THE VILLAGE OF West Jefferson

28 East Main Street
West Jefferson, Ohio 43162
Office# 614-379-5246

Director
Thomas A. Hale

Department of Development
thale@westjeffersonohio.gov

VILLAGE OF WEST JEFFERSON PLANNIG/ZONING COMMISSION

Council Recommendation Form

- P & Z Approval / Disapproval Date: September 3, 2025
- Project / Development: Schottenstein Homes
- Representative: Gary Smith
- Case Number: PC-25-18
- Address: Parcel #10-02022.000 / West Jefferson Kiousville Road
- Summary of Action / Recommendation:

  To rezone the property from a C-Condo Zoning to a PRD (Planned Residential District) and the preliminary development plan with the following conditions.
  1. That there be a commencement date established by Council.
  2. A final boundary survey completed prior to final approval by Planning Commission.
  3. All variances to the PRD were accepted.

- Chairman Signature / Date: Paula Hay 09-03-2025
- Council Review / Date:
- Council Approval / Disapproval Date:

Department of Development

September 3, 2025

PC-25-18

Planning and Zoning Commission Application

Status: Active

Submitted On: 8/13/2025

Primary Location

O WEST JEFF KIOUSVILLE RD
Unit O
WEST JEFFERSON, OH 43162

Owner

WEST JEFFERSON ESTATES LLC
TRILLIUM DR 460
GALLOWAY, OH 43162

Applicant

Gary Smith
614-390-6149
gsmith@g2planning.com
720 E Broad Street
Suite 200
Columbus, OH 43215

Application Information

Jurisdiction

West Jefferson

Occupancy

Residential

Application Type*

Rezoning

Applicant/Business is known as*

Schottenstein Real Estate Group

Parcel Size (Acres)*

50.35

Number of Lots Proposed

160

Parcel Number*

10-02022.000

Describe Requested Review - PLEASE GIVE BRIEF DESCRIPTION*

The applicant proposes to re-zone the subject parcel from its current zoning classification of C-Condo, to PRD-Planned Residential Development. The proposal will include 160 single-family homes on approximately 50 acres, with access to West Jefferson Kiousville Road.

Statements

Existing Land Use/Development

Vacant - Agriculture

Proposed Land Use/Development:

Planned Residential Development - Single-Family

STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.)

The proposed single-family development fits in well with the surrounding communities and neighboring condominium development. Adjacent to this proposed PRD is the existing Richmire Condo development, and nearby are the Westchester Apartments, the first church, the West Jefferson High School, and several other single-family developments

STATEMENT: State briefly how the proposed development relates to the Comprehensive Plan.

The existing comprehensive plan was established nearly 20 years ago, and gives little guidance for development on this parcel. The proposed development provides single-family development near the existing high school, and is compatible with nearby land uses.

STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

The proposed development incorporates sidewalks throughout the development, and down to West Jefferson Kiousville Road. Connectivity to adjacent developments does not yet exist as there are no sidewalks in the neighboring condo development, and no sidewalks along the main road.

Applicant's Affidavit

I, the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Gary B Smith
Aug 11, 2025

Exhibit A2 - Vicinity Map

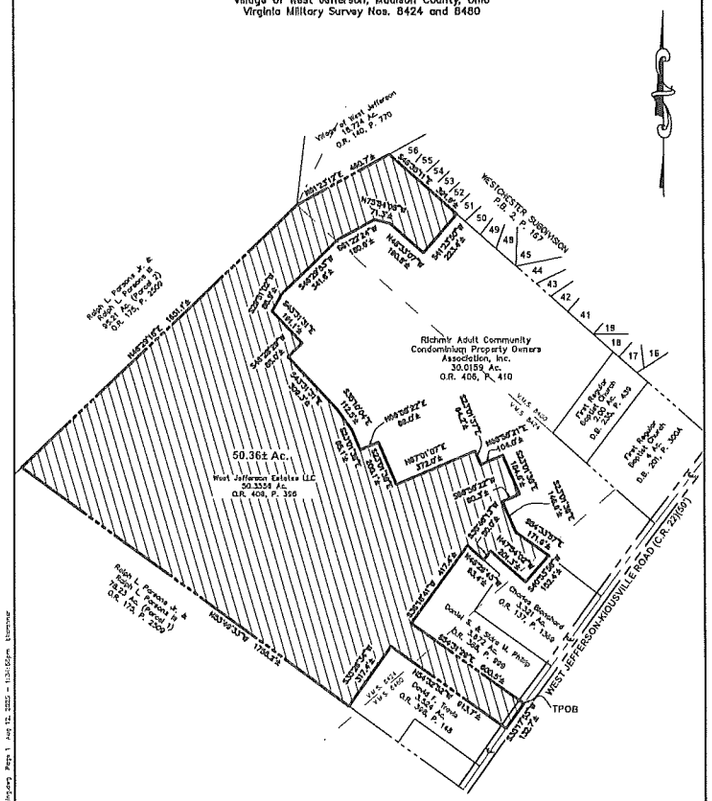
Exhibit A1- Regional Contents Map

TAB 4
DEVELOPMENT PLAN EXHIBITS

Zoning Exhibit

~ 50.36± Acres~

Village of West Jefferson, Madison County, Ohio
Virginia Military Survey Nos. 8424 and 8480



GRAPHIC SCALE

0 150 300 600

1 inch = 300 feet

This exhibit is based on existing records from the Madison County Recorder's and Auditor's office.

This exhibit is for Zoning purposes only and is not to be used in the transfer of land.

DRAWN BY: BCK	JOB NO.: 25-0011-606
DATE: 8/12/25	CHECKED BY:

1/1

ADVANCED
CIVIL DESIGN
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.658.7730
fax 614.428.7755

Z:\25-0011-606\DWG\PRODUCTION ENTITIES\SURVEY\25-0011-606 Survey Prep 1 Aug 12, 2025 - 1:31:02pm Licensed

S 23° 01' 38" E, 95.1+/- feet to an angle point;

N 66° 58' 22" W, 86.0+/- feet to an angle point;

S 23° 01' 38" E, 200.1+/- feet to an angle point;

N 67° 01' 07" E, 372.0+/- feet to an angle point;

S 23° 01' 37" E, 64.2+/- feet to an angle point;

N 66° 58' 21" E, 104.0+/- feet to an angle point;

S 23° 01' 38" E, 184.6+/- feet to an angle point;

S 66° 58' 22" W, 80.3+/- feet to an angle point;

S 23° 01' 38" E, 146.6+/- feet to an angle point;

S 54° 33' 57" E, 171.6+/- feet to a common corner thereof, said corner also being a northerly corner of that 3.321 acre tract of land as conveyed to Charles Blanchard of record in Official Record 137, Page 1369;

Thence with common lines of said 50.3556 acre tract and said 3.321 acre tract, the following three (3) courses and distances:

S 40° 53' 58" W, 152.4+/- feet to an angle point;

N 47° 54' 02" W, 201.3+/- feet to an angle point;

S 38° 46' 13" W, 50.0+/- feet to a common corner thereof, said corner also being in a northeasterly line of said 3.672 acre tract;

Thence with common lines of said 50.3556 acre tract and said 3.321 acre tract, the following three (3) courses and distances:

N 48° 26' 45" W, 93.4+/- feet to an angle point;

S 36° 18' 41" W, 417.4+/- feet to an angle point;

S 54° 31' 29" E, 600.5+/- feet to the **True Point of Beginning**. Containing **50.36+/- acres**, more or less:

The above description was written by Advanced Civil Design on August 12, 2025 and is based on existing records. A drawing of the above description is attached hereto and made a part thereof.

All references used in this description can be found at the Recorder's Office, Madison County, Ohio.

This description was written for zoning purposes only and was not intended to be used in the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Z:\25-0011-600\Survey\50.36+/- ac zoning desc.doc

Zoning Description
50.36+/- Acres
West of West Jefferson-Kiousville Road (C.R. 22)
South of S.R. 142
-1-

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being part of Virginia Military Survey Nos. 8424 and 8480 and containing 50.36+/- acres, more or less, said 50.36+/- acres being all of that 50.3556 acre tract of land as conveyed to West Jefferson Estates LLC of record in Official Record 406, Page 396, said 50.36+/- more particularly described as follows;

Beginning, at an easterly corner of said 50.3556 acre tract, said corner also being a southerly corner of that 3.672 acre tract of land as conveyed to Daniel S. and Sidra M. Phillip of record in Official Record 388, Page 999 and being in the centerline of West Jefferson-Kiousville Road (C.R. 22)(50');

Thence **S 35° 17' 55" W,** with an easterly line of said 50.3556 acre tract and along said centerline, **132.7+/- feet** to a southerly corner of said 50.3556 acre tract and an easterly corner of that 3.524 acre tract of land as conveyed to David F. Travis of record in Official Record 398, Page 148;

Thence along common lines of said 50.3556 acre tract and said 3.524 acre tract, the following two (2) courses and distances:

> **N 54° 32' 52" W, 613.7+/- feet** to an angle point;
>
> **S 35° 26' 34" W, 317.4+/- feet** to a common corner thereof, said corner also being in a northeasterly line of that 78.23 acre tract of land described as Parcel 1 as conveyed to Ralph L. Parsons Jr. and Ralph L. Parsons III of record in Official Record 175, Page 2509;

Thence **N 53° 49' 33" W,** with a common line of said 50.3556 acre tract and said 78.23 acre tract, **1756.2+/- feet** to a common corner thereof, said corner also being in the southeasterly line of that 95.21 acre tract of land described as Parcel 2 as conveyed to Ralph L. Parsons Jr. and Ralph L. Parsons III of record in Official Record 175, Page 2509;

Thence **N 46° 29' 18" E,** with a common line of said 50.3556 acre tract and said 95.21 acre tract, **1651.1+/- feet** to a common corner thereof, said corner also a southwesterly corner of that 18.724 acre tract of land as conveyed to the Village of West Jefferson of record in Official Record 140, Page 770;

Thence **N 61° 23' 12" E,** with a common line of said 50.3556 acre tract and said 18.724 acre tract, **460.7+/- feet** to a common corner thereof, said corner also being in the westerly corner of Lot 56 as numbered and delineated upon the record plat for Westchester Subdivision of record in Plat Book 2, Page 167;

Thence **S 48° 35' 11" E,** with a common line of said 50.3556 acre tract and said Westchester Subdivision, **391.9+/- feet** to a northerly corner of that 30.0159 acre tract of land as conveyed to Richmir Adult Community Condominium Property Owners Association, Inc. of record in Official Record 406, Page 410;

Thence with common lines of said 50.3556 acre tract and said 30.0159 acre tract, the following twenty (20) courses and distances:

> **S 41° 23' 50" W, 223.4+/- feet** to an angle point;
>
> **N 48° 33' 07" W, 190.8+/- feet** to an angle point;
>
> **N 75° 54' 08" W, 71.3+/- feet** to an angle point;
>
> **S 61° 22' 24" W, 180.6+/- feet** to an angle point;
>
> **S 46° 29' 53" W, 341.6+/- feet** to an angle point;
>
> **S 29° 51' 02" W, 86.9+/- feet** to an angle point;
>
> **S 43° 31' 31" E, 191.1+/- feet** to an angle point;
>
> **S 46° 28' 29" W, 86.0+/- feet** to an angle point;
>
> **S 43° 31' 31" E, 309.3+/- feet** to an angle point;
>
> **S 35° 10' 04" E, 112.5+/- feet** to an angle point;

TAB 3
LEGAL DESCRIPTION

RAY MICHELLE L
190 KINGS WAY
WEST JEFFERSON OH 43162

FOREMAN STEVEN A
700 SHAWN DR
WEST JEFFERSON OH 43162

HOWLEY MICHAEL O
706 SHAWN DR
WEST JEFFERSON OH 43162

SHUPE JUDY ELLEN

669 ELAINE DR

WEST JEFFERSON OH 43162

TRAVIS DAVID F
910 WEST JEFF KIOUSVILLE RD SE
WEST JEFFERSON, OH 43162

MCDOWELL MARY SUE
509 ELDON DR
WEST JEFFERSON OH 43162

PETERMAN PAUL H
327 ASHLEY LANE
WEST JEFFERSON OH 43162

PHILIP DANIEL S
830 WEST JEFF KIOUSVILLE RD SE
WEST JEFFERSON OH 43162

SWAN PAULINE
515 ELDON DRIVE UNIT 87
WEST JEFFERSON OH 43162

ADKINS SANDRA A
333 ASHLEY LANE UNIT 48
WEST JEFFERSON OH 43162

BLANCHARD CHARLES
818 WEST JEFF KIOUSVILLE
WEST JEFFERSON, OH 43162

MASON MICHAEL L
521 ELDON DR
WEST JEFFERSON OH 43162

WEST JUDITH A
226 KINGS WAY
WEST JEFFERSON OH 43162

MILLER VIRGINIA L
115 KINGS WAY
2WEST JEFFERSON, OH 4316

EISELSTEIN JACK A
527 ELDON DRIVE
WEST JEFFERSON OH 43162

CAMPBELL MARK R
PO BOX 521
LONDON OH 43140

ZIMMERMAN DIANE L

103 KINGS WAY
WEST JEFFERSON OH 43162

SKAGGS WANDA S
524 ELDON DR
WEST JEFFERSON OH 43162

TOY MICHAEL L
220 KINGS WAY
WEST JEFFERSON OH 43162

KINCER ROBERT D
109 KINGS WAY
WEST JEFFERSON OH 43162

HUMPHREY GLENDA K
300 ASHLEY LN
WEST JEFFERSON OH 43162

MILLER RHONDA G
720 KIRKWOOD DR
WEST JEFFERSON OH 43162

JOHNSON CONNIE S
121 KINGS WAY
WEST JEFFERSON OH 43162

HEISE JOHN
303 ASHLEY LN
WEST JEFFERSON OH 43162

MILSTEAD APRIL L
2058 KINGS WAY
WEST JEFFERSON OH 43162

LITTLE BEVERLY J
121 KINGS WAY
WEST JEFFERSON OH 43162

BURKHART GARY B
309 ASHLEY LANE
WEST JEFFERSON OH 43162

THOMAS RICHARD L
202 KINGS WAY
WEST JEFFERSON 43162

RICHMIR ADULT COMMUNITY
PROPERTY OWNERS ASSOCIATION
C/O TOWNE PROPERTIES 777-A
DEARBORNE PARK LANE
WORTHINGTON, OH 43085

THOMPSON SUE R
3154 ASHLEY LN
WEST JEFFERSON OH 43162

HENARY ROBERTA F
196 KINGS WAY
WEST JEFFERSON OH 43162

HAY CHARLES DAVID
503 ELDON DR
WEST JEFFERSON OH 43162

PANG CHAK C
6829 AUTUMNWOOD WAY
DUBLIN OH 43017

RAY MICHELLE L
190 KINGS WAY
WEST JEFFERSON OH 43162

ngb

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DUBLIN OH 43017

RAY MICHELLE L
190 KINGS WAY
WEST JEFFERSON OH 43162

ngb

TAB 2
ADJACENT NEIGHBOR LABELS

B. Residential Mail Delivery:

1. Cluster Mailbox Units shall be provided for all residential units throughout the Darby Place development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined at the final development plan with approval of the US postal service.
2. Cluster mailbox units shall be located in easily accessible areas on the site.
3. Cluster mailbox units shall be painted black, and will be located and detailed on the Final Development Plans subject to the approval of the US postmaster in charge of this region.

C. Utilities:

1. All permanent utility connections shall be out of view or sufficiently screened by a fence or landscaping if they can be seen from a public right of way.

12/12. Porches shall be 4/12 to 12/12.

Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials may be approved by the Village at time of final development plan provided such materials are consistent with the architectural style.

5) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of architecture.

1.11 Signs:

Except as otherwise provided, The Village of West Jefferson's signage regulations outlined in Chapter 1141 of The Village of West Jefferson Zoning Code shall apply.

A. Residential Entry Signs: The Darby Place PRD shall be permitted to construct entry signage at the major entry point to the development. The applicant will be permitted an entry sign of either monument, column, or yard arm type construction meeting the following parameters.

1. Signage Area: The project identification sign panel shall not exceed 16 square feet per side.
2. Height: Column or yard arm sign shall not exceed 8' in height to top of column, or to top of structure for a yard arm sign. Monument sign shall not exceed 5' to the top of the sign panel
3. Lighting: Monument, columns, or yard arm may be downlit with gooseneck style lighting or up lighted using low voltage ground mounted lighting fixtures. Light fixtures shall be positioned to direct lighting on the sign only and shall be of sufficient intensity to light the sign only while avoiding glare or light pollution.
4. Signs shall not block sight visibility for vehicle ingress/egress and shall be located a minimum of 5 feet behind the right of way.
5. Sign, or sign base, shall be located in a landscape bed of a minimum 50 square feet in area containing either shrubs, perennial plantings, ground cover, or any combination thereof.

1.12 Trash Collection, Mail Delivery, and Utilities:

A. Residential Trash Collection:

1. Single-Family Detached Home: Trash collection shall be collected in curbside pickup in individual rolling bins for each unit.

4. Community parks

C. Installation and maintenance of storm water ponds shall comply with all state, County and Village of West Jefferson standards.

D. Common Open Space areas shall be privately owned and maintained and may be established by easement or fee ownership.

1.09 Landscaping and Fencing

A) Landscaping for the Darby Place PRD will be provided in accordance with Chapter 1143 of the Village of West Jefferson Zoning Code and as follows:

1) Street Trees: Large Deciduous Shade trees shall be required along all new public streets developed within the project. Street trees shall be located at a minimum of one tree per 50 linear feet, and as shown on Exhibit G. Spacing may vary to accommodate the placement and location of driveways and utilities such as fire hydrants.

B) Fencing:

1) Chain Link fencing is not a permitted fence type anywhere within the Darby Place development.

2) The Darby Place HOA shall have the authority to establish restrictions and standards for permissible fencing and walls, including the authority to prohibit or require fencing or walls of certain types, and to prohibit or require fencing or walls in certain areas. All fencing and walls shall conform to the standards set forth by the Darby Place HOA, and must be approved by the HOA in writing prior to the installation thereof.

1.10 Architectural Standards

A) Residential Exterior Appearance Standards

1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted exterior materials.

2) Color: Muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be approved at Final Development Plan approval.

3) Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.

4) Roof

Pitch: the main architectural roof shall be at least 4/12 and can go to

5. The minimum lot setbacks:

Front yard:	25 feet from ROW of public streets.
Side yard:	5' *
Rear yard:	20 feet**

* Window wells, fireplace chimneys, cantilevered fireplaces and bump outs, and air conditioning units are permitted to encroach a maximum of 2' into the side yard setback.

** Unenclosed decks and patios shall be permitted to encroach into the rear yard a maximum of 10'.

1.07 Streets, Parking, and Circulation:

A. Public Streets: All public streets throughout the subdivision shall be a minimum of 28' wide from back of curb to back of curb, matching nearby single-family subdivisions. The main entry drive shall be a minimum of 32' wide from back of curb to back of curb.

B. Sidewalks: 4' wide concrete sidewalks shall be constructed along all Public Streets in accordance with the subdivision regulations of West Jefferson.

C. Off Street Parking Requirements: Except as otherwise provided below, The Village of West Jefferson's parking regulations outlined in Chapter 1133 of The Village of West Jefferson Zoning Code shall apply.

1. For Single-Family Homes:

a. A minimum of two (2) parking spaces per dwelling unit, either garage or driveway or both.

1.08 Open Space:

A. The Darby Place Property PRD shall provide a minimum of 30% of the gross land area in the PRD as Common Open Space. Common Open space shall be designed similar to the open space depicted on the Preliminary Development Plans, and shall be granted to a homeowner's association for permanent maintenance and dedication.

B. Common Open Space areas can be categorized as follows:

1. Entry features & identification signs located within common setback areas.
2. Landscape buffers located within common setback areas.
3. Storm water management areas including ponds, stream buffers and drainage areas usable as sitting and walking areas.

1.03 Permitted Accessory Uses

A. The following accessory uses shall be permitted in the Darby Place PRD

1. The development shall permit up to 3 model homes, to continue in operation until the development is fully constructed and sold.
2. Attached Garages
3. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
4. Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
5. Common open space amenities for use of the residents and other similar uses generally advertised as amenities for similar type projects.
6. Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

1.04 Prohibited Uses

All uses, not specifically listed by this text as "Permitted" or "Accessory", shall be prohibited within the Darby Place PRD.

1.05 Residential Development Density

Residential Densities for the Darby Place PRD shall be as defined below.

A. A maximum of 160 dwelling units shall be permitted within the Darby Place PRD.

1.06 Development Standards

A. The following standards apply to all dwellings within the Darby Place PRD.

1. Minimum lot width: 44' minimum lot width, measured at the front setback line.
2. Lot coverage: No more than 50 % of the lot may be covered by the footprint of the home.
3. The maximum height of buildings: 2-stories or 35 feet
4. The minimum square footage for residential units: 1,400 square feet for a ranch home and 1,700 square feet for a 2-story two story home.

1.00 Introduction

The codified ordinances of the Village of West Jefferson shall apply except as otherwise provided herein. All references to the Village of West Jefferson Zoning Code refer to the version of the Code in force at the time of adoption of this Planned Residential Development zoning. Whenever there is a conflict or difference between the provisions of this Development text for Darby Place, and the Zoning Code of the Village of West Jefferson, the provisions of this Development text shall prevail. Where the provisions of this Development text are silent, the provisions of the Village of West Jefferson Zoning Code, current as of the date of adoption of this Planned Residential Development, shall prevail.

1.01 General Intent

A. This property encompasses approximately ± 50.36 acres and lies in the southcentral portion of the Village on W Jefferson Kiousville Road, just west of the West Jefferson High School. The site is located within the Village boundaries, and the applicant proposes to re-zone the property from it's current classification of (C) Condo, to a (PRD) Planned Residential Development.

B. It is the intent of the Applicant/Developer to create a high-quality residential development providing much-needed attainable housing options. The PRD has been designed to preserve a significant amount of greenspace, and the sites existing stream.

C. The PRD will bring to the Village a project designed to provide housing opportunities to a growing residential community that offer different product choices than what is currently available.

D. The project will take its primary access off of W Jefferson Kiousville Road.

E. The preliminary development plan layout included with this application is preliminary in nature, and is intended to represent the intent of the proposed development. Final layout and design of the subdivision is permitted to change, if necessary, through final engineering so long as the intent of the development remains the same, and the standards established in this development text are met.

1.02 Permitted Uses

The following uses shall be permitted in the Darby Place PRD:

A. Single-Family detached dwellings

B. Open space / Recreation

TAB 1
DEVELOPMENT PLAN TEXT

Darby Place
Planned Residential Development

At a Glance Outline

PROJECT STATISTICS

Existing Zoning	C - Condominium	
Proposed Zoning	Planned Residential Development (PUD)	
Total Acreage	± 50.36 Acres (Auditors)	
Total Proposed Dwelling Units	160 Single-Family Dwellings	
Individual PRD Requirements	**Required By Code**	**Darby Place Std.**
Density (Gross)	Not specified	± 3.18 du / gross acre
Proposed Minimum Open / Undeveloped	Not Specified	± 19.32 Acres (with ponds) (38%) ± 15.71 (without ponds) (31%)
Minimum Lot Size	1 Acre (43,560 s.f.)	5,500 Square Feet
Minimum Lot Width	100 feet	44 feet at Setback Line
Front Yard Setback	45 feet	25 feet from Right of Way
Rear Yard Setback	45 feet	20 feet from rear lot line
Side Yard Setback	15 feet	5 feet each side
Maximum Building Height	35 feet	2 Stories / 35 feet
Min. Floor Space Requirements:	1,500 square feet	1,700 square feet (2-story) 1,400 square feet (1-story)
Lot Coverage	20% Max.	Maximum 50%

DARBY PLACE

W JEFFERSON KIOUSVILLE RD SE
CITY OF WEST JEFFERSON, OH

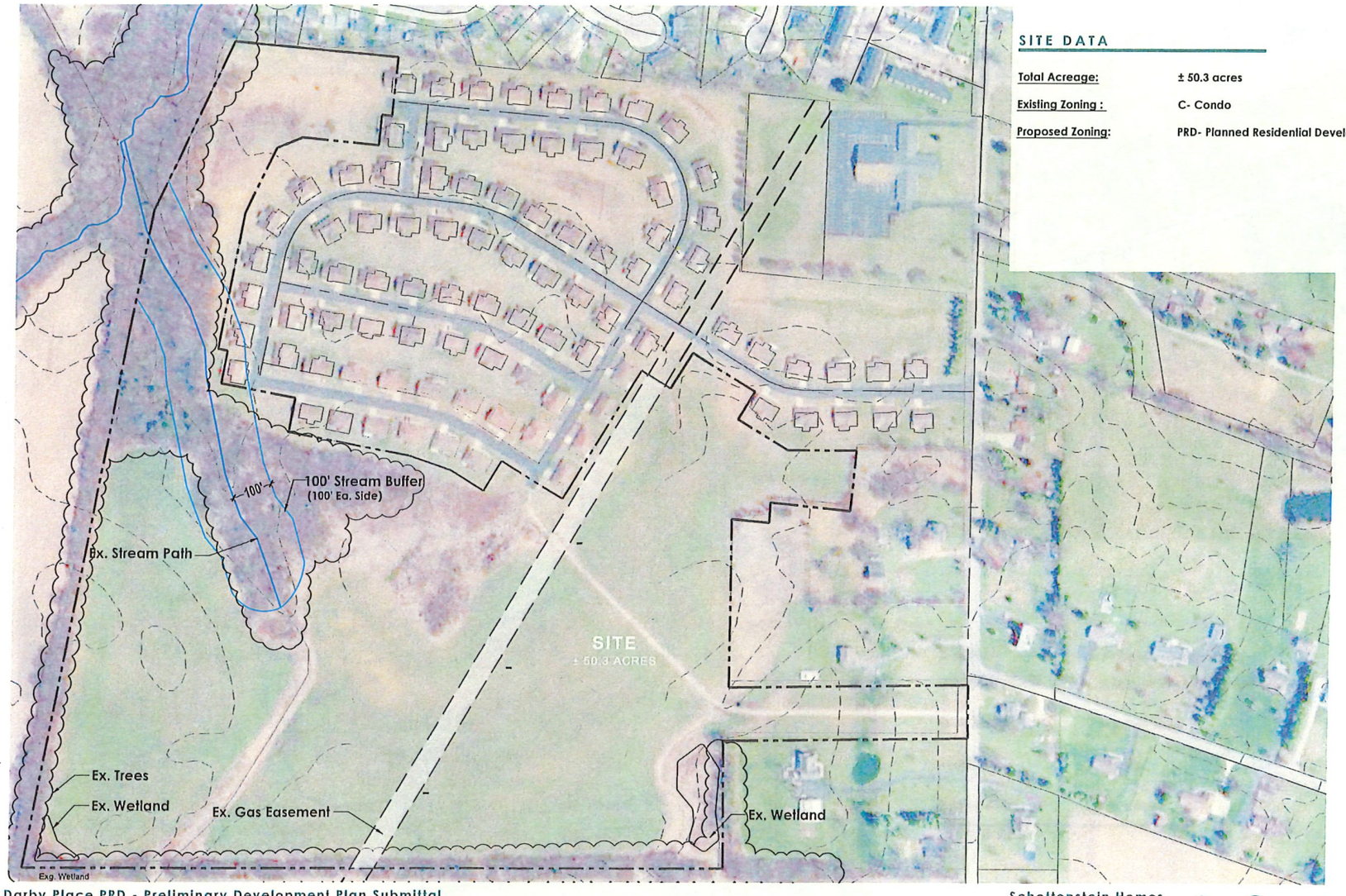
Submitted By:

Scott McClintock
KASS Corporation
Cell 614-800-2676
Scott@KASSCorporation.com

G2 PLANNING + DESIGN

Contact: **Gary Smith,** RLA | CLARB
720 E. Broad Street, STE 200
Columbus, Ohio 43215
614.390.6149

ADVANCED CIVIL DESIGN
Curtis Echelberry
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, OH 43230



SITE DATA

Total Acreage:	± 50.3 acres
Existing Zoning :	C- Condo
Proposed Zoning:	PRD- Planned Residential Development

Exhibit A3- Existing Conditions Map

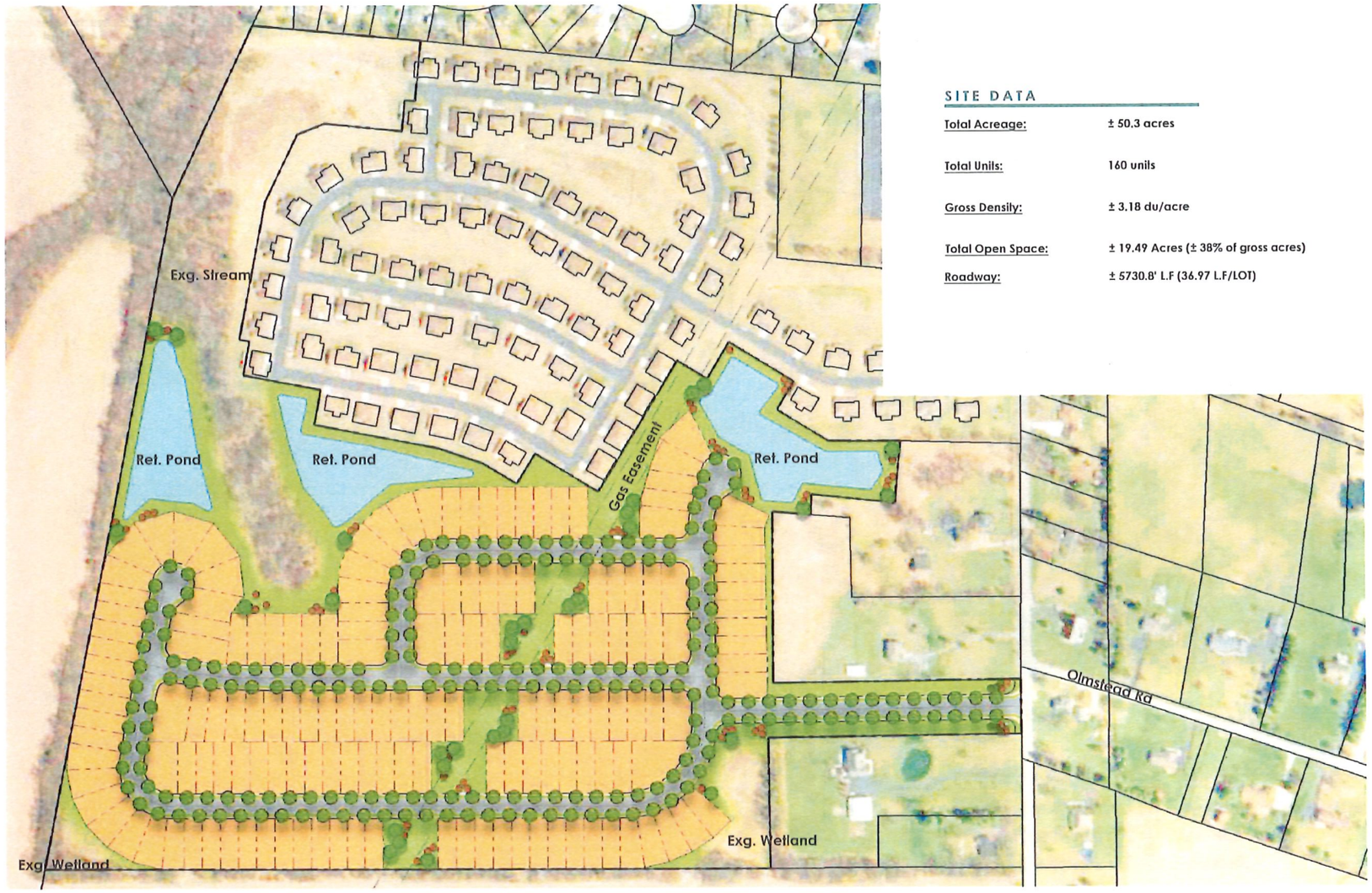
Darby Place PRD - Preliminary Development Plan Submittal

Village of West Jefferson, Madison County, Ohio

Schottenstein Homes

0 100 200 300

G2 PLANNING + DESIGN



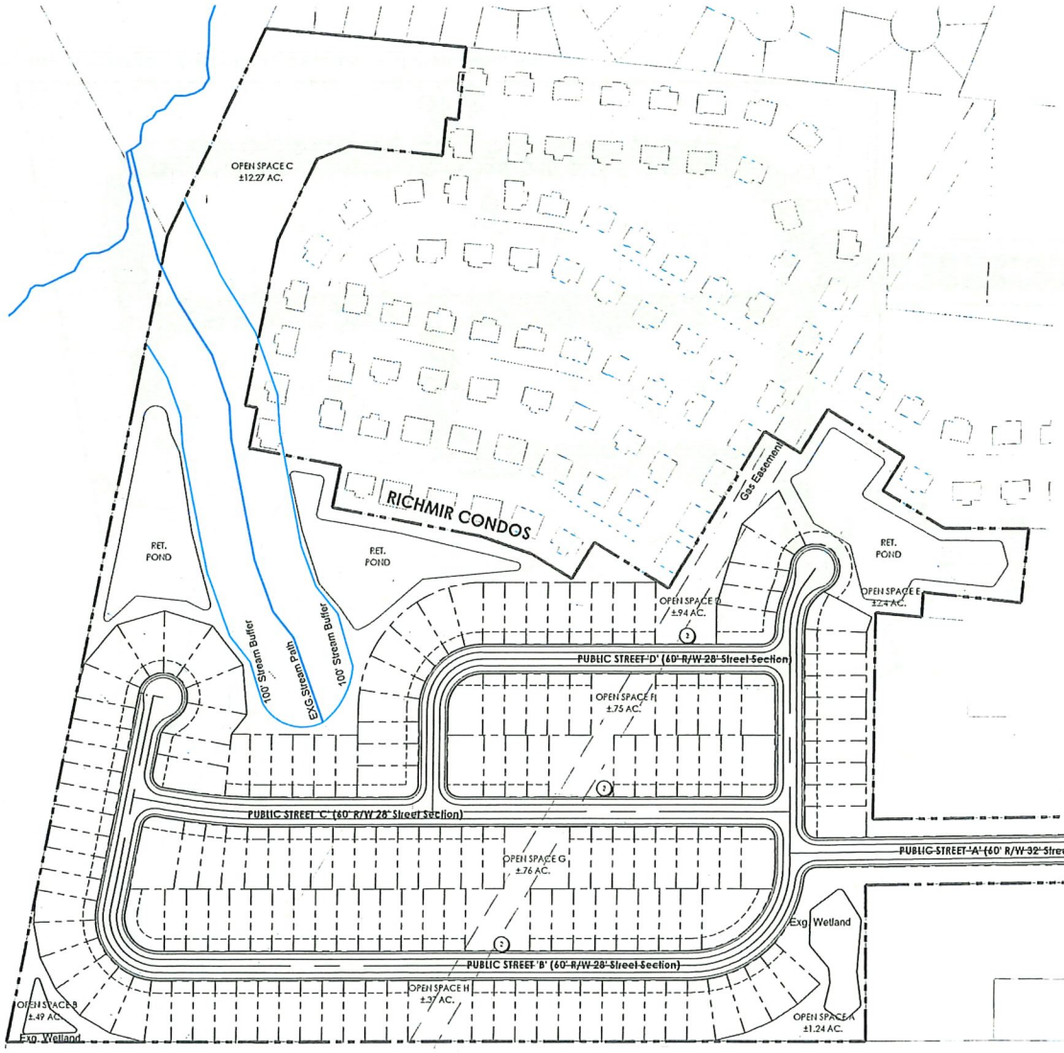
SITE DATA

Total Acreage:	± 50.3 acres
Total Units:	160 units
Gross Density:	± 3.18 du/acre
Total Open Space:	± 19.49 Acres (± 38% of gross acres)
Roadway:	± 5730.8' L.F (36.97 L.F/LOT)

Exhibit A4- Illustrative Plan

Darby Place PRD - Preliminary Development Plan Submittal

Schottenstein Homes



SITE DATA

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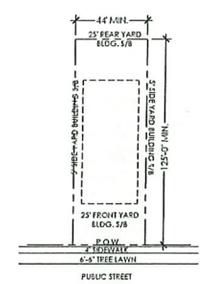
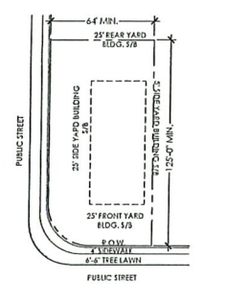
Gross Density:	± 3.18 du/acre
Total Open Space:	± 19.32 Acres (± 38% of gross acres)
Roadway:	± 5757.7' L.F (35.9 L.F/LOT)

Planning - Typical Lot Examples



Typical Single Family Home Lot

SCALE: 1" = 30'



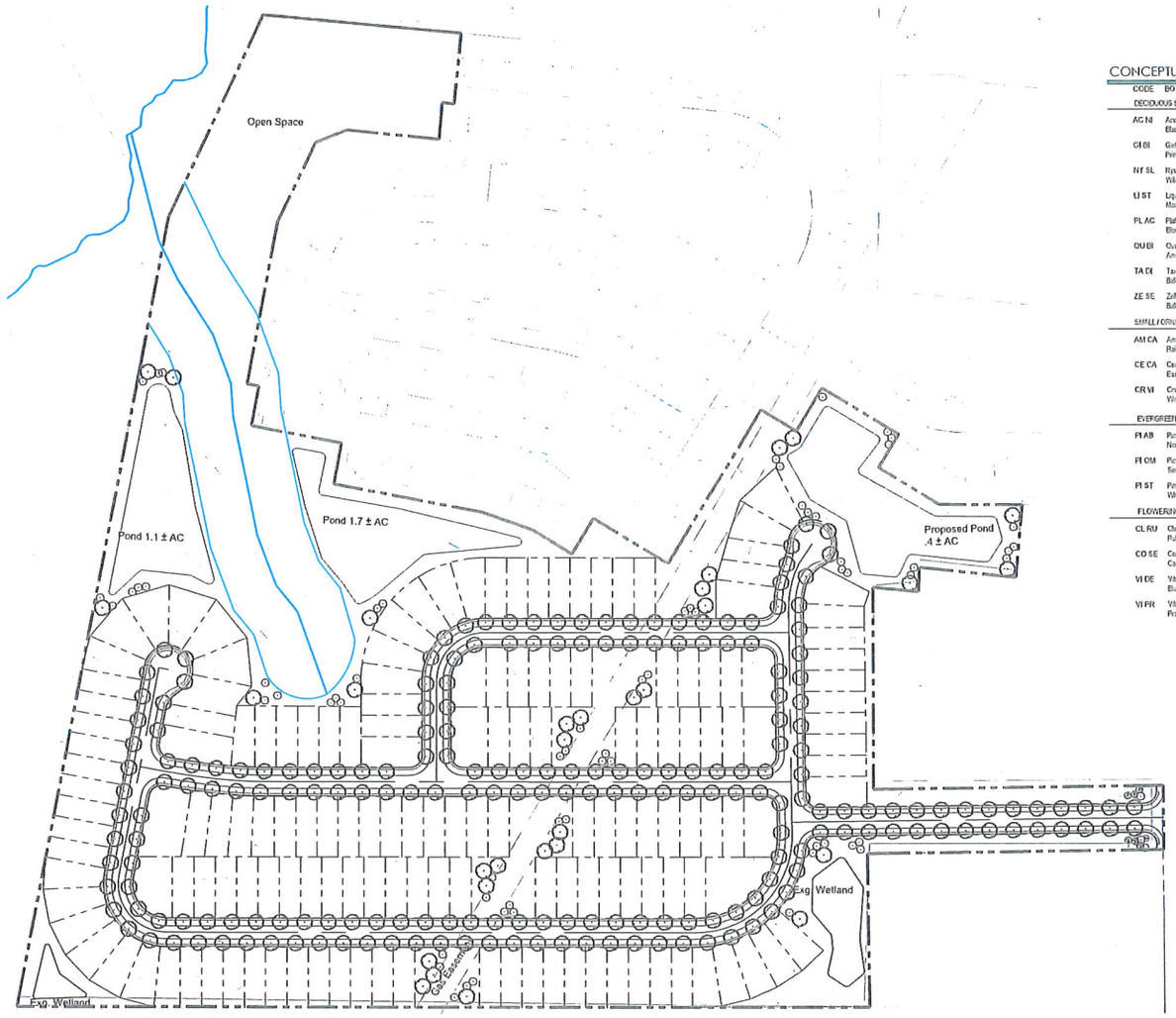
Typical Single Family Home Corner Lot

SCALE: 1" = 30'

Coded Layout Notes

KEY	ITEM	REFERENCE
1	Main Entry Sign	SEE DETAIL ON SHEET C1 FOR MORE INFORMATION
2	Mailbox Location	SEE DETAIL ON SHEET C1 FOR MORE INFORMATION

Exhibit B1 - Preliminary Development Plan



CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC NI	Acer Nigrum Black Maple	2" CAL.	B&B	AS SHOWN	Match Form
GI BI	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SL	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood Planetree	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor 'American Dream' American Dream Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zelkova serrata 'Green Vase' Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM CA	Amelanchier canadensis 'Glenn Form' Rainbow Pillar Serviceberry	1.5" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Match Form
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce				
PI ST	Pinus Strobus White Pine				
FLOWERING / DECIDUOUS SHRUBS					
CL RU	Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	36" HT.	#5 Cont.	PER PLAN	-
CO SE	Cornus sericea 'Cardinal' Cardinal Red-Twig Dogwood				
VI DE	Viburnum dentatum 'Chicago' Blue Muffin Viburnum				
VI PR	Viburnum x 'Pragense' Prague Viburnum				

LANDSCAPE KEY PLAN

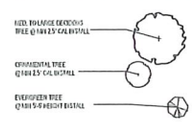


Exhibit B2 - Landscape Plan

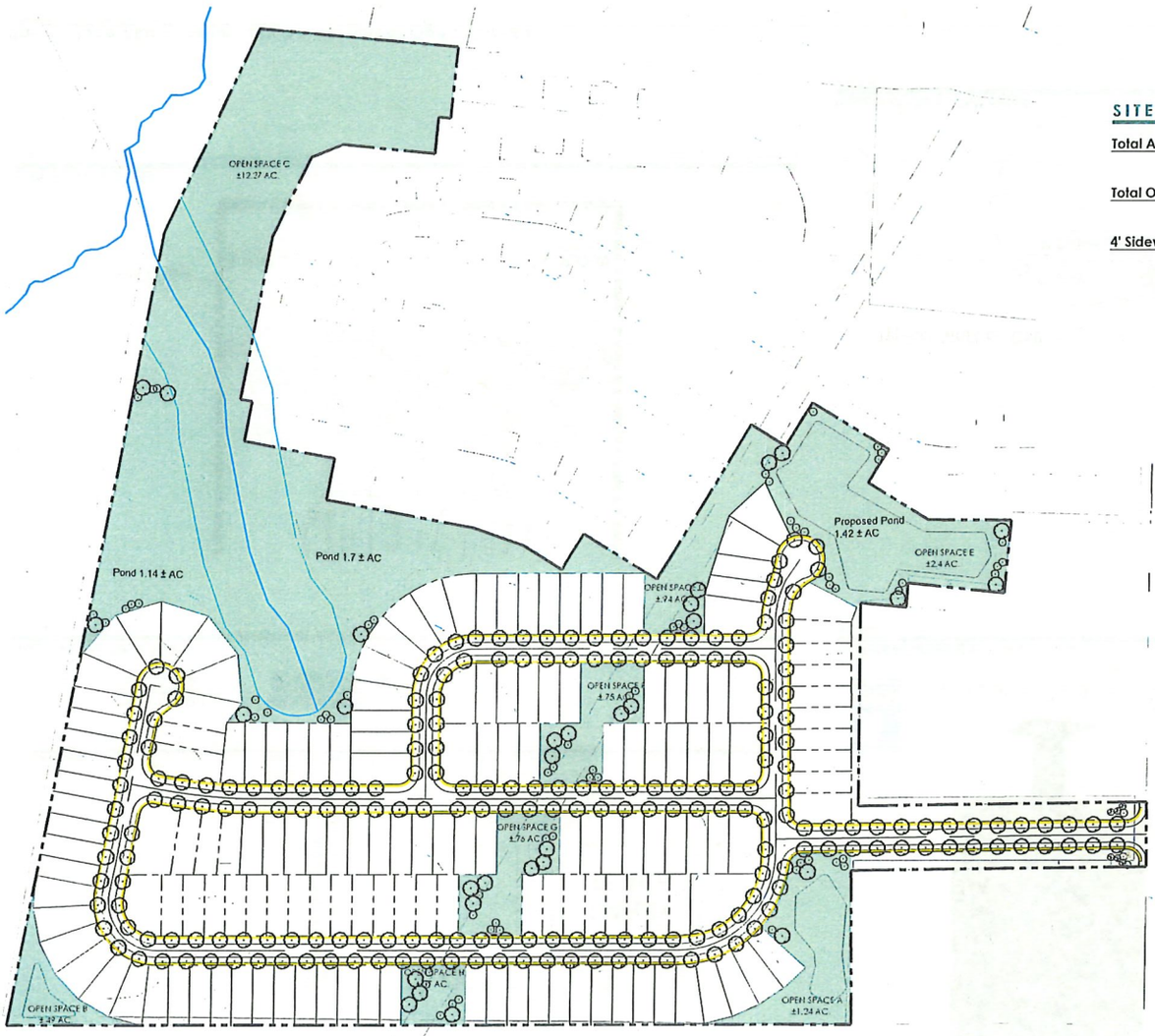
Darby Place PRD - Preliminary Development Plan Submittal

Village of West Jefferson Madison County, Ohio

Scholtenstein Homes

0 100 200 300

G2 PLANNING + DESIGN



SITE DATA

Total Acreage:	± 50.3 acres
Total Open Space:	± 19.49 acres (± 38% of gross acres)
4' Sidewalk:	

Exhibit B3 - Open Space Plan

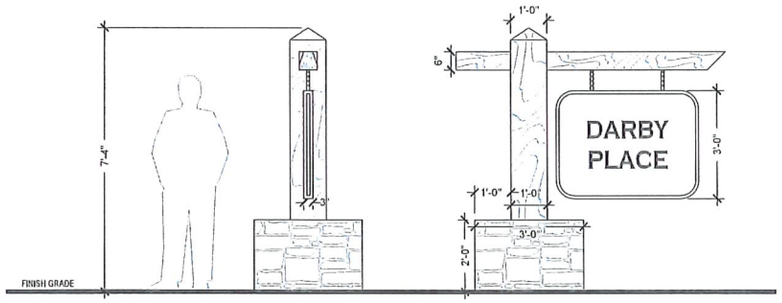
Darby Place PRD - Preliminary Development Plan Submittal

Village of West Jefferson, Madison County, Ohio

Schottenstein Homes

0 100 200 300

G2 PLANNING • DESIGN



NOTE: ALL JOINTS TO BE CAULKED WITH PAINTABLE SILICONIZED ACRYLIC-LATEX CAULK

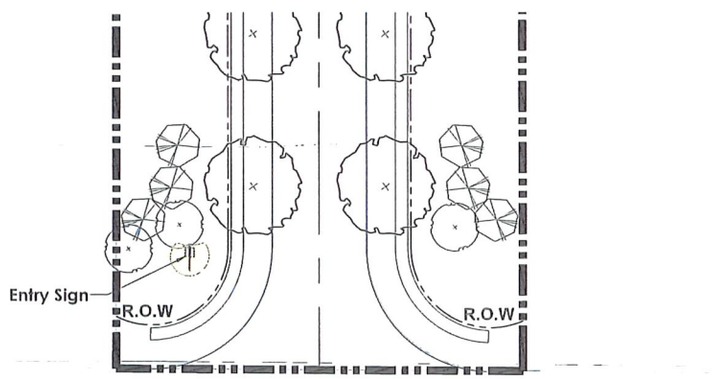
NOTE: SIGN CONTRACTOR TO VERIFY STRUCTURAL SIZES, CONNECTIONS, AND FOOTING DEPTH/SIZE/DESIGN.

Entry Feature Yard Arm

Scale: NTS

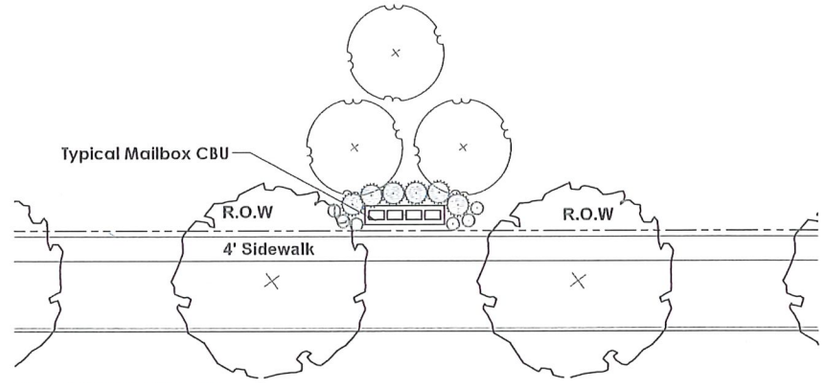
Typical Mailbox Unit (Or owner approved equal)

Scale: NTS



Entry Feature Detail

Scale 1" =16'

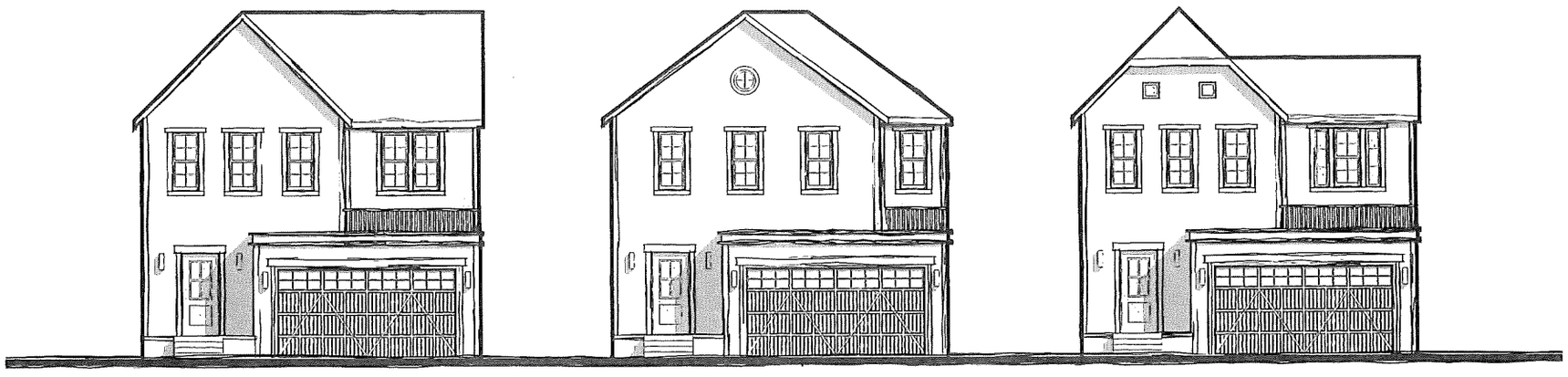


Typical Mailbox CBU detail

Scale 1" =8'

Exhibit C1 - Detail Plan

TAB 6
ARCHITECTUAL EXHIBITS



Schottenstein Homes

North Area Development

ACOCK
ASSOCIATES
ARCHITECTS

TAB 5
ENGINEERING EXHIBITS

Village of West Jefferson, Madison County, Ohio

Darby Place – Proposed Single-Family Development

Utility provides in the area are as follows but not limited to these listed:

American Electric Power of Ohio - Electric

Columbia Gas of Ohio – Natural Gas

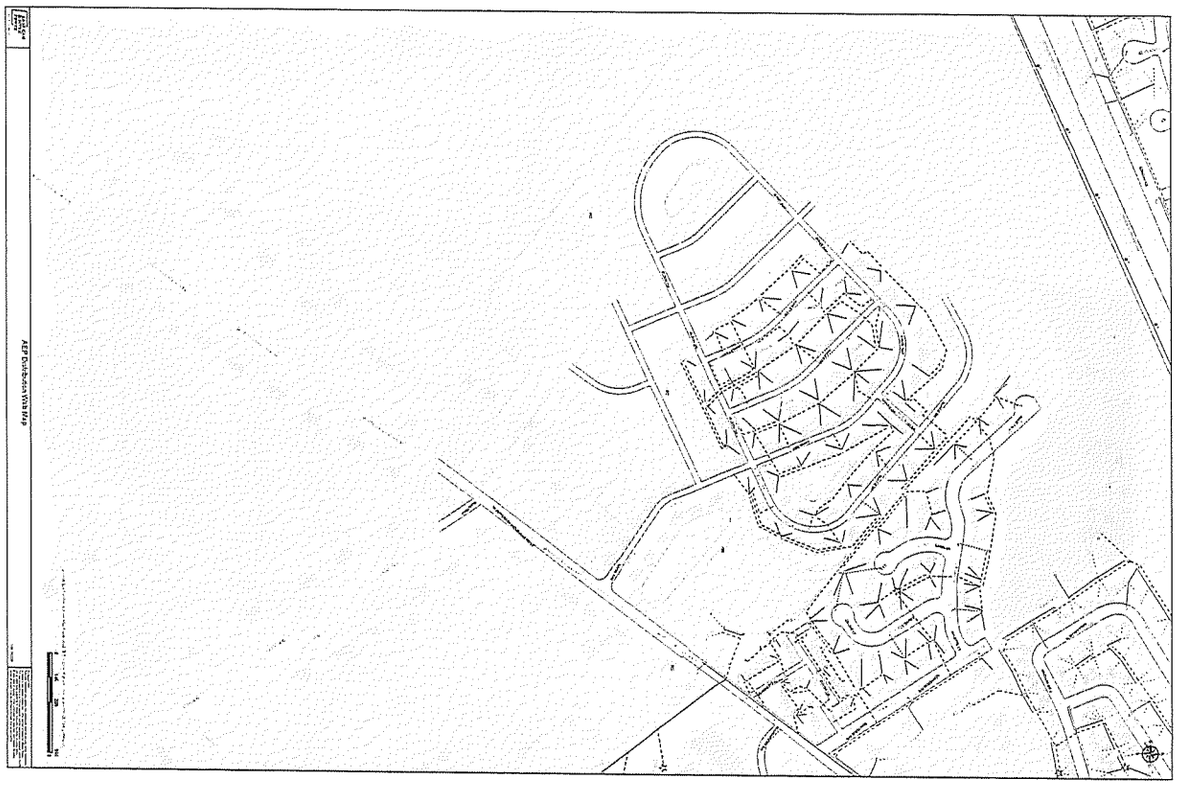
AT&T – Fiber/Telecom

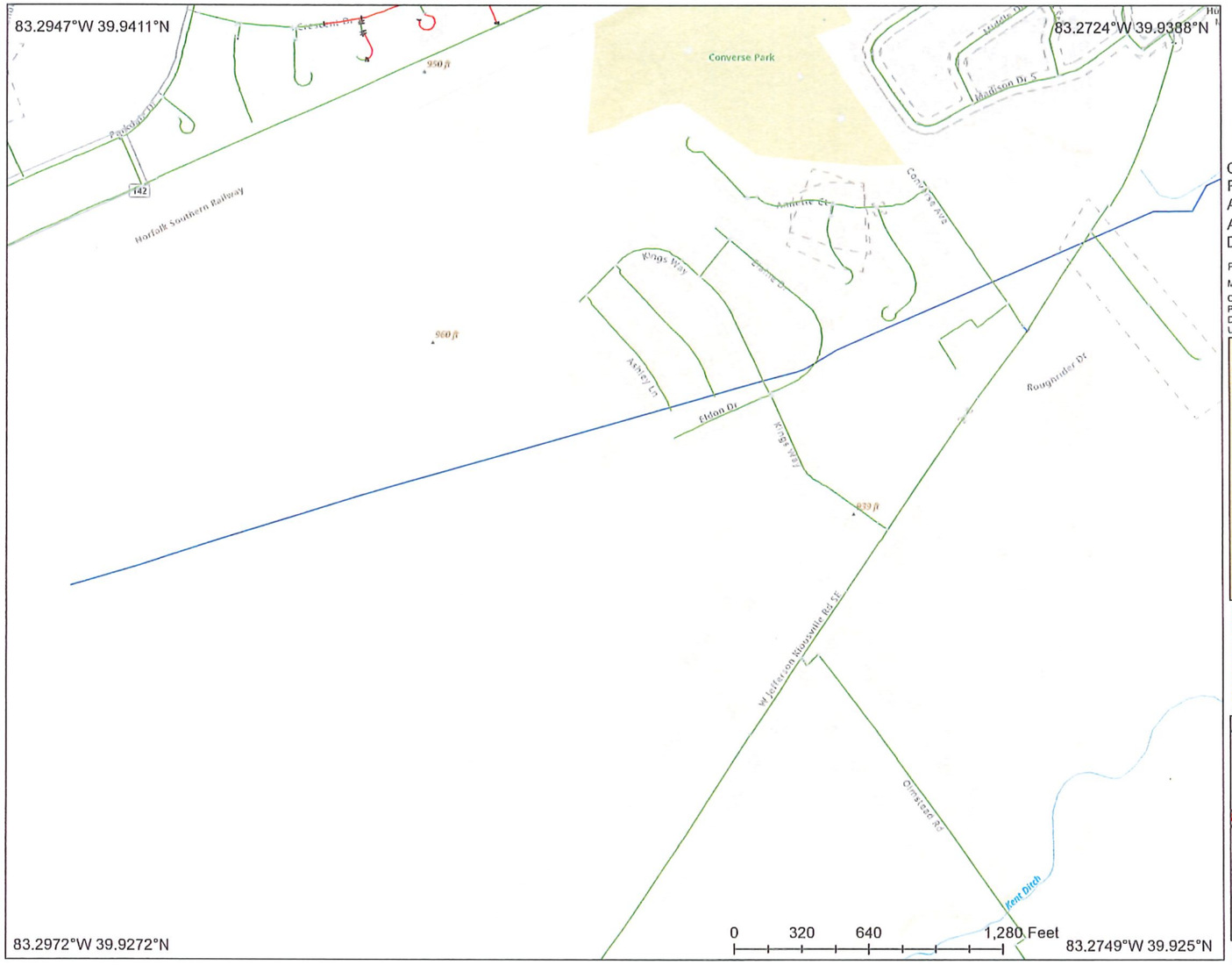
Ohio Edison - Electric

COGENT Communications – Fiber/Telecom

Charter Communications (Spectrum) – Fiber/Telecom

Village of West Jefferson - Water & Sewer


AEP Dunbar Wells Map



NiSource

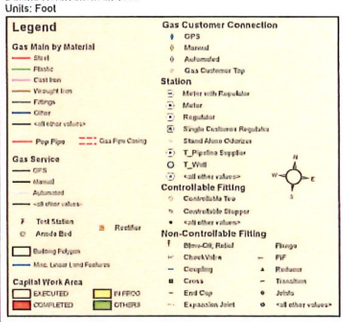
B519000623

GAS LINES
Prepared for:
ANDY KRANER
ADVANCED CIVIL DESIGN
Date: 7/10/2025

Property of NiSource, 2025

Map Scale: 1:5,354

Coordinate System: USA Contiguous Albers Equal Area Conic USGS Foot(intl)
Projection: Albers
Datum: North American 1983
Units: Foot



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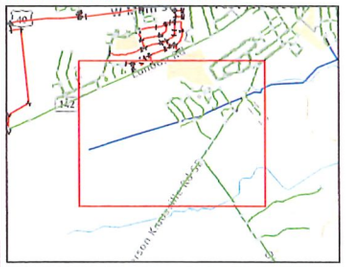
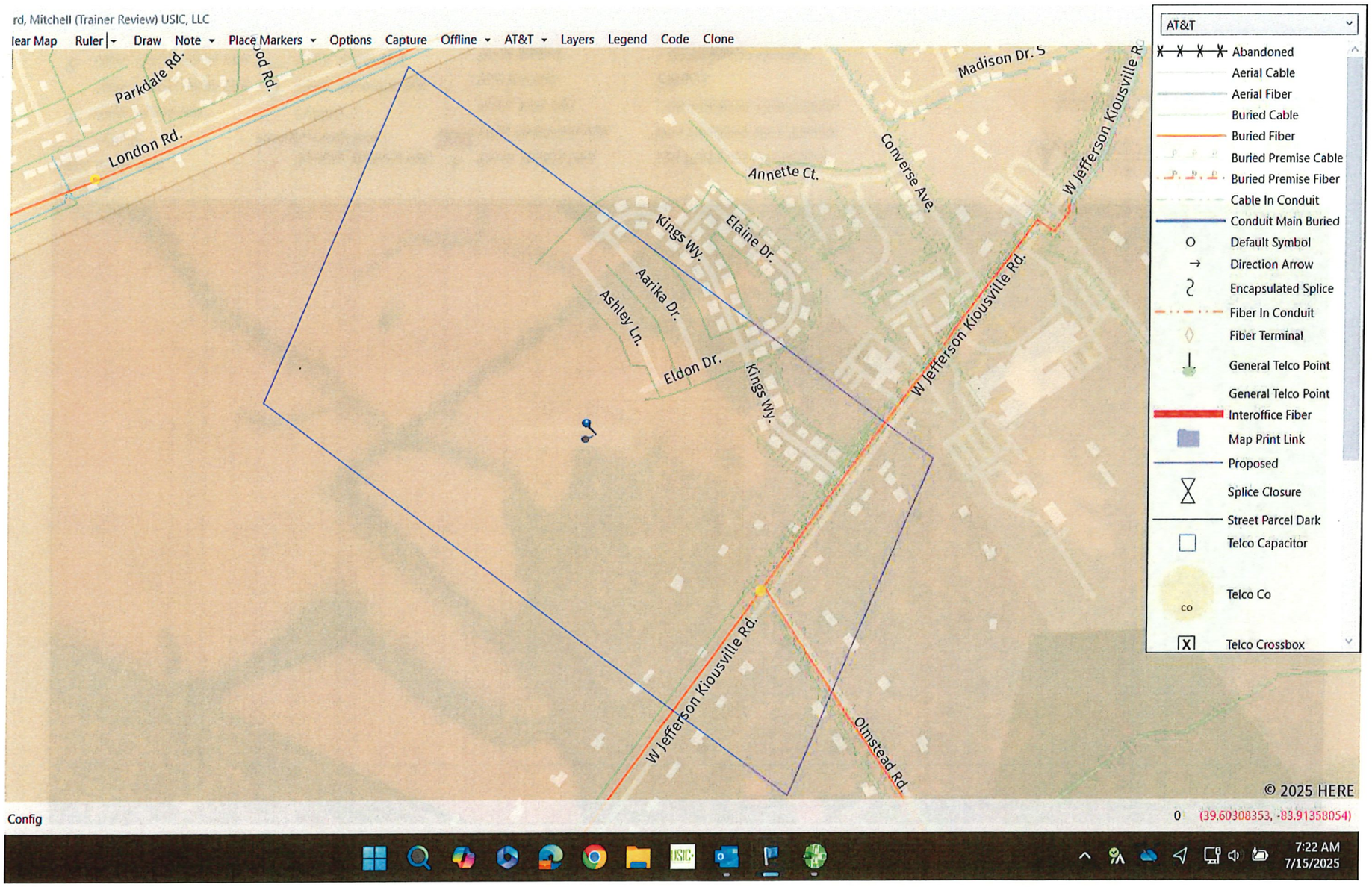


Note: If there are no Gas/Electric features within the requested area extents, a basemap will display with no features.


rd, Mitchell (Trainer Review) USIC, LLC
lear Map
Ruler
Draw
Note
Place Markers
Options
Capture
Offline
AT&T
Layers
Legend
Code
Clone
Parkdale Rd.
London Rd.
Madison Dr. S
Converse Ave.
Annette Ct.
Kings Wy.
Elaine Dr.
Aarika Dr.
Ashley Ln.
Eldon Dr.
W Jefferson Kiousville Rd.
Olmstead Rd.
AT&T
Abandoned
Aerial Cable
Aerial Fiber
Buried Cable
Buried Fiber
Buried Premise Cable
Buried Premise Fiber
Cable In Conduit
Conduit Main Buried
Default Symbol
Direction Arrow
Encapsulated Splice
Fiber In Conduit
Fiber Terminal
General Telco Point
General Telco Point
Interoffice Fiber
Map Print Link
Proposed
Splice Closure
Street Parcel Dark
Telco Capacitor
Telco Co
Telco Crossbox
© 2025 HERE
Config
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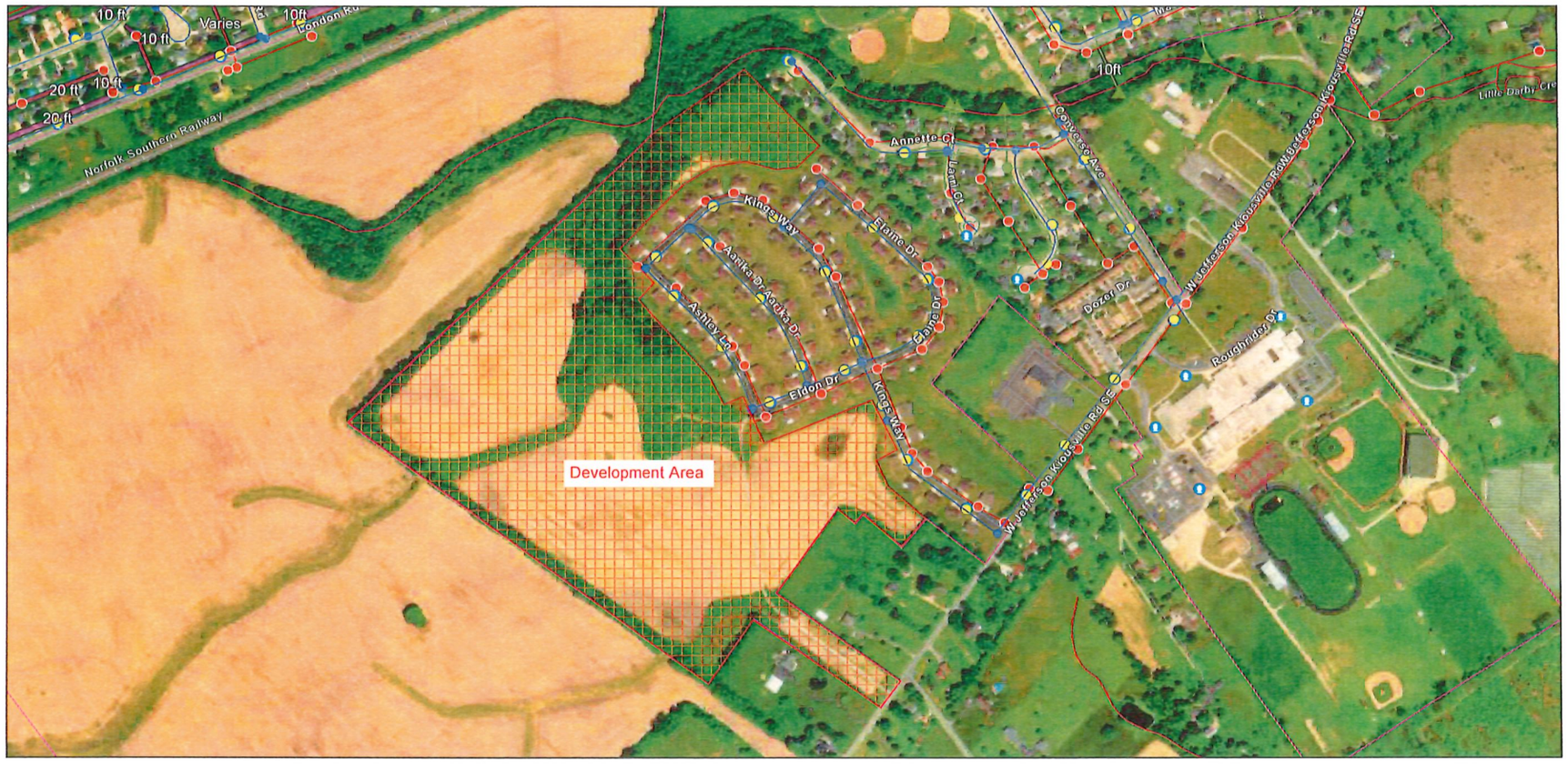
7:22 AM
7/15/2025

Village of West Jefferson GIS View Map



8/11/2025

Water_Mains view
- PUBLIC

Water_Valves view

Water_Watch_Valves view

Water_Fire_Hydrants view

Sanitary_Manhole view

Sanitary_Sewer view
- PUBLIC

Storm_Manholes view

Storm_Sewer view

Storm_Outfalls view

Utility Easements view

hydro_lines view

corp limt view

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

1:6,000

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Village of West Jefferson GIS View Map

8/11/2025

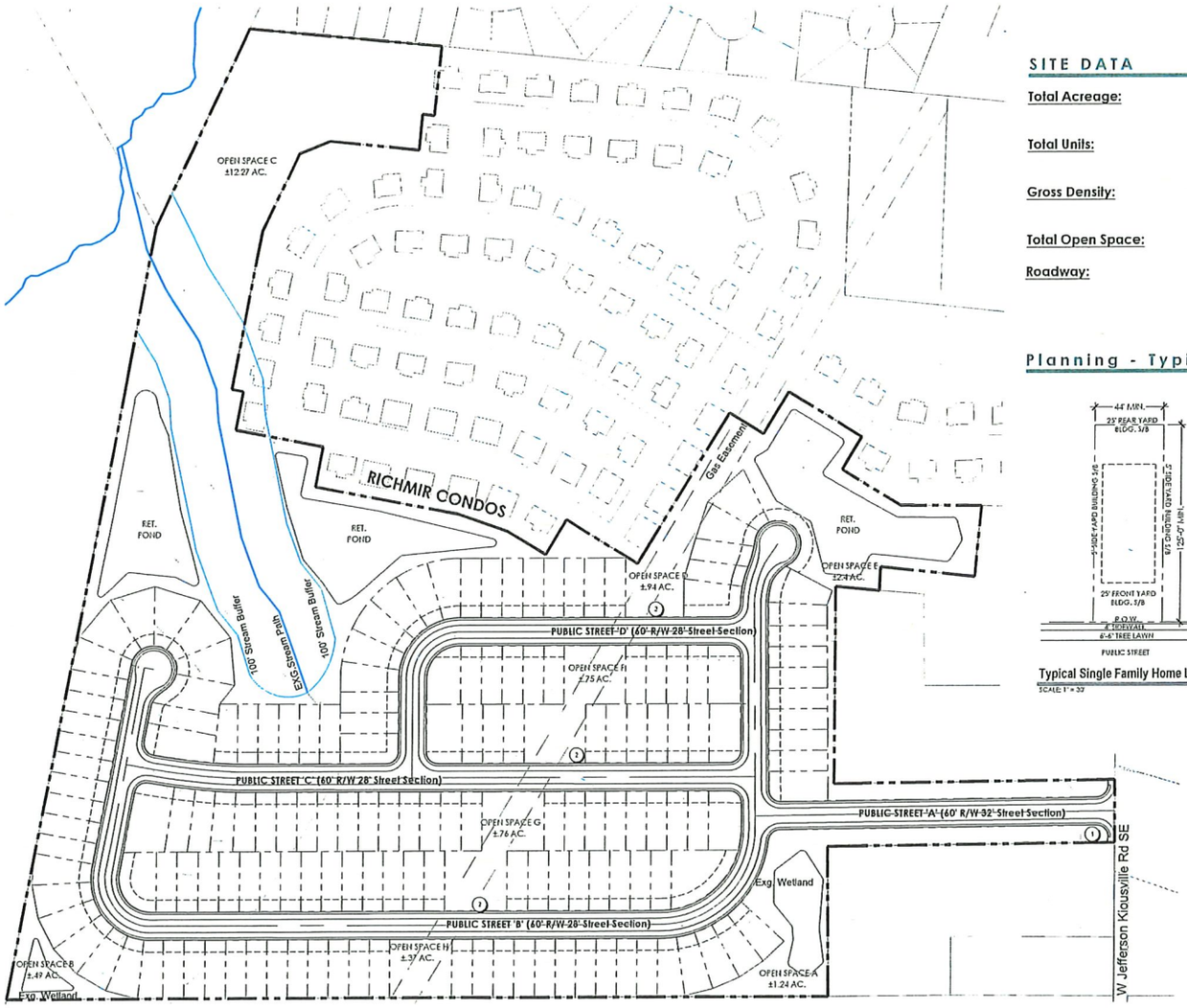
Water_Mains view
PUBLIC
Water_Valves view
Water_Watch_Valves view
Water_Fire_Hydrants view
Sanitary_Manhole view
Sanitary_Sewer view
PUBLIC
hydro_lines view
corp limt view
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

1:4,500

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



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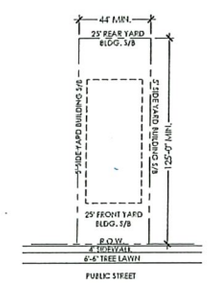
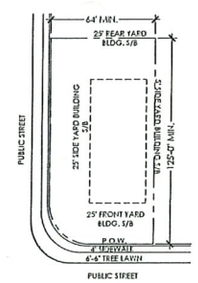
Planning - Typical Lot Examples



Typical Single Family Home Lot

SCALE: 1" = 30'



Typical Single Family Home Corner Lot

SCALE: 1" = 30'

Coded Layout Notes

KEY	ITEM	REFERENCE
1	Main Entry Sign	SEE DETAIL ON SHEET C1 FOR MORE INFORMATION
2	Mailbox Location	SEE DETAIL ON SHEET C1 FOR MORE INFORMATION

Exhibit B1 - Preliminary Development Plan

Darby Place PRD - Preliminary Development Plan Submittal

Village of West Jefferson Madison County, Ohio

Schottenstein Homes

0 100 200 300

G2 PLANNING + DESIGN