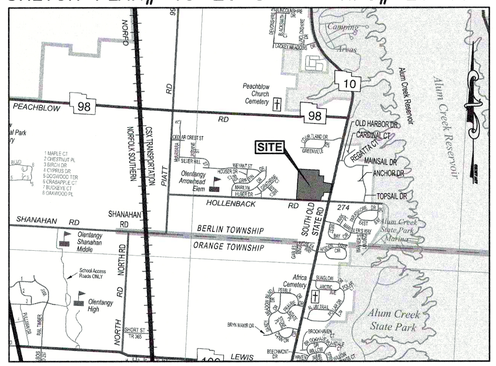
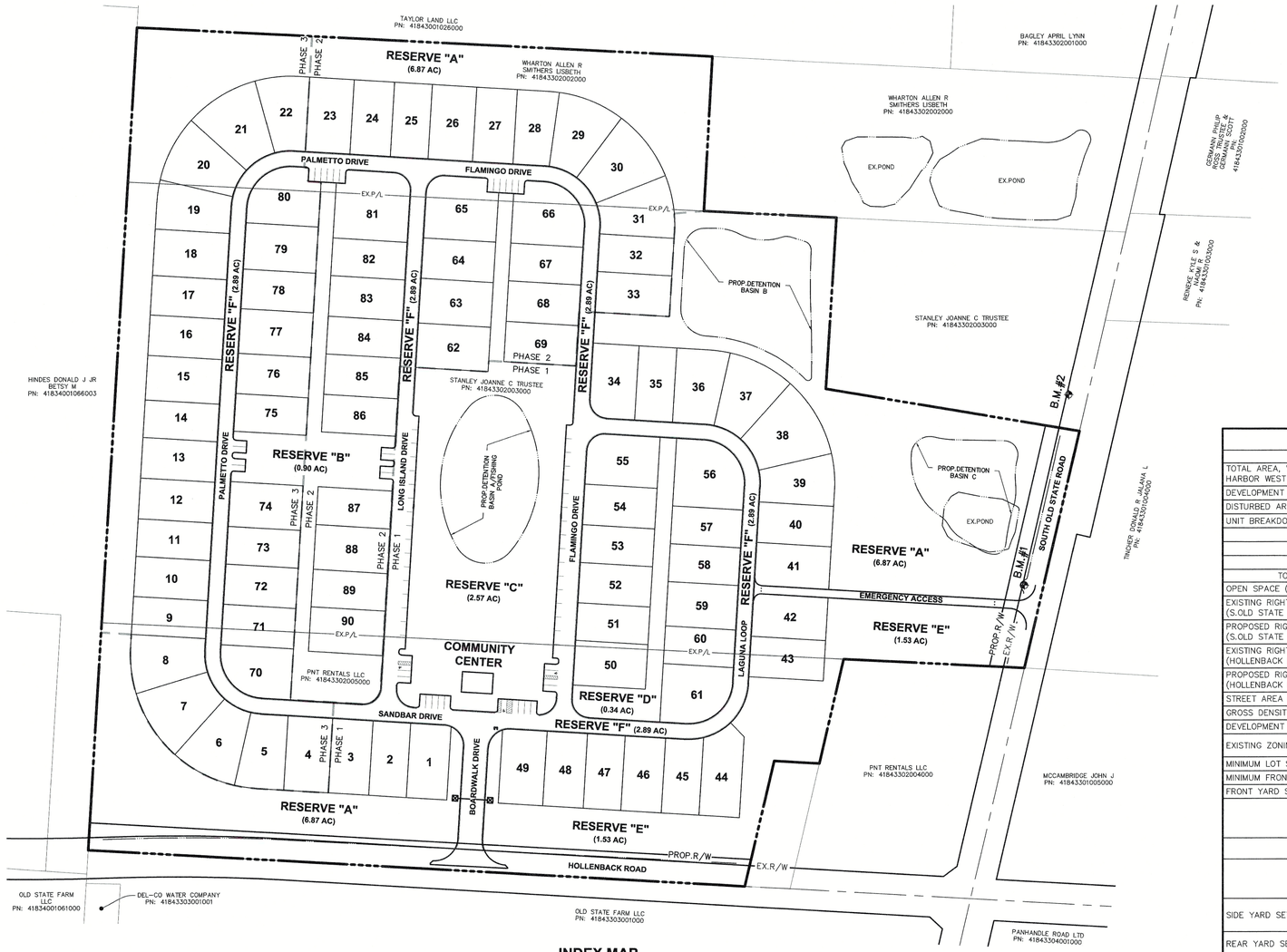
PRELIMINARY PLAN
FOR
THE VILLAS AT OLD HARBOR WEST
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOT 2, SECTION 4, TOWNSHIP 4, RANGE 18, USML
2019

SKETCH PLAN# 19-26-S RPC# 26-19



LOCATION MAP
SCALE: 1" = 3,000'



INDEX MAP
SCALE: 1" = 100'

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

SHEET INDEX

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COMPOSITE UTILITY PLAN	6-7
GRADING PLAN	8-9

OHIO Utilities Protection SERVICE Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

OWNERS
ALLEN R WHARTON & LISBETH SMITHERS
4088 S. OLD STATE ROAD
LEWIS CENTER, OHIO 43035
AND
JOANNE C STANLEY, TRUSTEE
4180 S. OLD STATE ROAD
LEWIS CENTER, OHIO 43035
AND
PNT RENTALS LLC
4324 S. OLD STATE ROAD
LEWIS CENTER, OHIO 43035

DEVELOPER
3 PILLAR HOMES
P.O. BOX 278
LEWIS CENTER, OHIO 43035
PHONE: 614-374-1162
ZENIOS M. ZENIOS
ZENIOS@3PILLAR.COM

ENGINEER
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750
DAVID DENNISTON, P.E.
DDENNISTON@ADVANCEDCIVILDESIGN.COM

GENERAL SUMMARY

	TOTAL
TOTAL AREA, VILLAS AT OLD HARBOR WEST (AC.)	30.31
DEVELOPMENT AREA (AC.)	18.10
DISTURBED AREA (AC.)	30.09
UNIT BREAKDOWN:	
50'x70'	23 UNITS (25%)
44'x70'	33 UNITS (37%)
40'x70'	34 UNITS (38%)
TOTAL NUMBER OF UNITS	90
OPEN SPACE (AC.) (RES A-E)	12.21
EXISTING RIGHT-OF-WAY (AC.) (S.OLD STATE ROAD)	0.25
PROPOSED RIGHT-OF-WAY (AC.) (S.OLD STATE ROAD)	0.16
EXISTING RIGHT-OF-WAY (AC.) (HOLLENBACK ROAD)	0.67
PROPOSED RIGHT-OF-WAY (AC.) (HOLLENBACK ROAD)	0.22
STREET AREA (RESERVE "F") (AC.)	2.89
GROSS DENSITY (DU./AC.)	2.97
DEVELOPMENT DENSITY (DU./AC.)	3.45
EXISTING ZONING	TRANSITIONAL PLANNED UNIT DEVELOPMENT (TPUD)
MINIMUM LOT SIZE	5,610 S.F. (0.13 AC.)
MINIMUM FRONTAGE	55' (AT BUILDING LINE)
FRONT YARD SETBACK:	
15' (LOTS)	4, 7, 15, 18, 21, 23, 26, 30, 36, 38, 49, 50, 59, 61-63, 65, 66, 70, 74, 77, 79, 81, 88, 90
20' (LOTS)	51-58, 60, 64, 67-69, 71-73, 75, 76, 78, 80
28' (LOTS)	1-3, 5, 6, 8-14, 16, 17, 19, 20, 22, 24, 25, 27-29, 31-35, 37, 39-48, 82-87, 89
SIDE YARD SETBACK	7.5' (MINIMUM 15' BETWEEN BUILDING FOUNDATIONS)
REAR YARD SETBACK	30' (BETWEEN BUILDING FOUNDATIONS)
PERIMETER SETBACK	30' (MINIMUM)
TERRAIN CLASSIFICATION	LEVEL
DEVELOPMENT DENSITY CLASSIFICATION	HIGH

UTILITY CONTACTS

WATER MAINS: DEL-CO WATER COMPANY, INC.
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015-8872
ATTN: RUSTY GRIFFITH
(740) 548-7746

STORM SEWERS: DELAWARE COUNTY ENGINEER'S OFFICE
STORM SEWERS
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: JOHN PICCIN
(740) 833-2400

GAS: SUBURBAN NATURAL GAS
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035
ATTN: AARON ROLL
(740) 548-2450

ELECTRIC: AMERICAN ELECTRIC POWER
700 MORRISON ROAD
GAHANNA, OHIO 43230-6605
ATTN: ANDREW L. WAINWRIGHT
(614) 883-6821

SANITARY SEWERS: DELAWARE COUNTY REGIONAL SEWER DISTRICT
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: TIFFANY MAAG
(740) 833-2240

CATV: CHARTER COMMUNICATIONS
(SPECTRUM/TIME WARNER)
P.O. BOX 2553
COLUMBUS, OHIO 43216
ATTN: DAVID HOLSTEIN
(614) 975-7468

PHONE: FRONTIER COMMUNICATIONS
2780 LIBERTY ROAD
DELAWARE, OHIO 43015
ATTN: ROBERT CHANDLER
(740) 369-0826 OR
ATTN: IRA (CHRIS) AVERY
(740) 383-0551

AT&T
111 NORTH 4TH STREET, ROOM 802
COLUMBUS, OHIO
ATTN: GARY VANALMSICK
(614) 223-7276

BENCH MARKS
BASED ON NAVD 1988 DATUM.

SITE B.M.#1	RAILROAD SPIKE SET IN A UTILITY POLE LOCATED 16'± WEST OF THE EDGE OF PAVEMENT OF SOUTH OLD STATE ROAD AND 20'± SOUTH OF AN ACCESS DRIVE LOCATED AT 4180 SOUTH OLD STATE ROAD.	
	N: 201141.2850 E: 1833234.4020	Elev.=931.12
SITE B.M.#2	RAILROAD SPIKE SET IN A UTILITY POLE LOCATED 18'± WEST OF THE EDGE OF PAVEMENT OF SOUTH OLD STATE ROAD AND BETWEEN THE TWO DRIVE ENTRANCES TO THE RESIDENCE OF 4180 SOUTH OLD STATE ROAD.	
	N: 201418.6980 E: 1833299.2270	Elev.=933.93

FLOODPLAIN
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); DELAWARE COUNTY, OHIO, PANEL 0255, MAP 39014C, SUFFIX K, EFFECTIVE DATE (APRIL 16, 2009).

DRAWING SET STATUS
- ■ PRELIMINARY PLAN SET
- □ COUNTY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-CONSTRUCTED DOCUMENT SET

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHT NO.	APPROVED	APPROVAL

APPROVALS
THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, THE STANDARD SPECIFICATIONS OF THE CITY OF COLUMBUS, CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

ENGINEER:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY ENGINEER.

DENNISTON 51816 REGISTERED PROFESSIONAL ENGINEER

DAVID D. DENNISTON, P.E.

ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
V: 614.428.7750
F: 614.428.7755

10/17/2019
DATE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
3 Pillar Homes Building Dreams
P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-374-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
THE VILLAS AT OLD HARBOR WEST

TITLE SHEET

Issue Dates:
PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 19-0001-1036
Drawing Number: 1/9

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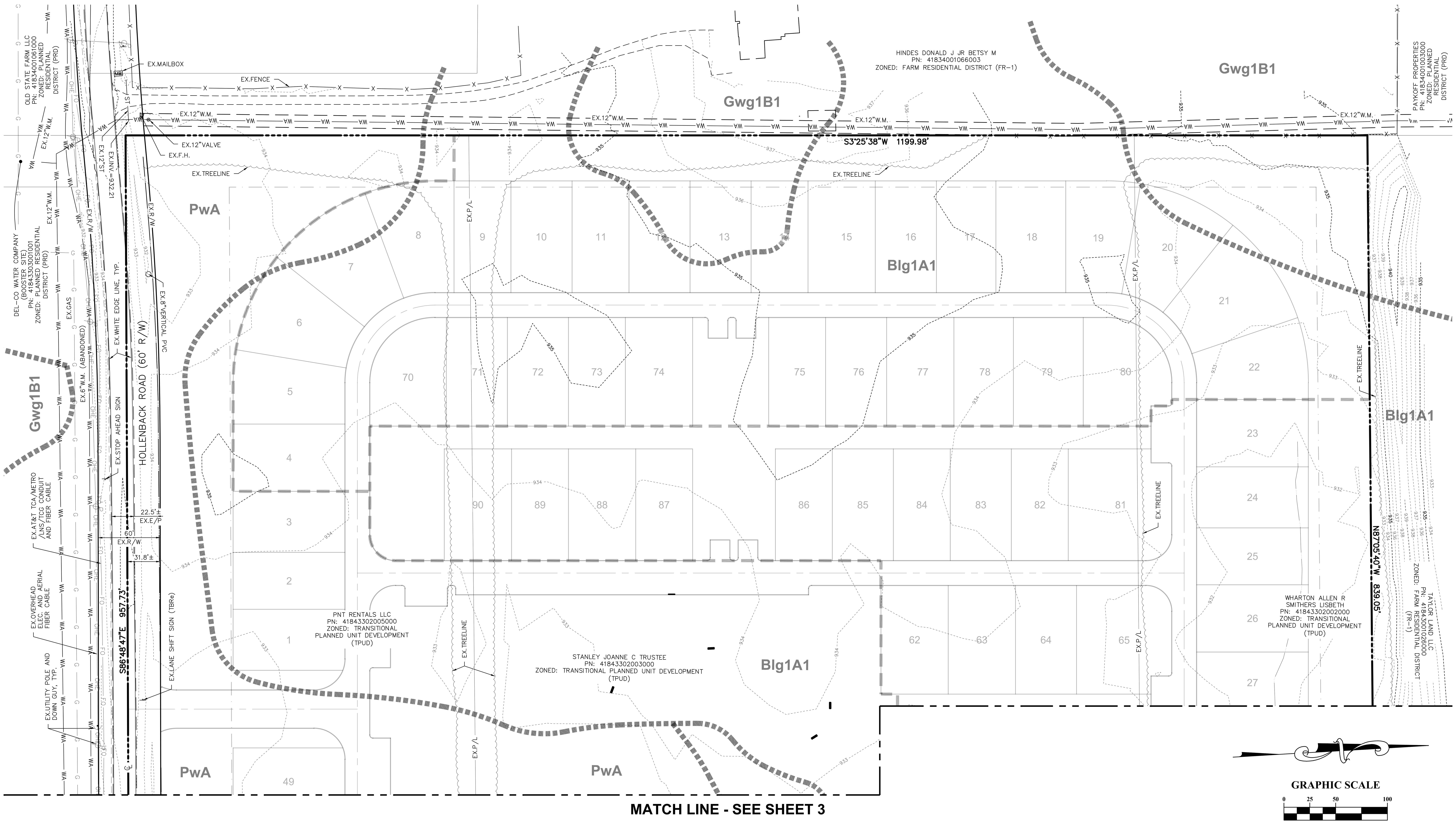

LEGEND

875	EXISTING MAJOR CONTOUR
876	EXISTING MINOR CONTOUR
	EXISTING SOILS LINE
DOWN GUY / OVERHEAD ELECTRIC / OHE / UTILITY POLE	EXISTING ELECTRIC
FIRE HYDRANT / WA / VALVE	EXISTING WATER MAIN
METER / G	EXISTING GAS SERVICE
	EXISTING BENCH MARK
T	EXISTING TELEPHONE PEDESTAL
E	EXISTING TRANSFORMER
MB	EXISTING MAILBOX
SPIGOT	EXISTING WATER SPIGOT
	EXISTING FENCE CORNER POST
TBA	= TO BE ABANDONED
TBR	= TO BE REMOVED

GENERAL SUMMARY

TOTAL AREA	30.31 AC.
EXISTING ZONING	TRANSITIONAL PLANNED UNIT DEVELOPMENT (TPUD)

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES
Gwg1B1	GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES
PWA	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

BE ADVISED: 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.

NOTES:

1. NO HISTORICAL, ARCHAEOLOGICAL OR CEMETERY SITES WERE FOUND ON THE SITE.

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PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
3Pillar Homes Building Dreams
P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-374-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN FOR THE VILLAS AT OLD HARBOR WEST

EXISTING CONDITIONS PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019 Scale: 1" = 50'	
Drawn By: JRS	Checked By: DDD
Project Number: 19-0001-1036	
Drawing Number: 2 / 9	

MAP UNIT LEGEND	
MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES
Gwg1B1	GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES
PWA	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

GENERAL SUMMARY

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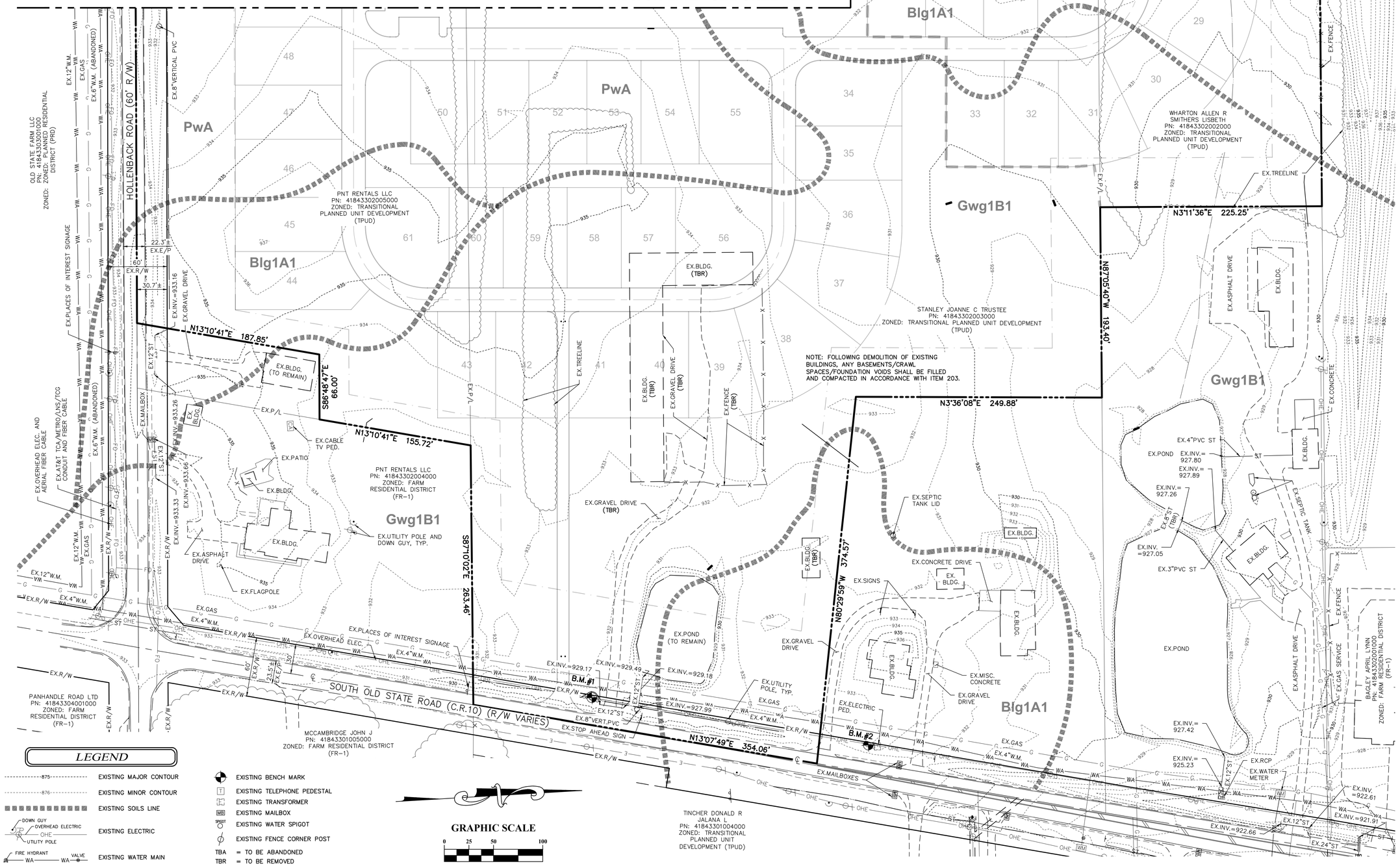
BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTES:
1. NO HISTORICAL, ARCHAEOLOGICAL OR CEMETERY SITES WERE FOUND ON THE SITE.

MATCH LINE - SEE SHEET 2



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SOILS LINE
- EXISTING ELECTRIC
- EXISTING WATER MAIN
- EXISTING GAS SERVICE
- EXISTING BENCH MARK
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRANSFORMER
- EXISTING MAILBOX
- EXISTING WATER SPIGOT
- EXISTING FENCE CORNER POST
- TBA = TO BE ABANDONED
- TBR = TO BE REMOVED

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:
3 Pillar Homes Building Dreams
P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-537-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN

FOR

THE VILLAS AT OLD HARBOR WEST

EXISTING CONDITIONS PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number: 19–0001–1036

Drawing Number: 3 / 9

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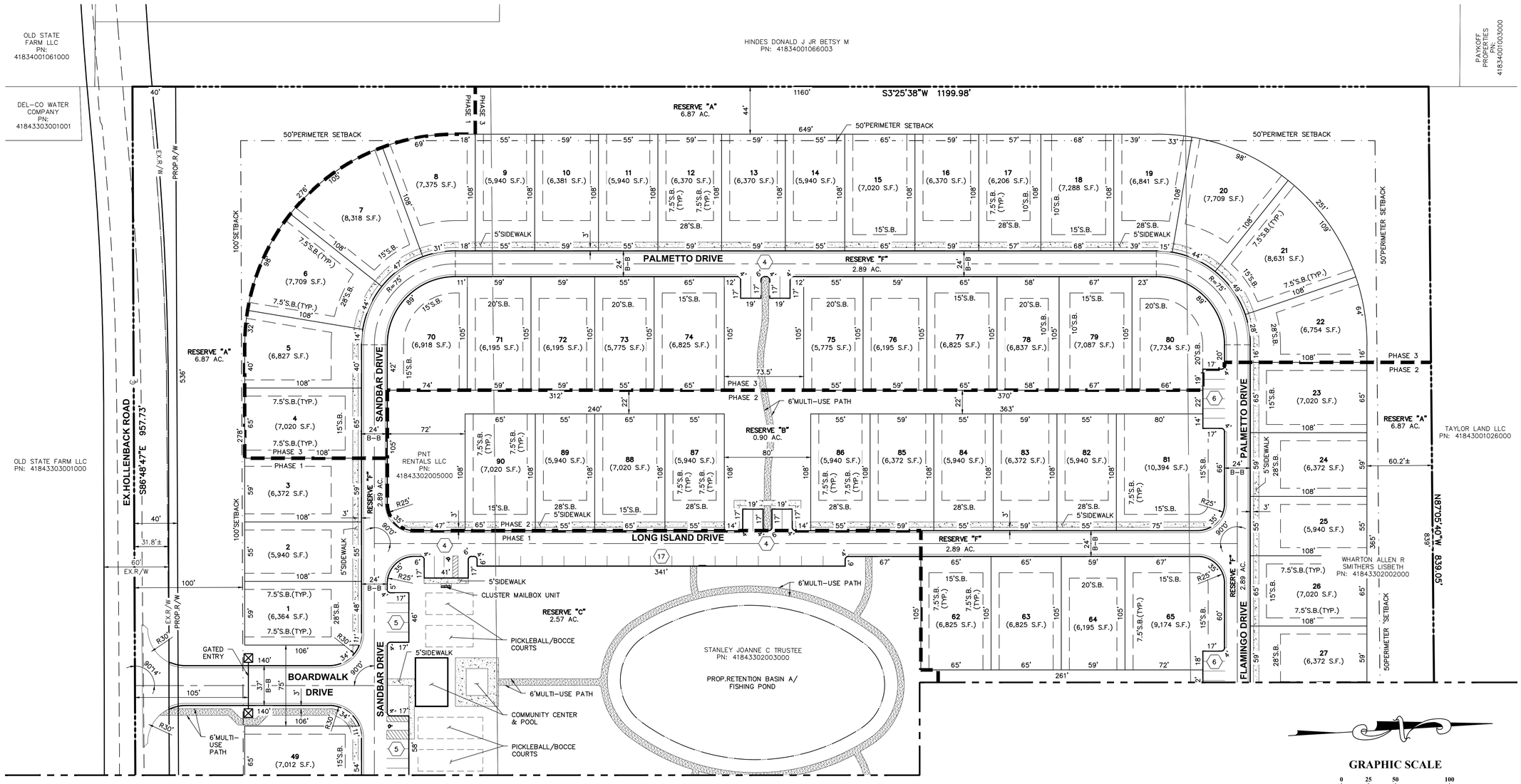
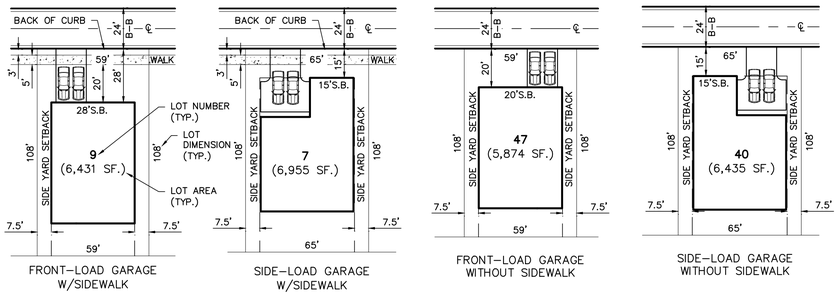


MATCH LINE - SEE SHEET 5

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



TYPICAL LOTS

NO SCALE

NOTES:

1. THE CONDO ASSOCIATION WILL OWN AND MAINTAIN THE OPEN SPACE RESERVES. PRIOR TO TRANSFER, THE OPEN SPACE RESERVES WILL BE MAINTAINED BY THE DEVELOPER.
2. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION.
3. ON STREET PARKING SHALL BE PROHIBITED THROUGHOUT THE DEVELOPMENT. PARKING WILL BE RESTRICTED TO GARAGES, DRIVEWAYS AND DESIGNATED OFF STREET PARKING SPACES.
4. ALL STRUCTURES SHALL BE SET BACK FROM THE BACK OF CURB AND/OR SIDEWALK A SUFFICIENT DISTANCE TO ACCOMMODATE AT LEAST 2 OFF-STREET PARKING SPACES WITHOUT INTERFERENCE WITH THE SIDEWALK OR CURB. NO PORTION OF ANY STRUCTURE SHALL BE LOCATED WITHIN 15 FEET OF THE CURB IN FRONT OF THE STRUCTURE.
5. NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 130 FEET OF THE CENTERLINE OF SOUTH OLD STATE ROAD.
6. NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 100 FEET OF THE CENTERLINE OF HOLLENBACK ROAD.
7. NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 30 FEET OF THE PERIMETER OF THE PROJECT BOUNDARY. PATIOS MAY ENCROACH A MAXIMUM OF 10 FEET INTO THE PERIMETER SETBACK.
8. FOUNDATION SEPARATION SHALL BE 15 FEET SIDE-TO-SIDE; 30 FEET REAR-TO-REAR OR SIDE-TO REAR. OVERHANGS AND BUMP-OUTS MAY EXTEND NO MORE THAN 12" BEYOND THE FOUNDATION.
9. THIS PROJECT IS ULTIMATELY PLANNED TO FUNCTION AS A CONDO ASSOCIATION. FEE SIMPLE LOTS ARE BEING PLATTED SOLELY FOR EASE OF ACQUISITION OF INITIAL CONSTRUCTION FINANCING FOR INDIVIDUAL CONDO UNITS. THE CONDO ASSOCIATION WILL BE FORMED AND EXPANDED AS UNITS ARE COMPLETED AND OCCUPIED.
10. NO MORE THAN 20% OF UNITS MAY BE EITHER DESIGNATED AS A RENTAL UNIT OR HELD BACK BY THE DEVELOPER FOR LEASE AS PER THE BERLIN TOWNSHIP ZONING CODE, SECTION 13.06(K) AND THE APPROVED DEVELOPMENT PLAN.

(4) = NUMBER OF PARKING SPACES IN BLOCK

NOTE:

THE PRIVATE DRIVES WILL BE OWNED AND MAINTAINED IN PERPETUITY BY AN ASSOCIATION COMPRISED OF THE OWNERS OF CONDOMINIUMS IN THE VILLAS AT OLD HARBOR WEST. THE PRIVATE DRIVES ASSOCIATED WITH THIS DEVELOPMENT WERE NOT DESIGNED NOR CONSTRUCTED TO PUBLIC ROAD STANDARDS, AND WILL NOT BE DEDICATED AS PUBLIC ROADS. NEITHER DELAWARE COUNTY, NOR BERLIN TOWNSHIP, WILL BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR RE-CONSTRUCTION OF THE PRIVATE DRIVES. ALL RESIDENTIAL AND OTHER IMPROVEMENTS SHALL AND MUST BE PART OF THE AFORESAID CONDOMINIUM OWNERS ASSOCIATION. AS SUCH, ALL COMMON ELEMENTS, INCLUDING THE ENTIRE EXTERIOR BUILDING STRUCTURE OF EACH BUILDING, INCLUDING THE FOUNDATION, EXTERIOR WALLS, ROOF AND ANY EXTERIOR PORCH OR STOOP SHALL AND MUST BE COMMON AREA OWNED AND MAINTAINED BY THE AFORESAID ASSOCIATION. INTERIOR WALLS MECHANICAL COMPONENTS, HVAC COMPONENTS AND WINDOWS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL UNIT OWNERS. NO RESIDENTIAL STRUCTURE MAY BE OCCUPIED UNLESS AND UNTIL IT COMPLIES WITH THE TERMS AND CONDITIONS OF THIS NOTE, AND THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN AFFIRMATIVELY WAIVE THE RIGHT TO CHALLENGE OR APPEAL THE DENIAL OF ANY OCCUPANCY PERMIT UNTIL THE TERMS AND CONDITIONS OF THIS NOTE HAVE BEEN MET.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:
3 Pillar Homes Building Dreams
P.O. BOX 278
CENTER, OHIO 43035
LEWIS 614-354-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN

FOR

THE VILLAS AT OLD HARBOR WEST

SITE PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number: 19-0001-1036

Drawing Number: 4 / 9

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MATCH LINE - SEE SHEET 4

FLAMINGO DRIVE

LAGUNA LOOP

CLUSTER MAILBOX UNIT

5'SIDEWALK

EX.HOLLENBACK ROAD

EX.SOUTH OLD STATE ROAD

RESERVE "A" 6.87 AC.

RESERVE "C" 2.57 AC.

RESERVE "D" 0.34 AC.

RESERVE "E" 1.53 AC.

RESERVE "F" 2.89 AC.

6'MULTI-USE PATH

BREAKAWAY BOLLARDS

50'PERIMETER SETBACK

30'PERIMETER SETBACK

100'SETBACK

130'SETBACK

PHASE 1

PHASE 2

PROP.RETENTION BASIN B

PROP.RETENTION BASIN C

EX.POND

EMERGENCY ACCESS

69 (6,195 S.F.)
68 (6,195 S.F.)
67 (5,775 S.F.)
66 (8,496 S.F.)
29 (7,709 S.F.)
28 (6,167 S.F.)
30 (8,322 S.F.)
31 (7,525 S.F.)
32 (5,940 S.F.)
33 (6,372 S.F.)
34 (7,048 S.F.)
35 (5,940 S.F.)
36 (7,506 S.F.)
37 (7,709 S.F.)
38 (9,386 S.F.)
39 (6,675 S.F.)
40 (6,372 S.F.)
41 (6,729 S.F.)
42 (6,729 S.F.)
43 (6,372 S.F.)
44 (7,293 S.F.)
45 (5,974 S.F.)
46 (6,372 S.F.)
47 (5,940 S.F.)
48 (6,372 S.F.)
50 (6,825 S.F.)
51 (5,775 S.F.)
52 (6,195 S.F.)
53 (5,775 S.F.)
54 (6,195 S.F.)
55 (7,636 S.F.)
56 (9,144 S.F.)
57 (5,610 S.F.)
58 (5,610 S.F.)
59 (6,630 S.F.)
60 (5,610 S.F.)
61 (7,818 S.F.)

S86°48'47"E 957.73'

N3°11'36"E 225.25'

N87°05'40"W 193.40'

N3°36'08"E 249.88'

N80°29'59"W 374.57'

S87°10'02"E 283.46'

S86°48'47"E 66.00'

N13°10'41"E 187.85'

N13°10'41"E 155.72'

N13°07'49"E 354.06'

PNT RENTALS LLC PN: 418433020005000

PNT RENTALS LLC PN: 418433020004000

OLD STATE FARM LLC PN: 418433030010000

PANHANDLE ROAD LTD PN: 418433040010000

MCCAMBRIDGE JOHN J PN: 418433010050000

STANLEY JOANNE C TRUSTEE PN: 418433020030000

WHARTON ALLEN R SMITHERS LISBETH PN: 418433020020000

BAGLEY APRIL LYNN PN: 418433020010000

TINCHER DONALD R JALANA L PN: 418433010040000

FUTURE DEVELOPMENT (VILLAS AT OLD HARBOR EAST)

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

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PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

3 Pillar Homes Building Dreams

P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-571-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
THE VILLAS AT OLD HARBOR WEST

SITE PLAN

Issue Dates:

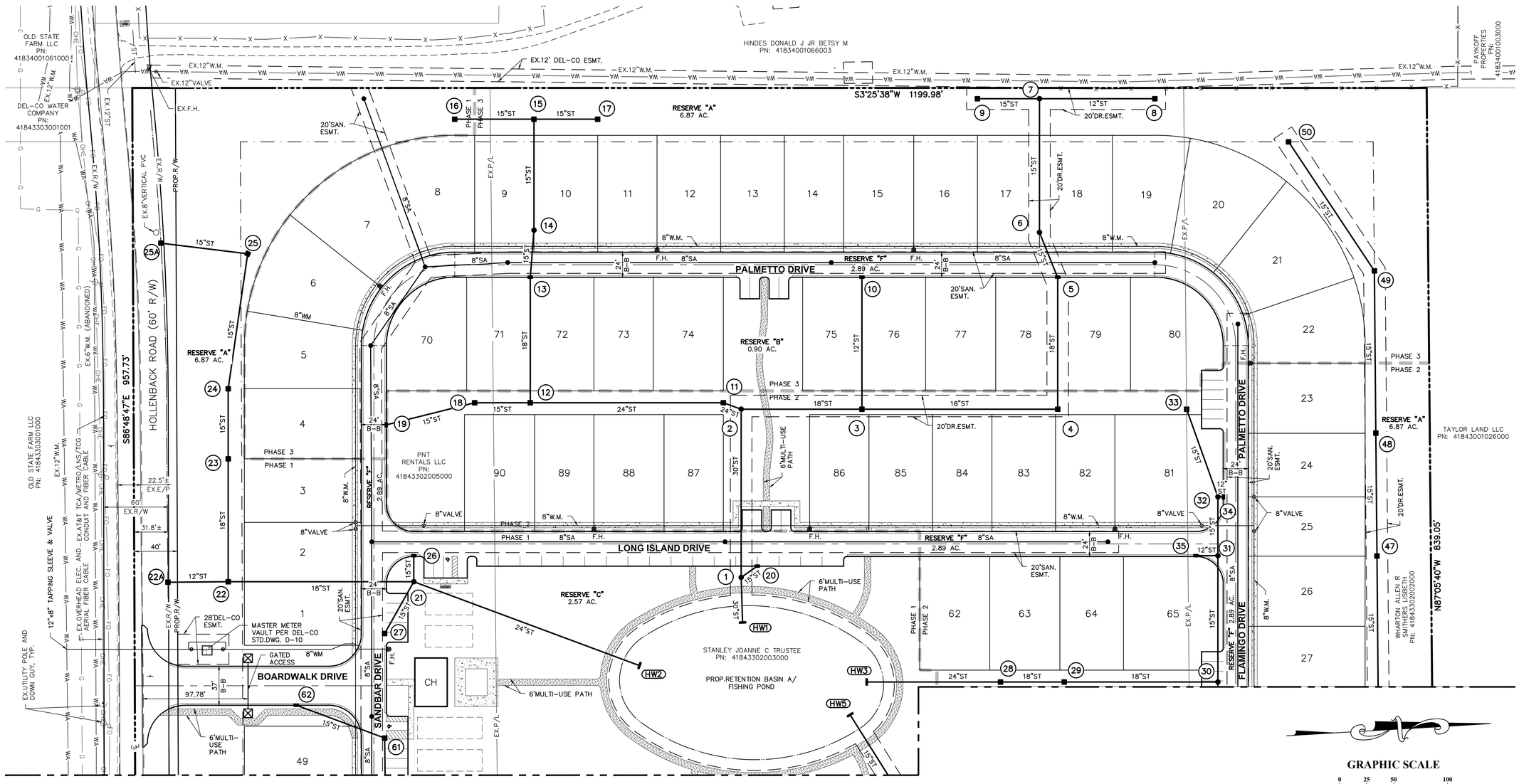
PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number:
19-0001-1036

Drawing Number:
5 / 9



MATCH LINE - SEE SHEET 7

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

- Prop.Hydrant, 8"W.M., Valve — WATER MAIN
- Curb Inlet, 12"ST, Catch Basin, Manhole — STORM SEWER
- 8"SAN., Manhole — SANITARY SEWER

NOTES:

UTILITY LAYOUTS AND SIZING SHOWN HEREON ARE PRELIMINARY ONLY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.

PLAN PREPARED BY:

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422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
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PLAN PREPARED FOR:

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CENTER, OHIO 43035
LEWIS 614-354-1762

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN

FOR

THE VILLAS AT OLD HARBOR WEST

COMPOSITE UTILITY PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number: 19-0001-1036

Drawing Number: 6 / 9

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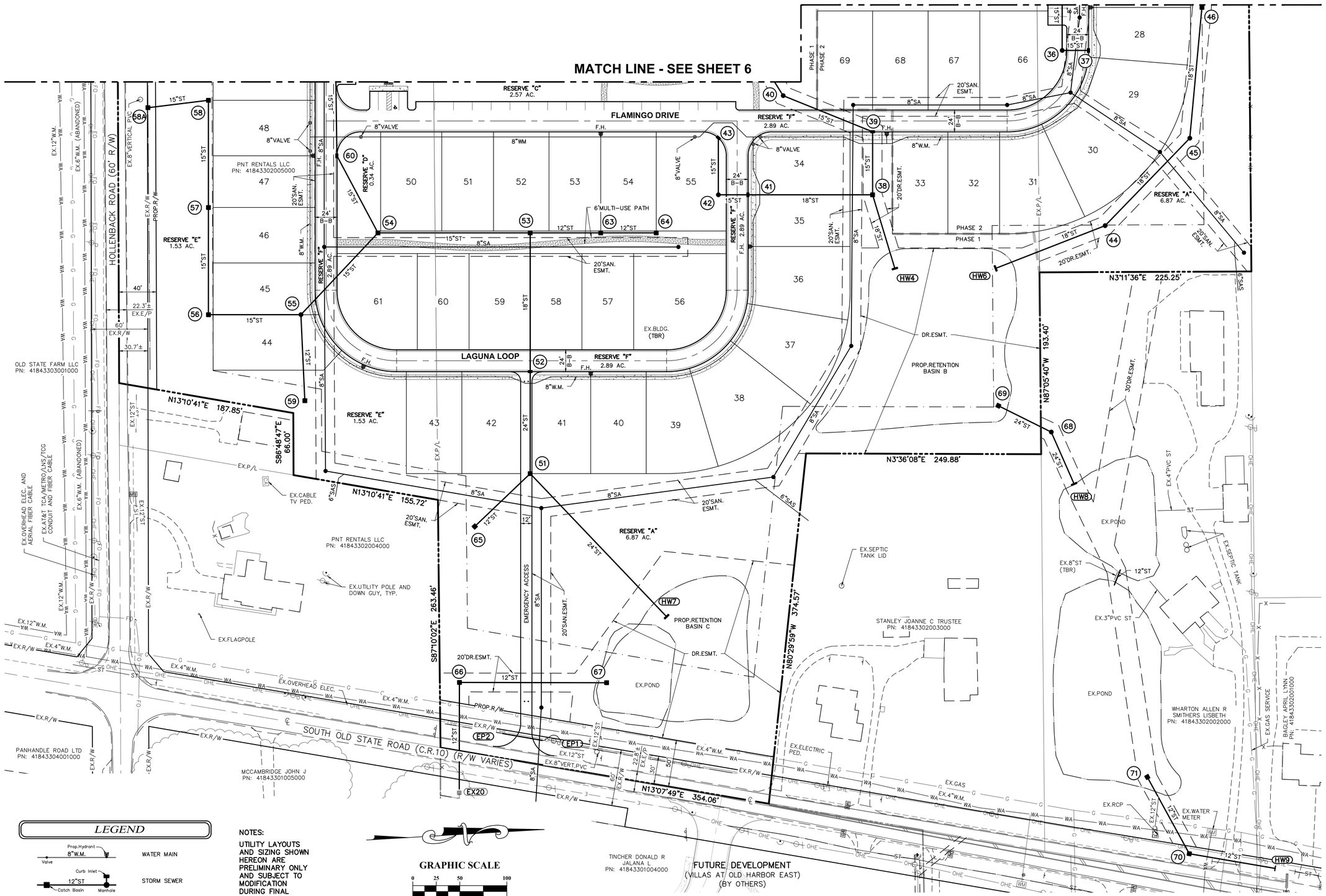

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PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

Pillar Homes
Building Dreams

P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-374-1182

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN FOR THE VILLAS AT OLD HARBOR WEST

COMPOSITE UTILITY PLAN

Issue Dates:

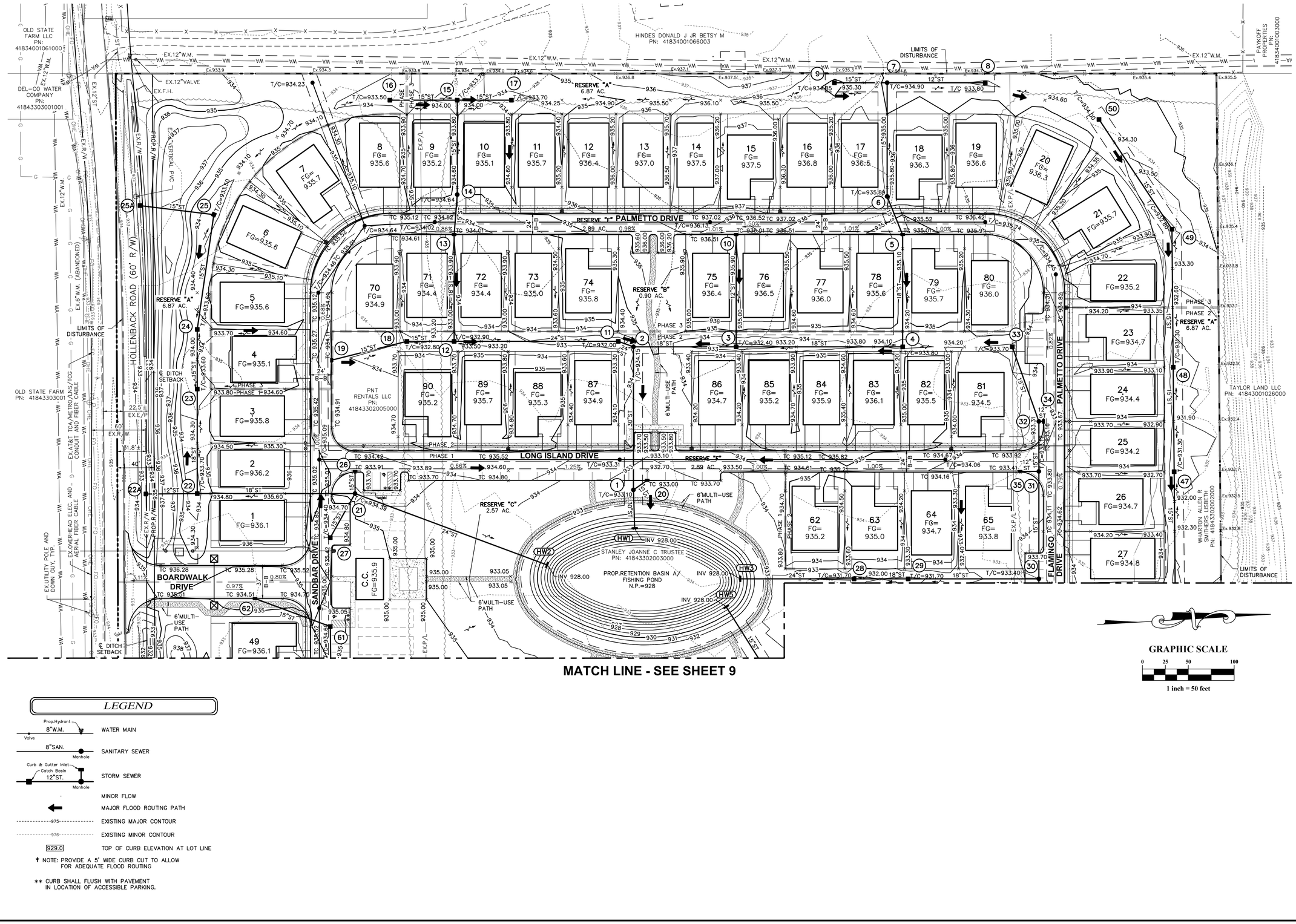
PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number:
19-0001-1036

Drawing Number:
7 / 9



LEGEND

- WATER MAIN (Prop.Hydrant, 8"W.M., Valve)
- SANITARY SEWER (8"SAN., Manhole)
- STORM SEWER (Curb & Gutter Inlet, Catch Basin, 12"ST., Manhole)
- MINOR FLOW
- MAJOR FLOOD ROUTING PATH
- 975 EXISTING MAJOR CONTOUR
- 976 EXISTING MINOR CONTOUR
- 929.0 TOP OF CURB ELEVATION AT LOT LINE

† NOTE: PROVIDE A 5' WIDE CURB CUT TO ALLOW FOR ADEQUATE FLOOD ROUTING

** CURB SHALL FLUSH WITH PAVEMENT IN LOCATION OF ACCESSIBLE PARKING.

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

3 Pillar Homes Building Dreams

P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-354-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN

FOR

THE VILLAS AT OLD HARBOR WEST

GRADING PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 10/17/2019
Scale: 1" = 50'

Drawn By:	Checked By:
JRS	DDD

Project Number: 19-0001-1036

Drawing Number: 8 / 9

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MATCH LINE - SEE SHEET 8

HOLLENBACK ROAD (60' R/W)

FLAMINGO DRIVE

LAGUNA LOOP

SOUTH OLD STATE ROAD (C.R.10) (R/W VARIES)

RESERVE "A" 6.87 AC.

RESERVE "C" 2.57 AC.

RESERVE "D" 0.34 AC.

RESERVE "E" 1.53 AC.

RESERVE "F" 2.89 AC.

PHASE 1

PHASE 2

LIMITS OF DISTURBANCE

PROP.RETENTION BASIN B N.P.=927.5

PROP.RETENTION BASIN C N.P.=926

EMERGENCY ACCESS

6'MULTI-USE PATH

OLD STATE FARM LLC
PN: 418433303001000

PNT RENTALS LLC
PN: 418433302004000

PANHANDLE ROAD LTD
PN: 418433304001000

MCCAMBRIDGE JOHN J
PN: 418433301005000

WHARTON ALLEN R
SMITHERS LISBETH
PN: 418433302002000

STANLEY JOANNE C TRUSTEE
PN: 418433302003000

BAGLEY APRIL LYNN
PN: 418433302001000

TINCHER DONALD R
JALANA L
PN: 418433301004000

FUTURE DEVELOPMENT
(VILLAS AT OLD HARBOR EAST)
(BY OTHERS)

LEGEND

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- MINOR FLOW
- MAJOR FLOOD ROUTING PATH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TOP OF CURB ELEVATION AT LOT LINE
- † NOTE: PROVIDE A 5' WIDE CURB CUT TO ALLOW FOR ADEQUATE FLOOD ROUTING
- ** CURB SHALL FLUSH WITH PAVEMENT IN LOCATION OF ACCESSIBLE PARKING.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

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fax. 614.428.7755

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P.O. BOX 278
LEWIS CENTER, OHIO 43035
614-354-1162

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
THE VILLAS AT OLD HARBOR WEST

GRADING PLAN

Issue Dates:

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Date: 10/17/2019
Scale: 1" = 50'

Drawn By: JRS
Checked By: DDD

Project Number: 19-0001-1036

Drawing Number: 9 / 9

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