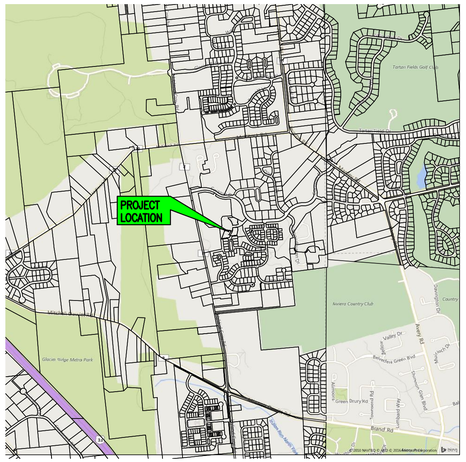
SITE CONSTRUCTION DOCUMENTS FOR:

TARTAN WEST

CITY OF DUBLIN, UNION COUNTY, OHIO



REGIONAL CONTEXT MAP
SCALE: 1"=2000'

OHIO Utilities Protection SERVICE 811 or 1-800-362-2764 Call Before You Dig

Oil & Gas Producers (OGPUPS) Underground Protection Service Call Before You Dig 1-800-925-0988

INDEX OF SHEETS

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EXISTING CONDITIONS AND DEMO PLAN ____ 2
SITE STAKING AND CONSTRUCTION PLAN ____ 3
GRADING PLAN ____ 4
UTILITY PLAN ____ 5

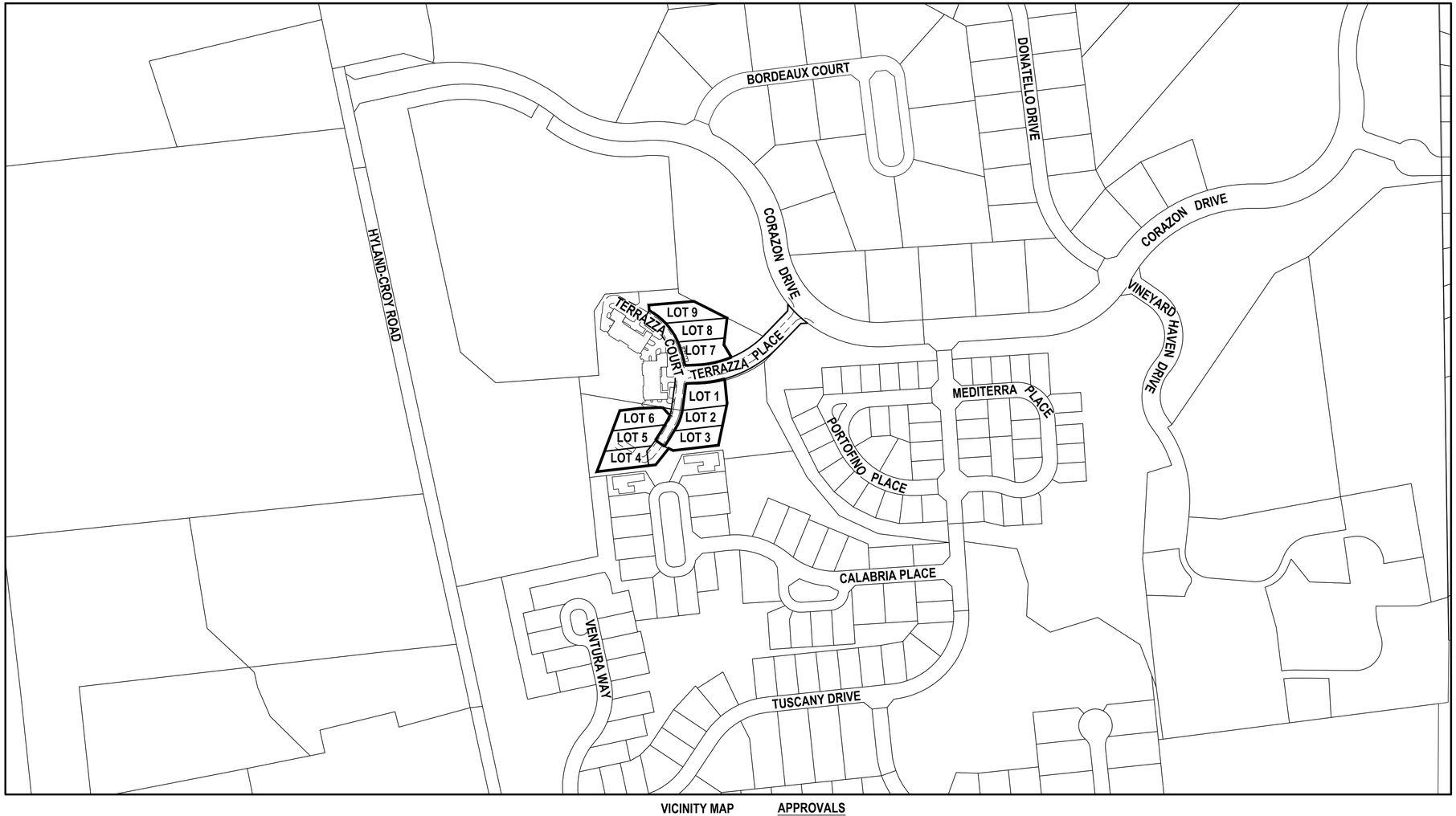
SITE DATA

TOTAL EXISTING SITE ACREAGE	7.41 ± ACRES
3900240531000	3.51 ± ACRES (FOR REFERENCE ONLY)
3900240530000	3.90 ± ACRES (FOR REFERENCE ONLY)
TOTAL DEVELOPMENT PLAN ACREAGE	3.308 ± ACRES (9 LOTS)
LOT 1	0.269 ACRES
LOT 2	0.220 ACRES
LOT 3	0.247 ACRES
LOT 4	0.229 ACRES
LOT 5	0.242 ACRES
LOT 6	0.238 ACRES
LOT 7	0.265 ACRES
LOT 8	0.262 ACRES
LOT 9	0.266 ACRES
PRIVATE ROADWAYS	1.070 ACRES
ZONING	PLANNED UNIT DEVELOPMENT DISTRICT (PUD)
FLOODPLAIN STATUS	ZONE "X"
EXISTING USE	NONE
PROPOSED USE	SINGLE FAMILY
DWELLING UNITS	9 BUILDINGS

NOTE: SEE STORM WATER MANAGEMENT MEMO FOR STORM INFORMATION.

PROJECT OWNER / DEVELOPER

SIMONETTI DEVELOPMENT COMPANY, LLC
7115 CALABRIA PLACE
DUBLIN, OHIO 43016
P: (614) 361-1606



VICINITY MAP
SCALE: 1"=200'

APPROVALS

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

OWNER DATE

APPLICANT DATE

PLANNING AND ZONING COMMISSION SECRETARY DATE

****PRELIMINARY USE ONLY****
NOT FOR CONSTRUCTION

DRAWN --- CHECKED --- DATE 7-7-2016

NO. | PLAN ISSUE/REVISION | DATE

Jobes Henderson A HULL COMPANY
59 Grant Street
Newark, Ohio 43055
PH: (740) 344-5451
www.jobeshenderson.com

FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST

TITLE SHEET

JOB NUMBER: SIM001

1

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EX. R
EX. COMMUNICATION PEDESTALS (TBRR BY OTHERS)
EX. TRANSFORMER (TBRR BY OTHERS)
EX. LIGHT POLE
EX. STORM MANHOLE T/C = 968.06 18" RCP (N) = 960.43 18" RCP (SE) = 960.36
EX. CURB INLET T/C = 967.05 8" SPP (W) = 963.35 18" RCP (N) = 960.73 18" SPP (SE) = 960.69
EX. TREE LINE (DND)
EX. PRIVATE FH
EX. SANITARY MANHOLE T/C = 966.88 8" SPP (S) = 957.85
EX. 6" SANITARY SERVICE (AS PER PLAN CC-14419)
EX. BUILDING FF=970.17 FG=969.50
EX. CURB INLET T/C = 967.05 8" SPP (E) = 963.02 6" SPP (W) = 963.94 4" SPP (W) = 963.45 6" SPP (W) = 963.82
EX. 4" & 8" PRIVATE WM
EX. ELECTRIC BOX (TBRR BY OTHERS)
EX. COMMUNICATION PEDESTALS (TBRR BY OTHERS)
EX. PAVEMENT (TBR)
TERRAZZA COURT
EX. LIGHT ROLE
EX. CURB INLET T/C = 965.92 18" RCP (N) = 961.11 8" SPP (NW) = 961.50 12" RCP (S) = 961.32
EX. PRIVATE FH
EX. CURB INLET T/C = 965.92 8" SPP (E) = 961.87 4 SPP (W) = 963.08 6" SPP (W) = 963.23
EX. GAS
EX. MAILBOXES (3 UNUSED TBR)
EX. SANITARY MANHOLE T/C = 967.93 8" SPP (N) = 957.13 8" SPP (E) = 957.03
EX. BUILDING FF=970.17 FG=969.50
EX. 8" PRIVATE WM
EX. CURB INLET T/C = 966.62 10" SPP (E) = 962.50 12" RCP (NE) = 962.50
EX. TRANSFORMERS (TBR BY OTHERS)
EX. COMMUNICATION PEDESTALS (TBR BY OTHERS)
EXISTING POND
EX. CURB INLET T/C = 966.28 10" SPP (W) = 962.67
EX. SIGN
EX. PRIVATE FH
EX. GAS
EX. 8" PRIVATE WM
EX. 4" PFWS AND VALVE (TBR)
EX. SIGN (TBR)
EX. GRAVEL PARKING LOT (TBR)
EX. LIGHT POLE (TBR)
EX. KNOCKDOWN BARRICADE (TBRR)
EX. CURB (TBR)
EX. PRIVATE FH
EX. PAVEMENT (TBR)
EX. CURB (TBR)
EX. BUILDING
EX. KNOCKDOWN BARRICADE (TYP.)
EX. EMERGENCY ACCESS DRIVE
EX. BUILDING
CALABRIA PLACE
TERRAZZA PLACE
EX. CURB INLET T/C = 965.89 12" RCP (N) = 961.53 12" RCP (SW) = 961.50
EX. SANITARY MANHOLE T/C = 964.22 8" SPP (W) = 955.92 8" SPP (E) = 955.87
EX. HEADWALL 30" RCP (SE) = 949.02
EX. BIKE PATH
EX. TREE LINE (DND)
EX. HEADWALL 8" SPP (NW) = 950.87
EX. HEADWALL 12" SPP (NE) = 950.55
EX. CATCH BASIN T/C = 957.29 12" SPP (NE) = 950.26 30" RCP (SE) = 949.39
EX. CATCH BASIN T/C = 957.92 30" RCP (SE) = 949.32 30" RCP (NE) = 949.34
EX. CURB INLET T/C = 961.39 8" SPP (SE) = 955.57 8" SPP (NW) = 955.43
EX. 4" & 8" PRIVATE WM
EX. CURB INLET T/C = 961.47 8" SPP (NW) = 955.61
EX. LIGHT POLE
EX. STORM MANHOLE T/C = 964.01 30" RCP (NW) = 953.21 30" RCP (NE) = 953.21 18" RCP (SE) = 952.52
CORAZON DRIVE
SANITARY MANHOLE T/C = 963.85 8" SPP (W) = 948.43 18" CPP (NE) = 944.51 18" CPP (S) = 944.51
R/W
EX. BUILDING

LEGEND

- EXISTING PAVEMENT/GRAVEL TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TBR — TO BE REMOVED
- TBRR — TO BE REMOVED AND RELOCATED
- DND — DO NOT DISTURB

****PRELIMINARY USE ONLY****
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HORIZONTAL SCALE IN FEET
0 40 80

NO.	PLAN ISSUE/REVISION	DATE

DRAWN: ---
CHECKED: ---
DATE: 7-7-2016

Jobes Henderson
A HULL COMPANY
59 Grant Street
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www.jobeshenderson.com

FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST

EXISTING CONDITIONS AND DEMO PLAN

JOB NUMBER: SIM001

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PROP. TREES (6)

PROP. BLDG LOT 9 0.267 ACRES

PROP. BLDG LOT 8 0.263 ACRES

PROP. BLDG LOT 7 0.280 ACRES

PROP. BLDG LOT 6 0.243 ACRES

PROP. BLDG LOT 5 0.246 ACRES

PROP. BLDG LOT 4 0.234 ACRES

PROP. BLDG LOT 3 0.243 ACRES

PROP. BLDG LOT 2 0.218 ACRES

PROP. BLDG LOT 1 0.257 ACRES

TERRAZZA COURT (PRIVATE)

TERRAZZA PLACE (PRIVATE)

6' SIDEYARD SETBACK

25' REARYARD SETBACK

15' FRONTYARD SETBACK

20' SIDEYARD SETBACK

PROP. 15' UTILITY EASEMENT

PROP. UTILITY EASEMENT

148.91'

122.18'

202.83'

66.24'

154.17'

22.02'

40.03'

59.35'

21.81' EX. EOP

40.42'

24.88'

81.68'

147.05'

6.08'

63.13'

70.94'

32.84'

174.45'

160.31'

67.07'

71.56'

154.33'

149.38'

170.98'

23.44'

68.84'

47.92'

14.20'

31.68'

Δ=017°42'59"
R=218.00
T=33.97
L=67.41

Δ=019°30'01"
R=218.00
T=37.46
L=74.20

Δ=007°40'52"
R=218.00
T=14.63
L=29.23

Δ=045°13'54"
R=182.00
T=75.82
L=143.68

Δ=005°11'52"
R=218.00
T=9.90
L=19.78

Δ=020°05'20"
R=330.00
T=58.45
L=115.70

Δ=012°57'45"
R=390.00
T=44.31
L=88.23

Δ=002°47'44"
R=218.00
T=5.32
L=10.64

Δ=023°38'31"
R=182.00
T=38.09
L=75.10

Δ=011°54'11"
R=132.00
T=13.76
L=27.42

Δ=001°59'36"
R=168.00
T=2.92
L=5.84

Δ=011°24'10"
R=132.00
T=13.18
L=26.27

Δ=021°18'46"
R=168.00
T=31.61
L=62.49

Δ=007°12'24"
R=382.00
T=24.06
L=48.05

Δ=001°15'04"
R=382.00
T=4.17
L=8.34

Δ=003°43'11"
R=418.00
T=13.57
L=27.14

R15'

22.13' EX. EOP

36'

EX. BUILDING
FF=970.17
FG=969.50

EX. BUILDING

EX. BUILDING

EX. BUILDING

EX. TREES (6 TBR)

RELOCATED KNOCKDOWN BARRICADES

EX. BIKE PATH

EX. R/W

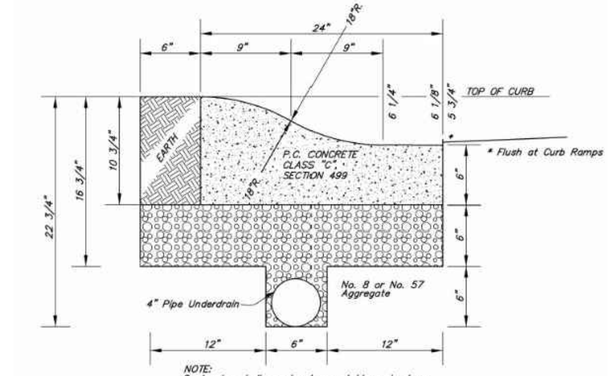
EX. R

LEGEND

PROPOSED TREE

EXISTING TREE TO BE REMOVED

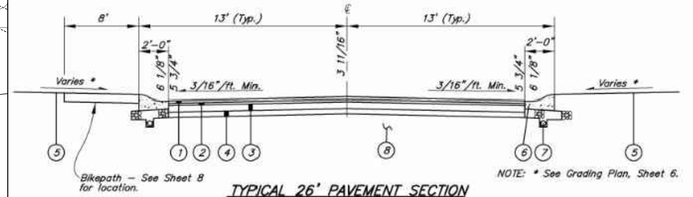
PROPOSED PAVEMENT



NOTE:
Contractor shall construct mountable curb along all roadways as indicated on this plan (Castellino Drive and Scallino Street). The mountable curb is to be constructed across all driveways and access roads.

MOUNTABLE CURB DETAIL

No Scale



TYPICAL 26' PAVEMENT SECTION

No Scale

PAVEMENT LEGEND

1. 1 1/2" Asphalt Concrete – Item 404
2. 1 1/2" Asphalt Concrete – Item 402
3. 3" Bituminous Aggregate Base – Item 301
4. 6" Aggregate Base – Item 304
5. Seeding and Mulching – Item 659
6. Mountable Concrete Curb – Item 609
7. 4" Underdrain – Item 605
8. Subgrade Compaction – Item 204

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0 30 60

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FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST

SITE STAKING AND CONSTRUCTION PLAN

JOB NUMBER: SIM001

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FINAL DEVELOPMENT PLAN FOR:

TARTAN WEST

GRADING PLAN

JOB NUMBER: SIM001

4

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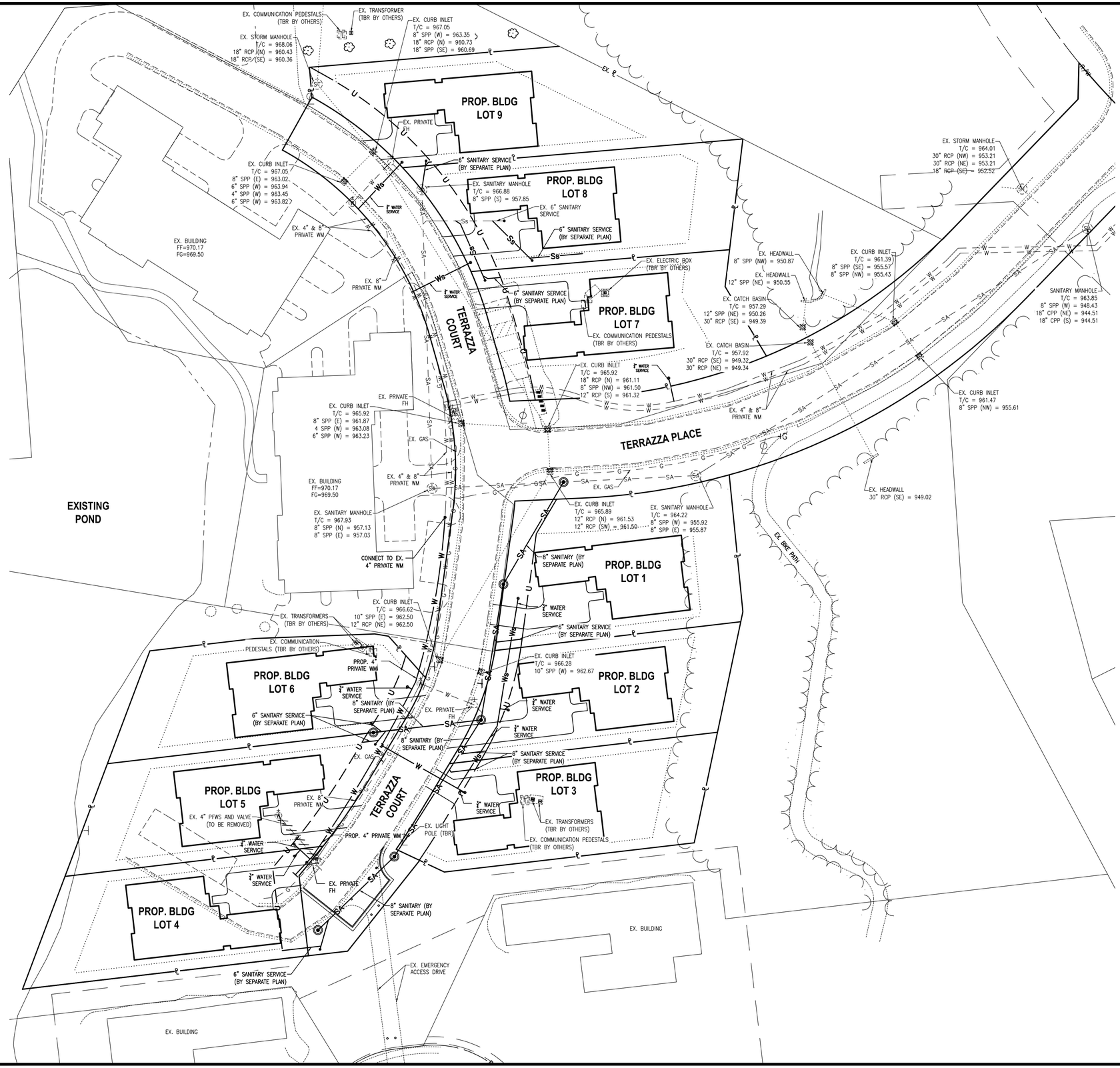

GENERAL NOTES:

1. REFER TO THE MECHANICAL, ELECTRICAL, & PLUMBING PLANS FOR COORDINATION OF ALL PROPOSED UTILITY WORK.
2. THE UTILITY STUB LOCATIONS AT THE BUILDING ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR EXACT LOCATION. SHOULD A DISCREPANCY OCCUR THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT TO DETERMINE THE CORRECT LOCATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING OUPS AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
4. ALL CLEANOUTS IN PAVEMENT SHALL BE HEAVY DUTY.
5. ALL PROPOSED UTILITIES ARE TO BE STUBBED 5' FROM BUILDING.
6. ALL PROPOSED UTILITIES WITHIN 5' OF PAVEMENT SHALL HAVE COMPACTED GRANULAR BACKFILL
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5' OF COVER ON THE PROPOSED WATER SERVICES AND A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITY CROSSINGS.

LEGEND

AC UNIT	POWER/TELEPHONE POLE	D.H.F. DRILL HOLE FND.
CABLE TV PEDESTAL	SANITARY CLEANOUT	GOV. DISK FND.
CATCH BASIN	SANITARY MANHOLE	I.P.F. IRON PIN FND.
CURB INLET	SIGN	I.P.S. IRON PIN SET
ELECTRIC BOX	STORM MANHOLE	I.R.F. IRON PIPE FND.
ELECTRIC METER	TELEPHONE MANHOLE	I.R.S. IRON PIPE SET
FIRE DEPT. CONNECTION	TELEPHOLE PEDESTAL	M.N.F. MAG NAIL FND.
FIRE HYDRANT	TELEPHONE POLE	CONC. MON. FND.
GAS LINE MARKER	WATER METER	MON. BOX FND.
GAS METER	WATER VALVE (MAIN)	MINE SPIKE FND.
GAS VALVE (MAIN)	WATER VALVE (SERVICE)	P.K.F. P.K. NAIL FND.
GAS VALVE (SERVICE)	UTILITY MARKER	P.K.S. P.K. NAIL SET
GUY WIRE	WYE POLE	RR SPIKE FND.
LIGHT POLE	YARD DRAIN	SECTION COR. FND.
POWER POLE	YARD LIGHT	STONE FND.
POWER/LIGHT POLE		T.B.F. T-BAR FND.

CATV UGND. CABLE	ExA EX. AERIAL ESMT.
T UGND. COMMUN.	ExCh EX. CHANNEL ESMT.
E UGND. ELECTRIC	ExC EX. CONSERVATION ESMT.
FO UGND. FIBER OPTIC	ExDr EX. DRAINAGE ESMT.
G UGND. GAS	ExFL EX. FLOWAGE ESMT.
SAN UGND. SANITARY SEWER	ExLA EX. LIMITED ACCESS ESMT.
SS UGND. SANITARY SERVICE	ExRR EX. RAILROAD ESMNT.
UGND. STORM SEWER	ExSH EX. STD. HIGHWAY ESMT.
W UGND. WATER	ExSL EX. SLOPE ESMT.
WS UGND. WATER SERVICE	ExU EX. UTILITY ESMT.
OH OVERHEAD LINES	R/W EX. RIGHT-OF-WAY
X FENCE	LA-R/W EX. LIMITED ACCESS RIGHT-OF-WAY
PROPERTY LINE	

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UTILITY PLAN

JOB NUMBER: SIM001

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