

PRELIMINARY PLAN / COMPOSITE UTILITY & GRADING PLAN  
 FOR:  
**PIATT PRESERVE EAST & WEST**

Range 18W, Township 4N, Section 3 and Part of Farm Lot 23  
 United States Military Lands  
 Berlin Township, Delaware County, Ohio

**TOTAL SITE DEVELOPMENT DENSITY**

104 Lots = 1.92 Lots  
 54.2 Ac. Area

**SITE STATISTICS WEST**

TOTAL ACRES	55.8 AC.
NUMBER OF LOTS	82
GROSS DENSITY	1.46 LOTS/ACRE
RIGHT-OF-WAY	8.4 AC.
NET DENSITY	1.83 LOTS/ACRE
DEVELOPMENT DENSITY	44.6 UNITS/ACRE (LOW)
RESERVE AREAS	15.9 AC (28%)
LINEAL FEET OF ROAD	5,540 LIN. FEET
PEDESTRIAN PATH	465 LIN. FEET±
5' SIDEWALK (SCHOOL ACCESS)	720 LIN. FEET±
ZONING	R-3 / PRD Overlay
AVERAGE LOT AREA	11,200 SQ. FT.
AVERAGE LOT SIZE	80'x140' SQ. FT. MIN.

**Building Setback Lines**

FRONT YARD SETBACK	30' FROM R/W
SIDE YARD SETBACK	12.5'(ea)
DRIVEWAY SETBACK	3' MIN. FROM P/L
REAR YARD SETBACK	25' (w/ 10' ENCROACHMENT FOR PATIOS, DECKS, PORCHES & LANDSCAPE STRUCTURES AND ACCESSORY BUILDINGS)

**SITE STATISTICS EAST**

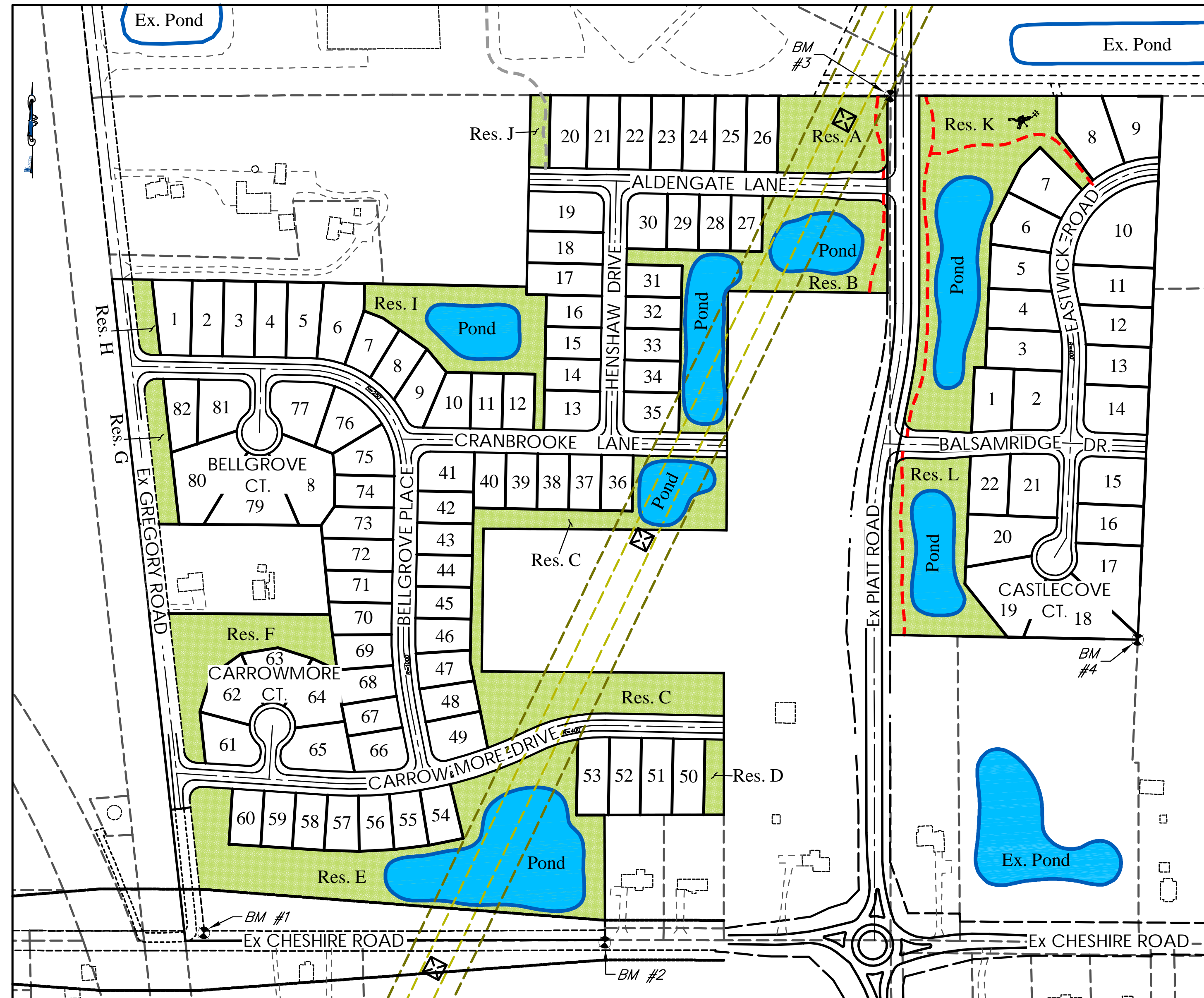
TOTAL ACRES	20.6 AC.
NUMBER OF LOTS	22
GROSS DENSITY	1.07 LOTS/ACRE
RIGHT-OF-WAY	3.1 AC.
NET DENSITY	1.25 LOTS/ACRE
DEVELOPMENT DENSITY	17.5 UNITS/ACRE (LOW)
RESERVE AREAS	6.3 AC (31%)
LINEAL FEET OF ROAD	1,834 LIN. FEET
PEDESTRIAN PATH	1,813 LIN. FEET±
ZONING	R-2 / PRD Overlay
AVERAGE LOT AREA	15,000 SQ. FT.
AVERAGE LOT SIZE	100'x150' SQ. FT. MIN.

**Building Setback Lines**

FRONT YARD SETBACK	30' FROM R/W
SIDE YARD SETBACK	12.5'(ea)
DRIVEWAY SETBACK	3' MIN. FROM P/L
REAR YARD SETBACK	50' (w/ 25' ENCROACHMENT FOR PATIOS, DECKS, PORCHES & LANDSCAPE STRUCTURES AND ACCESSORY BUILDINGS)

**NOTES**

- NOTE "A": ALL STORM WATER DRAINAGE, FLOOD ROUTES, OPEN DITCHES AND BASINS WILL BE A PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM.
- NOTE "B": OPEN SPACE "A"- "L" ARE TO BE OWNED AND MAINTAINED BY THE PIATT PRESERVE EAST & WEST HOMEOWNERS ASSOCIATION AS OPEN SPACE.
- NOTE "C": ALL RESERVES DELINEATED ON THIS PLAN SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND DRAINAGE MAINTENANCE.
- NOTE "D": 4' SIDEWALKS SHALL BE PROVIDED PARALLEL TO ROADS WITHIN THE PROPOSED RIGHT OF WAY OF ALL INTERIOR STREETS.
- NOTE "E": THE COUNTY ENGINEERS STANDARDS FOR STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL WILL BE MAINTAINED DURING CONSTRUCTION.
- NOTE "F": ALL ROOFDRAINS TO OUTLET INTO THE STREET CURB OR INTO STORM SYSTEM OTHER THAN THOSE LOTS THAT HAVE WALKOUT BASEMENTS.
- NOTE "G": LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL AT A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- NOTE "H": PEDESTRIAN PATHS SHOWN HERE ON REFLECT AS APPROVED BY BERLIN TOWNSHIP TRUSTEES. THE FINAL LOCATIONS, WIDTHS AND LINEAL FEET OF PATHS WILL BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.
- NOTE "I": ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED ON A FIRM FOUNDATION AS APPROVED BY THE DELAWARE COUNTY ENGINEER'S OFFICE.



**BENCH MARKS**

**SOURCE BENCH MARK:**

Bench Marks are based on Static GPS observations performed on August 26th of the year 2019 and are based on the Ohio North (NAD 83), NAVD 88 (Geoid12A) Datum, as submitted to NGS OPUS for processing. Stations used for processing are ACSO, MTRV and OHHO.

**BENCHMARK #1:**  
 MAGNAIL FOUND AT THE NE. CORNER OF THE INTERSECTION OF CHESHIRE RD & GREGORY RD.  
 NORTHERN= 209489.1510, EASTERN= 1825493.8460  
 ELEVATION=953.03

**BENCHMARK #2:**  
 MAGNAIL FOUND 700'± WEST OF THE INTERSECTION OF CHESHIRE RD & PIATT RD.  
 NORTHERN= 209410.2620, EASTERN= 1826482.5560  
 ELEVATION = 9951.22

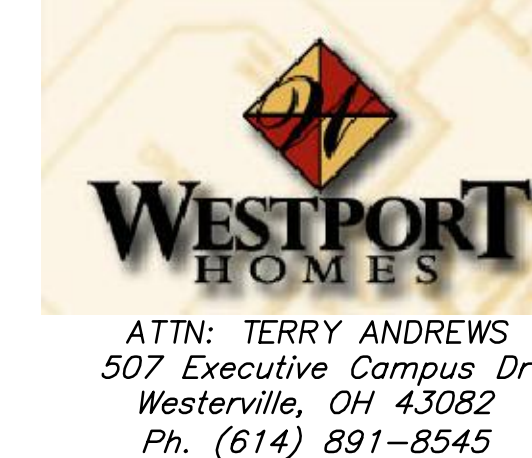
**BENCHMARK #3:**  
 SOLID BAR FOUND AT THE INTERSECTION OF THE NORTH PROPERTY LINE AND THE WEST R/W LINE OF PIATT RD.  
 NORTHERN= 211472.8240, EASTERN= 1827340.4180  
 ELEVATION = 949.41

**BENCHMARK #4:**  
 IRON PIN FOUND EAST OF THE EAST R/W LINE OF PIATT ROAD AT THE SOUTHEAST CORNER OF SITE.  
 NORTHERN= 210060.9850, EASTERN= 1827890.1360  
 ELEVATION = 946.58

**INDEX MAP**

NOT TO SCALE

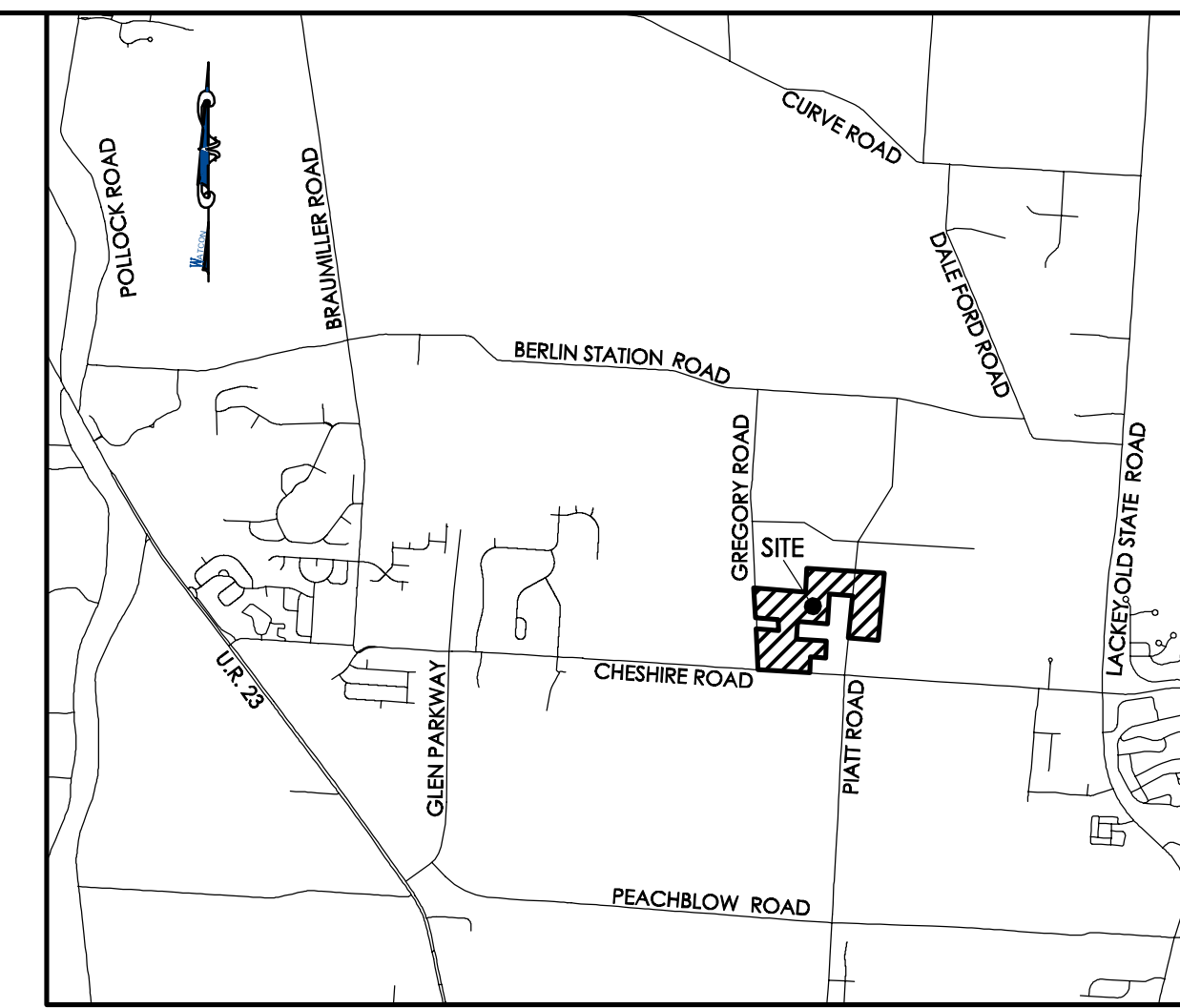
**OWNER/DEVELOPER:**



**ENGINEER/SURVEYOR**



CONSULTING ENGINEERS & SURVEYORS  
 83 Shull Avenue  
 Gahanna, Ohio 43230  
 Ph. (614) 414-7979



**LOCATION MAP**  
 NO SCALE

**SHEET INDEX**

- 1 TITLE SHEET
- 2 PRELIMINARY PLAN/COMP. UTIL. & GRAD. PLAN
- 3 EXISTING BUILDINGS & SOILS PLAN

**FLOODPLAIN**

THE SUBDIVISION IS LOCATED IN ZONE X: AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL DEVELOPMENT WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL COMPLY WITH THE DELAWARE COUNTY FLOOD DAMAGE PREVENTION REGULATIONS. DELAWARE COUNTY, OHIO, FLOOD INSURANCE RATE MAP, PANEL# 39041C0232K, EFFECTIVE DATE April 16, 2009 and PANEL# 39089C0137H, EFFECTIVE DATE May 2, 2007.

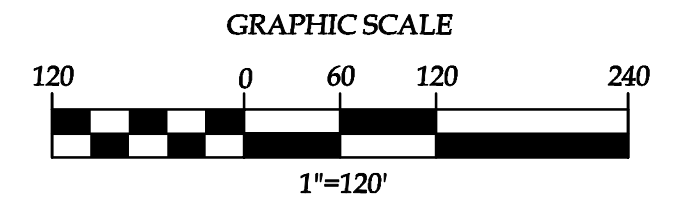
**VARIANCES**

- 1) A DESIGN VARIANCE HAS BEEN APPROVED TO ALLOW A 50' RIGHT-OF-WAY ON BELLGROVE COURT AND CARROWMORE COURT.  
 (ARTICLE VI, TABLE 601-2) APPROVAL DATE: \_\_\_\_\_
- 2) A DESIGN VARIANCE HAS BEEN APPROVED TO ELIMINATE THE COLLECTOR ENTRANCE DESIGN AT GREGORY ROAD FOR BELLGROVE PLACE AND CARROWMORE DRIVE.  
 (ARTICLE VI, TABLE 601 C) APPROVAL DATE: \_\_\_\_\_

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Gregory Road to be terminated and vacated at an agreeable time with the county and developer's construction schedule



**LEGEND**

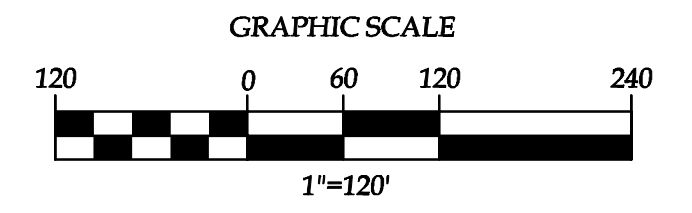
STORM SEWER	ST. (Green line)	CATCH BASIN	CB (Green symbol)
SANITARY SEWER	Sa. (Red line)	CURB & GUTTER INLET	CGI (Green symbol)
WATER LINE	Wtr (Blue line)	SAN. MANHOLE	SM (Green symbol)
FLOW ARROW	→ (Black arrow)	FIRE HYDRANT	FH (Green symbol)
SIDE LOAD GARAGE	*		

Note: Lots 2 & 21 (East) are to have side load garages that front Eastwick Road and Castlecove Court, respectively.

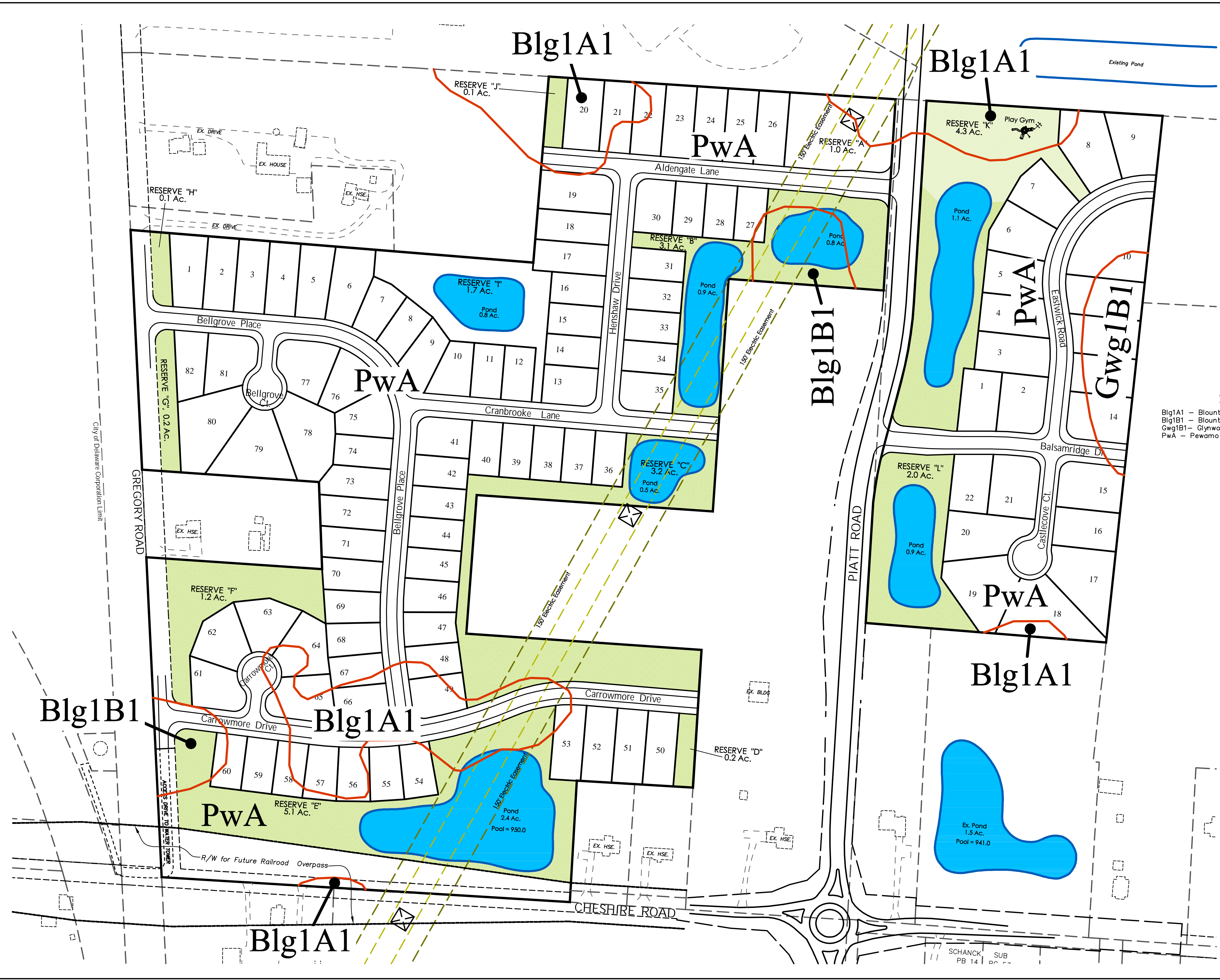
Prepared By:  
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PRELIMINARY PLAN /  
COMPOSITE UTILITY  
& GRADING PLAN  
FOR:  
**PIATT  
PRESERVE  
EAST & WEST**



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**SOILS LEGEND**  
 Blg1A1 - Blount silt, ground moraine, 0 to 2 percent slopes  
 Blg1B1 - Blount silt, ground moraine, 2 to 4 percent slopes  
 Gwg1B1 - Glynwood silt loam, ground moraine, 2 to 6 percent slopes  
 PwA - Pewamo silty clay loam, 0 to 1 percent slopes

Prepared By:  
  
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Prepared For:  
  
**WESTPORT HOMES**

EXISTING BUILDINGS  
 & SOILS PLAN  
 FOR:  
**PIATT PRESERVE  
 EAST & WEST**