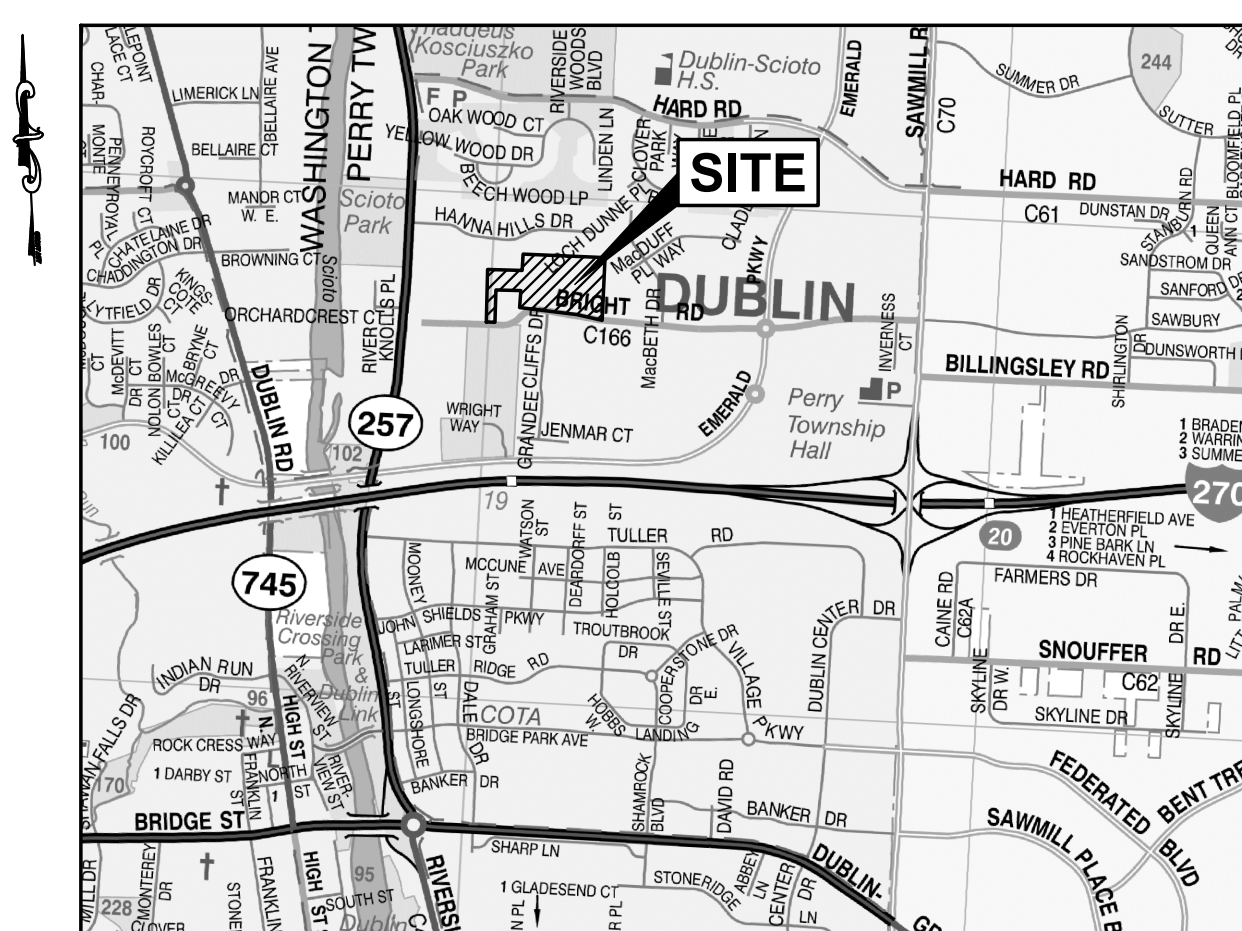


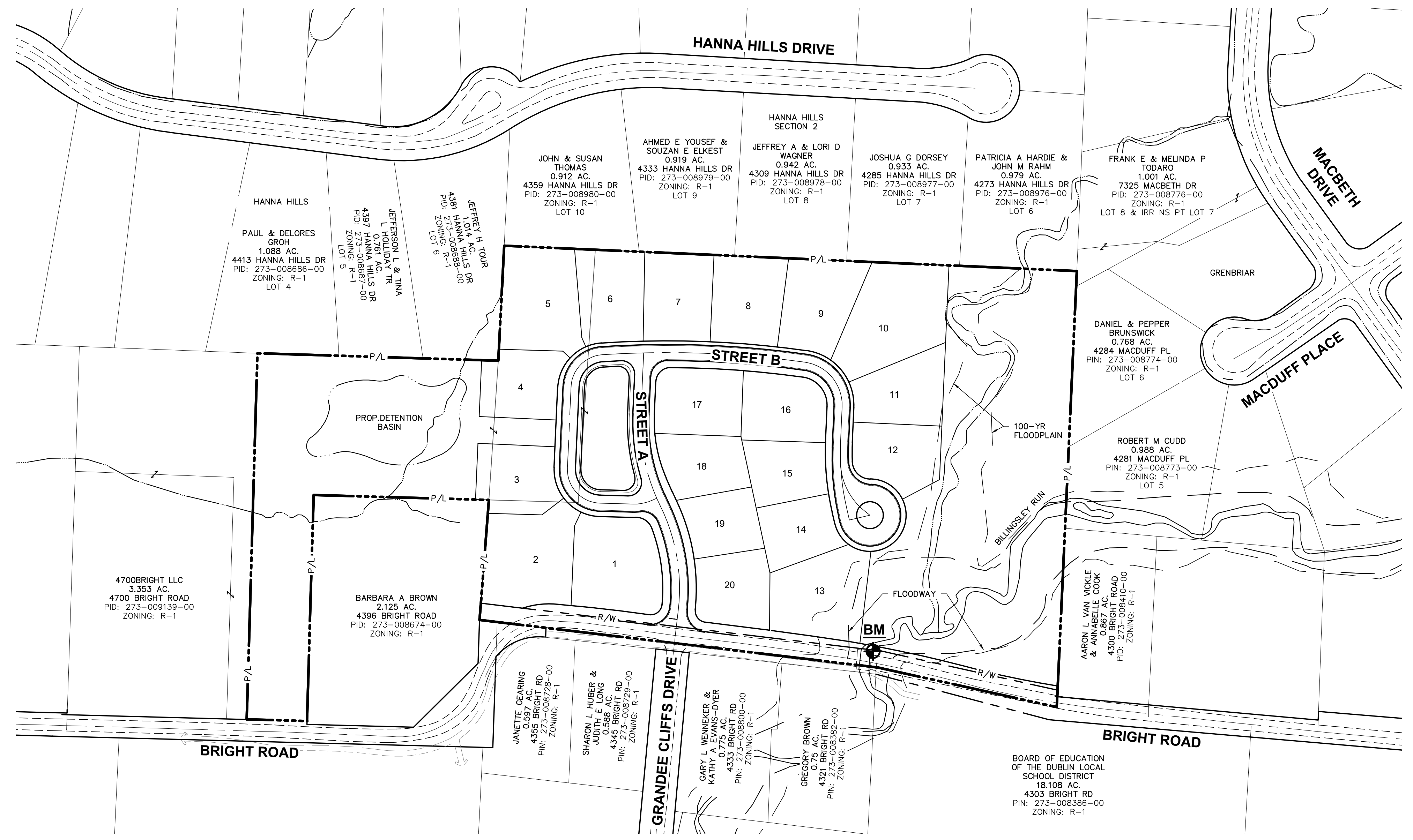
PRELIMINARY PLAT FOR BRIGHT ROAD RESERVE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



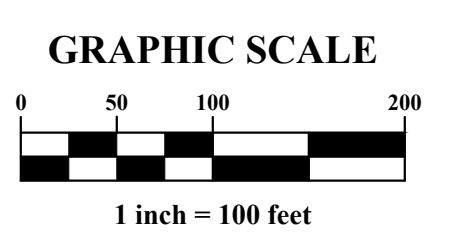
VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

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INDEX MAP
SCALE: 1"=100'



FLOODPLAIN
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0151K WITH THE EFFECTIVE DATE OF JUNE 17, 2008, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LIMITS OF THIS ZONE.

BENCH MARK	
BASED ON NAVD 1988 DATUM.	
SOURCE	ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.
FCGS N46RESET	BRASS DISK ON THE NORTH END OF THE EAST ABUTMENT OF BRIGHT ROAD CULVERT 166-0.36, 296 FEET EAST OF THE CENTER OF GRANDTEE CLIFFS DRIVE, 103 FEET EAST OF THE CENTER OF THE DRIVE TO RESIDENCE #4321, 16.6 FEET NORTH OF THE CENTERLINE. ELEVATION: 858.565

UTILITY & SERVICE CONTACTS			
ELECTRIC	AEP OHIO 700 MORRISON ROAD GAHANNA, OHIO 43230 ATTN: ERIK SCHAAS (614) 883-7963	PHONE/ CATV	AT&T 111 N 4TH ST, SUITE 802 COLUMBUS, OHIO 43215 ATTN: RON FOMBY (614) 223-7983
GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 ATTN: TODD SCHWARZ (614) 280-7500		SPECTRUM (CHARTER) 3760 INTERCHANGE ROAD COLUMBUS, OHIO 43204 ATTN: KEVIN RICH (614) 481-5263
SANITARY, STORM, WATER	CITY OF DUBLIN 8555 SHER-RINGS ROAD DUBLIN, OHIO 43016 (614) 410-7360		BREEZELINE 3675 CORPORATE DRIVE COLUMBUS, OHIO 43215 (888) 536-9600

LANDOWNER	DEVELOPER
DNS TRUST; SALLY S. HAIMBAUGH, TRUSTEE 9449 CAPE WYATH DRIVE DUBLIN, OHIO 43017	4338 BRIGHT ROAD PARTNERS, LLC 8824 DUNSIANE DRIVE DUBLIN, OHIO 43017 PHONE: 614-793-0001 CONTACT: WILLIAM H. ADAMS, MANAGING PARTNER

LEGAL	LAND PLANNING/LANDSCAPE ARCHITECTURE	ARCHITECTURE
PLANK LAW FIRM, LPA 411 EAST TOWN STREET COLUMBUS, OHIO 43215 PHONE: 614-221-4255 CONTACT: DON PLANK	MKSK 462 SOUTH LUDLOW ALLEY COLUMBUS, OHIO 43215 PHONE: 614-621-2796 CONTACT: BRIAN P. KINZELMAN	THE JONES STUDIO 503 CITY PARK AVENUE COLUMBUS, OHIO 43215 PHONE: 614-358-3729 CONTACT: BRIAN KENT JONES

ENGINEER & SURVEYOR
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ENGINEERS SURVEYORS

STATE OF OHIO
DAVID D. DENNISTON
51816
REGISTERED ENGINEER
David D. Denniston 51816 1/17/2025
REGISTERED ENGINEER NUMBER DATE

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PLAN PREPARED FOR:
4338 BRIGHT ROAD
PARTNERS LLC
8824 DUNSIANE DRIVE
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
**PRELIMINARY PLAT
FOR
BRIGHT ROAD RESERVE**

TITLE SHEET/VICINITY MAP/REGIONAL CONTEXT MAP

Date	Approved
Revision	
No.	

**PRELIMINARY NOT
FOR CONSTRUCTION**

Date: 01/17/2025
Scale: AS NOTED

Drawn By: JRS
Checked By: DDD

Project Number:
24-0001-1482

Drawing Number:
1 / 5

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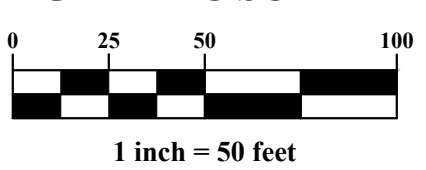
LEGEND

- CATCH BASIN
- ST — ST — EXISTING STORM SEWER
- MANHOLE
- SA — SA — EXISTING SANITARY SEWER
- WA — WA — EXISTING WATER LINE
- G — G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- T — EXISTING OVERHEAD COMMUNICATIONS
- — — — — EXISTING SOILS LINE
- = FLOODWAY
- = 100-YR FLOODPLAIN
- = STREAM CORRIDOR PROTECTION ZONE
- (TBD) = TO BE DEMOLISHED
- (TBR) = TO BE REMOVED

SOIL MAP UNIT LEGEND

SYMBOL	SOIL NAME
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes
CeB	Celina silt loam, 2 to 6 percent slopes
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded
MkB	Miamian silt loam, 2 to 6 percent slopes
MIC2	Miamian silty clay loam, 6 to 12 percent slopes, eroded

GRAPHIC SCALE



PLAN PREPARED BY:

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PLAN PREPARED FOR:
4338 BRIGHT ROAD PARTNERS LLC
 8824 DUNSIANE DRIVE
 DUBLIN, OHIO 43017

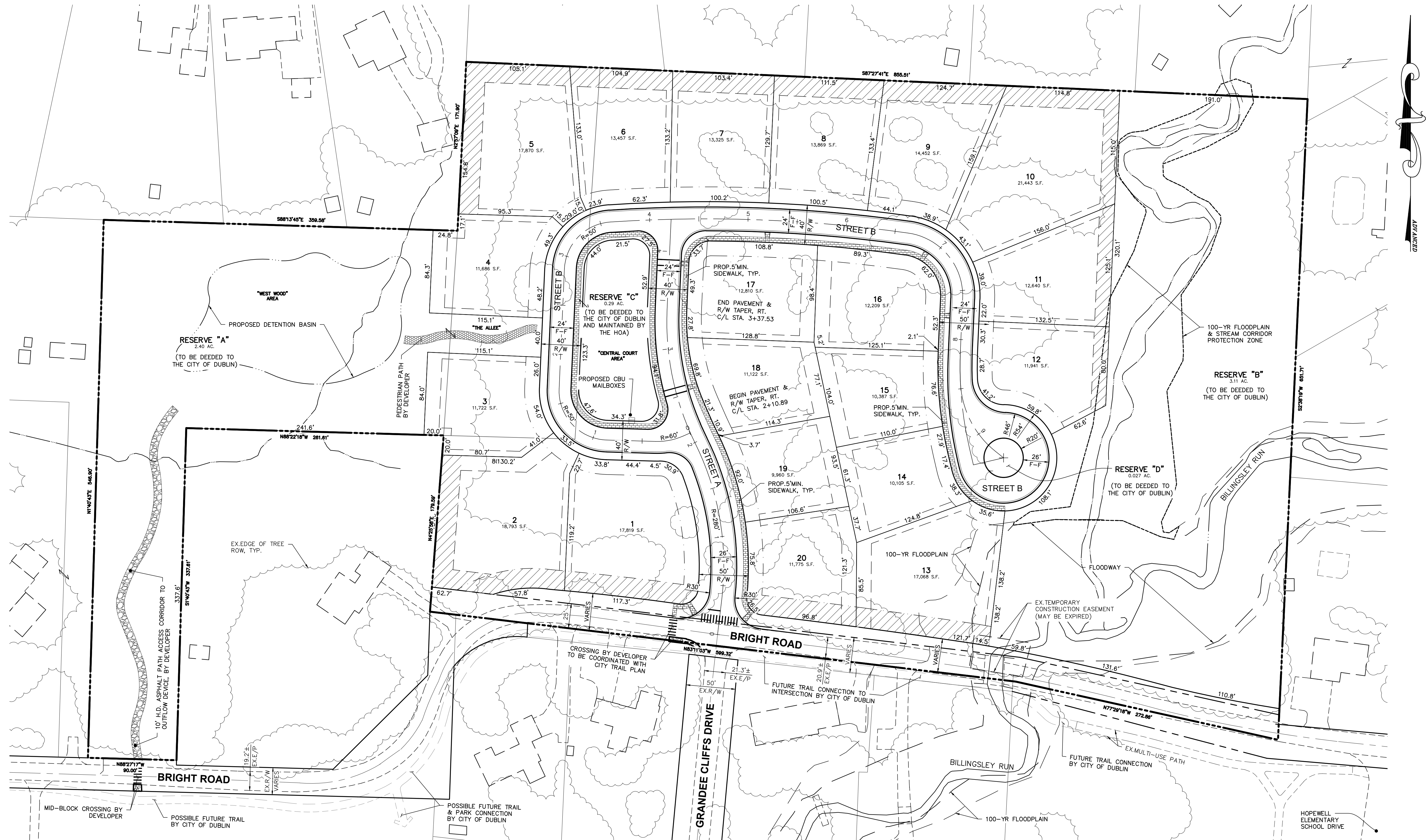
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
 FOR
BRIGHT ROAD RESERVE
 EXISTING CONDITIONS PLAN

No.	Revision	Date	Approved

Date: 01/17/2025
 Scale: 1"=50'
 Drawn By: JRS
 Checked By: DDD
 Project Number:
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 Drawing Number:
2 / 5

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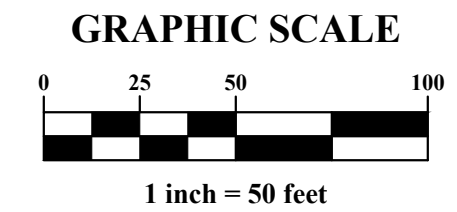
NOTES:

- THE PROPOSED OPEN SPACE RESERVES WILL BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN AND THE HOMEOWNERS ASSOCIATION (HOA). RESERVE "A" AND RESERVE "B" ARE TO BE DEEDED TO THE CITY OF DUBLIN AS OPEN SPACE FOR THE CITY'S LONG-TERM MAINTENANCE, OPERATIONS AND PROGRAMMING OF THESE SPACES. RESERVE "C" OPEN SPACE WILL BE MAINTAINED BY THE HOA.
- THE CUL-DE-SAC ISLAND WILL BE MAINTAINED BY THE HOA.
- EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT WILL BE PROVIDED WITH THE CONSTRUCTION PLANS AND WILL COMPLY WITH THE CURRENT STATE OF OHIO REGULATIONS AND WITH BEST MANAGEMENT PRACTICES AS DEPICTED IN THE ODR RAINWATER AND LAND DEVELOPMENT MANUAL.
- PARKING SHALL BE ALLOWED ON ONE SIDE OF THE PUBLIC STREETS INTERNAL TO THE DEVELOPMENT. PARKING WILL BE PROHIBITED ON THE FIRE HYDRANT SIDE OF THE STREET. "VISITOR" PARKING PADS (8' WIDE x 20' LONG, TAPERED ENDS) TO BE PROVIDED ON ONE SIDE OF CENTRAL COURT.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AS PER NORTH AMERICAN DATUM OF 1983 - (NSRS 2007) AS ESTABLISHED FROM A GPS SURVEY PERFORMED BY POMEROY & ASSOCIATED, LTD. IN DECEMBER OF 2011. (SOUTH 87 DEG. 27 LINE OF HANNA HILLS SUBDIVISION NO. 2, P.B. 63, PG.81).

- THE PROPOSED HOUSE LOCATIONS SHALL BE CONSTRUCTED IN THE AREAS OF THE LOTS EXCLUSIVE OF THE SIDE, FRONT AND REAR SETBACKS. (FOOTPRINTS AS SHOWN ARE ILLUSTRATIVE AND WILL CHANGE WITH FINAL HOME SELECTIONS.)
- CURRENTLY A MULTI-USE PATH EXISTS ALONG THE BRIGHT ROAD FRONTAGE OF THE HOPEWELL ELEMENTARY SCHOOL ON THE SOUTH SIDE OF BRIGHT ROAD. IT IS ASSUMED THAT THIS TRAIL MAY BE EXTENDED ON THIS SIDE OF THE STREET ULTIMATELY CONNECTING THE SCHOOL TO HOLDER-WRIGHT EARTHWORKS AND PUBLIC PARK AND BEYOND TO RIVERSIDE DRIVE. THE PROPOSED DEVELOPMENT WILL PROVIDE A FUTURE PEDESTRIAN CONNECTION ACROSS BRIGHT ROAD THROUGH A PAINTED CROSSWALK AT THE MAIN DRIVE INTERSECTION AT SUCH TIME THAT THE CITY INFRASTRUCTURE IS BUILT.
- BICYCLE TRAVEL THROUGH THIS DEVELOPMENT IS TO BE ACCOMPLISHED ON THE ROADWAY DUE TO LIMITED DENSITY AND VEHICLE TRAFFIC.

SITE STATISTICS

PARCEL NUMBERS:	273-008618-00 & 273-011149-00	EX. BRIGHT ROAD R/W	0.50 AC.
TOTAL ACREAGE:	14.174 AC.	PROP. BRIGHT ROAD R/W	0.17 AC.
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL	INTERNAL R/W	1.377 AC.
CURRENT ZONING:	R-1	LOT AREA	6.30 AC.
PROPOSED ZONING:	PLANNED DEVELOPMENT		
TOTAL LOTS:	20 UNITS		
DENSITY:	1.4 DWELLING UNITS/AC.		
RESERVE AREAS:			
RESERVE A	2.40 AC.		
RESERVE B	3.11 AC.		
RESERVE C	0.29 AC.		
RESERVE D	0.027 AC.		
TOTAL	5.817 AC. (41.0%)		



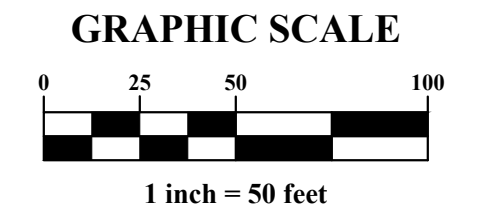
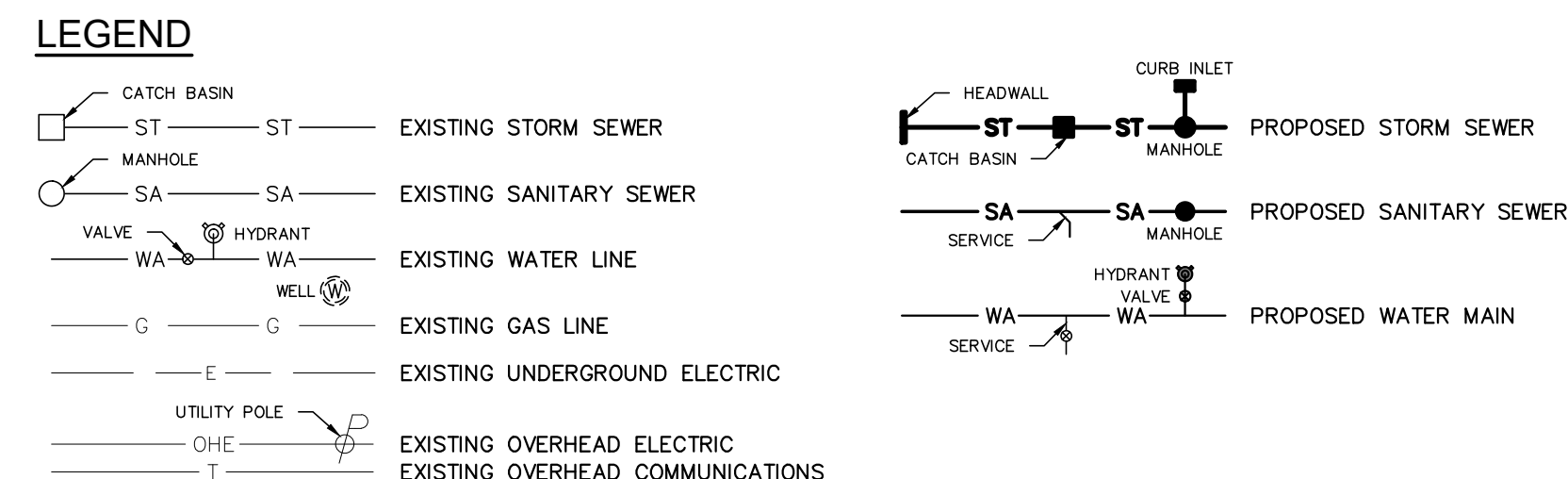
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
BRIGHT ROAD RESERVE
 PRELIMINARY PLAT/DEVELOPMENT PLAN

No.	Revision	Date	Approved
PRELIMINARY NOT FOR CONSTRUCTION			

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NOTES:
 1. THE UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND GENERAL IN NATURE. MINOR RELOCATIONS AND/OR CHANGES IN SIZING DURING FINAL ENGINEERING DESIGN ARE TO BE EXPECTED. SUCH CHANGES WILL NOT AFFECT THE SERVICEABILITY OR VIABILITY OF THE PROJECT.
 2. PROPOSED EASEMENTS WILL BE FINALIZED AND PROVIDED ON THE FINAL PLAT.



PLAN PREPARED BY:
 4338 BRIGHT ROAD
 PARTNERS LLC
 8824 DUNSIANE DRIVE
 DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
 FOR
BRIGHT ROAD RESERVE
 UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

No.	Revision	Date	Approved

Date: 01/17/2025
 Scale: 1"=50'

Drawn By: JRS Checked By: DDD

Project Number:
 24-0001-1482

Drawing Number:
4 / 5

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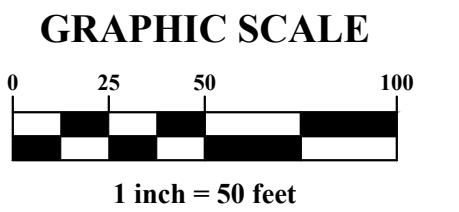
NOTES:

1. GRADING ELEVATIONS AND UTILITY ALIGNMENTS/LOCATIONS SHOWN ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION DURING FINAL DESIGN.
2. WEST SWALE HAS BEEN EXEMPTED BY THE CITY OF DUBLIN ENGINEER FROM SCPZ REQUIREMENTS OR DELINEATION.

LEGEND

	ST	ST	EXISTING STORM SEWER		ST	ST	PROPOSED STORM SEWER		= FLOODWAY
	SA	SA	EXISTING SANITARY SEWER		ST	ST	PROPOSED STORM SEWER		= 100-YR FLOODPLAIN
	WA	WA	EXISTING WATER LINE		SA	SA	PROPOSED SANITARY SEWER		= STREAM CORRIDOR PROTECTION ZONE
	G	G	EXISTING GAS LINE		WA	WA	PROPOSED WATER MAIN		= MINOR FLOW
	—	—	EXISTING UNDERGROUND ELECTRIC		—	—	—		= MAJOR ROUTING PATH
	OHE	OHE	EXISTING OVERHEAD ELECTRIC						
			EXISTING OVERHEAD COMMUNICATIONS						

FF = FINISHED FLOOR ELEVATION
WO = WALKOUT ELEVATION



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 8824 DUNSMIRE DRIVE
 DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
 FOR
BRIGHT ROAD RESERVE
GRADING AND DRAINAGE PLAN

No.	Revision	Date	Approved

Date: 01/17/2025
 Scale: 1"=50'
 Drawn By: JRS
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5 / 5