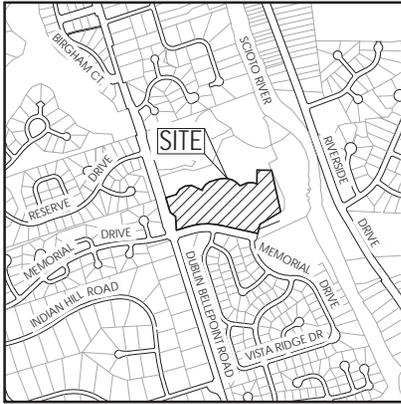


# DEER RUN

DUBLIN, OHIO

## FINAL DEVELOPMENT PLAN



LOCATION MAP

NO SCALE

### PREPARED FOR:

ROMANELLI AND HUGHES  
148 WEST SCHROCK ROAD  
WESTERVILLE, OHIO 43081  
P: (614) 891-2042

SUBMITTAL: JUNE 26, 2014  
RESUBMITTED: AUGUST 14, 2014  
RESUBMITTED: AUGUST 29, 2014

CIVIL ENGINEER &  
LANDSCAPE ARCHITECT



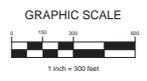
Evans, Mead, Ward, Humbleton & Wilcox, Inc.  
Engineers • Surveyors • Planners • Architects  
3850 New Albany Road, Columbus, OH 43264  
Phone: 614.776.4500 Fax: 614.776.5648  
[emwt.com](http://emwt.com)

### INDEX OF DRAWINGS

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REGIONAL CONTEXT MAP:	1 of 1
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AUTO TURN ANALYSIS:	1 of 1
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LANDSCAPE ENLARGEMENTS:	2 & 3 of 4
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A:\20140720\Draw\MS\SheetA.dwg Date: 8/20/2014 2:38 PM User: J... Plot: 8/20/2014 8:14 AM (No Xref)



MARK	DATE	DESCRIPTION
		SCALE REVISION FOR COMMENTS
		DEPTH REVISION FOR COMMENTS



CITY OF DEER RUN, FRANKLIN & DELAWARE COUNTY, OHIO  
**FINAL DEVELOPMENT PLAN**  
**DEER RUN**  
 REGIONAL CONTEXT MAP



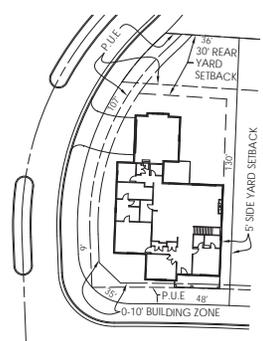
DATE	June 26, 2014
SCALE	1" = 300'
JOB NO.	20140720
SHEET	1/1



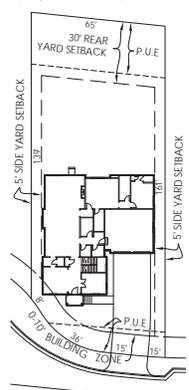
**SITE STATISTICS:**  
 TOTAL ACREAGE: 17.660 ACRES  
 NUMBER OF LOTS: 37  
 GROSS DENSITY: ±2.10 LOTS/ACRE  
 OPEN SPACE: 7.306 ACRES

**NOTES:**  
 NOTE "A": A PARKING SIGN SHALL BE ERRECTED AT THE ENTRANCE OF THE DEVELOPMENT WITH THE FOLLOWING "PARKING IN DESIGNATED AREAS ONLY."  
 NOTE "B": A MINIMUM OF FOURTEEN LOTS SHALL HAVE SIDE LOADED GARAGES. ALL SEVENTY FOOT WIDE LOTS SHALL BE SIDE LOADED GARAGES.  
 NOTE "C": REFER TO THE FINAL PLAT FOR ALL EXACT LOT DIMENSIONS.

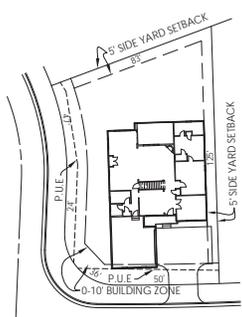
**LEGEND:**  
 70' WIDE LOT (SIDE LOADED GARAGE REQUIRED)  
 SIDEWALK  
 P.U.E. = PRIVATE UTILITY EASEMENT



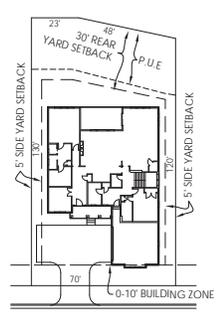
**LOT 1**  
 SCALE: 1"=30'  
 SIDE LOAD



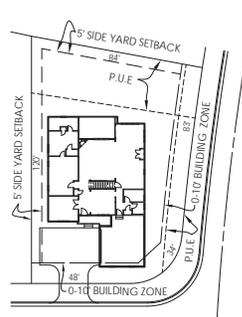
**LOT 11**  
 SCALE: 1"=30'  
 FRONT LOAD



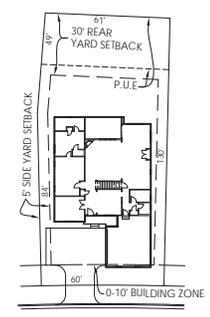
**LOT 19**  
 SCALE: 1"=30'  
 SIDE LOAD / AUTO COURT



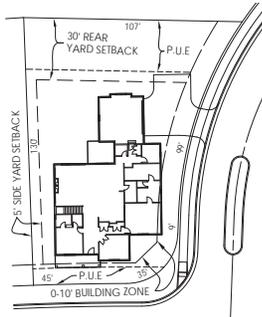
**LOT 32**  
 SCALE: 1"=30'  
 SIDE LOAD / AUTO COURT



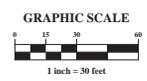
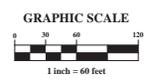
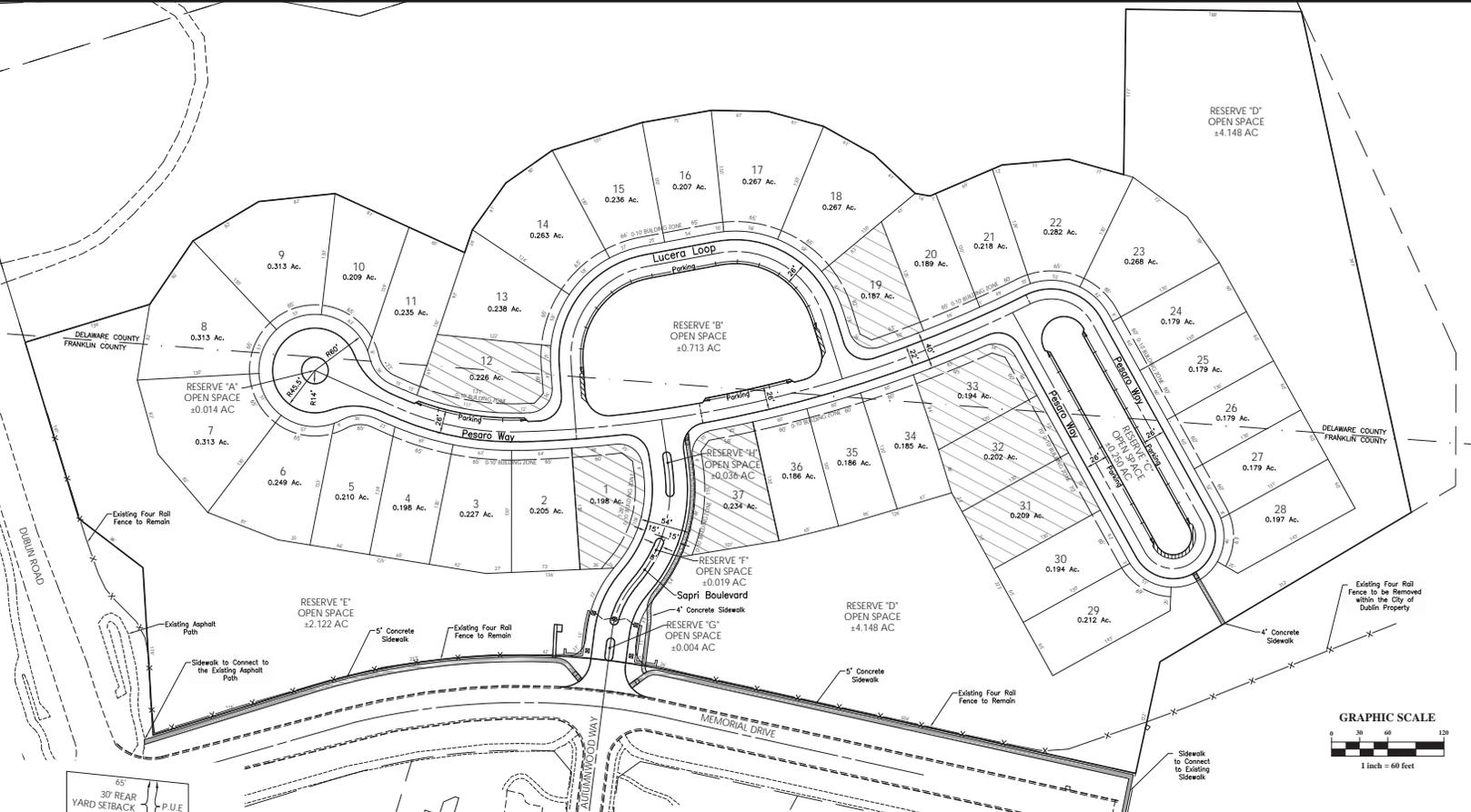
**LOT 33**  
 SCALE: 1"=30'  
 SIDE LOAD / AUTO COURT



**LOT 34**  
 SCALE: 1"=30'  
 SIDE LOAD / AUTO COURT



**LOT 37**  
 SCALE: 1"=30'  
 SIDE LOAD / AUTO COURT



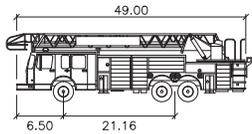
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3	03/26/2014	REVISIONS
4	03/26/2014	REVISIONS
5	03/26/2014	REVISIONS
6	03/26/2014	REVISIONS
7	03/26/2014	REVISIONS
8	03/26/2014	REVISIONS
9	03/26/2014	REVISIONS
10	03/26/2014	REVISIONS
11	03/26/2014	REVISIONS
12	03/26/2014	REVISIONS
13	03/26/2014	REVISIONS
14	03/26/2014	REVISIONS
15	03/26/2014	REVISIONS
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31	03/26/2014	REVISIONS
32	03/26/2014	REVISIONS
33	03/26/2014	REVISIONS
34	03/26/2014	REVISIONS
35	03/26/2014	REVISIONS
36	03/26/2014	REVISIONS
37	03/26/2014	REVISIONS



CITY OF DUBLIN, FRANKLIN & DELAWARE COUNTY, OHIO  
**DEER RUN**  
 FINAL DEVELOPMENT PLAN  
 SITE PLAN

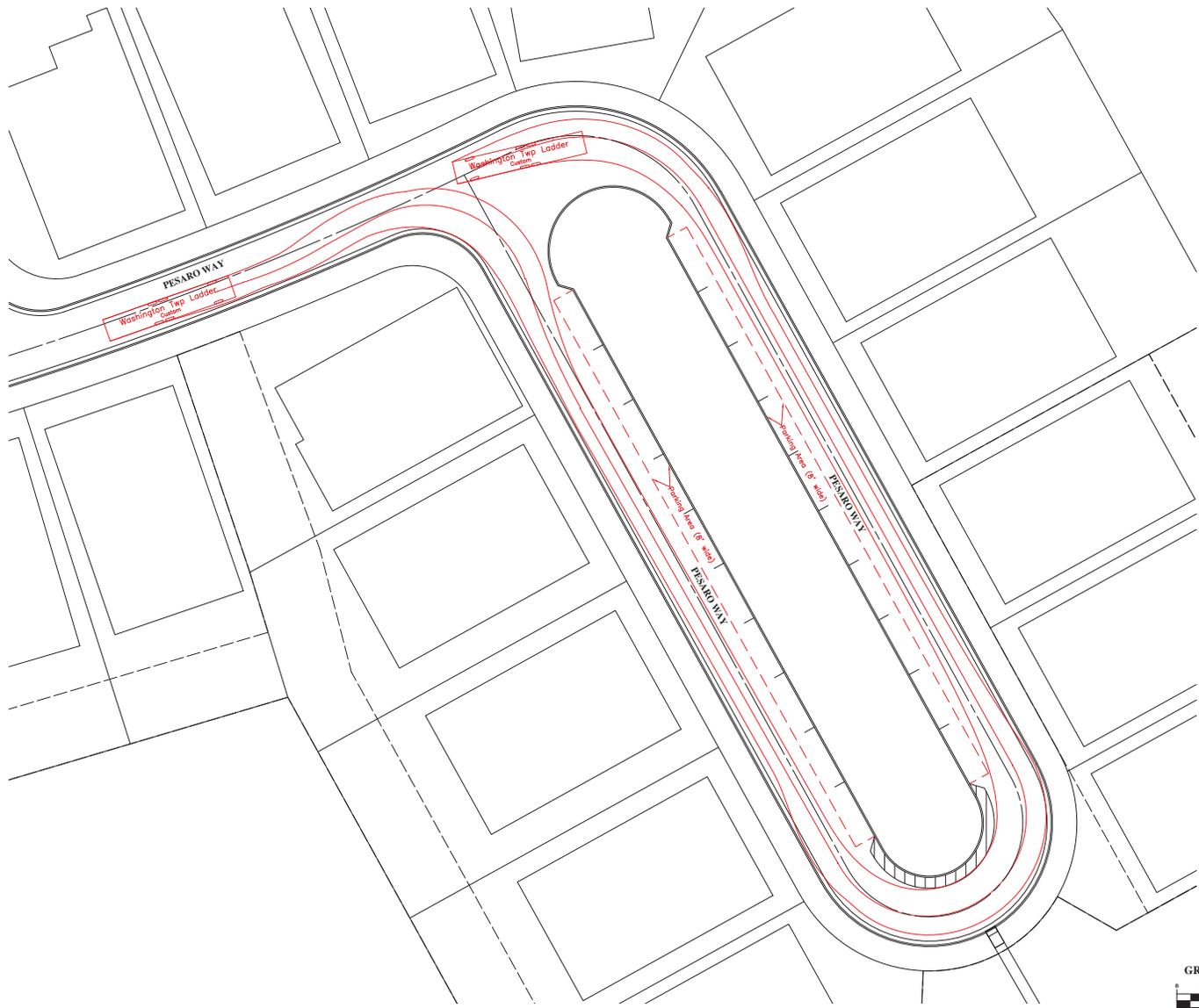


DATE: June 26, 2014  
 SCALE: As Noted  
 JOB NO.: 20140720  
 SHEET: 1/1



Washington Twp Ladder Truck

- Width : 8.33
- Track : 8.33
- Lock to Lock Time : 6.0
- Steering Angle : 34.5



MARK	DATE	DESCRIPTION	REVISIONS



CITY OF DEER RUN, FRANKLIN & DELAWARE COUNTY, OHIO  
 FOR  
**DEER RUN**  
 AUTOTURN ANALYSIS  
 MANEUVERING DATA



DATE	August 14, 2014
SCALE	1" = 20'
JOB NO.	20140720
SHEET	1/1

A:\20140720\Deer Run\SheetA.dwg Development: E:\20140720\Deer Run\SheetA.dwg Date: 8/17/2014 3:31 PM Last Printed: 8/17/2014 8:21 AM (No. 106)



LS: 6/27/2014 10:20:13 AM - TREE-SURV-Working.dwg - User: B. Johnson, Date: 6/27/2014 10:20:13 AM

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Table with 6 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 6007-6185.

Table with 6 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 6186-6374.

Table with 6 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 6375-6563.

Table with 6 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 6564-6752.

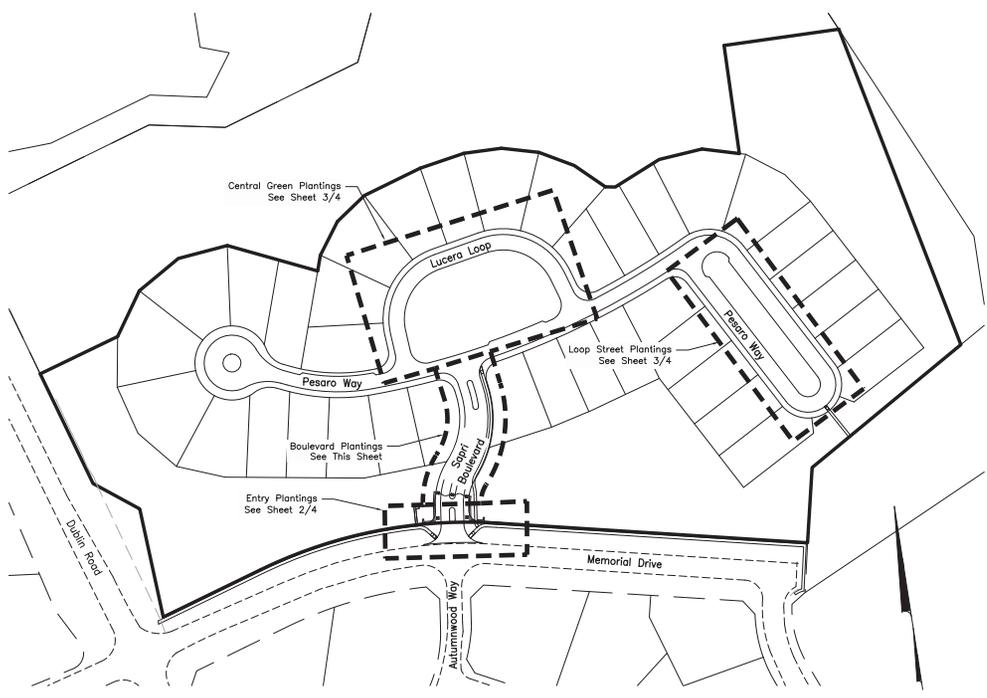
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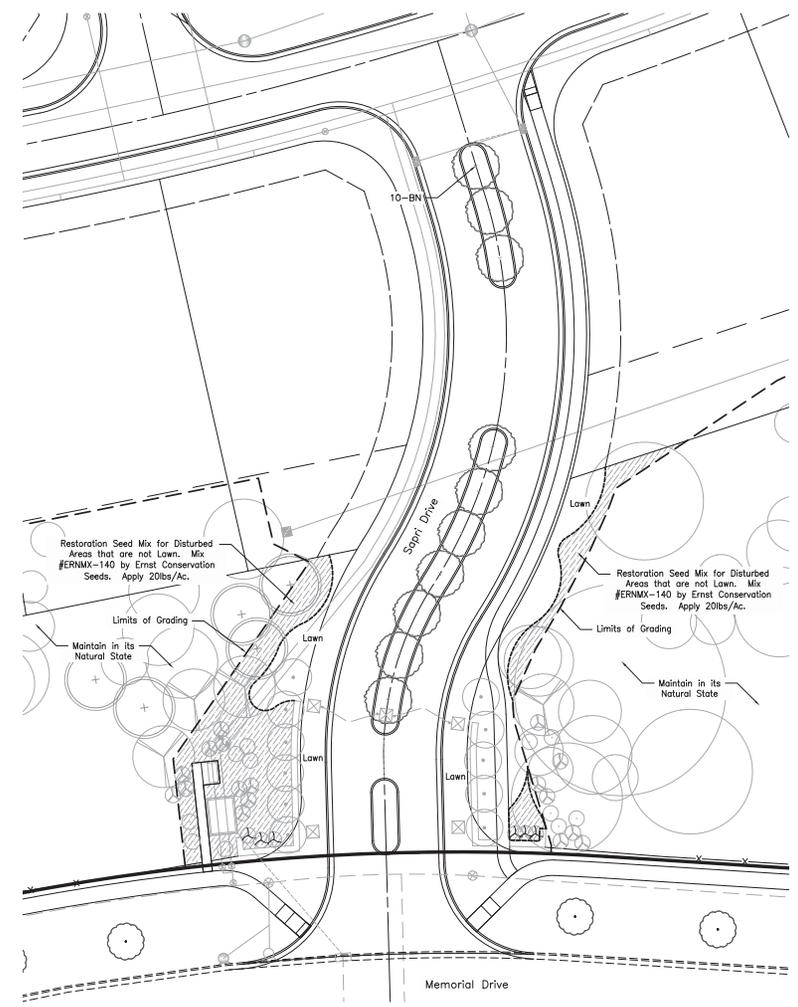
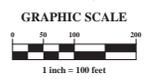




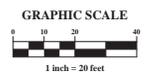
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**INDEX MAP**  
Scale: 1"=100'



**BOULEVARD PLANTINGS**  
Scale: 1"=20'



NO.	DATE	DESCRIPTION	REVISIONS



CITY OF DUBLIN, FRANKLIN & DELAWARE COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
 FOR  
**DER RUN**  
 INDEX MAP & LANDSCAPE ENLARGEMENT



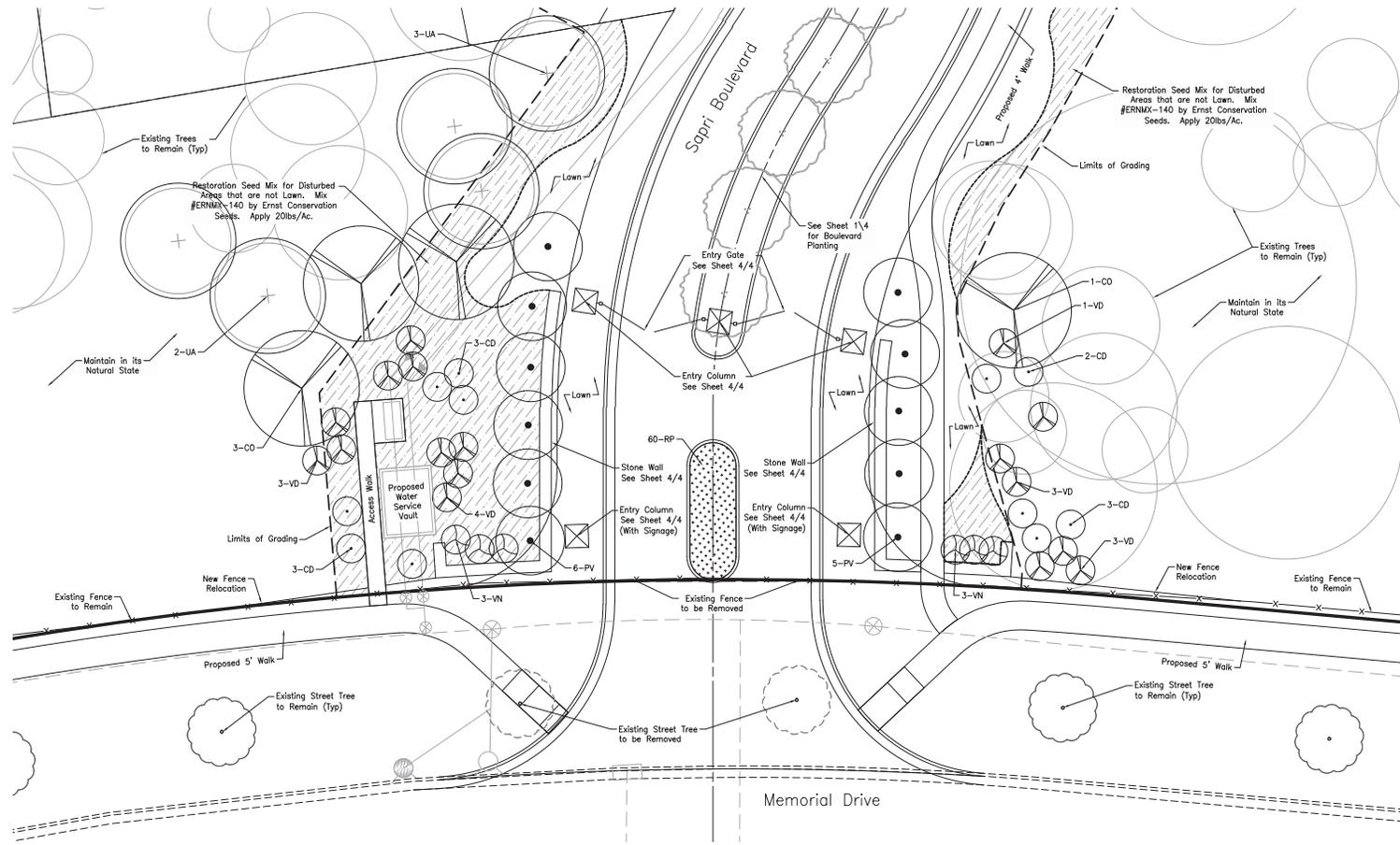
**DATE**  
June 26, 2014

**SCALE**  
As Noted

**JOB NO.**  
20140720

**SHEET**  
1/4





**ENTRY PLANTINGS**  
Scale: 1"=10'



NO.	DATE	DESCRIPTION
1		REVISIONS
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS



CITY OF DUBLIN, FRANKLIN & DELAWARE COUNTY, OHIO  
FOR  
**DER RUN**  
LANDSCAPE ENLARGEMENTS



DATE	June 26, 2014
SCALE	As Noted
JOB NO.	20140720
SHEET	2/4

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 Plot Date: 6/27/2014 1:54:01 PM  
 Plot User: jstevens  
 Plot Device: HP DesignJet 2550





NO.	DATE	DESCRIPTION	BY



CITY OF DUBLIN, IRANSHAH & DELAWARE COUNTY, OHIO  
**FOR**  
**FINAL DEVELOPMENT PLAN**  
**FOR**  
**CORTONA**  
**ILLUSTRATIVE SITE PLAN**



DATE: August 26, 2014  
 SCALE: 1" = 50'  
 JOB NO: 20140720  
 SHEET: 1/1

