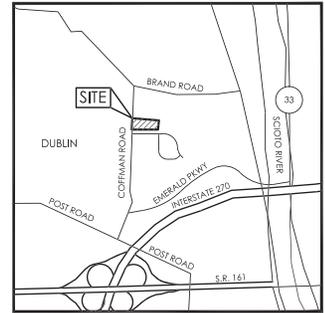
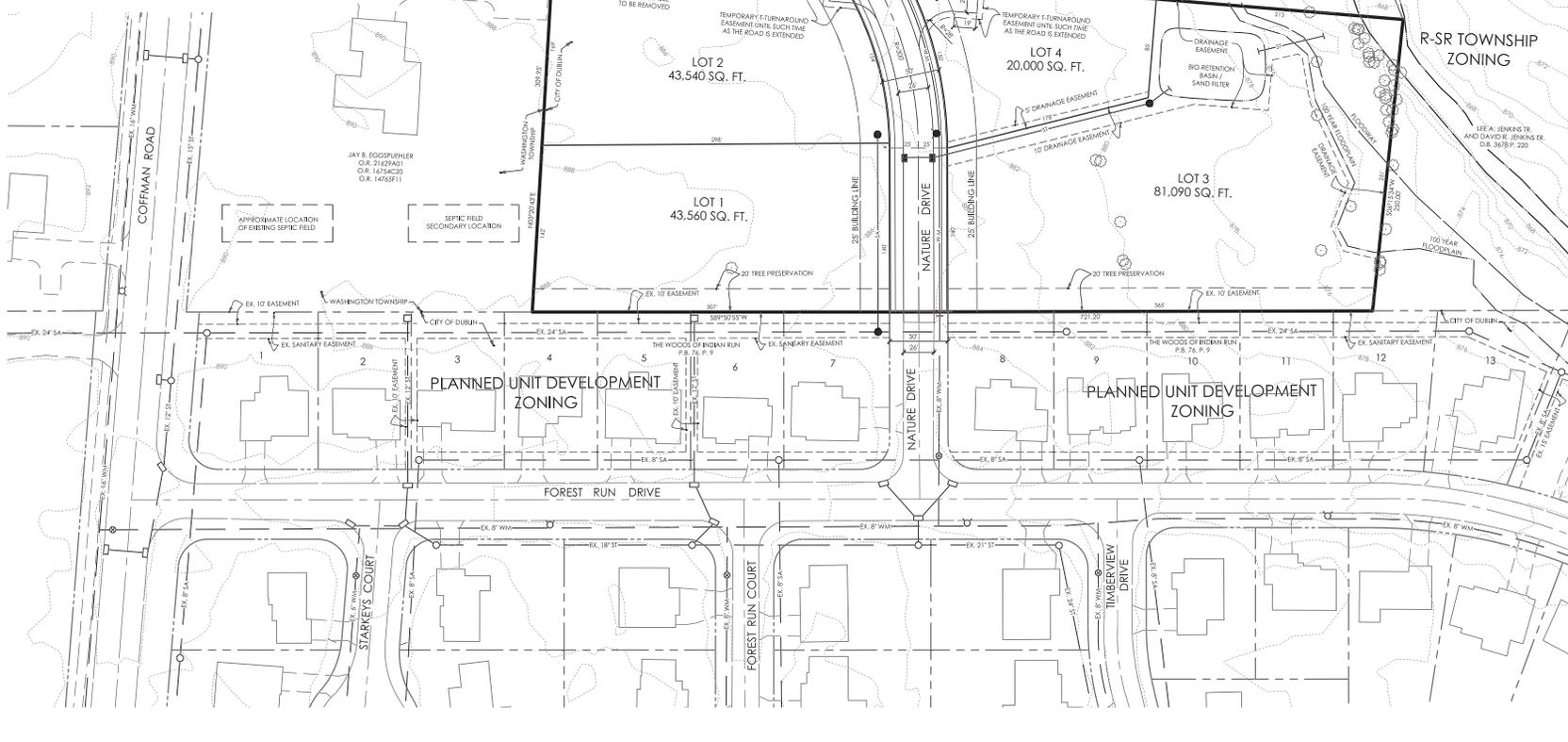


FIRE TRUCK TURNING DETAIL  
SCALE: 1"=50'



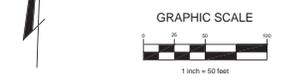
LOCATION MAP  
NO SCALE



**SITE STATISTICS:**

Total Acreage:	+4.663 Acres
Number of Lots:	4 Lots
Gross Density:	+0.85 Lots / Acre
Open Space:	+0.32 Acres
Required:	+0.00 Acres
Provided:	+0.00 Acres
Zoning:	Rural
Current:	Limited Suburban
Proposed:	Residential District

- NOTES:**
- NOTE "A": All of Bremlee Estates is in the Flood Hazard Zone A, AE and X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0132 K, effective date June 17, 2008.
  - NOTE "B": No Vehicular Access to be in effect until such time as the public right-of-way is extended by plat or deed.
  - NOTE "C": All contours shown hereon are set at two foot intervals.
  - NOTE "D": SETBACKS:  
Front yard: 25' min.  
Side yard: 8' min. (total of 20')  
Rear yard: 20% lot depth maximum 50 feet
  - NOTE "E": Bremlee Estates will be serviced by Central sewer and water by the City of Dublin.
  - NOTE "F": The developer, Nature Drive LLC, is requesting to pay a fee in lieu of the required open space. The fee in lieu of will be determined by the required 0.32 Acres of open space.
  - NOTE "G": **Tree Preservation Zone:**  
No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein. Disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of understory is acceptable) or in keeping with good forest management practices.



REVISIONS	
DATE	DESCRIPTION
2/15/2014	REVISED PER STAFF COMMENTS



**NATURE DRIVE LLC.**  
41 SOUTH HIGH STREET  
SUITE 3750 SOUTH  
COLUMBUS, OHIO 43215

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PRELIMINARY PLAT  
FOR  
**BREMLEE ESTATES**

LOCATED IN:  
VIRGINIA MILITARY SURVEY NO. 2543  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
OCTOBER 22, 2013	2013-0856
Scale	Sheet
1"=50'	1/1