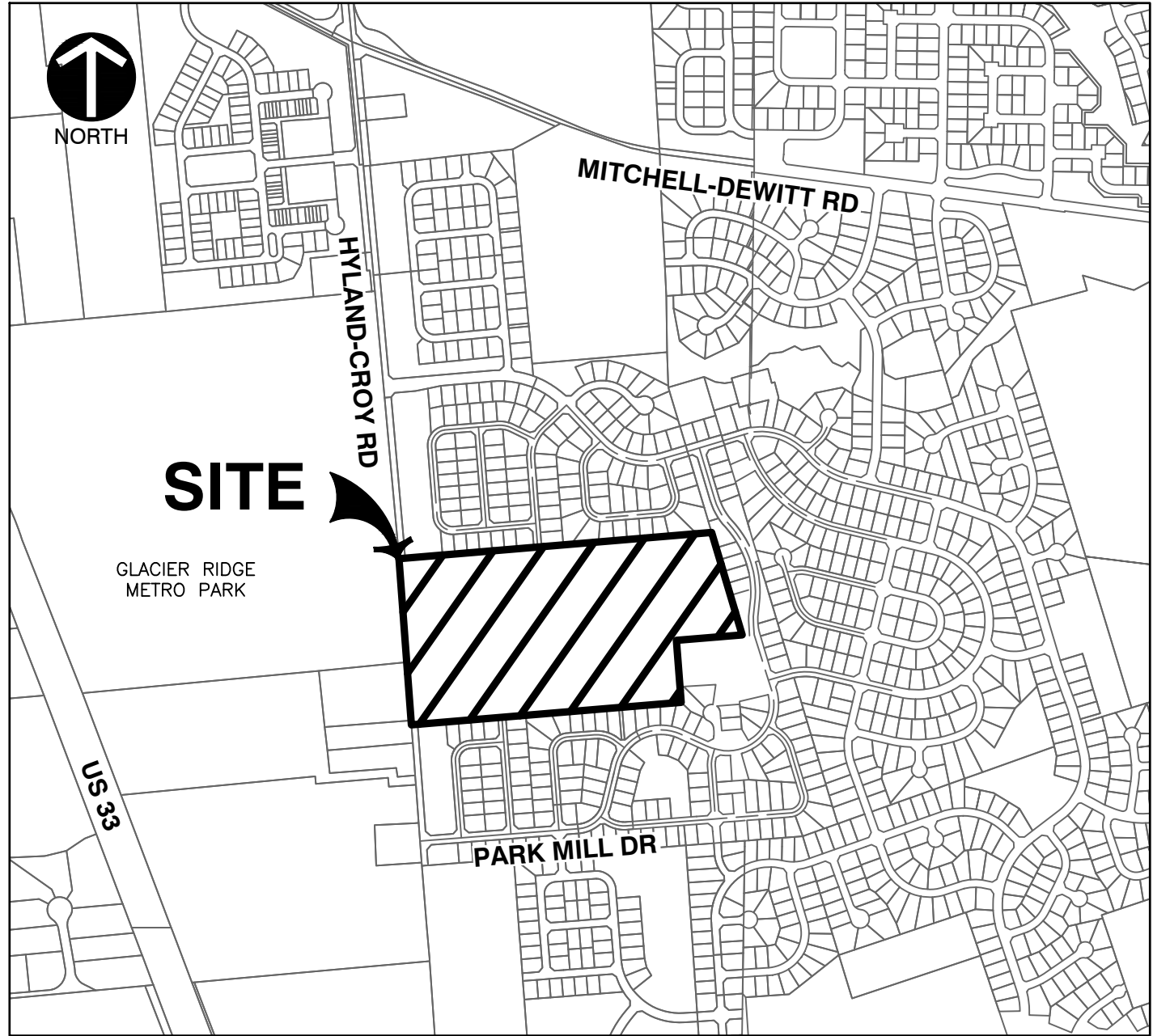




REGIONAL CONTEXT MAP
NOT TO SCALE

SITE STATISTICS

TOTAL ACREAGE:	47.37 AC
NET DEVELOPABLE ACREAGE CALCULATION	
EXISTING UTILITY EASEMENTS:	0.96 AC
RIGHT-OF-WAY (14.48% GROSS AREA)	
PROPOSED INTERNAL ROADS:	6.86 AC
WETLANDS:	0.54 AC
NET DEVELOPABLE ACREAGE:	39.01 AC
TOTAL NUMBER OF LOTS:	73
TOTAL GROSS DENSITY:	1.54 LOTS/AC
NET DENSITY:	1.87 LOTS/AC
EXISTING ZONING CLASSIFICATION:	AGRICULTURAL (JEROME TOWNSHIP)
PROPOSED ZONING CLASSIFICATION:	PLANNED UNIT DEVELOPMENT (CITY OF DUBLIN)
OPEN SPACES (45.1%)	
RESERVE A:	3.45 AC
RESERVE B:	0.70 AC
RESERVE C:	16.53 AC
RESERVE D:	0.06 AC
RESERVE E:	0.63 AC
RESERVE F:	0.01 AC
TOTAL:	21.38 AC

DEVELOPMENT STANDARDS

FRONT YARD SETBACK MINIMUM: 20 FT
SIDE YARD SETBACK MINIMUM: 6 FT
REAR YARD SETBACK MINIMUM: 25 FT
HYLAND-CROY RD SETBACK MINIMUM: 150 FT

NOTES

- OPEN SPACE PROVIDED FOR ACTIVE/PASSIVE USE BY RESIDENTS, PRESERVATION OF NATURAL VEGETATION AND/OR STORMWATER MANAGEMENT AND LANDSCAPING.
- SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CITY OF COLUMBUS AND DESIGNED PER CITY OF COLUMBUS STANDARDS.
- STREETS AND STORMWATER MANAGEMENT SHALL MEET THE STANDARDS OF THE CITY OF DUBLIN.
- THE PROPOSED BASIN SHALL HAVE A FOUNTAIN.

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.

GLACIER RIDGE
METRO PARK
BOARD OF PARK
COMMISSIONERS
1700280090000

GENTRY CHARLES W & ET AL
1700310370000

HITE ANDREW W & SANDRA K
1700310500000

WESNER ARTHUR G & ELIZABETH I
1700310470000

BENCHMARKS (NAVD 88) ↗

SOURCE BENCHMARK

ALUMINUM DISK IN A CONCRETE MONUMENT, IN THE CENTERLINE OF BRAND ROAD ON THE FRANKLIN/UNION COUNTY LINE.

FCGS #6646

ELEV = 931.31

BENCHMARK #1

BENCHMARK #1 R.R. SPIKE TWIN 30" OAK ON E. P/L OF PARK PLACE 500' ± N. OF S. P/L

ELEV = 930.89

BENCHMARK #2

S.E. BOLT (ARROW BOLT) F.H. ON S. SIDE TULLYMORE DRIVE AT END PHASE LINE ON PARK PLACE E. P/L

ELEV = 927.72

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

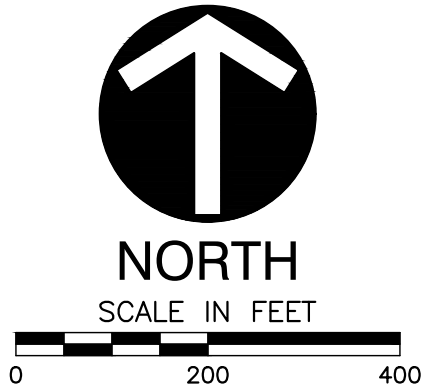
PULTE HOMES, INC
4900 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016
PHONE: (614) 356-5842
CONTACT: MATT CALLAHAN
EMAIL: MATTHEW.CALLAHAN@PULTE.COM

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: MIKE REEVES
EMAIL: MREEVES@CECINC.COM

VICINITY MAP

SCALE 1"=200'



APPLICANT _____ DATE _____

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE _____

PLANNING AND ZONING COMMISSION _____ DATE _____

CITY COUNCIL _____ DATE _____



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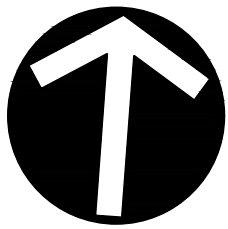
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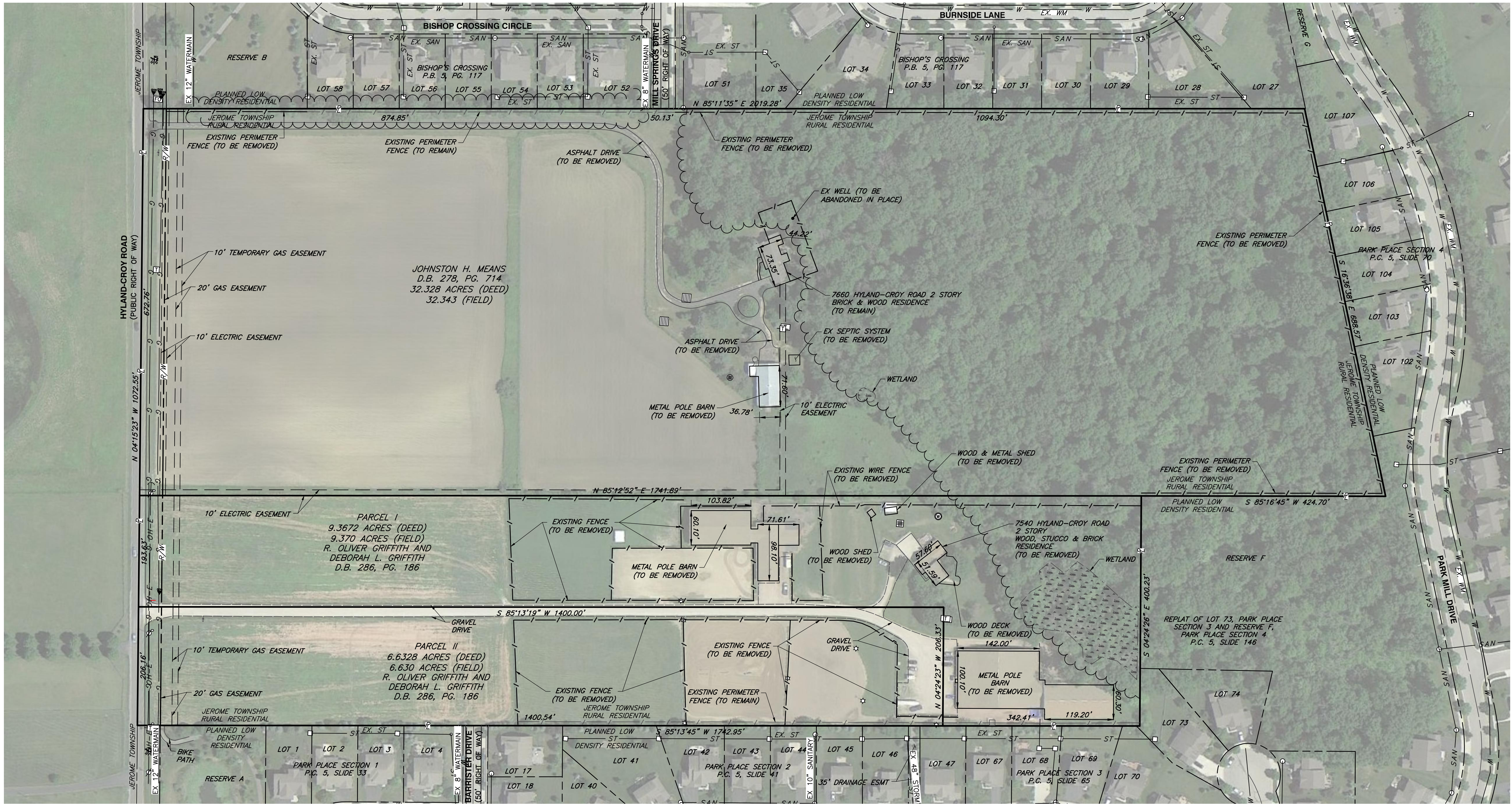
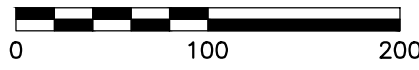
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PULTE HOMES - AUTUMN ROSE WOODS
CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

DATE: FEB 2017	DRAWN BY: WDF	DRAWING NO.:
DWG SCALE: 1"=200'	CHECKED BY: MCR	
PROJECT NO: 150-620		EX20
APPROVED BY: *HAND SIGNATURE ON FILE	CLL*	SHEET 20 OF 25



NORTH
SCALE IN FEET



LEGEND

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



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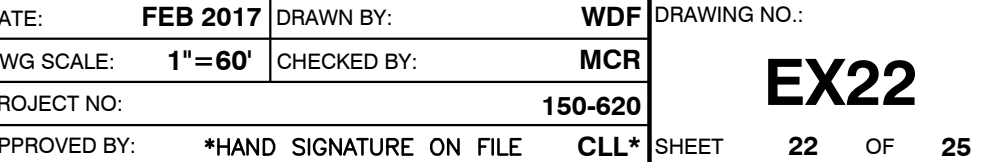
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CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS

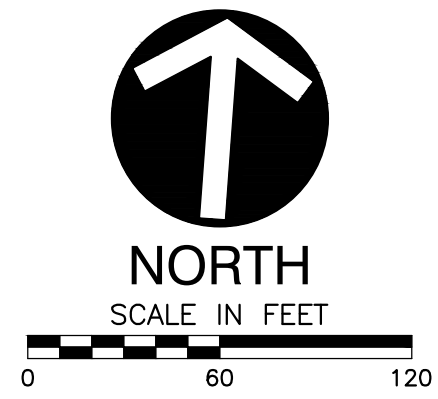
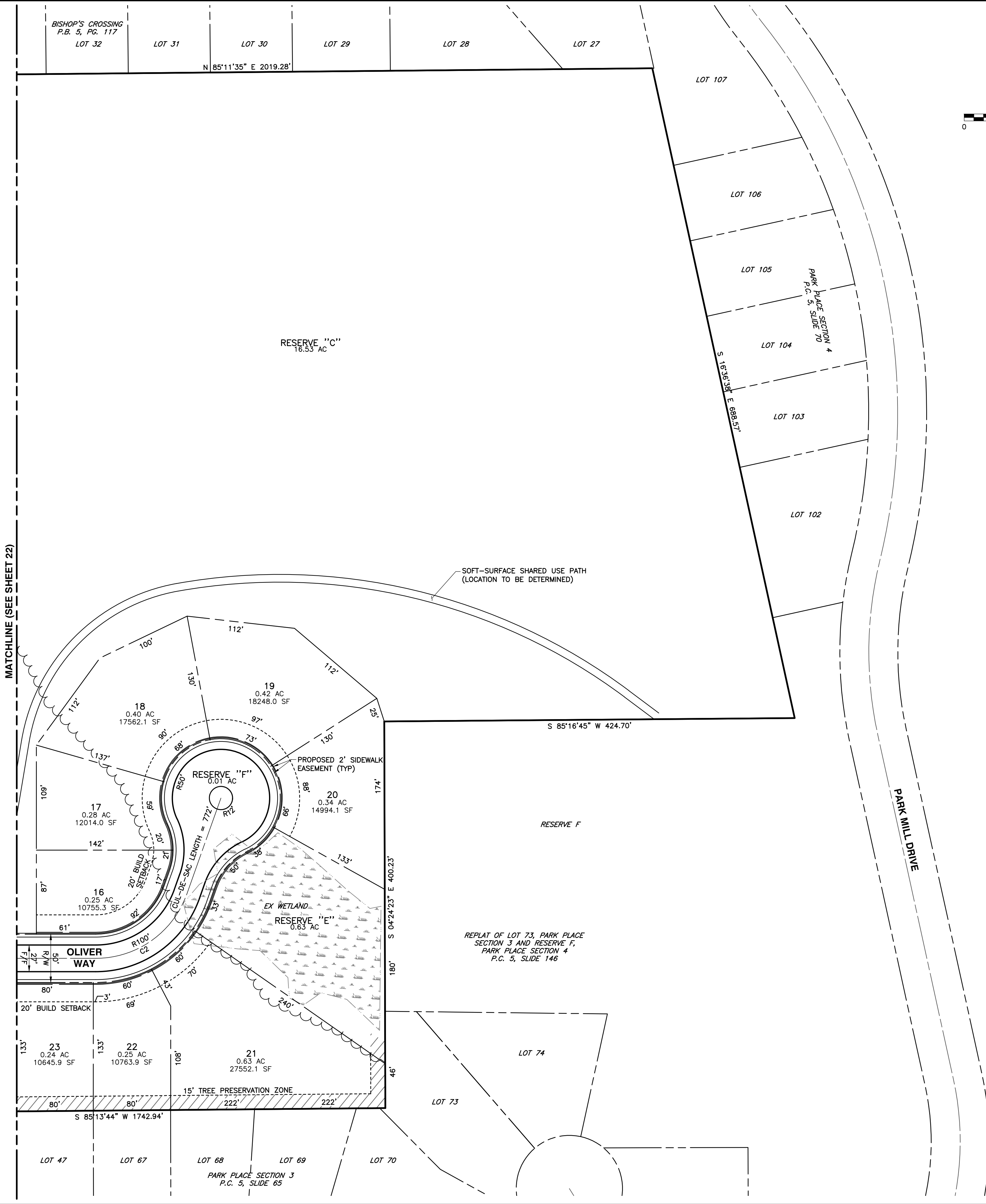
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PROJECT NO: 150-620		
APPROVED BY: *HAND SIGNATURE ON FILE	CLL*	SHEET 21 OF 25

EX21



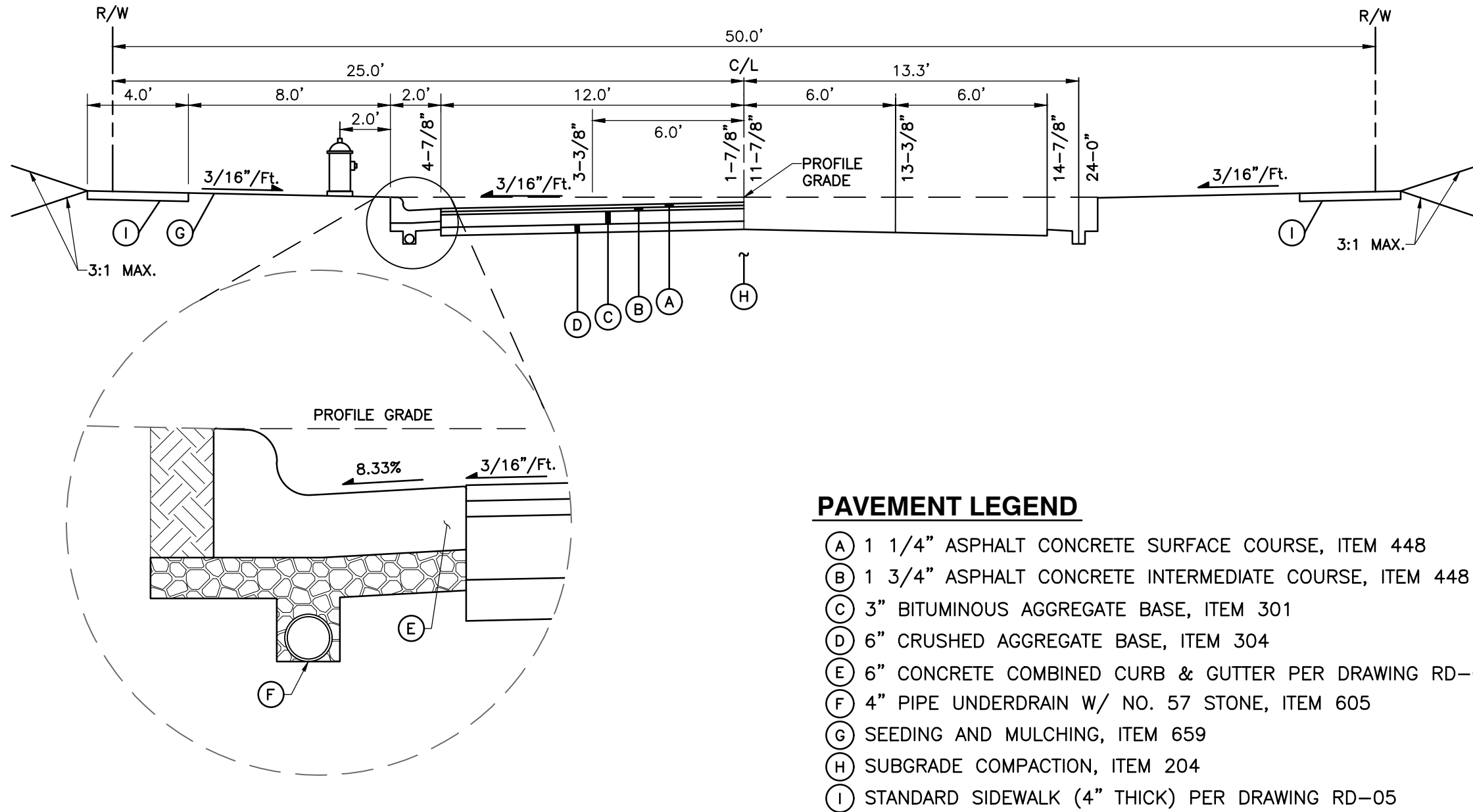
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MATCHLINE (SEE SHEET 22)



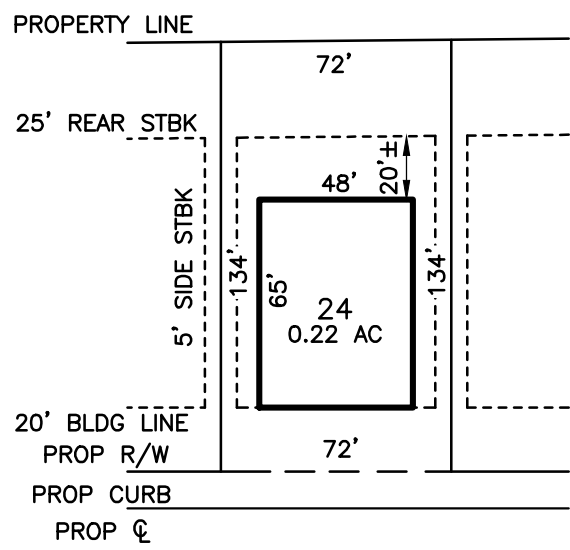
LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING TREE LINE
	EXISTING STREAM
	EXISTING WETLAND
	PROPOSED PROPERTY LINE
	PROPOSED CENTER LINE
	PROPOSED RIGHT OF WAY
	PROPOSED SETBACK

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	150.00'	90°00'00"	235.62'	212.13'	N 49°15'23" W
C2	100.00'	70°26'45"	122.95'	115.35'	S 50°31'14" W

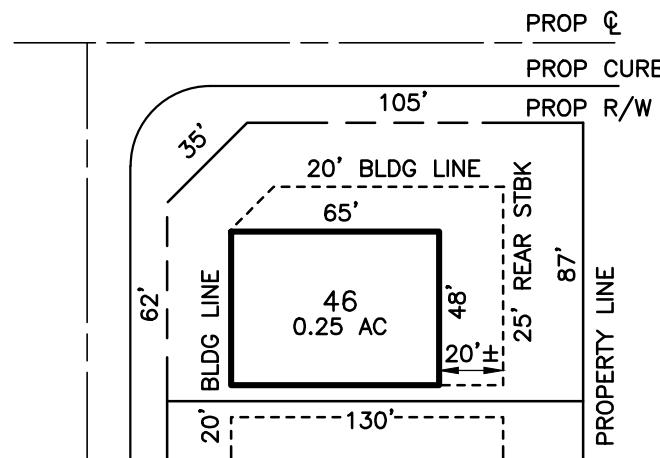


TYPICAL 27' FC/FC SECTION
W/ 8' ASPHALT LEISURE PATH (60' R/W)
NOT TO SCALE

- PAVEMENT LEGEND**
- (A) 1 1/4" ASPHALT CONCRETE SURFACE COURSE, ITEM 448
 - (B) 1 3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448
 - (C) 3" BITUMINOUS AGGREGATE BASE, ITEM 301
 - (D) 6" CRUSHED AGGREGATE BASE, ITEM 304
 - (E) 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING RD-02
 - (F) 4" PIPE UNDERDRAIN W/ NO. 57 STONE, ITEM 605
 - (G) SEEDING AND MULCHING, ITEM 659
 - (H) SUBGRADE COMPACTION, ITEM 204
 - (I) STANDARD SIDEWALK (4" THICK) PER DRAWING RD-05



SMALLEST IN-LINE
LOT LAYOUT
NOT TO SCALE



SMALLEST CORNER
LOT LAYOUT
NOT TO SCALE



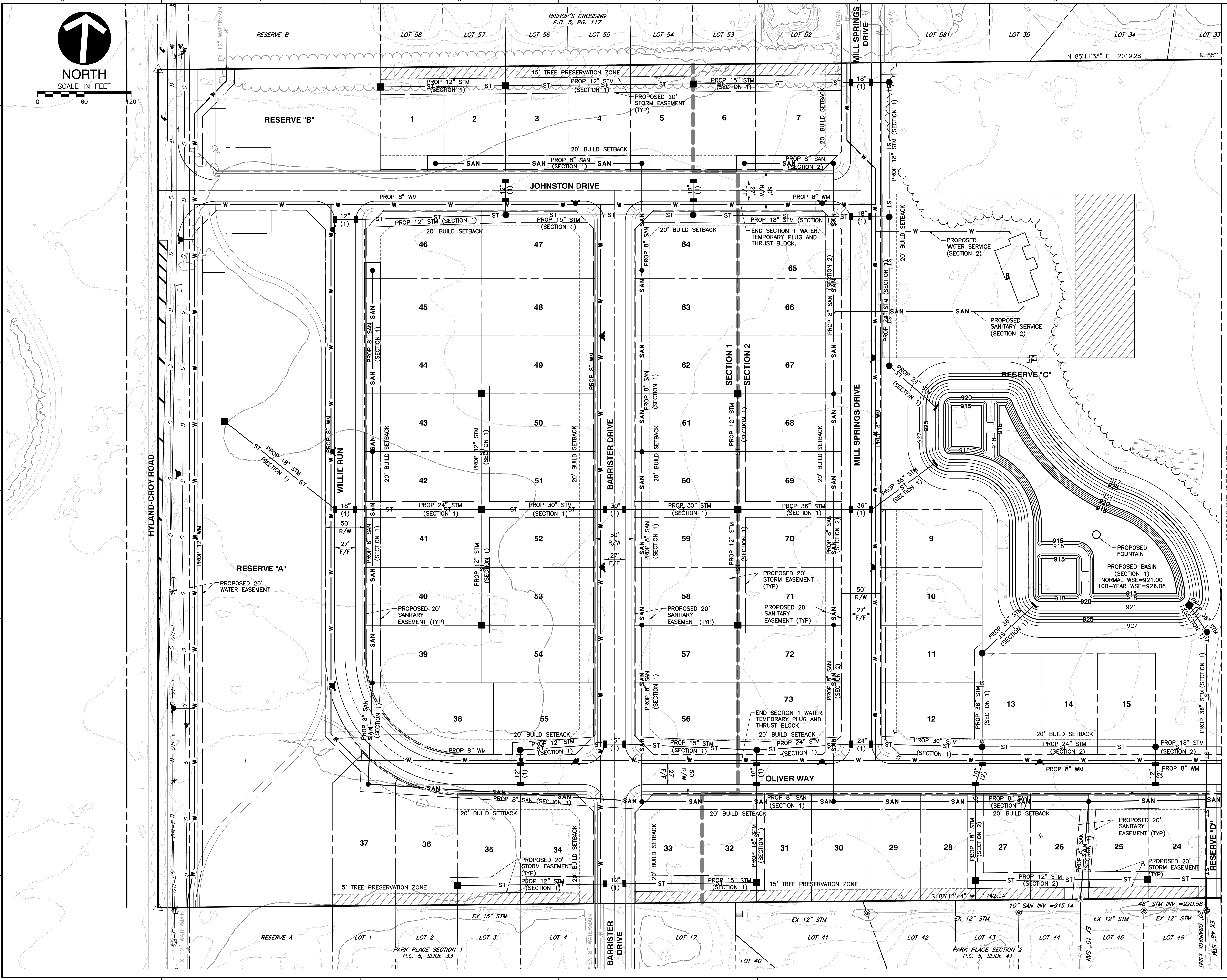
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250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
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CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
SITE AND PHASING PLAN

DATE: FEB 2017 DRAWN BY: WDF DRAWING NO.:
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PROJECT NO: 150-620
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EX23

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- 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



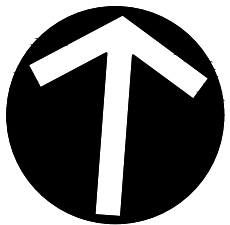
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UTILITY PLAN

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PROJECT NO: 150-620		
APPROVED BY: *HAND SIGNATURE ON FILE	CLL*	SHEET 24 OF 25

EX24

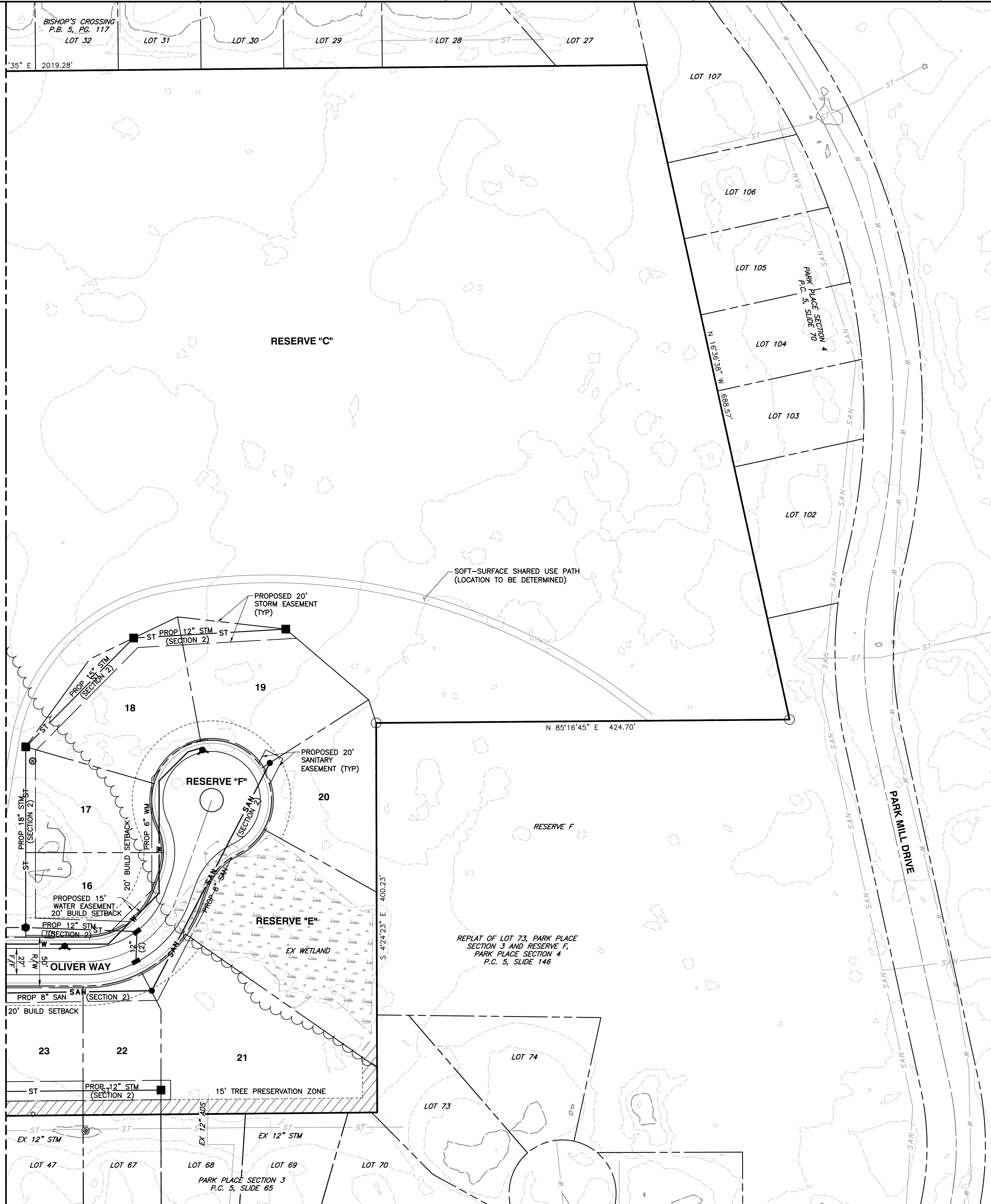
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NORTH
SCALE IN FEET

0 60 120

MATCHLINE (SEE SHEET 24)



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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PROJECT NO: 150-620		
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EX25