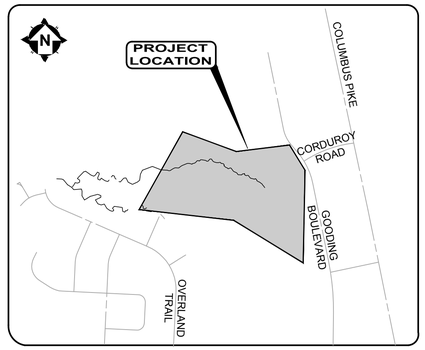
- PRELIMINARY PLAN FOR -

GRAND POINTE AT NORTH ORANGE

PART OF FARM LOT 6, SECTION 2, TWP 3, RANGE 18
ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

2018



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:

GRAND COMMUNITIES, LTD
NORTHWOODS 1 BUILDING
3940 OLYMPIC BLVD, SUITE 100
ERLANGER, KY 41018
PHONE: 859-441-1989

CONTACT: MARK BRIDWELL
EMAIL: MBRIDWELL@FISCHERHOMES.COM

ENGINEER:

CT CONSULTANTS
NORTHWOODS 1 BUILDING
7965 N. HIGH ST., SUITE 340
COLUMBUS, OHIO 43235
PHONE: 614-885-1700

CONTACT: MARK I. MANN, PE
EMAIL: MMANN@CTCONSULTANTS.COM

GENERAL SUMMARY:

DESCRIPTION:	TOTAL:
TOTAL ACRES:	21.36 AC
NUMBER OF LOTS:	35
GROSS DENSITY:	1.64 DWELLING UNITS/ACRE
RIGHT-OF-WAY:	3.15 AC
OPEN SPACE:	9.75 AC
LOTS:	8.46 AC
NET DENSITY:	4.14 DWELLING UNIT/ACRE
ZONING:	R-2 W/PRD OVERLAY
MINIMUM LOT SIZE:	0.20 AC
MINIMUM FRONTAGE:	100'@ B/L
FRONT YARD SETBACK:	20' FROM R/W
SIDE YARD SETBACK:	6'
REAR YARD SETBACK:	35'

FLOOD DESIGNATION:

THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS AREA IS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 39041C0232K, DATED APRIL 16, 2009 (NOT PRINTED).

SUBSURFACE DRAINAGE SYSTEM:

A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

UNDERGROUND UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD MARKINGS (BY OTHERS) AND AVAILABLE RECORDS, AND AS SUCH, SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

UTILITY COMPANIES:

AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6839

VERIZON
ATTN: ADAM HOLLANSHEAD
550 LEADER STREET
MARION, OHIO 43302
(740) 369-5109

DELAWARE COUNTY REGIONAL SEWER DISTRICT
ATTN: MIKE FROMMER
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2240

COLUMBIA GAS OF OHIO
ATTN: MIKE SUCHARSKI
3350 JOHNNY APPLESEED CT.
COLUMBUS, OHIO 43231

DEL-CO WATER COMPANY
ATTN: RUSTY GRIFFITH
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
(740) 548-7746

DELAWARE COUNTY ENGINEER
ATTN: CHRIS BAUSERMAN
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2400
(CONTACT AGENT)

TIME WARNER ENGINEERING
ATTN: RAY MAURER
P.O. BOX 2553
1266 DUBLIN ROAD
COLUMBUS, OHIO 43216
(614) 481-5263

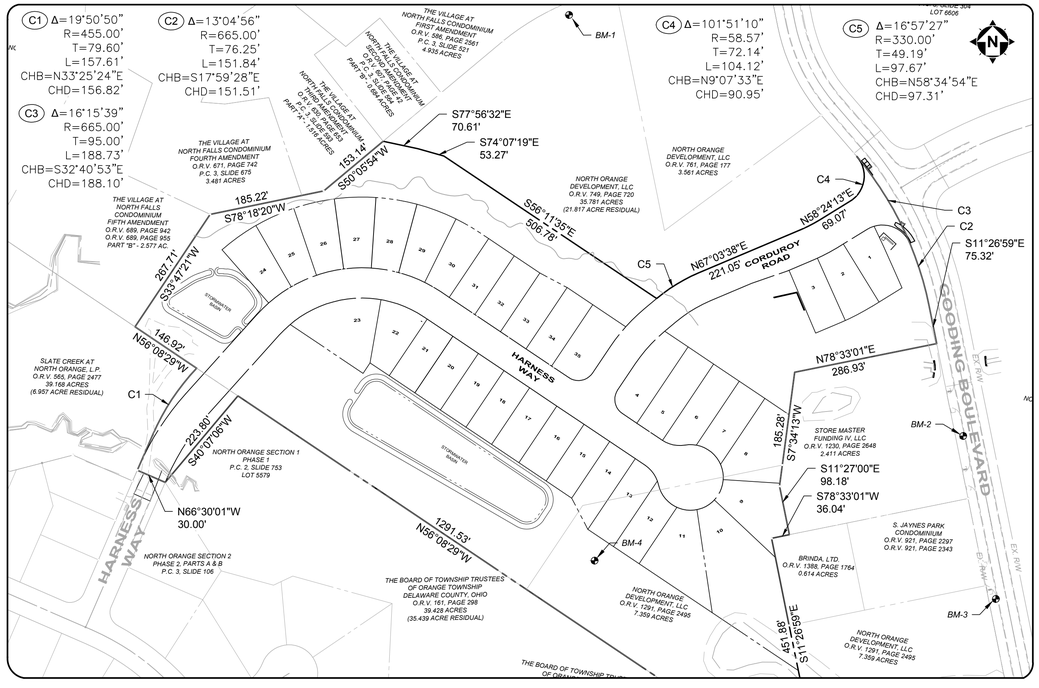
SUBURBAN NATURAL GAS
ATTN: AARON ROLL
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035

INSIGHT COMMUNICATIONS
ATTN: PAUL SEYMOUR
3770 E. LIVINGSTON AVE.
COLUMBUS, OHIO 43227
(614) 236-1292

AT&T
111 N 4TH STREET
ROOM 802
COLUMBUS, OH 43215
(614) 223-7276

FRONTIER
ATTN: CHRIS AVERY
1300 COLUMBUS SANDUSKY RD
MARION, OH 43302
(740) 383-0551

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



INDEX MAP
SCALE:1" = 150'

LIST OF DRAWINGS	
1	COVER SHEET
2-3	PRELIMINARY PLAT
4-6	PRELIMINARY GRADING PLAN
7	TYPICAL SECTION & DETAILS
8-9	COMPOSITE UTILITY PLAN
10-11	SOILS MAP & DETAILS

BENCHMARKS:

ALL BENCHMARKS AND ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BM1: CROSS BAR ON THE SOUTHEAST CORNER OF TOWER LEG BEING LOCATED 300' SOUTHWEST OF THE SOUTHWEST CORNER OF ANIMAL HOSPITAL AT 7206 GOODING BOULEVARD. EL=916.12

BM2: ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF GOODING BOULEVARD AND BEING 60' SOUTH OF THE NORTH ENTRANCE TO THE ENCHANTED CARE BUILDING. EL=918.64

BM3: ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF GOODING BOULEVARD AND BEING 30' SOUTH OF THE ENTRANCE TO THE NORTH ORANGE FAMILY DENTISTRY BUILDING. EL=923.63

BM4: CONCRETE PAD OF THE SOUTHEAST TOWER LEG BEING LOCATED 950' NORTHWEST OF THE INTERSECTION OF GOODING BOULEVARD AND HALFWAY AVENUE. EL=919.48

STANDARD DRAWINGS:

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED BELOW SHALL BE CONSIDERED A PART OF THIS PLAN.

DELAWARE COUNTY

DCED-R100	DCED-R2300	DCED-S133C
DCED-R103	DCED-S102A	DCED-S139
DCED-R2010	DCED-S102B	DCED-S145
DECD-R2020	DCED-S106	DCED-S149
DCED-R2022	DCED-S107	DCED-S150
DCED-R2135A	DCED-S112	DCED-S151
DCED-R2135B	DCED-S116	DCED-S152
DCED-R2135C	DCED-S117	DCED-S168
DCED-R2185	DCED-S119	DCED-S169
DCED-R2190	DCED-S125	DCED-S441A
DCED-R2201A	DCED-S128	DCED-S441B
DCED-R2203A	DCED-S133A	

ODOT

MGS 1.1
MGS 2.1
MGS 4.1
MGS 4.2
MGS 4.3

CITY OF COLUMBUS

AA-S121

THESE DRAWINGS ARE AVAILABLE AT THE FOLLOWING WEB PAGES:

HTTPS://ENGINEER.CO.DELAWARE.OH.US/DEVELOPMENT/STDROADWAYDRAWINGS/
HTTPS://ENGINEER.CO.DELAWARE.OH.US/DEVELOPMENT/STDSEWERDRAWINGS/

DESIGN ENGINEER:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND IN OUR OPINION AND TO THE BEST OF OUR KNOWLEDGE THAT ALL MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY ENGINEERING AND SURVEYING STANDARDS FOR "SUBDIVISION DEVELOPMENT" HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC.

MARK I. MANN, P.E. NO. E-62164

10/1/2018
DATE

STATE OF OHIO
MARK I. MANN
E-62164
REGISTERED
PROFESSIONAL ENGINEER

ct consultants
your trusted advisor
engineers
architects
planners

NO	REVISION	DATE

SCALE: AS SHOWN
DATE: 10/1/2018
DESIGNED BY: DKP
DRAWN BY: DKP
CHECKED BY: MIM

GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

SITE COVER SHEET

PROJECT NO: 180570
DRAWING NAME: SITE-COVR
SHEET 1 OF 11

0' 50' 100'
SCALE: 1" = 50'

S56°11'35"E 506.78'
S74°07'19"E 53.27'
S77°56'32"E 70.61'
N60°05'54"E 153.15'
N78°18'20"E 229.57'
S27°34'13"W 227.15'
S11°27'00"E 98.18'
S78°33'01"W 36.04'
S11°26'55"E 451.88'
N33°47'21"E 267.71'
N66°30'01"W 60.00'
S40°07'06"W 223.81'
146.92' N56°08'29"W
1291.53' N56°08'29"W

PR. 20' DRAINAGE ESMT
CBU
CORDUROY ROAD
HARNESS WAY = STA. 11+53.05
CORDUROY RD = STA. 00+00.00
D=7°48'24" L=57.27', R=420.30'
D=56°16'28" L=412.57', R=420.06'
L=157.61', R=455.00' Δ=19°50'50"
35' REAR SETBACK
6' SIDE SETBACK
20' FRONT SETB. (S/W)
PR. 20' SAN ESMT
60' R/W
HARNESS WAY
PR. 20' DRAIN & WAT ESMT
PR. 20' DRAIN EASEMENT
PR. 10' WAT ESMT
PR. 20' SAN ESMT
EX. 50' GAS ESMT
20' SANITARY ESMT P.C. 3, SLIDE 303
SANITARY ESMT O.R.V. 560, PAGE 854
20' SANITARY ESMT P.C. 3, SLIDE 303
STONE WALL
US 42
STORMWATER BASIN
STORMWATER BASIN
BM-4

THE VILLAGE AT NORTH FALLS CONDOMINIUM THIRD AMENDMENT O.R.V. 630, PAGE 663 P.C. 3, SLIDE 583 PART "A" - 1.516 ACRES

THE VILLAGE AT NORTH FALLS CONDOMINIUM FOURTH AMENDMENT O.R.V. 671, PAGE 742 P.C. 3, SLIDE 675 3.481 ACRES

NORTH ORANGE DEVELOPMENT, LLC O.R.V. 749, PAGE 720 35.781 ACRES (21.817 ACRE RESIDUAL)

NORTH ORANGE DEVELOPMENT, LLC O.R.V. 580, PAGE 2404 0.462 ACRES

NORTH ORANGE SECTION 1 PHASE 1 P.C. 2, SLIDE 753 LOT 5579

THE BOARD OF TOWNSHIP TRUSTEES OF ORANGE TOWNSHIP DELAWARE COUNTY, OHIO O.R.V. 161, PAGE 298 39.428 ACRES (35.439 ACRE RESIDUAL)

NORTH ORANGE DEVELOPMENT, LLC O.R.V. 1291, PAGE 2495 7.359 ACRES

STORE MASTER FUNDING IV LLC O.R.V. 1230, PAGE 2848 2.411 ACRES

BRINDA, LTD. O.R.V. 1388, PAGE 1764 0.614 ACRES

THE BOARD OF TOWNSHIP TRUSTEES OF ORANGE TOWNSHIP DELAWARE COUNTY, OHIO O.R.V. 161, PAGE 298 (35.439 ACRE RESIDUAL)

NORTH ORANGE SECTION 1 PHASE 1 P.C. 2, SLIDE 753 LOT 5579

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

PRELIMINARY PLAT
- HARNESS WAY -

PROJECT NO: 180570
DRAWING NAME: PLAT-HRN
SHEET 2 OF 11

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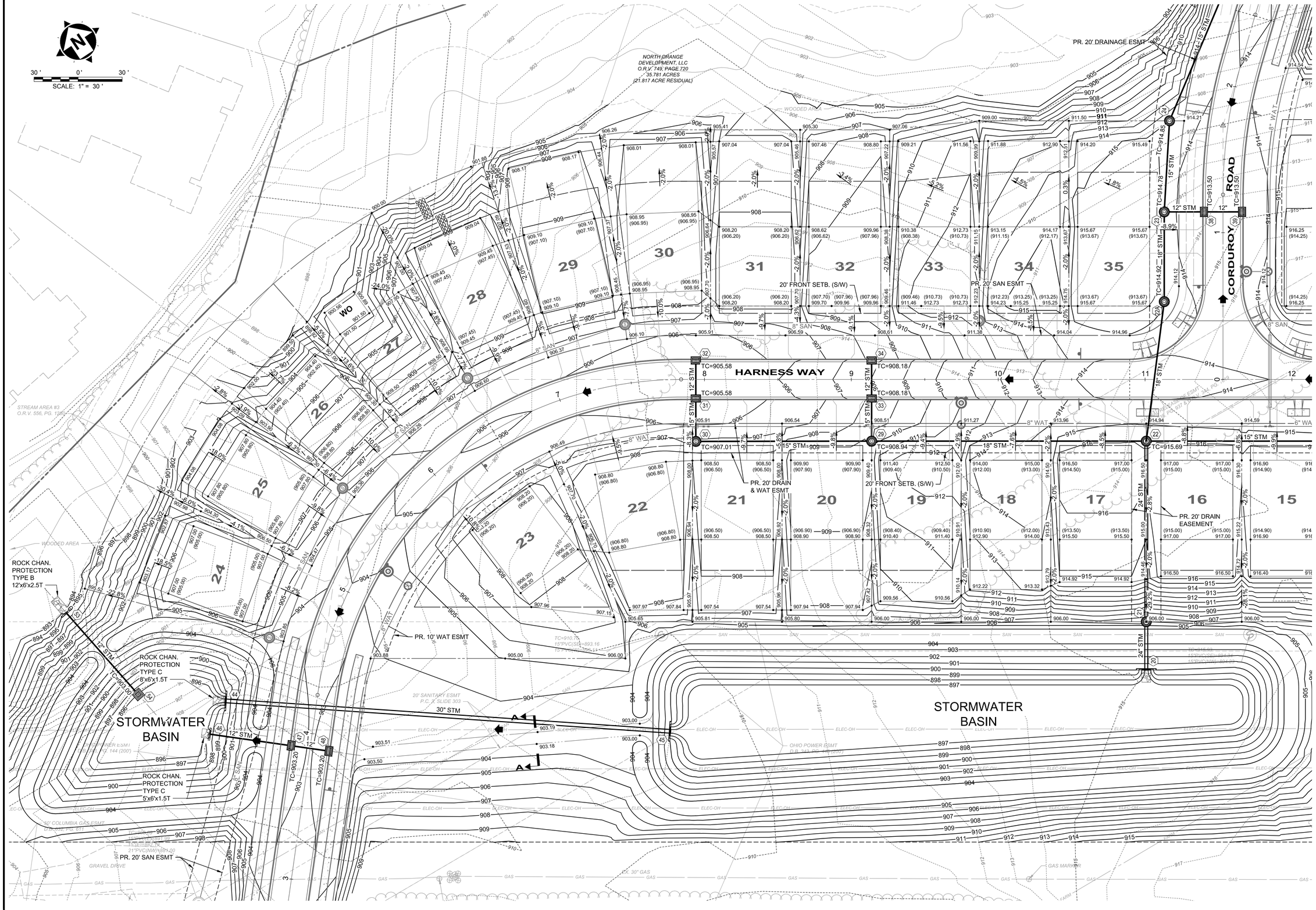
GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

PRELIMINARY PLAT
- CORDUROY ROAD -

PROJECT NO:	
180570	
DRAWING NAME	
PLAT-CRD	
SHEET	OF
3	11



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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

PRELIMINARY GRADING PLAN - 1

PROJECT NO: 180570
DRAWING NAME: GRAD-PLN1
SHEET 4 OF 11

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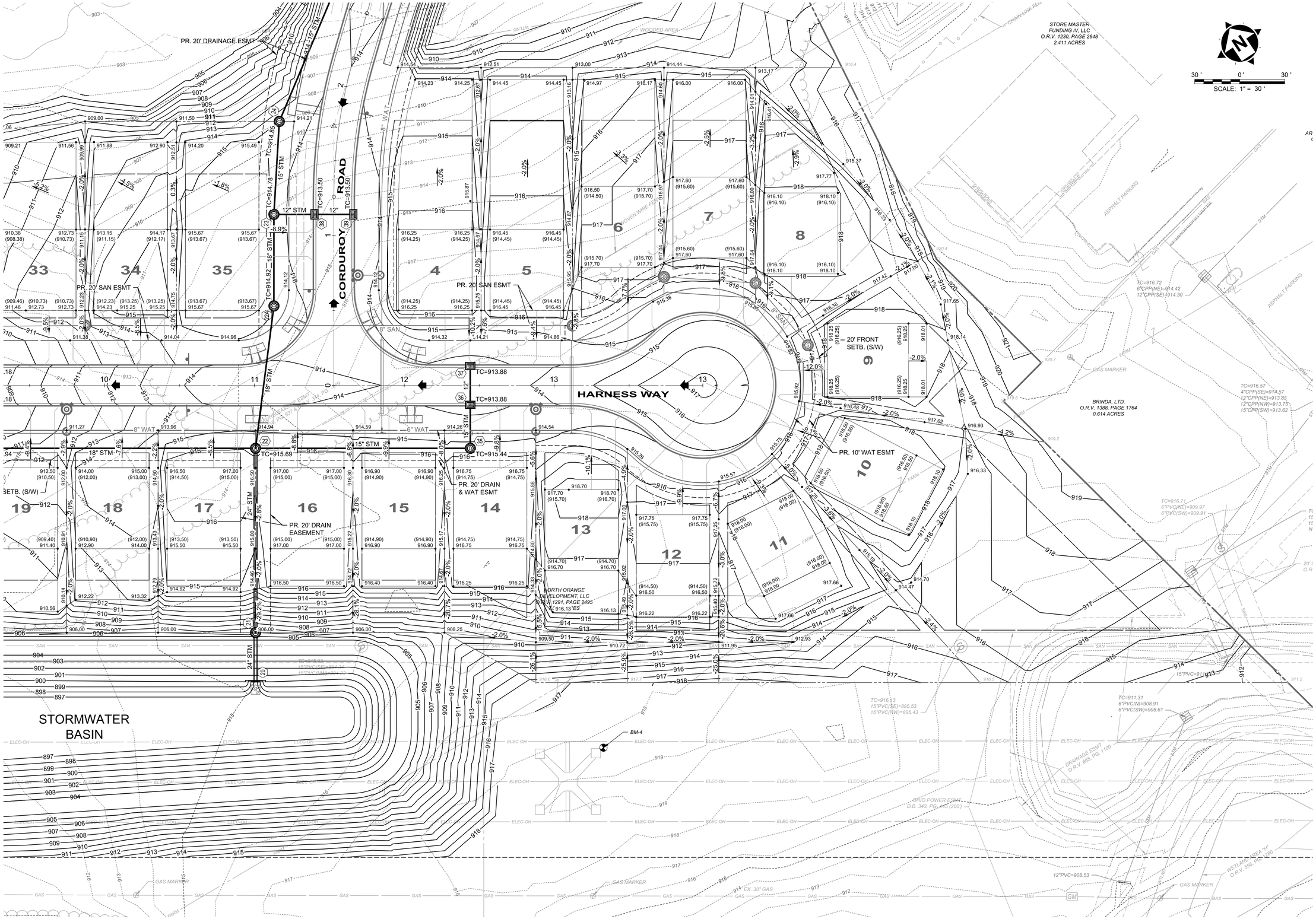

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

PRELIMINARY GRADING PLAN - 2

PROJECT NO: 180570

DRAWING NAME: GRAD-PLN2

SHEET 5 OF 11

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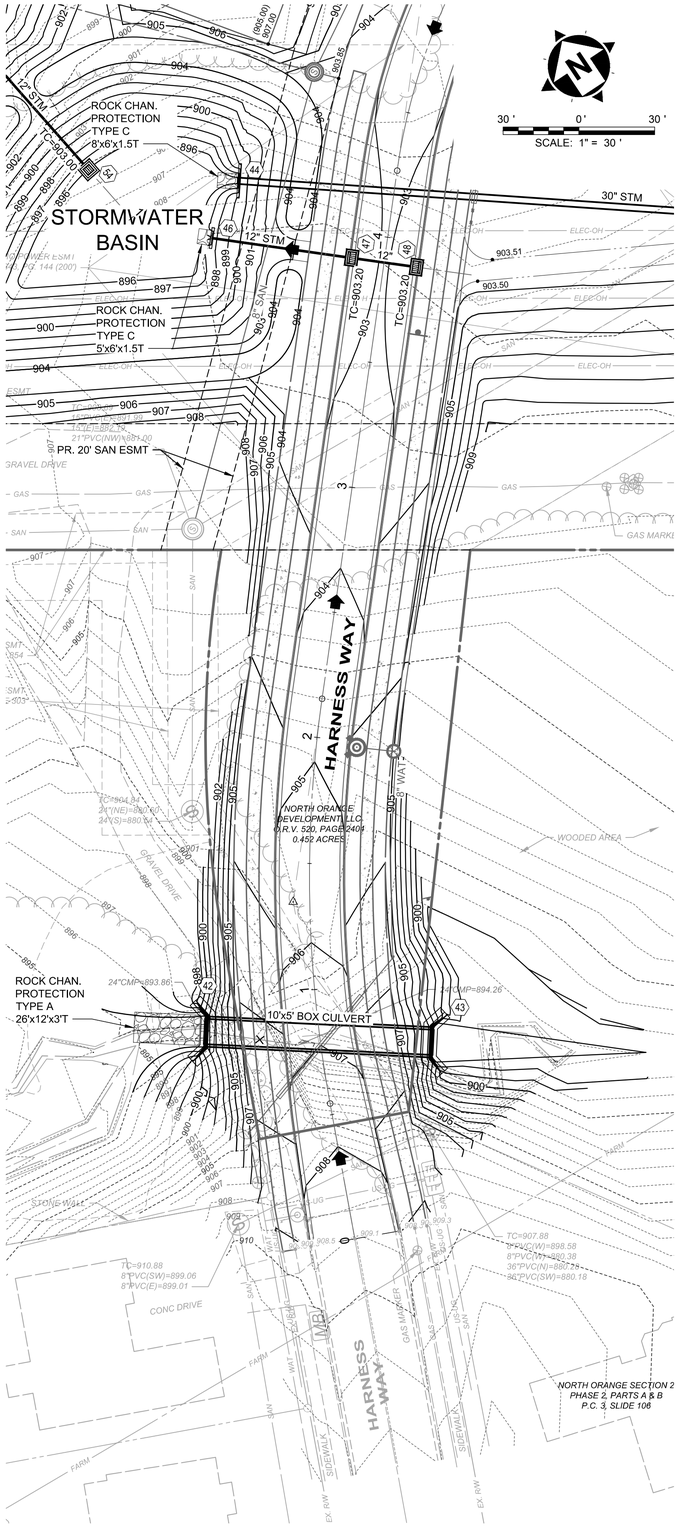
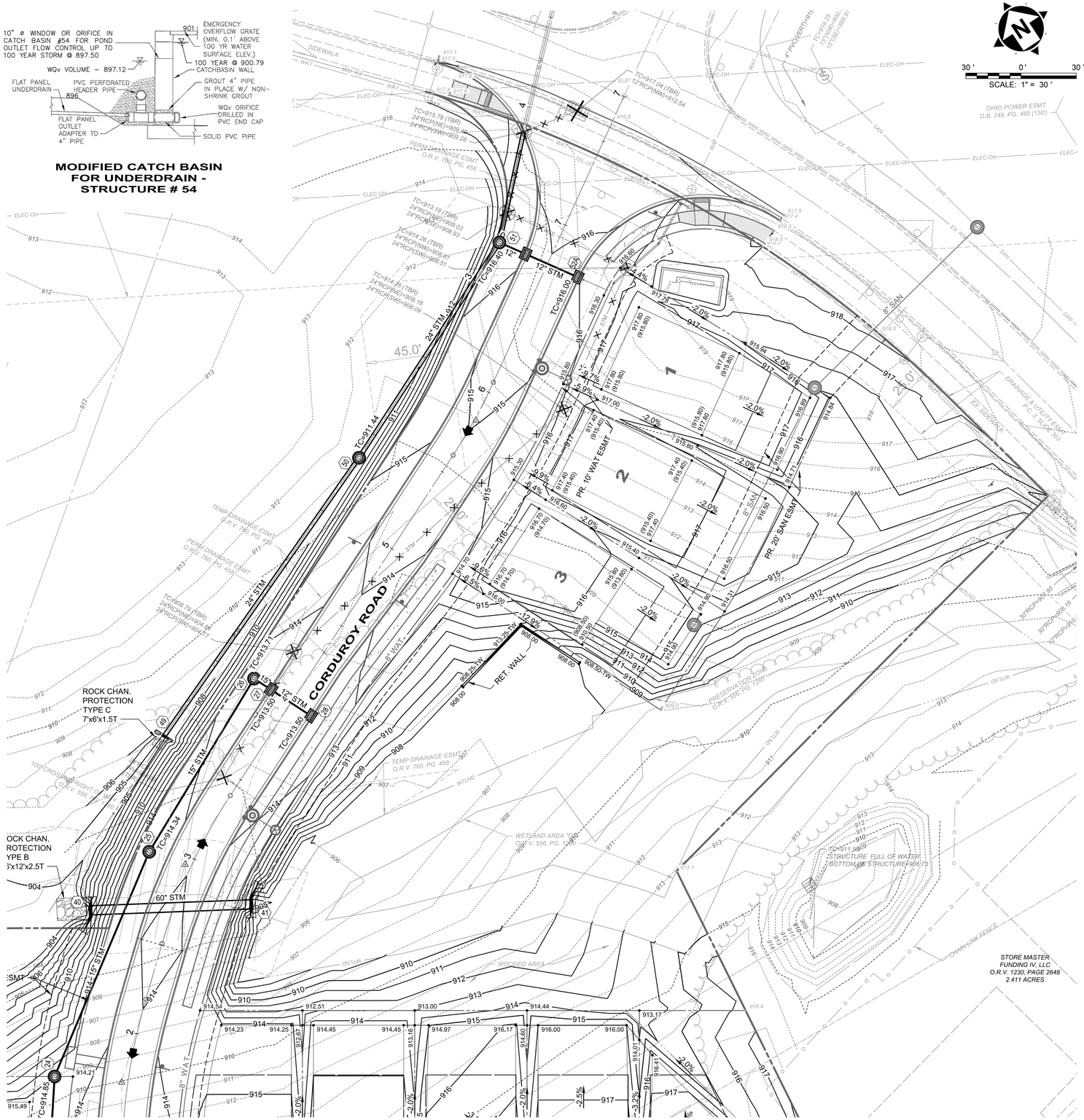


MODIFIED CATCH BASIN FOR UNDERDRAIN - STRUCTURE # 54



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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

PRELIMINARY GRADING PLAN - 3

PROJECT NO:	
180570	
DRAWING NAME	
GRAD-PLN3	
SHEET	OF
6	11

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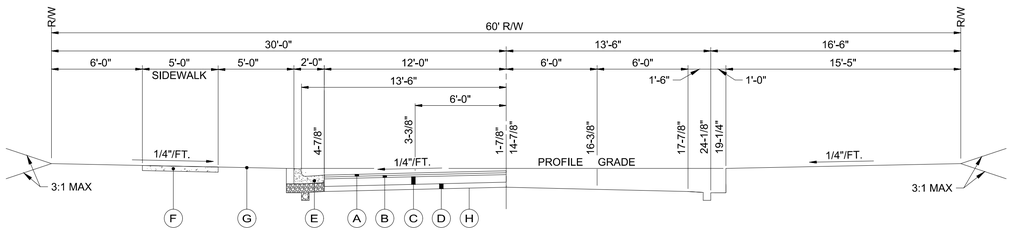


PAVING SECTION **GRADING SECTION**

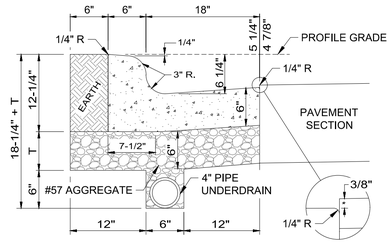
SN$_k$ = 3.18
ADT = 100-650
CBR = 2.9

27' F/C-F/C SECTION W/CONCRETE COMBINED CURB & GUTTER

SCALE: 1" = 5'

LEGEND:

- (A) 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448, TYPE 1
- (B) 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448, TYPE 2
- (C) 6" BITUMINOUS AGGREGATE BASE, ITEM 301
- (D) 4" CRUSHED AGGREGATE BASE, ITEM 304
- (E) 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
- (F) STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
- (G) SEEDING AND MULCHING, ITEM 659
- (H) SUBGRADE COMPACTION



6" CONCRETE COMBINED CURB & GUTTER

SCALE: 1" = 1'

LEGEND:

PAVEMENT SECTION THICKNESS - 6 3/8" = T (T SHALL BE A MINIMUM OF 6")

TOP OF PAVEMENT MUST BE FLUSH TO THE GUTTER AT ALL HANDICAP RAMPS. SLOPE OF THE GUTTER PAN SHALL NOT EXCEED 1.5% AT ALL HANDICAP RAMPS.

ALL EXPOSED SURFACES OF CONCRETE CURB AND GUTTER SHALL HAVE A BROOM FINISH.

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

TYPICAL SECTION & DETAILS

PROJECT NO: 180570
DRAWING NAME: TYP-SECT
SHEET 7 OF 11

SUBSURFACE DRAINAGE SYSTEM:

A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

LEGEND:

STORM WATER BASIN AREA

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

COMPOSITE UTILITY PLAN
- HARNESS WAY -

PROJECT NO: 180570
DRAWING NAME: UTIL-HRN
SHEET: 8 OF: 11

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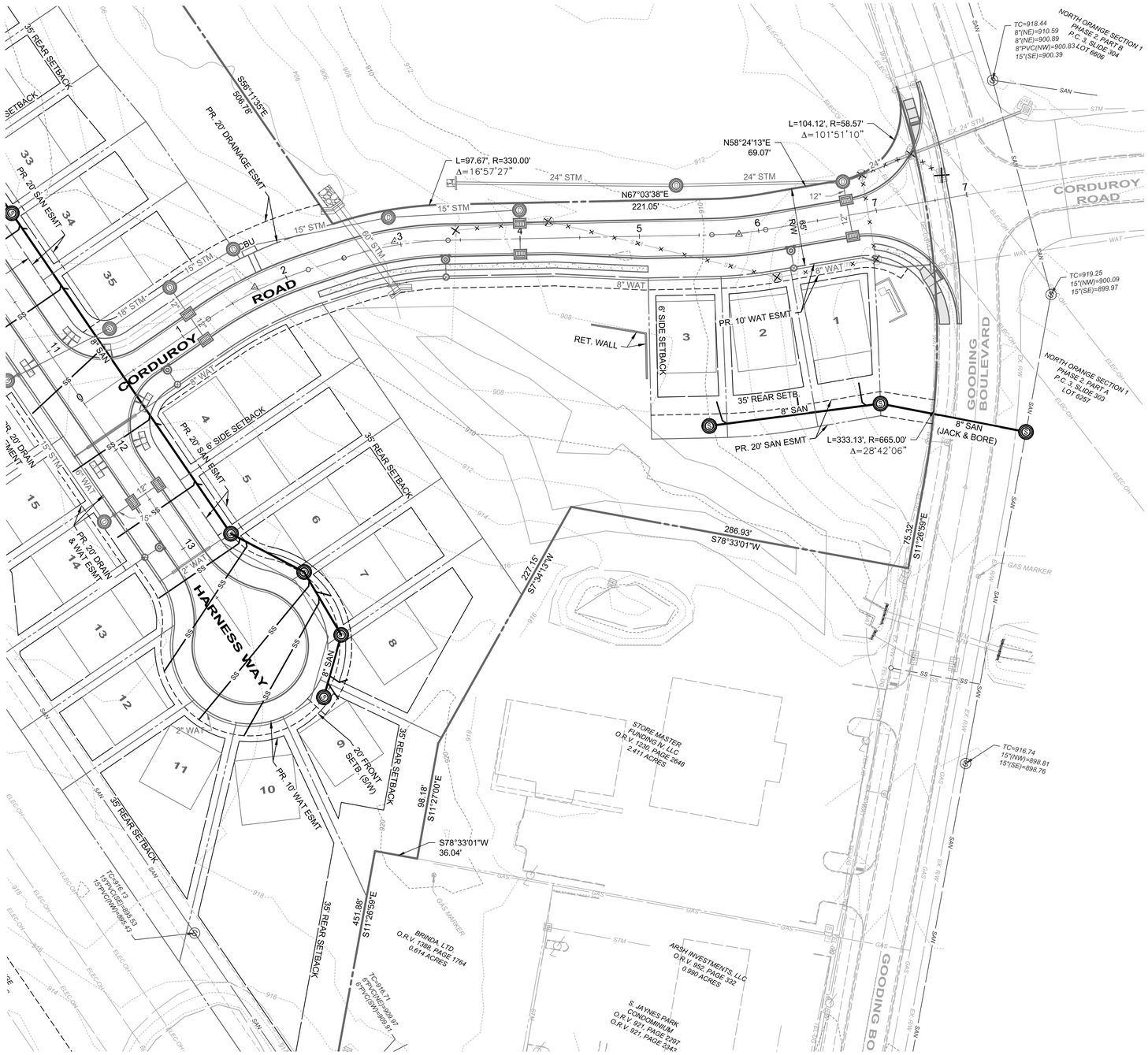

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

COMPOSITE UTILITY PLAN
- CORDUROY ROAD -

PROJECT NO: 180570
DRAWING NAME: UTIL-CRD
SHEET: 9 OF: 11

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GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

SOILS MAP

PROJECT NO: 180570

DRAWING NAME: SOIL-MAP

SHEET 10 OF 11

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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Delaware County, Ohio
Survey Area Data: Version 15, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 27, 2012—Mar 10, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Delaware County, Ohio (OH041)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	19.5	59.8%
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	6.6	20.2%
LyD2	Lybrand silt loam, 12 to 18 percent slopes, eroded	3.3	10.1%
LyE2	Lybrand silt loam, 18 to 25 percent slopes, eroded	3.2	9.8%
PwA	Pewamo silty clay loam, 0 to 1 percent slopes	0.0	0.0%
Totals for Area of Interest		**32.5**	**100.0%**

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CHECKED BY:	MIM

GRAND POINTE AT NORTH ORANGE
GOODING BOULEVARD
- ORANGE TOWNSHIP, DELAWARE COUNTY -

SOILS DETAILS

PROJECT NO: 180570

DRAWING NAME: SOIL-MAP

SHEET 11 OF 11