

ENGINEER / SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
CONTACT: TIM VOLCHKO, P.E.
PHONE: (614) 540-6633

DEVELOPER

MARONDA HOMES INC. OF OHIO
3148 BROADWAY
GROVE CITY, OHIO 43123
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EMAIL: JKONOVODOFF@MARONDA.COM

PROJECT DESCRIPTION

PRELIMINARY PLAN FOR THE DEVELOPMENT OF BATES FARM SHOWING CONCEPTUAL LOT CONFIGURATION, BASIN LOCATIONS AND FOOTPRINTS, AMENITY CENTER AND PATHS.

REFERENCES

- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC IN OCTOBER 2021.
- EXISTING BASE MAP INFORMATION PER PICKAWAY COUNTY AUDITOR ACCESSED SEPTEMBER 2021.
- ALL INFORMATION SHOWN BY OTHERS IS FOR REFERENCE ONLY.

SITE STATISTICS		
	REQUIRED	PROVIDED
EXISTING SITE	-	146.04 AC.
PROPOSED ASHVILLE PIKE RIGHT-OF-WAY	-	1.55 AC.
LOCKBOURNE E. RIGHT-OF-WAY DROP	-	2.26 AC.
PROPOSED GROSS SITE AREA (TOTAL)	-	142.23 AC.
APARTMENT SITE GROSS SITE AREA	-	30.15 AC.
SINGLE FAMILY SITE GROSS SITE AREA	-	112.08 AC.
SINGLE FAMILY LOT ACREAGE	-	67.35 AC.
SINGLE FAMILY LOT DENSITY PER G.S.A.	-	3.51 UNITS/AC.
PROPOSED SINGLE FAMILY RIGHT-OF-WAY	-	22.51 AC.
AMENITY CENTER	-	3.86 AC.
OPEN SPACE ACRES*	16.73 AC. (15% OF TOTAL SINGLE FAMILY SITE AREA)	18.36 AC. (16.5%)
BASIN ACREAGE (SF)*	5.58 AC. (5% OF TOTAL SINGLE FAMILY SITE AREA)	7.07 AC.
BASIN ACREAGE (APT)	-	1.83 AC.
BASIN ACREAGE (TOT.)	-	8.90 AC.

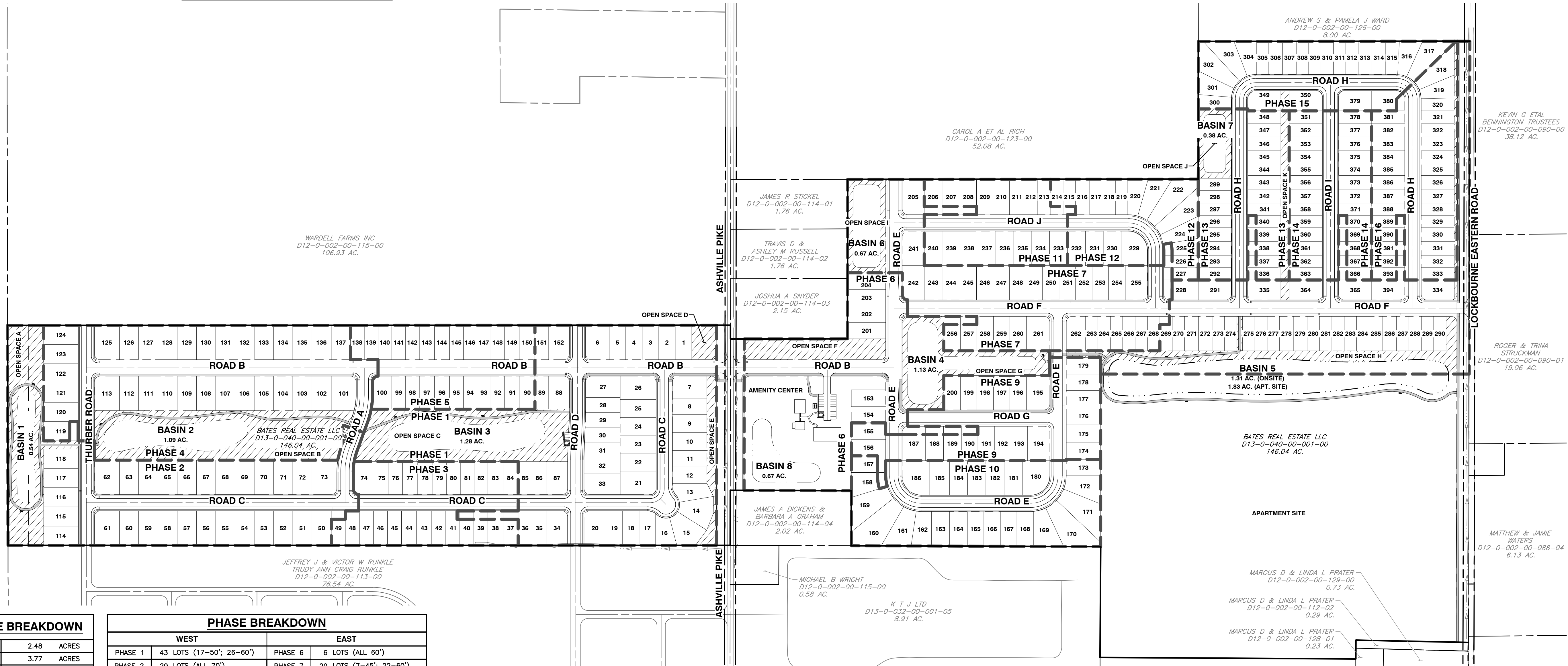
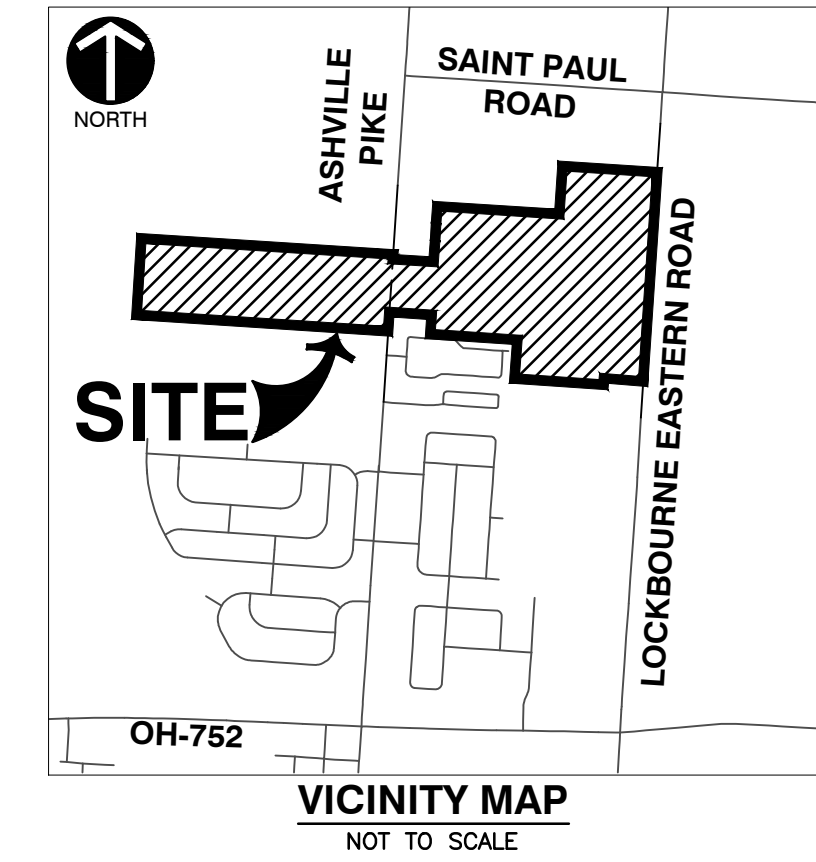
*SINGLE FAMILY BASIN ACREAGE IS INCLUDED IN OPEN SPACE ACREAGE

PRELIMINARY PLAN/PLAT

FOR BATES FARM

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO

JANUARY 2022



OPEN SPACE BREAKDOWN	
OPEN SPACE A	2.48 ACRES
OPEN SPACE B	3.77 ACRES
OPEN SPACE C	3.26 ACRES
OPEN SPACE D	0.26 ACRES
OPEN SPACE E	0.46 ACRES
OPEN SPACE F	0.89 ACRES
OPEN SPACE G	1.97 ACRES
OPEN SPACE H	2.75 ACRES
OPEN SPACE I	1.08 ACRES
OPEN SPACE J	0.69 ACRES
OPEN SPACE K	0.52 ACRES
OPEN SPACE L	0.24 ACRES
TOTAL	18.37 ACRES

PHASE BREAKDOWN			
	WEST	EAST	
PHASE 1	43 LOTS (17-50'; 26-60')	PHASE 6	6 LOTS (ALL 60')
PHASE 2	29 LOTS (ALL 70')	PHASE 7	29 LOTS (7-45'; 22-60')
PHASE 3	24 LOTS (ALL 50')	PHASE 8	29 LOTS (ALL 45')
PHASE 4	32 LOTS (ALL 70')	PHASE 9	22 LOTS (ALL 60')
PHASE 5	24 LOTS (ALL 50')	PHASE 10	24 LOTS (ALL 60')
		PHASE 11	16 LOTS (3-45'; 13-60')
		PHASE 12	18 LOTS (14-45'; 4-60')
		PHASE 13	21 LOTS (ALL 45')
		PHASE 14	26 LOTS (ALL 45')
		PHASE 15	22 LOTS (ALL 45')
		PHASE 16	29 LOTS (ALL 45')
TOTAL	152 LOTS (WEST)	TOTAL	242 LOTS (EAST)

DRAWING INDEX		
NUMBER	DESC.	TITLE
1	C000	COVER SHEET
2	C001	TYPICAL SECTIONS
4	C200	SITE LAYOUT PLAN
3	C100	EXISTING CONDITIONS
5	C201	SITE LAYOUT PLAN
6	C500	UTILITY PLAN
7	C501	UTILITY PLAN



LOT LEGEND					
LOT DIMENSIONS	PAD DIMENSIONS	SETBACKS			NUMBER OF LOTS
		FRONT	SIDE	REAR	
45'W X 120'L	30'W X 65'L	30'	5' MIN. 10' TOTAL	25'	151
50'W X 120'L	40'W X 65'L	30'	5' MIN. 10' TOTAL	25'	65
60'W X 125'L	40'W X 65'L	30'	7.5' MIN. 15' TOTAL	25'	117
70'W X 125'L	55'W X 65'L	30'	7.5' MIN. 15' TOTAL	25'	61
TOTAL NUMBER OF LOTS:					394

NO.	DATE	DESCRIPTION

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PRELIMINARY PLAN/PLAT
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

COVER SHEET

DRAWING NO.: **C000**

SHEET 1 OF 7

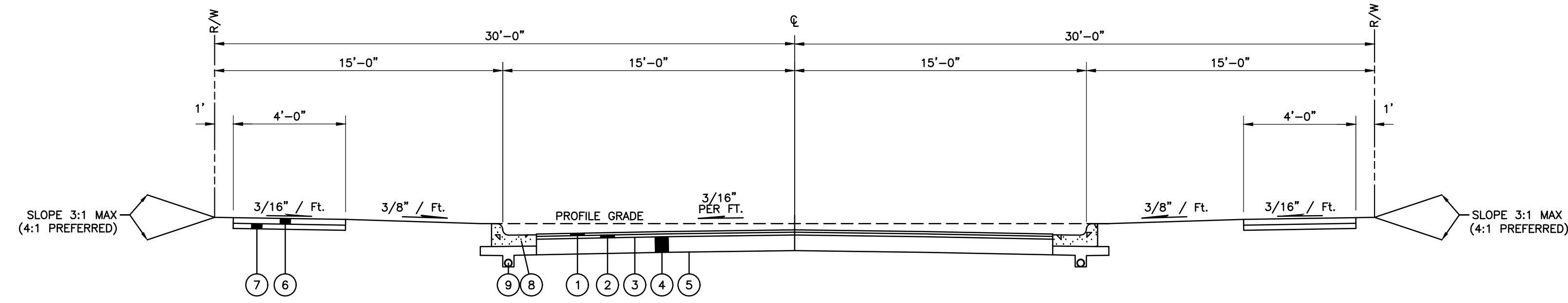
DATE: JANUARY 2022
DRAWN BY: JTH
DWG SCALE: 1"=200'
PROJECT NO: 314-502
APPROVED BY: JTH

*HAND SIGNATURE ON FILE



P:\310-000\314-502-C000\DWG\C000.dwg - Preliminary Plan\314-502-C000-Cover Sheet.dwg - Typical Section, Site Layout.dwg - Cover Sheet.dwg - LP: 1/21/2022 3:16 PM

P:\310-000\314-502-CADD\DWG\1402 - Preliminary Plan\314502-002-CDD-Cover Sheet_Typical Section_Site Layout.dwg (1/21/2022 - Hammond) - LP: 1/21/2022 3:16 PM

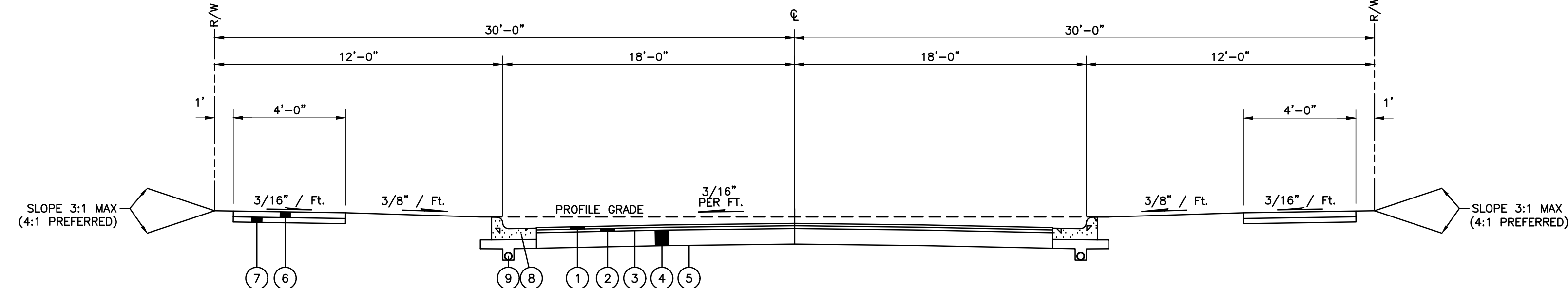


- ① ITEM 448 - 1 1/4" ASPHALT CONCRETE
- ② ITEM 448 - 2" ASPHALT CONCRETE
- ③ ITEM 408 - BITUMINOUS PRIME COAT (0.35 GAL. PER SY)
- ④ ITEM 304 - 10" AGGREGATE BASE
- ⑤ ITEM 204 - SUBGRADE COMPACTION
- ⑥ ITEM 608 - 4" CONCRETE WALK AS PER STD DWG 2300
- ⑦ ITEM 304 - 4" AGGREGATE BASE
- ⑧ ITEM 609 - CURB & GUTTER
- ⑨ ITEM 605 - 4" PIPE UNDERDRAIN

TYPICAL 30' SECTION (60' R/W)

NOT TO SCALE
ROAD A, ROAD C, ROAD E, ROAD G, ROAD H, ROAD I, ROAD J

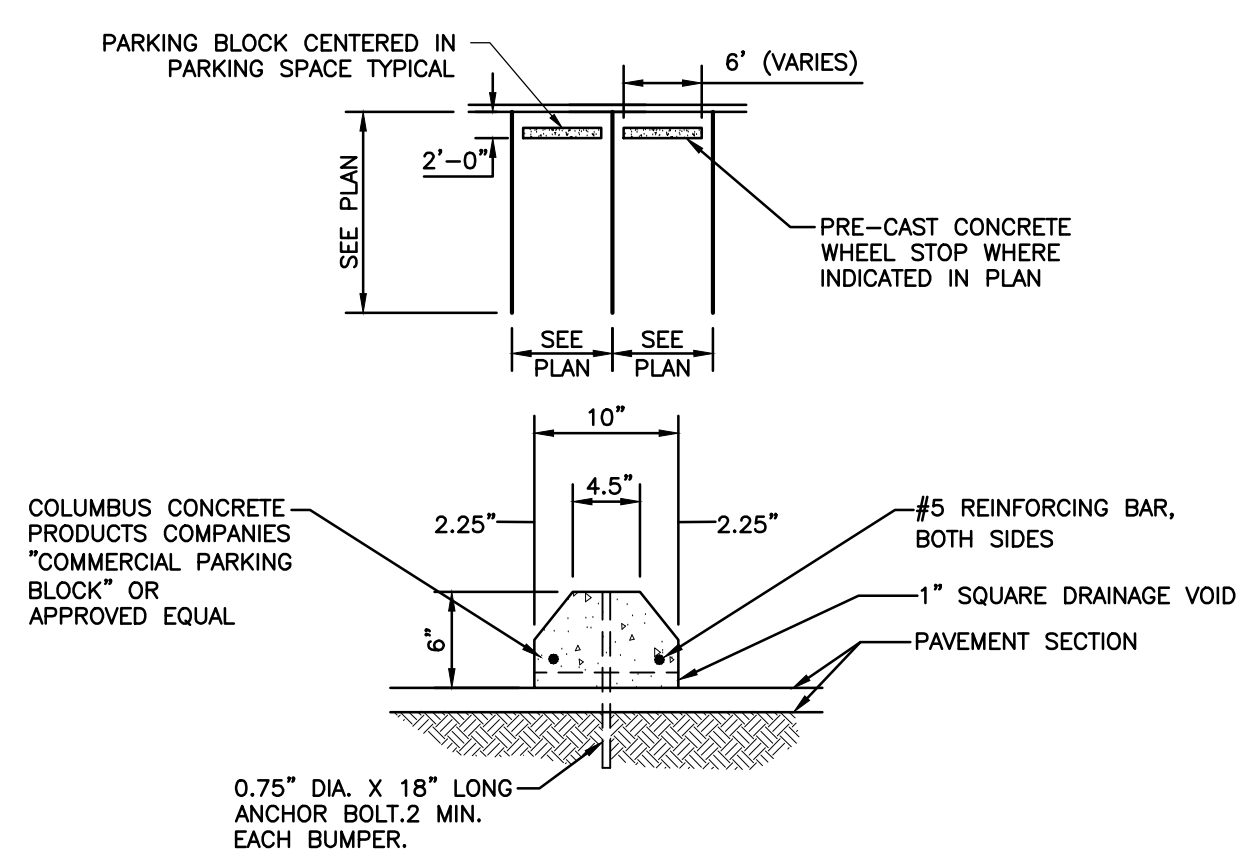
NOTE:
FINAL PAVEMENT DESIGN SHALL BE PER THE FINAL ENGINEERING PLANS. PAVEMENT THICKNESS SHOWN HERE IS BASED ON SIMILAR PROJECTS AND IS TO BE USED AS REFERENCE ONLY.



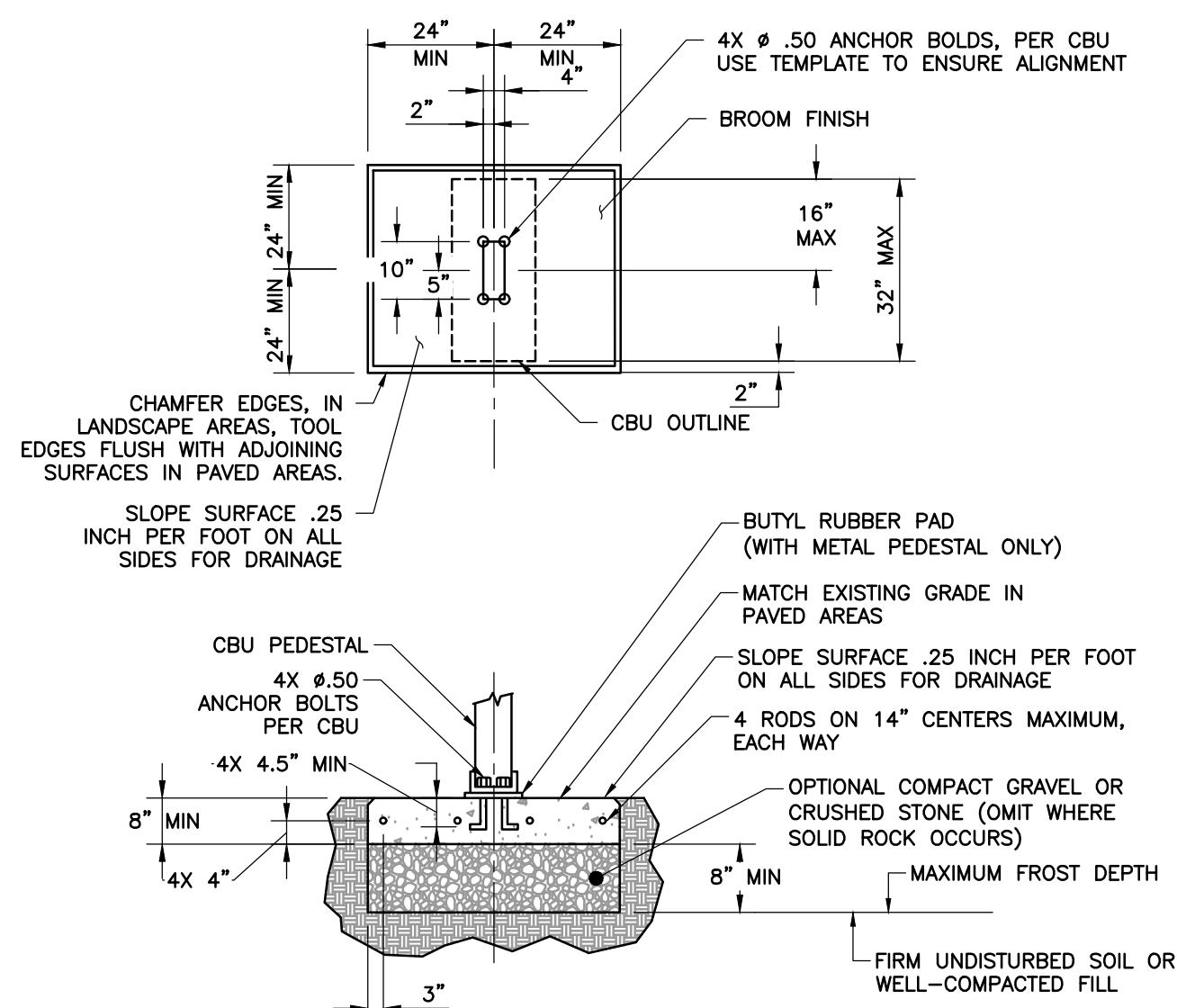
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TYPICAL 36' SECTION (60' R/W)

NOT TO SCALE
THURBER ROAD, ROAD B, ROAD D, ROAD E, ROAD F



PARKING BLOCK DETAIL
NOT TO SCALE

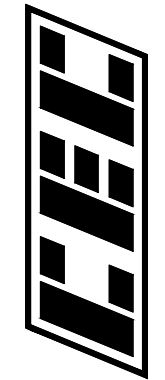


NOTES:

1. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN-6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.

CLUSTER BOX UNIT PAD DETAIL
NOT TO SCALE

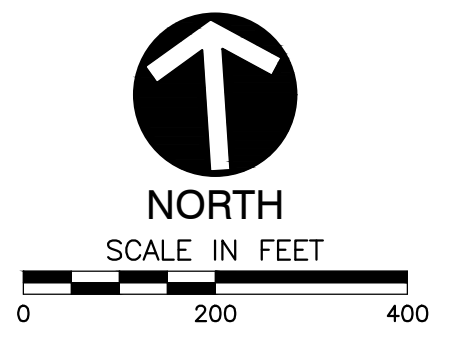
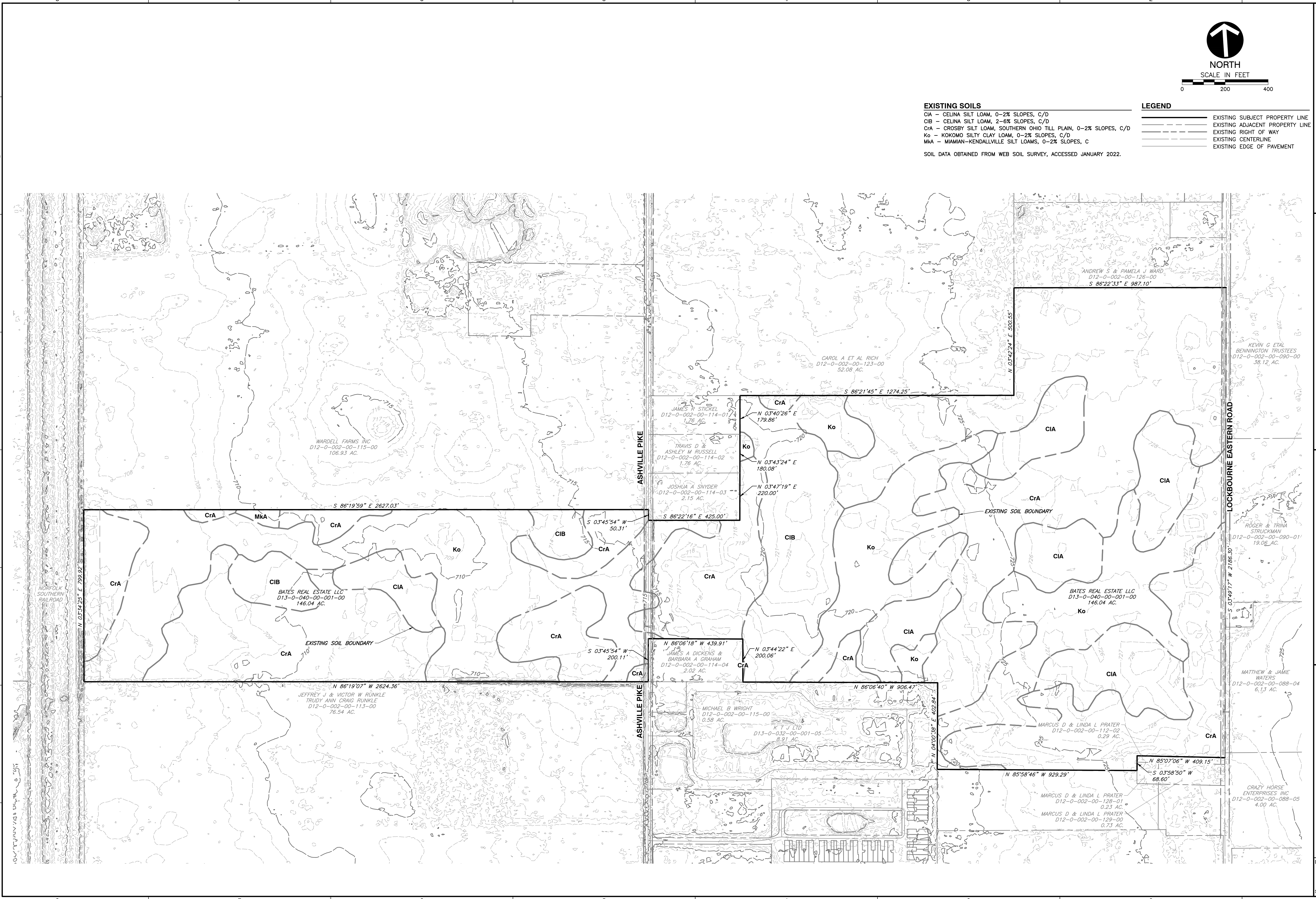
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PRELIMINARY PLAN/PLAT
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

TYPICAL SECTIONS	
DATE: JANUARY 2022	DRAWN BY: JTH
DWG SCALE: AS NOTED	CHECKED BY: JTH
PROJECT NO: 314-502	APPROVED BY: *TJV

P:\310-000\310-001-CADD\Map\310-001-CADD-0102-0102-C100-Existing Conditions.dwg (hammond) - LP: 1/21/2022 3:16 PM



EXISTING SOILS
 CIA - CELINA SILT LOAM, 0-2% SLOPES, C/D
 CIB - CELINA SILT LOAM, 2-6% SLOPES, C/D
 CrA - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0-2% SLOPES, C/D
 Ko - KOKOMO SILTY CLAY LOAM, 0-2% SLOPES, C/D
 MKA - MIAMI-KENDALLVILLE SILT LOAMS, 0-2% SLOPES, C

LEGEND
 ——— EXISTING SUBJECT PROPERTY LINE
 - - - - EXISTING ADJACENT PROPERTY LINE
 - - - - EXISTING RIGHT OF WAY
 - - - - EXISTING CENTERLINE
 - - - - EXISTING EDGE OF PAVEMENT

SOIL DATA OBTAINED FROM WEB SOIL SURVEY, ACCESSED JANUARY 2022.

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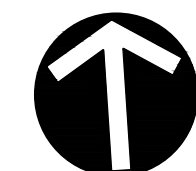
MARONDA HOMES INC. OF OHIO
PRELIMINARY PLAN/PLAT
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

EXISTING CONDITIONS

DATE:	JANUARY 2022	DRAWN BY:	JTH
DWG SCALE:	1"=200'	CHECKED BY:	JTH
PROJECT NO.:	314-502	APPROVED BY:	JTH
			*TJV

HAND SIGNATURE ON FILE

MATCHLINE (SEE BELOW)



NORTH
SCALE IN FEET
0 100 200

- LEGEND**
- EXISTING SUBJECT PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING CENTERLINE
 - - - EXISTING EDGE OF PAVEMENT
 - - - PROPOSED PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED CENTERLINE OF ROAD
 - - - PROPOSED PAVEMENT
 - - - PROPOSED WATER BODY

- NOTES**
1. EXISTING BASE MAP INFORMATION OBTAINED FROM PICKAWAY COUNTY AUDITORS ACCESSED SEPT. 2021.
 2. EXISTING SUBJECT PROPERTY LINE PER BOUNDARY SURVEY COMPLETED BY CEC AUGUST 2021.
 3. ROADWAYS NOTED "BY OTHERS" ARE FOR REFERENCE ONLY.
 4. SEE SHEET 1 FOR LOT LEGEND, SITE STATISTICS AND OPEN SPACE BREAKDOWN.

NO	DATE	DESCRIPTION

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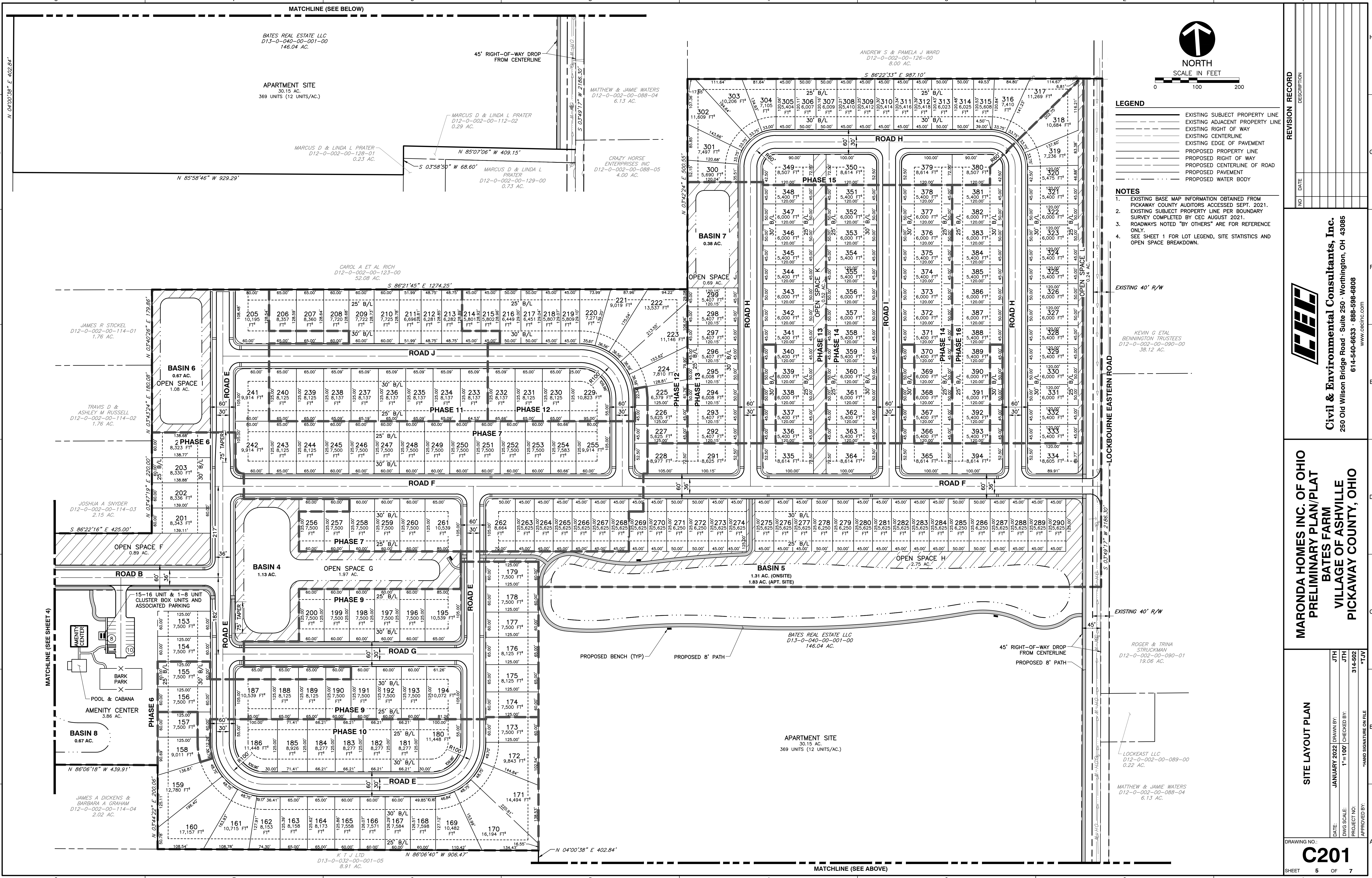
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PICKAWAY COUNTY, OHIO

SITE LAYOUT PLAN

DRAWING NO.: **C201**

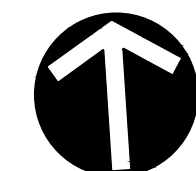
SHEET 5 OF 7

DATE: JANUARY 2023
 DWG SCALE: 1"=100'
 PROJECT NO: 314-502
 APPROVED BY: [Signature]



P:\310-000\314-502-CAD\DWG\C201 - Preliminary Plan\314502-002-Cover Sheet, Typical Section, Site Layout\PLANS SITE LAYOUT PLAN LS(1/21/2023 - Hammond) - LP, 1/21/2023 8:17 PM

MATCHLINE (SEE ABOVE)



NORTH

SCALE IN FEET



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING CENTERLINE
- - - EXISTING EDGE OF PAVEMENT
- - - PROPOSED PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED CENTERLINE OF ROAD
- - - PROPOSED PAVEMENT
- - - PROPOSED WATER BODY
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED SANITARY MANHOLE
- ST — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER MAIN
- W — PROPOSED WATER SERVICE
- W — PROPOSED FIRE HYDRANT
- ST — PROPOSED STORM SEWER
- ST — PROPOSED STORM MANHOLE
- ST — PROPOSED STORM SEWER INLET
- W — PROPOSED HEADWALL

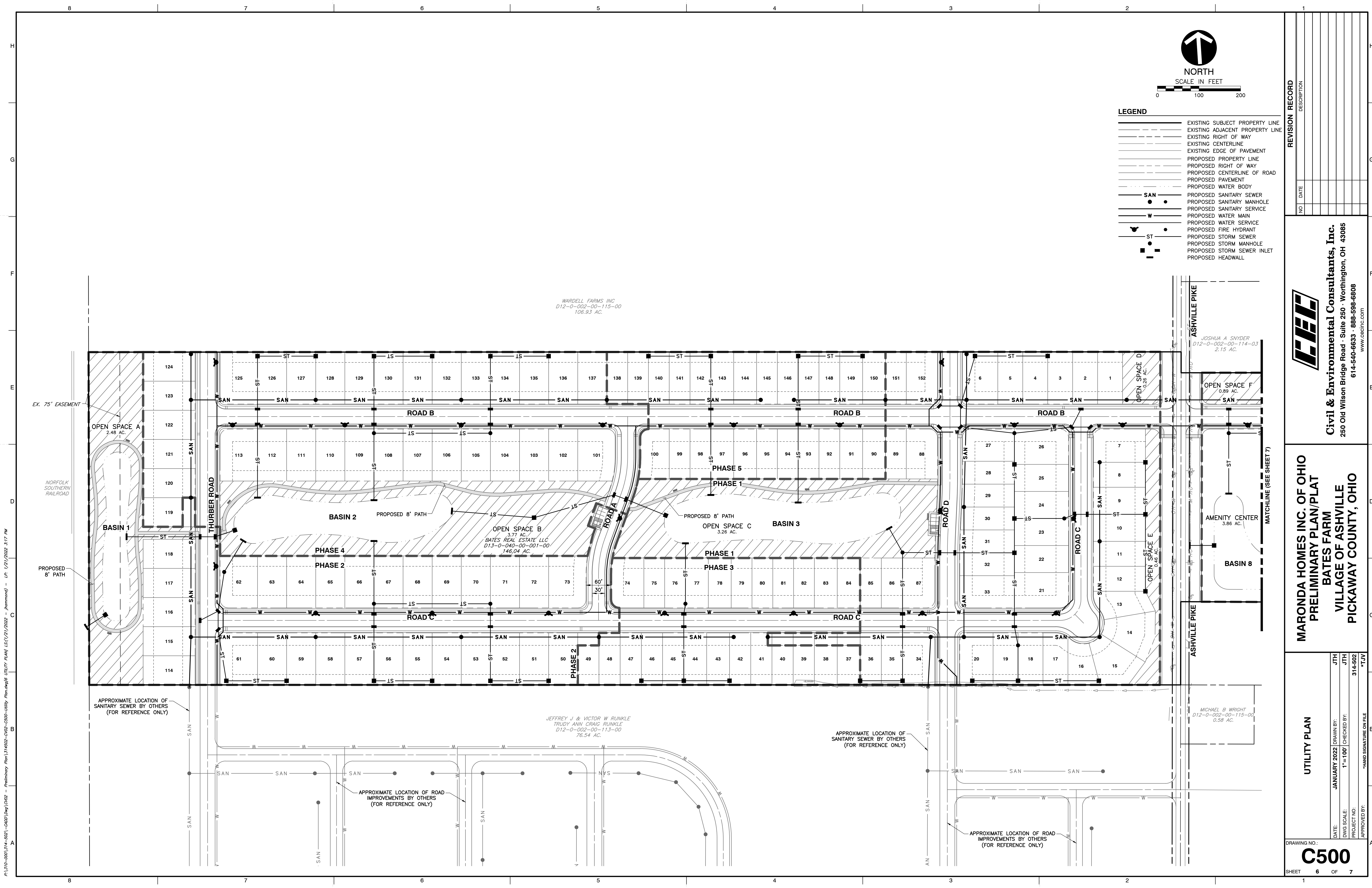
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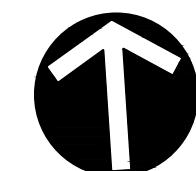
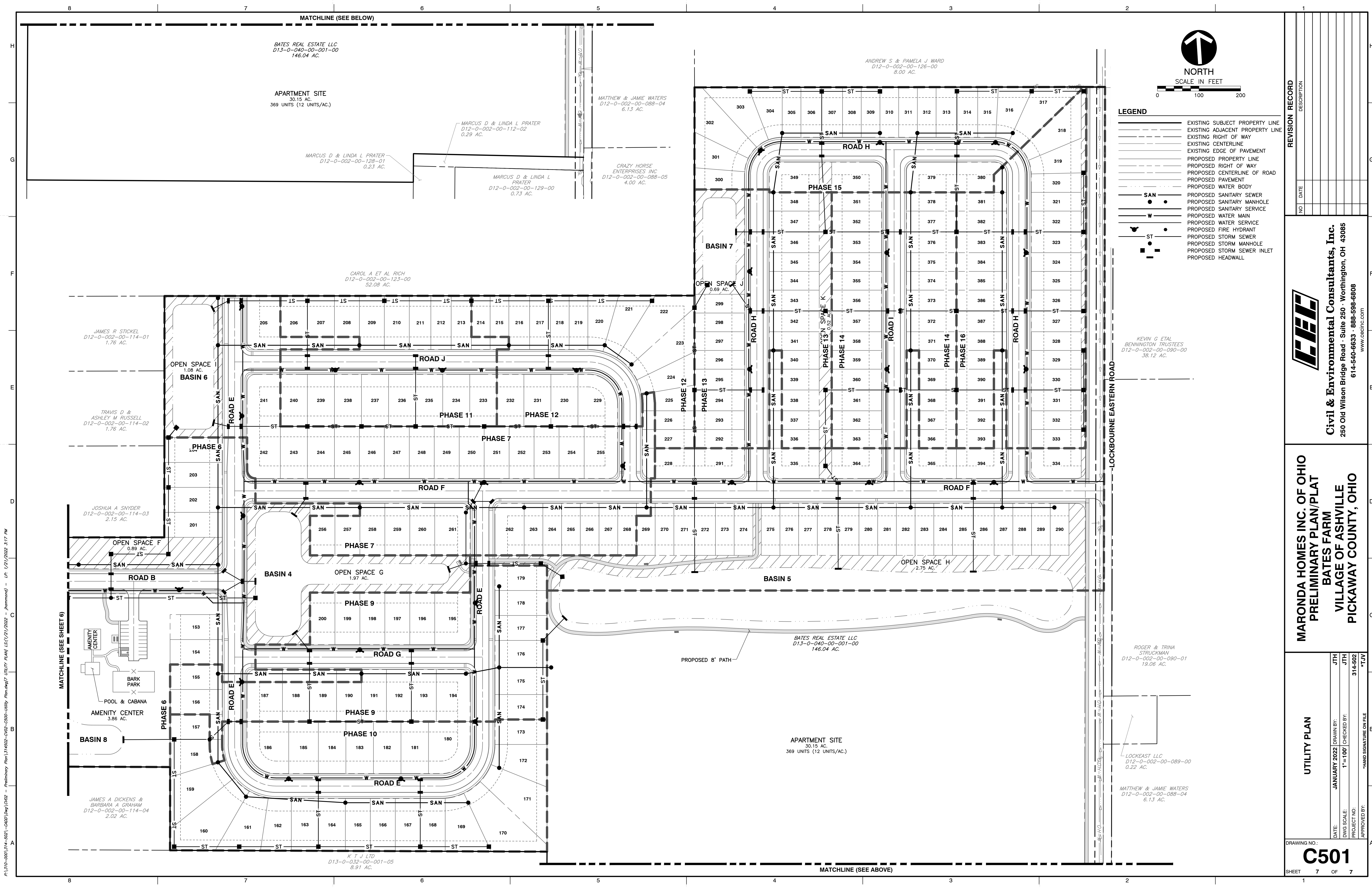
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PRELIMINARY PLAN/PLAT
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

DATE:	JANUARY 2022	DRAWN BY:	JTH
DWG SCALE:	1"=100'	CHECKED BY:	JTH
PROJECT NO.:	314-502	APPROVED BY:	TJUV
HAND SIGNATURE ON FILE			

DRAWING NO.: **C500**
 SHEET 6 OF 7



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NORTH
SCALE IN FEET
0 100 200

LEGEND

[Symbol]	EXISTING SUBJECT PROPERTY LINE
[Symbol]	EXISTING ADJACENT PROPERTY LINE
[Symbol]	EXISTING RIGHT OF WAY
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	PROPOSED RIGHT OF WAY
[Symbol]	PROPOSED CENTERLINE OF ROAD
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED WATER BODY
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED STORM SEWER INLET
[Symbol]	PROPOSED HEADWALL

REVISION RECORD

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MARONDA HOMES INC. OF OHIO
PRELIMINARY PLAN/PLAT
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

UTILITY PLAN

DATE:	JANUARY 2022	DRAWN BY:	JTH
DWG SCALE:	1"=100'	CHECKED BY:	JTH
PROJECT NO.:	314-502	APPROVED BY:	*TJV
*HAND SIGNATURE ON FILE			

DRAWING NO.: **C501**
SHEET 7 OF 7

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