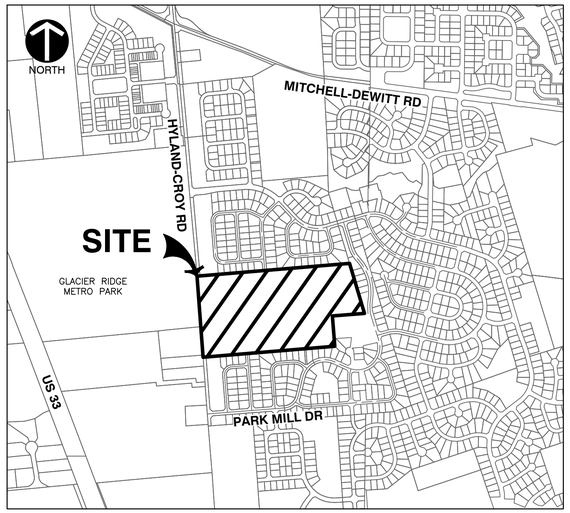
PRELIMINARY DEVELOPMENT PLAN
AUTUMN ROSE WOODS
2016



REGIONAL CONTEXT MAP
NOT TO SCALE

SITE STATISTICS

TOTAL ACREAGE:	47.37 AC
NET DEVELOPABLE ACREAGE CALCULATION	
EXISTING UTILITY EASEMENTS:	0.96 AC
RIGHT-OF-WAY (13.80% GROSS AREA)	
PROPOSED INTERNAL ROADS:	6.54 AC
WETLANDS:	0.54 AC
NET DEVELOPABLE ACREAGE:	39.33 AC

TOTAL NUMBER OF LOTS: 73

TOTAL GROSS DENSITY: 1.55 LOTS/AC

NET DENSITY: 1.85 LOTS/AC

EXISTING ZONING CLASSIFICATION: AGRICULTURAL (JEROME TOWNSHIP)
PROPOSED ZONING CLASSIFICATION: PLANNED UNIT DEVELOPMENT (CITY OF DUBLIN)

OPEN SPACES (47.0%)

RESERVE A:	4.19 AC
RESERVE B:	0.73 AC
RESERVE C:	16.63 AC
RESERVE D:	0.06 AC
RESERVE E:	0.61 AC
TOTAL:	22.22 AC

DEVELOPMENT STANDARDS

FRONT YARD SETBACK MINIMUM: 20 FT

SIDE YARD SETBACK MINIMUM: 5 FT

REAR YARD SETBACK MINIMUM: 25 FT

HYLAND-CROY RD SETBACK MINIMUM: 200 FT

NOTES

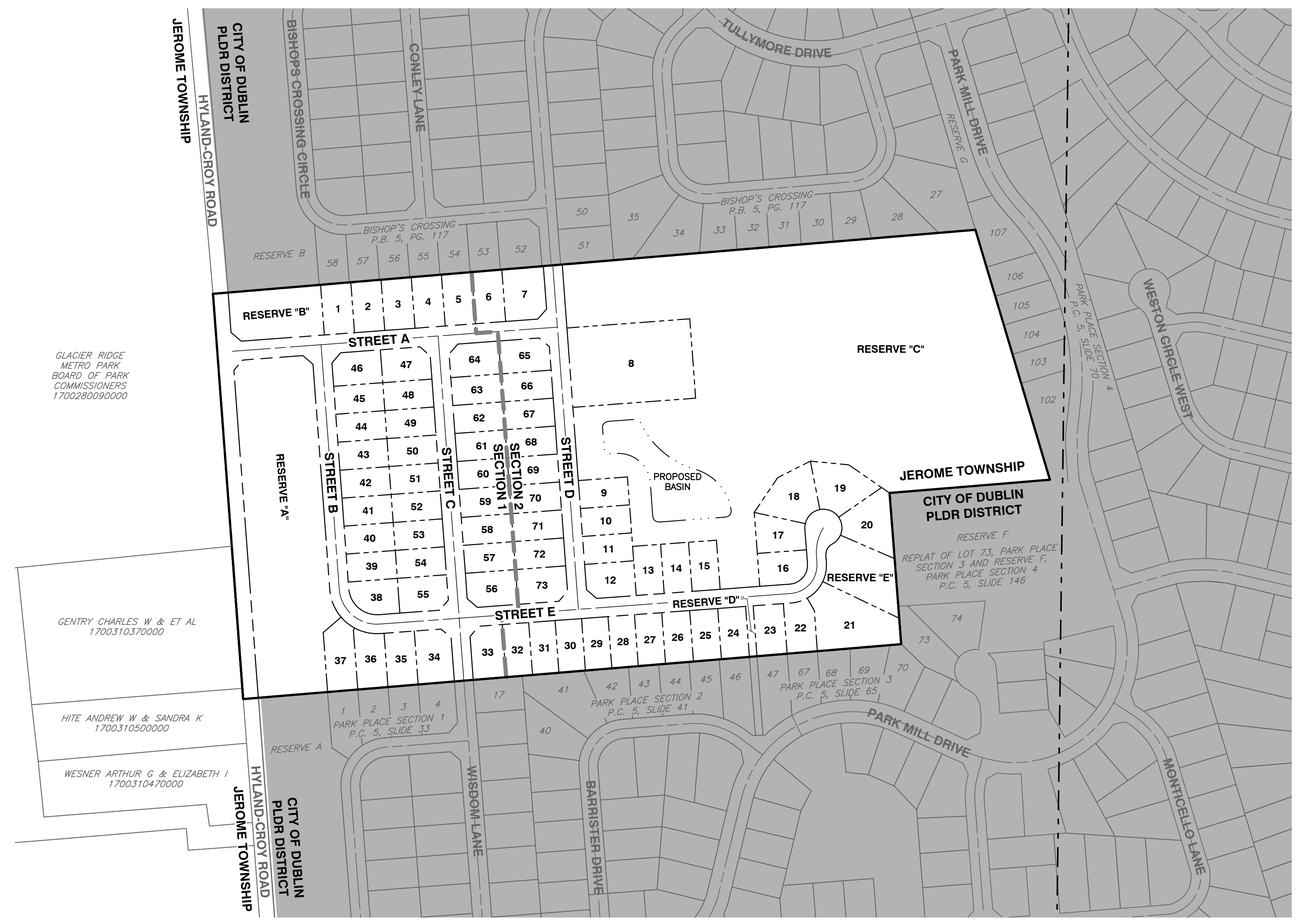
1. RESERVES A AND B SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STORMWATER STRUCTURES IN THESE RESERVES SHALL BE MAINTAINED BY THE CITY OF DUBLIN. RESERVES C, D AND E SHALL BE MAINTAINED BY THE CITY. STORMWATER STRUCTURES IN THESE RESERVES SHALL BE MAINTAINED BY THE CITY OF DUBLIN.
2. OPEN SPACE PROVIDED FOR ACTIVE/PASSIVE USE BY RESIDENTS, PRESERVATION OF NATURAL VEGETATION AND/OR STORMWATER MANAGEMENT AND LANDSCAPING.
3. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CITY OF COLUMBUS AND DESIGNED PER CITY OF COLUMBUS STANDARDS.
4. STREETS AND STORMWATER MANAGEMENT SHALL MEET THE STANDARDS OF THE CITY OF DUBLIN.
5. ALL OPEN SPACE RESERVES SHALL BE DEDICATED TO THE CITY.

SHEET INDEX

NO	DESC	SHEET TITLE
20	EX20	COVER SHEET
21	EX21	EXISTING CONDITIONS
22	EX22	SITE AND PHASING PLAN
23	EX23	SITE AND PHASING PLAN
24	EX24	UTILITY PLAN
25	EX25	UTILITY PLAN

REFERENCES

TOPOGRAPHIC INFORMATION IS BASED ON DATA FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM, ACCESSED MARCH 10, 2015.



VICINITY MAP
SCALE 1"=200'

NORTH
SCALE IN FEET
0 200 400

APPLICANT DATE

PLANNING AND ZONING COMMISSION SECRETARY DATE

PLANNING AND ZONING COMMISSION DATE

CITY COUNCIL DATE

OWNERS
JOHNSTON H. MEANS
7660 HYLAND-CROY RD
PLAIN CITY, OH 43064

R. OLIVER GRIFFITH AND
DEBORAH L. GRIFFITH
7540 HYLAND-CROY RD
PLAIN CITY, OH 43064

DEVELOPER
PULTE HOMES, INC
4900 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016
PHONE: (614) 376-1082
CONTACT: STEVE PECK
EMAIL: STEPHEN.PECK@PULTE.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
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WORTHINGTON, OHIO 43085
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CONTACT: MIKE REEVES
EMAIL: MREEVES@CECINC.COM

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
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PULTE HOMES - AUTUMN ROSE WOODS
CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

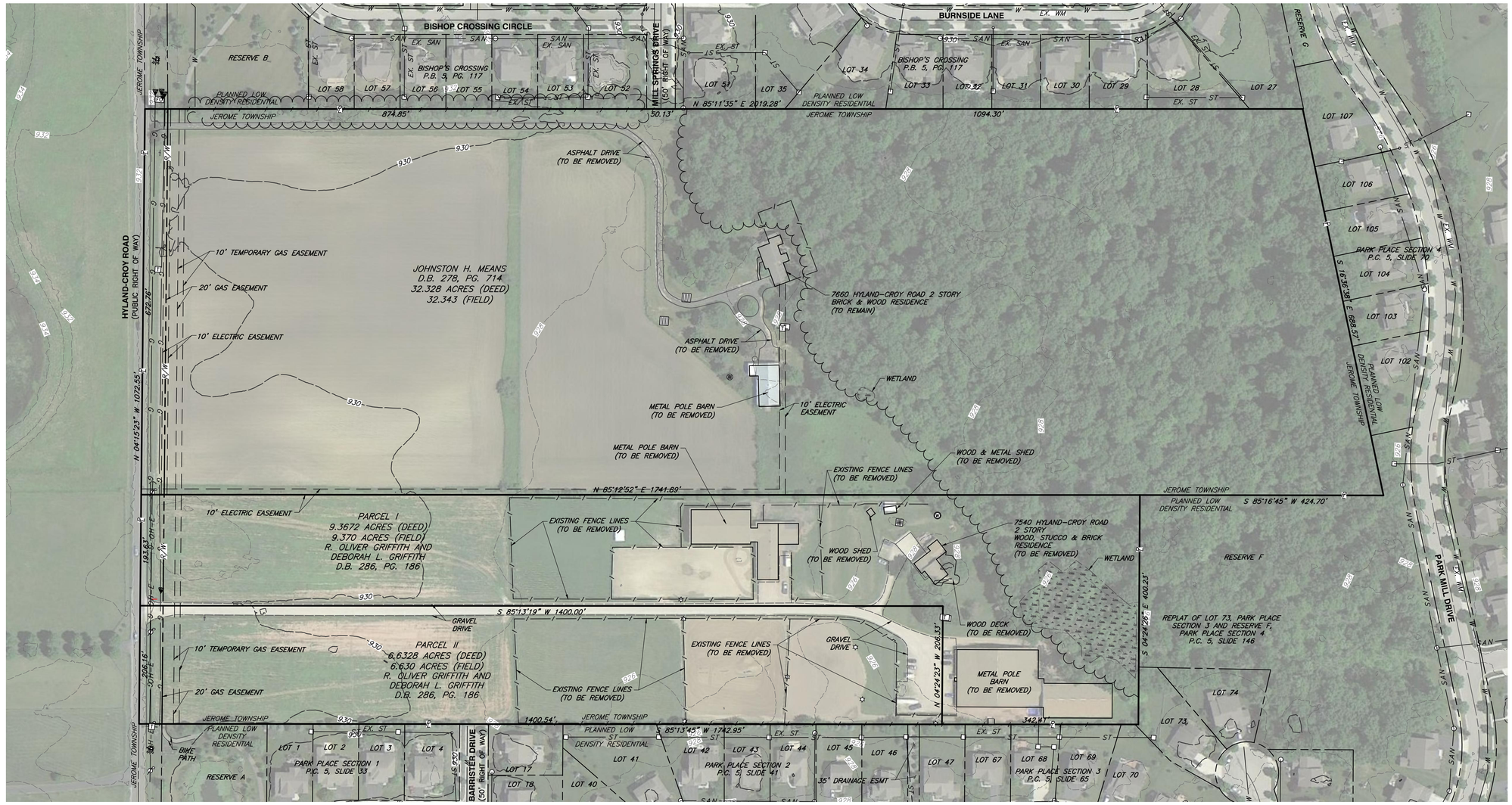
DATE: SEPT 2016	DRAWN BY: WDF	DRAWING NO.:	
DWG SCALE:	CHECKED BY: MCR	EX20	
PROJECT NO: 150-620			
APPROVED BY: DRAFT		SHEET 20 OF 25	

P:\2015\150-620\1-CADD\Dwg\CV01 Development Plan\150620-CV01-C000 Vicinity Map.dwg[LAYOUT1] LS:(8/20/2016 - wfergusson) - LP: 8/20/2016 3:43 PM

NORTH

SCALE IN FEET

0 100 200



LEGEND

—/—/—/—	EXISTING WOOD FENCE
—G—	EXISTING GAS LINE
—FO—	EXISTING FIBER OPTIC LINE
—OH—E—	EXISTING OVERHEAD ELECTRIC
	EXISTING BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING CENTER LINE
	EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL DRIVE
	EXISTING EDGE OF PAVEMENT
—ST—	EXISTING STORM SEWER
—SAN—	EXISTING SANITARY SEWER
—W—	EXISTING WATER LINE
	EXISTING STRUCTURE
—930—	EXISTING INDEX CONTOURS
—932—	EXISTING INTERMEDIATE CONTOURS
	SIGN
	LIGHT STANDARD
	SEPTIC
	INLET SQUARE
	WATER BOX (WATER VALVE)
	FIRE HYDRANT
	WATER WELL
	GAS LINE MARKER
	POWER POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	FIBER OPTIC MARKER
	ELECTRIC CONTROL CABINET
	TELEPHONE BOX
	FIBER OPTIC BOX
	TELEPHONE PULL BOX

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CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS

DATE:	SEPT 2016	DRAWN BY:	WDF	DRAWING NO.:	EX21
DWG SCALE:	1"=100'	CHECKED BY:	MCR		
PROJECT NO:			150-620		
APPROVED BY:			DRAFT	SHEET 21 OF 25	

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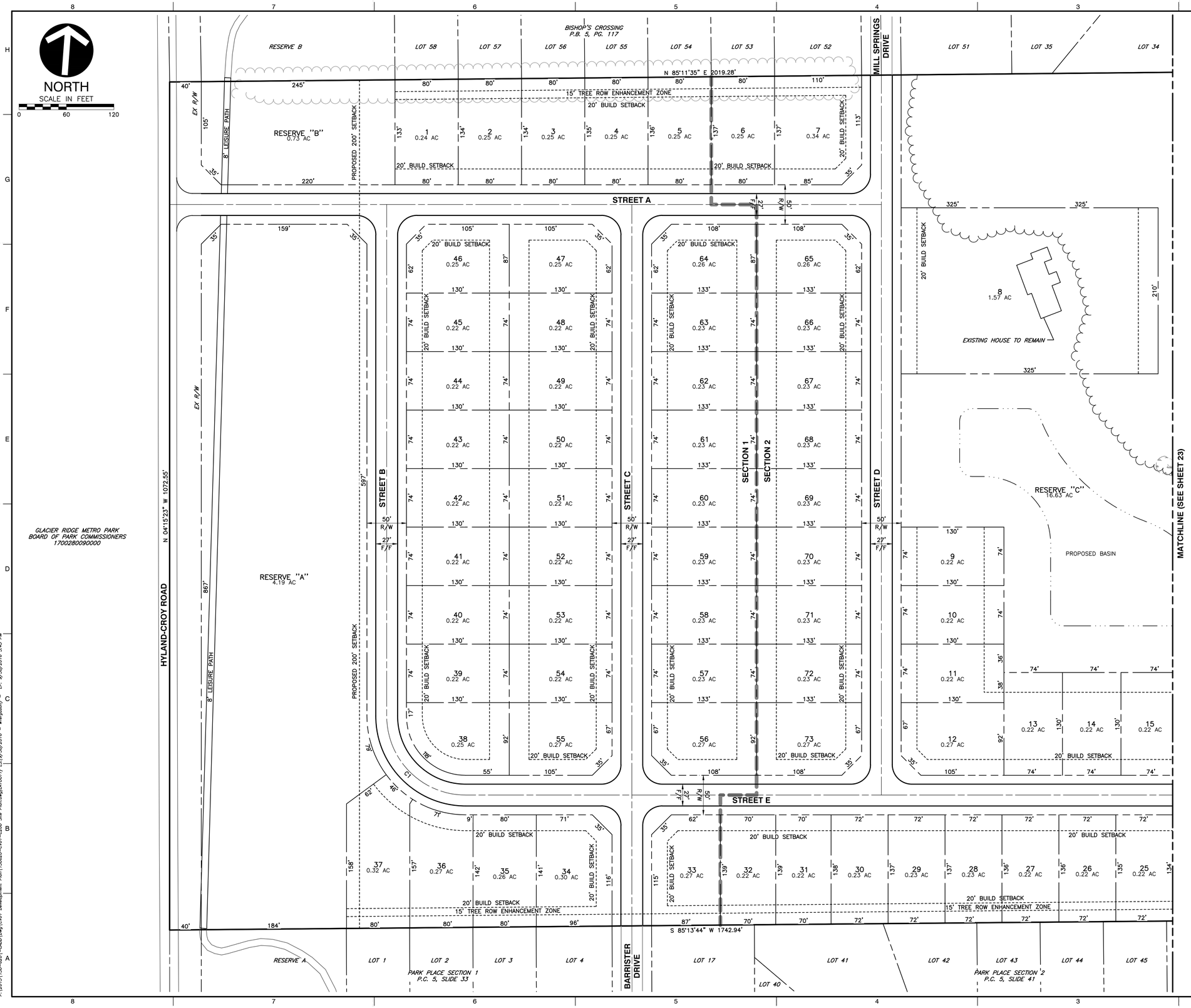

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	90°00'00"	157.08'	141.42'	N 49°15'23" W
C2	75.00'	90°00'00"	117.81'	106.07'	S 40°44'37" W
C3	124.00'	36°14'58"	78.45'	77.15'	S 13°52'06" W

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CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
SITE AND PHASING PLAN

DATE: SEPT 2016	DRAWN BY: WDF	DRAWING NO.:	
DWG SCALE: 1"=60'	CHECKED BY: MCR	EX22	
PROJECT NO: 150-620			
APPROVED BY: DRAFT	SHEET 22 OF 25		

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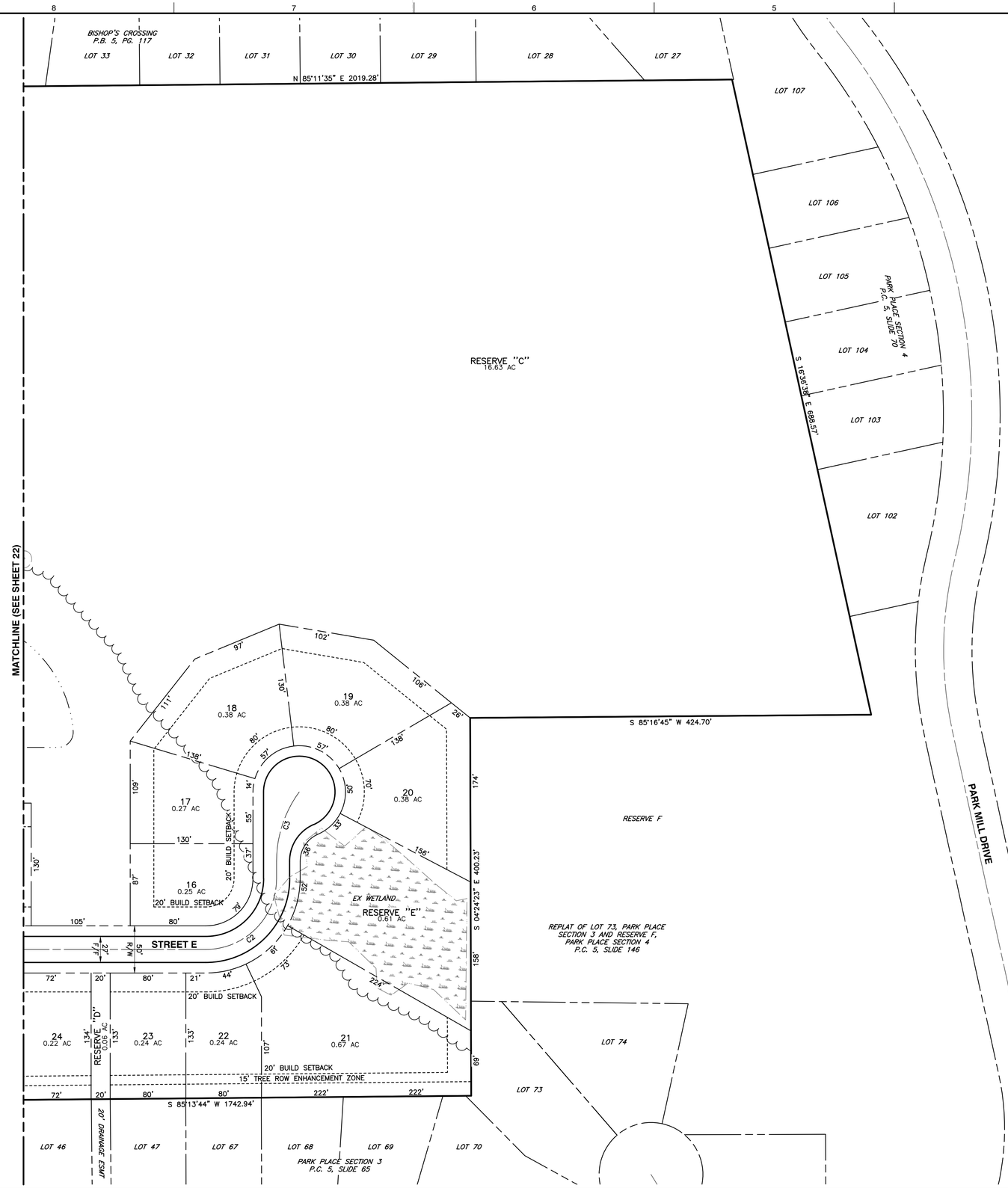

NORTH
SCALE IN FEET
0 60 120

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING WETLAND
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
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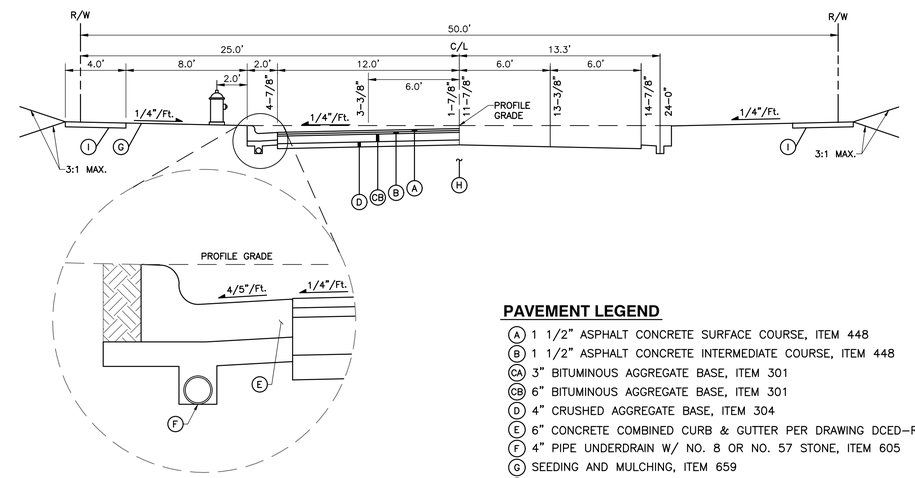

PAVEMENT LEGEND

- (A) 1 1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448
- (B) 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448
- (CA) 3" BITUMINOUS AGGREGATE BASE, ITEM 301
- (CB) 6" BITUMINOUS AGGREGATE BASE, ITEM 301
- (D) 4" CRUSHED AGGREGATE BASE, ITEM 304
- (E) 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
- (F) 4" PIPE UNDERDRAIN W/ NO. 8 OR NO. 57 STONE, ITEM 605
- (G) SEEDING AND MULCHING, ITEM 659
- (H) SUBGRADE COMPACTION, ITEM 204
- (I) STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300

TYPICAL 27' FC/FC SECTION
W/ 8' ASPHALT LEISURE PATH (60' R/W)
NOT TO SCALE

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PRELIMINARY DEVELOPMENT PLAN
SITE AND PHASING PLAN

DATE:	SEPT 2016	DRAWN BY:	WDF	DRAWING NO.:	EX23
DWG SCALE:	1"=60'	CHECKED BY:	MCR		
PROJECT NO:			150-620		
APPROVED BY:			DRAFT	SHEET 23 OF 25	

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NORTH
SCALE IN FEET
0 60 120

BISHOP'S CROSSING
P.B. 5, PG. 117

RESERVE B | LOT 58 | LOT 57 | LOT 56 | LOT 55 | LOT 54 | LOT 53 | LOT 52 | LOT 581 | LOT 35 | LOT 34

MILL SPRINGS DRIVE

N 85°11'35" E 2019.28'

RESERVE "B"

8' LEISURE PATH

EX WATERMAIN

STREET A

STREET B

STREET C

STREET D

STREET E

SECTION 1

SECTION 2

HYLAND-CROY ROAD

RESERVE "A"

PROPOSED BASIN

MATCHLINE (SEE SHEET 25)

20' BUILD SETBACK

50' R/W

27' F/F

PROP 8" WM

PROP 8" SAN

PROP 12" STM

PROP 15" STM

PROP 18" STM

PROP 24" STM

S 85°13'44" W 1742.94'

RESERVE A

LOT 1 | LOT 2 | LOT 3 | LOT 4

PARK PLACE SECTION 1
P.C. 5, SLIDE 33

BARRISTER DRIVE

LOT 17 | LOT 40 | LOT 41 | LOT 42 | LOT 43 | LOT 44 | LOT 45

PARK PLACE SECTION 2
P.C. 5, SLIDE 41

EX STM

EX 10" SAN

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK
- ST — PROPOSED STORM SEWER
- W — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CURB INLET
- PROPOSED STORM CATCH BASIN
- PROPOSED STORM HEADWALL
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE

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PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

DATE: SEPT 2016	DRAWN BY: WDF	DRAWING NO.:	
DWG SCALE:	CHECKED BY: MCR	EX24	
PROJECT NO: 150-620			
APPROVED BY: DRAFT	SHEET 24 OF 25		

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UTILITY PLAN

DATE: SEPT 2016	DRAWN BY: WDF	DRAWING NO.:		
DWG SCALE:	CHECKED BY: MCR	EX25		
PROJECT NO:	150-620			
APPROVED BY:	DRAFT	SHEET 25 OF 25		