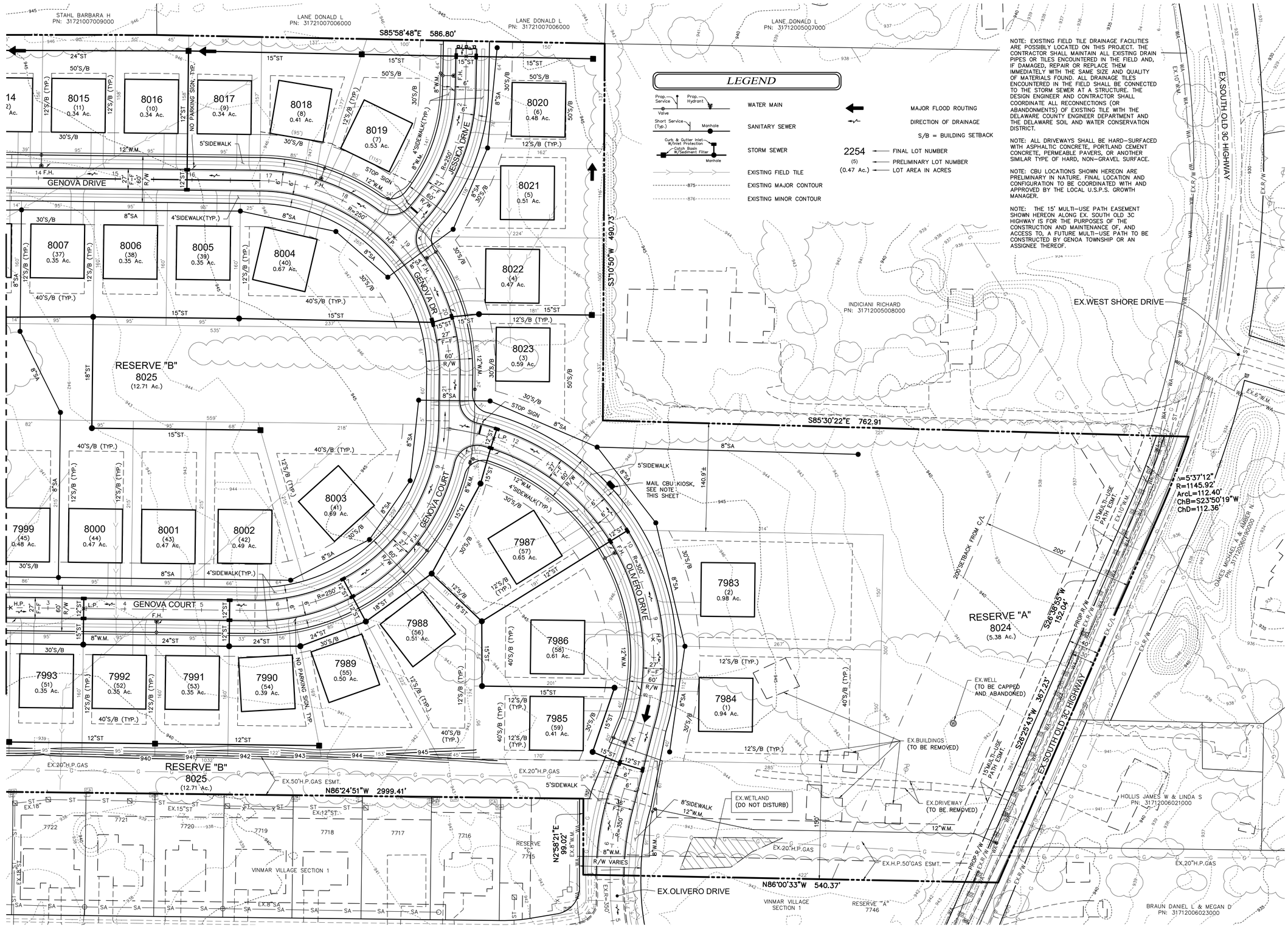
Date: 10/17/2019
Scale: AS NOTED

Drawn By:	Checked By:
JRS	DDD

Project Number: 18-0028-149

Drawing Number: 1 / 4

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PLAN PREPARED BY:

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422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

THE RESERVE AT VINMAR LLC
148 W. SCHROCK RD
WESTERVILLE, OH 43081

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

VINMAR VILLAGE SECTIONS 4 & 5

SITE, UTILITY & DRAINAGE PLAN

No.	Revision	Date	Approved

Date: 10/17/2019
Scale: 1" = 60'

Drawn By:	Checked By:
JRS	DDD

Project Number:
18-0028-149

Drawing Number:
2 / 4

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LUCIA TIBERI KARSHNER
PN: 31721007015000

TROYER JEFFREY A & LINDA C
PN: 31721007012001

HICKS DENNIS R CHARLOTTE
PN: 31721007010000

STAHL BARBARA H
PN: 31721007009000

S86°45'51"E 1153.42'

S86°31'41"E 417.86'

S87°05'36"E 704.26'

NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER.

MAIL CBU KIOSK, SEE NOTE THIS SHEET

EX.WETLAND (DO NOT DISTURB)

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 2

GENOVA DRIVE

LUCA DRIVE

GENOVA COURT

EX.TALAVERA DRIVE

RESERVE "B" 8025 (12.71 Ac.)

RESERVE "C" 8026 (0.45 Ac.)

RESERVE "D" 8057 (0.17 Ac.)

RESERVE "E" 8058 (0.21 Ac.)

RESERVE "F" 8059 (15.47 Ac.)

RETENTION BASIN A
N.P.=933.50
100-YR.W.L.=937.00

STORM WATER MANAGEMENT AREA
3.10 AC.

NOTE: ALL DRIVEWAYS SHALL BE HARD-SURFACED WITH ASPHALTIC CONCRETE, PORTLAND CEMENT CONCRETE, PERMEABLE PAVERS, OR ANOTHER SIMILAR TYPE OF HARD, NON-GRAVEL SURFACE.

NOTE: TEMPORARY TURNAROUND TO BE CONSTRUCTED IF SECTION 4 AND 5 ARE NOT BUILT TOGETHER. THE TURNAROUND SHALL BE REMOVED ONCE THE ROAD IS EXTENDED WITH SECTION 5.

N86°24'51"W 2999.41'

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

THE RESERVE AT VINMAR LLC
148 W. SCHROCK RD
WESTERVILLE, OH 43081

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

VINMAR VILLAGE SECTIONS 4 & 5

SITE, UTILITY & DRAINAGE PLAN

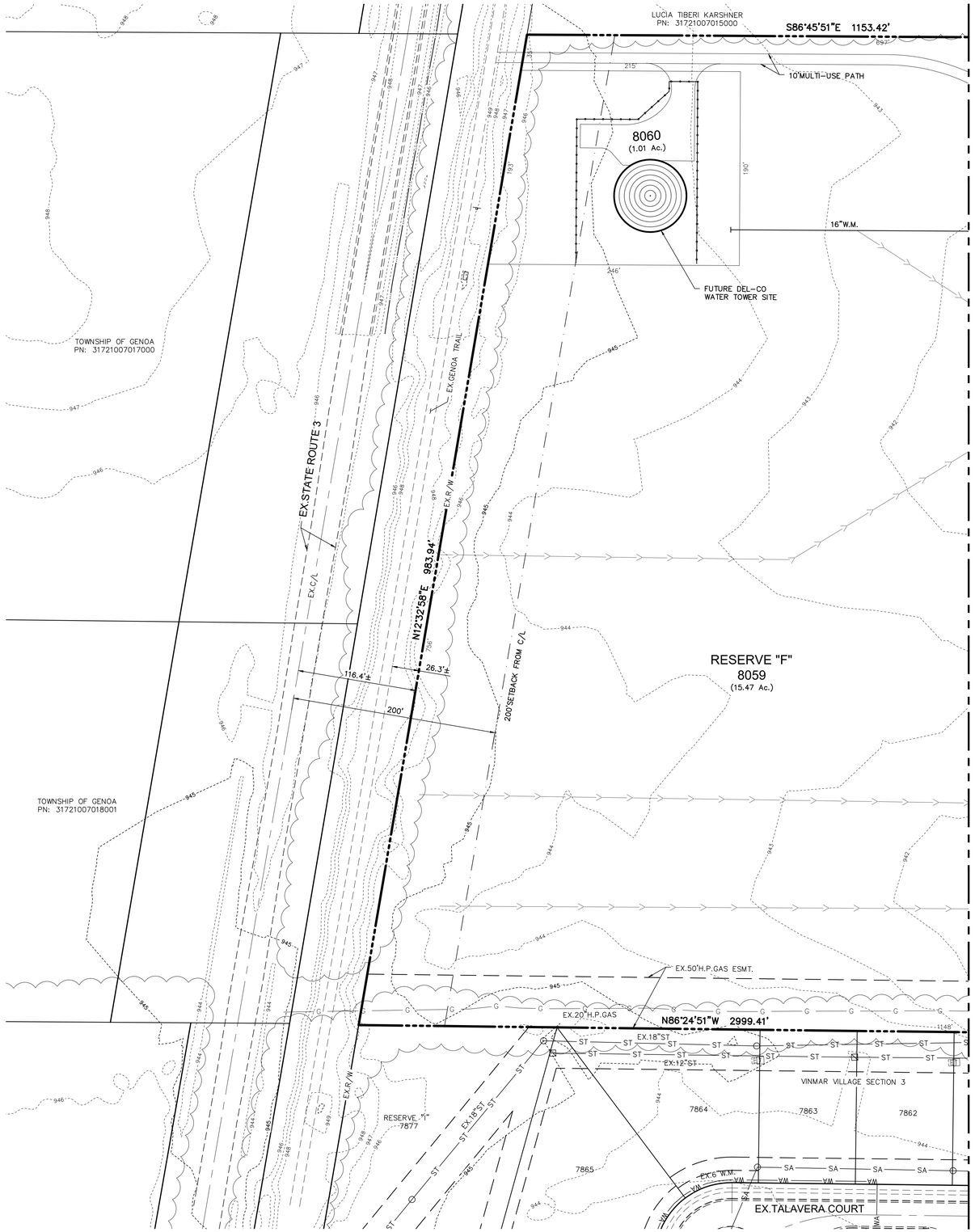
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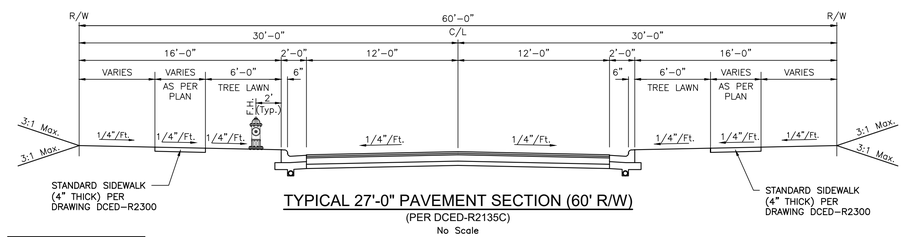
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JRS	DDD

Project Number:
18-0028-149

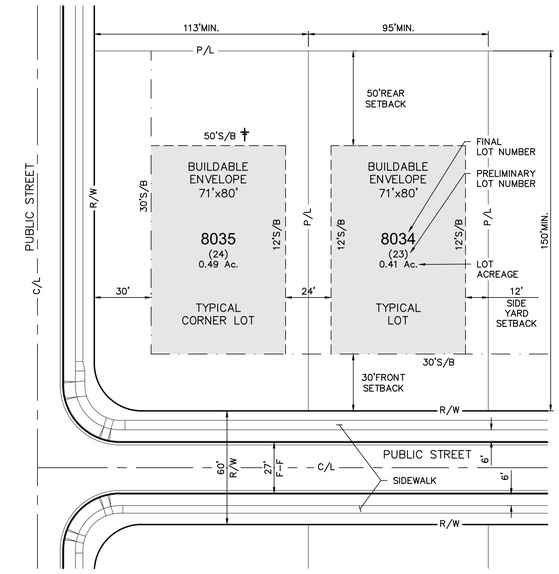
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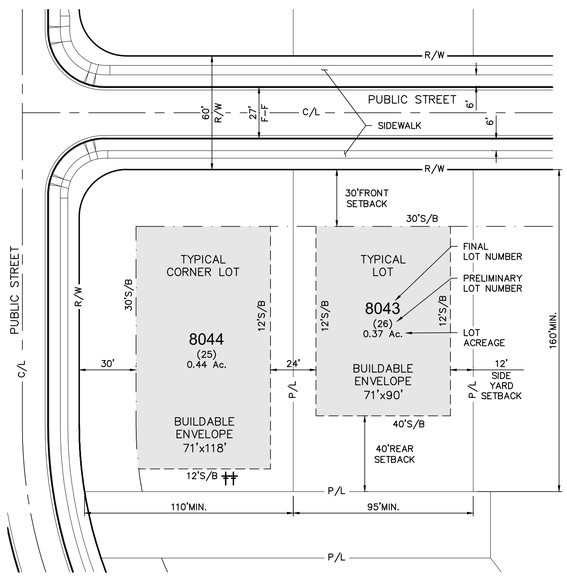


TYPICAL 27'-0" PAVEMENT SECTION (60' R/W)
(PER DCED-R2135C)
No Scale

NOTE: ALL DRIVEWAYS SHALL BE HARD-SURFACED WITH ASPHALTIC CONCRETE, PORTLAND CEMENT CONCRETE, PERMEABLE PAVERS, OR ANOTHER SIMILAR TYPE OF HARD, NON-GRAVEL SURFACE.



TYPICAL PERIMETER LOT
No Scale
† NOTE: 50' REAR SETBACK APPLIES TO CORNER LOTS 8019 & 8035.



TYPICAL INTERIOR LOT
No Scale
†† NOTE: 12' SETBACK APPLIES TO CORNER LOTS 7987 & 8044.

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GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
VINMAR VILLAGE
SECTIONS 4 & 5

SITE, UTILITY & DRAINAGE PLAN

No.	Revision	Date	Approved

Date: 10/17/2019
Scale: 1" = 60'

Drawn By:	Checked By:
JRS	DDD

Project Number:
18-0028-149

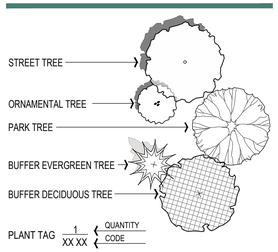
Drawing Number:
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PLANT LIST (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
		SMALL / ORNAMENTAL TREES				
6	CR VI	Crataegus viridus 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Tree Form
		EVERGREEN SHRUBS				
24	BU GV	Buxus x'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	Plant @ 30" O.C.	
6	JU SP	Juniperus chinensis 'Spartan' Spartan Juniper	7' HT.	B&B	Plant @ 42" O.C.	
		FLOWERING / DECIDUOUS SHRUBS				
9	HY LI	Hydrangea paniculata 'Limelight' Limelight Hydrangea	36" HT.	#5 Cont.	PER PLAN	
		GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
6	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
18	EC PU	Echinacea purpurea 'Magnus' Magnus Coneflower	-	#1 Cont.	Plant @ 15" O.C.	
60	HE ST	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	-	#1 Cont.	Plant @ 15" O.C.	
18	NE FA	Nepeta xfaassenii 'Walker's Low' Walker's Low Catmint	-	#3 Cont.	Plant @ 36" O.C.	

Plant Key



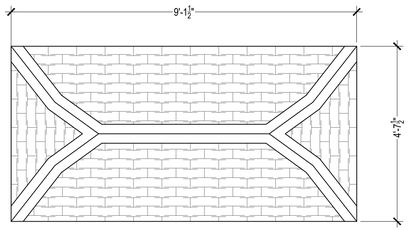
NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS. NO PLANTING INSTALLATION SHALL DISTURB GRADES WITHIN DRAINAGE EASEMENTS OR OTHERWISE OBSTRUCT POSITIVE DRAINAGE TO STORM WATER CATCH BASINS.

Note:

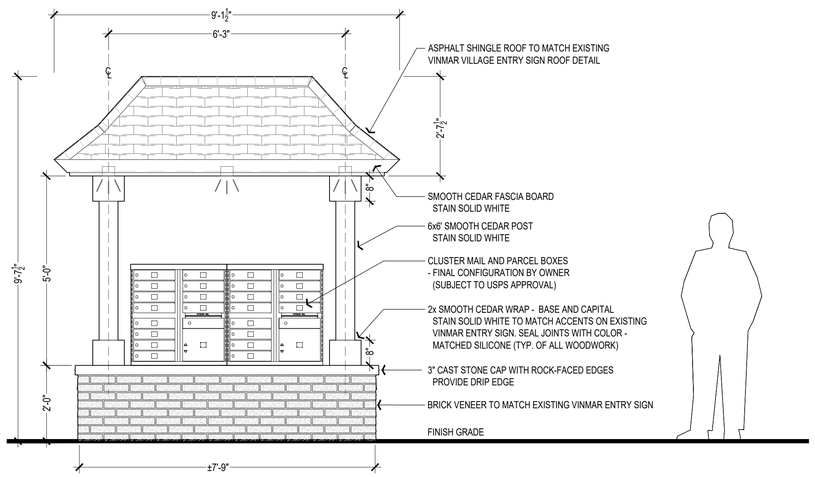
All landscaping required as part of the Final Development Plan shall be maintained as required, and dead or dying plants shall be replaced with a plant of a similar type no later than the next available planting season.

All landscaping within the common open space shall be installed no later than the time when the last adjacent lot is permitted for home construction.

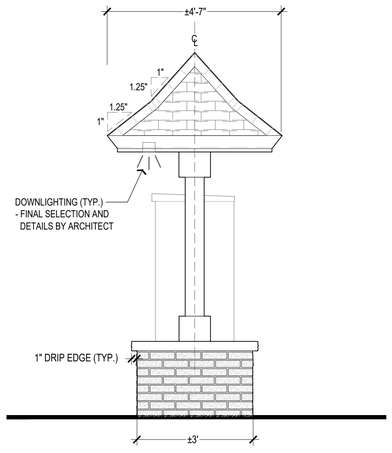




PLAN VIEW - ROOF



FRONT ELEVATION

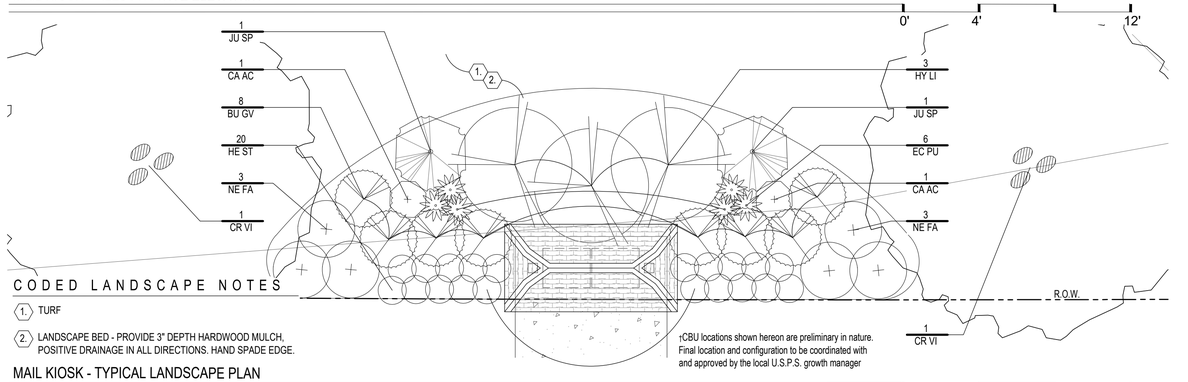


SIDE ELEVATION

A MAIL KIOSK
SCALE: 1/2" = 1'-0"



MAIL KIOSK - ILLUSTRATIVE ELEVATION



CODED LANDSCAPE NOTES

1. TURF
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

†CBU locations shown hereon are preliminary in nature. Final location and configuration to be coordinated with and approved by the local U.S.P.S. growth manager

MAIL KIOSK - TYPICAL LANDSCAPE PLAN

Vinmar Village Sections 4&5 - L1:Landscape Key Plan

Genoa Township, Ohio 04.08.2019 (Revised 10.04.2019)

0 200 600 N

Romanelli & Hughes

G2 Planning Urban Design Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph: 614.583.9230
Web: www.g2planning.com

ADVANCED CIVIL DESIGN

PLANT LIST (Contractor is responsible for all plant material shown on plan)

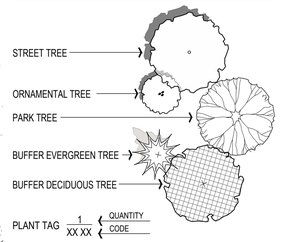
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
		DECIDUOUS SHADE TREES / STREET TREES				
28	AA AA	Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	Match 1, 3, 5, or 7 consecutive pairs of same species/cultivar along street. Maximum of 7 consecutive pairs of same species/cultivar.
		Acer rubrum 'Bowhall' Bowhall Red Maple	2" CAL.	B&B	AS SHOWN	
		Ostrya virginiana American Hophornbeam	2" CAL.	B&B	AS SHOWN	
6	BB BB	Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust	2" CAL.	B&B	AS SHOWN	Match 1, 3, 5, or 7 consecutive pairs of same species/cultivar along street. Maximum of 7 consecutive pairs of same species/cultivar.
		Gleditsia triacanthos 'Skycole' Skyline Honeylocust	2" CAL.	B&B	AS SHOWN	
		Eucommia ulmoides Hardy Rubber Tree	2" CAL.	B&B	AS SHOWN	
12	CC CC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match 1, 3, 5, or 7 consecutive pairs of same species/cultivar along street. Maximum of 7 consecutive pairs of same species/cultivar.
		Tilia cordata 'Corzam' Corinthian Littleleaf Linden	2" CAL.	B&B	AS SHOWN	
		Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
		EVERGREEN TREES				
13	EE EE*	Abies concolor White Fir	6' HT.	B&B	PER PLAN	Use a minimum of 3 different species or cultivars from the plant list
		Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
		Picea glauca 'Densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
		Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	

†CBU locations shown hereon are preliminary in nature. Final location and configuration to be coordinated with and approved by the local U.S.P.S. growth manager

Note:
All landscaping required as part of the Final Development Plan shall be maintained as required, and dead or dying plants shall be replaced with a plant of a similar type no later than the next available planting season.

All landscaping within the common open space shall be installed no later than the time when the last adjacent lot is permitted for home construction.

Plant Key



Open Space Key

Common Open Space

Open Space

8015 (11)
8016 (10)
8017 (9)
8018 (8)
8019 (7)
8020 (6)
8021 (5)
8022 (4)
8023 (3)
8024 Reserve 'A' (5.38 Acres Open Space)
8025 Reserve 'B' (12.71 Acres Open Space)
8007 (37)
8006 (38)
8005 (39)
8004 (40)
8003 (41)
8002 (42)
8001 (43)
8000 (44)
7987 (57)
7986 (58)
7988 (56)
7983 (2)
7984 (1)
7985 (59)
7989 (55)
7990 (54)
7991 (53)
7992 (52)
7993 (51)
GENOVA DRIVE
JESSICA DRIVE
OLIVERO DRIVE
GENOVA COURT
WEST SHORE DRIVE
S OLD 3C HWY
15' Multi-Use Path Esmt.
6 BB BB
14 AA AA
12 CC CC
13 EE EE*
MAIL KIOSK†
- SEE EXHIBIT L1 FOR TYPICAL LANDSCAPE PLAN
Existing Wetland
INDICIANI RICHARD
PN: 31712005008000
OAKES MICHAEL A & AMBER N
PN: 31712006019000
HOLLIS JAMES W & LINDA S
PN: 31712006021000
BRAUN DANIEL L & MEGAN
VINMAR VILLAGE SECTION 1
VINMAR VILLAGE

*NO PLANTING INSTALLATION SHALL DISTURB GRADES WITHIN DRAINAGE EASEMENTS OR OTHERWISE OBSTRUCT POSITIVE DRAINAGE TO STORM WATER CATCH BASINS. HOA SHALL ENFORCE THE PLANTING, MAINTENANCE, AND REPLACEMENT OF REQUIRED EVERGREEN TREES AS SHOWN ON LOTS 7989, 7990, 7991, 7992, 7993, AND 7994

Vinmar Village Sections 4&5 - L2: Site Landscape Plan A

Genoa Township, Ohio 04.08.2019 (Revised 10.04.2019)

0 60 180 N

Romanelli & Hughes

G2 Planning Urban Design Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
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Web: www.g2planning.com

ADVANCED CIVIL DESIGN

MAIL KIOSK†
- SEE EXHIBIT L1 FOR TYPICAL LANDSCAPE PLAN

22
CC CC

8035 (24)
8034 (23)
8033 (22)
8032 (21)
8031 (20)
8030 (19)
8029 (18)
8028 (17)
8027 (16)

Existing Wetland

8011 (15)
8012 (14)
8013 (13)
8014 (12)

30
AA AA

8026 Reserve 'C'
(0.45 Acres Open Space)

GENOVA DRIVE

8044 (25)
8043 (26)
8042 (27)
8041 (28)
8040 (29)
8039 (30)
8038 (31)
8037 (32)
8036 (33)

SECTION 5
SECTION 4

8010 (34)
8009 (35)
8008 (36)

8056 (71)
8055 (70)

8057 Reserve 'D'
(0.17 Acres Open Space)

MAIL KIOSK†
- SEE EXHIBIT L1 FOR TYPICAL LANDSCAPE PLAN

8045 (64)
8054 (69)
8046 (63)
8053 (68)
8047 (62)
8052 (67)
8048 (61)
8051 (66)
8049 (60)
8050 (65)

SECTION 4
SECTION 5

Proposed Retention Basin A

Existing Wetland

7998 (46)
7999 (45)
7997 (47)
7996 (48)
7995 (49)
7994 (50)

GENOVA COURT
LUCA DRIVE

8059
Reserve 'F'
(15.47 Acres Common Open Space)

8025
Reserve 'B'
(12.71 Acres Open Space)

8058 Reserve 'E'
(0.21 Acres Open Space)

EX.C/L DITCH

VINMAR VILLAGE SECTION 2

7
AA AA

7
EE EE*

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PLANT LIST (Contractor is responsible for all plant material shown on plan)

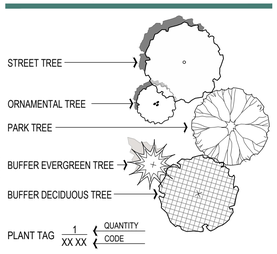
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
		DECIDUOUS SHADE TREES / STREET TREES				
37	AA AA	Acer rubrum 'Armstrong' Armstrong Maple	2" CAL.	B&B	AS SHOWN	Match 1, 3, 5, or 7 consecutive pairs of same species/cultivar along street Maximum of 7 consecutive pairs of same species/cultivar.
		Acer rubrum 'Bowhall' Bowhall Red Maple	2" CAL.	B&B	AS SHOWN	
		Ostrya virginiana American Hophornbeam	2" CAL.	B&B	AS SHOWN	
22	CC CC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match 1, 3, 5, or 7 consecutive pairs of same species/cultivar along street Maximum of 7 consecutive pairs of same species/cultivar.
		Tilia cordata 'Corzam' Corinthian Littleleaf Linden	2" CAL.	B&B	AS SHOWN	
		Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
		EVERGREEN TREES				
7	EE EE*	Abies concolor White Fir	6' HT.	B&B	PER PLAN	Use a minimum of 3 different species or cultivars from the plant list
		Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
		Picea glauca 'Densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
		Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	

†CBU locations shown hereon are preliminary in nature. Final location and configuration to be coordinated with and approved by the local U.S.P.S. growth manager

Note:
All landscaping required as part of the Final Development Plan shall be maintained as required, and dead or dying plants shall be replaced with a plant of a similar type no later than the next available planting season.

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Plant Key



Open Space Key

Common Open Space

Open Space

Vinmar Village Sections 4&5 - L3: Site Landscape Plan B

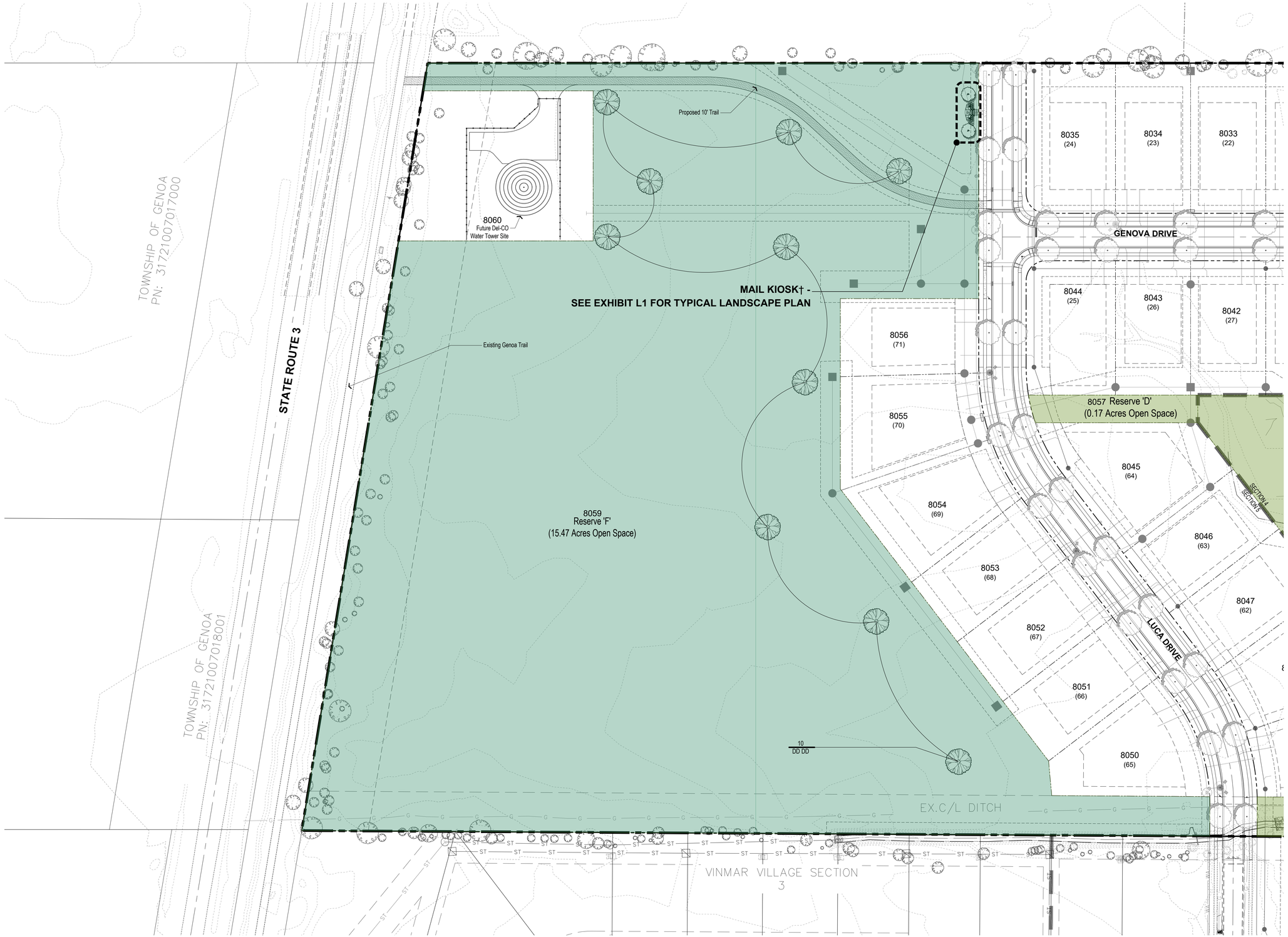
Genoa Township, Ohio 04.08.2019 (Revised 10.04.2019)

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ADVANCED CIVIL DESIGN



PLANT LIST (Contractor is responsible for all plant material shown on plan)

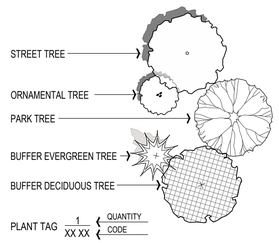
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
		DECIDUOUS SHADE TREES / STREET TREES				
10	DD DD	Acer Rubrum Red Maple	2" CAL.	B&B	AS SHOWN	Use a minimum of 5 different species from the plant list. No single species shall constitute more than 25% of total planting in common open space.
		Liquidambar styraciflua Sweetgum	2" CAL.	B&B	AS SHOWN	
		Liriodendron tulipifera Tulip Tree	2" CAL.	B&B	AS SHOWN	
		Ostrya virginiana American Hophornbeam	2" CAL.	B&B	AS SHOWN	
		Quercus palustris Pin Oak	2" CAL.	B&B	AS SHOWN	
		Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	

Note:
All landscaping required as part of the Final Development Plan shall be maintained as required, and dead or dying plants shall be replaced with a plant of a similar type no later than the next available planting season.

All landscaping within the common open space shall be installed no later than the time when the last adjacent lot is permitted for home construction.

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Plant Key



Open Space Key

Common Open Space

Open Space

Vinmar Village Sections 4&5 - L4: Common O.S. Landscape Plan

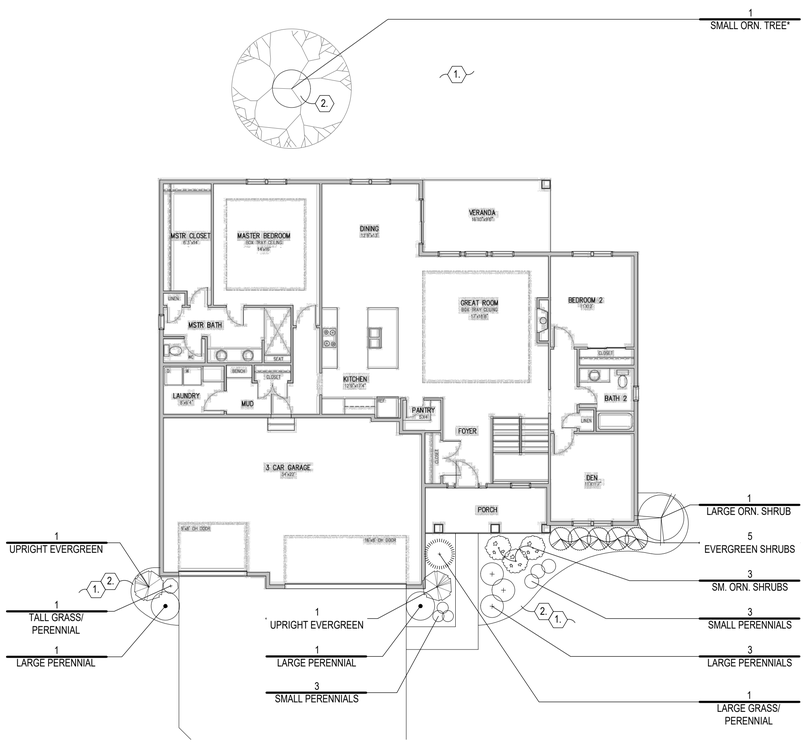
Genoa Township, Ohio 04.08.2019 (Revised 10.04.2019)

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Columbus, Ohio 43215
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ADVANCED
CIVIL DESIGN



BUILDING TYPICAL LANDSCAPE PLAN (REFER TO PLANT LISTS A&B)

NOTE:
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON HOMEOWNER SELECTIONS.

FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

*NO PLANTING INSTALLATION SHALL DISTURB GRADES WITHIN DRAINAGE EASEMENTS OR OTHERWISE OBSTRUCT POSITIVE DRAINAGE TO STORM WATER CATCH BASINS.

Note:
All front, side, and rear yards shall be landscaped, and each platted lot shall be seeded or sodded at time of construction of each house in accordance with the approved Development Plan before a Certificate of Zoning Compliance is issued by the township.

CODED LANDSCAPE NOTES

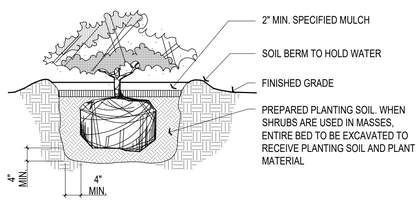
1. TURF
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

BUILDING TYPICAL PLANT LIST A (Southern and Western Exposures)

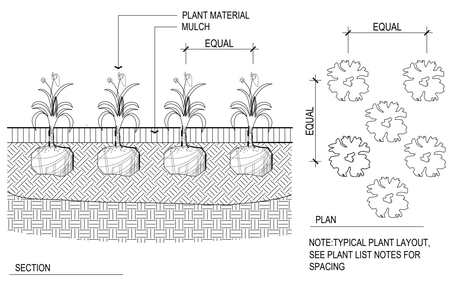
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
	SMALL / ORNAMENTAL TREES				
	Malus 'Adirondack' Adirondack Crabapple	1.5"	B&B	AS SHOWN	Match Form
	UPRIGHT EVERGREENS				
	Juniperus chinensis 'Spartan' Spartan Juniper	30" HT.	B&B	PER PLAN	
	EVERGREEN SHRUBS				
	Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
	LARGE FLOWERING / DECIDUOUS SHRUBS				
	Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
	SMALL FLOWERING / DECIDUOUS SHRUBS				
	Rosa x 'Radtko' Double Knock Out Rose	30" HT.	#3 Cont.	PER PLAN	
	Spiraea japonica 'Goldmound' Goldmound Spirea	30" HT.	#3 Cont.	PER PLAN	
	TALL GRASSES & PERENNIALS				
	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
	Echinacea purpurea 'Magnus' Magnus Coneflower	-	#2 Cont.	Plant @ 18" O.C.	
	LARGE GRASSES & PERENNIALS				
	Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.	
	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#3 Cont.	Plant @ 30" O.C.	
	SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
	Hemerocallis 'Tuscawilla Tigress' Tuscawilla Tigress Daylily	-	#1 Cont.	Plant @ 18" O.C.	
	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

BUILDING TYPICAL PLANT LIST B (Northern and Eastern Exposures)

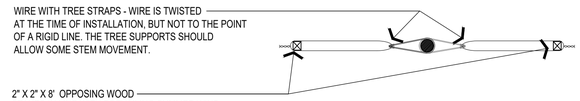
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
	SMALL / ORNAMENTAL TREES				
	Magnolia Virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Multi-stem
	UPRIGHT EVERGREENS				
	Thuja occidentalis 'Holmstrup' Holmstrup Eastern Arborvitae	30" HT.	B&B	PER PLAN	
	EVERGREEN SHRUBS				
	Taxus x media 'Densiformis' Dense Yew	24" HT.	B&B	PER PLAN	
	LARGE FLOWERING / DECIDUOUS SHRUBS				
	Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
	SMALL FLOWERING / DECIDUOUS SHRUBS				
	Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	24" HT.	#3 Cont.	PER PLAN	
	TALL GRASSES & PERENNIALS				
	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass		#2 Cont.	Plant @ 18" O.C.	
	Polygonatum multiflorum Solomon's Seal		#2 Cont.	Plant @ 18" O.C.	
	LARGE GRASSES & PERENNIALS				
	Hosta 'Sun Power' Sun Power Hosta	-	#3 Cont.	Plant @ 36" O.C.	
	Osmundastrum cinnamomeum Cinnamon Fern	-	#3 Cont.	Plant @ 36" O.C.	
	SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
	Heucherella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 18" O.C.	
	Carex Pensylvanica Oak Sedge	-	#1 Cont.	Plant @ 12 O.C.	



A SHRUB
SCALE: 1/2" = 1'-0"



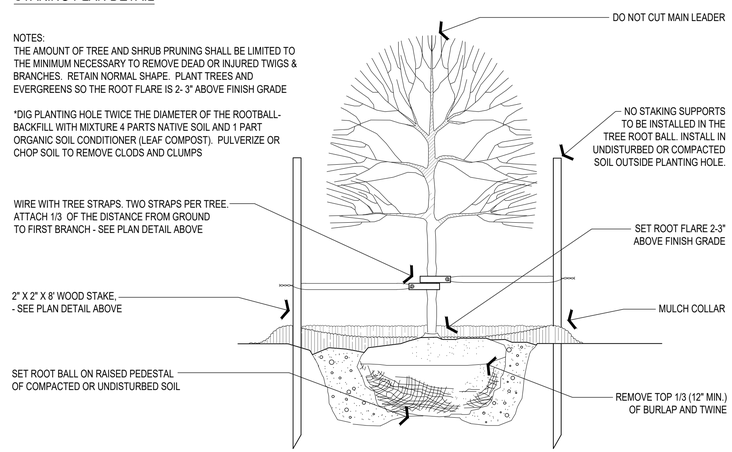
B PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"



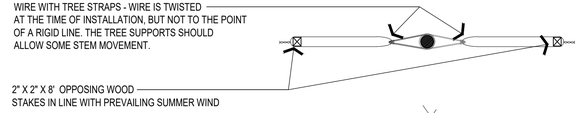
STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



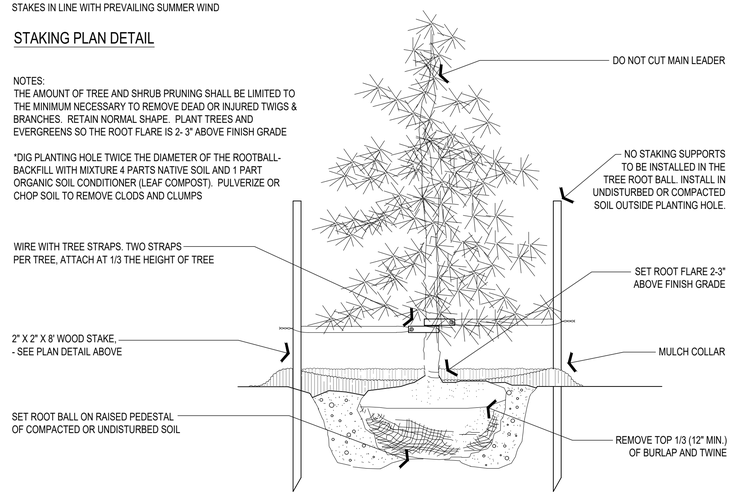
C DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



D EVERGREEN TREE
SCALE: 1/2" = 1'-0"

Vinmar Village Sections 4&5 - L5: Landscape Details

Genoa Township, Ohio 04.08.2019 (Revised 10.04.2019)

Romanelli & Hughes

N

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Planning + Design
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Columbus, Ohio 43215
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Web: www.g2planning.com

ADVANCED CIVIL DESIGN

Trees impacted: ~~78~~ 151
Trees Preserved: ~~833~~ 760

Area of Tree Disturbance

Updated Disturbance

0.96 Acres
11,844 SF

0.97 Acres

W/L

SAN

S. Old 3C

0' 125' 250'

December 8, 2017

VINMAR VILLAGE PHASE 4,5, and 6

Tree Survey Plan East

Stantec

u:\173409307\planning_zoning\2018 2.25\2017_12_08_tree survey plan_vinmar2.dwg

N
W
E
S

SR 3

Bike Path

W/L

SAN

Storm Water Management Area

0' 125' 250'

February 14, 2018

VINMAR VILLAGE PHASE 4,5, and 6

Tree Survey Plan West

Stantec

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