REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
ILLUSTRATIVE SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

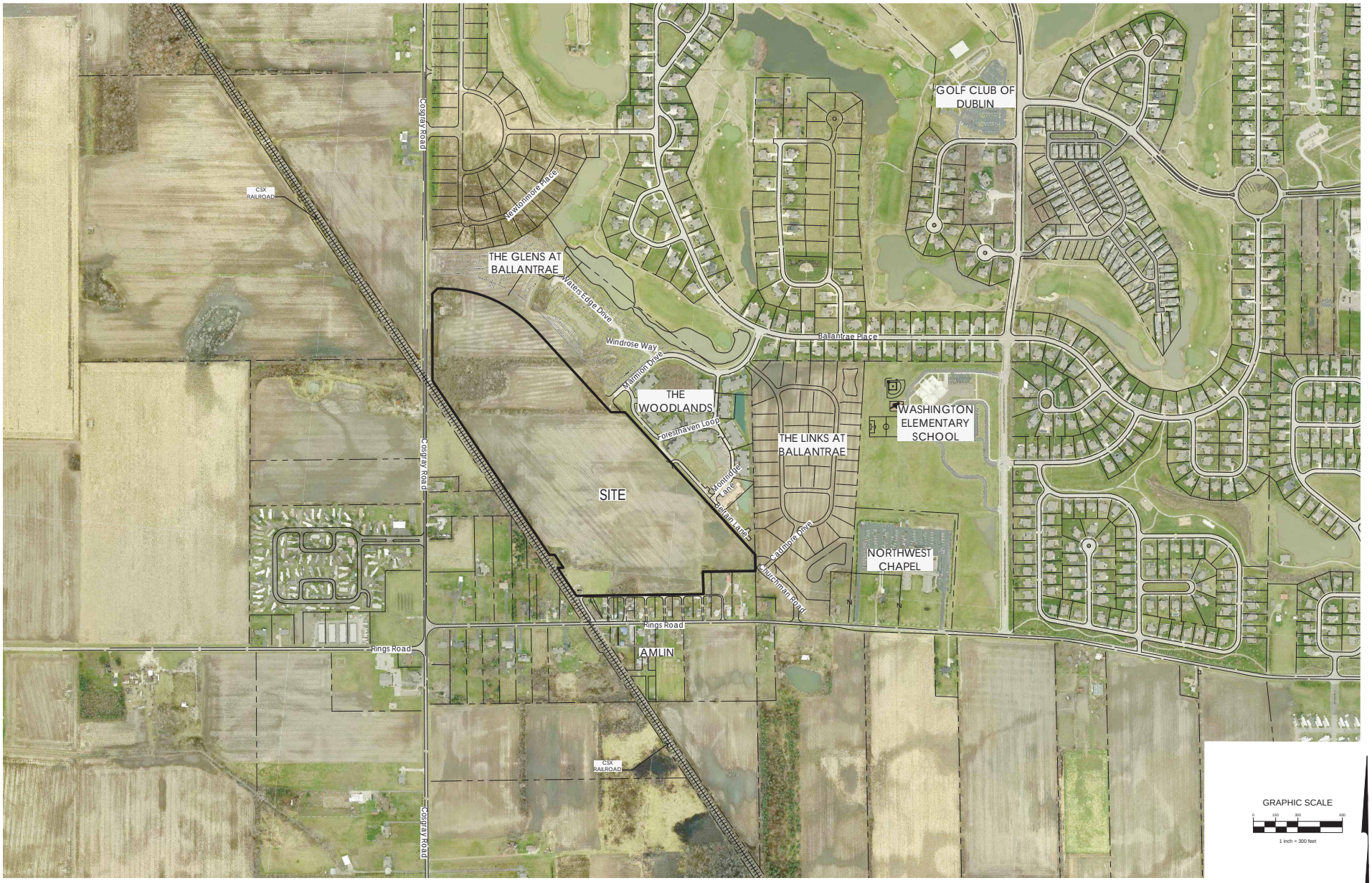
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
1/1

V:\mhdata01\project01\20140749\Dwg\04Sheets\development plan\00 Illustrative Site Plan.dwg Last Saved By: aflick, 6/12/2015 8:50 AM Last Printed By: Flick, Andrew, 1/7/2015 2:53 PM
(No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
REGIONAL CONTEXT MAP

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

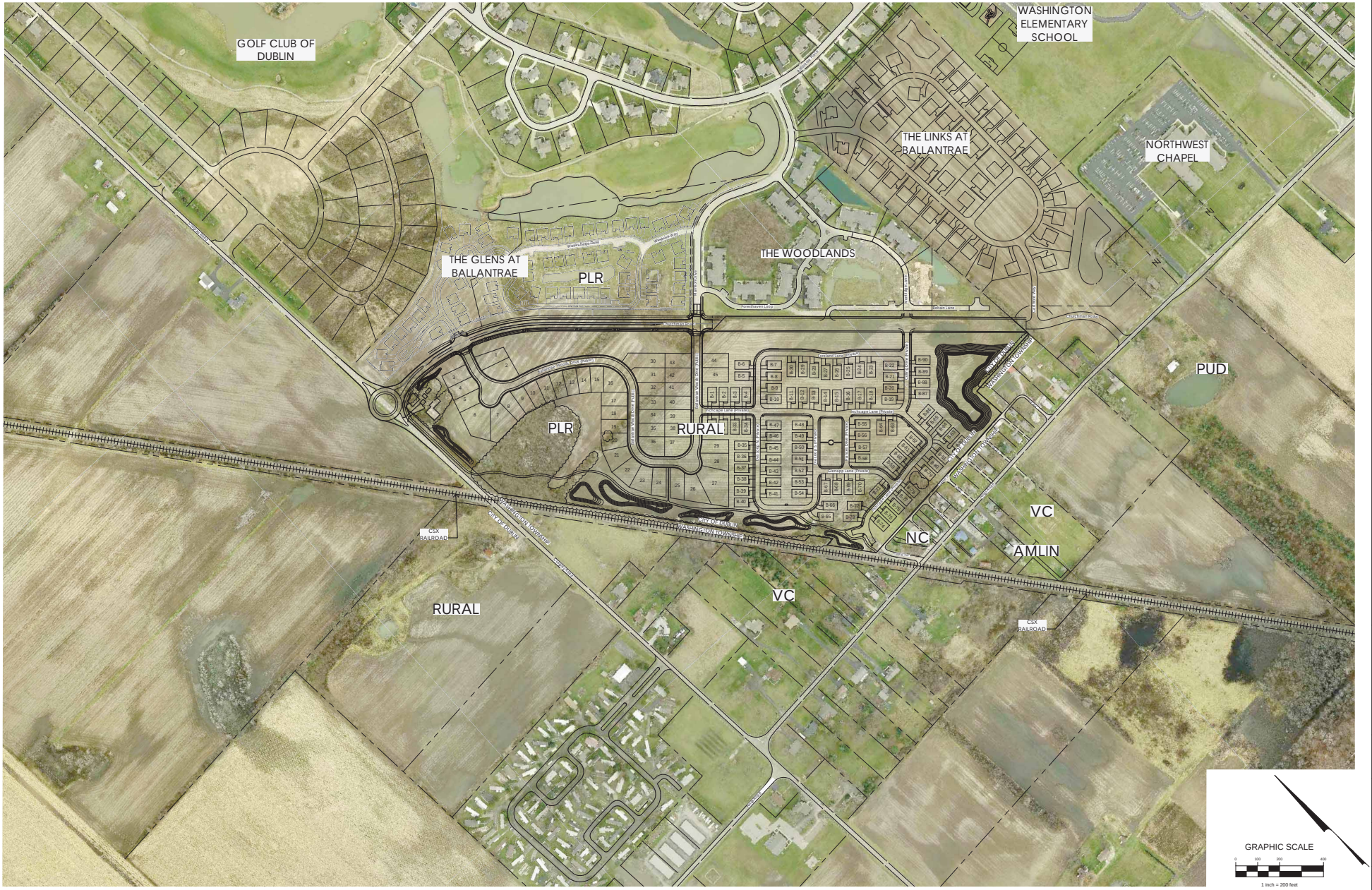
DATE
JUNE 16, 2015

SCALE
1" = 300'

JOB NO.
20140749

SHEET
1/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\01 Regional Context Map.dwg Last Saved By: afflick, 5/14/2015 9:18 AM Last Printed By: Flick, Andrew, 6/12/2015 9:04 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
VICINITY MAP

EMH&T
Earth Management Hydrology & Transportation
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

DATE
JUNE 16, 2015

SCALE
1" = 200'

JOB NO.
20140749

SHEET
2/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\02 Vicinity Map.dwg Last Saved By: aflick, 6/11/2015 11:35 AM Last Printed By: Flick, Andrew, 6/12/2015 9:04 AM (No Xrefs)

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
EXISTING CONDITIONS PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

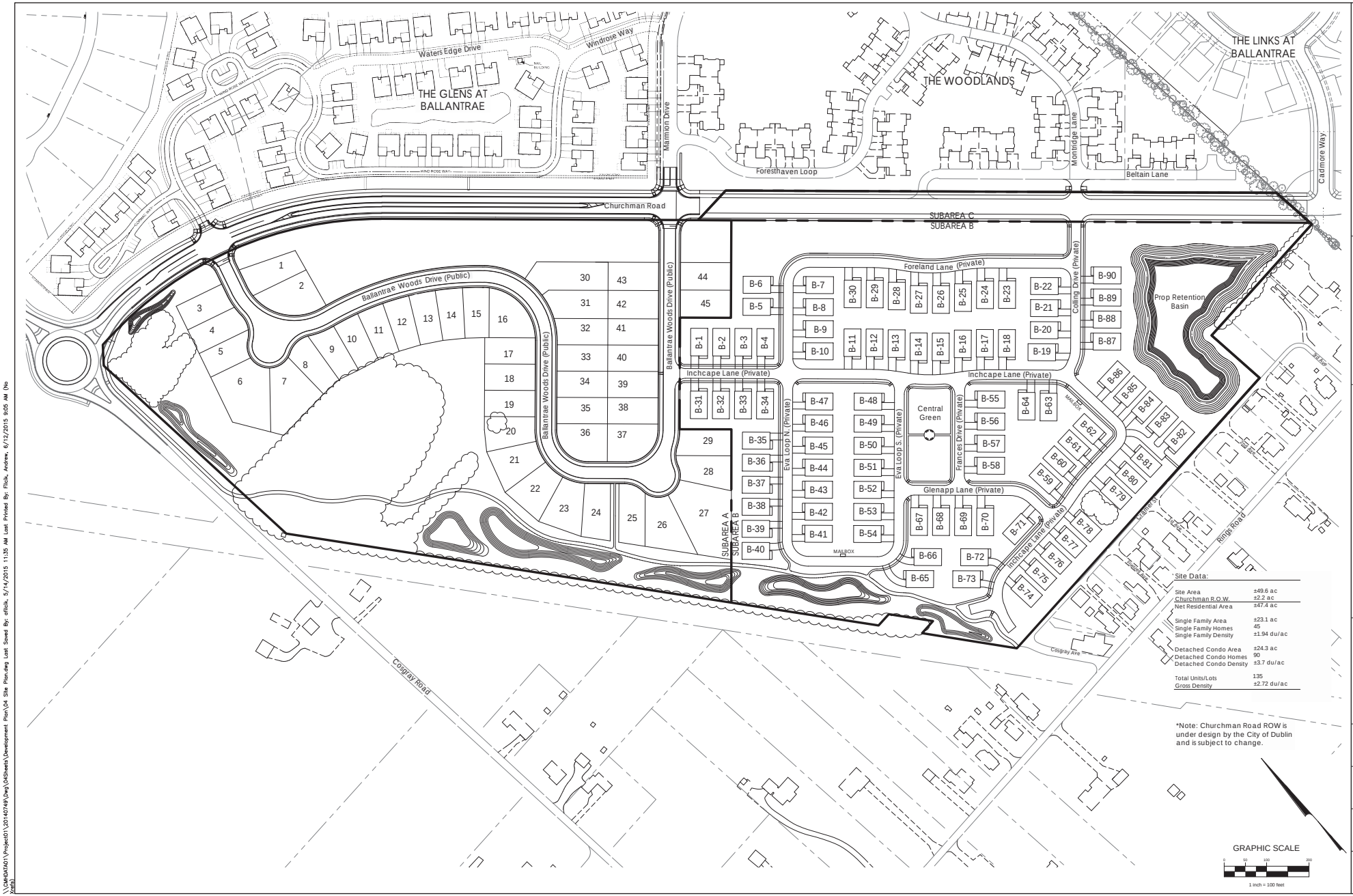
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
3/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\03 Existing Conditions Plan.dwg Last Saved By: aflick, 5/13/2015 9:03 AM Last Printed By: Flick, Andrew, 6/12/2015 9:05 AM (No Xrefs)



Site Data:

Site Area	±49.6 ac
Churchman R.O.W.	±2.2 ac
Net Residential Area	±47.4 ac
Single Family Area	±23.1 ac
Single Family Homes	45
Single Family Density	±1.94 du/ac
Detached Condo Area	±24.3 ac
Detached Condo Homes	90
Detached Condo Density	±3.7 du/ac
Total Units/Lots	135
Gross Density	±2.72 du/ac

*Note: Churchman Road ROW is under design by the City of Dublin and is subject to change.

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
(614) 775-4500 Fax: (614) 775-4800
Professional Surveyor Name: J. B. Smith
Professional Surveyor No. 8169
www.emht.com

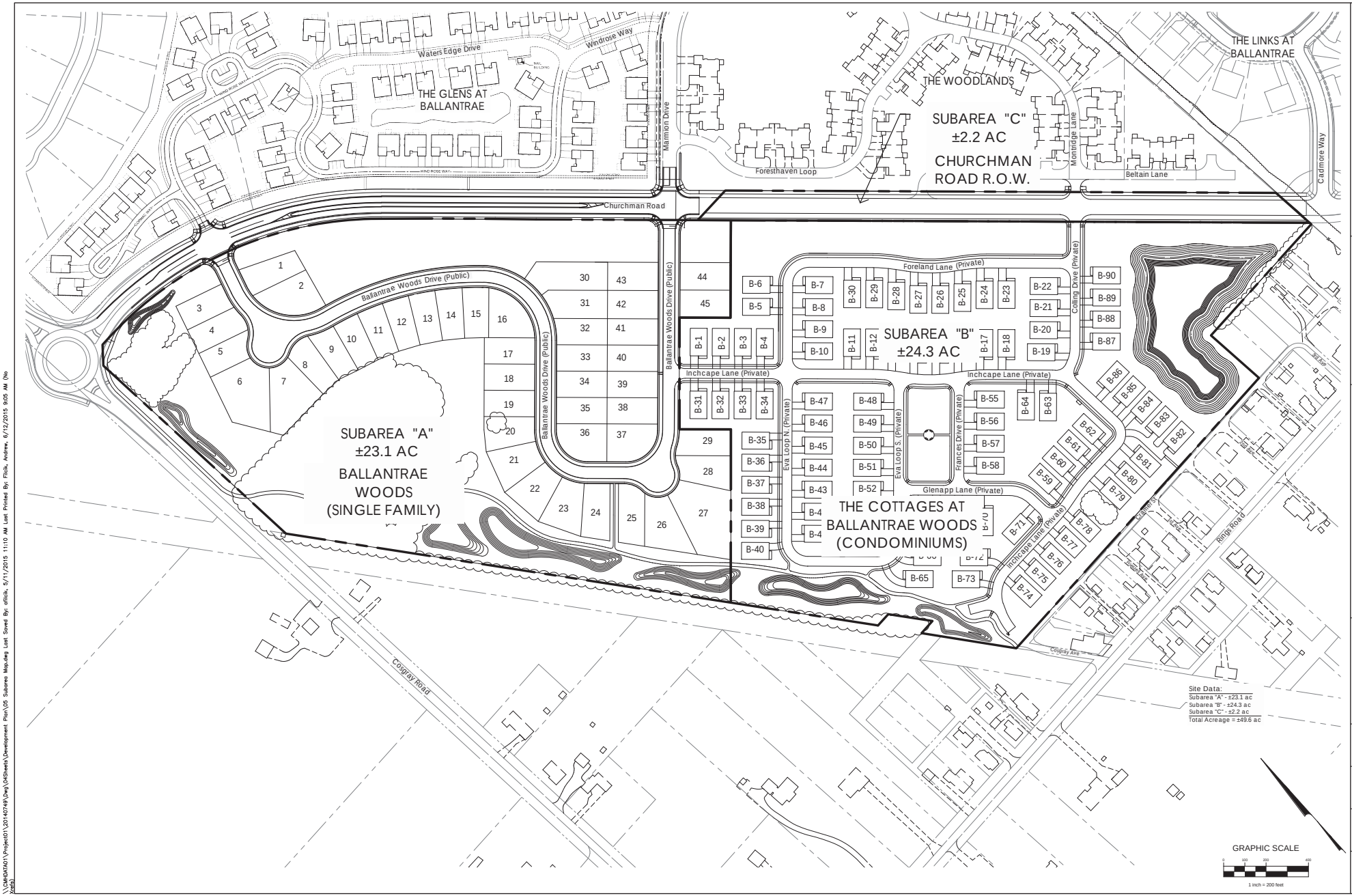
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
4 /19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\04 Site Plan.dwg Last Saved By: dflick, 5/14/2015 11:35 AM Last Printed By: Flick, Andrew, 6/12/2015 9:05 AM (No name)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
SUBAREA MAP

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

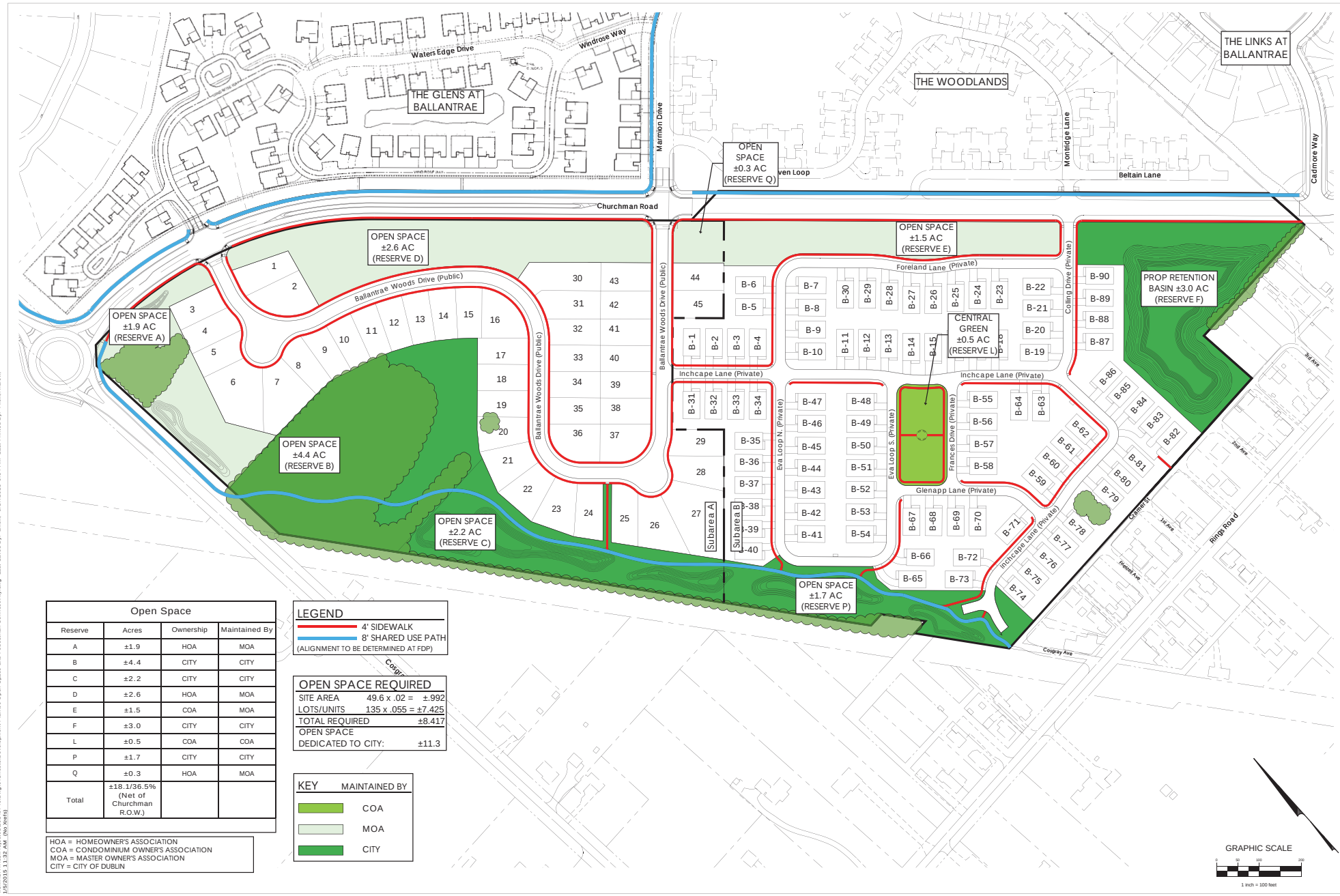
DATE
JUNE 16, 2015

SCALE
1" = 200'

JOB NO.
20140749

SHEET
5/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\05 Subarea Map.dwg Last Saved By: afilcik, 5/11/2015 11:10 AM Last Printed By: Filcik, Andrew, 6/12/2015 9:05 AM (No Xrefs)



Open Space			
Reserve	Acres	Ownership	Maintained By
A	±1.9	HOA	MOA
B	±4.4	CITY	CITY
C	±2.2	CITY	CITY
D	±2.6	HOA	MOA
E	±1.5	COA	MOA
F	±3.0	CITY	CITY
L	±0.5	COA	COA
P	±1.7	CITY	CITY
Q	±0.3	HOA	MOA
Total	±18.1/36.5% (Net of Churchman R.O.W.)		

HOA = HOMEOWNER'S ASSOCIATION
COA = CONDOMINIUM OWNER'S ASSOCIATION
MOA = MASTER OWNER'S ASSOCIATION
CITY = CITY OF DUBLIN

LEGEND
4' SIDEWALK
8' SHARED USE PATH
(ALIGNMENT TO BE DETERMINED AT FDP)

OPEN SPACE REQUIRED	
SITE AREA	49.6 x .02 = ±.992
LOTS/UNITS	135 x .055 = ±7.425
TOTAL REQUIRED	±8.417
OPEN SPACE DEDICATED TO CITY:	±11.3

KEY — MAINTAINED BY
COA
MOA
CITY

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
OPEN SPACE AND PEDESTRIAN CONNECTIVITY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
Toll Free: 888.775.3648
emht.com

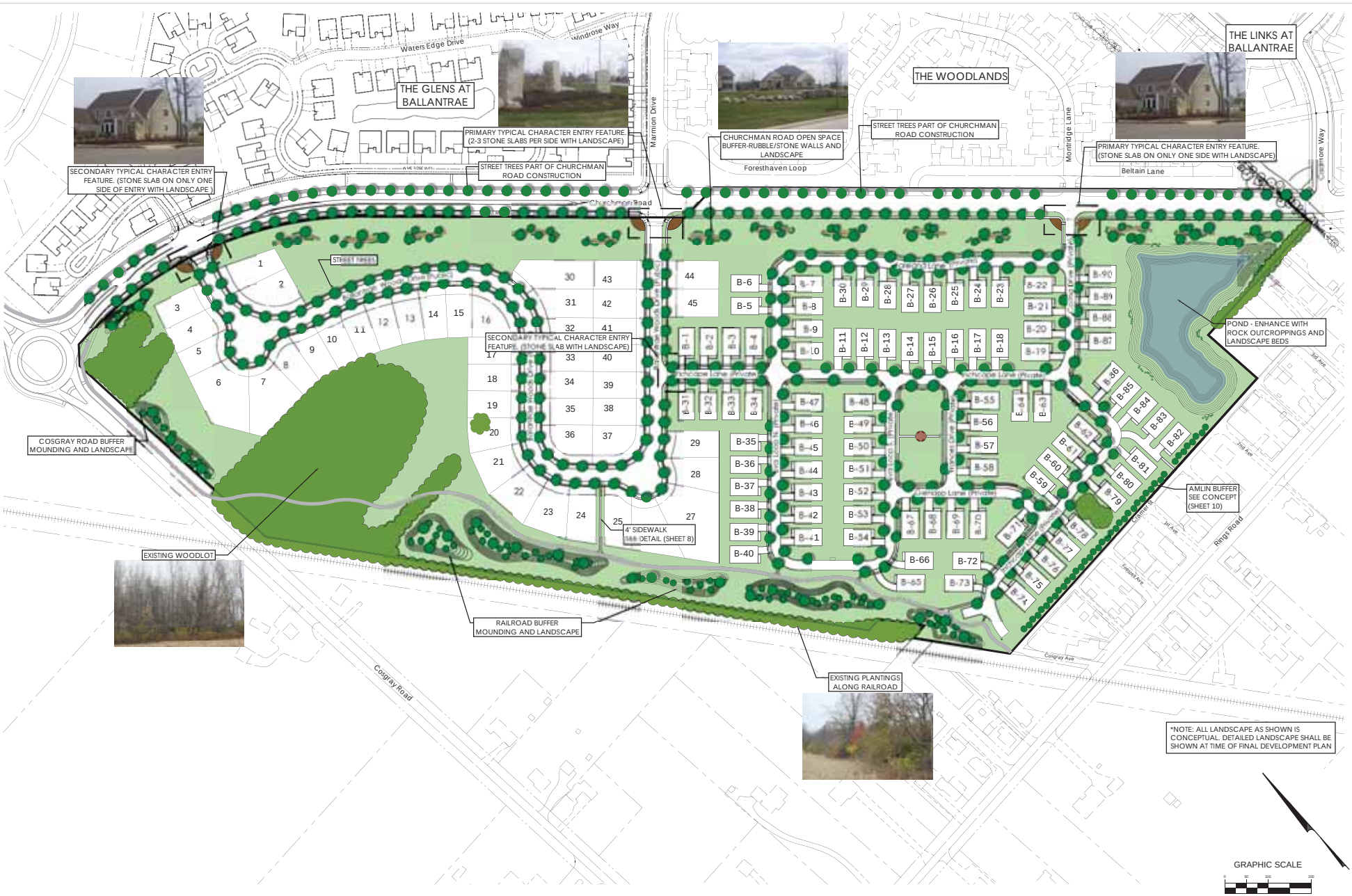
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
6/19

\\CMHDATA01\Project\2014\20140749\Dwg\04\Sheets\Development Plan\06 Open Space and Pedestrian Connectivity.dwg Last Saved By: aflick, 6/17/2015 9:54 AM Last Printed By: Flick, Andrew, 1/9/2015 11:32 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
LANDSCAPE CONCEPT

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
Toll Free: 888.775.3648
emht.com

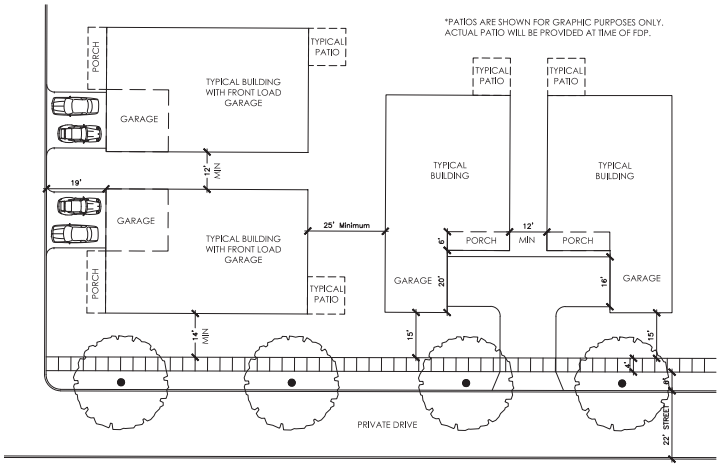
DATE
JUNE 16, 2015

SCALE
1" = 100'

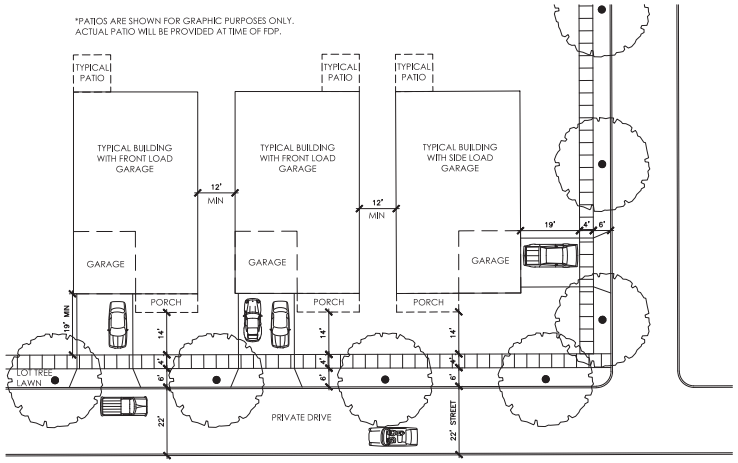
JOB NO.
20140749

SHEET
7 /19

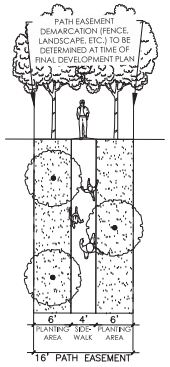
\\cmhdata01\project01\20140749\Dwg\04Sheets\development plan\07-08 Landscape Concept and Details.dwg Last Saved By: aflick 6/12/2015 7:59 AM Last Printed By: Flick,Andrew.
4/13/2015 2:21 PM (No Xrefs)



Typical Condo Layout - Courtyard Garage
Scale: 1"=20'



Typical Condo Layout - Front & Side Load Garage
Scale: 1"=20'



4' Pedestrian Sidewalk
Scale: 1"=5'

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
LANDSCAPE DETAILS

EMH&T

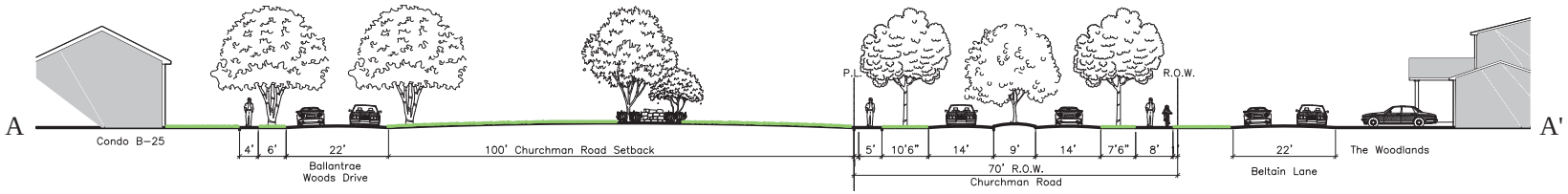
DATE
JUNE 16, 2015

SCALE
1" = 100'

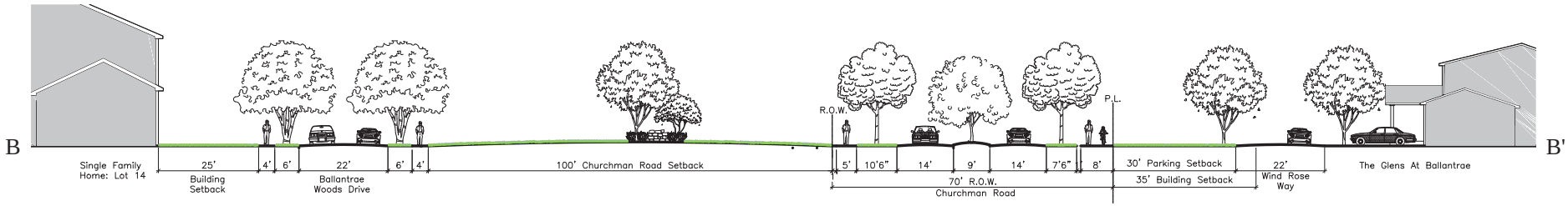
JOB NO.
20140749

SHEET
8/19

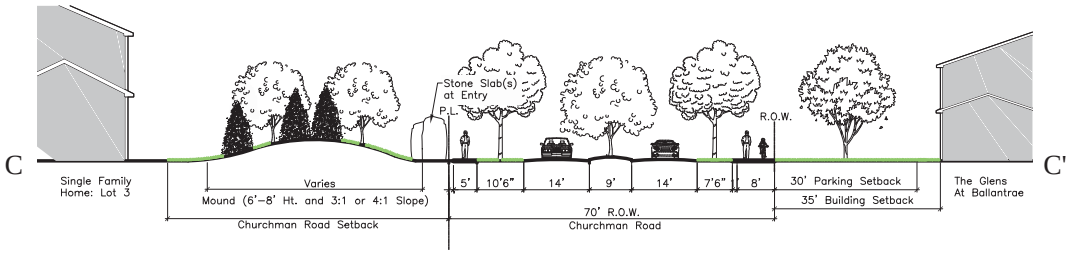
\\cmhdata01\projects01\20140749\Dwg\045Sheets\development plan\07-08 Landscape Concept and Details.dwg Last Saved By: oflick, 6/12/2015 9:40 AM Last Printed By: Flick, Andrew, 6/12/2015 9:41 AM (No Xrefs)



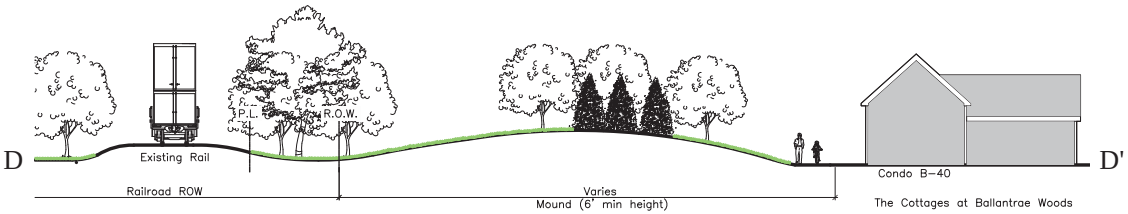
Churchman Road Section
A-A'
No Scale



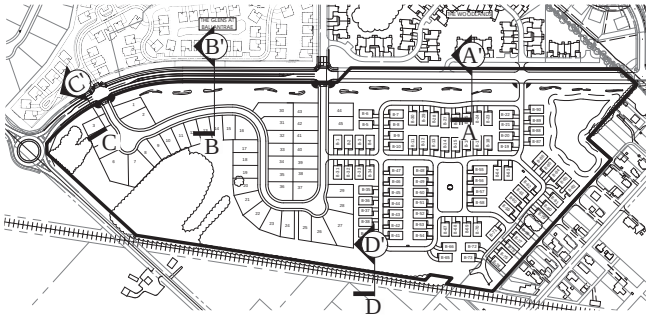
Churchman Road & Glens at Ballantrae Section
B-B'
No Scale



Churchman Road & Glens at Ballantrae Section
C-C'
No Scale



Railroad Buffer Section
D-D'
No Scale



Key Plan
Scale: 1" = 300'

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
LANDSCAPE DETAILS

EMH&T
Civil Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
JUNE 16, 2015

SCALE
As Noted

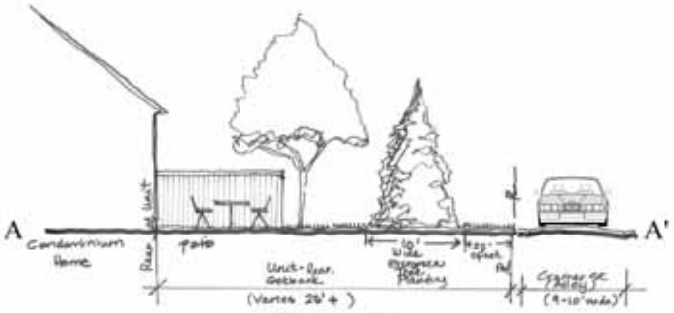
JOB NO.
20140749

SHEET
9/19

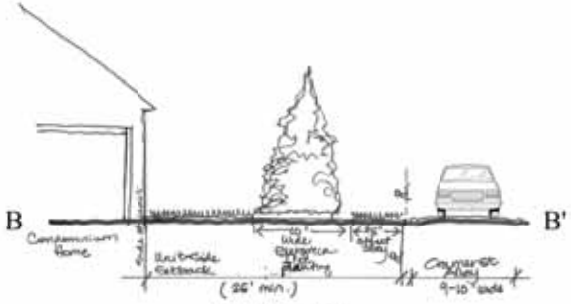
\\cmhdata01\projects01\20140749\Dwg\045heets\development plan\07-08 Landscape Concept and Details.dwg Last Saved By: aflick, 6/12/2015 8:13 AM Last Printed By: Flick, Andrew, 6/12/2015 8:30 AM (No Xrefs)

Audin Alley/Cramer Street
Conceptual Buffer
Scale: 1"=30'

*NOTE: THIS CONCEPT IS FOR DISCUSSION PURPOSES ONLY. APPLICANT WILL WORK WITH STAFF TO DETERMINE APPROPRIATE SCREENING AT REAR OF CONDOMINIUM HOMES BACKING TO CRAMER STREET AND PROVIDE PLAN AT TIME OF FINAL DEVELOPMENT PLAN.



Audin Alley/Cramer Street
Conceptual Buffer
Section A
No Scale



Audin Alley/Cramer Street
Conceptual Buffer
Section B
No Scale

Key Plan
Scale: 1" = 200'

REVISIONS

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
LANDSCAPE DETAILS

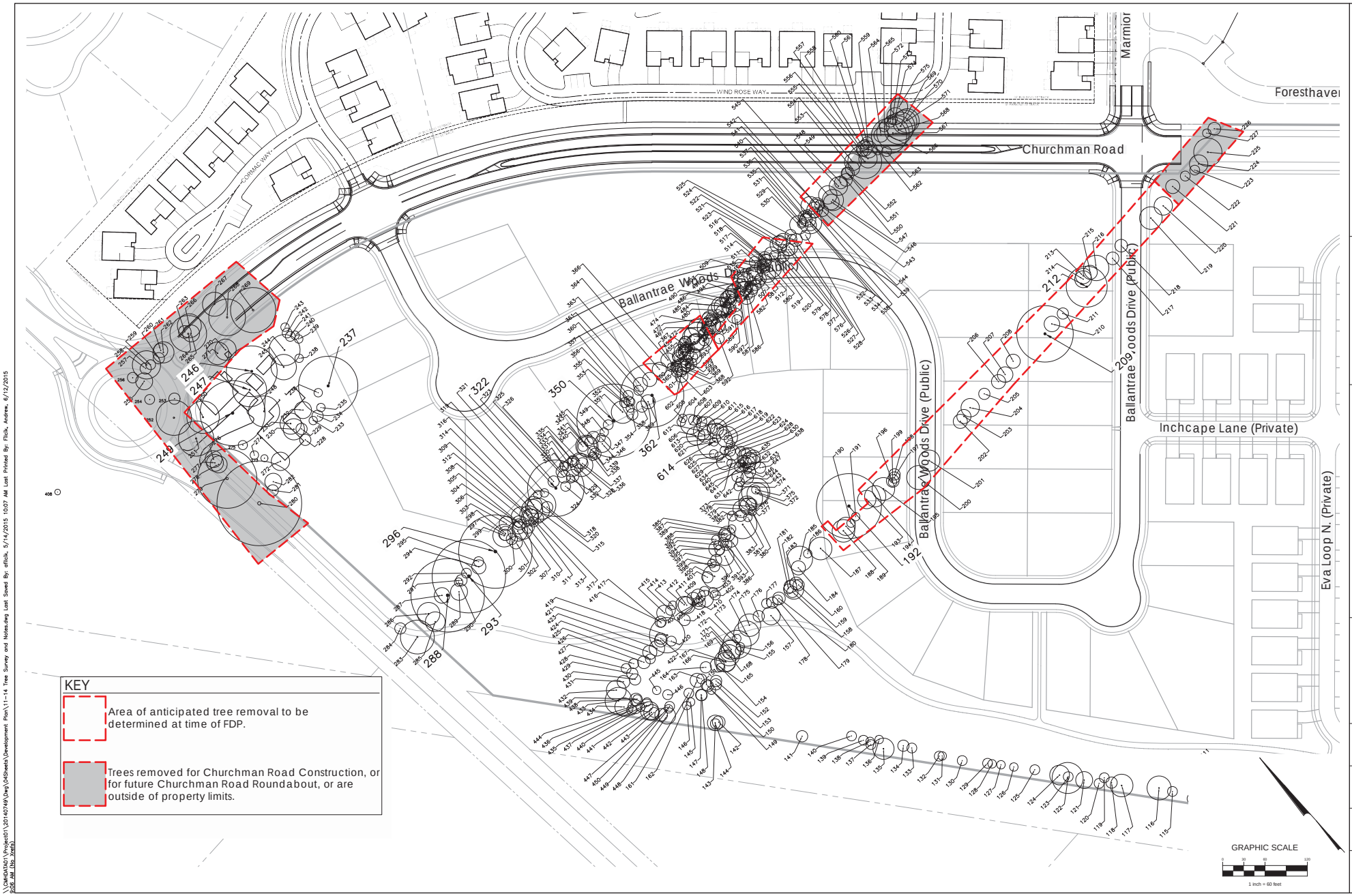
EMHT

DATE
JUNE 16, 2015

SCALE
As Noted

JOB NO.
2014074

SHEET
10/19



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

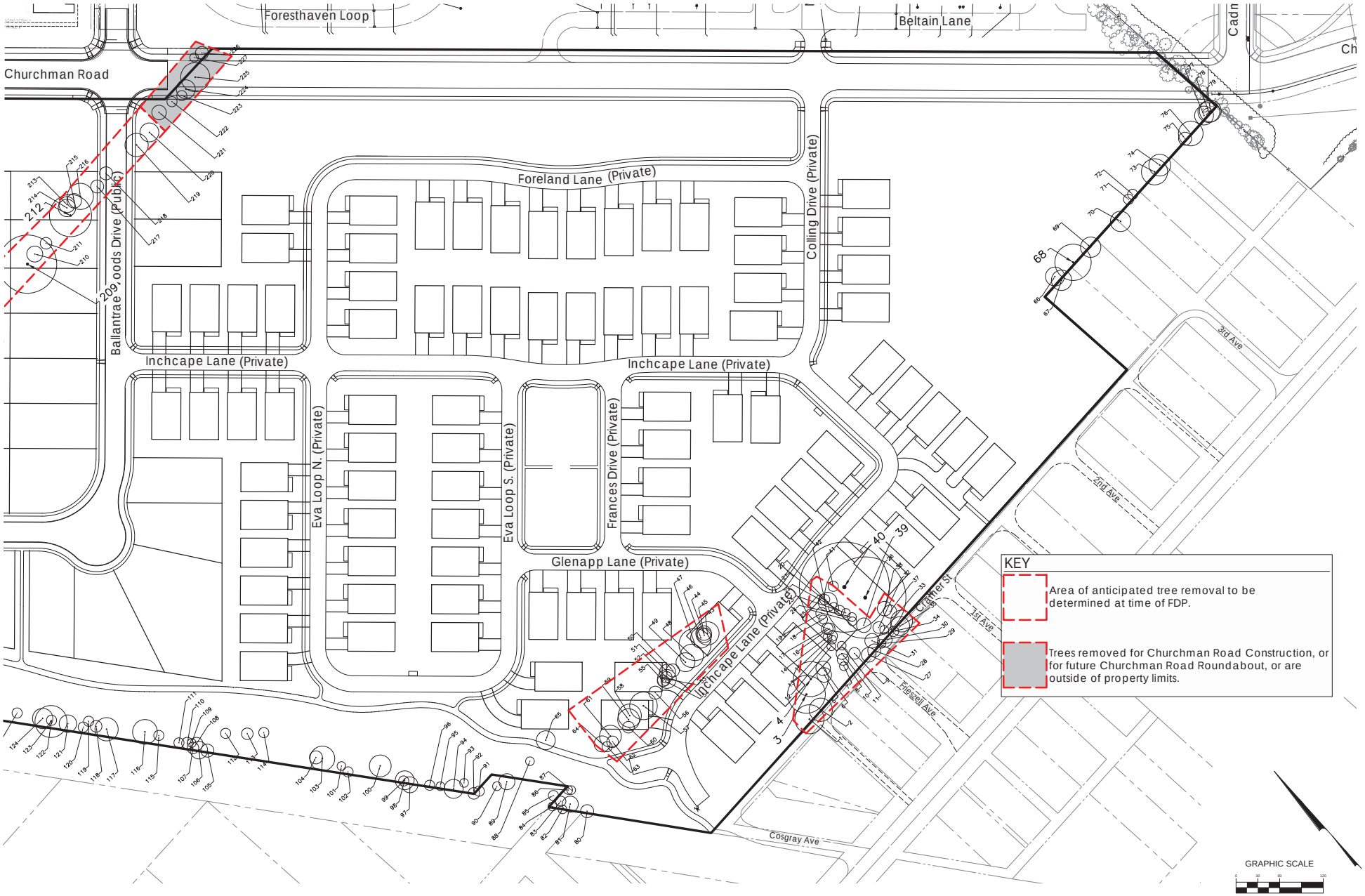
DATE
JUNE 16, 2015

SCALE
1" = 60'

JOB NO.
20140749

SHEET
11/19

\\CMHDATA01\Project01\20140749\Dwg\045Sheets\Development Plan\11-14 Tree Survey and Notes.dwg Last Saved By: aflick, 5/14/2015 10:07 AM Last Printed By: Flick, Andrew, 6/12/2015 9:06 AM (No. Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
JUNE 16, 2015

SCALE
1" = 60'

JOB NO.
20140749

SHEET
12/19

\\CMHDATA01\Project01\20140749\Dwg\045Sheets\Development Plan\11-14 Tree Survey and Notes.dwg Last Saved By: aflick, 5/14/2015 10:07 AM Last Printed By: Flick, Andrew, 6/12/2015 9:07 AM (No. Xrefs)

Legend:

~~DEAD~~ Dead Trees

* Landmark Trees

Breaks in numbering of trees are the result of trees removed for Churchman Road Construction after Tree Survey was performed; or, trees to be removed for future Churchman Road Roundabout; or, trees outside of property limits.

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
TREE SURVEY NOTES

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
13/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\11-14 Tree Survey and Notes.dwg Last Saved By: aflick, 5/14/2015 10:07 AM Last Printed By: Flick, Andrew, 6/12/2015 9:07 AM (No Xrefs)

401	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
402	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
403	White Ash	Fraxinus americana	14	1	Dead	Deciduous		
404	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
405	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
406	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
407	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
408	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
409	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
410	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
411	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
412	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
413	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
414	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
415	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
416	Black Cherry	Prunus serotina	6	1	Poor	Deciduous		
417	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
418	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
419	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
420	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
421	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
422	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
423	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
424	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
425	White Ash	Fraxinus americana	13	1	Dead	Deciduous		
426	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
427	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
428	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
429	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
430	Sugar Maple	Acer saccharum	8	1	Good	Deciduous		
431	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
432	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
433	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
434	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
435	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
436	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
437	Washington Hawthorn	Crataegus phaenopyrum	8,6,6	3	Dead	Deciduous		
438	White Ash	Fraxinus americana	15,6	2	Dead	Deciduous		
439	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
440	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
441	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
442	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
443	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
444	Silver Maple	Acer saccharinum	8	1	Fair	Deciduous		
445	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
446	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
447	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
448	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
449	White Ash	Fraxinus americana	15,6	2	Dead	Deciduous		
450	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
451	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
452	Slippery Elm	Ulmus rubra	20	1	Fair	Deciduous		
453	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
454	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
455	White Ash	Fraxinus americana	9	1	Poor	Deciduous		
456	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
457	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
458	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
459	Crabapple	Malus coronaria	13	1	Fair	Deciduous		
460	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
461	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
462	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
463	White Ash	Fraxinus americana	8	1	Poor	Deciduous		
464	White Ash	Fraxinus americana	11	1	Poor	Deciduous		
465	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
466	Silver Maple	Acer saccharinum	15,11,10,11	4	Fair	Deciduous		
467	White Ash	Fraxinus americana	11,7	2	Dead	Deciduous		
468	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
469	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
470	White Ash	Fraxinus americana	6,6	2	Dead	Deciduous		
471	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
472	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
473	Crabapple	Malus coronaria	11	1	Poor	Deciduous		
474	Red Oak	Quercus rubra	12	1	Good	Deciduous		
475	Silver Maple	Acer saccharinum	13,13,11,10	4	Good	Deciduous		
476	Hackberry	Celtis occidentalis	8,8,9	3	Good	Deciduous		
477	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
478	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
479	Hackberry	Celtis occidentalis	7	1	Fair	Deciduous		
480	Hackberry	Celtis occidentalis	6	1	Fair	Deciduous		
481	Red Oak	Quercus rubra	7	1	Good	Deciduous		
482	Red Oak	Quercus rubra	7,7	2	Good	Deciduous		
483	Black Locust	Robinia pseudoacacia	10,10	2	Poor	Deciduous		
484	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
485	Red Oak	Quercus rubra	12	1	Good	Deciduous		
486	Red Oak	Quercus rubra	10	1	Good	Deciduous		
487	Red Oak	Quercus rubra	11,8	2	Good	Deciduous		
488	Red Oak	Quercus rubra	10	1	Good	Deciduous		
489	Red Oak	Quercus rubra	17	1	Fair	Deciduous		
490	Red Oak	Quercus rubra	12	1	Good	Deciduous		
491	Red Mulberry	Morus rubra	9	1	Poor	Deciduous		
492	Red Mulberry	Morus rubra	7	1	Dead	Deciduous		
493	Hackberry	Celtis occidentalis	12	1	Good	Deciduous		
494	Eastern Cottonwood	Populus deltoides	12	1	Fair	Deciduous		
495	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
496	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
497	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
498	Black Cherry	Prunus serotina	8	1	Fair	Deciduous		
499	White Ash	Fraxinus americana	14	1	Dead	Deciduous		
500	White Ash	Fraxinus americana	11	1	Dead	Deciduous		

501	White Ash	Fraxinus americana	8	1	Poor	Deciduous		
502	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
503	White Ash	Fraxinus americana	6,10	2	Dead	Deciduous		
504	White Ash	Fraxinus americana	9	1	Dead	Deciduous		
505	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
506	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
507	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
508	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
509	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
510	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
511	Silver Maple	Acer saccharinum	7	1	Good	Deciduous		
512	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
513	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
514	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
515	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
516	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
517	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
518	White Ash	Fraxinus americana	6,6	2	Dead	Deciduous		
519	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
520	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
521	White Ash	Fraxinus americana	6,6	2	Dead	Deciduous		
522	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
523	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
524	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
525	Sugar Maple	Acer saccharum	7	1	Fair	Deciduous		
526	Eastern Cottonwood	Populus deltoides	14,12	2	Good	Deciduous		
527	Sugar Maple	Acer saccharum	7	1	Fair	Deciduous		
528	Sugar Maple	Acer saccharum	6	1	Fair	Deciduous		
529	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
530	Eastern Cottonwood	Populus deltoides	13	1	Good	Deciduous		
531	Eastern Cottonwood	Populus deltoides	12	1	Fair	Deciduous		
532	Sugar Maple	Acer saccharum	9	1	Good	Deciduous		
533	Sugar Maple	Acer saccharum	9	1	Good	Deciduous		
534	White Ash	Fraxinus americana	3,7	2	Dead	Deciduous		
535	Eastern Cottonwood	Populus deltoides	14	1	Good	Deciduous		
536	Sugar Maple	Acer saccharum	7	1	Good	Deciduous		
537	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
538	Eastern Cottonwood	Populus deltoides	16	1	Good	Deciduous		

539	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
540	White Ash	Fraxinus americana	10	1	Dead	Deciduous		
541	Sugar Maple	Acer saccharum	6	1	Fair	Deciduous		
542	Silver Maple	Acer saccharinum	9,9,8	3	Fair	Deciduous		
543	Silver Maple	Acer saccharinum	8,7	2	Fair	Deciduous		
544	Silver Maple	Acer saccharinum	12,8,10,12,6,6	6	Fair	Deciduous		
545	Silver Maple	Acer saccharinum	12	1	Poor	Deciduous		
546	White Ash	Fraxinus americana	6	1	Dead	Deciduous		
547	White Ash	Fraxinus americana	7,7	2	Dead	Deciduous		
548	White Ash	Fraxinus americana	12	1	Dead	Deciduous		
549	Sugar Maple	Acer saccharum	8	1	Fair	Deciduous		
550	Sugar Maple	Acer saccharum	6	1	Poor	Deciduous		
551	Sugar Maple	Acer saccharum	8,7	2	Good	Deciduous		
552	Silver Maple	Acer saccharinum	25	1	Good	Deciduous	*	
553	White Ash	Fraxinus americana	7	1	Dead	Deciduous		
554	White Ash	Fraxinus americana	8	1	Dead	Deciduous		
555	Silver Maple	Acer saccharinum	6,6,7,9	4	Fair	Deciduous		
556	Silver Maple	Acer saccharinum	11	1	Good	Deciduous		
557	Sugar Maple	Acer saccharum	10,7	2	Good	Deciduous		
558	Sugar Maple	Acer saccharum	7	1	Fair	Deciduous		
559	Silver Maple	Acer saccharinum	9,9,6,7,6,8,7,7	8	Fair	Deciduous		
560	Sugar Maple	Acer saccharum	7	1	Dead	Deciduous		
561	Sugar Maple	Acer saccharum	7,7,9,7	4	Fair	Deciduous		
562	Sugar Maple	Acer saccharum	8	1	Fair	Deciduous		
563	Sugar Maple	Acer saccharum	8	1	Fair	Deciduous		
564	Slippery Elm	Ulmus rubra	9	1	Fair	Deciduous		
565	Silver Maple	Acer saccharinum	10	1	Fair	Deciduous		
566	Silver Maple	Acer saccharinum	10	1	Fair	Deciduous		
567	Silver Maple	Acer saccharinum	10	1	Fair	Deciduous		
568	Slippery Elm	Ulmus rubra	7	1	Fair	Deciduous		
569	Silver Maple	Acer saccharinum	10	1	Poor	Deciduous		
570	Silver Maple	Acer saccharinum	9	1	Fair	Deciduous		
571	Silver Maple	Acer saccharinum	9	1	Fair	Deciduous		
572	Silver Maple	Acer saccharinum	9	1	Poor	Deciduous		
573	Silver Maple	Acer saccharinum	9,10,10	3	Fair	Deciduous		
574	Silver Maple	Acer saccharinum	13,14	2	Fair	Deciduous		
575	White Ash	Fraxinus americana	11	1	Dead	Deciduous		
576	Silver Maple	Acer saccharinum	7	1	Fair	Deciduous		
577	Silver Maple	Acer saccharinum	6	1	Fair	Deciduous		
578	Silver Maple	Acer saccharinum	6	1	Good	Deciduous		
579	Silver Maple	Acer saccharinum	7	1	Good	Deciduous		
580	Silver Maple	Acer saccharinum	8,7,4	3	Good	Deciduous		
581	Silver Maple	Acer saccharinum	12,11,11	3	Fair	Deciduous		
582	Silver Maple	Acer saccharinum	6	1	Fair	Deciduous		
583	Silver Maple	Acer saccharinum	7,7	2	Fair	Deciduous		

584	Sugar Maple	Acer saccharum	6,6	2	Fair	Deciduous		
585	Sugar Maple	Acer saccharum	8	1	Fair	Deciduous		
586	Eastern Cottonwood	Populus deltoides	8	1	Fair	Deciduous		
587	Eastern Cottonwood	Populus deltoides	10	1	Fair	Deciduous		
588	Eastern Cottonwood	Populus deltoides	7	1	Fair	Deciduous		
589	Eastern Cottonwood	Populus deltoides	6	1	Poor	Deciduous		
590	Sugar Maple	Acer saccharum	9	1	Fair	Deciduous		
591	Eastern Cottonwood	Populus deltoides	11	1	Fair	Deciduous		
592	Sugar Maple	Acer saccharum	8,7	2	Good	Deciduous		
593	Sugar Maple	Acer saccharum	7,7	2	Poor	Deciduous		
594	Sugar Maple	Acer saccharum	6	1	Fair	Deciduous		
595	Sugar Maple	Acer saccharum	7,6	2	Good	Deciduous		
596	White Ash	Fraxinus americana	17	1	Dead	Deciduous		
597	Sugar Maple	Acer saccharum	8	1	Poor	Deciduous		
598	Sugar Maple	Acer saccharum	7	1	Fair	Deciduous		
599	Sugar Maple	Acer saccharum	7	1	Fair	Deciduous		
600	Sugar Maple	Acer saccharum	7,6	2	Fair	Deciduous		

Legend:

~~DEAD~~ Dead Trees

* Landmark Trees

Breaks in numbering of trees are the result of trees removed for Churchman Road Construction after Tree Survey was performed, or trees to be removed for future Churchman Road Roundabout, or trees outside of property limits.

Tree Survey Data:

Total Trees: 575 Trees (7,533 Caliper Inches)

(*Includes Landmark Trees: 19 Trees - 819Caliper Inches)

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
TREE SURVEY NOTES

EMHT

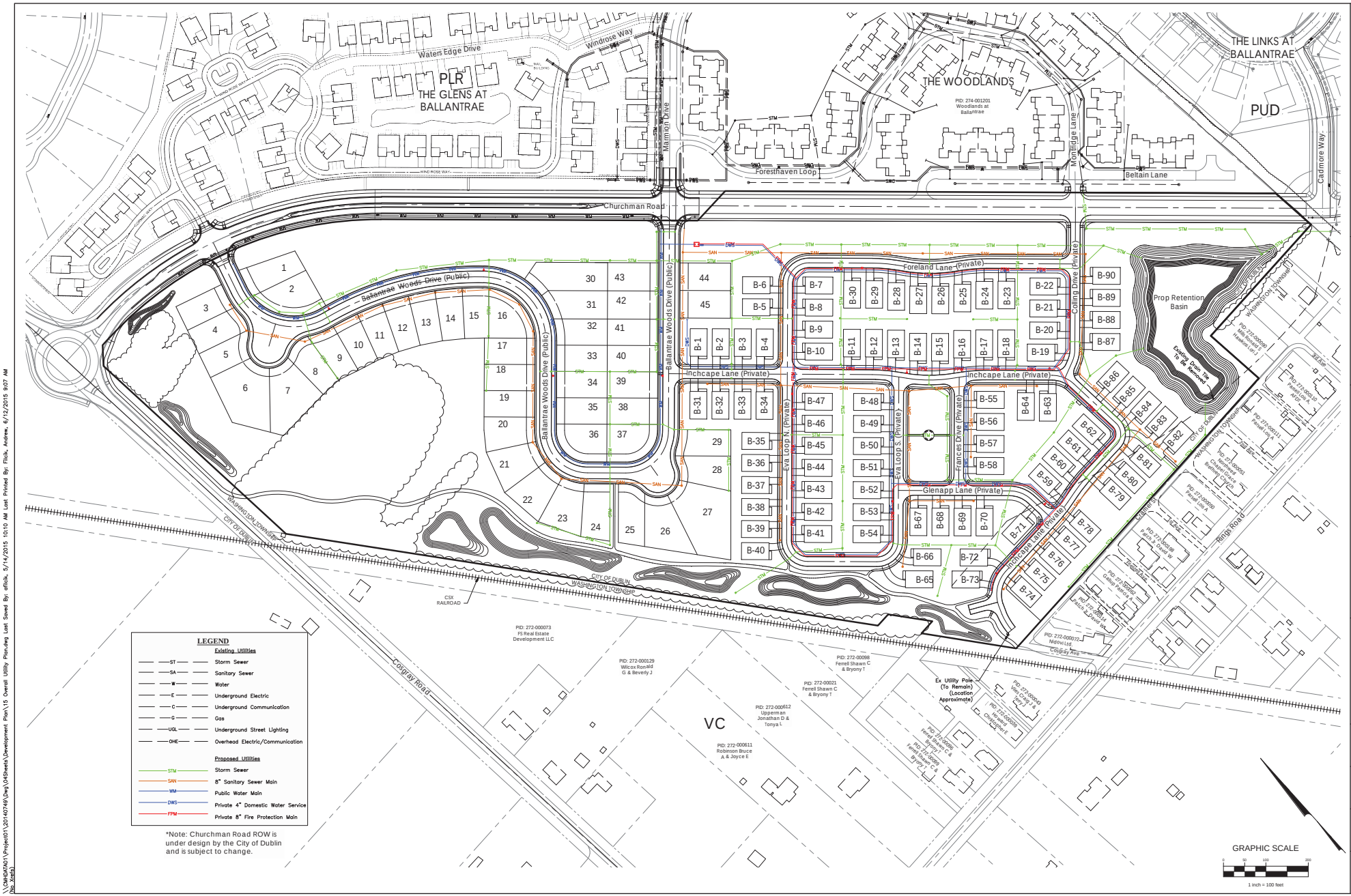
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
14/19

\\cmhdata01\project01\20140749\Dwg\04Sheets\development plan\11-14 Tree Survey and Notes.dwg Last Saved By: aflick, 5/14/2015 10:07 AM Last Printed By: Flick, Andrew, 6/12/2015 9:38 AM (No Xrefs)



LEGEND

Existing Utilities

- ST — Storm Sewer
- SA — Sanitary Sewer
- W — Water
- E — Underground Electric
- C — Underground Communication
- G — Gas
- UGL — Underground Street Lighting
- OHE — Overhead Electric/Communication

Proposed Utilities

- STM — Storm Sewer
- SAN — 8" Sanitary Sewer Main
- WM — Public Water Main
- DWS — Private 4" Domestic Water Service
- FPM — Private 8" Fire Protection Main

*Note: Churchman Road ROW is under design by the City of Dublin and is subject to change.

MARK	DATE	DESCRIPTION

REVISIONS

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
OVERALL UTILITY PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.EMH&T
www.emht.com

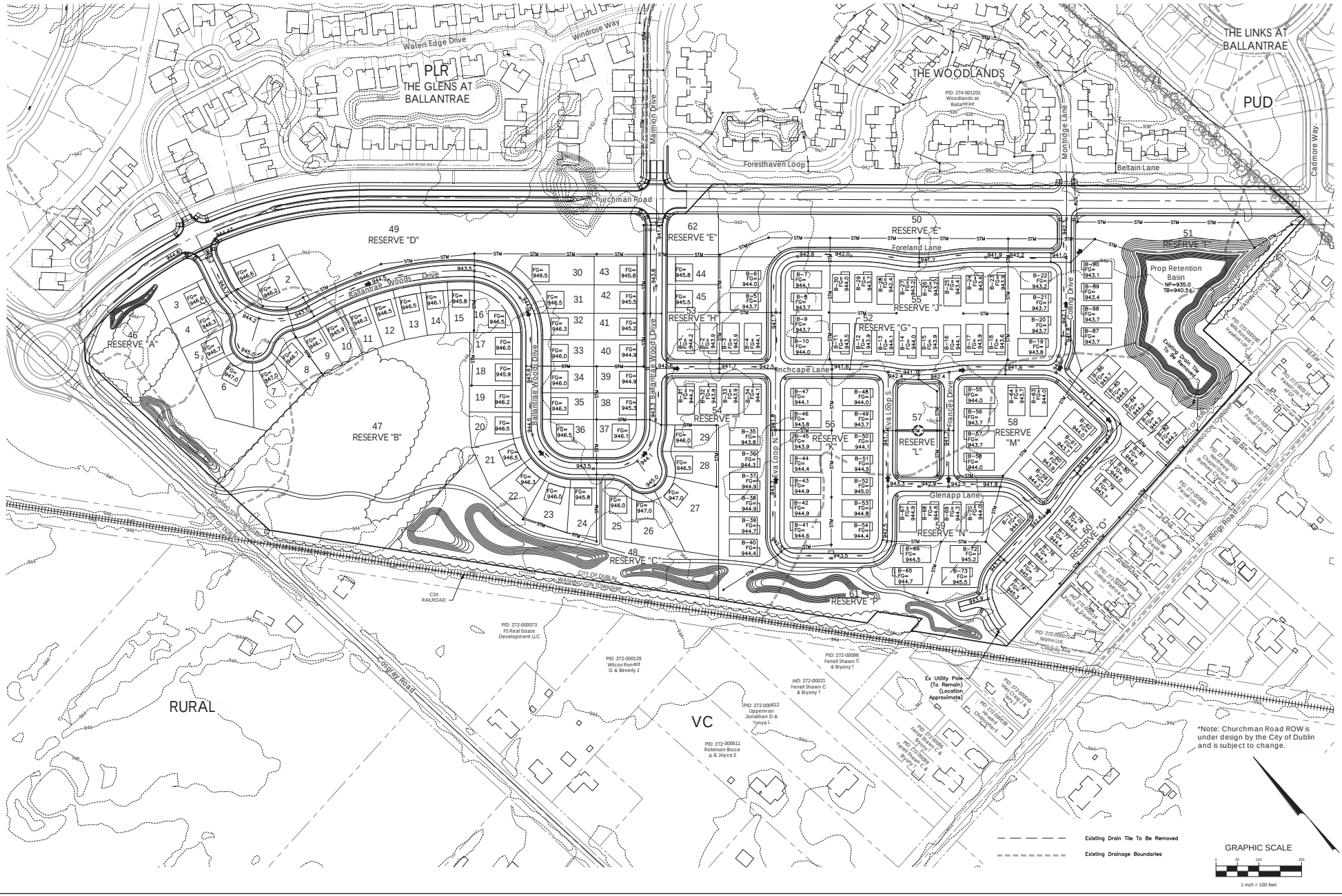
DATE
JUNE 16, 2015

SCALE
1" = 100'

JOB NO.
20140749

SHEET
15/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\15 Overall Utility Plan.dwg Last Saved By: afflick, 6/14/2015 10:10 AM Last Printed By: Flick, Andrew, 6/12/2015 9:07 AM
(No Xrefs)



MARK	DATE	DESCRIPTION

REVISIONS

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
GRADING PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.EMH&T
emht.com

DATE
JUNE 16, 2015

SCALE
1" = 100'

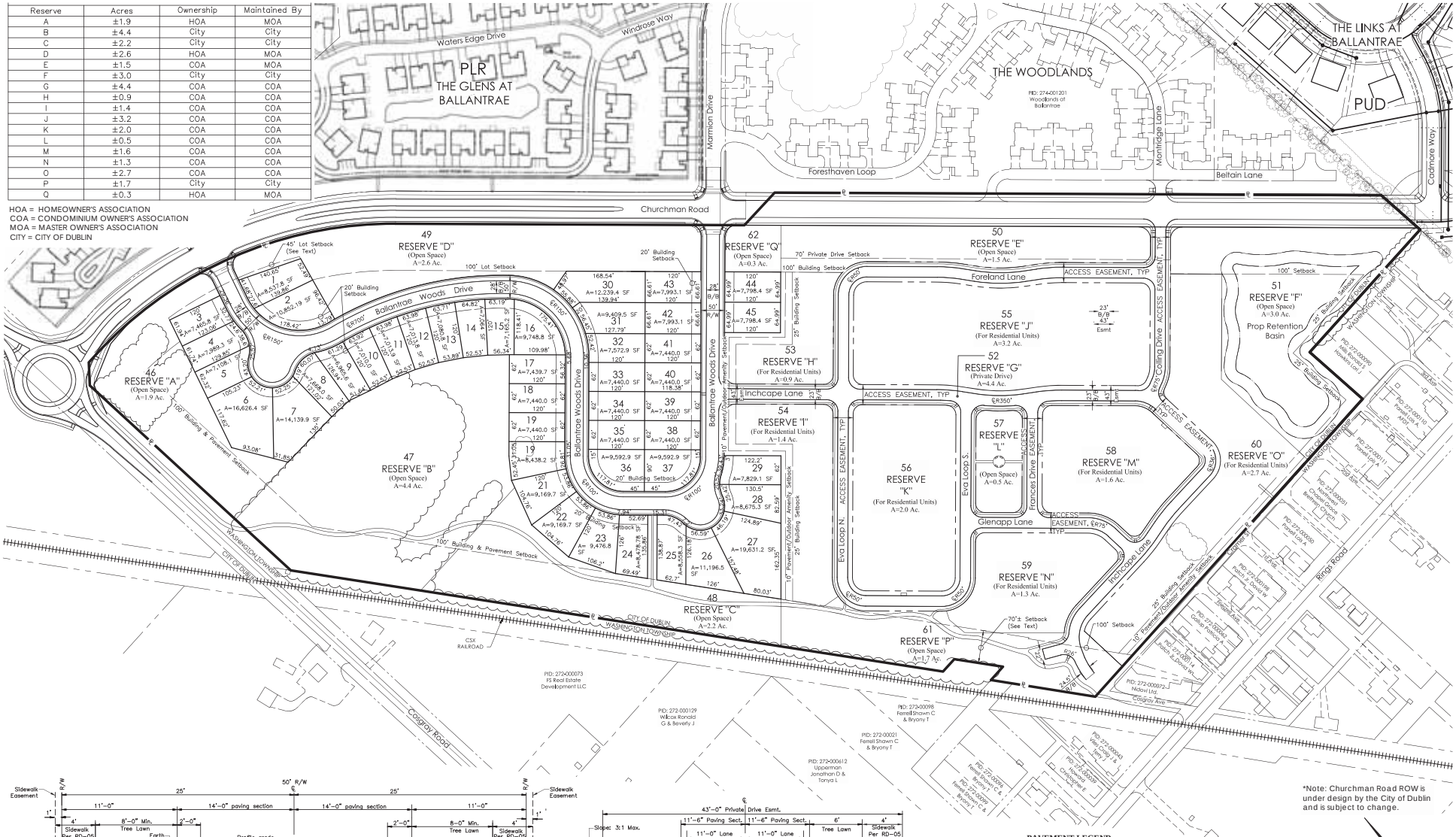
JOB NO.
20140749

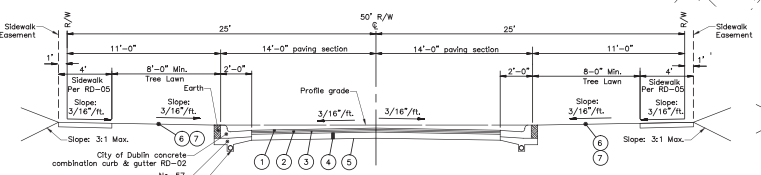
SHEET
16/19

\\CMHDATA01\Projects01\20140749\Dwg\04Sheets\Development Plan\16 Grading Plan.dwg Last Saved By: sking, 5/11/2015 3:56 PM Last Printed By: Flicik, Andrew, 6/12/2015 9:08 AM (No Jobs)

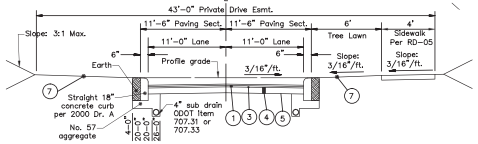
Reserve	Acres	Ownership	Maintained By
A	±1.9	HOA	MOA
B	±4.4	City	City
C	±2.2	City	City
D	±2.6	HOA	MOA
E	±1.5	COA	MOA
F	±3.0	City	City
G	±4.4	COA	COA
H	±0.9	COA	COA
I	±1.4	COA	COA
J	±3.2	COA	COA
K	±2.0	COA	COA
L	±0.5	COA	COA
M	±1.6	COA	COA
N	±1.3	COA	COA
O	±2.7	COA	COA
P	±1.7	City	City
Q	±0.3	HOA	MOA

HOA = HOMEOWNER'S ASSOCIATION
COA = CONDOMINIUM OWNER'S ASSOCIATION
MOA = MASTER OWNER'S ASSOCIATION
CITY = CITY OF DUBLIN





TYPICAL 28' B/B PUBLIC STREET SECTION - (SINGLE FAMILY)
50' R/W
Not to Scale
Ballantrae Woods Drive



TYPICAL 23' B/B PRIVATE DRIVE SECTION - (CONDOMINIUMS)
(See Plan for Sidewalk Location)
Not to Scale

Inchcape Lane	**Frances Drive**
Foreland Lane	**Colling Drive**
Eva Loop N. & S.	**Glenapp Lane**

PAVEMENT LEGEND

1. Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. *
2. Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
3. Item 301, 3" Bituminous Aggregate Base Course
4. Item 304, 6" Aggregate Base
5. Item 204, Subgrade Compaction
6. Item 653 – 3" Topsoil Furnished And Placed
7. Item 659, Seeding And Mulching

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

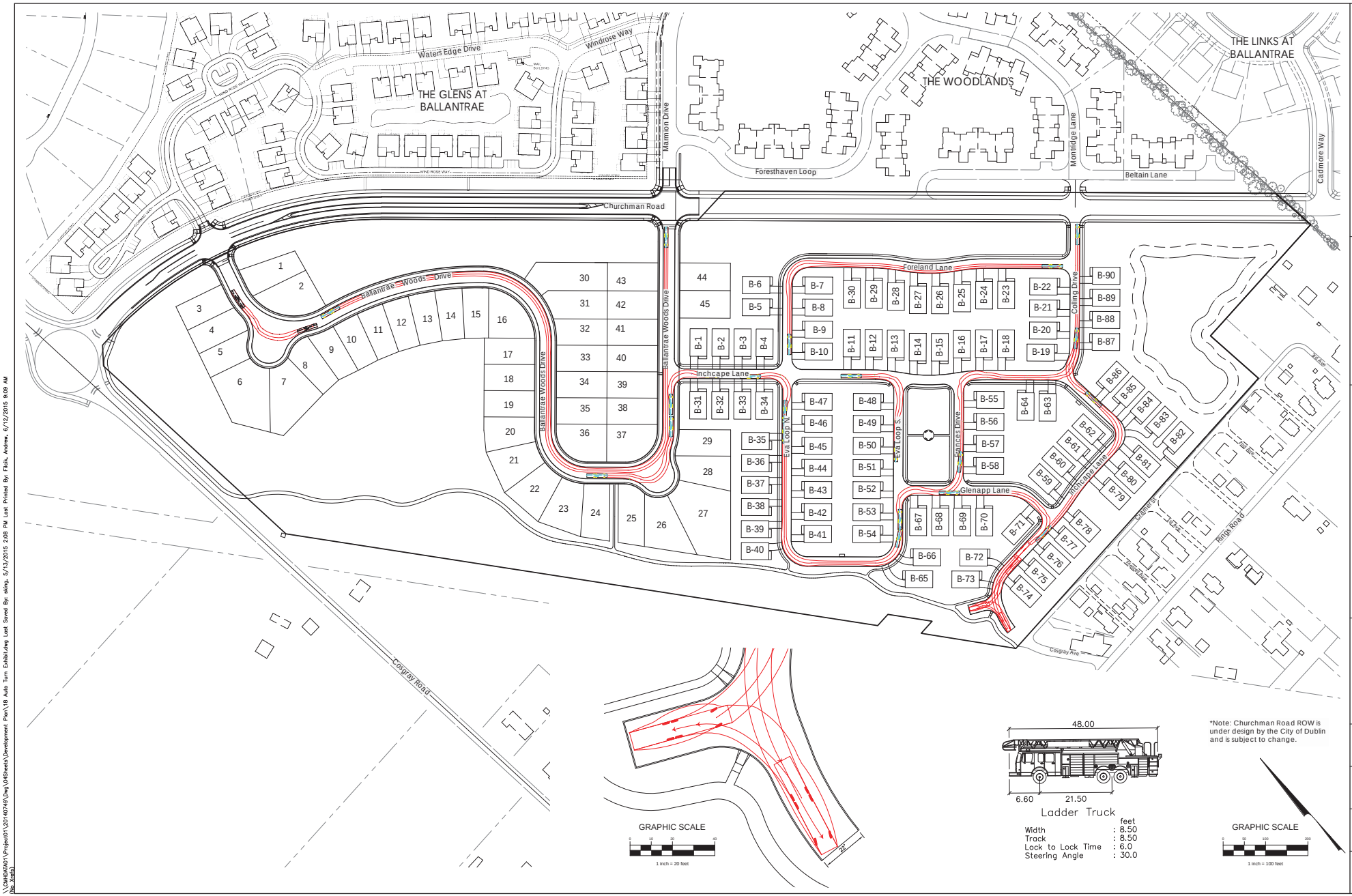
SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
PRELIMINARY PLAT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE: JUNE 16, 2015
SCALE: 1" = 100'
JOB NO.: 20140749
SHEET: 17 /19

\\DAHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\17 Preliminary Plat.dwg Last Saved By: ufrick, 6/12/2015 10:19 AM Last Printed By: Flick, Andrew, 6/12/2015 10:20 AM



*Note: Churchman Road ROW is under design by the City of Dublin and is subject to change.

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
AUTOTURN EXHIBIT

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.5648
emht.com

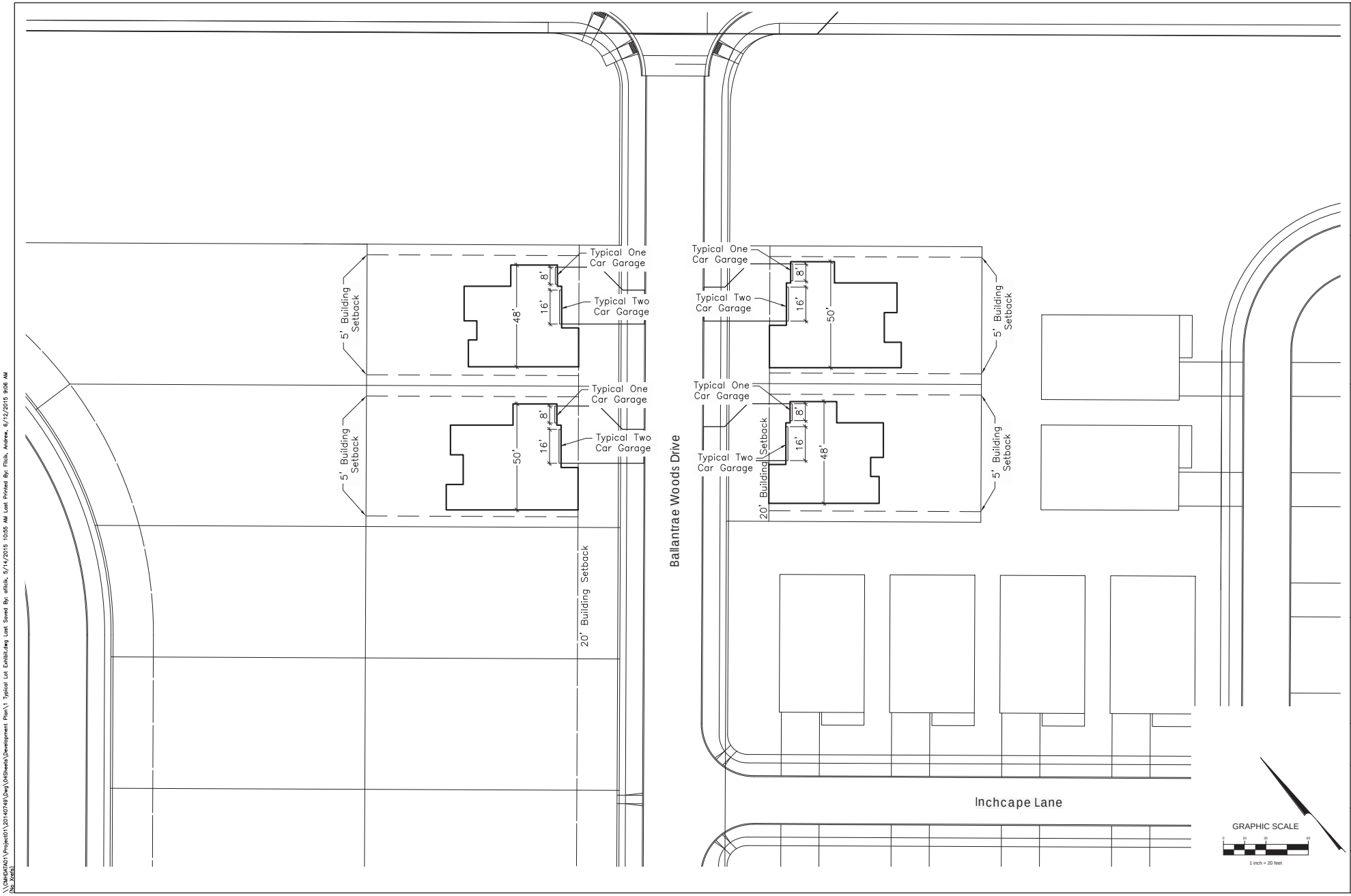
DATE
JUNE 16, 2015

SCALE
As Noted

JOB NO.
20140749

SHEET
18/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\18 Auto Turn Exhibit.dwg Last Saved By: sking, 5/13/2015 2:08 PM Last Printed By: Flick, Andrew, 6/12/2015 9:09 AM
(No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
BALLANTRAE WOODS
SINGLE FAMILY LOTS WITH
TYPICAL 3 CAR GARAGE

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
JUNE 16, 2015

SCALE
As Noted

JOB NO.
20140749

SHEET
19/19

\\CMHDATA01\Project01\20140749\Dwg\04Sheets\Development Plan\1 Typical Lot Exhibit.dwg Last Saved By: afilcik, 5/14/2015 10:55 AM Last Printed By: Filcik, Andrew, 6/12/2015 9:06 AM
(No Xrefs)