

The Hamlet on Jerome

Dublin, OH 43017

DATE: July 3, 2018

Preliminary Development Plan Submittal

PROJECT NO. 18008

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PREPARED FOR



The Hamlet on Jerome, LLC
9341 Jerome Road
Dublin, OH 43017

PREPARED BY



Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court
Suite 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net



2550 Corporate Exchange Dr.
Suite 300
Columbus, Ohio 43231
p 614.901.2235

VICINITY MAP



SCALE: 1" = 1000'



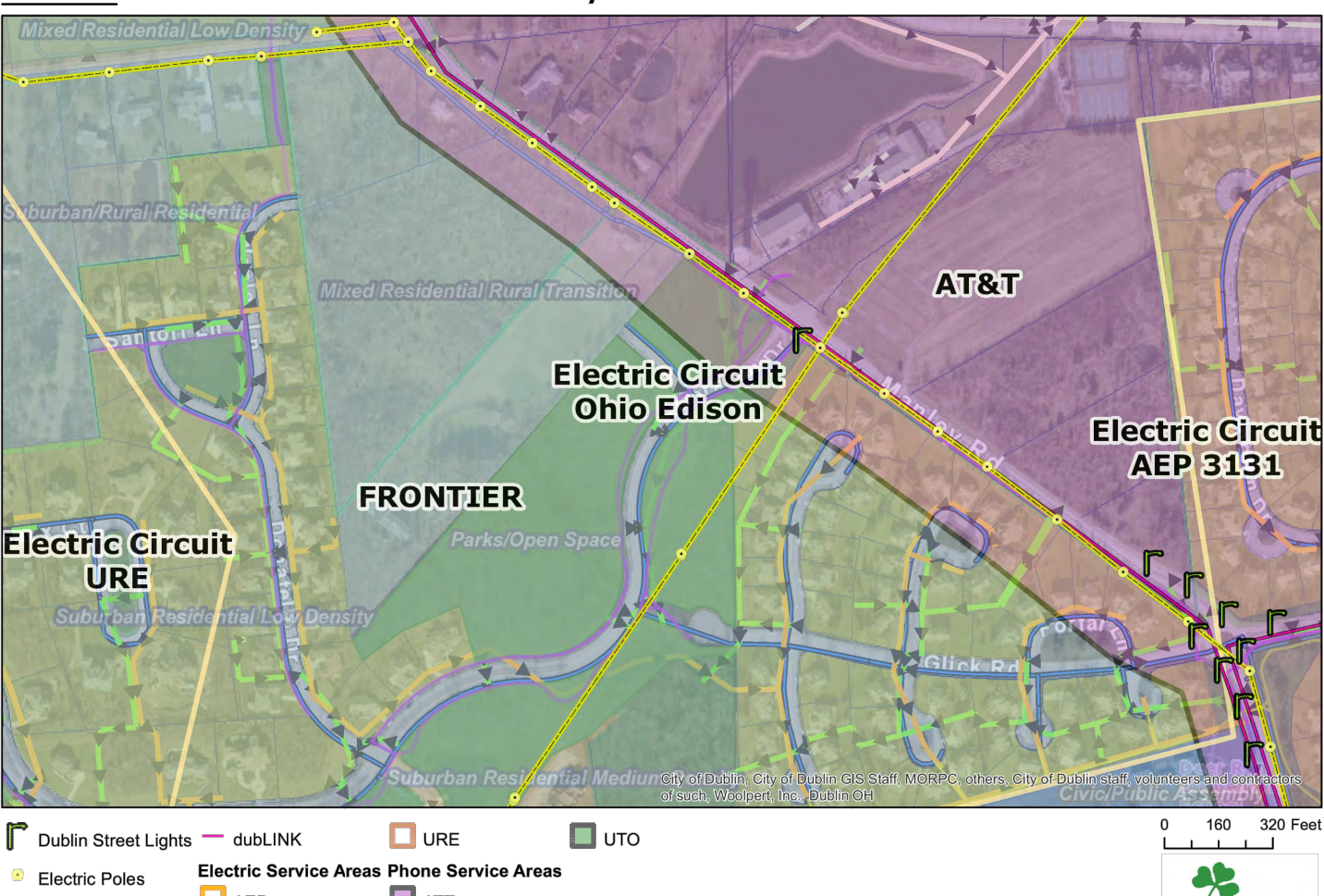
REGIONAL CONTEXT MAP



VICINITY MAP



UTILITIES



LEGEND

- EXISTING TREE
- INTERMEDIATE CONTOUR LINE
- INDEX CONTOUR LINE

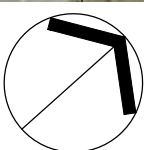
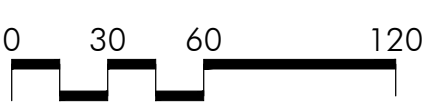
NOTE:
BASE FILES GENERATED FROM
COUNTY AND CITY GIS FILES.

UTILITY PROVIDER NOTE:
ELECTRIC SERVICE - OHIO EDISON
TELEPHONE SERVICE - FRONTIER
WATER SERVICE - CITY OF COLUMBUS
SANITARY SERVICE - CITY OF COLUMBUS
NATURAL GAS - COLUMBIA GAS OF OHIO

DRAINAGE NOTE:
THE SITE IS LOCATED IN THE NORTH FORK
INDIAN RUN WATERSHED AND GENERALLY
DRAINS FROM NORTH TO SOUTH. THE SITE IS
ENTIRELY OUT OF THE 100-YEAR
FLOODPLAIN



Existing Conditions Plan
SCALE: 1" = 60'



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

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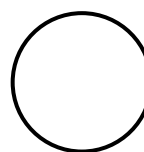
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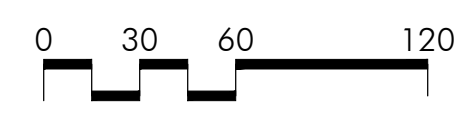
VICINITY MAP
& EXISTING
CONDITIONS
PLAN

Sheet #

L0.1



Illustrative Site Plan
SCALE: 1" = 60'



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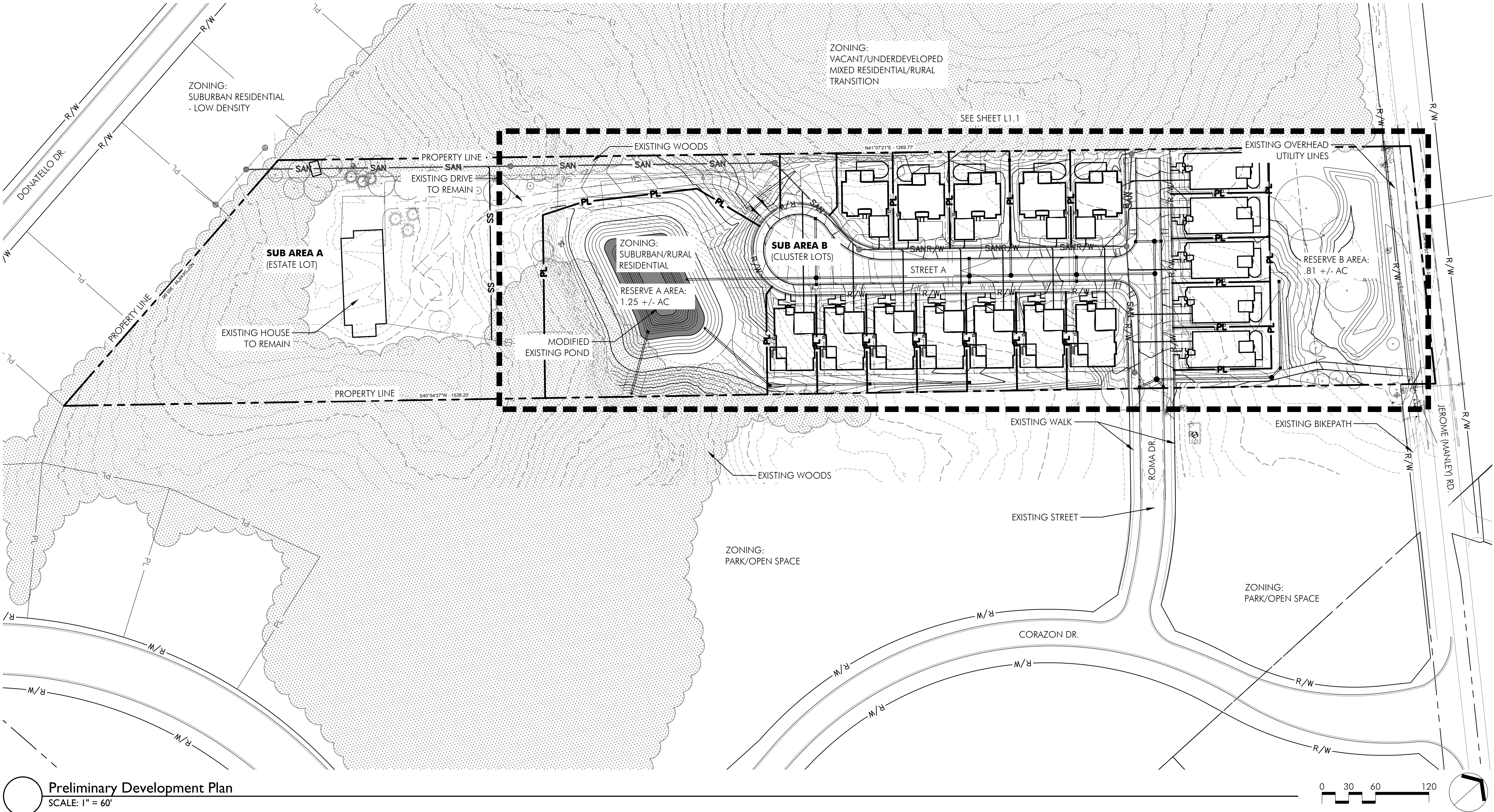
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**ILLUSTRATIVE
SITE PLAN**

Sheet #

L0.2



Preliminary Development Plan
SCALE: 1" = 60'

SITE DATA:

TOTAL AREA OF SITE	8.68 +/- AC
SUB AREA A (ESTATE LOT)	(3.01 +/- AC)
SUB AREA B (CLUSTER LOTS)	(5.73 +/- AC)
TOTAL GROSS OVERALL DENSITY ACRE	+/-2.07 DWELLING UNITS PER ACRE
SUB AREA B	
TOTAL AREA OF PUBLIC STREETS	0.66 +/- AC
TOTAL RESERVE AREA	2.06 +/- AC
TOTAL NUMBER & BUILDING HEIGHT OF SINGLE FAMILY HOMES	
TYPE A: 7	BUILDING HEIGHT = 35' MAX
TYPE B: 5	BUILDING HEIGHT = 35' MAX
TYPE C: 5	BUILDING HEIGHT = 35' MAX
RESIDENTIAL DENSITY = +/- 2.96 DWELLING UNITS PER ACRE	
PARKING PROVIDED PER UNIT = 2 CAR GARAGE & 2 DRIVEWAY SPACES EACH UNIT	

SIGNATURES:

APPLICANT	DATE
PLANNING & ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO NAME	DATE
PLANNING & ZONING COMMISSION MEETING	00/00/2018
CITY COUNCIL APPROVAL	DATE



Columbus
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Columbus, Ohio 43235
p 614.255.3399

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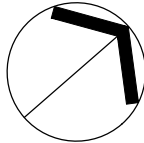
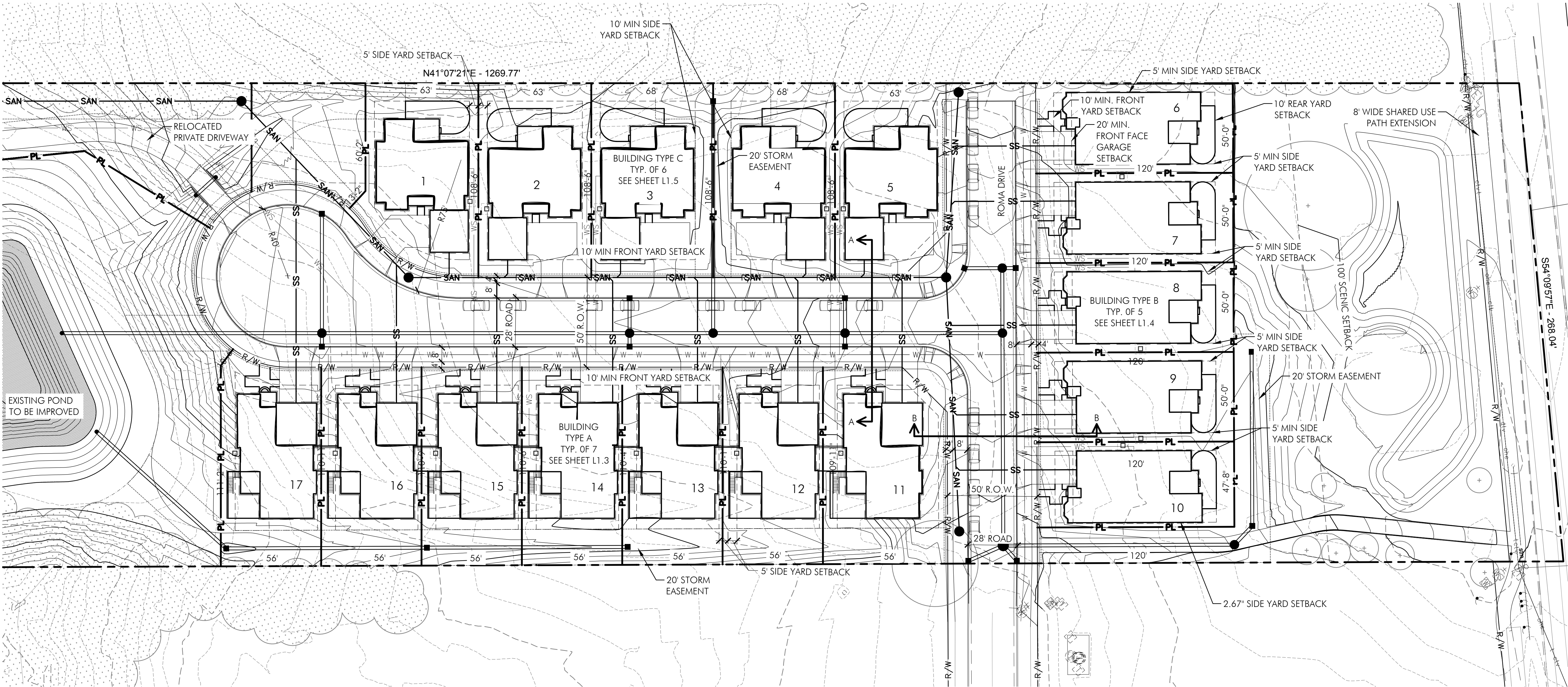
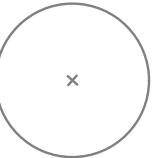
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**PRELIMINARY
DEVELOPMENT
PLAN**

Sheet #

L1.0



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**PRELIMINARY
DEVELOPMENT
LANDSCAPE
PLAN**

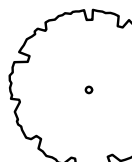
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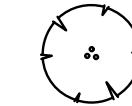
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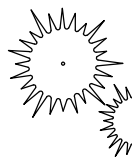
EXISTING TREE



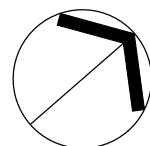
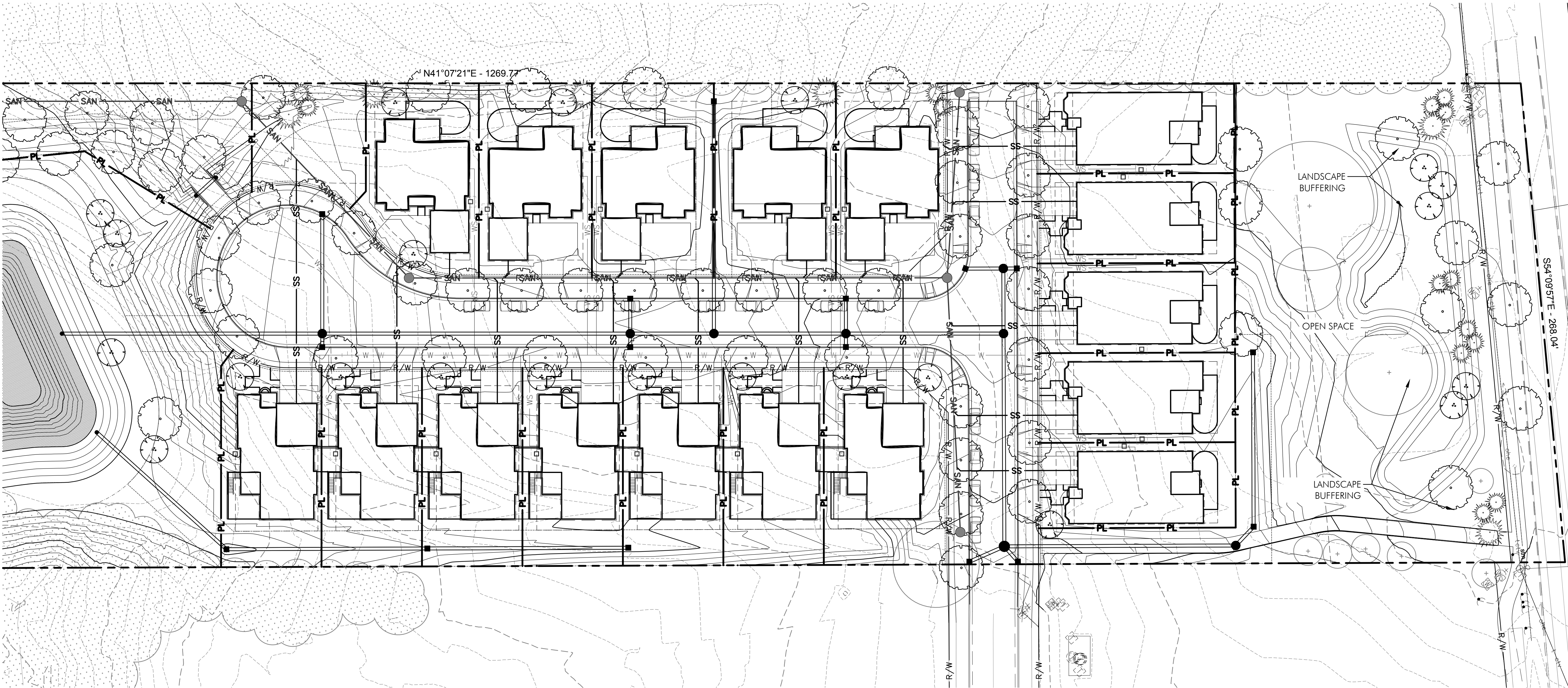
PROPOSED
DECIDUOUS TREE

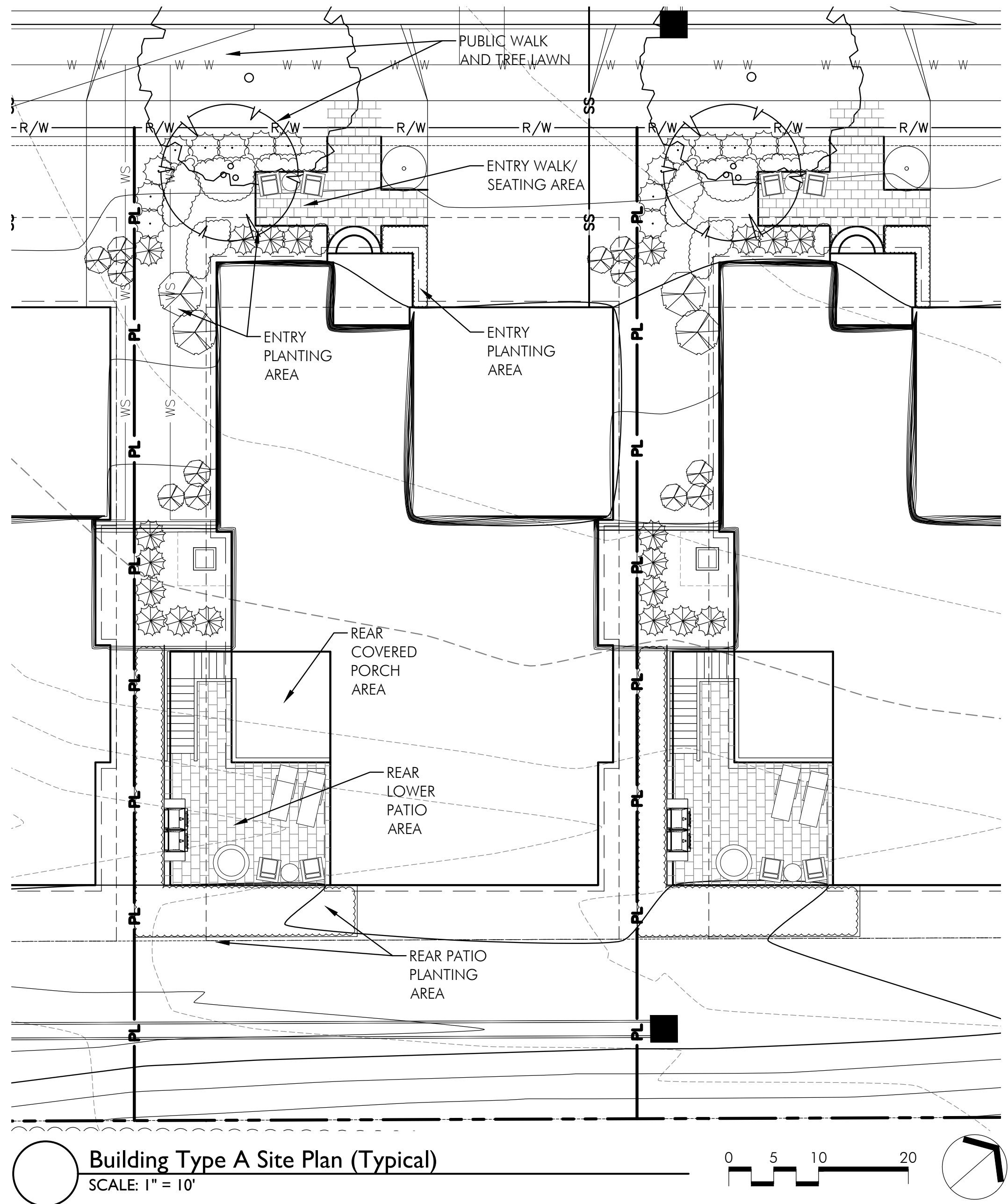


PROPOSED
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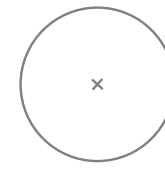


PROPOSED
EVERGREEN TREE

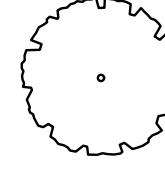




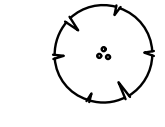
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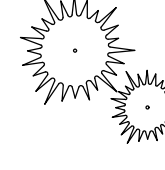
EXISTING TREE



PROPOSED DECIDUOUS TREE



PROPOSED ORNAMENTAL TREE



PROPOSED EVERGREEN TREE



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

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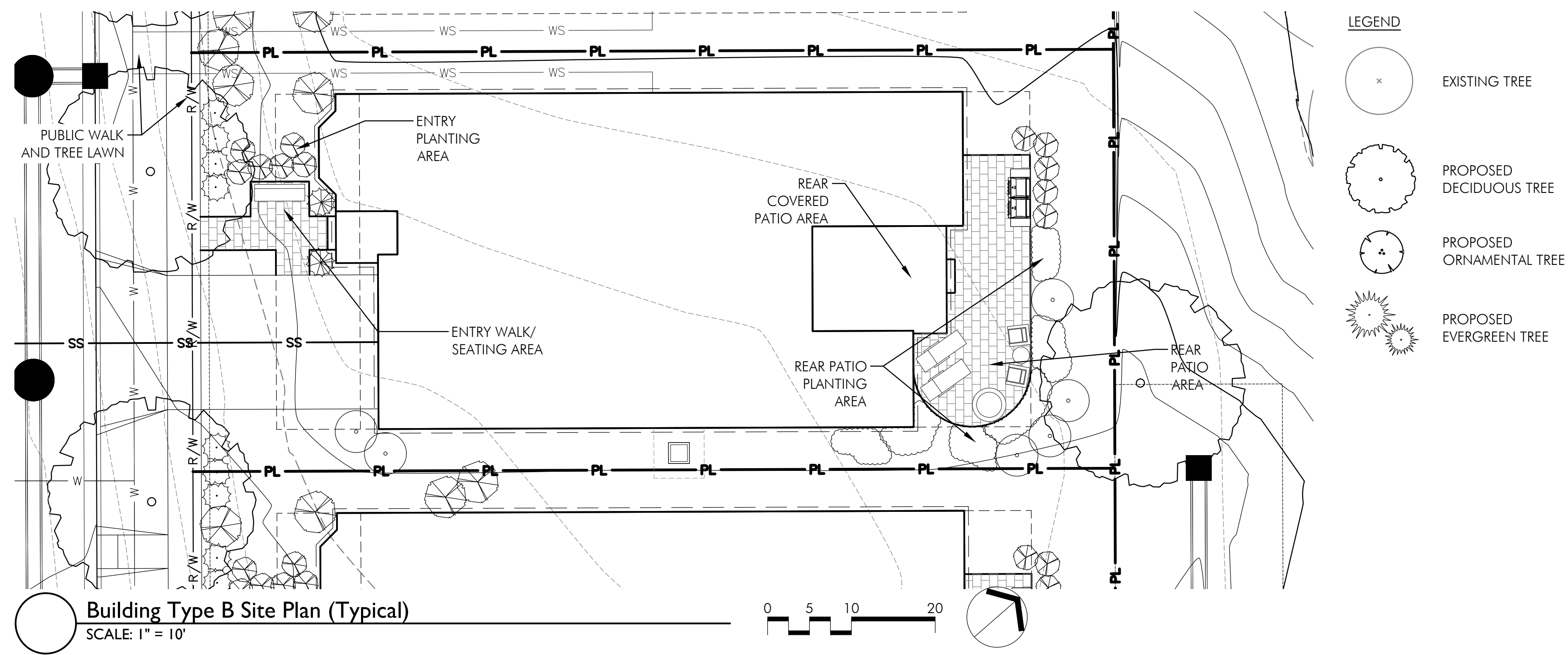
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TYPICAL LOT
SITE LAYOUT
PLANS

Sheet #

L1.3



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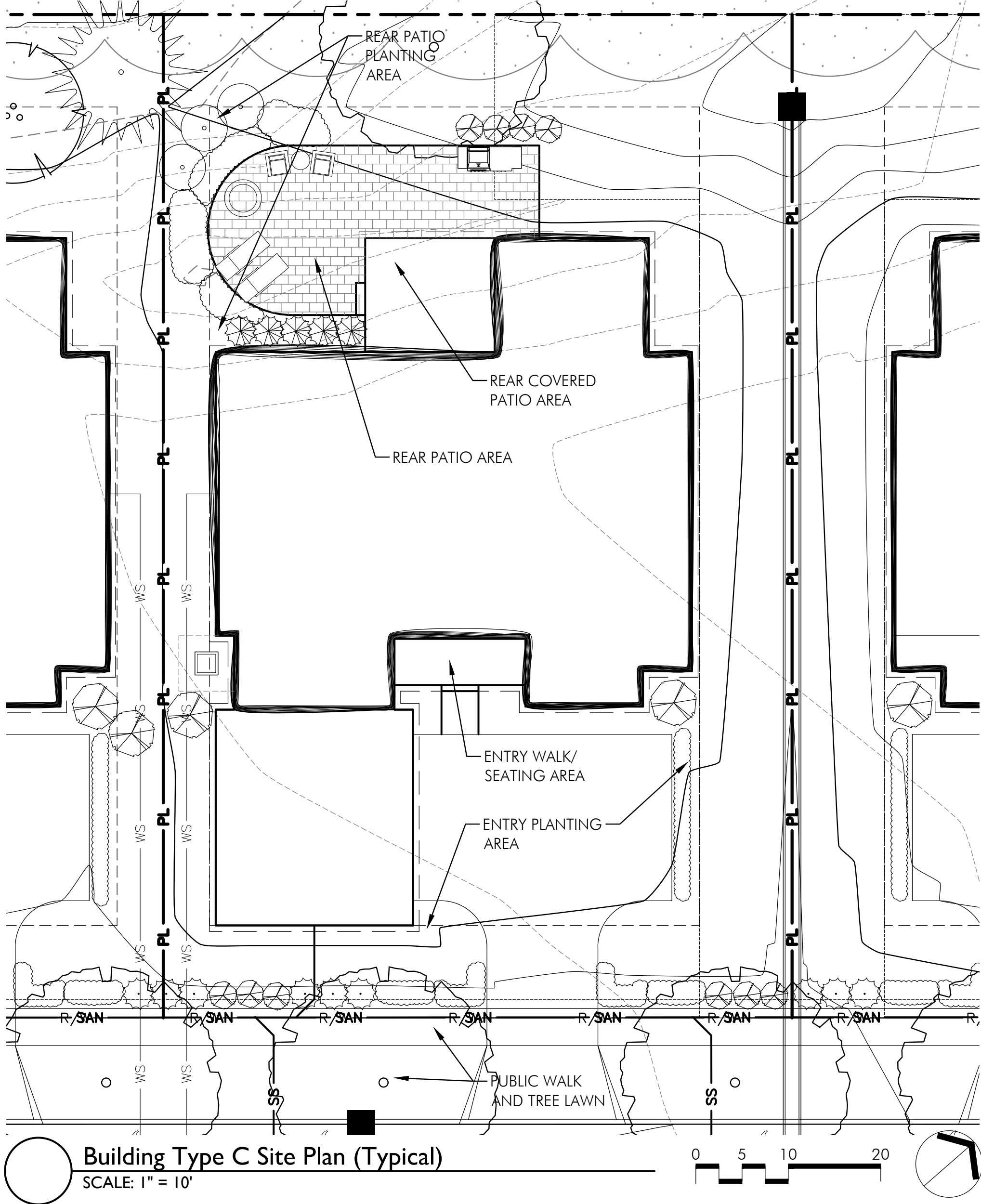
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Sheet Title

**TYPICAL LOT
SITE LAYOUT
PLANS**

Sheet #

L1.4



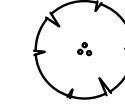
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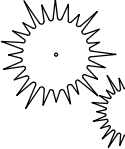
EXISTING TREE



PROPOSED
DECIDUOUS TREE



PROPOSED
ORNAMENTAL TREE



PROPOSED
EVERGREEN TREE



Columbus

100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati

10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

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TYPICAL LOT
SITE LAYOUT
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100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

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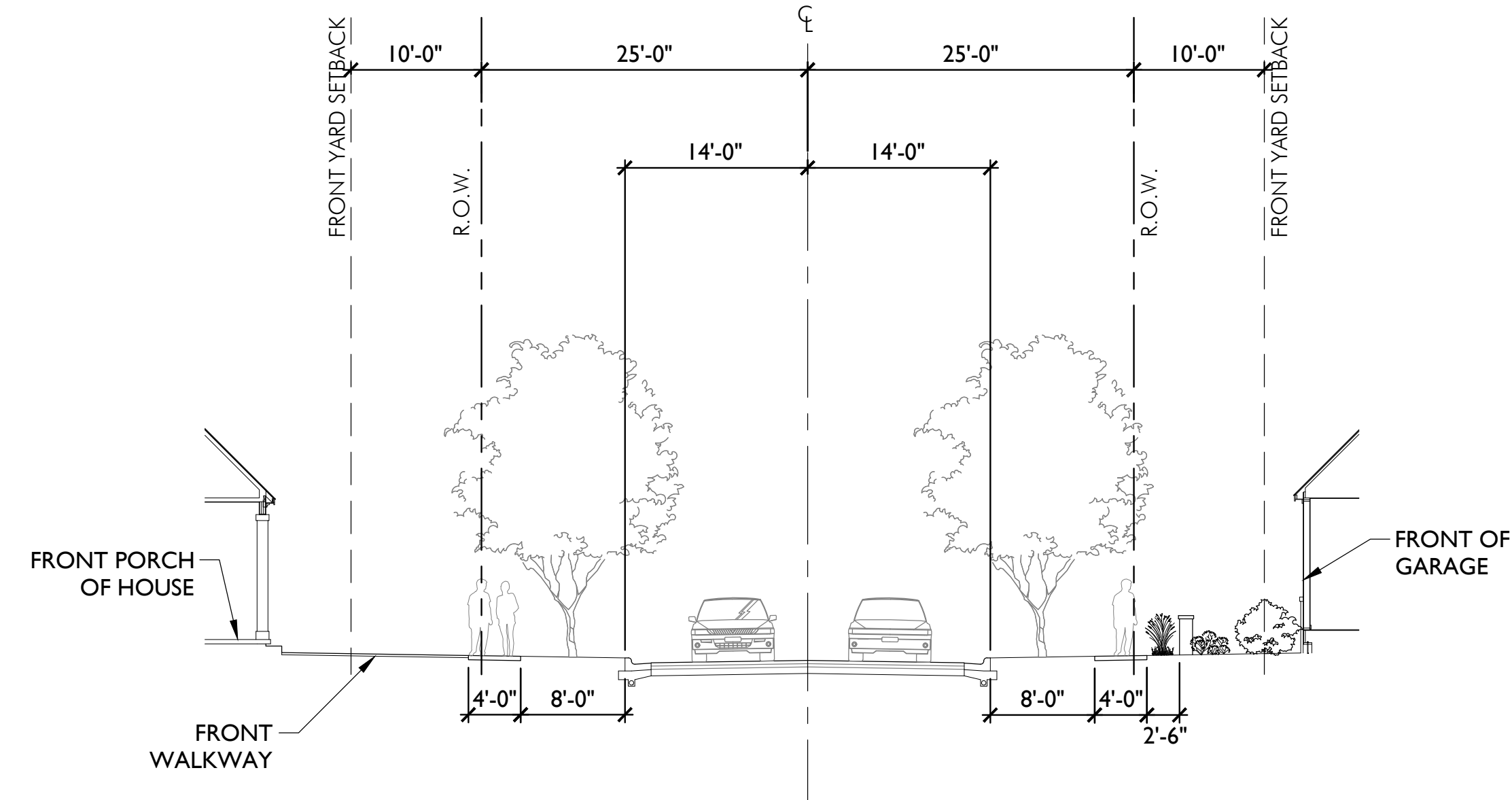
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Sheet Title

SITE
SECTIONS

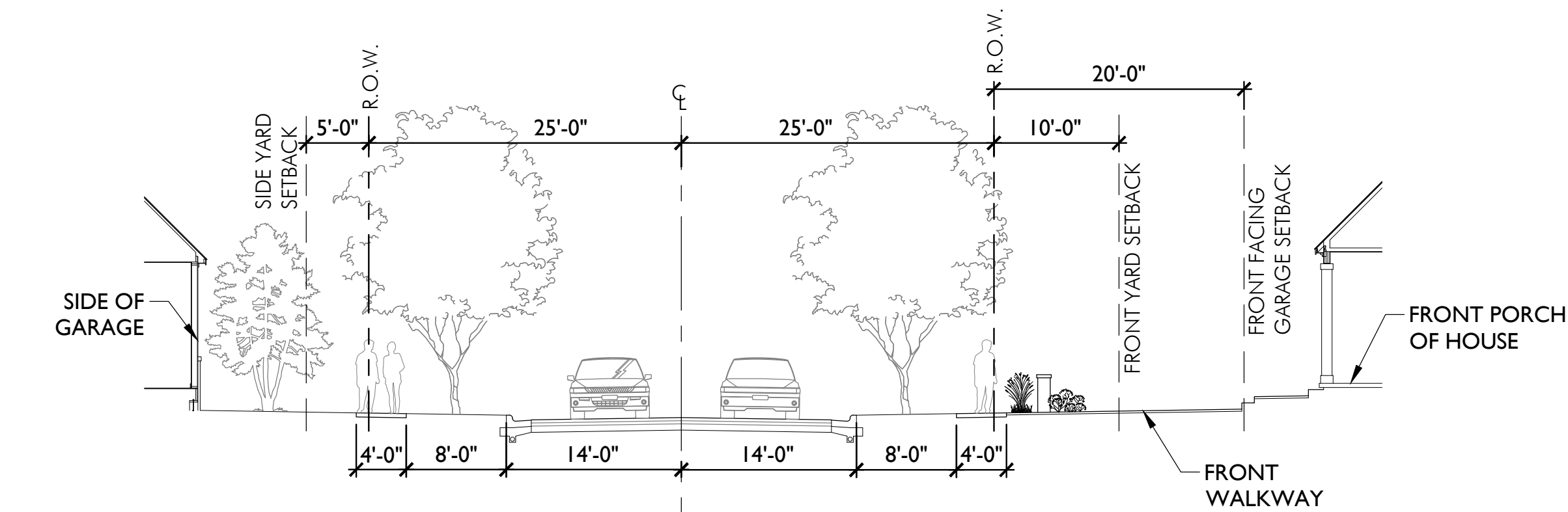
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L2.0



SECTION A-A

Street A Section
SCALE: 1" = 10'



SECTION B-B

Roma Drive Extension Section
SCALE: 1" = 10'

EXISTING TREE CONDITION AND STAU KEY	
CONDITION	STATUS
EXCELLENT	(A) PRESERVE
GOOD	(B) REMOVE
FAIR	
POOR	
DEAD	

Tree Preservation, Removal, Replacement Notes

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGES IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION. OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IS ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OR THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLAN SHALL BE UNLAWFUL.

EVALUATION OF EXISTING TREES					
NUMBER	SPECIES	SIZE	STATUS	CONDITION	
1	HICKORY	12" CAL.	B	GOOD	
2	HICKORY	12" CAL.	A	GOOD	
3	OAK	8" CAL.	B	GOOD	
4	HICKORY	16" CAL.	A	GOOD	
5	HICKORY	12" CAL.	B	GOOD	
6	MAPLE	8" CAL.	B	GOOD	
7	MAPLE	8" CAL.	B	GOOD	
8	HICKORY	15" CAL.	A	GOOD	
9	HICKORY	15" CAL.	A	GOOD	
10	HICKORY	15" CAL.	A	GOOD	
11	HICKORY	18" CAL.	B	GOOD	
12 X 2*	RIVER BIRCH	6" CAL.	A	GOOD	
13	OAK	15" CAL.	A	POOR	
14	OAK	8" CAL.	B	GOOD	
15	OAK	12" CAL.	A	GOOD	
16	OAK	12" CAL.	A	GOOD	
17	OAK	10" CAL.	A	GOOD	
18 X 2*	OAK	10" CAL.	A	GOOD	
19	HICKORY	14" CAL.	B	GOOD	
20	HICKORY	14" CAL.	B	GOOD	
21	OAK	8" CAL.	B	POOR	
22	OAK	8" CAL.	B	GOOD	
23	OAK	10" CAL.	B	GOOD	
24	WILLOW	20" CAL.	B	POOR	
25	WILLOW	24" CAL.	B	GOOD	
26	WILLOW	24" CAL.	B	GOOD	
27	MAPLE	12" CAL.	B	GOOD	
28	MAPLE	12" CAL.	B	GOOD	
29 X 2*	MAPLE	12" CAL.	B	GOOD	
30	MAPLE	12" CAL.	B	GOOD	
31	MAPLE	12" CAL.	B	GOOD	

NUMBER	SPECIES	SIZE	STATUS	CONDITION
32	MAPLE	7" CAL.	B	POOR
33	MAPLE	7" CAL.	B	POOR
34	MAPLE	7" CAL.	B	FAIR
35	OAK	12" CAL.	B	POOR
36	OAK	8" CAL.	B	POOR
37	MAPLE	7" CAL.	B	GOOD
38	MAPLE	7" CAL.	B	GOOD
39 X 2*	MAPLE	8" CAL.	B	DEAD
40	MAPLE	7" CAL.	B	POOR
41	MAPLE	12" CAL.	B	FAIR
42	OAK	14" CAL.	B	DEAD
43	OAK	10" CAL.	B	GOOD
44	ELM	24" CAL.	A	GOOD
45	MAPLE	7" CAL.	B	GOOD
46	OAK	8" CAL.	B	GOOD
47	MAPLE	7" CAL.	B	GOOD
48	MAPLE	8" CAL.	B	GOOD
49	MAPLE	8" CAL.	B	GOOD
50	OAK	12" CAL.	B	GOOD
51	MAPLE	8" CAL.	A	GOOD
52	MAPLE	8" CAL.	A	GOOD
53	MAPLE	8" CAL.	A	GOOD
54	MAPLE	8" CAL.	A	GOOD
55	MAPLE	8" CAL.	A	POOR
56	MAPLE	15" CAL.	B	GOOD
57	CRABAPPLE	7" CAL.	B	GOOD
58	CRABAPPLE	8" CAL.	A	GOOD
59	WALNUT	24" CAL.	B	GOOD
60	WALNUT	18" CAL.	B	GOOD
61	COTTONWOOD	36" CAL.	B	GOOD

* MULTI-STEM TREE

NOTES FOR TREES REMOVED

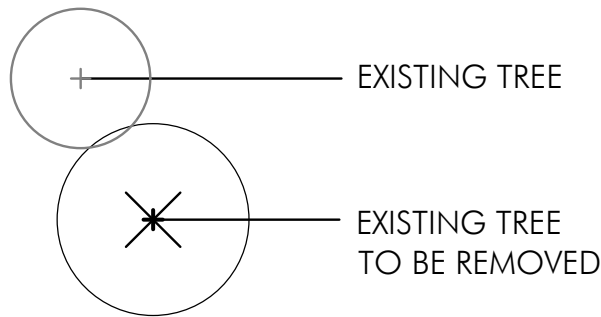
121 CALIPER INCHES OF TREE WHICH ARE TO BE REMOVED DUE TO THE POOR, FAIR, DEAD, OR EXEMPT CONDITIONS.

REPLACEMENT CALIPER SHALL MATCH INCH FOR CALIPER INCH FOR OTHER TREES.

DUE TO THE ABOVE CONDITIONS, TOTAL TREES TO BE REMOVED: 37
CALCULATED TOTAL = COMBINED 446
CALIPER - 121 EXEMPT CALIPER = 325 CALIPER INCHES

TOTAL TREES REQUIRED FOR REPLACEMENT:
325 CALIPER INCHES/2.5 CALIPER INCHES = 130 TREES

PLANT KEY



Columbus
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**PRELIMINARY
TREE REMOVAL
PLAN**

Sheet #

L3.0

