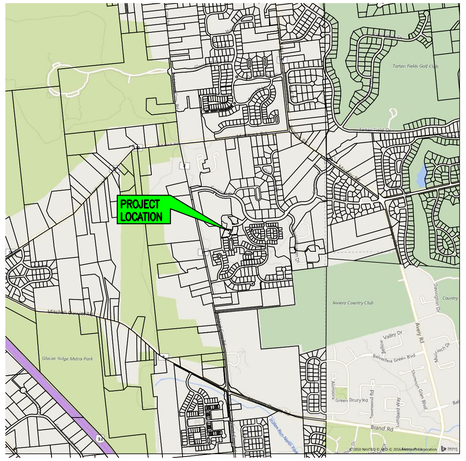
AMENDED FINAL DEVELOPMENT PLAN FOR:

TARTAN WEST SECTION 7

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

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
DEMOLITION PLAN	3
TREE SURVEY & REPLACEMENT PLAN	4
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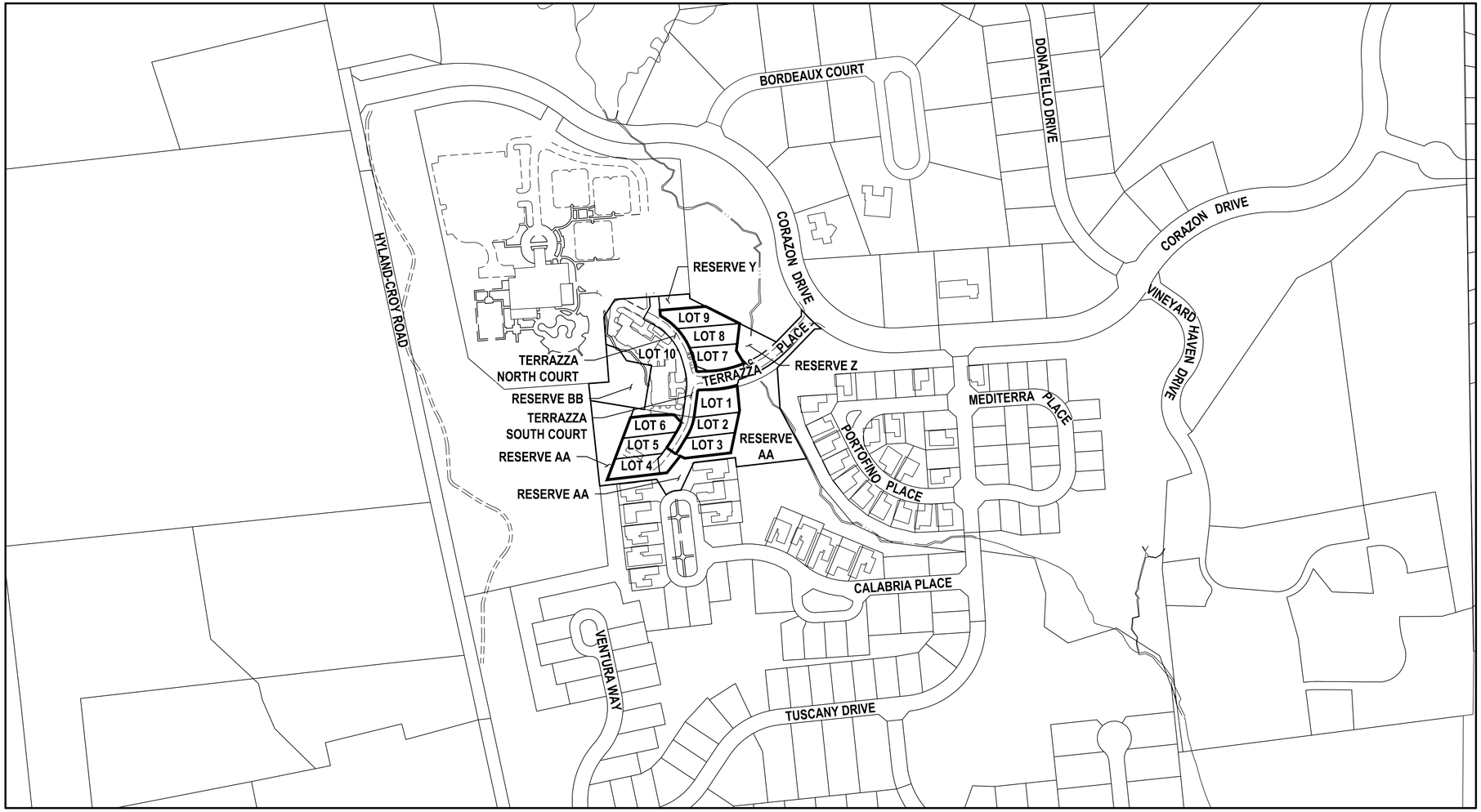
SITE DATA

TOTAL EXISTING SITE ACREAGE	7.536 ± ACRES
TOTAL DEVELOPMENT PLAN ACREAGE	4.567 ± ACRES
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	0.231 ACRES
LOT 7	0.265 ACRES
LOT 8	0.262 ACRES
LOT 9	0.266 ACRES
LOT 10	2.336 ACRES
RESERVES	2.969 ACRES
ZONING	PLANNED UNIT DEVELOPMENT DISTRICT (PUD)
FLOODPLAIN STATUS	ZONE "X"
EXISTING USE	NONE
PROPOSED USE	SINGLE FAMILY
DWELLING UNITS	9 BUILDINGS
PRE -IMPERVIOUS AREA	1.68 ACRES
POST-IMPERVIOUS AREA	2.51 ACRES

STORMWATER SUMMARY: THE ORIGINAL TARTAN WEST SUB AREA J FINAL DEVELOPMENT PLAN PROPOSED A TOTAL OF 2.90 ACRES OF IMPERVIOUS AREA TO BE ACCOUNTED FOR IN THE STORMWATER MANAGEMENT BASIN CONSTRUCTED TO THE NORTH OF THE DEVELOPMENT. THIS DEVELOPMENT WAS TO CONSTRUCT A TOTAL OF FIVE (5), 11-UNIT, MID-RISE CONDO BUILDINGS. THE EXISTING CONDITION OF THE SITE SHOWS THAT ONLY TWO (2) OF THE CONDO BUILDINGS WERE CONSTRUCTED.

THE CURRENT/PROPOSED, AMENDED FINAL DEVELOPMENT PLAN IS PROPOSING THE CONSTRUCTION OF NINE (9) SINGLE FAMILY HOMES/LOTS ON THE REMAINING GROUND IN PLACE OF THREE (3) MID-RISE CONDO BUILDINGS. THE IMPERVIOUS AREA OF THE SINGLE FAMILY DEVELOPMENT RESULTS IN A 13.4% DECREASE IN IMPERVIOUS AREA WHEN COMPARED TO THE ORIGINAL PLAN WITH A TOTAL (INCLUDING EXISTING BUILDINGS AND ROADWAYS) OF 2.51 ACRES.

SEE STORMWATER MEMO AND STORMWATER EXHIBIT FOR FURTHER INFORMATION



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

PROJECT OWNER / DEVELOPER

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

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

DRAWN ELB | CHECKED --- | DATE 9-12-16

NO. | PLAN ISSUE/REVISION | DATE

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

AMENDED FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST SECTION 7
TITLE SHEET

JOB NUMBER: SIM001

1

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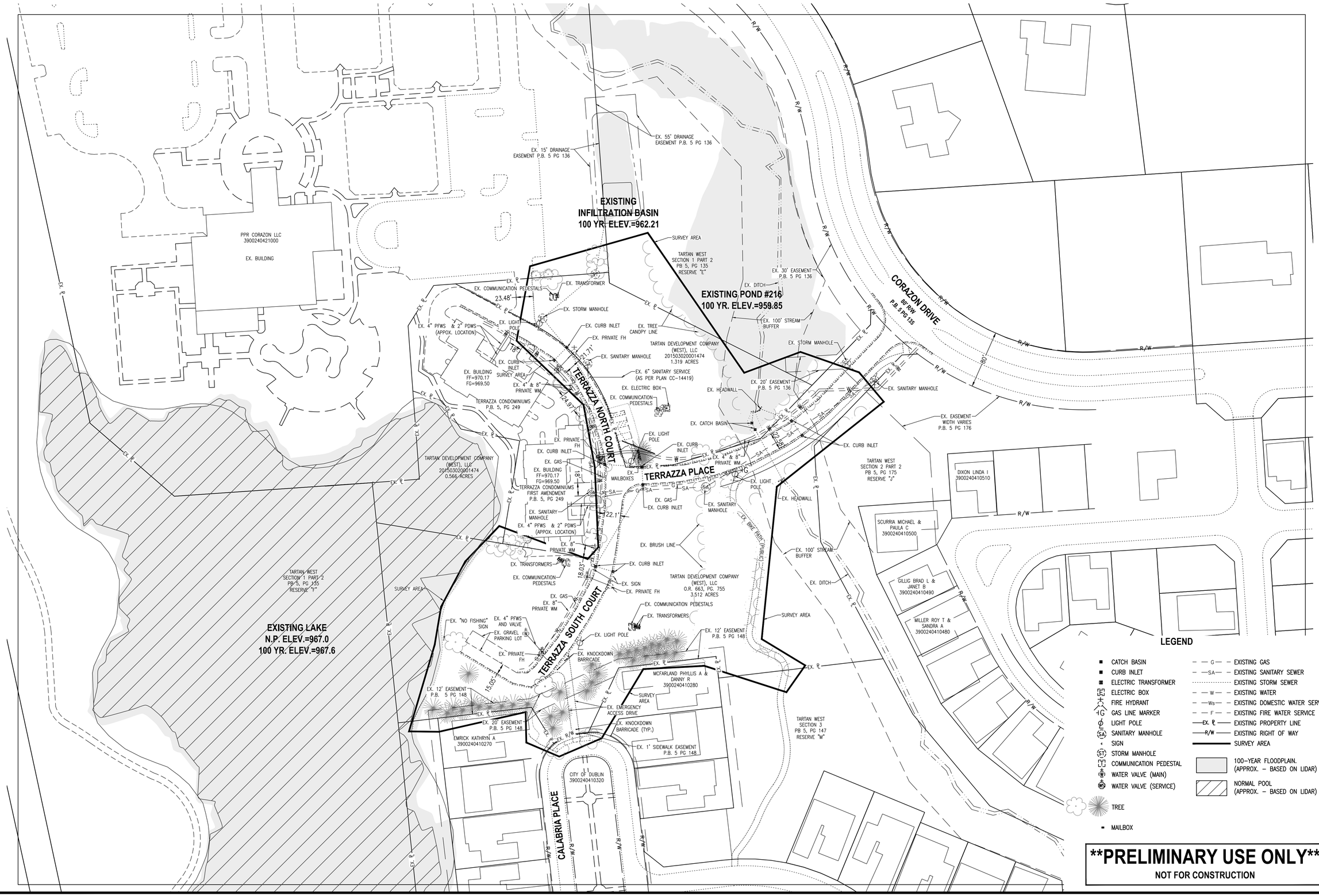

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0 60 120
HORIZONTAL SCALE IN FEET

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DATE 9-12-16

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AMENDED FINAL DEVELOPMENT PLAN FOR:

TARTAN WEST SECTION 7

EXISTING CONDITIONS PLAN

JOB NUMBER: SIM001

2

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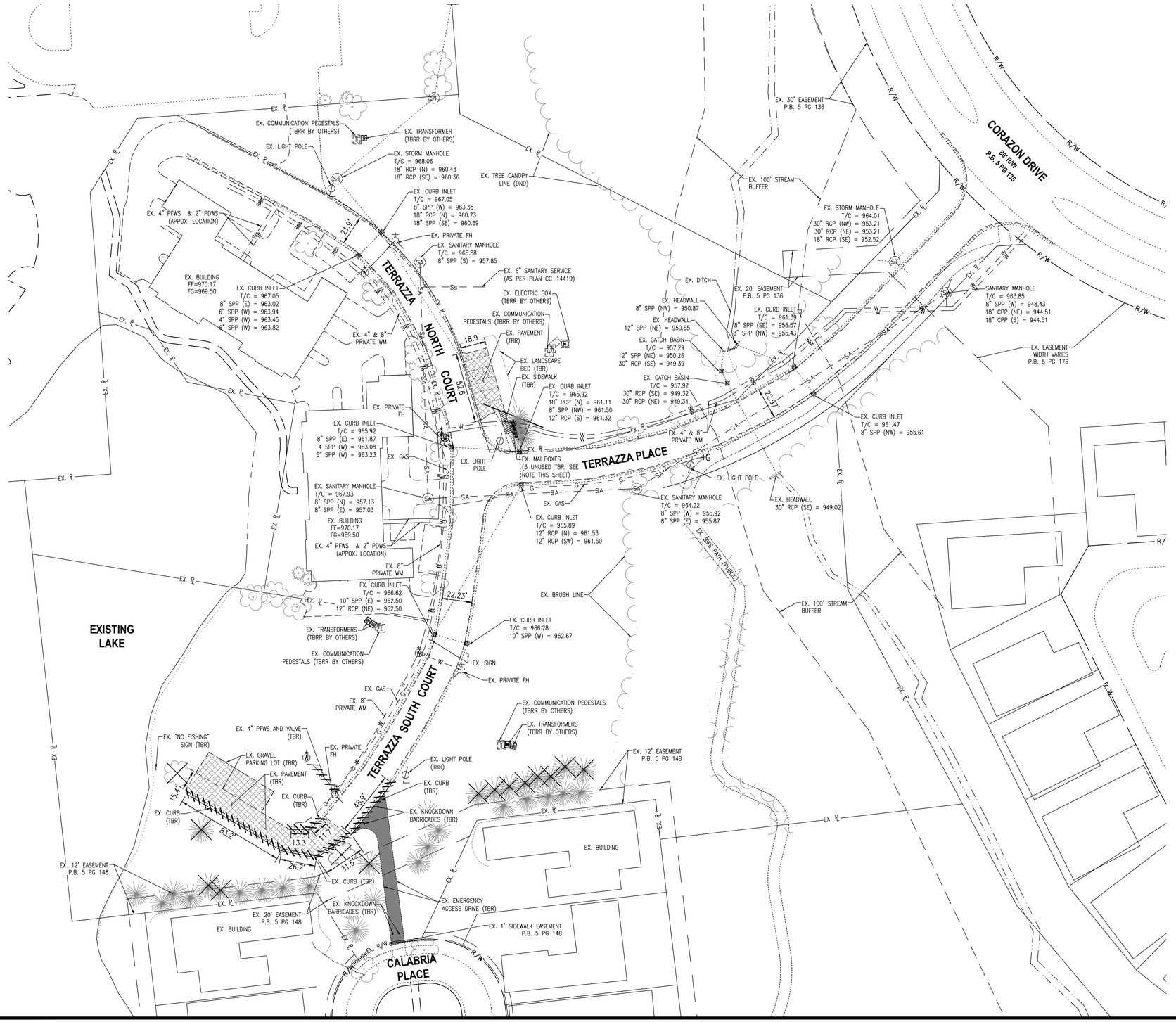

LEGEND

- EXISTING PAVEMENT/GRAVEL TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING GRASS PAVERS 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
- CATCH BASIN
- CURB INLET
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- FIRE HYDRANT
- GAS LINE MARKER
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- COMMUNICATION PEDESTAL
- WATER VALVE (MAIN)
- WATER VALVE (SERVICE)
- TREE
- MAILBOX
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING DOMESTIC WATER SERVICE
- EXISTING FIRE WATER SERVICE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY

NOTE: MAILBOX REMOVAL AND RELOCATION TO BE COORDINATED WITH TERRAZZA HOA AND USPS. TERRAZZA HOA AND USPS TO MAKE DETERMINATION OF WHICH MAILBOXES WILL BE REMOVED.

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0 40 80
HORIZONTAL SCALE IN FEET

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ELB	---	9-12-16

NO.	PLAN ISSUE/REVISION	DATE

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AMENDED FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST SECTION 7
DEMOLITION PLAN

JOB NUMBER: SIM001

3

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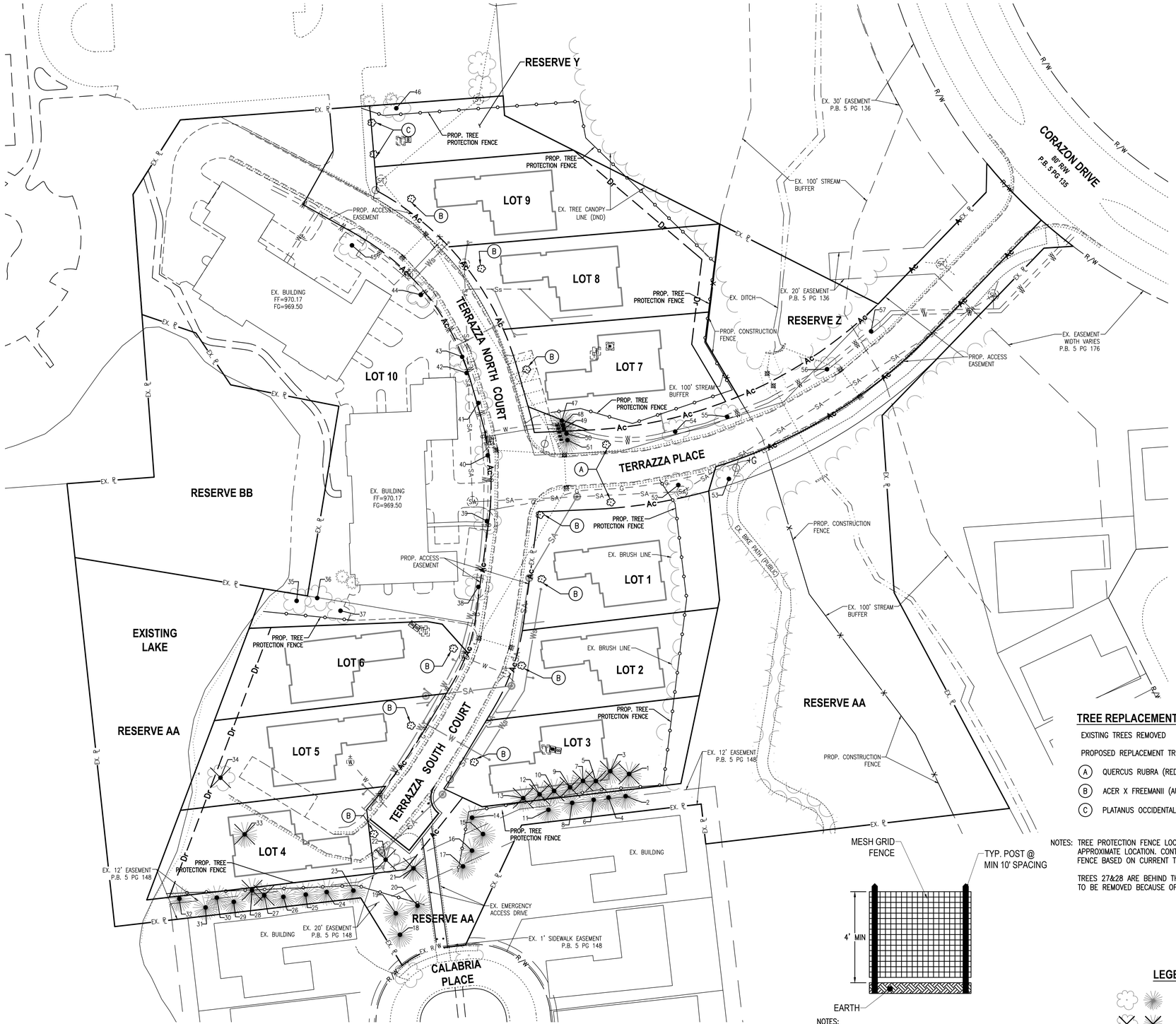

TREE SURVEY		
ID	SPECIES	SIZE (in.)
1	Colorado Green Spruce	2"
2	Colorado Green Spruce	4"
3	Colorado Green Spruce	3"
4	Colorado Green Spruce	4"
5	Colorado Green Spruce	3"
6	Colorado Green Spruce	4"
7	Colorado Green Spruce	3"
8	Colorado Green Spruce	3"
9	Colorado Green Spruce	4"
10	Colorado Green Spruce	2"
11	Colorado Green Spruce	3"
12	Colorado Green Spruce	3"
13	Colorado Green Spruce	4"
14	Scotch Pine	3"
15	Scotch Pine	2"
16	Scotch Pine	3"
17	Scotch Pine	2"
18	White Spruce	3"
19	White Spruce	3"
20	White Spruce	3"
21	White Spruce	4"
22	Autumn Blaze Maple	4"
23	Colorado Green Spruce	4"
24	Colorado Green Spruce	4"
25	Colorado Green Spruce	4"
26	Colorado Green Spruce	4"
27	Colorado Green Spruce	4"
28	Colorado Green Spruce	4"
29	Colorado Green Spruce	4"
30	Colorado Green Spruce	4"
31	Colorado Green Spruce	4"
32	Colorado Green Spruce	4"
33	Scotch Pine	3"
34	Sweet Gum	3"
35	Armstrong Maple	3"
36	Armstrong Maple	3"
37	Armstrong Maple	3"
38	Autumn Blaze Maple	5"
39	Autumn Blaze Maple	4"
40	Autumn Blaze Maple	5"
41	Autumn Blaze Maple	3"
42	Autumn Blaze Maple	5"
43	Autumn Blaze Maple	3"
44	Autumn Blaze Maple	4"
45	Autumn Blaze Maple	4"
46	American Sycamore	3"
47	White Spruce	3"
48	White Spruce	3"
49	White Spruce	3"
50	White Spruce	3"
51	White Spruce	3"
52	Red Oak	4"
53	Red Oak	4"
54	Red Oak	4"
55	Red Oak	4"
56	Red Oak	2"
57	Red Oak	4"

TREE REPLACEMENT CALCULATION

EXISTING TREES REMOVED		14
PROPOSED REPLACEMENT TREES		14
(A)	QUERCUS RUBRA (RED OAK)	2 – 2.5" CAL.
(B)	ACER X FREEMANII (AUTUMN BLAZE MAPLE)	10 – 2.5" CAL.
(C)	PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)	2 – 2.5" CAL.

NOTES: TREE PROTECTION FENCE LOCATION SHOWN ON PLANS IS APPROXIMATE LOCATION. CONTRACTOR TO PLACE TREE PROTECTION FENCE BASED ON CURRENT TREE LOCATIONS IN FIELD.

TREES 27&28 ARE BEHIND THE TREE PROTECTION FENCE AND ARE TO BE REMOVED BECAUSE OF PROPOSED GRADING.

NOTES:
1. FENCING SHALL BE EXTRUDED POLYMERIC MESH GRID FENCING.
2. POSTS SHALL BE WOOD, PLASTIC, OR METAL POSTS.
3. FASTEN FENCING TO POST USING ZIP OR WIRE TIES.

(TF) **TREE PROTECTION FENCE (OR APPROVED EQUAL)** (Not to Scale)

LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED REPLACEMENT TREE
- PROPOSED TREE PROTECTION FENCE

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HORIZONTAL SCALE IN FEET
0 40 80

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TREE SURVEY & REPLACEMENT PLAN

JOB NUMBER: SIM001

4

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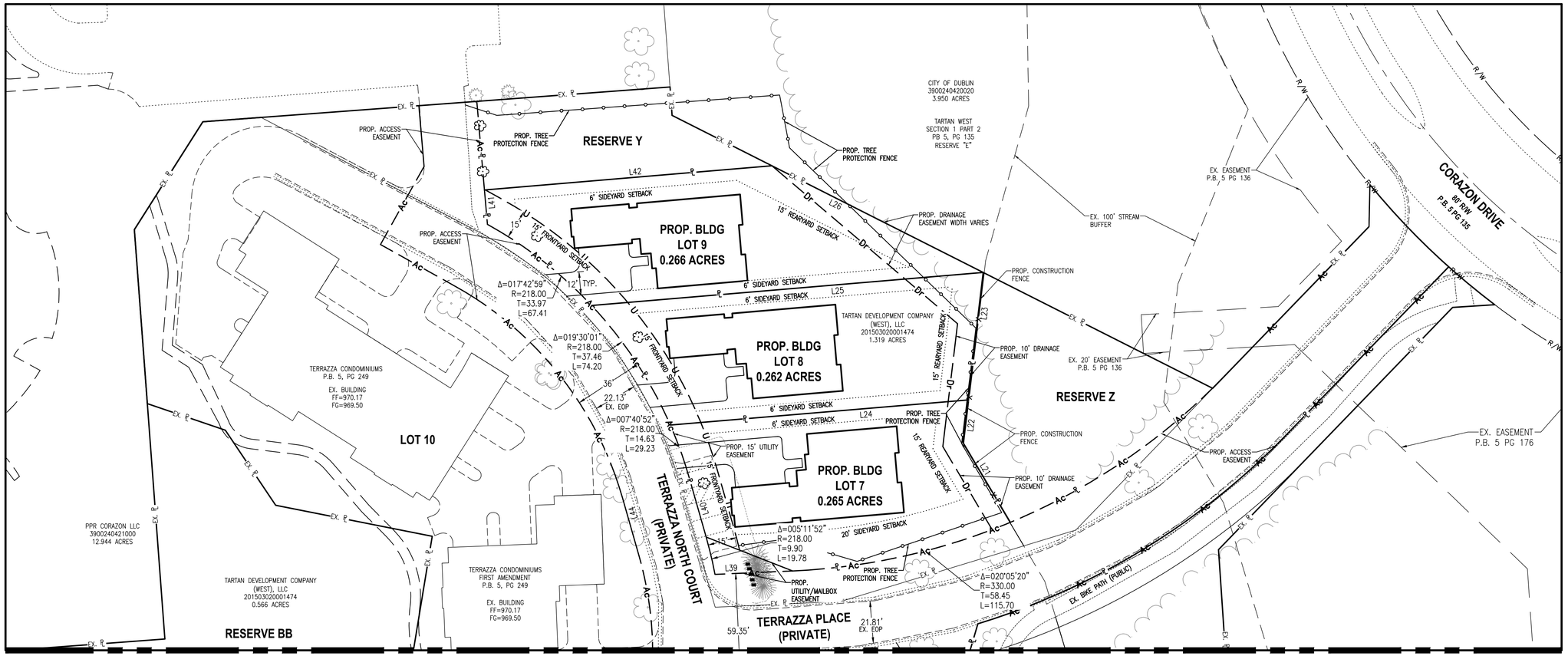

MATCHLINE - SEE SHEET 6

Line Table		
Line #	Distance	Bearing
L5	174.45	S83° 19' 42"W
L6	154.33	S83° 19' 42"W
L7	71.57	N20° 38' 22"E
L8	170.98	S83° 19' 42"W
L9	71.56	N20° 38' 22"E
L10	71.56	N20° 38' 22"E
L11	132.77	S87° 47' 02"W
L12	28.04	S41° 47' 21"E
L13	149.38	N83° 19' 42"E
L14	31.68	S64° 47' 11"E
L15	67.07	N11° 53' 30"E
L16	160.31	N83° 19' 42"E
L17	67.07	N11° 53' 30"E
L18	147.05	N83° 19' 42"E
L19	6.08	N11° 53' 30"E
L20	81.68	S05° 41' 18"E
L21	48.03	S30° 41' 56"E
L22	22.02	S06° 50' 55"W
L23	66.24	N06° 50' 55"E
L24	154.17	N85° 10' 40"E
L25	202.83	N85° 10' 40"E
L26	122.18	S63° 12' 54"E
L28	11.68	N80° 26' 39"W
L29	8.42	N31° 01' 33"E
L30	34.77	N31° 01' 33"E
L31	14.20	N39° 29' 01"E
L32	47.92	N06° 40' 18"W
L33	23.44	S83° 19' 42"W
L34	68.84	S38° 28' 04"W
L35	40.42	S87° 28' 23"W
L36	89.53	S07° 37' 07"W
L37	10.42	S31° 01' 33"W
L38	32.77	S31° 01' 33"W
L39	40.12	N87° 28' 23"E
L40	31.52	S15° 55' 20"E
L41	17.77	N04° 56' 57"W
L42	148.91	N85° 10' 40"E
L44	31.52	N15° 55' 20"W

LEGEND

- EX. R — EXISTING PROPERTY LINE
- Ac — PROPOSED ACCESS EASEMENT
- U — PROPOSED UTILITY EASEMENT
- Dr — PROPOSED DRAINAGE EASEMENT
- R — PROPOSED PROPERTY LINE
- o—o—o — PROPOSED TREE PROTECTION FENCE
- x — PROPOSED CONSTRUCTION FENCE

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HORIZONTAL SCALE IN FEET
0 30 60

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SITE STAKING AND CONSTRUCTION PLAN

JOB NUMBER: SIM001

5

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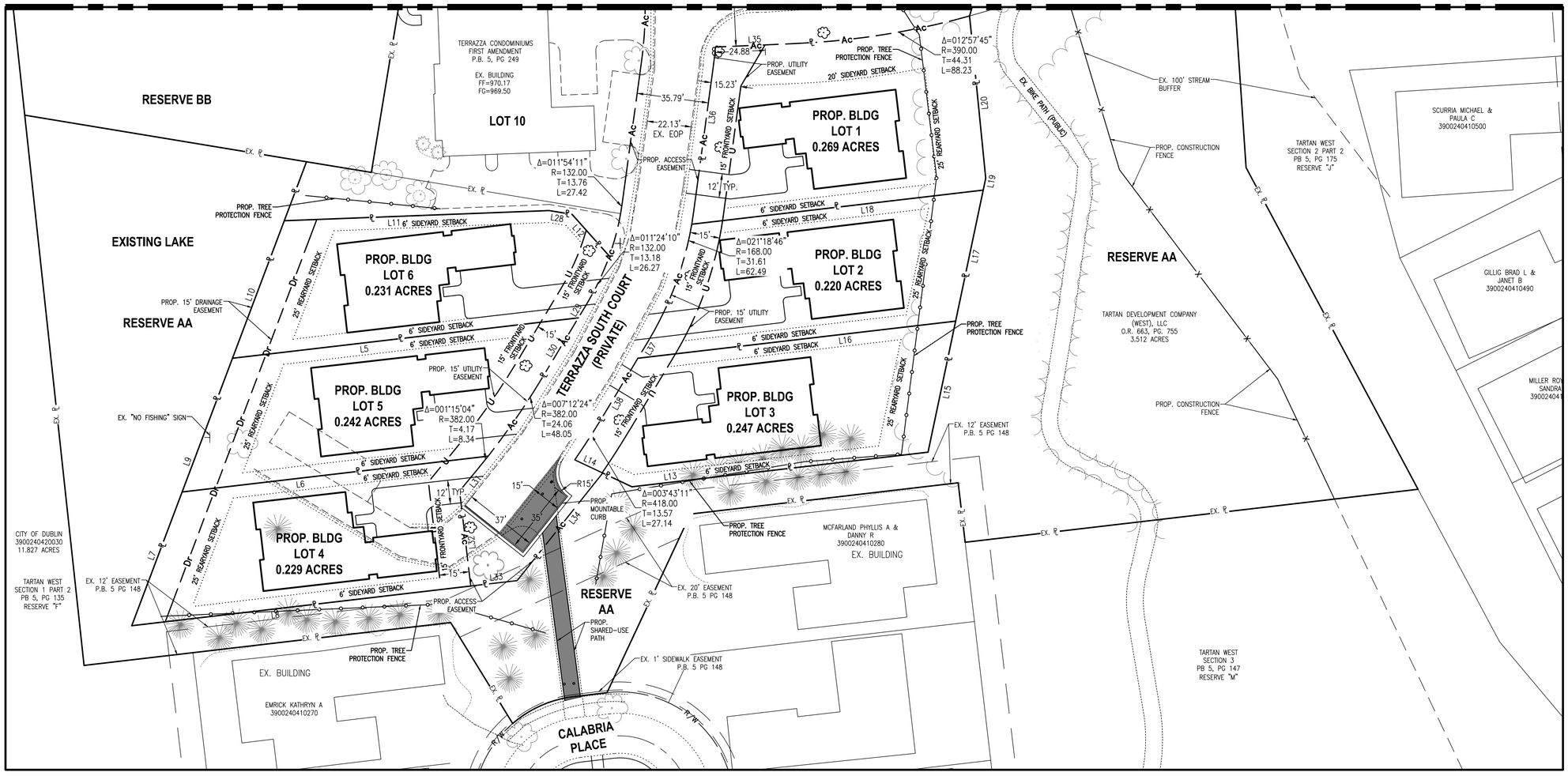

Line Table		
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L8	170.98	S83° 19' 42"W
L9	71.56	N20° 38' 22"E
L10	71.56	N20° 38' 22"E
L11	132.77	S87° 47' 02"W
L12	28.04	S41° 47' 21"E
L13	149.38	N83° 19' 42"E
L14	31.68	S64° 47' 11"E
L15	67.07	N11° 53' 30"E
L16	160.31	N83° 19' 42"E
L17	67.07	N11° 53' 30"E
L18	147.05	N83° 19' 42"E
L19	6.08	N11° 53' 30"E
L20	81.68	S05° 41' 18"E
L21	48.03	S30° 41' 56"E
L22	22.02	S06° 50' 55"W
L23	66.24	N06° 50' 55"E
L24	154.17	N85° 10' 40"E
L25	202.83	N85° 10' 40"E
L26	122.18	S63° 12' 54"E
L28	11.68	N80° 26' 39"W
L29	8.42	N31° 01' 33"E
L30	34.77	N31° 01' 33"E
L31	14.20	N39° 29' 01"E
L32	47.92	N06° 40' 18"W
L33	23.44	S83° 19' 42"W
L34	68.84	S38° 28' 04"W
L35	40.42	S87° 28' 23"W
L36	89.53	S07° 37' 07"W
L37	10.42	S31° 01' 33"W
L38	32.77	S31° 01' 33"W
L39	40.12	N87° 28' 23"E
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L41	17.77	N04° 56' 57"W
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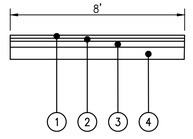
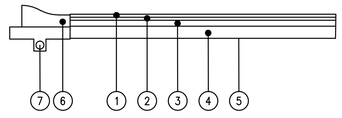
L44	31.52	N15° 55' 20"W



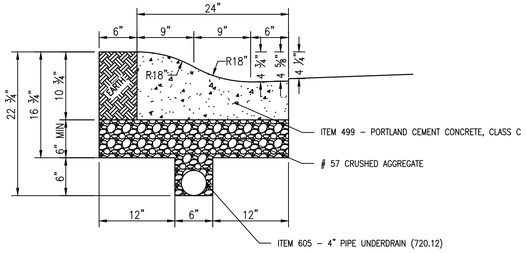
SHARED-USE PATH PAVEMENT BUILDUP SECTION

1. ITEM 448 – 1 1/2" ASPHALT CONCRETE SURCFACE COURSE (MEDIUM TRAFFIC), PG64–22
2. ITEM 301 – 3" ASPHALT CONCRETE BASE
3. ITEM 304 – 6" AGGREGATE BASE
4. ITEM 204 – SUBGRADE COMPACTION



ROADWAY PAVEMENT BUILDUP SECTION

1. ITEM 448 – 1 1/2" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC), PG64–22
2. ITEM 448 – 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE (MEDIUM TRAFFIC), PG64–22
3. ITEM 301 – 3" ASPHALT CONCRETE BASE
4. ITEM 304 – 6" AGGREGATE BASE
5. ITEM 204 – SUBGRADE COMPACTION
6. ITEM SPEC. – MOUNTABLE CONCRETE CURB (SEE MOUNTABLE CURB DETAIL, THIS SHEET)
7. ITEM 605 – 4" PIPE UNDERDRAIN



MOUNTABLE CURB DETAIL
NOT TO SCALE

LEGEND

- PROPOSED PAVEMENT
- EX.℄ EXISTING PROPERTY LINE
- Ac PROPOSED ACCESS EASEMENT
- U PROPOSED UTILITY EASEMENT
- Dr PROPOSED DRAINAGE EASEMENT
- ℄ PROPOSED PROPERTY LINE
- PROPOSED TREE PROTECTION FENCE
- x PROPOSED CONSTRUCTION FENCE

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HORIZONTAL SCALE IN FEET
0 30 60

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TARTAN WEST SECTION 7
SITE STAKING AND CONSTRUCTION PLAN

JOB NUMBER: SIM001

6

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NOTE:
SEE SHEET 2 FOR LOCATION OF EXISTING NORTHERN BASIN.
100 YR. ELEV.=962.21
BASIN TOTAL VOLUME=0.52 AC.FT.
(PLAN: 04-003-RES)

RESERVE Y

RESERVE Z

RESERVE BB

RESERVE AA

LOT 10

PROP. BLDG LOT 9 FF=969.75

PROP. BLDG LOT 8 FF=969.50

PROP. BLDG LOT 7 FF=968.80

PROP. BLDG LOT 6 FF=971.00

PROP. BLDG LOT 5 FF=971.70

PROP. BLDG LOT 4 FF=973.00

PROP. BLDG LOT 1 FF=969.20

PROP. BLDG LOT 2 FF=970.00

PROP. BLDG LOT 3 FF=970.80

EXISTING POND #216
100 YR. ELEV.=959.85

EXISTING LAKE
N.P. ELEV.=967.0
100 YR. ELEV.=967.6

CORAZON DRIVE
80' R/W
P.B. 5 PG 135

TERRAZZA NORTH COURT (PRIVATE)

TERRAZZA PLACE (PRIVATE)

TERRAZZA SOUTH COURT (PRIVATE)

PROP. TREE PROTECTION FENCE

PROP. ACCESS EASEMENT

PROP. 15' UTILITY EASEMENT

PROP. 10' DRAINAGE EASEMENT

PROP. 15' DRAINAGE EASEMENT

PROP. DRAINAGE EASEMENT WIDTH VARIES

PROP. UTILITY/MAILBOX EASEMENT

PROP. CONSTRUCTION FENCE

EX. 30' EASEMENT P.B. 5 PG 136

EX. 20' EASEMENT P.B. 5 PG 136

EX. 12' EASEMENT P.B. 5 PG 148

EX. EASEMENT WIDTH VARIES P.B. 5 PG 176

EX. 100' STREAM BUFFER

EX. BIKE PATH (PUBLIC)

EX. BUILDING FF=970.17 FG=969.50

EX. BUILDING FF=970.17 FG=969.50

EX. BUILDING

SAN. MH RIM=966.11 (BY SEPARATE PLAN)

SAN. MH RIM=966.91 (BY SEPARATE PLAN)

SAN. MH RIM=968.52 (BY SEPARATE PLAN)

SAN. MH RIM=968.82 (BY SEPARATE PLAN)

SAN. MH RIM=967.68 (BY SEPARATE PLAN)

SAN. MH RIM=970.11 (BY SEPARATE PLAN)

LEGEND

- CATCH BASIN
- CURB INLET
- FIRE HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TREE
- MAILBOX
- EXISTING CONTOURS
- EXISTING STORM SEWER
- EXISTING EASEMENT
- PROPOSED CONTOURS
- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED TREE PROTECTION FENCE
- PROPOSED CONSTRUCTION FENCE

NOTES: TREE PROTECTION FENCE LOCATION SHOWN ON PLANS IS APPROXIMATE LOCATION. CONTRACTOR TO PLACE TREE PROTECTION FENCE BASED ON CURRENT TREE LOCATIONS IN FIELD.

LOT GRADING MAY VARY ONCE ACTUAL BUILDING FOOTPRINT IS SELECTED FOR EACH INDIVIDUAL LOT. THE PROPOSED GRADING AND LIMITS SHOWN DEPICT "WORST CASE SCENARIO".

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HORIZONTAL SCALE IN FEET
0 30 60

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AMENDED FINAL DEVELOPMENT PLAN FOR:
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GRADING PLAN

JOB NUMBER: SIM001

7

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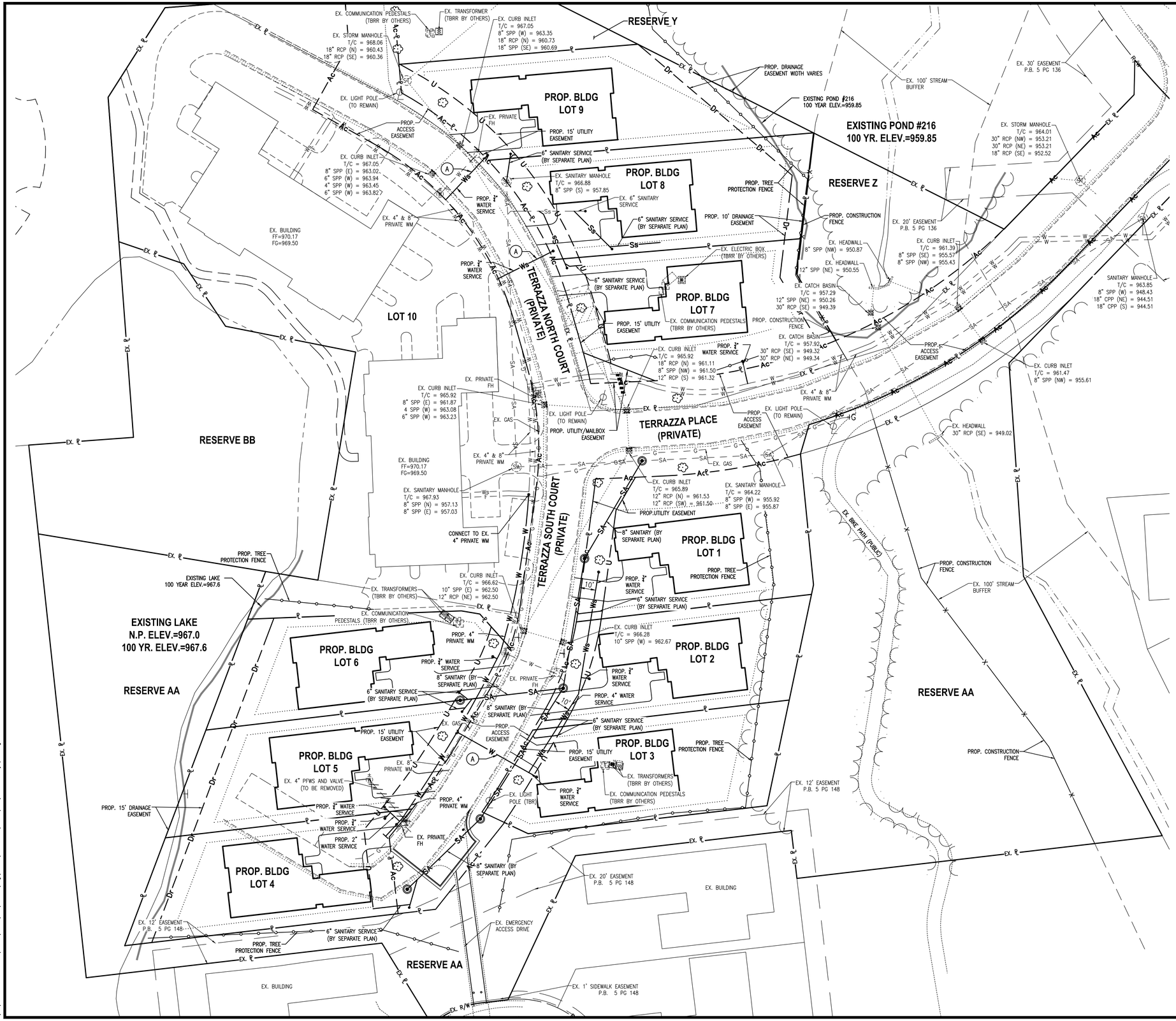

GENERAL NOTES:

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

CATCH BASIN	EXISTING GAS
CURB INLET	EXISTING SANITARY SEWER
ELECTRIC TRANSFORMER	EXISTING STORM SEWER
ELECTRIC BOX	EXISTING WATER
FIRE HYDRANT	EXISTING DOMESTIC WATER SERVICE
GAS LINE MARKER	EXISTING FIRE WATER SERVICE
LIGHT POLE	EXISTING PROPERTY LINE
SANITARY MANHOLE	EXISTING RIGHT OF WAY
SIGN	PROPOSED SANITARY SEWER
STORM MANHOLE	PROPOSED WATER MAIN
COMMUNICATION PEDESTAL	PROPOSED WATER SERVICE
WATER VALVE (MAIN)	PROPOSED ACCESS EASEMENT
WATER VALVE (SERVICE)	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PROPERTY LINE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED CONSTRUCTION FENCE
	TO BE REMOVED
	TO BE REMOVED & RELOCATED

KEYNOTE

(A) OPEN CUT PROPOSED UTILITIES ACROSS ROADWAY. SEE COLUMBUS STANDARD DRAWING 1441.

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

HORIZONTAL SCALE IN FEET
0 30 60

NO.	PLAN ISSUE/REVISION	DATE

DRAWN ELB | CHECKED --- | DATE 9-12-16

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AMENDED FINAL DEVELOPMENT PLAN FOR:
TARTAN WEST SECTION 7
UTILITY PLAN

JOB NUMBER: SIM001

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