

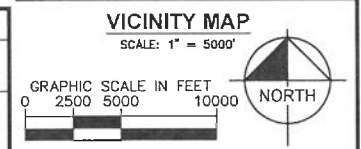
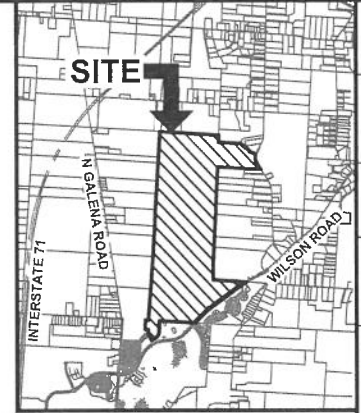
| SHEET LIST TABLE | |
|------------------|-------------|
| SHEET NUMBER | SHEET TITLE |
| 1 | COVER SHEET |
| 2 | SKETCH PLAN |
| 3 | SKETCH PLAN |
| 4 | SKETCH PLAN |
| 5 | SKETCH PLAN |
| 6 | SKETCH PLAN |

SKETCH PLAN FOR DEL WEBB - NORTHSTAR

LOTS 4, 5, & 6 OF SECTION 3, LOTS 4 & 5 OF SECTION 4, TOWNSHIP 5, RANGE 17
UNITED STATES MILITARY LANDS
KINGSTON TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO

LOTS 1 & 2, EASTERN TIER, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO

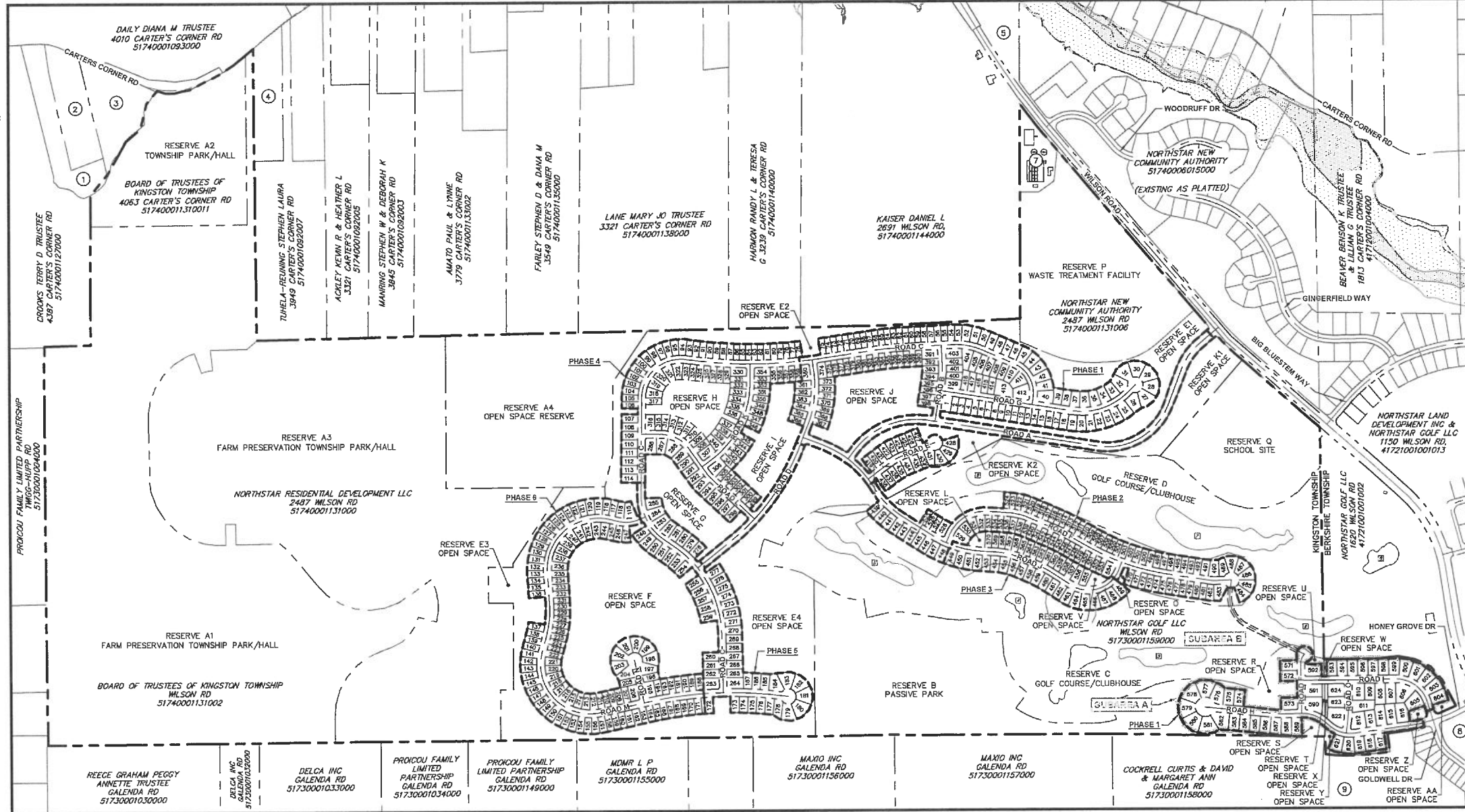
SK#
24-09-5



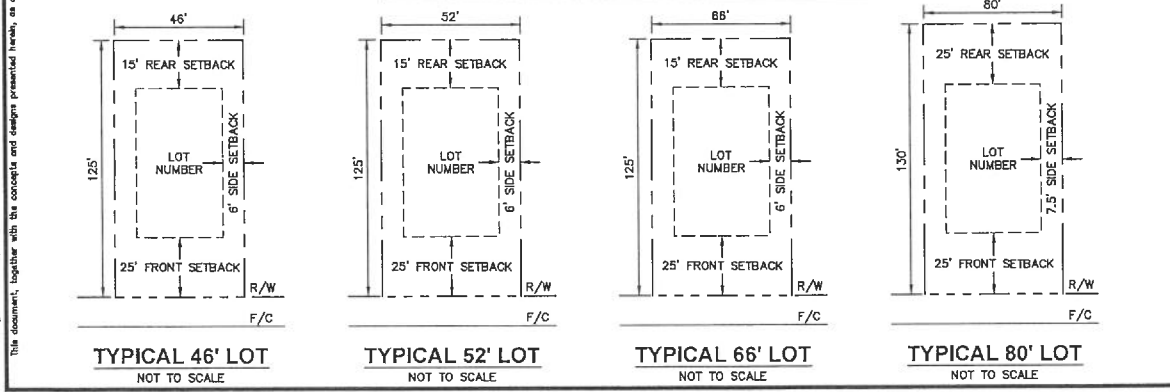
| SITE STATISTICS | |
|---------------------------------------|---------------|
| AREA | ACREAGE |
| PROPOSED LOTS & R/W FOR SUB-AREAS A&B | ±152.58 |
| RESERVE A1 | ±144.71 AC |
| RESERVE A2 | ±25.01 AC |
| RESERVE A3 | ±127.78 AC |
| RESERVE A4 | ±36.04 AC |
| RESERVE B | ±39.66 AC |
| TOTAL TOWNSHIP ACREAGE | ±373.20 AC |
| RESERVE C (GOLF COURSE/CLUBHOUSE) | ±55.63 AC |
| RESERVE D (GOLF COURSE/CLUBHOUSE) | ±45.98 AC |
| TOTAL GOLF COURSE ACREAGE | ±101.61 AC |
| RESERVE E1 (OPEN SPACE) | ±9.98 AC |
| RESERVE E2 (OPEN SPACE) | ±7.27 AC |
| RESERVE E3 (OPEN SPACE) | ±14.93 AC |
| RESERVE E4 (OPEN SPACE) | ±20.60 AC |
| RESERVE E5 (OPEN SPACE) | ±21.74 AC |
| RESERVE E6 (OPEN SPACE) | ±5.68 AC |
| RESERVE E7 (OPEN SPACE) | ±3.97 AC |
| RESERVE E8 (OPEN SPACE) | ±5.67 AC |
| RESERVE E9 (OPEN SPACE) | ±7.49 AC |
| RESERVE E10 (OPEN SPACE) | ±5.90 AC |
| RESERVE E11 (OPEN SPACE) | ±3.50 AC |
| RESERVE E12 (OPEN SPACE) | ±0.28 AC |
| RESERVE E13 (OPEN SPACE) | ±0.17 AC |
| RESERVE E14 (OPEN SPACE) | ±2.78 AC |
| RESERVE E15 (OPEN SPACE) | ±0.51 AC |
| RESERVE E16 (OPEN SPACE) | ±0.11 AC |
| RESERVE E17 (OPEN SPACE) | ±0.25 AC |
| RESERVE E18 (OPEN SPACE) | ±0.25 AC |
| RESERVE E19 (OPEN SPACE) | ±0.06 AC |
| RESERVE E20 (OPEN SPACE) | ±0.14 AC |
| RESERVE E21 (OPEN SPACE) | ±0.54 AC |
| RESERVE E22 (OPEN SPACE) | ±0.27 AC |
| RESERVE E23 (OPEN SPACE) | ±0.50 AC |
| TOTAL OPEN SPACE ACREAGE | ±112.59 AC |
| RESERVE P (WASTE TREATMENT FACILITY) | ±33.84 AC |
| RESERVE Q (SCHOOL SITE) | ±19.47 AC |
| TOTAL ACREAGE: | ±793.29 AC |
| NUMBER OF LOTS: | 624 LOTS |
| SUBAREA A: | 54 LOTS |
| SUBAREA B: | 570 LOTS |
| GROSS DENSITY: | ±0.78 LOTS/AC |

| PHASE SUMMARY: | |
|----------------|----------|
| MODELS: | 20 LOTS |
| PHASE 1: | 188 LOTS |
| PHASE 2: | 95 LOTS |
| PHASE 3: | 37 LOTS |
| PHASE 4: | 113 LOTS |
| PHASE 5: | 54 LOTS |
| PHASE 6: | 117 LOTS |
| TOTAL: | 624 LOTS |

DUE TO THE SIZE OF THE OVERALL DEVELOPMENT AND THE NUMBER OF PHASES, THE PROPOSED PHASING OF THE PROJECT IS THE DEVELOPER'S BEST ESTIMATION OF THE CONSTRUCTION SEQUENCE AND TIMING AND IS SUBJECT TO MARKET CONDITIONS.



- REFERENCES**
- EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS MAY 2024.
- NOTE**
- THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.
- EXISTING PARCEL INFORMATION**
- SEITZ ROBERT E & JOYCE
CARTER'S CORNER RD
51740001128000
 - SEITZ ROBERT E & JOYCE
4255 CARTER'S CORNER RD
51740001129000
 - MACKLEY KENNETH & MARY L TRUSTEES
4221 CARTER'S CORNER RD
51740001130000
 - GRAHAM DAVID E
3995 CARTER'S CORNER RD
51740001092008
 - KAISER DANIEL L
2691 WILSON RD
51740001144000
 - KAISER DANIEL L
WILSON RD
51740001146000
 - BOARD OF COMMISSIONERS OF DELAWARE COUNTY OHIO
2487 WILSON RD
51740001131005
 - NORTHSTAR RESIDENTIAL DEVELOPMENT LLC
41721011001000
 - NORTHSTAR NEW COMMUNITY AUTHORITY THE WILSON RD
41721010010098



FLOODPLAIN

THE AMENDED PORTION OF NORTHSTAR IS IN THE FLOOD HAZARD ZONE X, THE NORTHSTAR PROPERTY SOUTH OF WILSON ROAD IS IN THE FLOOD HAZARD ZONE AE. BOTH ARE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0142K, EFFECTIVE DATE APRIL 16, 2009.

- FLOODWAY - ZONE AE
1% ANNUAL CHANCE FLOOD
- FLOODPLAIN
1% ANNUAL CHANCE FLOOD

SURVEYOR

CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
CONTACT: MATT ACKROYD
TEL: (614) 619-0515
EMAIL: MATT.ACKROYD@CESOINC.COM

OWNERS

NORTHSTAR RESIDENTIAL DEVELOPMENT LLC

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: KEVIN KERSHNER
TEL: (614) 472-8963
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

DEVELOPER

PULTE GROUP, INC.
475 METRO PLACE SOUTH
DUBLIN, OH 43017
TEL: (614) 378-1018
CONTACT: MATT CALLAHAN
EMAIL: MATTHEW.CALLAHAN@PULTE.COM

DATE: BY: APR DATE: APR BY:

REVISIONS

No.

Kimley»Horn

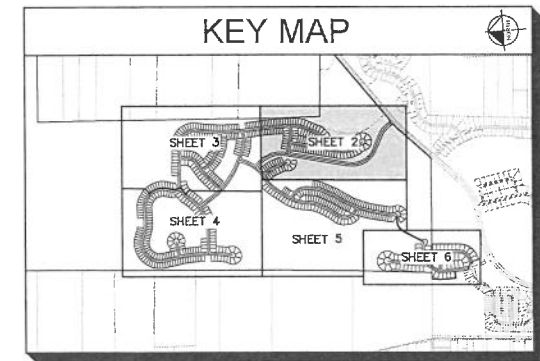
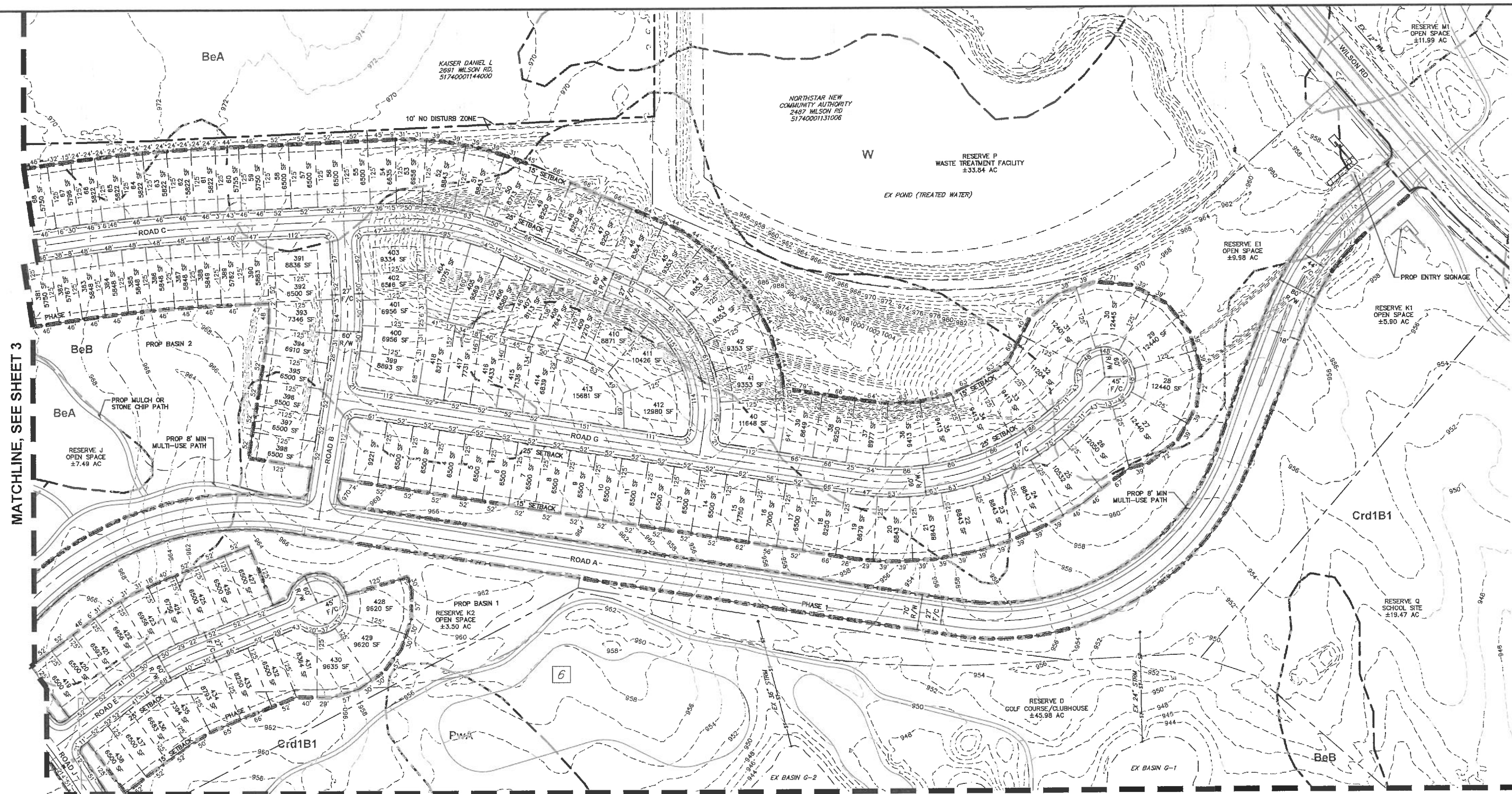
SCALE: AS NOTED
DESIGNED BY: KOK
DRAWN BY: AGH
CHECKED BY: KOK

COVER SHEET

DEL WEBB - NORTHSTAR
SKETCH PLAN
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
8/5/2024
KHA PROJECT NO.
190013033
SHEET NUMBER
1
OF 6

Drawing name: K:\GIS\DEV\0013033 Pulls Homes Northstar D4 Web\2 Design\CAD\Site\Sketch Plan\Site Plan.dwg RED Aug 05, 2024 11:46am By: Coll-Hopppner
 This document, together with the sheets and designs presented herein, is an instrument of service, a plan filed only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



LEGEND

| | |
|--|----------------------------------|
| | PROPOSED PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED SETBACK |
| | PROPOSED CENTERLINE |
| | PROPOSED FACE OF CURB |
| | PROPOSED PHASE LINE |
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING SOIL BOUNDARY |
| | EXISTING WETLAND |
| | EXISTING GOLF COURSE HOLE NUMBER |

SOIL INDEX

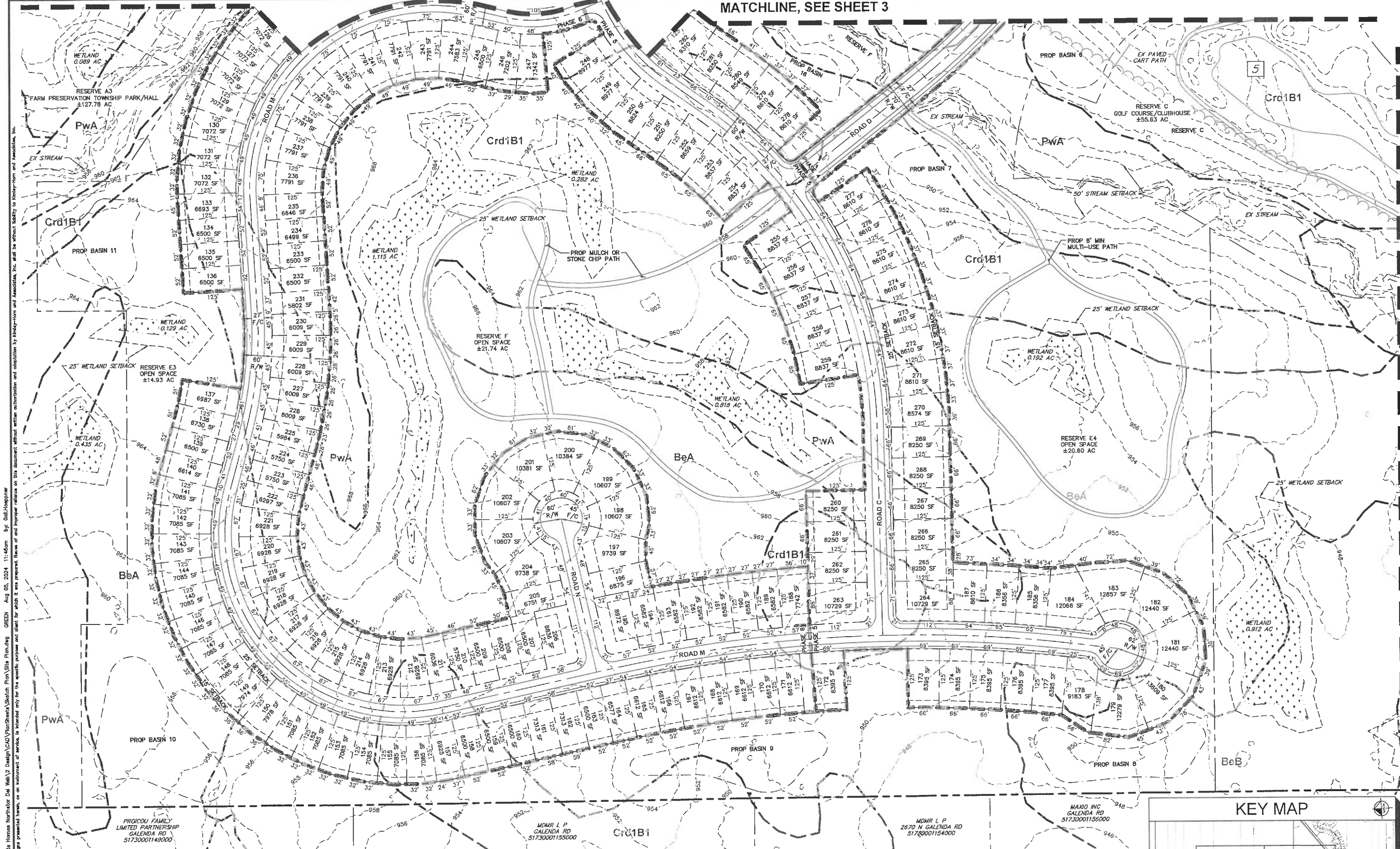
| | | | | |
|--|---|---|---|--|
| AmD2 - AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B | PERCENT SLOPES, SOIL GROUP B | ChA - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | Uc - UDORTMENTS |
| AmE - AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP B | ChA - CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D | ChB1 - CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, SOIL GROUP C/D | MIA - MILLGROVE SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | Up - UDORTMENTS-PITS COMPLEX, SOIL GROUP B |
| AmF - AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B | ChB2 - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 8 PERCENT SLOPES, SOIL GROUP B | ChC1 - CARDINGTON VARIANT SILT LOAM, 2 TO 8 PERCENT SLOPES, ERODED SOIL GROUP C/D | PWA - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D), SOIL GROUP C/D | W - WATER |
| BeA - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | ChC2 - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | ChC2 - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | ShA - SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | |
| BeB - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | ChC2 - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | ChC2 - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | | |

MATCHLINE, SEE SHEET 3

MATCHLINE, SEE SHEET 5

| | | | |
|--------------------|---|---|---|
| Kimley»Horn | © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43244-4899 WWW.KIMLEY-HORN.COM | SKETCH PLAN DELAWARE COUNTY, OHIO | DEL WEBB - NORTHSTAR SKETCH PLAN DELAWARE COUNTY, OHIO |
| SCALE: AS NOTED | DESIGNED BY: KOK | ORIGINAL ISSUE: 8/5/2024 | ORIGINAL ISSUE: 8/5/2024 |
| | DRAWN BY: AGH | KHA PROJECT NO. 190013033 | KHA PROJECT NO. 190013033 |
| | CHECKED BY: KOK | SHEET NUMBER | SHEET NUMBER |
| | | 2 | 2 |
| | | OF 6 | OF 6 |

MATCHLINE, SEE SHEET 3



Drawing name: K:\VLE_DEVELOPMENT\2024\2024 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Sketch Plan\Site Plan.dwg GREEN Aug 05, 2024 11:46am by: Dal-Hoppe
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and site for which it was prepared. Review of and/or improper reliance on this document without written authorization and consent by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

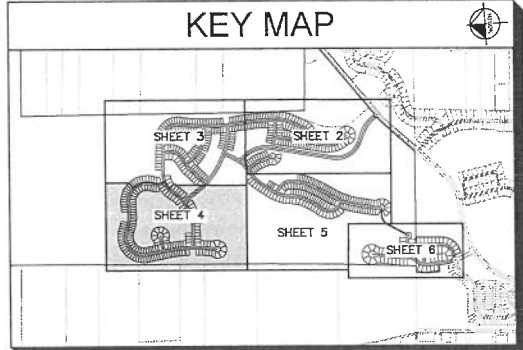
MATCHLINE, SEE SHEET 5

LEGEND

| | |
|--------------------------|------------------------------------|
| — PROPOSED PROPERTY LINE | — PROPOSED PHASE LINE |
| — PROPOSED RIGHT-OF-WAY | — EXISTING PROPERTY BOUNDARY |
| — PROPOSED SETBACK | — EXISTING PROPERTY LINE |
| — PROPOSED CENTERLINE | — EXISTING RIGHT-OF-WAY |
| — PROPOSED FACE OF CURB | — EXISTING SOIL BOUNDARY |
| — PROPOSED PHASE LINE | — EXISTING WETLAND |
| | — EXISTING GOLF COURSE HOLE NUMBER |

SOIL INDEX

| | | | |
|--|---|---|--|
| AmD2 - AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B | GaA - CALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | Complex, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | Uc - UDORTHENTS |
| AmE - AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP C/D | GaB - CALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, SOIL GROUP B | M/A - MILLGROVE SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | Up - UDORTHENTS-PITS COMPLEX, SOIL GROUP B |
| AmF - AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B | JmA - JIMTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | PwA - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D), SOIL GROUP C/D | W - WATER |
| BeA - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | GaC2 - GALLMAN LOAM, LOAMY SUBSTRATUM, 6 TO 12 PERCENT SLOPES, ERODED | ShA - SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | |
| BeB - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | LmA - LOBDELL CHANNERY SUBSTRATUM-SLOAN, TILL SUBSTRATUM | | |
| | CrD1B1 - CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, SOIL GROUP C/D | | |
| | CrD1C2 - CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D | | |



SKETCH PLAN

DESIGNED BY: KOK
DRAWN BY: AGH
CHECKED BY: KOK

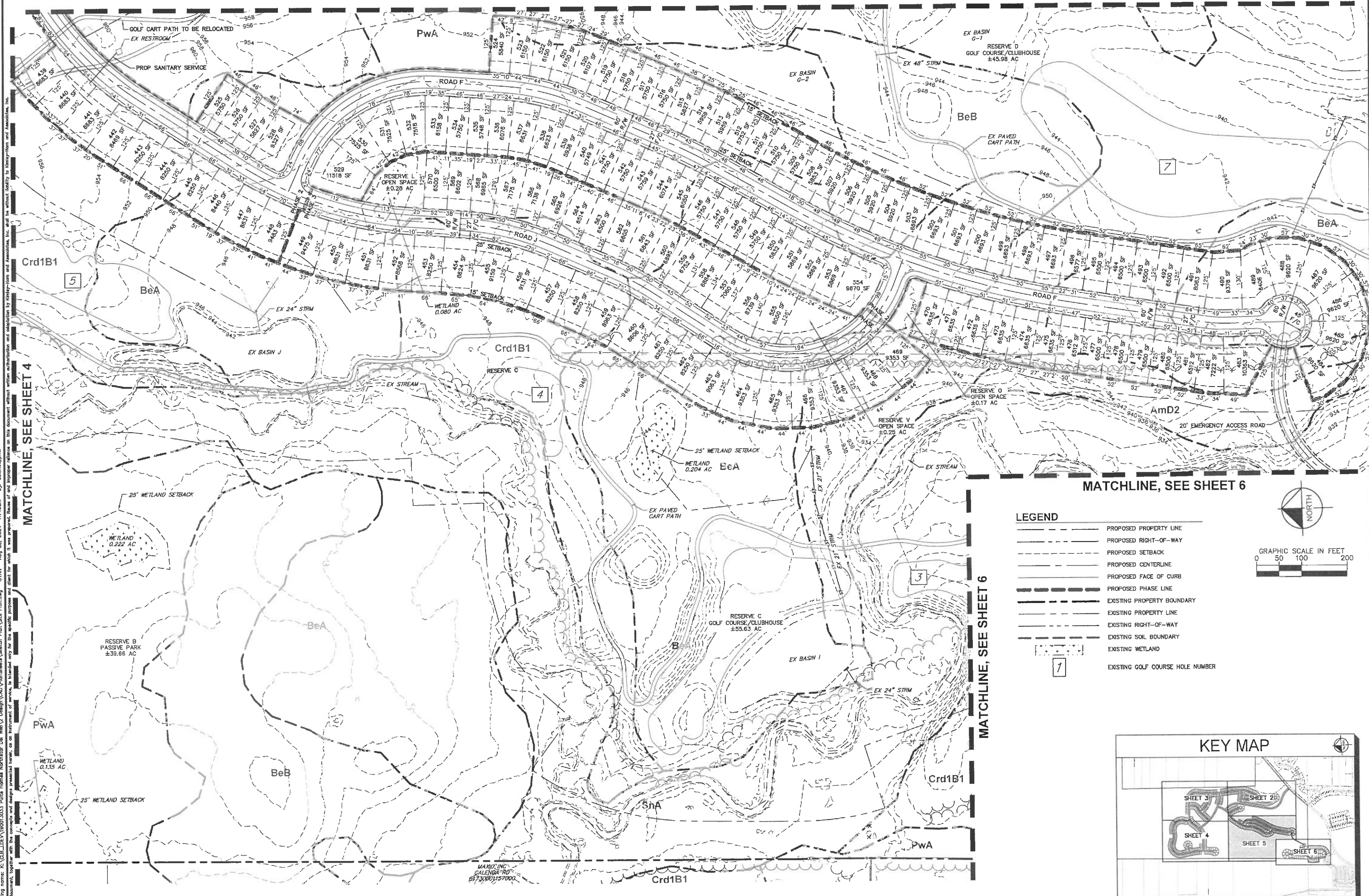
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7885 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

DEL WEBB - NORTHSTAR
SKETCH PLAN
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 8/5/2024
KHA PROJECT NO. 190013033
SHEET NUMBER 4
OF 6

| NO. | REVISIONS | DATE | BY | APR DATE |
|-----|-----------|------|----|----------|
| | | | | |

MATCHLINE, SEE SHEET 2

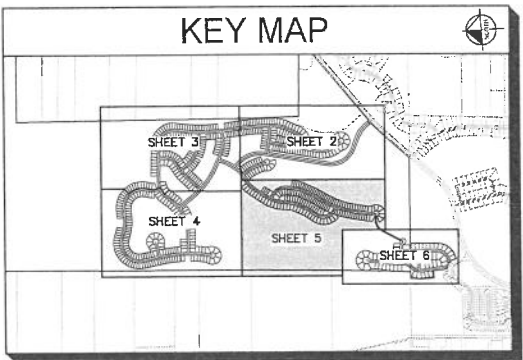
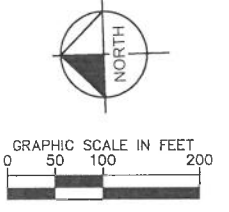


MATCHLINE, SEE SHEET 4

MATCHLINE, SEE SHEET 6

MATCHLINE, SEE SHEET 6

- LEGEND**
- PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED SETBACK
 - - - PROPOSED CENTERLINE
 - - - PROPOSED FACE OF CURB
 - - - PROPOSED PHASE LINE
 - - - EXISTING PROPERTY BOUNDARY
 - - - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING SOIL BOUNDARY
 - - - EXISTING WETLAND
 - EXISTING GOLF COURSE HOLE NUMBER



Drawing name: H:\CADD\190013033\190013033_Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Sketch Plan\Site Plan.dwg C:\AN Aug 05, 2024 11:46am by: Goh-Hooppner
 This document, together with the complete and design professional herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. Issues of and improve releases in this document without written authorization and adaptation by Kimley-Horn and Associates, Inc.

| NO. | REVISIONS | DATE | BY | APR DATE | APR BY |
|-----|-----------|------|----|----------|--------|
| | | | | | |

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 7865 N. HIGH STREET, SUITE 200
 COLUMBUS, OH 43235
 PHONE: 614-778-1000
 WWW.KH-USA.COM

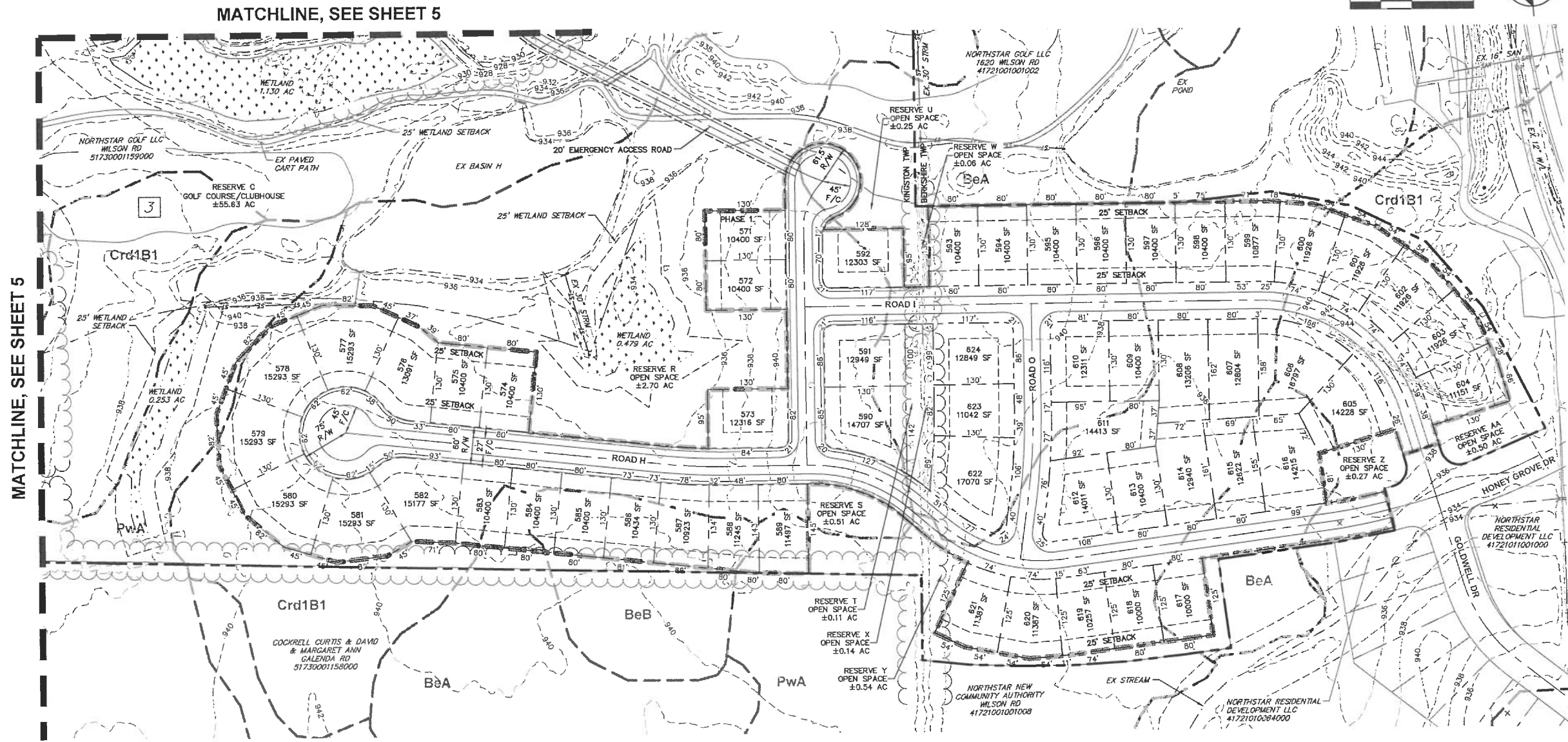
SCALE: AS NOTED
 DESIGNED BY: KOK
 DRAWN BY: ACH
 CHECKED BY: KOK

SKETCH PLAN

DEL WEBB - NORTHSTAR
 SKETCH PLAN
 DELAWARE COUNTY, OHIO

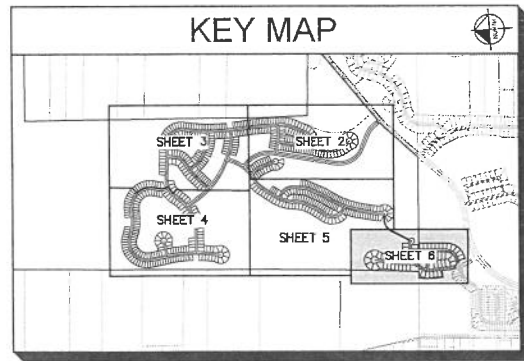
ORIGINAL ISSUE:
 8/5/2024
 KHA PROJECT NO.
 190013033

Drawing name: K:\GEI_LDEV\190013033 Pullis Homes Northstar Del Web\2 Design\CAD\PlanSheets\Sketch Plan\Site Plan.dwg BLUE Aug 05, 2024, 11:46am by: Gill Hooper
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be held in confidence and shall be used only for the specific purpose and client for which it was prepared. Return of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE, SEE SHEET 5

MATCHLINE, SEE SHEET 5



LEGEND

| | |
|--|----------------------------------|
| | PROPOSED PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED SETBACK |
| | PROPOSED CENTERLINE |
| | PROPOSED FACE OF CURB |
| | PROPOSED PHASE LINE |
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING SOIL BOUNDARY |
| | EXISTING WETLAND |
| | EXISTING GOLF COURSE HOLE NUMBER |

SOIL INDEX

| | | | | |
|--|---|--|---|--|
| AmD2 - AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B | CrA - CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D | GbA - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | Complex, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | Uc - UDORTHENTS |
| AmE - AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP B | Crd1B1 - CARDINGTON SILT LOAM, 8 TO 12 PERCENT SLOPES, SOIL GROUP C/D | GbB - GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, SOIL GROUP B | MfA - MILLGROVE SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | Up - UDORTHENTS-PITS COMPLEX, SOIL GROUP B |
| AmF - AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B | Crd1C2 - CARDINGTON VARIANT SILT LOAM, 2 TO 8 PERCENT SLOPES, ERODED SOIL GROUP C/D | JmA - JMTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D | PwA - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D), SOIL GROUP C/D | W - WATER |
| BeA - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | GoC2 - GALLMAN LOAM, LOAMY SUBSTRATUM, 6 TO 12 PERCENT SLOPES, ERODED | LsA - LODDELL CHANNERY SUBSTRATUM-SLOAN, TILL SUBSTRATUM | SsA - SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D | |
| BeB - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B | | | | |

| | |
|---|---|
| <p style="text-align: center;">Kimley»Horn</p> <p style="font-size: small;">© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM</p> | |
| <p>SCALE: AS NOTED</p> <p>DESIGNED BY: KOK</p> <p>DRAWN BY: AGH</p> <p>CHECKED BY: KOK</p> | <p style="text-align: center;">SKETCH PLAN</p> |
| <p style="text-align: center;">DEL WEBB - NORTHSTAR</p> <p style="font-size: small; text-align: center;">SKETCH PLAN DELAWARE COUNTY, OHIO</p> | |
| <p>ORIGINAL ISSUE: 8/5/2024</p> <p>KHA PROJECT NO. 190013033</p> <p>SHEET NUMBER</p> <p style="text-align: center; font-size: large;">6</p> <p style="text-align: center; font-size: x-small;">OF 6</p> | |
| <p>NO.</p> <p>REVISIONS</p> | <p>DATE</p> <p>BY</p> <p>APR DATE</p> <p>APR BY</p> |