

CITY OF DUBLIN, OHIO FINAL DEVELOPMENT PLAN FOR COFFMAN RESERVE 2014



LOCATION MAP
NO SCALE



INDEX MAP
SCALE: 1" = 120'

OWNER/DEVELOPER
THE PARAGON BUILDING GROUP, LTD.
10104 BREWSTER LANE
POWELL, OHIO 43065

TABLE OF CONTENTS

TITLE SHEET AND INDEX MAP	1
VICINITY MAP	2
REGIONAL CONTEXT MAP	3
FINAL DEVELOPMENT PLAN	4

DEVELOPMENT DATA

ZONING	PUD
EXISTING:	
GROSS AREA:	3.02 ACRES
RIGHT OF WAY:	0.663 ACRES
NUMBER OF LOTS:	6
DENSITY:	1.99 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	35 FEET

OWNER _____ DATE _____

APPLICANT _____ DATE _____

SIGNATURES

PLANNING COMMISSION APPROVAL DATE _____ DATE _____

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE _____



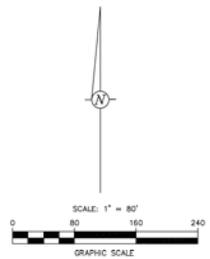
800-362-2764 or 8-1-1
www.oups.org



Bird + Bull
ENGINEERING & SURVEYING
C.F. BIRD & R.J. BULL, INC.
Engineers and Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

0000 DWF 52 272 24

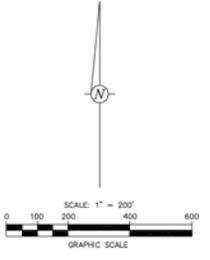
H:\Jobs\2012\022\ACR0\Comp\Final Development Plans\Coffman Reserve Vicinity Map.dwg 06/12/2014



Bird+Bull
 C.F. BIRD & R.J. BULL, INC.
 Engineers and Surveyors
 2972 St. Dublin-Greenville Road
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1338
 WWW.BIRDBULL.COM

COFFMAN RESERVE COFFMAN ROAD DUBLIN, OHIO 43217	
VICINITY MAP	
SCALE: 1" = 80'	JOB NO. 2
DWN:WSM CKD:JMB DATE: 4/21/14	12-022 4

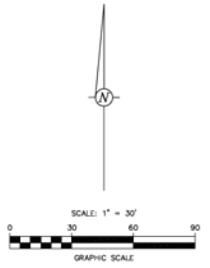
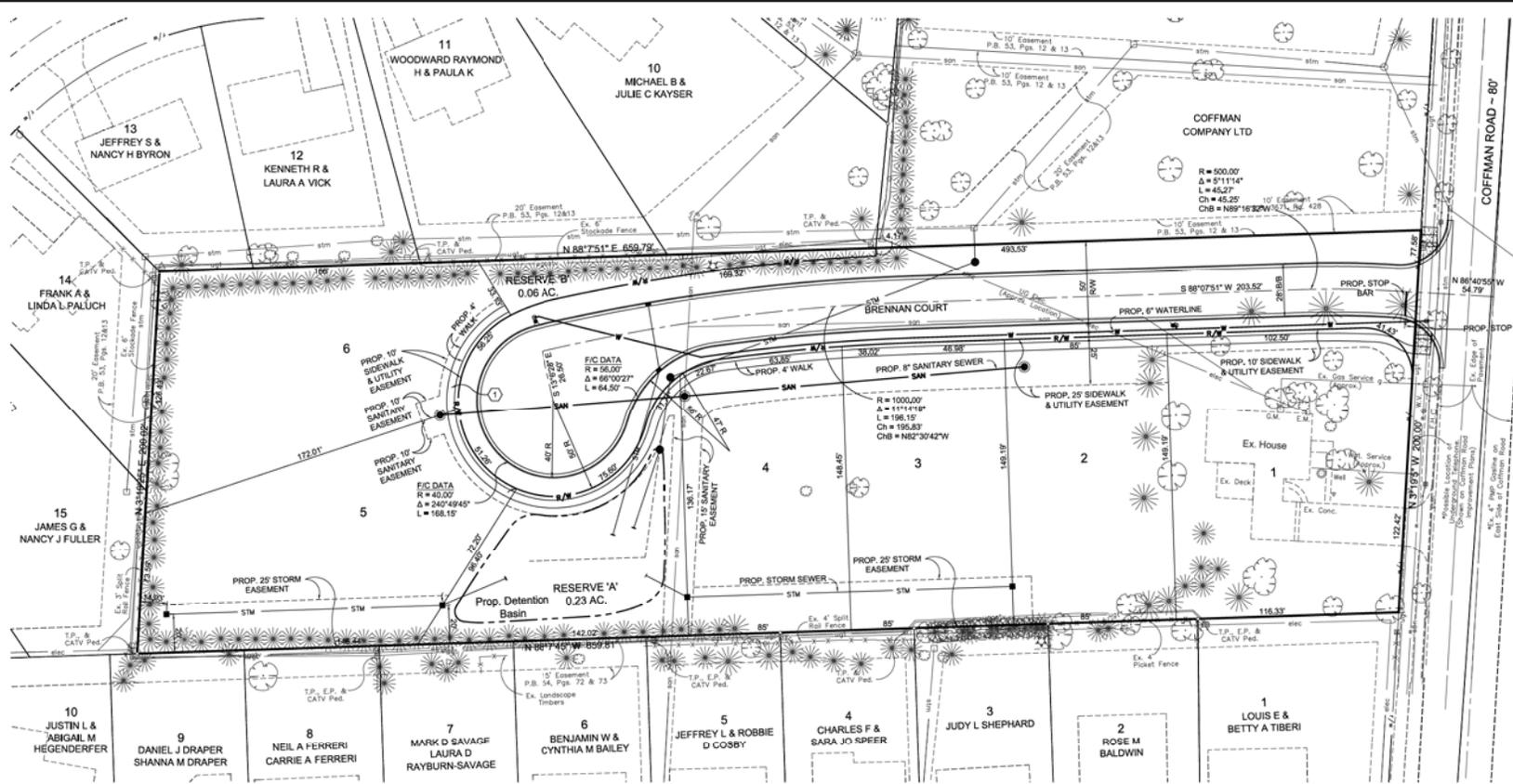
0805 047 02 270 14



Bird+Bull
 ENGINEERS AND SURVEYORS
 C.F. BIRD & R.J. BULL, INC.
 Engineers and Surveyors
 2972 W. Dublin-Granville Road
 Columbus, Ohio 43235
 Ph: (614) 761-1661
 Fax: (614) 761-1338
 WWW.BIRDBULL.COM

COFFMAN RESERVE COFFMAN ROAD DUBLIN, OHIO 43217	
REGIONAL CONTEXT MAP	
SCALE: 1" = 200'	JOB NO. 3
DWNWSM CKD:JMB DATE: 4/21/14	12-022 4

H:\Users\JDT21\2025\A\CAD\Drawings\Final Development Plan.dwg 36/12/2014



DEVELOPMENT DATA

ZONING:
 PROPERTY OWNER: THE PARAGON BUILDING GROUP, LTD.
 PROPERTY USE: SINGLE FAMILY DEVELOPMENT
 EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
 ADJACENT ZONING NORTH: R4
 ADJACENT ZONING SOUTH: PUD
 ADJACENT ZONING EAST: SO
 ADJACENT ZONING WEST: R4

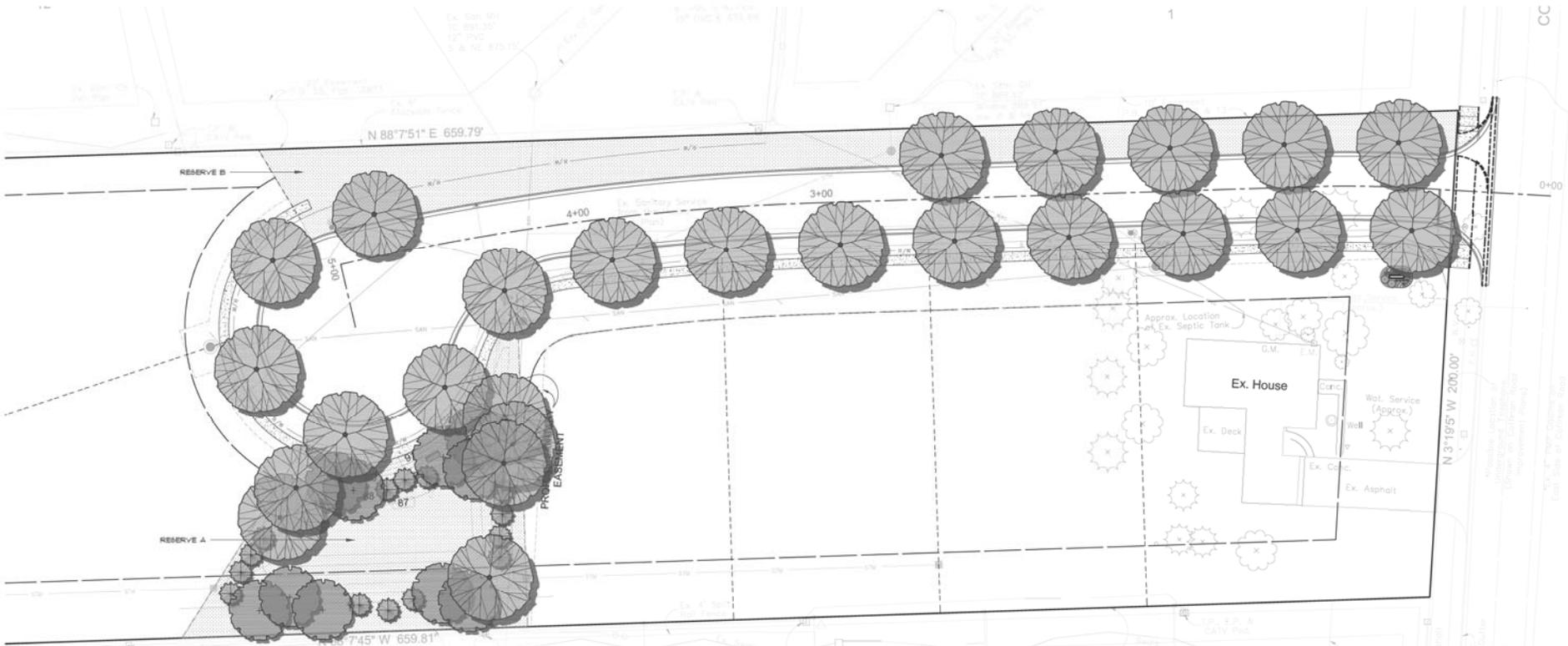
SITE LAYOUT DATA:

TOTAL SITE AREA: 3.02 ACRES
 STREET ACREAGE: 0.42 ACRES
 WALK ACREAGE: 0.06 ACRES
 OPEN SPACE: 0.29 ACRES
 NUMBER OF RESIDENTIAL LOTS: 6
 NUMBER OF DWELLING UNITS: 6
 APPROXIMATE BUILDING HEIGHT: 35' MAXIMUM
 LOT DENSITY: 1.99 UNITS / ACRE

CODED NOTE

① PROPOSED SIDEWALK TO TERMINATE AT NEW DRIVEWAY FOR LOT 6 AND NOT CONTINUE TO RESERVE B.

 Bird & Bull Engineers and Surveyors 2912 W. Dublin-Groveville Road Columbus, Ohio 43235 Ph: (614) 761-1661 Fax: (614) 761-1328 WWW.BIRDBULL.COM	COFFMAN RESERVE COFFMAN ROAD DUBLIN, OHIO 43217	
	FINAL DEVELOPMENT PLAN	
SCALE: 1" = 30' DWN:WSM CKD:JMB	DATE: 4/21/14	JOB NO. 12422 4



RESERVE SEEDING AREAS
SCALE 1" = 20'-0"



SEED MIX:
THE DEEP ROOTS OF THESE OHIO NATIVE SPECIES HELP MAKE THEM TOLERANT OF A VERY WIDE RANGE OF MOISTURE CONDITIONS. DEEP ROOTS ALLOW FOR INCREASED PERCOLATION INTO THE SOIL AS WELL AS GOOD DROUGHT TOLERANCE. THIS MIX WILL PERFORM WELL IN DETENTION BASIN SITUATIONS. GOOD LATE SEASON COLOR AND INTEREST ALL YEAR ROUND. COVER GROWS AND EROSION CONTROL MAY BE REQUIRED WITH THIS MIX DEPENDING ON CONDITIONS.

CONTAINS THE FOLLOWING SPECIES:

GRASS AND GRASS LIKE
 ELYMUS VIRGINICUS - VIRGINIA WILD RYE
 ANDROPOGON GERMARDI - BIG BLUESTEM
 PANICUM VIRGATUM - SWITCH GRASS
 CAREX SPECIES - SEDGES
 SCIRPUS ATROVIRENS - DARK GREEN BULRUSH
 SCIRPUS CYPERINUS - WOOLGRASS

FORBS (WILDFLOWERS)
 AECLEPIAS INCARNATA - SWAMP MILKWEED
 ASTER NOVAE-ANGLIAE - NEW ENGLAND ASTER
 ERINANDRIS YUCCIFOLIUM - RATTLESNAKE MASTER
 EUPATORIUM MACULATUM - SPOTTED JOE PYE
 EUPATORIUM PERFORIATUM - COMMON BONESSET
 HELIANTHUS GROSSOLOBATUS - DASHWOOD DANDELION
 LOBELIA SIPHILITICA - GREAT LOBELIA
 VERBENA HASTATA - BLUE VERVAIN
 VERONICA FASCIOLATA - WESTERN IRONWEED
 VERONICASTRUM VIRGINICUM - CULVER'S ROOT

PL5 LBS PER ACRE BROADCAST + 13.5
 PL6 LBS PER ACRE DRILLED + 5

RATE:
6 LBS./1000 SQ. FT. APPLY BY DRILL SEEDING METHOD IN TWO DIRECTIONS.

STARTER FERTILIZER:
16-26-0. APPLY AT RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN PER 1000 SQ. FT.

TACKIFIER:
60 GAL./ ACRE

WOOD MULCH:
1500 LBS./ ACRE, DYED GREEN

FINISHED TURF TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER'S REPRESENTATIVE IN FIELD AS REQUIRED.



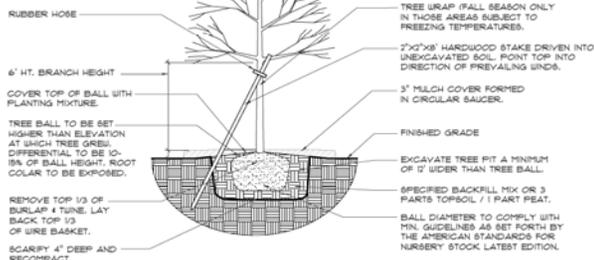
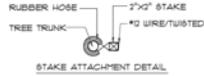
DATE: 08/04/2014
 SHEET: 1
 CHECKED BY: LOREN BIELAND
 PREPARED FOR:
 CITY OF DUBLIN, FRANKLIN COUNTY OH,
 VIRGINIA HOMES
 SCALE: 1" = 20'-0"

REVISIONS:
 08/05/14

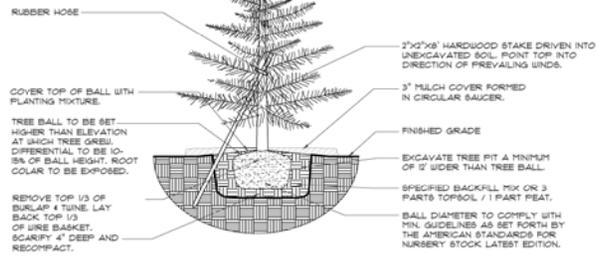
BLENDON GARDENS
 THE INVESTMENT THAT GROWS!

PREPARED BY: LORREN BIELAND
 1885 S. OLD WYTHE ROAD, NEW ALMANS, A CORPUSCULE AND IN THE
 AREA SOUTH OF 4300
 PROJECT OF: BLENDON GARDENS AND 17 SMALL
 LOTS TO BE DEVELOPED
 EXISTING CONSTRUCTION DRAWING
 SCALE: 1/4" = 1'-0"
 SHEET NO. 08/05/14
 SHEET TOTAL: 08/05/14

PRUNE CROWN BY 1/3. MAINTAIN BRANCHING STRUCTURE. NEVER CUT MAIN LEADER.



○ **DETAIL: DECIDUOUS TREE STAKING**
N.T.S. TREES UPTO 3" CALIPER



○ **DETAIL: EVERGREEN TREE STAKING**
N.T.S. TREES UP TO 8' HEIGHT



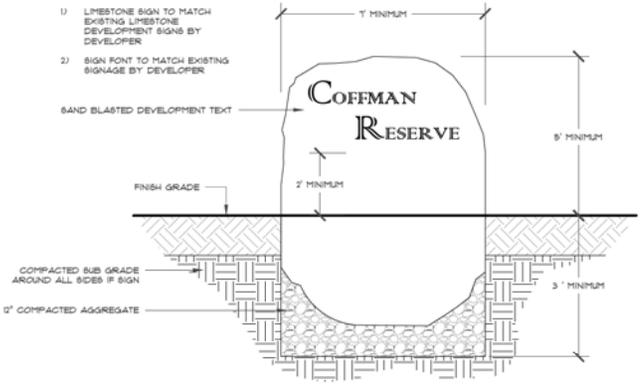
○ **DETAIL: SHRUB PLANTING**
N.T.S.

OVERALL PLANT COUNT

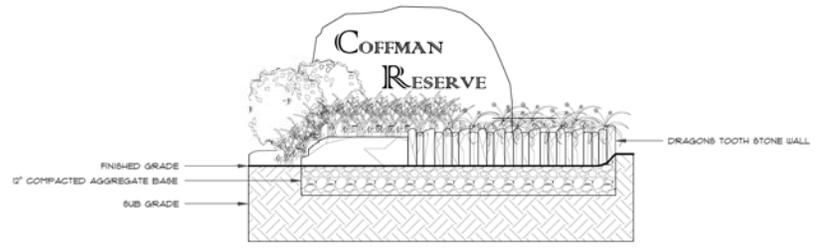
QTY.	ABBREVIATION	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT & SPREAD	ROOT
6	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSRED'	2'	50'-60' HT X 40'-50' SP	B&B
18	6C	SCHUBERT CHERRY	PRUNUS VIRGINIANA	2'	20'-30' HT X 20'-30' SP	B&B
10	MP	PRARIFIRE CRAB	MALUS PRARIFIRE	2'	18'-20' HT X 18'-20' SP	B&B
14	PP	COLORADO SPRUCE	PICEA PUNGENS	6'-7'	40'-60' HT X 20'-30' SP	B&B
2	KR	KNOCKOUT ROSE RED	ROSA RADRAZZ	"3	3'-4' HT X 3'-4' SP	CONT.
11	LM	BIG BLUE LILLY TURF	LIRIOPE MUSCARI	"1	12"-18" HT X 12" SP	CONT.
9	PH	CORAL BELLS	Heuchera moraniana var. diversifolia 'Palace Purple'	"1	1'-2' HT X 1'-1.5' SP	CONT.

NOTE:

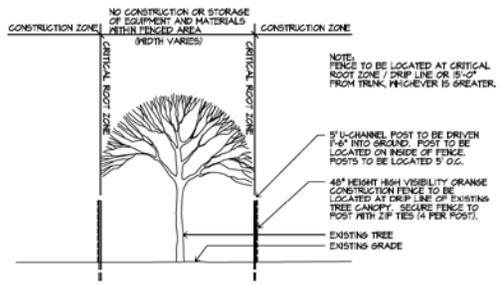
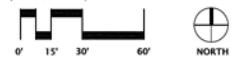
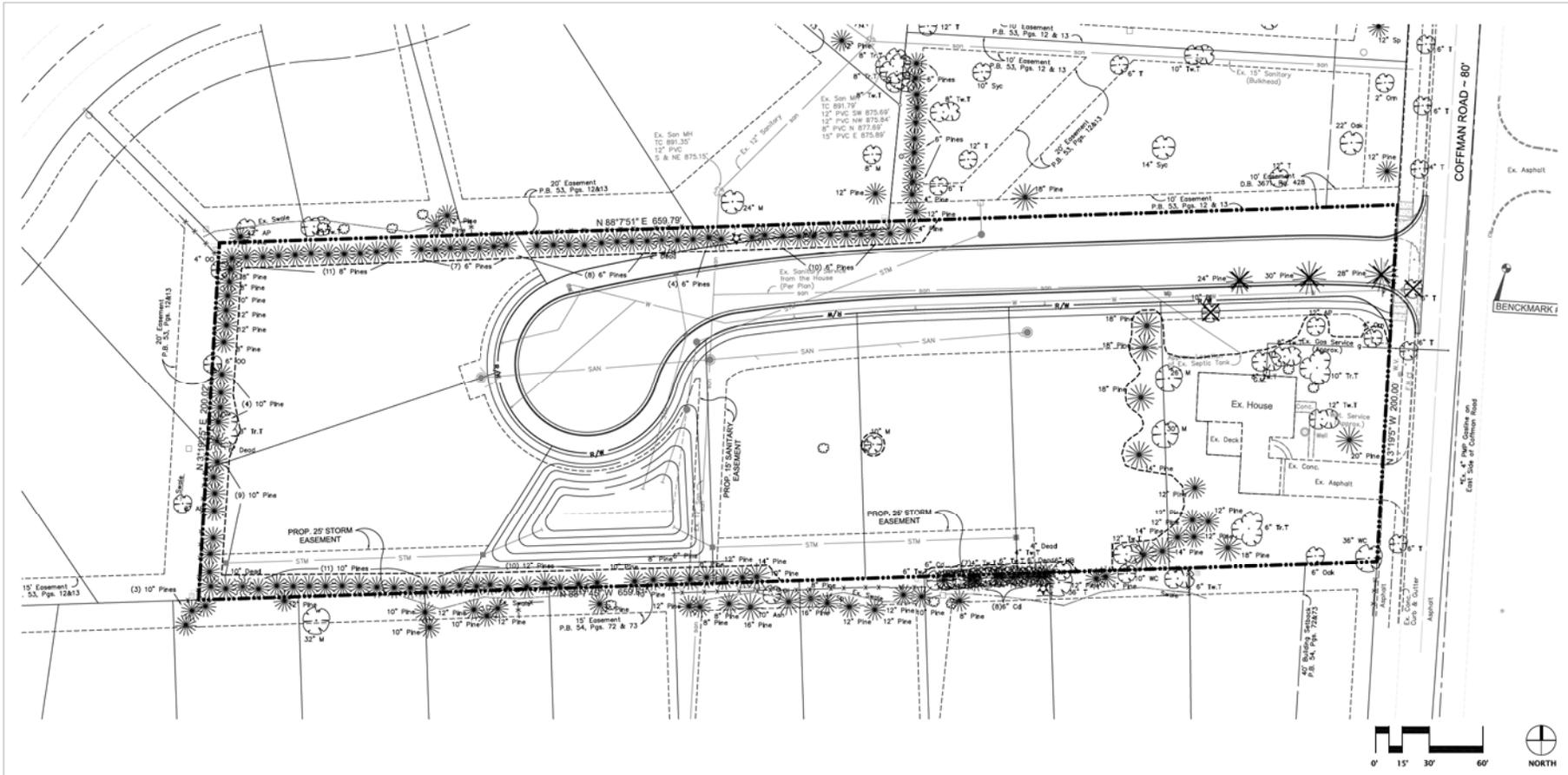
- 1) LIMESTONE SIGN TO MATCH EXISTING LIMESTONE DEVELOPMENT SIGNS BY DEVELOPER
- 2) SIGN FONT TO MATCH EXISTING SIGNAGE BY DEVELOPER



○ **DETAIL: STONE ENTRY SIGN**
SCALE: 1" = 4' - 0"



○ **DETAIL: DRAGON TOOTH WALL & SIGN**
SCALE: 1" = 4' - 0"



1 TREE PROTECTION FENCE
NTS

- LEGEND**
- EXISTING EVERGREEN TREE TO BE PRESERVED
 - EXISTING DECIDUOUS TREE TO BE PRESERVED
 - EXISTING DEAD TREE
 - EXISTING EVERGREEN TREE TO BE REMOVED
 - EXISTING DECIDUOUS TREE TO BE REMOVED
 - TREE PROTECTION FENCE - SEE DETAIL 1 THIS SHEET

- TREE PROTECTION NOTES**
- ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.
 - TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 5 FEET FROM THE TREE TRUNK. TREES 6 INCHES OR GREATER AT DBH MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
 - TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.

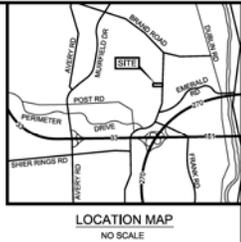
TREE REMOVAL LIST

24" PINE
30" PINE
28" PINE
10" BIRCH
6" TREE

TREE REMOVAL AND REPLACEMENT ANALYSIS

NUMBER OF TREES REMOVED	5
INCHES OF TREES REMOVED	48 CAL. INCHES
TOTAL REPLACEMENT REQUIRED	48 CAL. INCHES
REPLACEMENT PROVIDED	78 CAL. INCHES*
*NOTE: REPLACEMENT PLANTINGS PROVIDED IN RESERVE A; SEE LANDSCAPE DRAWINGS FOR DETAILS	

COFFMAN RESERVE FINAL PLAT



NOTES:

EASEMENTS: Easements are granted to the public and to all owners of lots and reserves in the subdivision, where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, within the area designated "Stormwater Management Easement" on this plat, an additional easement is hereby granted to the City its successors and assigns, for the purpose of constructing, operating and maintaining public stormwater drainage facilities. Except as provided for in the developer's overall scheme for the development of Coffman Reserve, no above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Stormwater Management Easement" as delineated in this plat and the approved development construction plans.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

RESERVES: RESERVE "A" and RESERVE "B", as designated and delineated hereon, shall be owned by The City of Dublin and maintained by an association of the owners of the Fee Simple titles to the lots in the Coffman Reserve subdivision for the purpose of permanent green space and general utility and walkway easement (RESERVE "B") and storm water management and general utility and walkway easement (RESERVE "A").

MINIMUM SETBACKS: City of Dublin zoning regulations for COFFMAN RESERVE in effect at the time of platting of COFFMAN RESERVE specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 20 feet from right of way
Side: 6 feet one side; 12 feet total
Rear: 25 feet

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

FENCES: No fences may be placed in a drainage easement area. Fences, where permitted in COFFMAN RESERVE, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

STREET ACCEPTANCE: Brennan Court, following its successful completion and acceptance of construction, shall be opened as a public street.

PARCEL ACREAGE BREAKDOWN: COFFMAN RESERVE is comprised of the following Franklin County Parcel Numbers:

Parcel No. 273-000914 2.599 Ac.
Parcel No. 273-000432 0.418 Ac. (Lot 1)

SCHOOL DISTRICT: At the time of platting, all of COFFMAN RESERVE is in the Dublin City School District.

DEED RESTRICTIONS: Deed restrictions relating to this subdivision are recorded in Instrument _____ Recorder's Office, Franklin County, Ohio.

LOT 1: Direct vehicular access is allowed to/from Coffman Road.

FLOOD ZONE:

Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 132 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0132 K (Effective Date: June 17, 2008).

Surveyed and Platted By
C.F. BIRD & R.J. BULL, INC.
Consulting Engineers & Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30' long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. P.C. nails set in the centerline of Brennan Road are indicated by the following symbol: —●—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —□—.

BASIS OF BEARINGS: Basis of bearings is the centerline of Coffman Road, being S 03° 19' 05" W, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (CORS 96), and all other bearings are based upon this meridian.

By _____
Kevin L. Baxter - Ohio Surveyor No. 7607 Date: _____

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543 and being a subdivision of 3.017 acres and being all of that 1.532 acre tract of land (1,537 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument 201405270065111, a 1.484 acre tract of land (1.480 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument 2014_____, and being a 0.418 acre tract of land, out of said 1.484 acre tract, conveyed to The Ruma Group, LLC, by deed of record in Instrument 2014_____, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

The undersigned, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, owner of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "COFFMAN RESERVE", a subdivision of Lots 1 through 6, Inclusive, Reserve "A" and Reserve "B" and does hereby accept this plat of same and dedicates to the City of Dublin as such all of the Court, Reserves and easements shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable of street parking and loading requirements of the City of Dublin, Ohio for the benefit of themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of _____, 2014.

THE PARAGON BUILDING GROUP, LTD.,
an Ohio limited liability company
10104 Brewster Lane,
Suite 100
Powell, Ohio 43065

By _____
CHARLES E. RUMA, President

The undersigned, THE RUMA GROUP, LLC, an Ohio limited liability company, owner of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "COFFMAN RESERVE", a subdivision of Lots 1 through 6, Inclusive, Reserve "A" and Reserve "B" and does hereby accept this plat of same and dedicates to the City of Dublin as such all of the Court, Reserves and easements shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable of street parking and loading requirements of the City of Dublin, Ohio for the benefit of themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, THE RUMA GROUP, LLC, an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of _____, 2014.

THE RUMA GROUP, LLC,
an Ohio limited liability company
10104 Brewster Lane,
Suite 100
Powell, Ohio 43065

By _____
CHARLES E. RUMA, President

Before me, a Notary Public in and for said State, personally appeared CHARLES E. RUMA, President of THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company Owner, and President of THE RUMA GROUP, LLC, who acknowledged the signing of the foregoing Instrument to be his free and voluntary act and deed and the free and voluntary act and deed of THE PARAGON BUILDING GROUP, LTD., and THE RUMA GROUP, LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2014.

Notary Public, State of Ohio
County of Franklin

Approved this _____ day of _____, 2014

Secretary of Planning Commission,
City of Dublin, Ohio

Approved this _____ day of _____, 2014

City Engineer,
City of Dublin, Ohio

Approved this _____ day of _____, 2014

Director of Development,
City of Dublin, Ohio

The attached plat was approved and accepted by motion _____ passed the _____ day of _____, 2014, wherein subject to this plat being properly recorded, all of Brennan Court is accepted for the City of Dublin, Ohio.

Clerk of Council, Dublin, Ohio

Transferred this _____ day of _____, 2014

Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2014, at _____, M.

Fee \$ _____ File No. _____

Recorder, Franklin County, Ohio

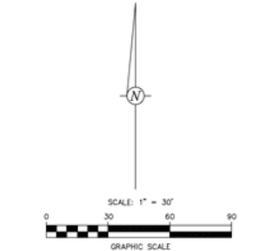
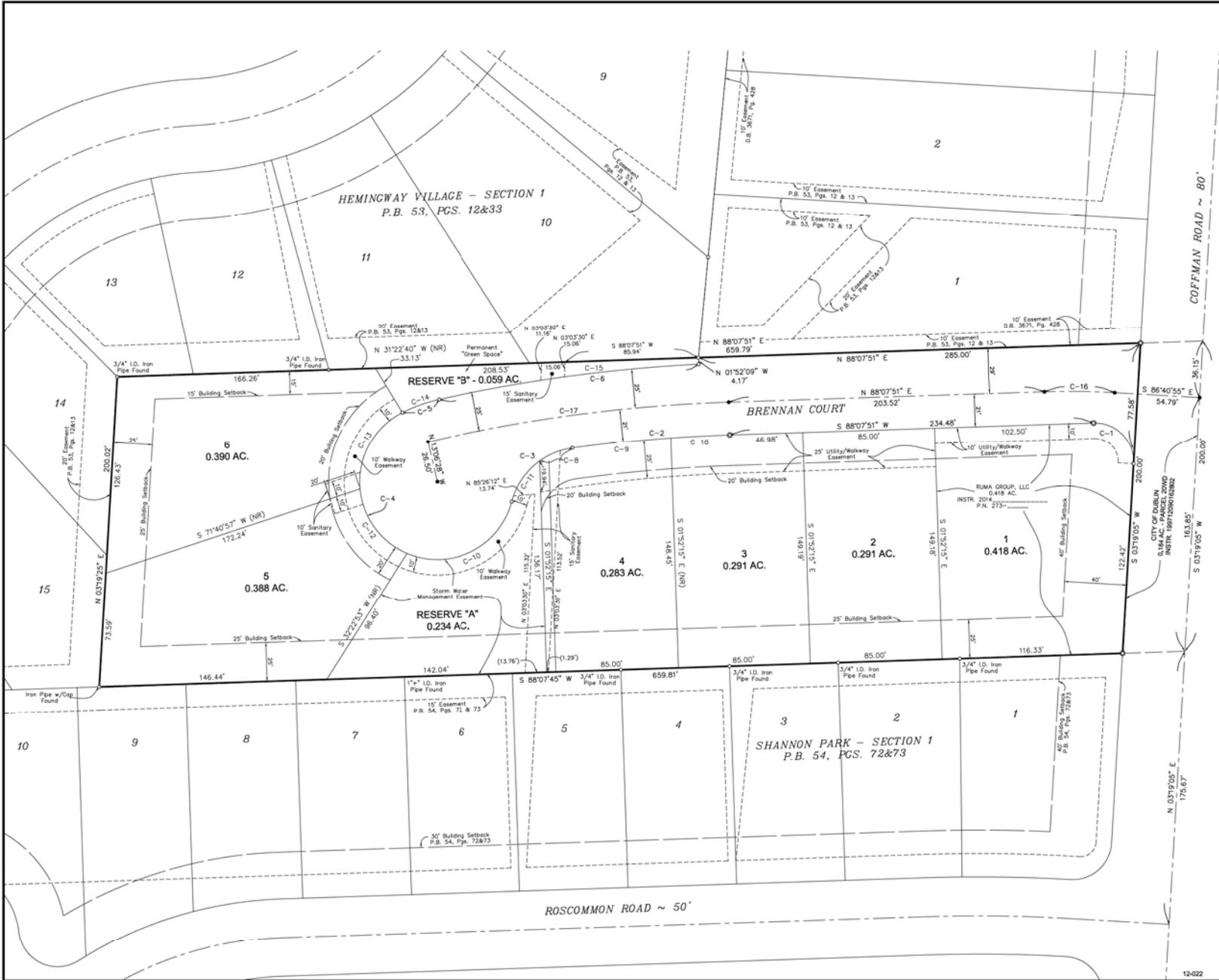
Recorded this _____ day of _____, 2014, in Plat Book _____ Pages _____ & _____

Deputy Recorder, Franklin County, Ohio

ACREAGE BREAKDOWN

Lot Area	2,061 Ac. - (6 Lots)
Reserves	0,293 Ac. - (2 Reserves)
R.O.W, Dedication	0,000 Acre for Coffman Road 0,663 Acres for Brennan Court
Total	0,663 Acres for RW Dedication
Total Site Area	3,017 Acres

M:\Projects\2021\0221\0221\Survey\Condit\Coffman - Plan - Plot.dwg 06/12/2014



CURVE TABLE - RIGHT-OF-WAY

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-1	25.00	353135	41.53	36.97	N 44°18'33" W
C-2	279.00	237°46'	101.89	101.84	S 85°08'56" W
C-3	47.00	67°20'11"	55.24	52.11	S 48°29'59" W
C-4	50.00	128°11'11"	199.38	69.23	S 30°29'31" E
C-5	100.00	147°28'29"	25.21	25.14	S 70°24'20" W
C-6	1025.00	927°52'	169.32	169.12	S 82°21'30" W

CURVE TABLE - CENTERLINE OF BRENNAN COURT

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-16	500.00	57°11'4"	45.27	45.25	N 89°16'32" W
C-17	1000.00	117°4'18"	196.15	195.83	S 82°30'41" W

CURVE TABLE - LOTS

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-7	INTENTIONALLY OMITTED				
C-8	47.00	275°44'2"	22.80	22.67	S 68°12'43" W
C-9	979.00	244°13'	63.86	63.85	S 84°10'12" W
C-10	50.00	88°31'4"	65.21	75.60	N 63°04'18" E
C-11	47.00	392°28'	32.34	31.71	S 34°32'38" W
C-12	50.00	117°40'19"	53.89	51.28	S 30°04'43" E
C-13	50.00	88°27'39"	59.74	56.25	S 28°37'16" W
C-14	100.00	147°28'29"	25.21	25.14	S 70°24'20" W
C-15	1025.00	927°52'	169.32	169.12	S 82°21'30" W
C-18	979.00	213°32'	38.03	38.02	S 87°01'00" W