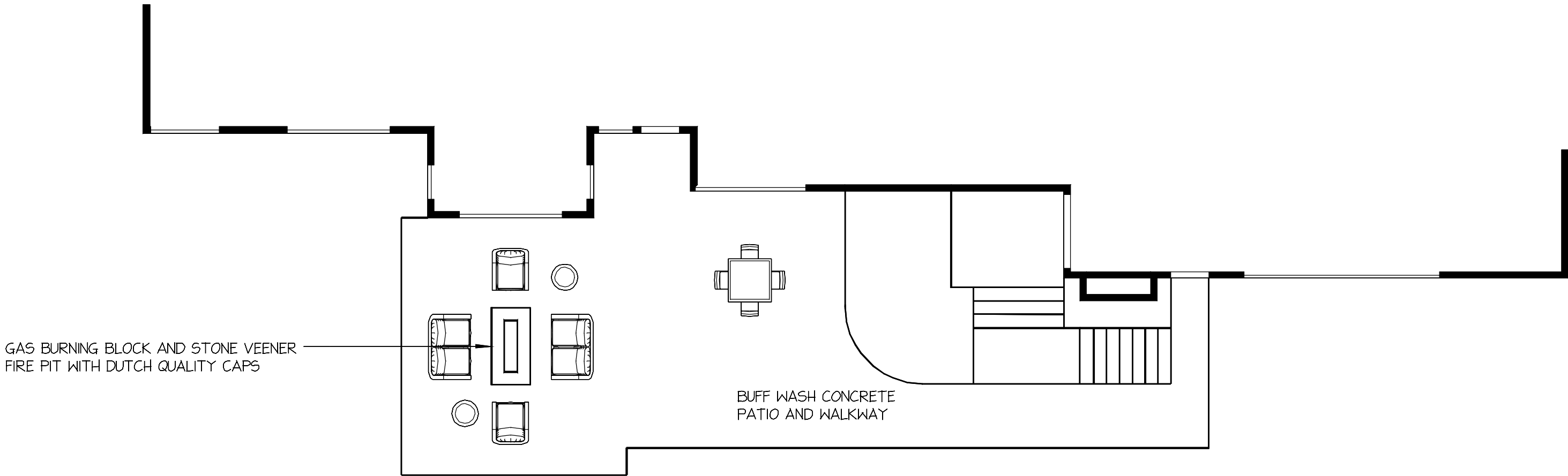
[illegible]

BEGLEY RESIDENCE
LORI
6199 DUBLIN ROAD
DUBLIN, OH 43017

SCALE	1" = 8'
DRAWN BY	RYAN
CHECKED BY	AARON
DATE	12-21-2022
DATE OF PRINT	12-21-2022

PROJECT NO.
H4172

SHEET NO.



NOTES

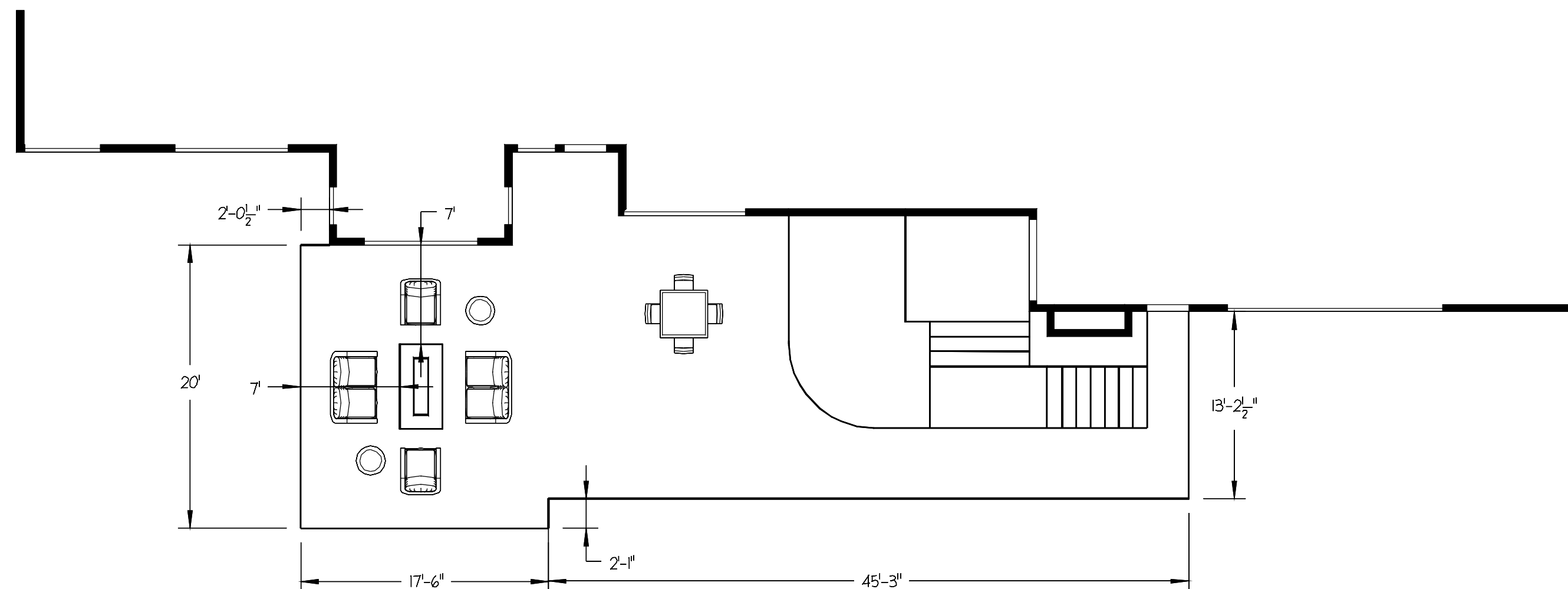
No.	Date	Description
REVISIONS		

BEGLEY RESIDENCE
LORI

6199 DUBLIN ROAD
DUBLIN, OH 43017

SCALE	1" = 8'
DRAWN BY	RYAN
CHECKED BY	AARON
DATE	11-17-2022
DATE OF PRINT	11-17-2022

PROJECT NO.	H41291
SHEET NO.	



NOTES

[illegible]

BEGLEY RESIDENCE
LORI

6199 DUBLIN ROAD
DUBLIN, OH 43017

SCALE	1" : 8'
DRAWN BY	RYAN
CHECKED BY	AARON
DATE	11-17-2022
DATE OF PRINT	11-17-2022

PROJECT NO.	H4129.
SHEET NO.	

City of
Dublin
OHIO, USA
Approved for
Construction
RADD-22-00730
05/27/22

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ARCHITECTS LLC AND MAY
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OR ALTERED WITHOUT THE
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ARCHITECTS.

THIS IS A BUILDERS SET OF
DRAWINGS. IT REQUIRES THE
BUILDER USING THEM TO BE
FAMILIAR WITH GENERAL BUILDING
PRINCIPLES AND BUILDING CODE
REQUIREMENTS. IF THE BUILDER
USING THEM NEEDS SPECIFIC
INFORMATION NOT PROVIDED
IN THE SET, THEY SHOULD
CONTACT THE ARCHITECTS.

STOCK & STONE
ARCHITECTS • LLC
3888 North High Street Columbus, Ohio 43214 614-281-5810



THE BEGLEY RESIDENCE
6199 DUBLIN ROAD
DUBLIN, OHIO 43017

5/23/2022
DATE: 4/07/2022

1

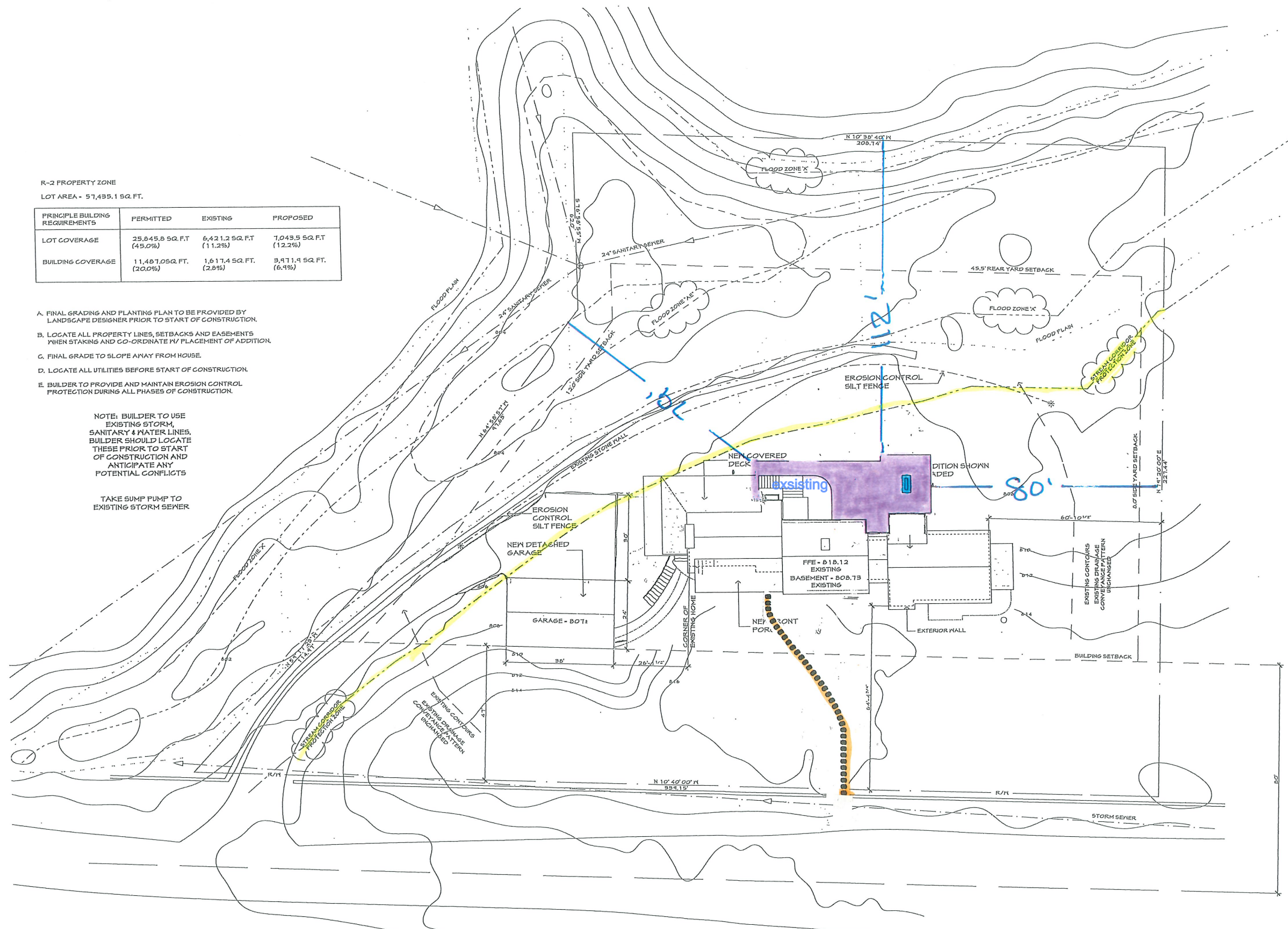
R-2 PROPERTY ZONE
LOT AREA - 57,495.1 SQ. FT.

PRINCIPLE BUILDING REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	25,845.8 SQ. FT. (45.0%)	6,421.2 SQ. FT. (11.2%)	7,049.5 SQ. FT. (12.2%)
BUILDING COVERAGE	11,481.05 SQ. FT. (20.0%)	1,617.4 SQ. FT. (2.8%)	3,971.4 SQ. FT. (6.9%)

- A. FINAL GRADING AND PLANTING PLAN TO BE PROVIDED BY LANDSCAPE DESIGNER PRIOR TO START OF CONSTRUCTION.
B. LOCATE ALL PROPERTY LINES, SETBACKS AND EASEMENTS WHEN STAKING AND CO-ORDINATE W/ PLACEMENT OF ADDITION.
C. FINAL GRADE TO SLOPE AWAY FROM HOUSE.
D. LOCATE ALL UTILITIES BEFORE START OF CONSTRUCTION.
E. BUILDER TO PROVIDE AND MAINTAIN EROSION CONTROL PROTECTION DURING ALL PHASES OF CONSTRUCTION.

NOTE: BUILDER TO USE
EXISTING STORM,
SANITARY & WATER LINES.
BUILDER SHOULD LOCATE
THESE PRIOR TO START
OF CONSTRUCTION AND
ANTICIPATE ANY
POTENTIAL CONFLICTS

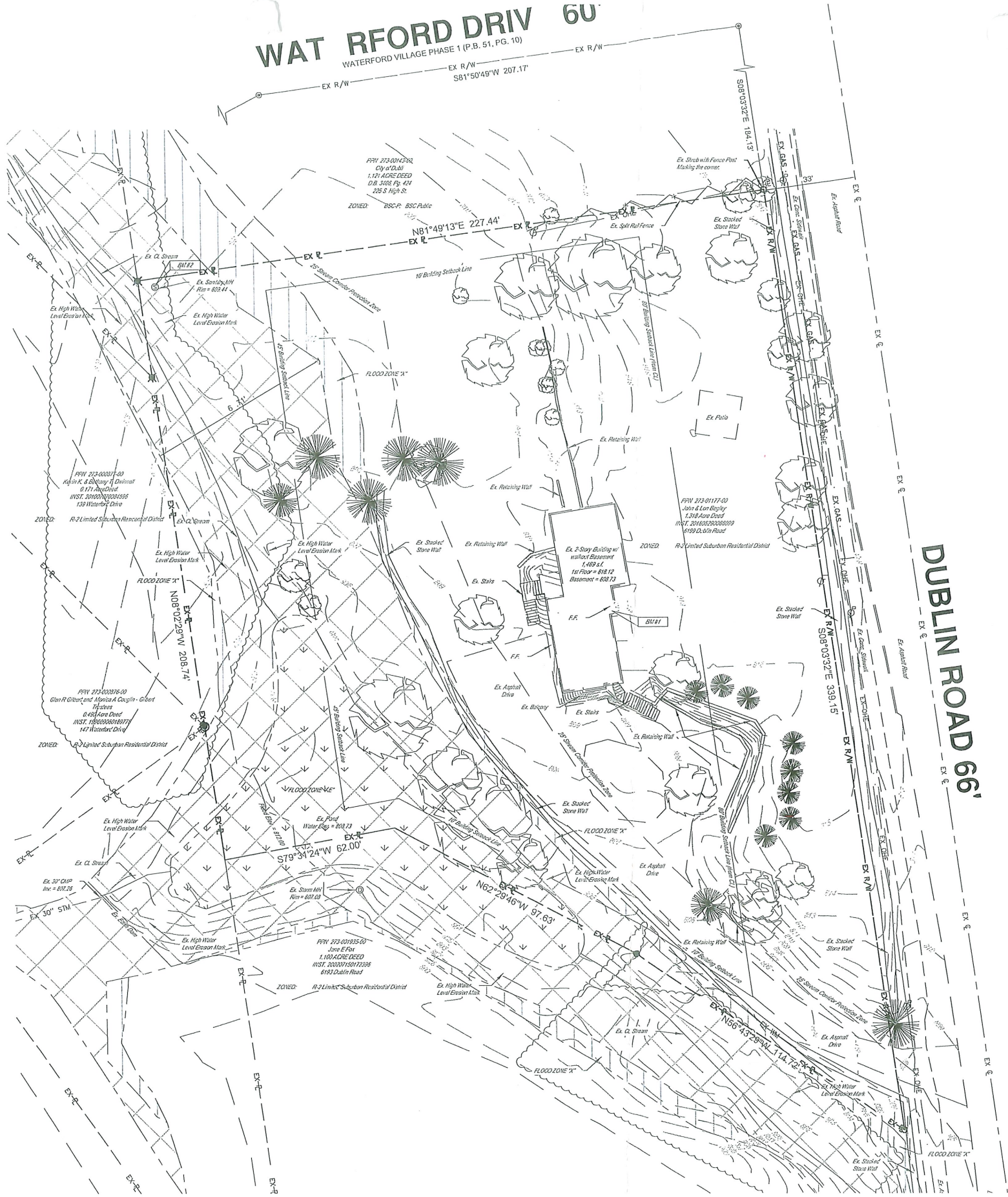
TAKE SUMP PUMP TO
EXISTING STORM SEWER



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
40'
NORTH

Patio
Fire Pit
Stepping Stones

L G ND	
EX. UIC	EX. ELECTRIC
EX. GAS	EX. GAS
EX. STM	EX. STORM
EX. SAN	EX. SANITARY
EX. COUM	EX. TELEPHONE
EX. W	EX. WATER
EX. CUM	EX. CABLE
EX. CONTOURS	EX. CONTOURS
EX. SWALE	EX. SWALE
EX. FENCE	EX. FENCE
EX. GRAVEL PAVE	EX. GRAVEL PAVE
EX. TREE LINE	EX. TREE LINE
EX. CENTERLINE	EX. CENTERLINE
EX. PROPERTY LINE	EX. PROPERTY LINE
EX. RIGHT-OF-WAY LINE	EX. RIGHT-OF-WAY LINE
EX. SETBACK LINE	EX. SETBACK LINE
EX. EASEMENT LINE	EX. EASEMENT LINE
5/8" IRON PIN FD	1/2" IRON PIPE FD
5/8" IRON PIN SET	3/4" IRON PIPE FD
EX. WATER VALVE	EX. HYDRANT
EX. SPOT ELEV.	EX. SAN. MH
EX. TELE. BOX	EX. STM. MH
EX. ELECT. BOX	EX. CATCH BASIN
EX. FLAG POLE	EX. DECIDUOUS TREE
EX. LANDSCAPE LIGHT	EX. LIGHT POLE
EX. GAS METER	EX. UTILITY POLE



SIT DATA

SIT ADDR SS:
6199 DUBLIN ROAD, DUBLIN, OH 43017

OWN R:
JOHN & LORI BEGLEY
6199 DUBLIN ROAD
DUBLIN, OH 43017

PARC L NO.
273 01177 00

SIT :
1.310 AC. DEED
AC. MEAS.

XISTING US :
RESIDENTIAL

CURR NT ZONING:
R 2 LIMITED SUBURBAN RESIDENTIAL DISTRICT

S TBACKS:
BUILDINGS
FRONT: 80' (FROM CENTERLINE)
REAR: 45' (20% OF 227.44' LOT DEPTH)
SIDE: 10' (20' MAX WITH A MIN. 8' ONE SIDE)

B NCHMARK INFORMATION

VERTICAL DATUM BASED ON NAVD 88
ITE BM #1: FINISH FLOOR OF THE FIRST FLOOR OF THE EXISTING HOUSE.
ELEVATION = 818.12
ITE BM #2: RIM OF SANITARY MANHOLE AT THE NORTHWEST CORNER OF THE SITE.
ELEVATION = 809.44

BASIS OF B ARINGS

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARINGS OF SOUTH 08° 03' 32" EAST, AS DETERMINED FOR THE CENTERLINE OF DUBLIN ROAD, AS BASED ON THE STATE OF OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).

FLOODPLAIN DATA

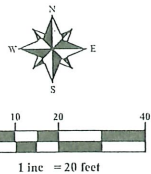
BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN BOTH A ZONE "AE" WITH A BASE FLOOD ELEVATION OF 812.00 AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39049C0153K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 IN CLARK COUNTY, OHIO.

SURV YOR'S C RTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY MADE BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Timothy L. Guider
TIMOTHY L. GUIDER R.S. #7752

2/24/21
DATE



Approved for
Construction
RADD-22-00730
05/27/22



PREPARED BY:
GUIDERSURVEYING INC.

WDP
WDP Development Partners, LLC
47 GREENFIELD DRIVE
MILFORD CENTER, OH 43045
E: WINKLEDEVTR@GMAIL.COM
P: (614) 607-5816

PROFESSIONAL STAMP:

REVISIONS

NO. DATE DESCRIPTION

DATE: 02/24/2021

DRAWN BY: CAW

SHEET: 1 / 1

TOPOGRAPHIC & BOUNDARY SURVEY

6199 DUBLIN ROAD, DUBLIN, OH 43017

JOHN & LORI BEGLEY



