

Ayrshire Farms

Dublin, Ohio

DATE: May 13, 2020

Preliminary Development Plan Submittal

PROJECT NO. 19053

SHEET INDEX

L0.00	Cover Page
L0.01	Existing Conditions Plan
L0.02	Illustrative Site Plan
L0.03	Architectural Elevations
L0.04	Architectural Elevations
L1.00	Preliminary Development Plan
L1.01	Preliminary Development Plan Enlargement NW
L1.02	Preliminary Development Plan Enlargement SW
L1.03	Preliminary Development Plan Enlargement East
L1.04	Preliminary Development Landscape Plan NW
L1.05	Preliminary Development Landscape Plan SW
L1.06	Preliminary Development Landscape Plan East
L1.07	Pond Site Layout Plans
L1.08	Maintenance Responsibility Plan NW
L1.09	Maintenance Responsibility Plan SW
L1.10	Maintenance Responsibility Plan East
L3.00	Preliminary Tree Removal Plan
C100	Grading Plan
C101	Road Profiles & Typical Section
C200	Utility Plan
C300	Preliminary Survey Plat

PREPARED FOR

MC Shier Rings LLC
P.O. Box 3001
Dublin, Ohio 43016

PREPARED BY



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

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20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

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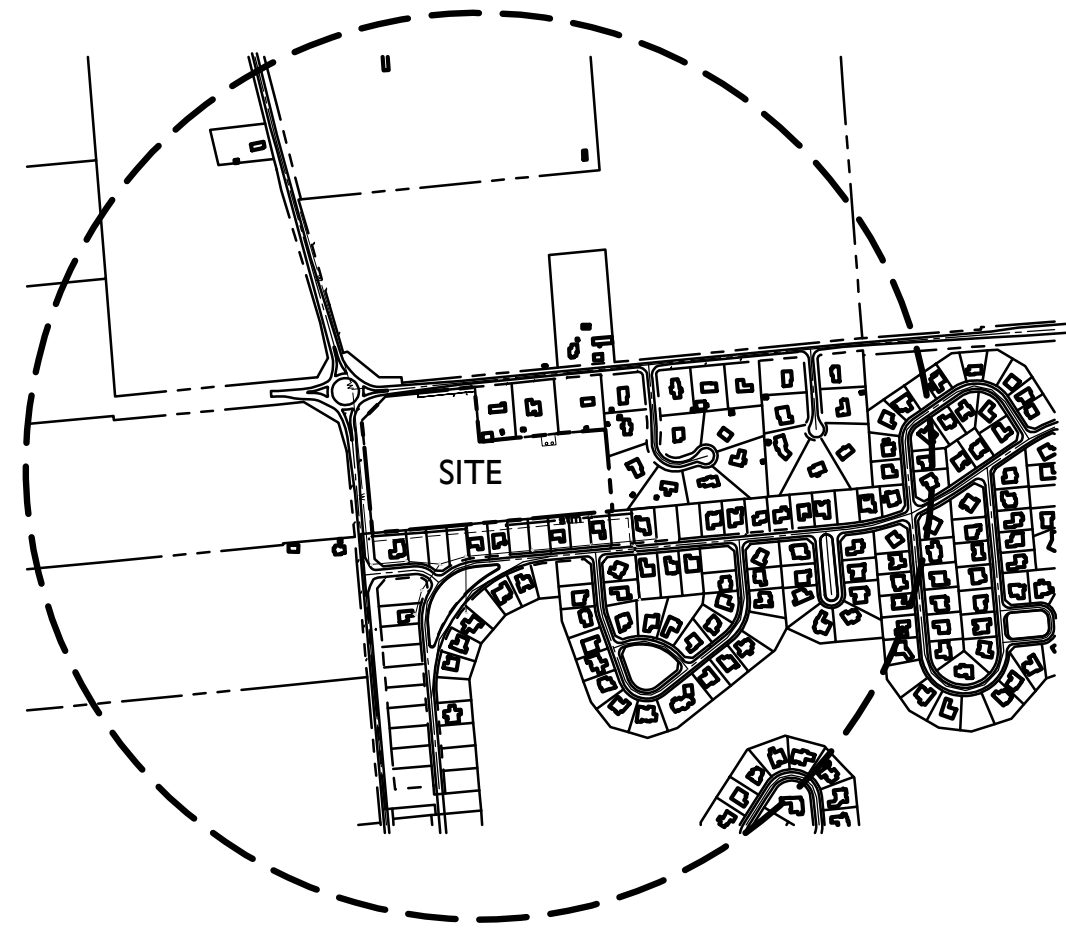
2550 Corporate Exchange Dr.
Suite 300
Columbus, Ohio 43231
p 614.901.2235

VICINITY MAP

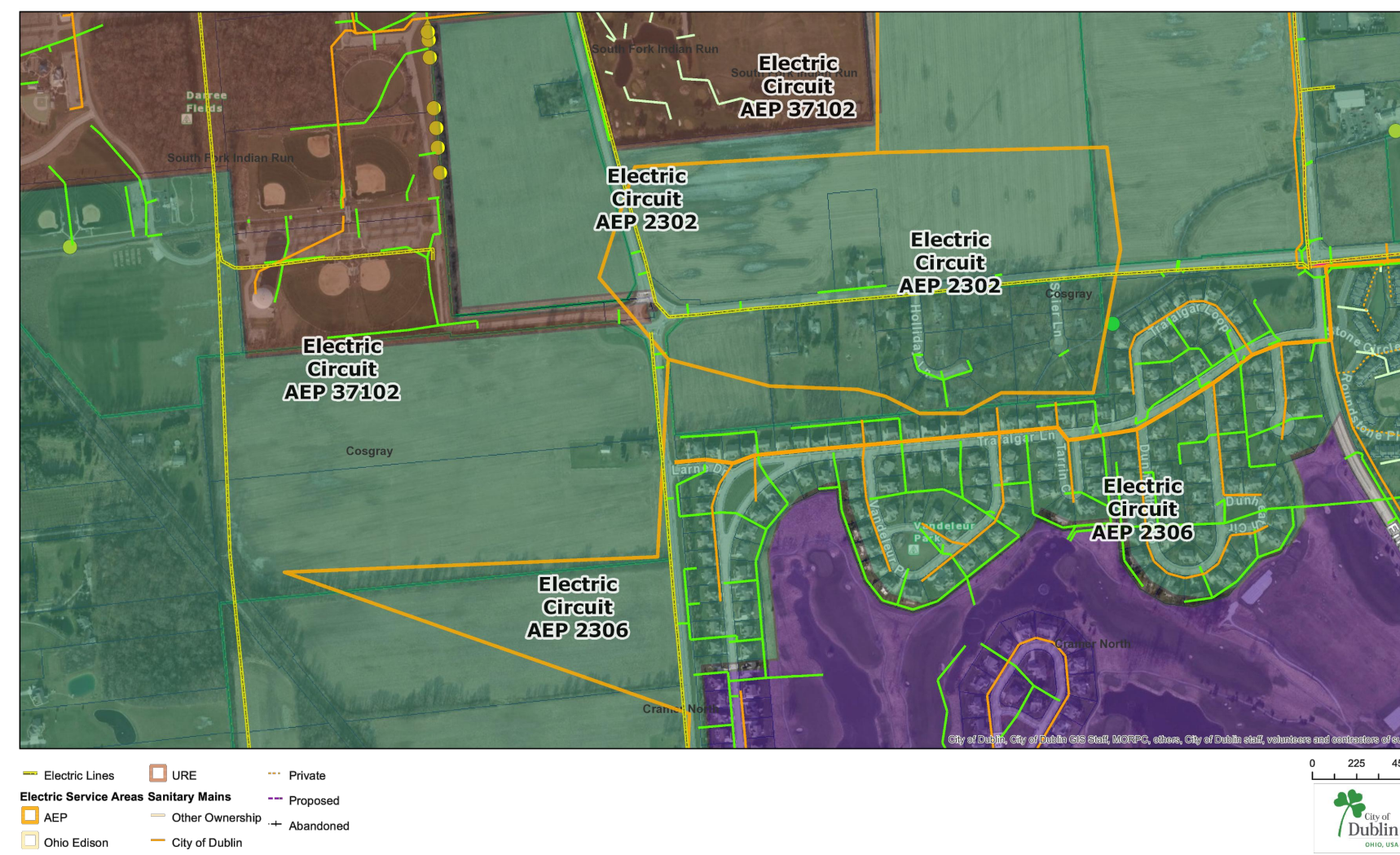
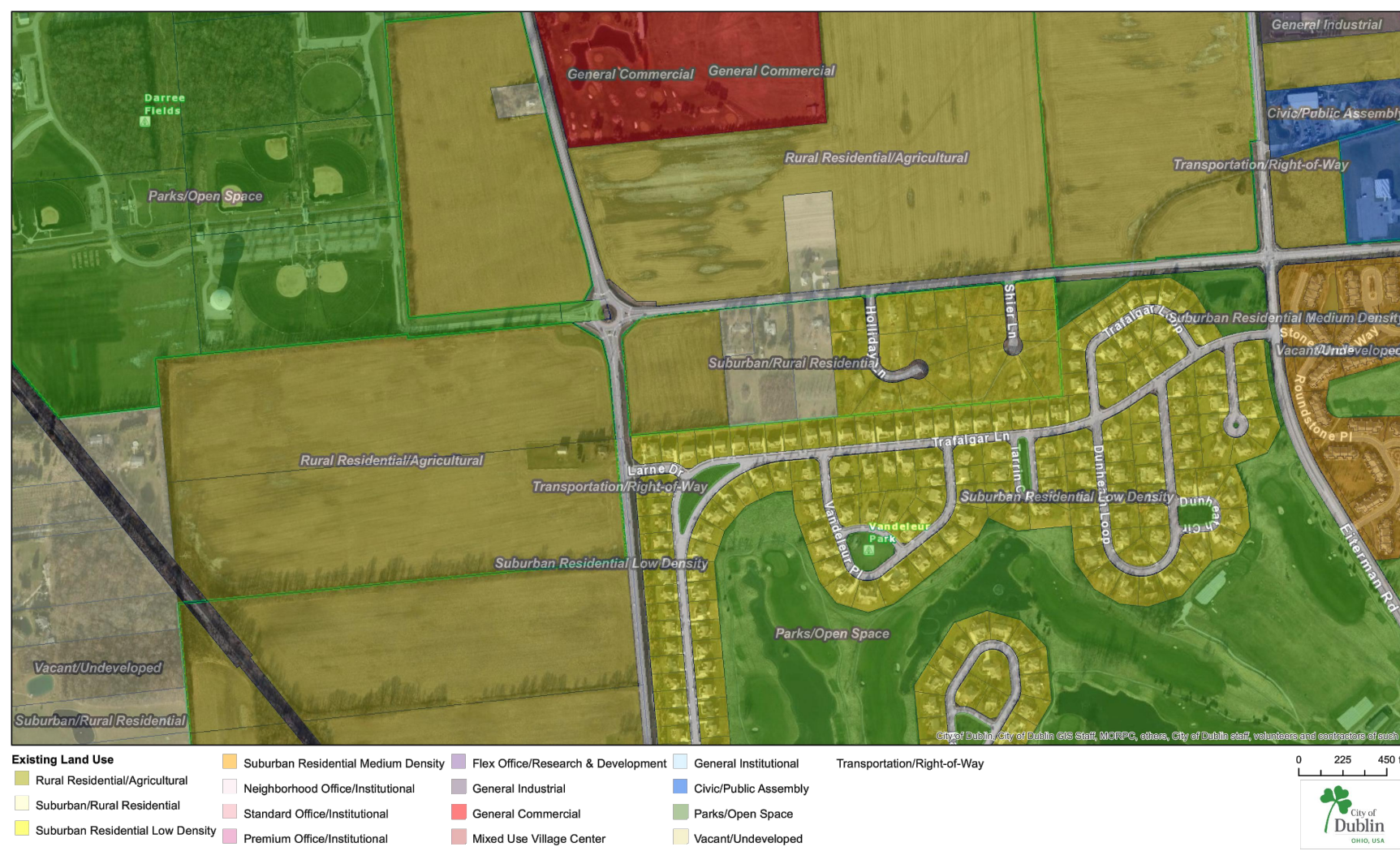


SCALE: 1" = 1000'





2000' RADIUS



- INTERMEDIATE CONTOUR LINE
- INDEX CONTOUR LINE

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

UTILITY PROVIDER NOTE:
ELECTRIC SERVICE - AEP
TELEPHONE SERVICE - AT&T
WATER SERVICE - CITY OF COLUMBUS
SANITARY SERVICE - CITY OF COLUMBUS
NATURAL GAS - COLUMBIA GAS OF OHIO

DRAINAGE NOTE:
THE SITE IS LOCATED IN THE COSGRAY
CREEK WATERSHED AND GENERALLY DRAINS
FROM NORTHWEST AND SOUTHEAST AWAY
FROM THE CENTER OF THE SITE. THE SITE IS
ENTIRELY OUT OF THE 100-YEAR
FLOODPLAIN

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By GB/TF
Scale As Noted

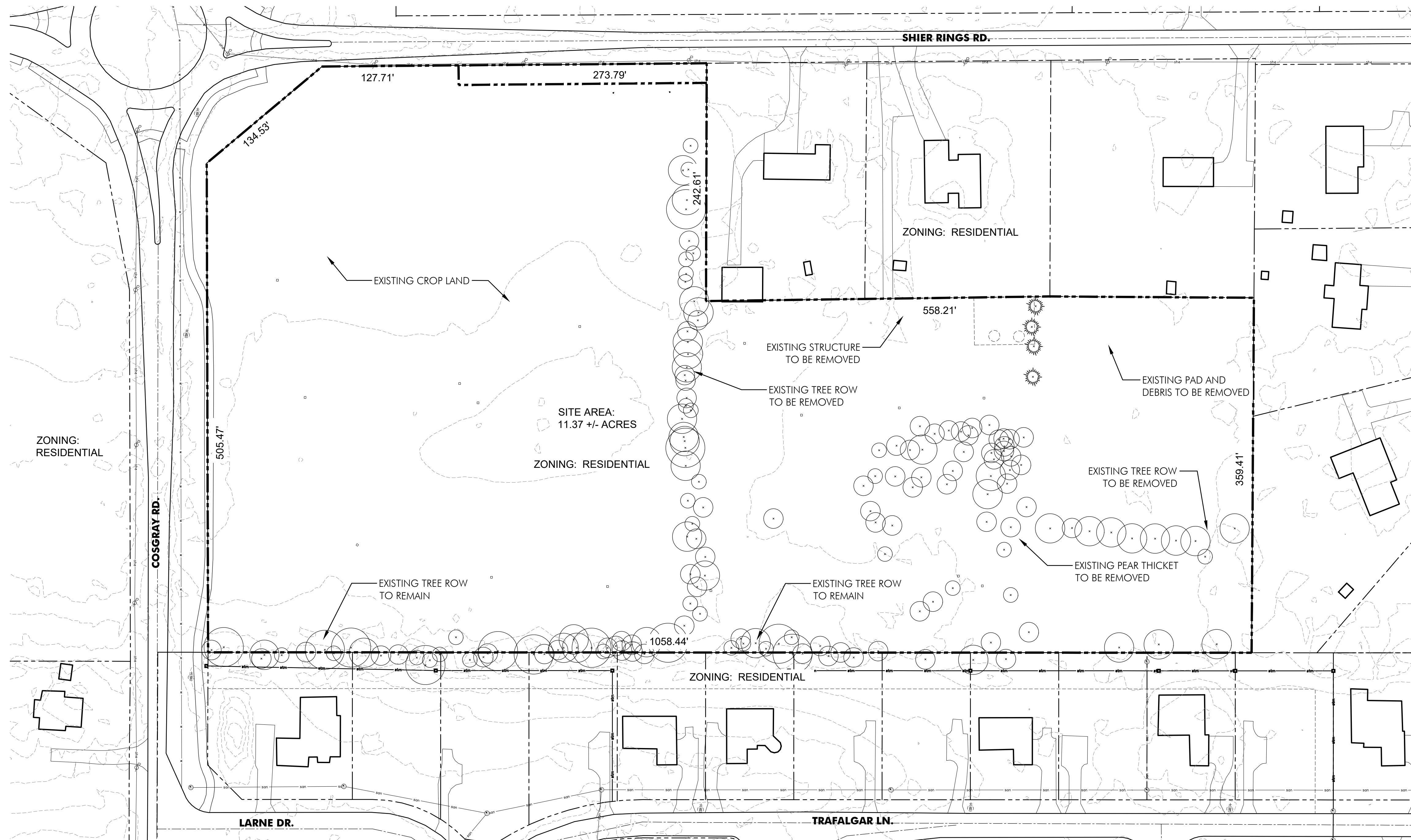
Revisions

Sheet Title

**Existing
Conditions
Plan**

Sheet #

L0.01



Existing Conditions Plan
SCALE: 1" = 60'-0"



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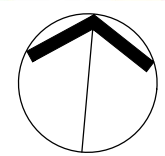
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Sheet Title

Illustrative Site Plan

Sheet #

L0.02





Front Elevation

The Bristol I



Front Elevation

The Bristol II



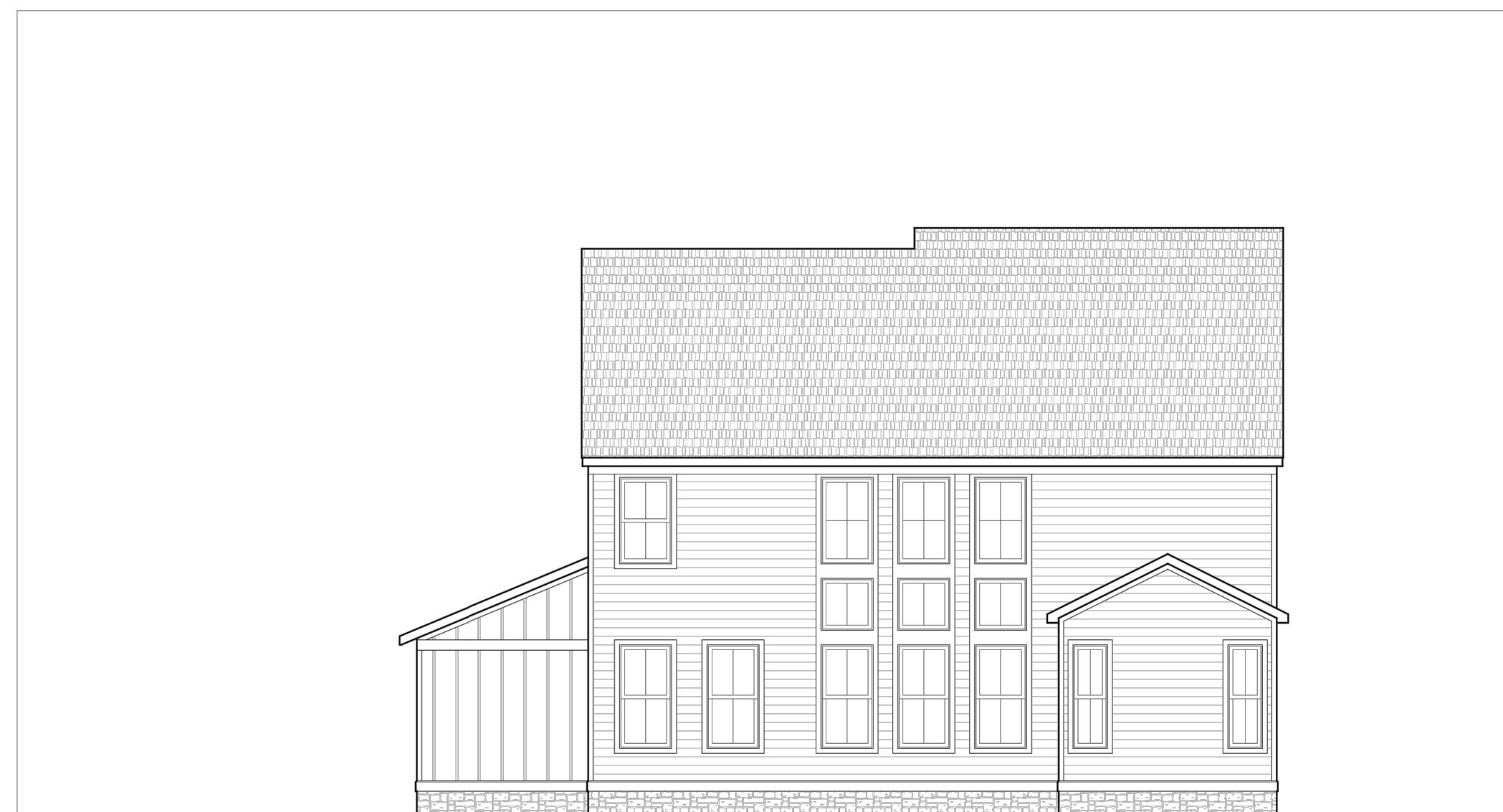
Front Elevation

The Callan



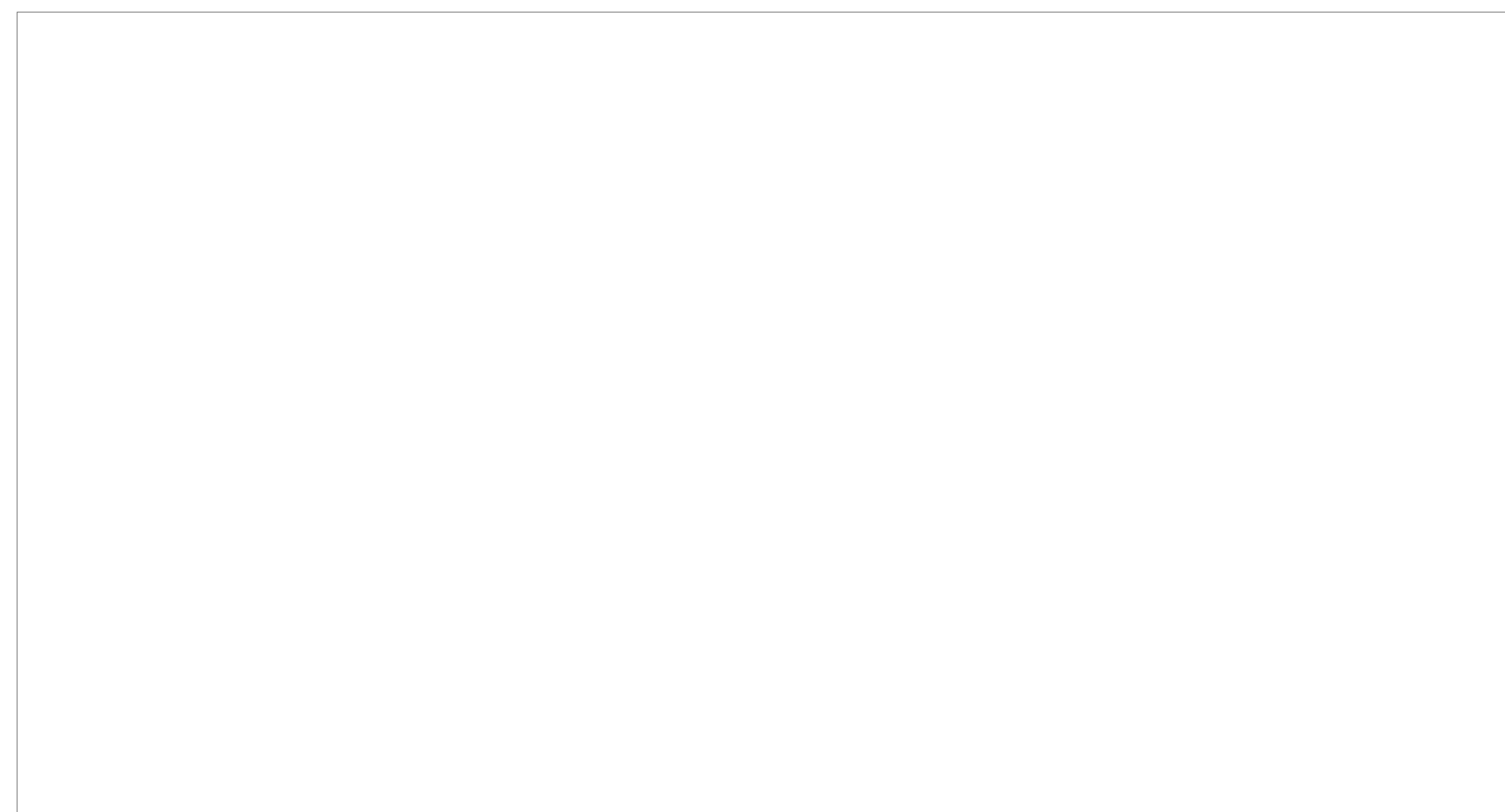
Rear Elevation

The Bristol I



Rear Elevation

The Bristol II



Rear Elevation

The Callan

NOTE:
ARCHITECTURAL ELEVATIONS ARE
CONCEPTUAL ONLY. FINAL BUILDING
ELEVATIONS WILL BE SUPPLIED AS PART
OF INDIVIDUAL HOME OWNER
BUILDING PERMIT PROCESS



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Sheet Title

**Architectural
Elevations**

Sheet #

L0.03



Front Elevation

The Aberdeen



Front Elevation

The Carrick



Front Elevation

The Redding



Rear Elevation

The Aberdeen



Rear Elevation

The Carrick



Rear Elevation

The Redding

NOTE:
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BUILDING PERMIT PROCESS



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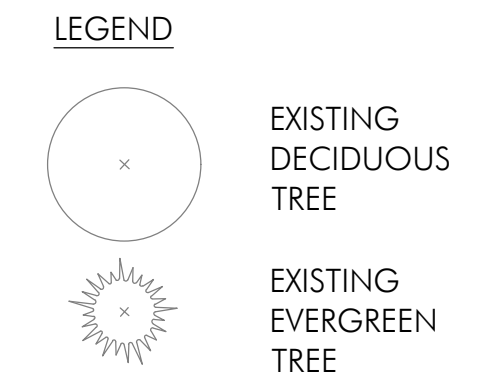
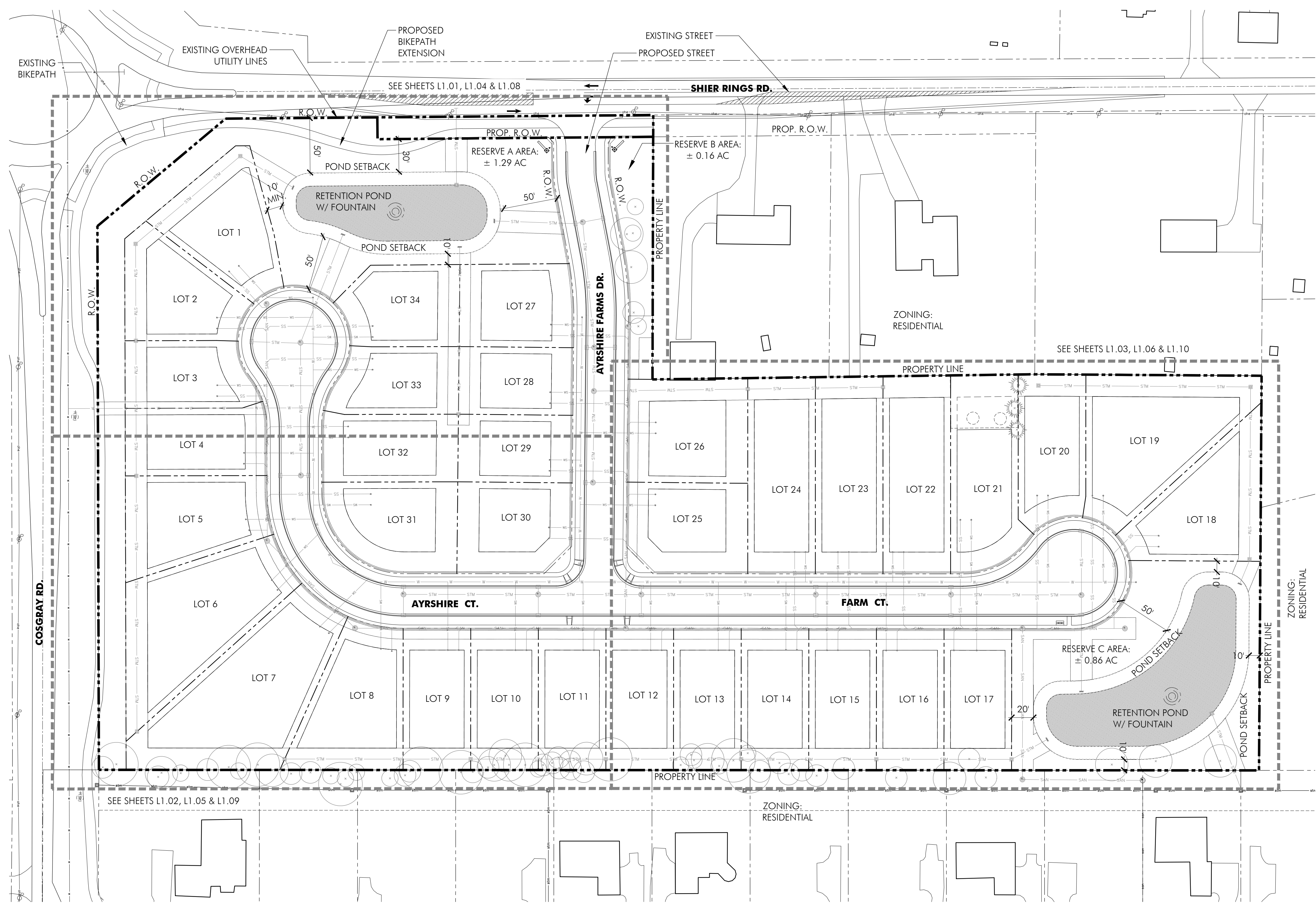
Revisions

Sheet Title

Architectural Elevations

Sheet #

L0.04



CURRENT SITE DATA:

TOTAL AREA OF SITE	11.37 AC
TOTAL UNITS OVERALL	34 SINGLE FAMILY HOMES
TOTAL GROSS OVERALL DENSITY	+/- 2.99 DU/AC
RESERVE AREA A	+/- 1.29 AC
RESERVE AREA B	+/- 0.16 AC
RESERVE AREA C	+/- 0.86 AC
PARKING PROVIDED PER EACH SINGLE FAMILY HOME	MIN. 2 CAR GARAGE + 2 DRIVEWAY SPACES

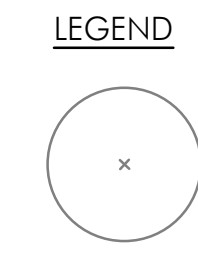
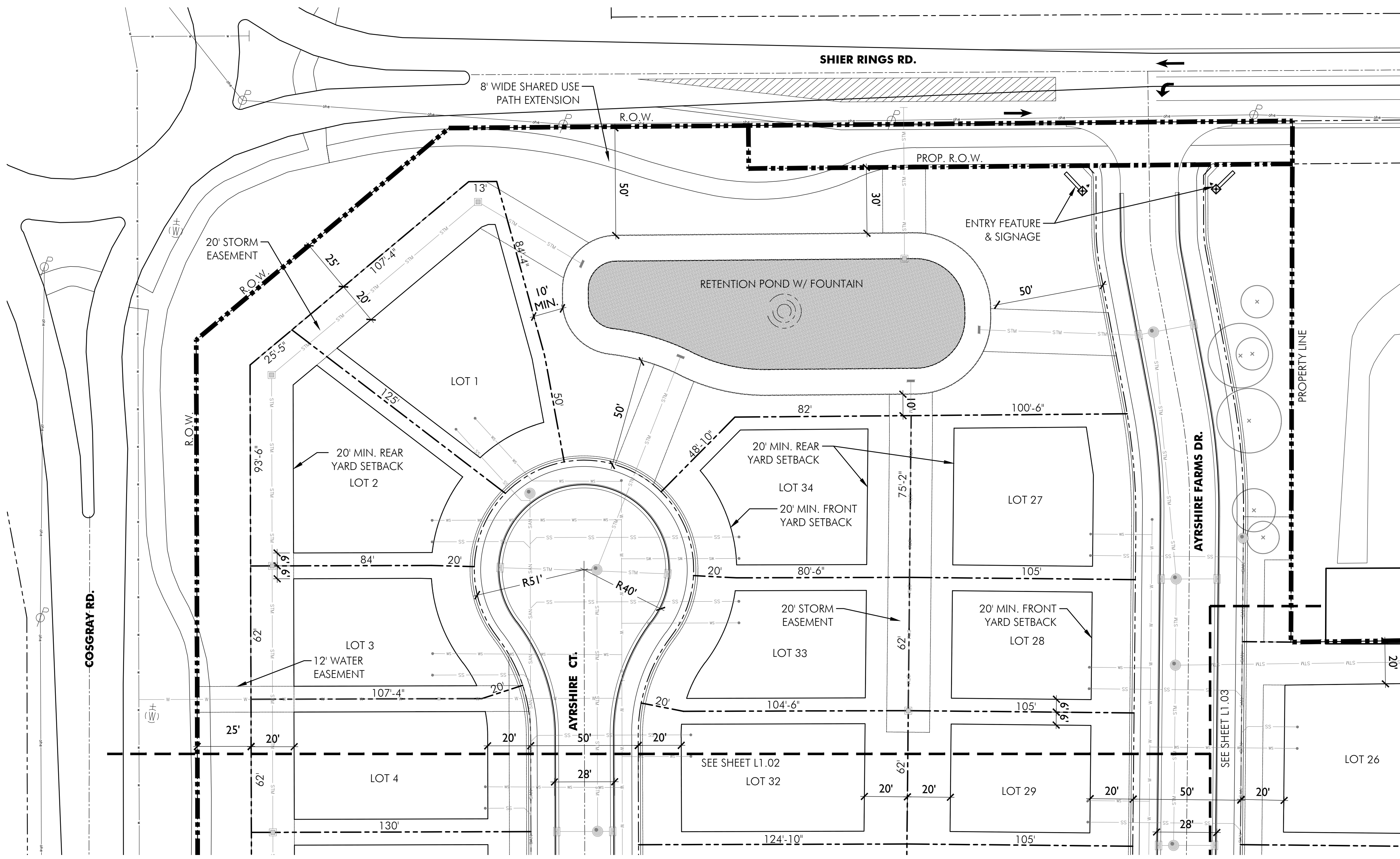
POST FINAL PLAT & R.O.W. DEDICATED TO CITY:

TOTAL AREA OF SITE	11.25 AC
TOTAL UNITS OVERALL	34 SINGLE FAMILY HOMES
TOTAL GROSS OVERALL DENSITY	+/- 3.02 DU/AC
RESERVE AREA A	+/- 1.23 AC
RESERVE AREA B	+/- 0.15 AC
RESERVE AREA C	+/- 0.86 AC

Preliminary Development Plan
SCALE: 1" = 50'-0"

SIGNATURES:

APPLICANT _____	DATE _____
PLANNING & ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO NAME _____	DATE _____
PLANNING & ZONING COMMISSION MEETING _____	##/##/2020
CITY COUNCIL APPROVAL _____	DATE _____



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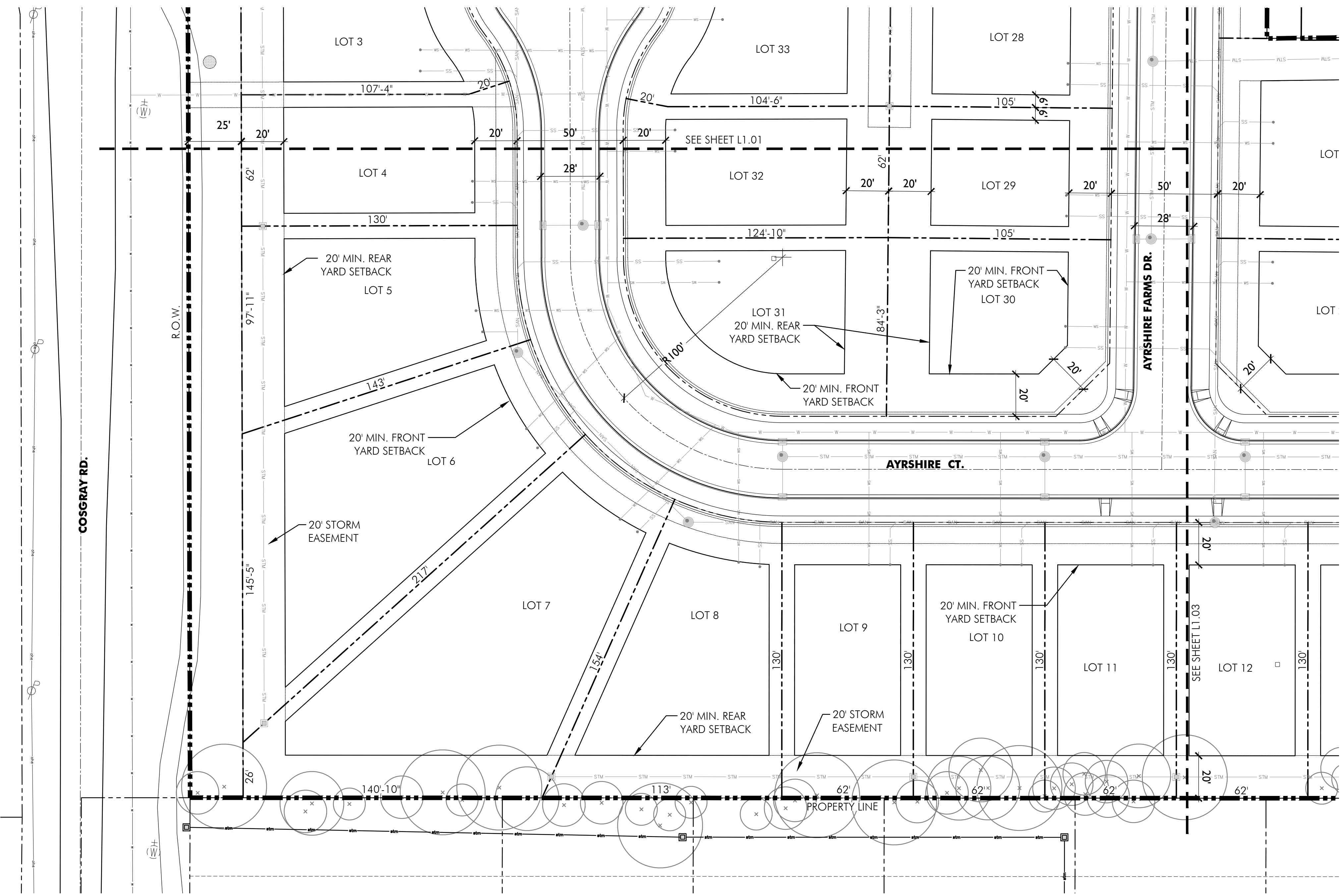
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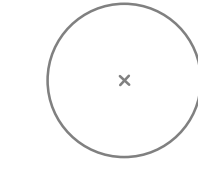
Sheet Title
Preliminary Development Plan Enlargement NW

Sheet #
L1.01

Preliminary Development Plan Enlargement NW
 SCALE: 1" = 30'-0"



LEGEND



EXISTING
DECIDUOUS
TREE



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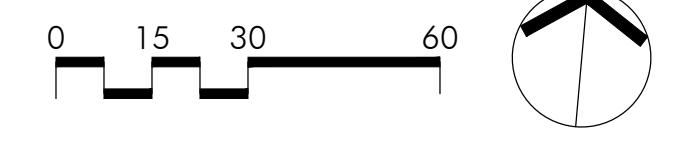
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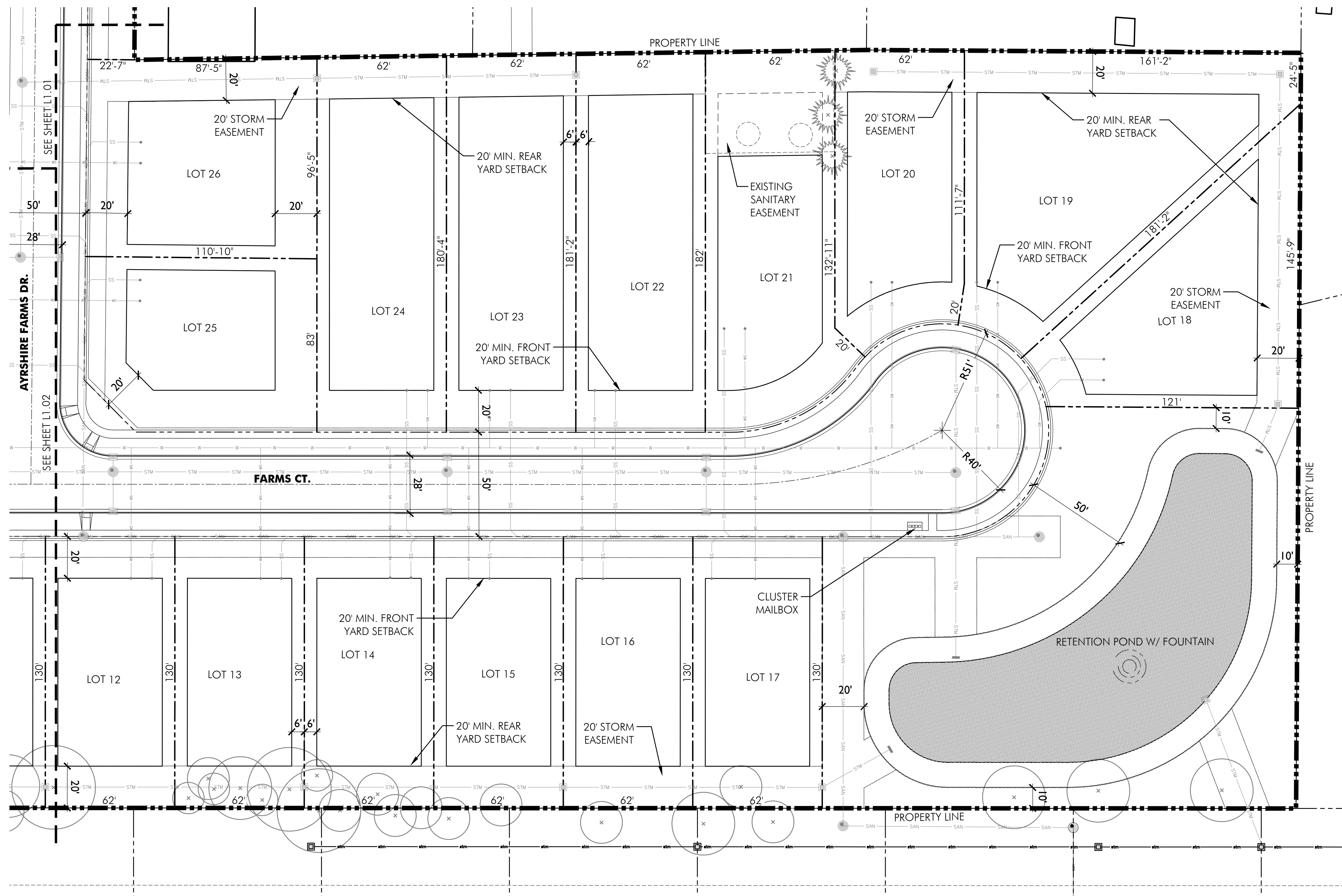
**Preliminary
Development
Plan
Enlargement
SW**

Sheet #

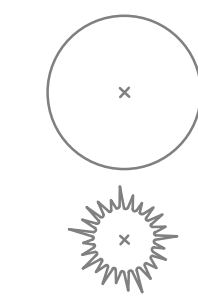
L1.02

Preliminary Development Plan Enlargement SW
SCALE: 1" = 30'-0"





LEGEND



EXISTING DECIDUOUS TREE
 EXISTING EVERGREEN TREE



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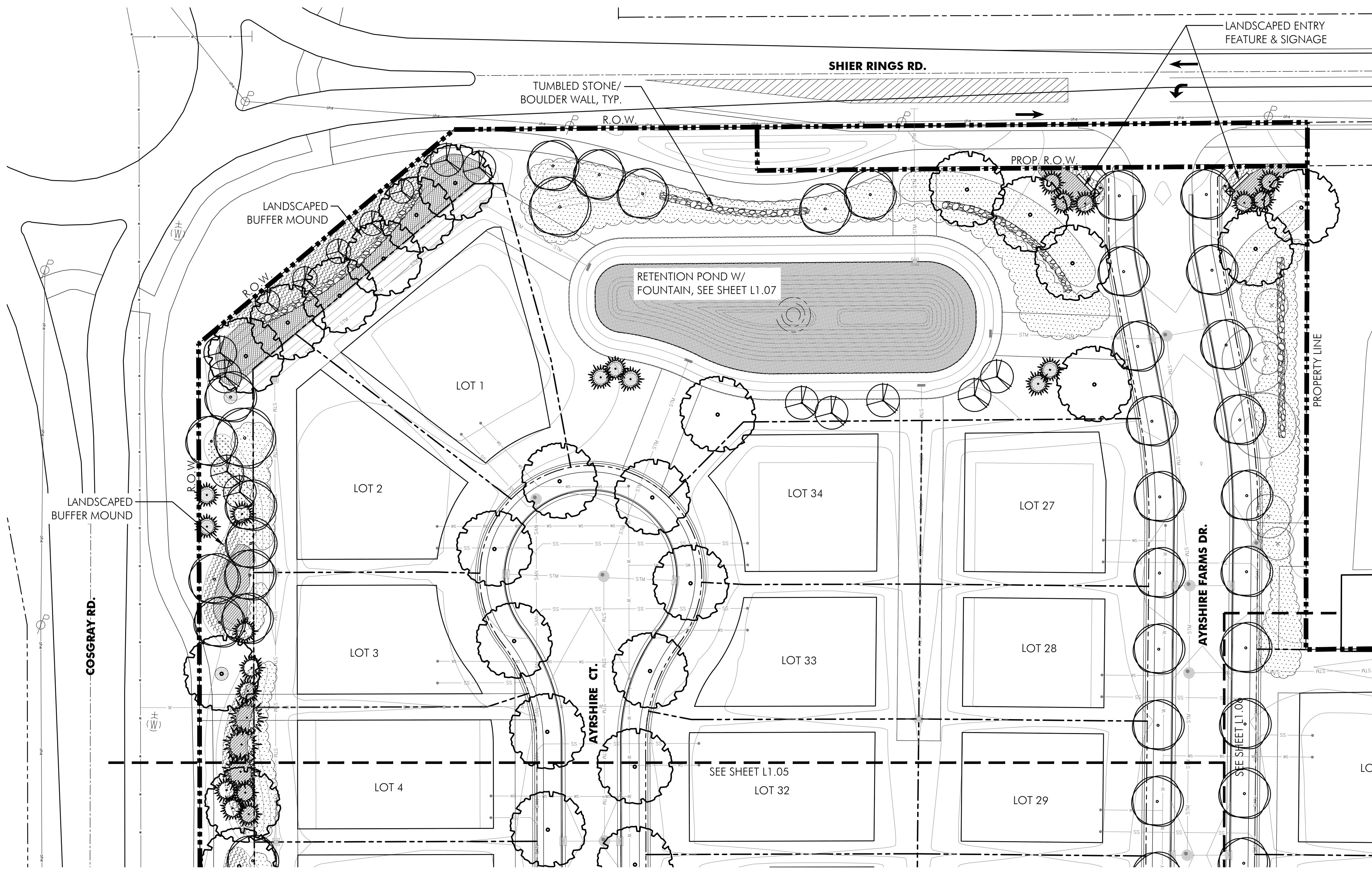
Project Info
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Revisions

Preliminary Development Plan Enlargement East
 SCALE: 1" = 30'-0"

Sheet Title
Preliminary Development Plan Enlargement East

Sheet #
L1.03



Preliminary Development Landscape Plan NW
 SCALE: 1" = 30'-0"

NOTES:
 ALL LOTS WILL COMPLY WITH THE FOLLOWING
 MINIMUM LANDSCAPING REQUIREMENTS SECTION
 153.133:

TYPE 1: LOTS UP TO 60' WIDE
 1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 2: LOTS 60' TO 91' WIDE
 1 LARGE FRONT YARD TREE PROVIDED
 1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 3: LOTS 91' WIDE AND UP
 2 LARGE FRONT YARD TREE PROVIDED
 1 ANY SIZE FRONT YARD TREE PROVIDED



- LEGEND**
- EXISTING DECIDUOUS TREE
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED GROUND COVER
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED ORNAMENTAL GRASSES



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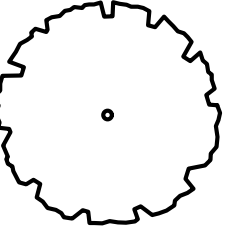
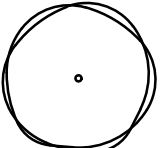

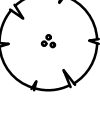
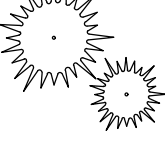
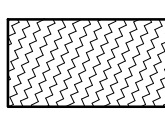
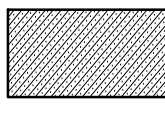
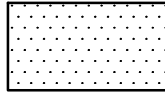
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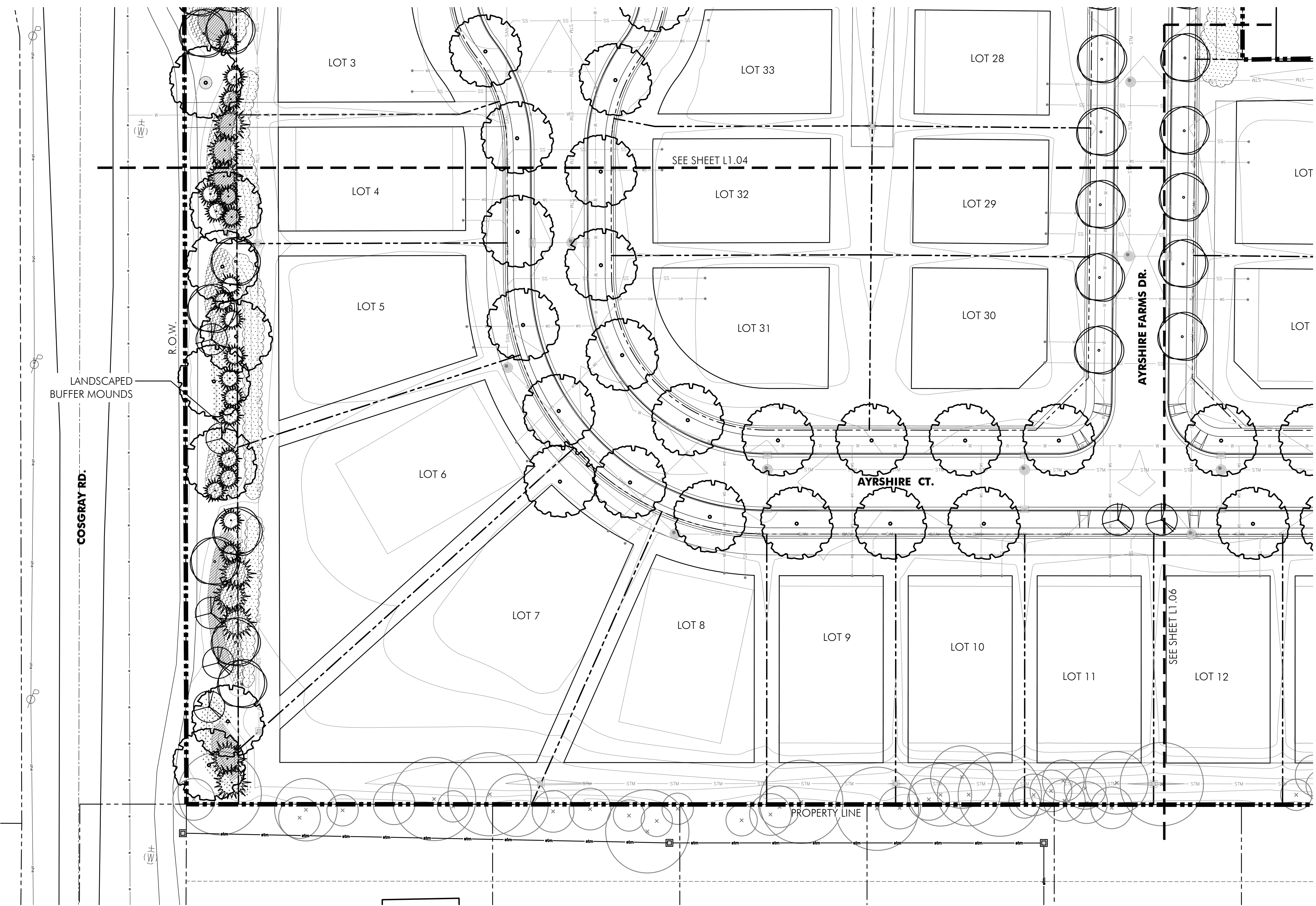
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NOTES:
ALL LOTS WILL COMPLY WITH THE FOLLOWING
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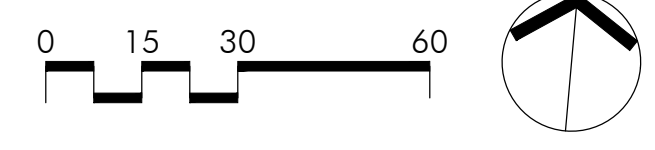
- TYPE 1: LOTS UP TO 60' WIDE
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1 LARGE FRONT YARD TREE PROVIDED
1 MEDIUM FRONT YARD TREE PROVIDED
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2 LARGE FRONT YARD TREE PROVIDED
1 ANY SIZE FRONT YARD TREE PROVIDED

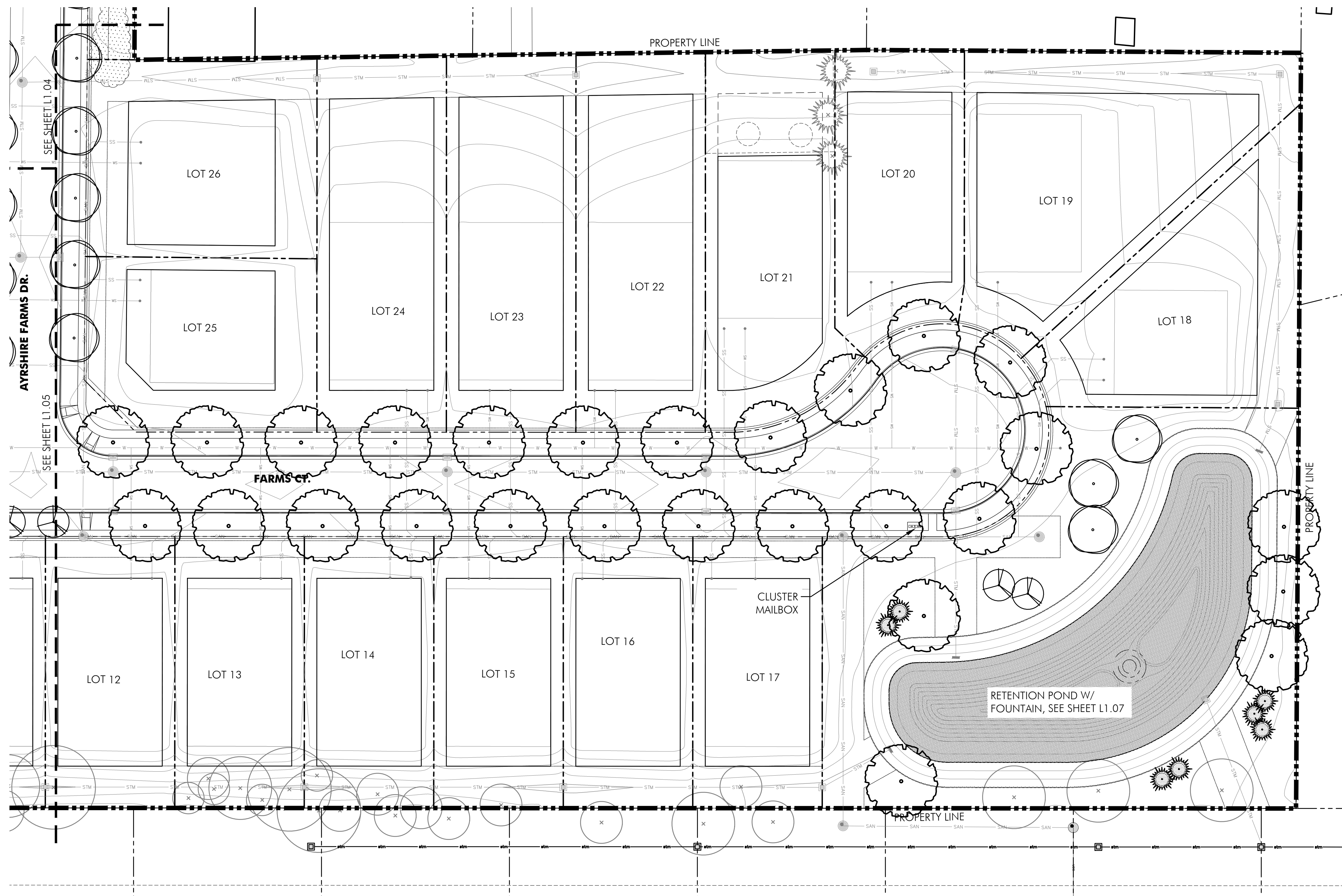
LEGEND

-  EXISTING DECIDUOUS TREE
-  PROPOSED LARGE DECIDUOUS TREE
-  PROPOSED MEDIUM DECIDUOUS TREE
-  PROPOSED SMALL DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED GROUND COVER
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED ORNAMENTAL GRASSES



Preliminary Development Landscape Plan SW
SCALE: 1" = 30'-0"





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- LEGEND**
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 - EXISTING EVERGREEN TREE
 - PROPOSED LARGE DECIDUOUS TREE
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 - PROPOSED EVERGREEN TREE
 - PROPOSED GROUND COVER
 - PROPOSED EVERGREEN SHRUBS
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POD design

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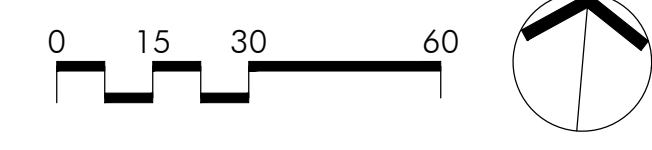
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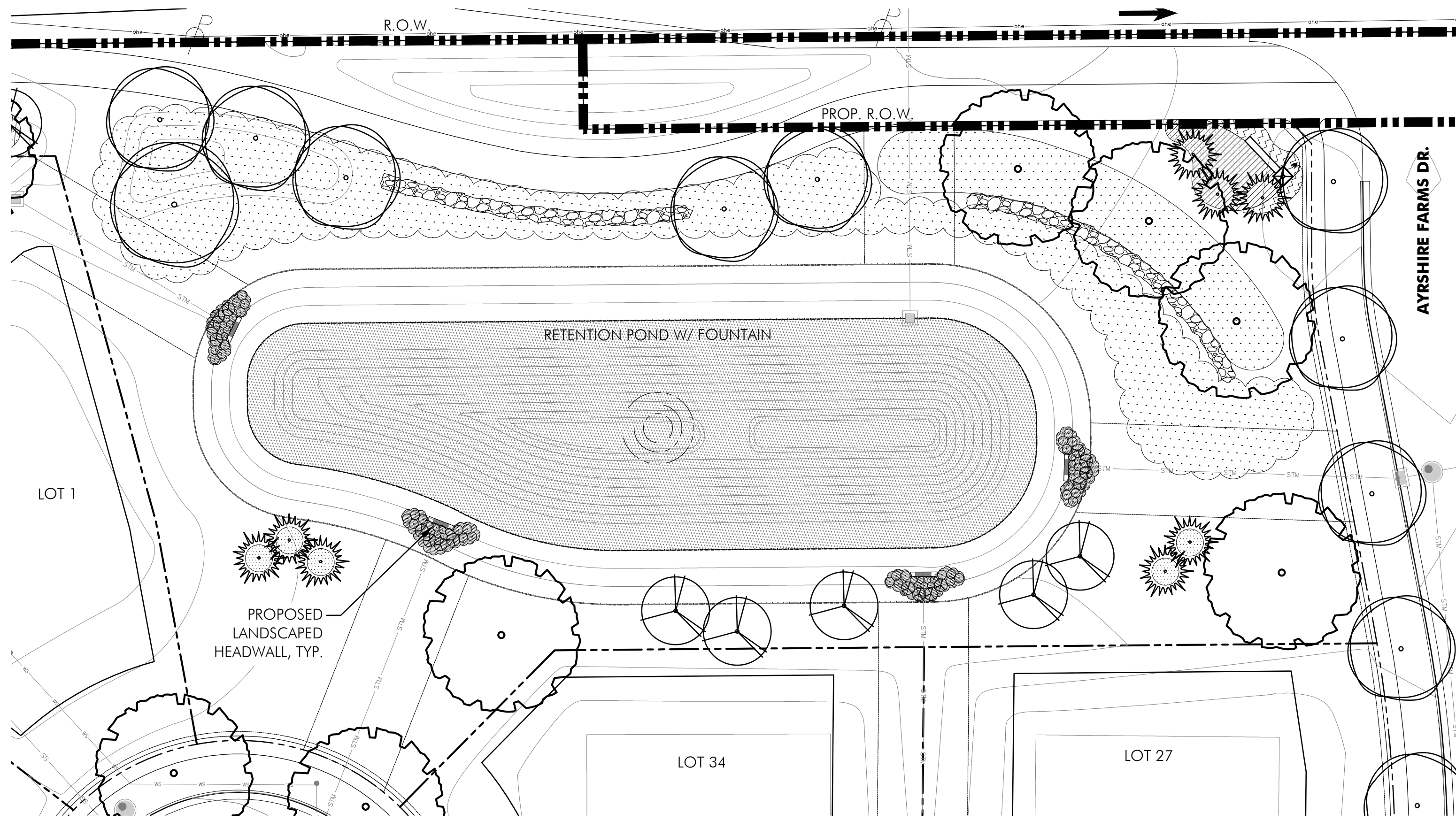
Revisions

Preliminary Development Landscape Plan East
 SCALE: 1" = 30'-0"

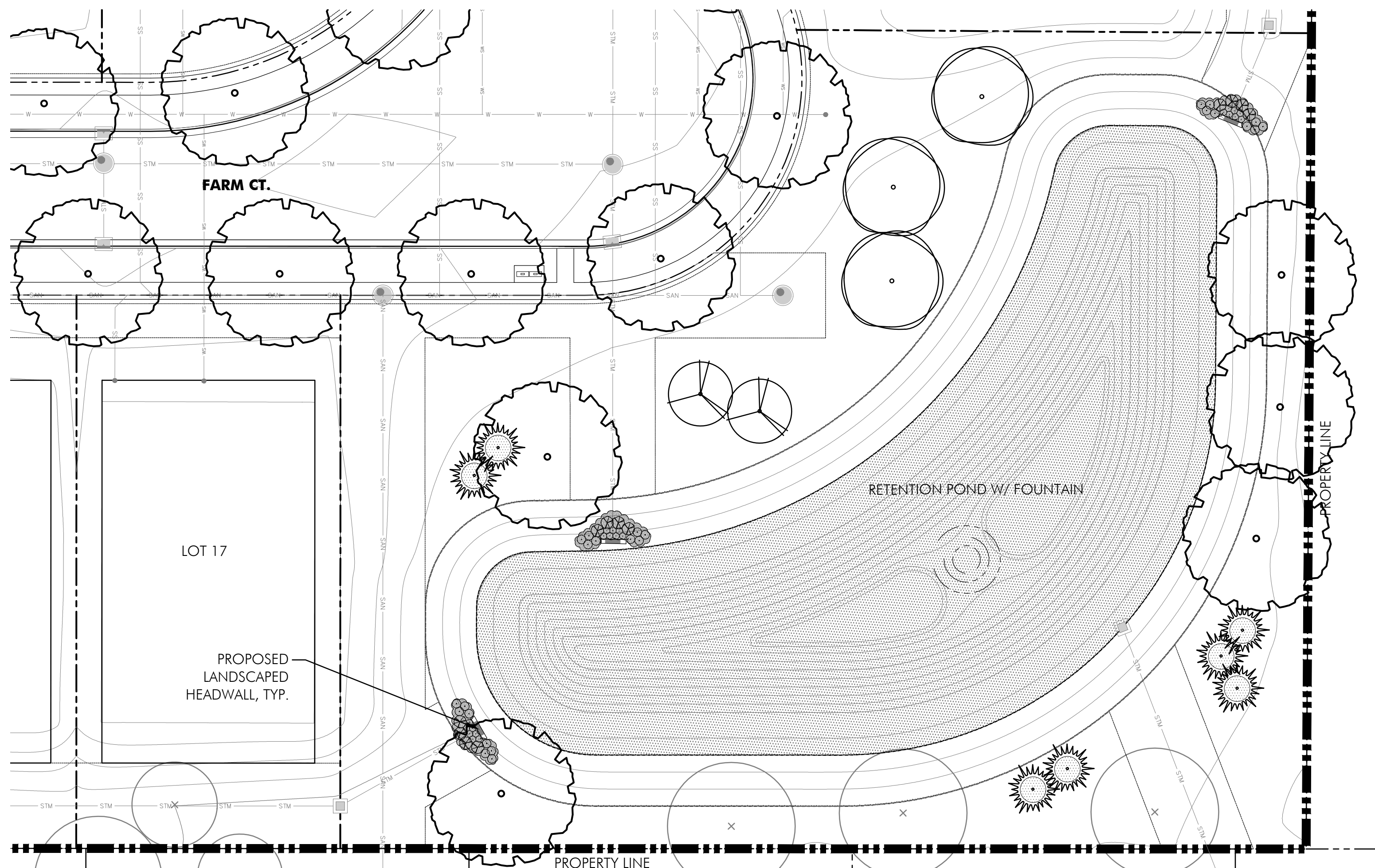


Sheet Title
Preliminary Development Landscape Plan East

Sheet #
L1.06



Entry Pond Layout Plan
SCALE: 1" = 20'-0"



East Pond Layout Plan
SCALE: 1" = 20'-0"



Stone Boulder Landscaping Reference Image



Stone Boulder Planting Bed Reference Image

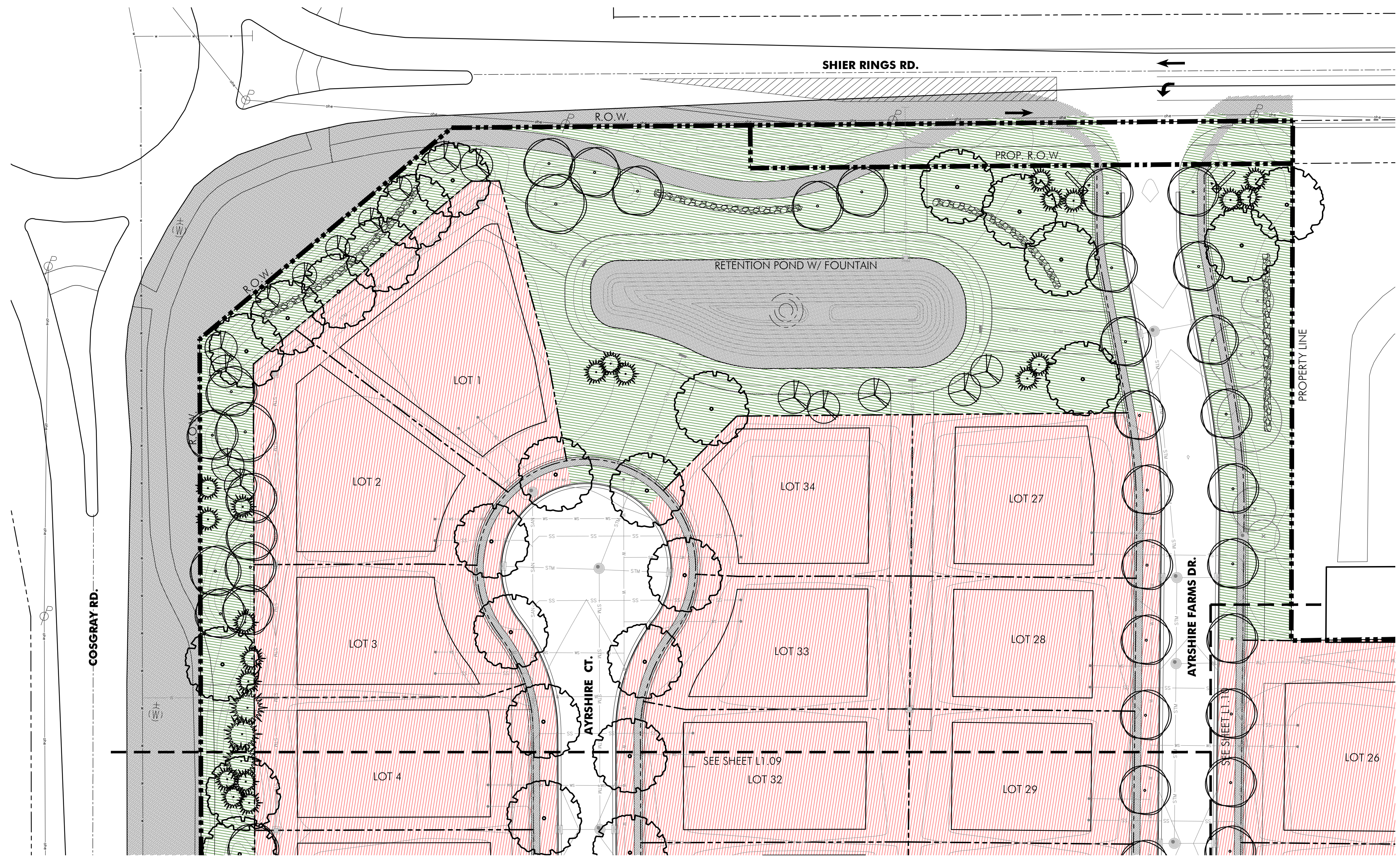


Stone Boulder Wall w/ Plantings Reference Image



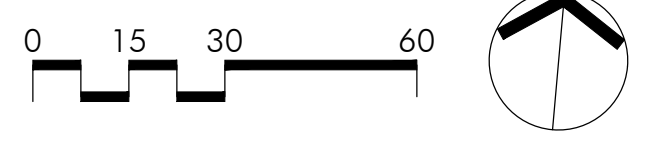
Pond Fountain Reference Image

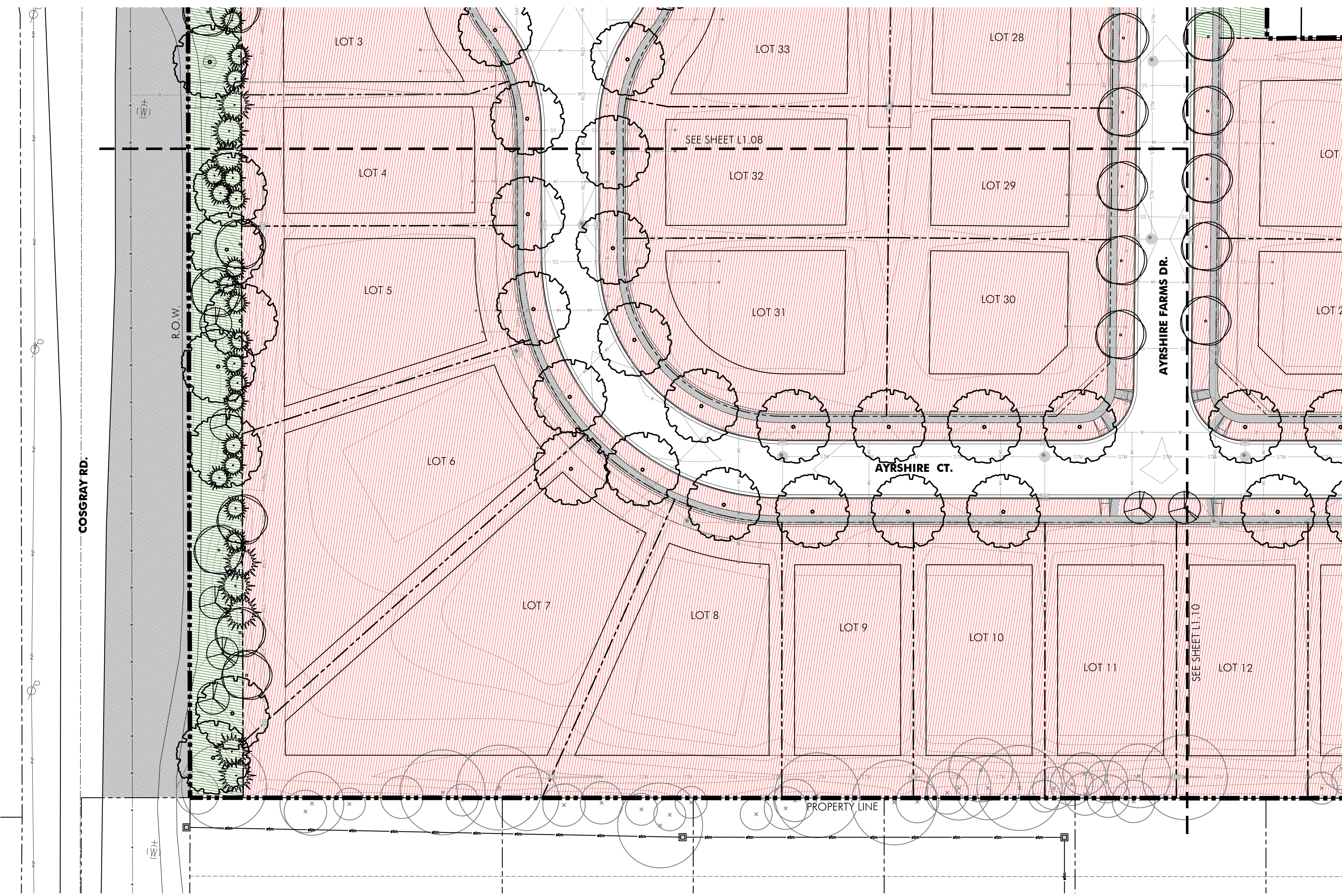
- LEGEND**
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 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

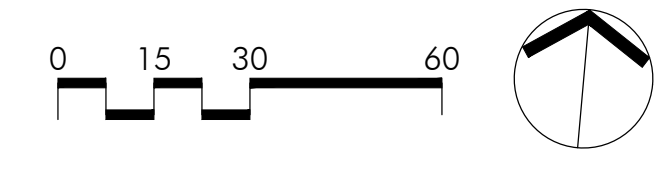
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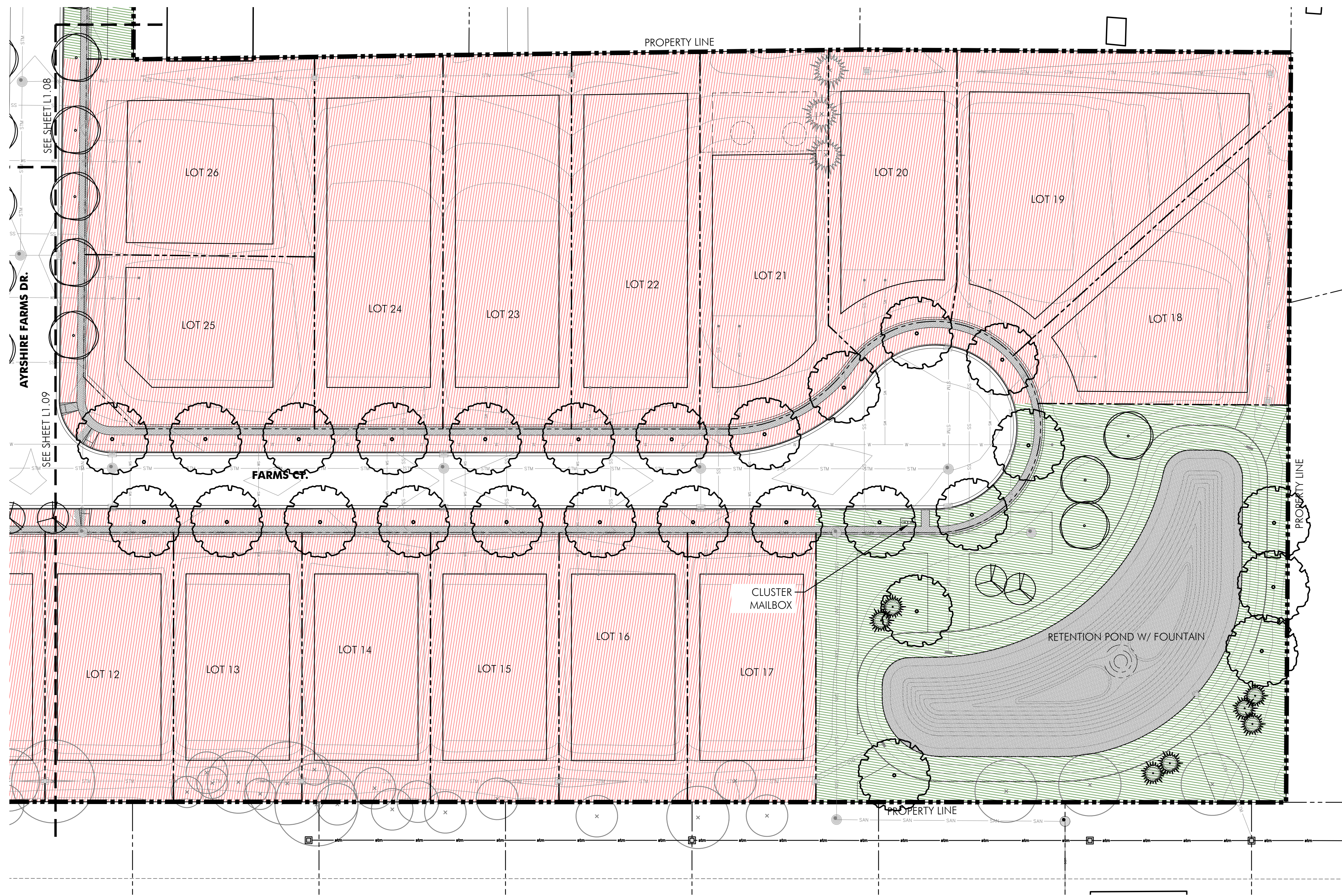




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 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

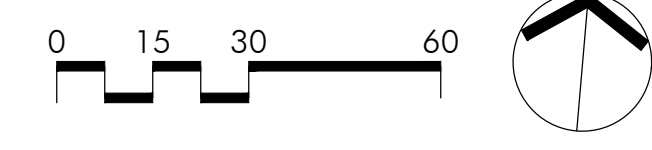
Maintenance Responsibility Plan SW
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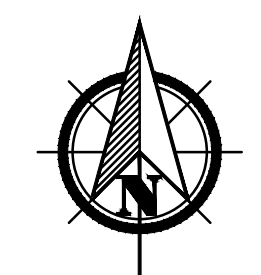


- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
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 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

Maintenance Responsibility Plan East
SCALE: 1" = 30'-0"



PLOT SCALE: 1" = 20' DATE: 5/13/20 - 2:37 PM EDITED BY: MROCHE DRAWING FILE: 0:2019101745.D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.DWG



GRADING LEGEND

- XXX— PROPOSED MAJOR CONTOUR
- XXX- PROPOSED MINOR CONTOUR
- XXX- EXISTING MAJOR CONTOUR
- XXX- EXISTING MINOR CONTOUR
- XXXXXX FGE FINISHED FLOOR ELEVATION
- - - - - PROPOSED BASIN TOP OF BANK

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43221
 TEL: 614.461.2226
 WWW.STRUCTUREPOINT.COM

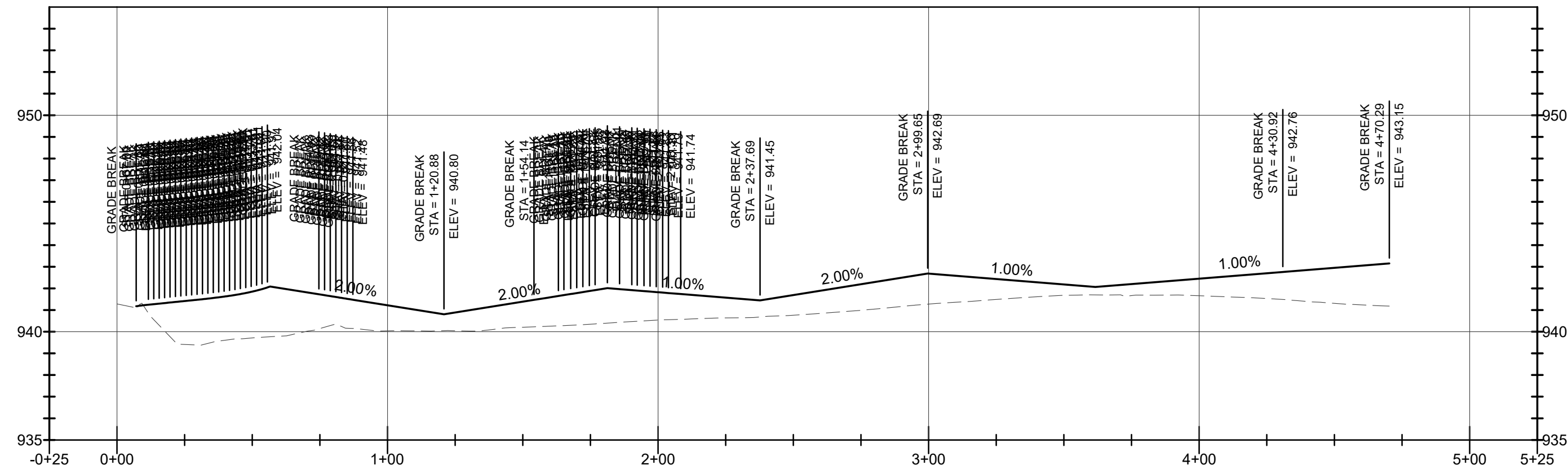
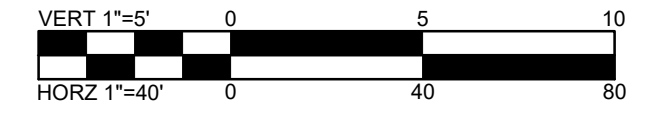
PRELIMINARY DEVELOPMENT PLAN
 FOR
AYRSHIRE FARMS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
GRADING PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

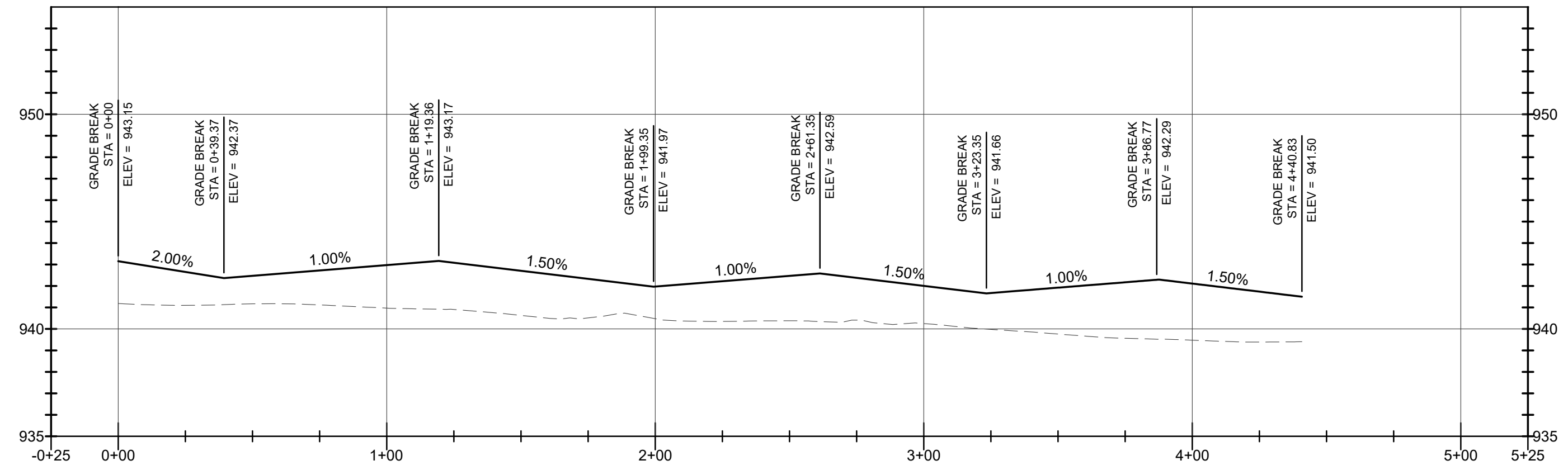
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 DRAWN BY: JRP
 CHECKED BY: BJM
 JOB NUMBER: 2019.01745

C100

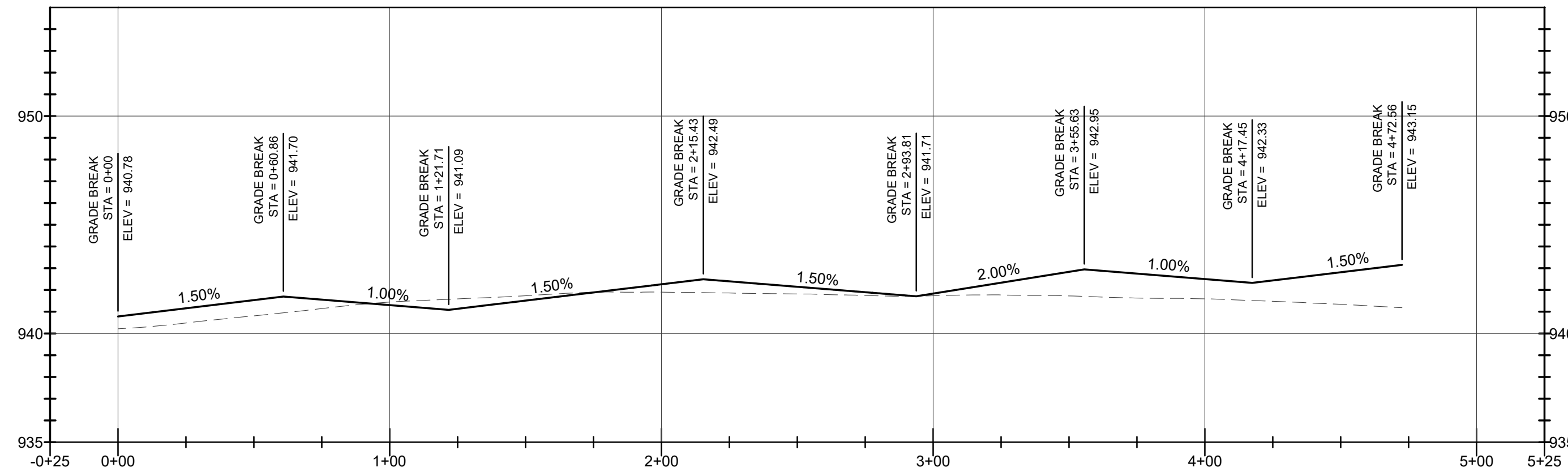
PLOT SCALE: 1:1 EDIT DATE: 5/13/20 - 2:27 PM EDITED BY: MROCHE DRAWING FILE: 0:2019/01745/DRAWINGS/CIVIL/CONSTRUCTION DOCUMENTS/PRELIMINARY DEVELOPMENT PLAN/2019.01745.CE.GP.DWG



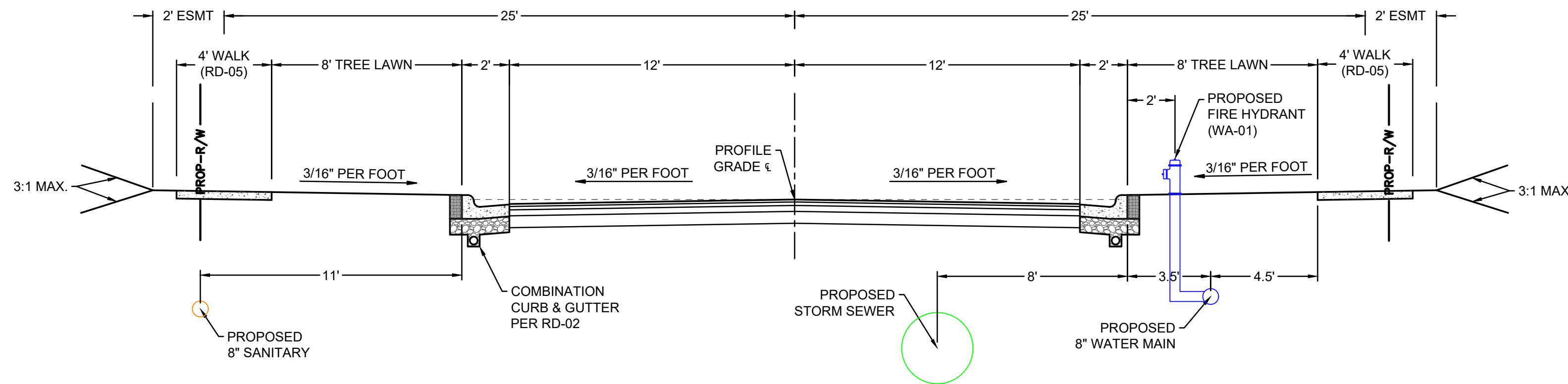
AYRSHIRE FARM DRIVE ROAD PROFILE
SCALE: HORIZ 1"=40', VERT 1"=5'



FARM COURT ROAD PROFILE
SCALE: HORIZ 1"=40', VERT 1"=5'



AYRSHIRE COURT ROAD PROFILE
SCALE: HORIZ 1"=40', VERT 1"=5'



TYPICAL 28' B/B PRIVATE DRIVE SECTION
PER DUBLIN STANDARD DRAWING RD-01
NOT TO SCALE



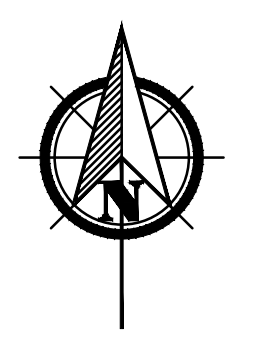
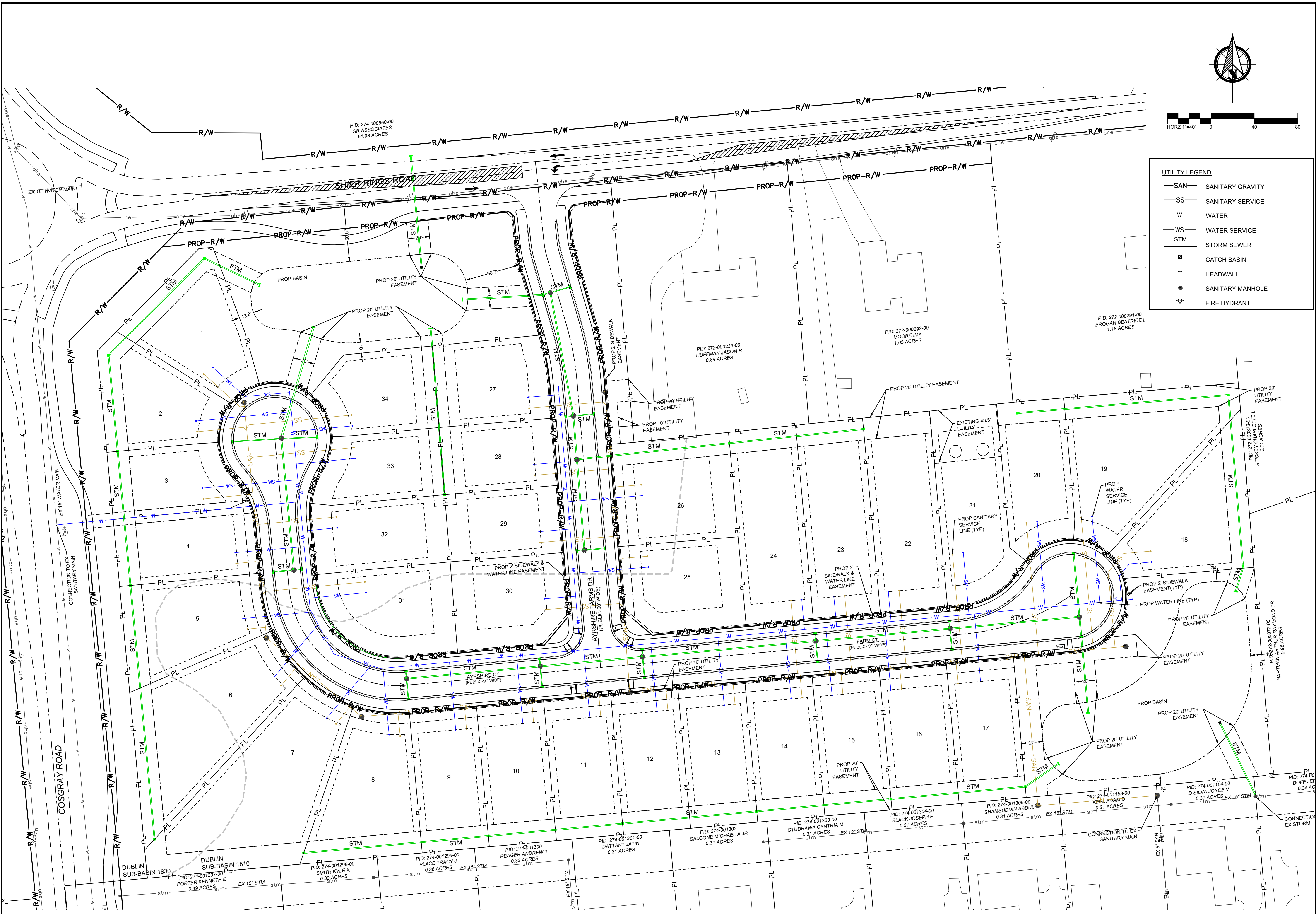
PRELIMINARY DEVELOPMENT PLAN
FOR
AYRSHIRE FARMS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
**ROAD PROFILES &
TYPICAL SECTION**

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 02/28/2020
DRAWN BY: JRP
CHECKED BY: BJM
JOB NUMBER: 2019.01745

C101

PLOT SCALE: 1" = 40' DATE: 5/13/20 2:50 PM EDITED BY: MROCHE DRAWING FILE: C:\2019\01745.DWG DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.DWG



UTILITY LEGEND

- SAN — SANITARY GRAVITY
- SS — SANITARY SERVICE
- W — WATER
- WS — WATER SERVICE
- STM — STORM SEWER
- ⊠ CATCH BASIN
- HEADWALL
- SANITARY MANHOLE
- ⊕ FIRE HYDRANT

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43221
 TEL: 614.222.2226
 WWW.STRUCTUREPOINT.COM

PRELIMINARY DEVELOPMENT PLAN
 FOR
AYRSHIRE FARMS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

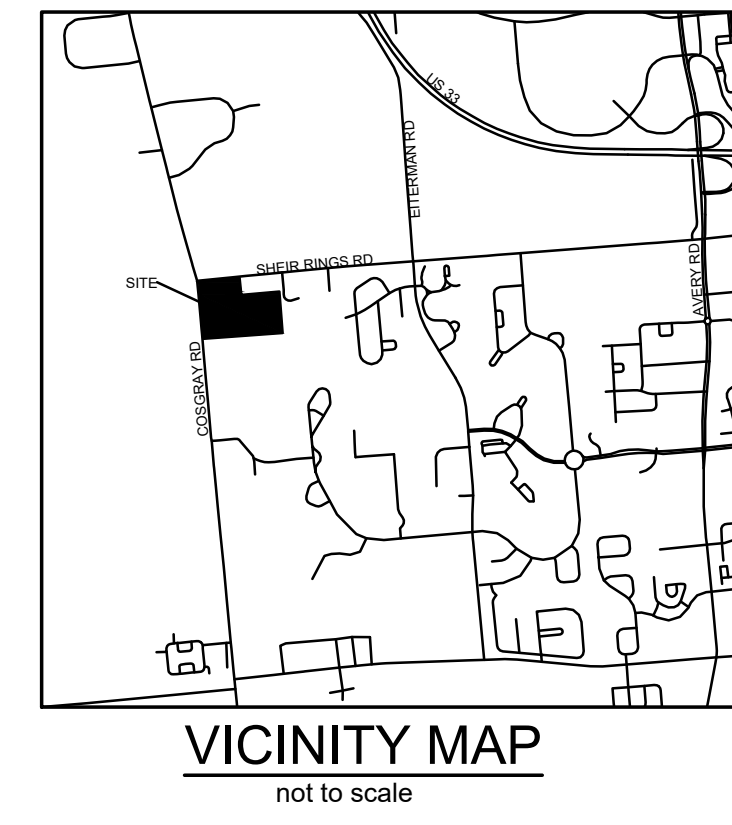
DATE:	02/28/2020
DRAWN BY:	JRP
CHECKED BY:	BJM
JOB NUMBER:	2019.01745

C200

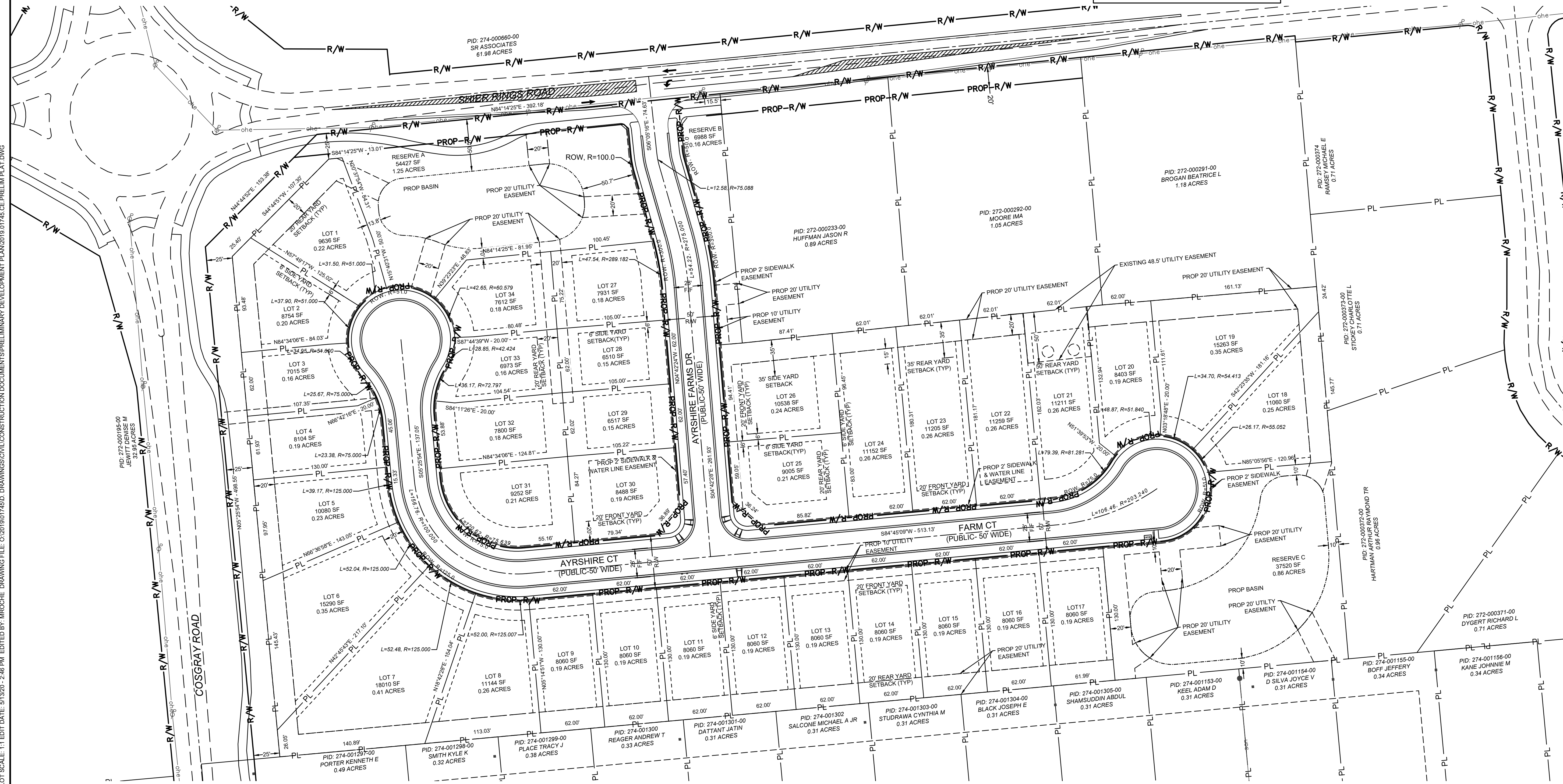
PRELIMINARY SURVEY PLAT
FOR
AYRSHIRE FARMS
DUBLIN, OH

STATE OF OHIO, COUNTY
OF FRANKLIN, CITY OF
DUBLIN, VIRGINIA
MILITARY SURVEY NO.
3014

SITE STATISTICS	
SUBDIVISION NAME:	AYRSHIRE FARMS
PROJECT ADDRESS:	0 SHIER RINGS RD DUBLIN, OH 43017
TOTAL AREA OF SITE	11.37 AC
TOTAL UNITS OVERALL	34 SINGLE FAMILY HOMES
TOTAL GROSS OVERALL DENSITY	+/- 2.99 DWELLING UNITS PER ACRE
TOTAL AREA	+/- 11.37 AC
TOTAL AREA OF PUBLIC STREETS	+/- 1.07 AC
TOTAL RESERVE AREA	+/- 2.27 AC
BUILDING HEIGHT OF SINGLE FAMILY HOMES	BUILDING HEIGHT = 35' MAX
PARKING	PROVIDED PER SINGLE FAMILY HOME = 2 CAR GARAGE & 2 DRIVEWAY SPACES EACH SINGLE FAMILY HOME



SITE LEGEND	
— PL —	PROPERTY LINE
— EX-R/W —	RIGHT-OF-WAY
— PROP-R/W —	PROP RIGHT-OF-WAY
— — — —	ROAD CENTERLINE
— · — · —	SETBACK LINE
— — — —	CURB AND GUTTER
— · — · —	2' SIDEWALK EASEMENT
— · — · —	EASEMENT



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PRELIMINARY DEVELOPMENT PLAN
FOR
AYRSHIRE FARMS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	02/28/2020
DRAWN BY:	JRP
CHECKED BY:	BJM
JOB NUMBER:	2019.01745

C300

PLOT SCALE: 1" = 50' DATE: 5/13/20 2:46 PM EDITED BY: MROCHE DRAWING FILE: 0:2019.01745.DWG DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.CE\PRELIM PLAT.DWG