Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone(614)885-2498 • Fax(614)885-2886

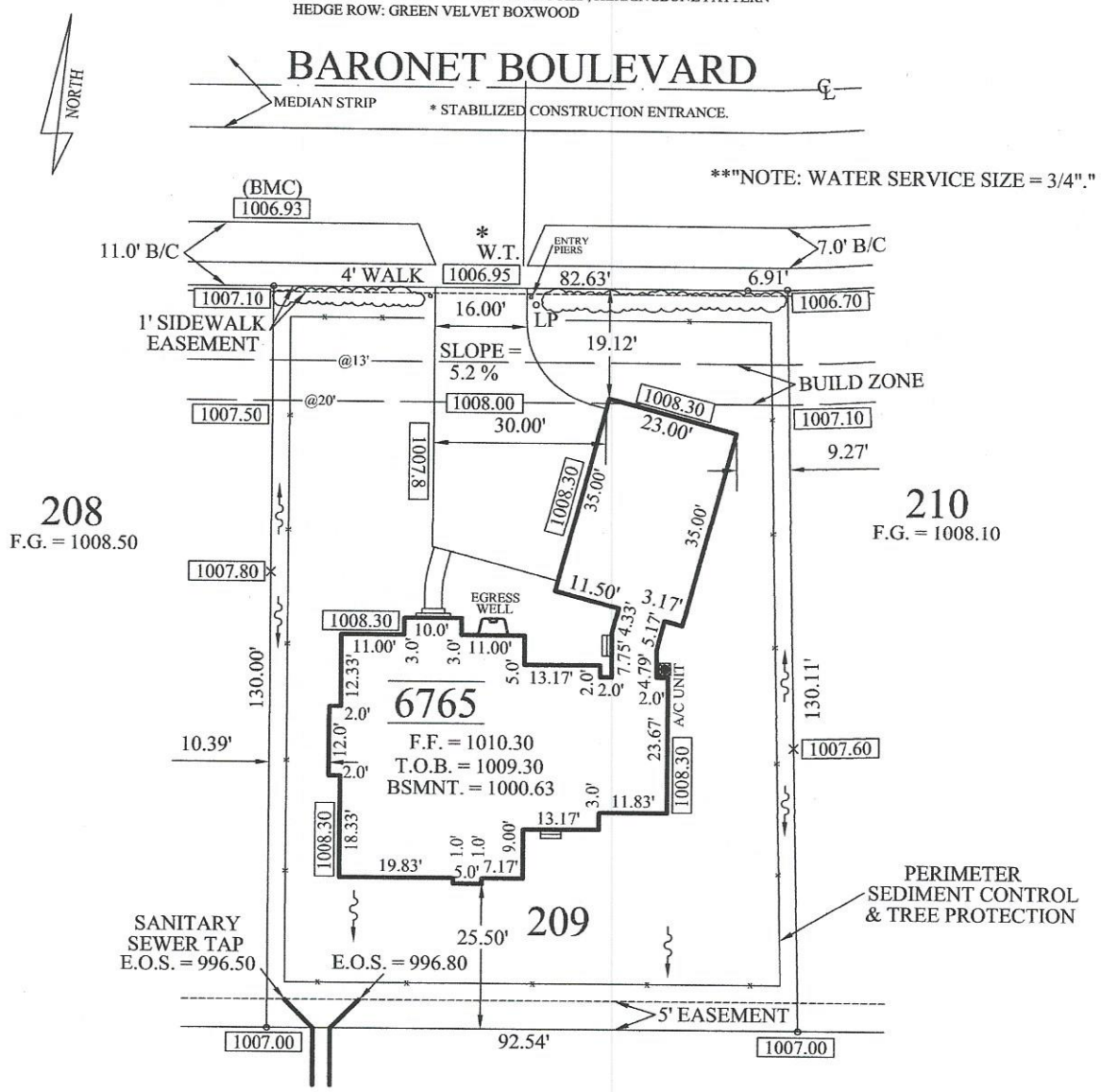
REVISION DATE & REQUEST		
1	JG	8-1-13 REVISED DRIVE
2	JG	10-1-13 FLIP HANDING
3		
4		
5		

ORDER NO. _____

FOR COPPERTREE HOMES HOUSE STYLE SAILORS RESIDENCE
LOT/SUBDIVISION 209 TARTAN RIDGE SECTION 5 PART 2 CITY OF DUBLIN
SCALE 1" = 20' PB. 5 PG. 315 DATE 06-05-13 DRN. AB CK. SJH CO. OF UNION
FLOOD ZONE X COMM. PANEL 39049C PAGE 0018-K DATE 06-17-08
MINIMUMS R: 15'/25'
S: 6'

DUBLIN STREET TREE REQUIREMENT:
1 MEDIUM TREE AND 1 SMALL TREE.

SERVICE WALK: BELDEN BELLCREST RED, HERRINGBONE PATTERN
HEDGE ROW: GREEN VELVET BOXWOOD



IMPERV. LOT COVERAGE 34.5%
4083 / 11836 = 34.5%

NOTE : BUILDERS TO PROVIDE TREE PROTECTION DURING ALL PHASES OF CONSTRUCTION.

NOTE: SOIL STOCK-PILE TO BE HELD WITHIN SEDIMENT FENCE ON LOT 209.

BUILDER TO MAINTAIN EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION.

LOT CALCULATION INFORMATION IS FOR ESTIMATE PURPOSES ONLY AND SHOULD BEVERIFIED BY THE CONTRACTOR OR BUILDER.

LOT	11836.0	APPROACH	197.0
HOUSE	2976.0	WALK	294.0
DRIVE	1107.0	SER. WALK	37.0
		SOD COV.	8209.0

NOTE: N.O.I. FILED WITH O.E.P.A.

PLOT PLAN

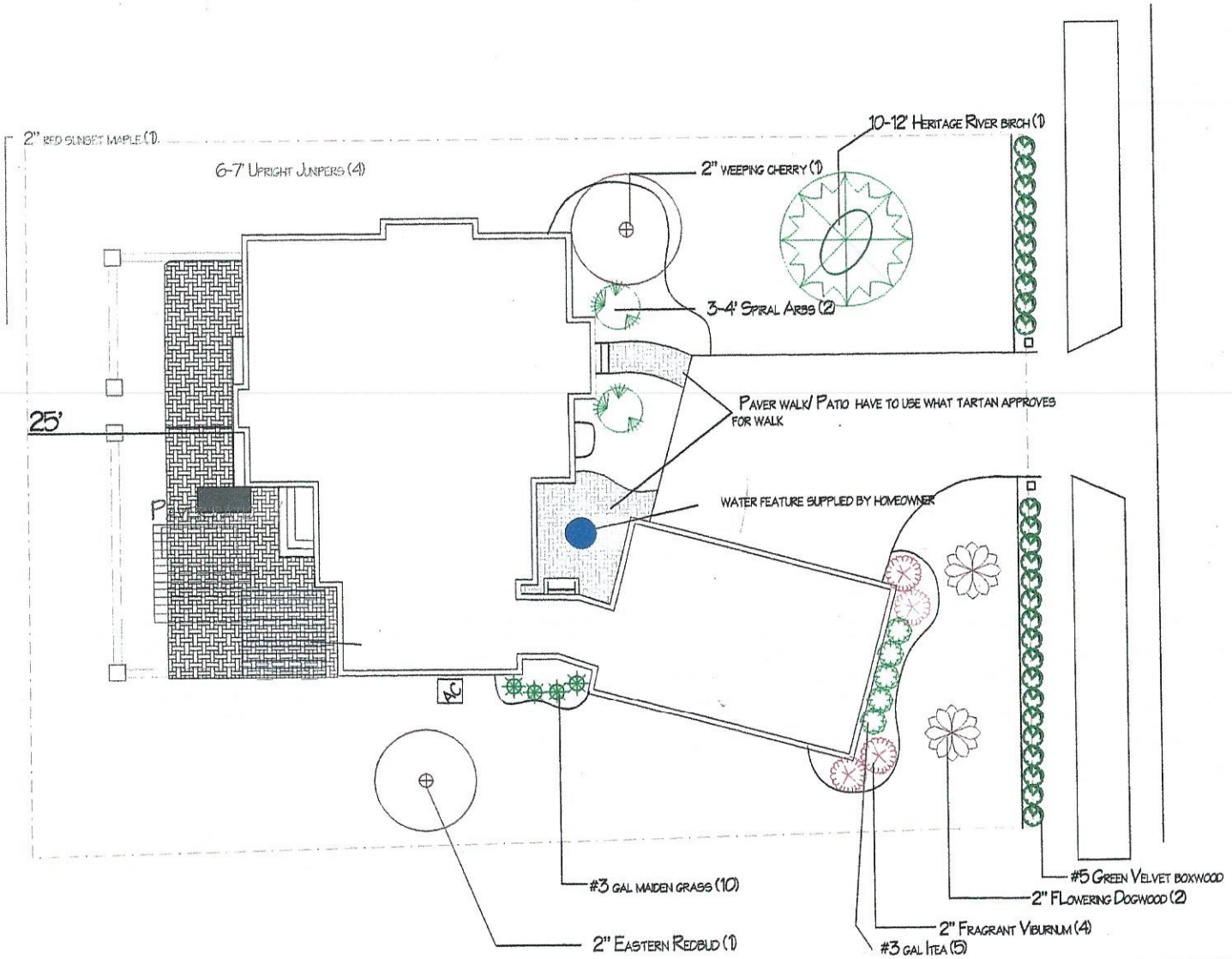
We hereby certify that the foregoing **PLOT PLAN** was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the **Client** for the sole purpose of obtaining a **building permit.** The use of the Plot Plan for any other purpose is strictly prohibited.

By _____

STATE OF OHIO
STEVEN J. HOY
7313
REGISTERED SURVEYOR

Combined view

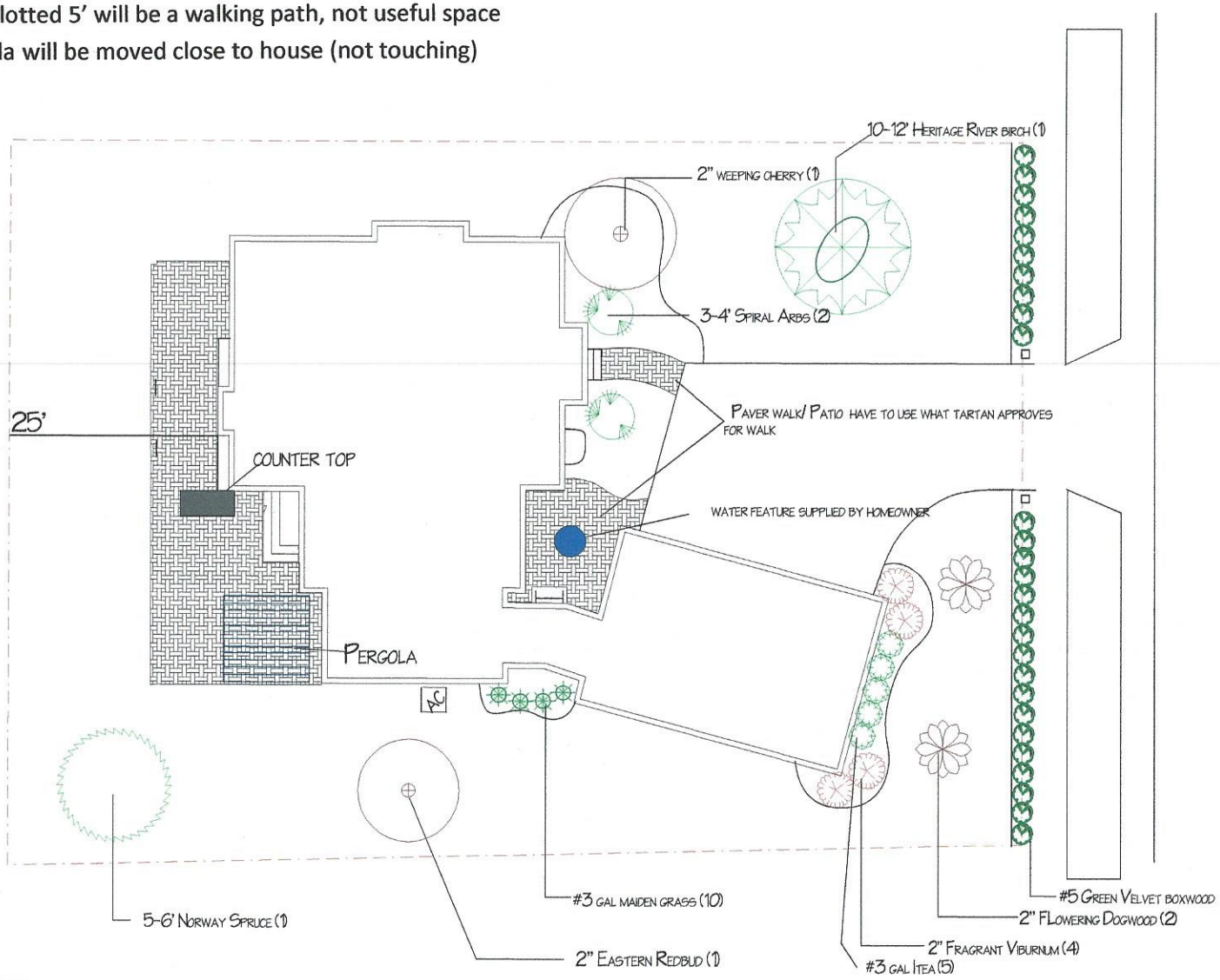
- Combined request vs "plan B" to demonstrate the minor difference in granting the variance, but the huge impact to the usefulness of the property



Revision #: 0 Date: 9/27/2014	Scale: 1" = 20'	Landscape Plan: 0015688 Sailors Residence	Landscape Design by: Drp Simes Landscape Inc.

Plan B

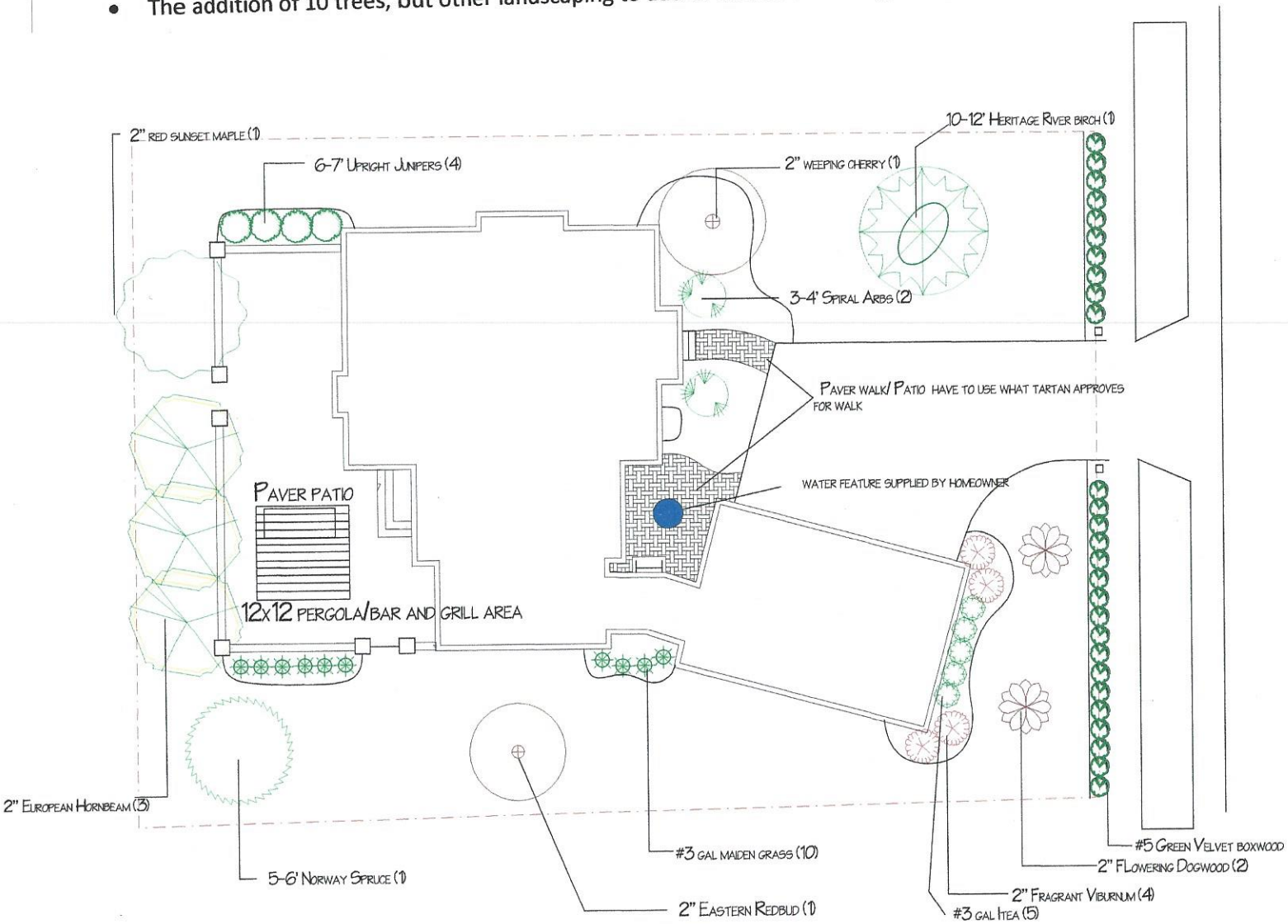
- Does not allow for the use of two-way fireplace, nor addition of table to enjoy the view of the pond
- The allotted 5' will be a walking path, not useful space
- Pergola will be moved close to house (not touching)



Revision #: 0 Date: 9/27/2014	Scale: 1" = 20'	Landscape Plan: 0015688 Sailors Residence	Landscape Design by: Drp Simes Landscape Inc.

Requested Variance design

- Backyard will include paver patio with seating wall with lights
- 12'x12' pergola for shade
- Outdoor kitchen
- The addition of 10 trees, but other landscaping to add to further enhance greenspace



Revision #: 0 Date: 9/27/2014	Scale: 1" = 20'	Landscape Plan: 0015688 Sailors Residence	Landscape Design by: Drp Simes Landscape Inc.

TARTAN RIDGE SECTION 5 PART 2

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD DISTANCE
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7240
Wilton Chase
+ 209