

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
1	02/02	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.
2	02/02	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

MARONDA HOMES INC. OF OHIO
FINAL DEVELOPMENT PLAN
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

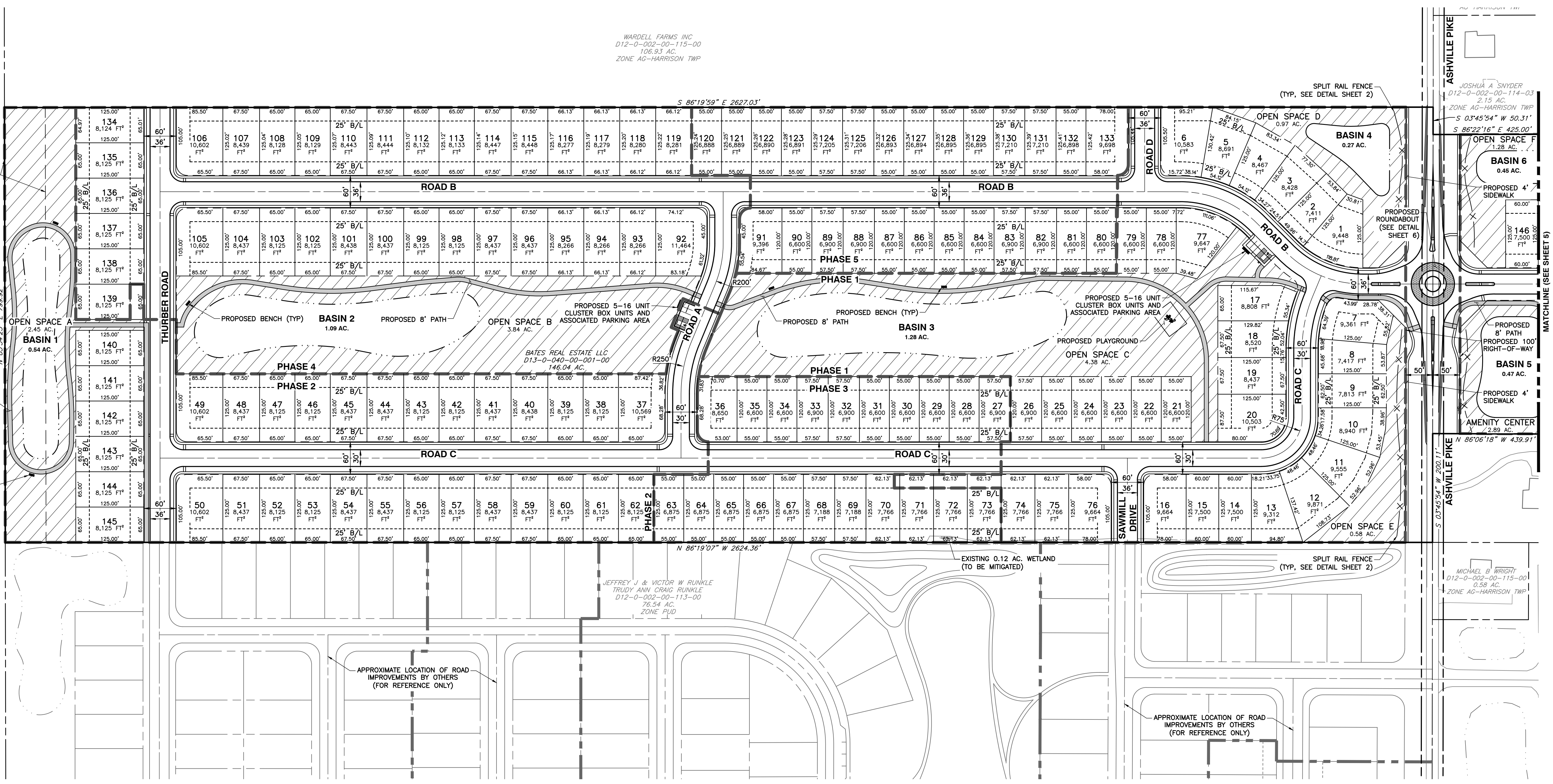
SITE LAYOUT PLAN

DATE: JUNE 2022
DRAWN BY: JTH
DWG SCALE: 1"=100'
PROJECT NO: 314-502
APPROVED BY: JTH

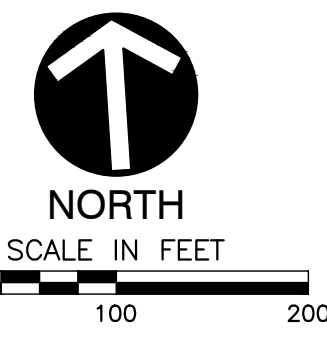
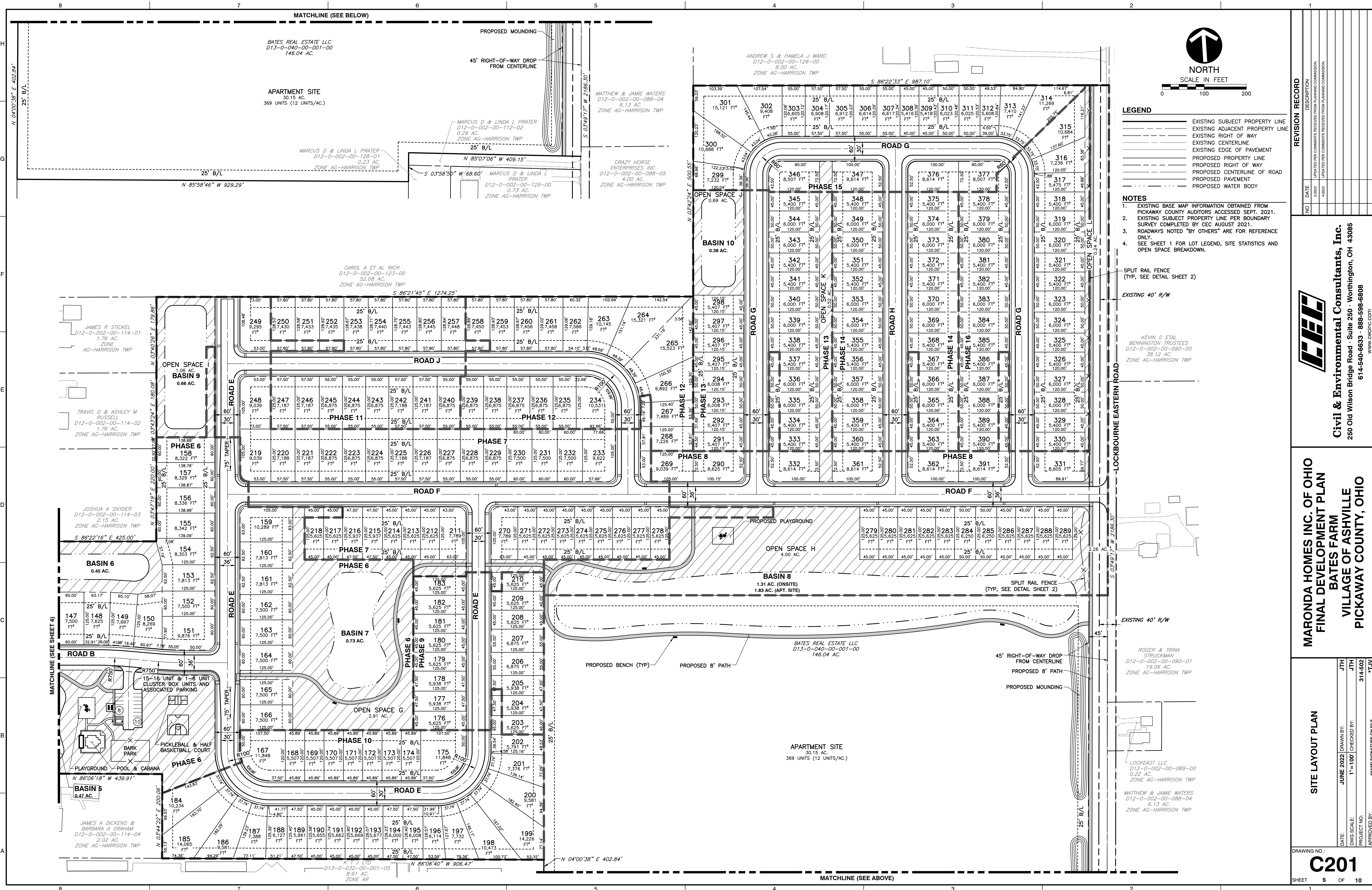
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DRAWING NO: **C200**
SHEET 4 OF 10



P:\310-000\314-502-CAD\DWG\314-502-CAD\DWG\314-502-Cover Sheet, Typical Section, Site Layout.dwg 15:16:12 2022 - jth - LP 6/3/2022 12:21 PM



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REVISION RECORD

NO	DATE	DESCRIPTION
0002	03/22	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.
0003	03/22	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.

C&E
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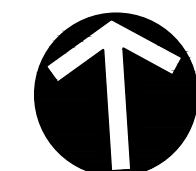
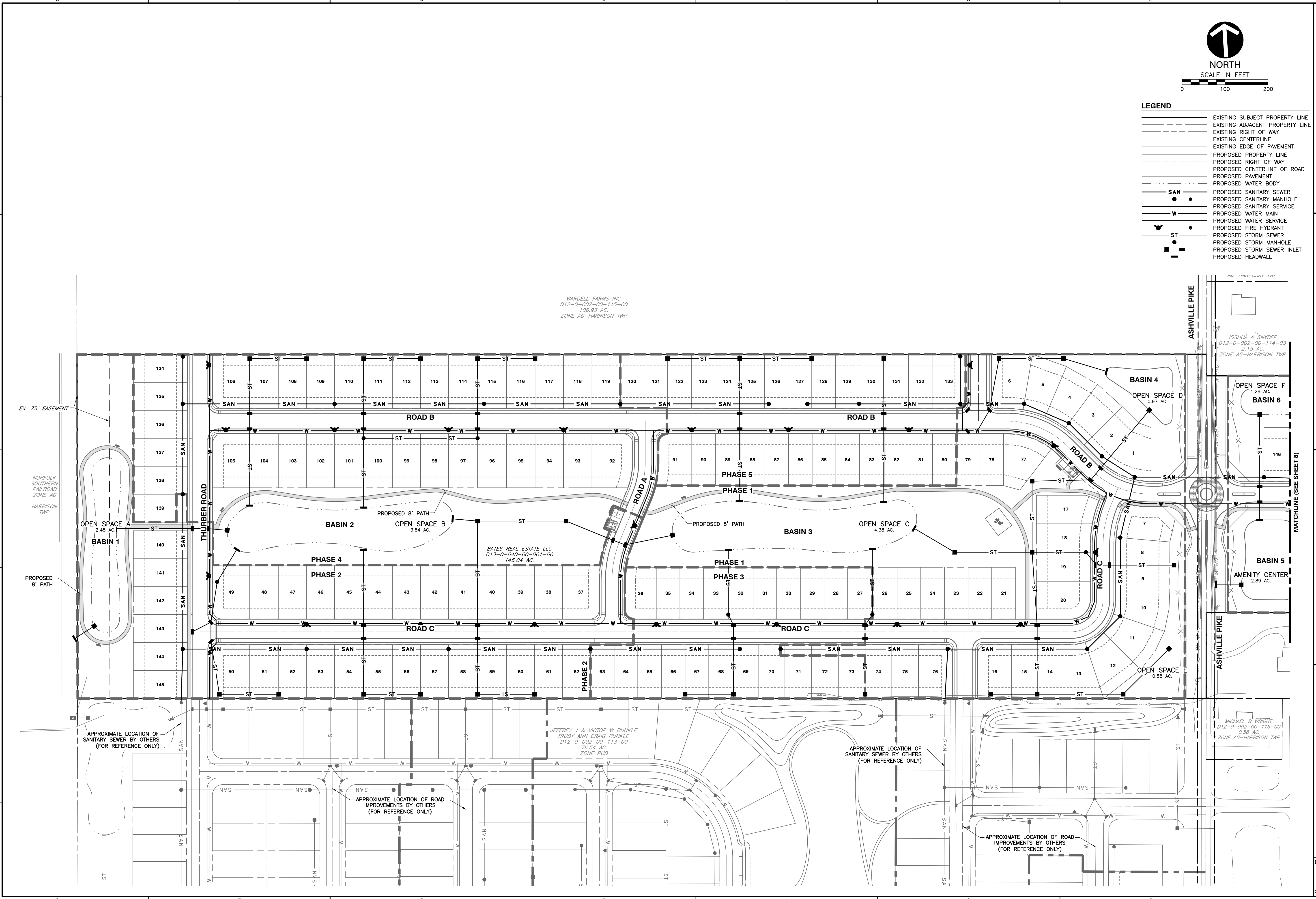
SITE LAYOUT PLAN

DRAWING NO.: **C201**

SHEET 5 OF 10

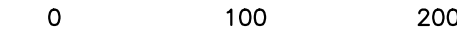
DATE:	JUNE 2022	DRAWN BY:	JTH
DWG SCALE:	1"=100'	CHECKED BY:	JTH
PROJECT NO.:	314-502	APPROVED BY:	TJV
*HARD SIGNATURE ON FILE			

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NORTH

SCALE IN FEET



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- PROPOSED PAVEMENT
- PROPOSED WATER BODY
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER INLET
- PROPOSED HEADWALL

WARDELL FARMS INC
D12-0-002-00-115-00
106.93 AC.
ZONE AG-HARRISON TWP

JOSHUA A SNYDER
D12-0-002-00-114-03
2.15 AC.
ZONE AG-HARRISON TWP

BATES REAL ESTATE LLC
D13-0-040-00-001-00
146.04 AC.

JEFFREY J & VICTOR W RUNKLE
TRUDY ANN CRAIG RUNKLE
D12-0-002-00-113-00
76.54 AC.
ZONE PUD

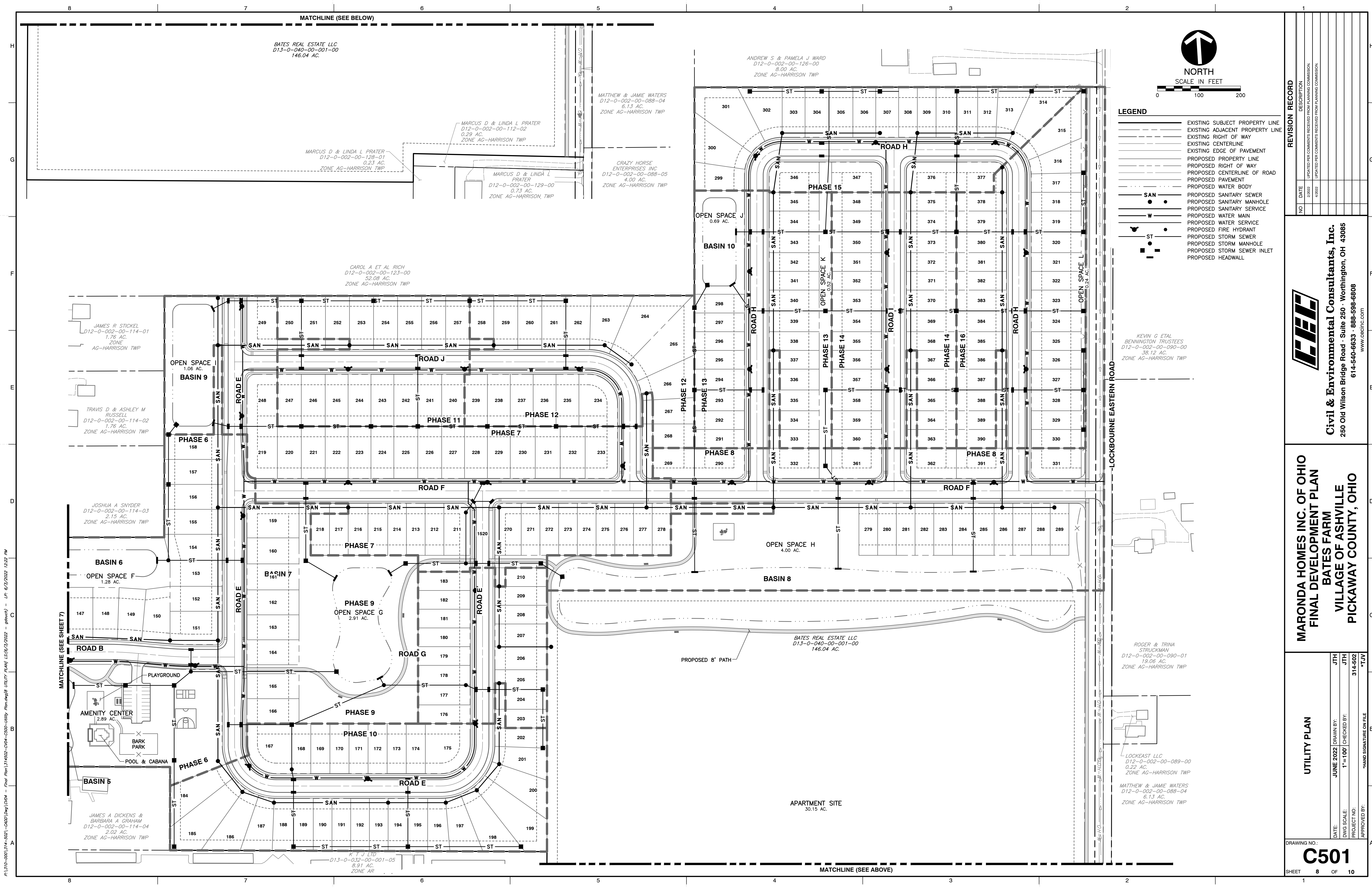
MICHAEL B WRIGHT
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0.58 AC.
ZONE AG-HARRISON TWP

NO	DATE	DESCRIPTION
1	2/2022	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.
2	4/2022	UPDATED PER COMMENTS RECEIVED FROM PLANNING COMMISSION.

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FINAL DEVELOPMENT PLAN
BATES FARM
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

UTILITY PLAN
DATE: JUNE 2022 DRAWN BY: JTH
DWG SCALE: 1"=100' CHECKED BY: JTH
PROJECT NO: 314-502
APPROVED BY: *TJV



BATES REAL ESTATE LLC
D13-0-040-00-001-00
146.04 AC.

ANDREW S & PAMELA J WARD
D12-0-002-00-126-00
8.00 AC.
ZONE AG-HARRISON TWP

MATTHEW & JAMIE WATERS
D12-0-002-00-088-04
6.13 AC.
ZONE AG-HARRISON TWP

MARCUS D & LINDA L PRATER
D12-0-002-00-112-02
0.29 AC.
ZONE AG-HARRISON TWP

MARCUS D & LINDA L PRATER
D12-0-002-00-128-01
0.23 AC.
ZONE AG-HARRISON TWP

MARCUS D & LINDA L PRATER
D12-0-002-00-129-00
0.73 AC.
ZONE AG-HARRISON TWP

CRAZY HORSE ENTERPRISES INC
D12-0-002-00-088-05
4.00 AC.
ZONE AG-HARRISON TWP

CAROL A ET AL RICH
D12-0-002-00-123-00
52.08 AC.
ZONE AG-HARRISON TWP

JAMES R STICKEL
D12-0-002-00-114-01
1.76 AC.
ZONE AG-HARRISON TWP

TRAVIS D & ASHLEY M RUSSELL
D12-0-002-00-114-02
1.76 AC.
ZONE AG-HARRISON TWP

JOSHUA A SNYDER
D12-0-002-00-114-03
2.15 AC.
ZONE AG-HARRISON TWP

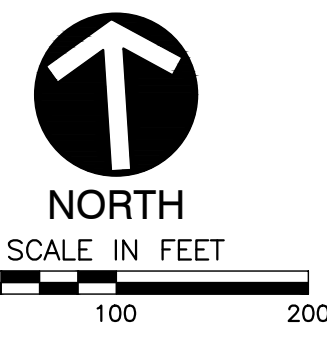
BATES REAL ESTATE LLC
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146.04 AC.

ROGER & TRINA STRUCKMAN
D12-0-002-00-090-01
13.06 AC.
ZONE AG-HARRISON TWP

LOCKEAST LLC
D12-0-002-00-089-00
0.22 AC.
ZONE AG-HARRISON TWP

MATTHEW & JAMIE WATERS
D12-0-002-00-088-04
6.13 AC.
ZONE AG-HARRISON TWP

K. T. J. LTD
D13-0-032-00-001-05
3.91 AC.
ZONE AR



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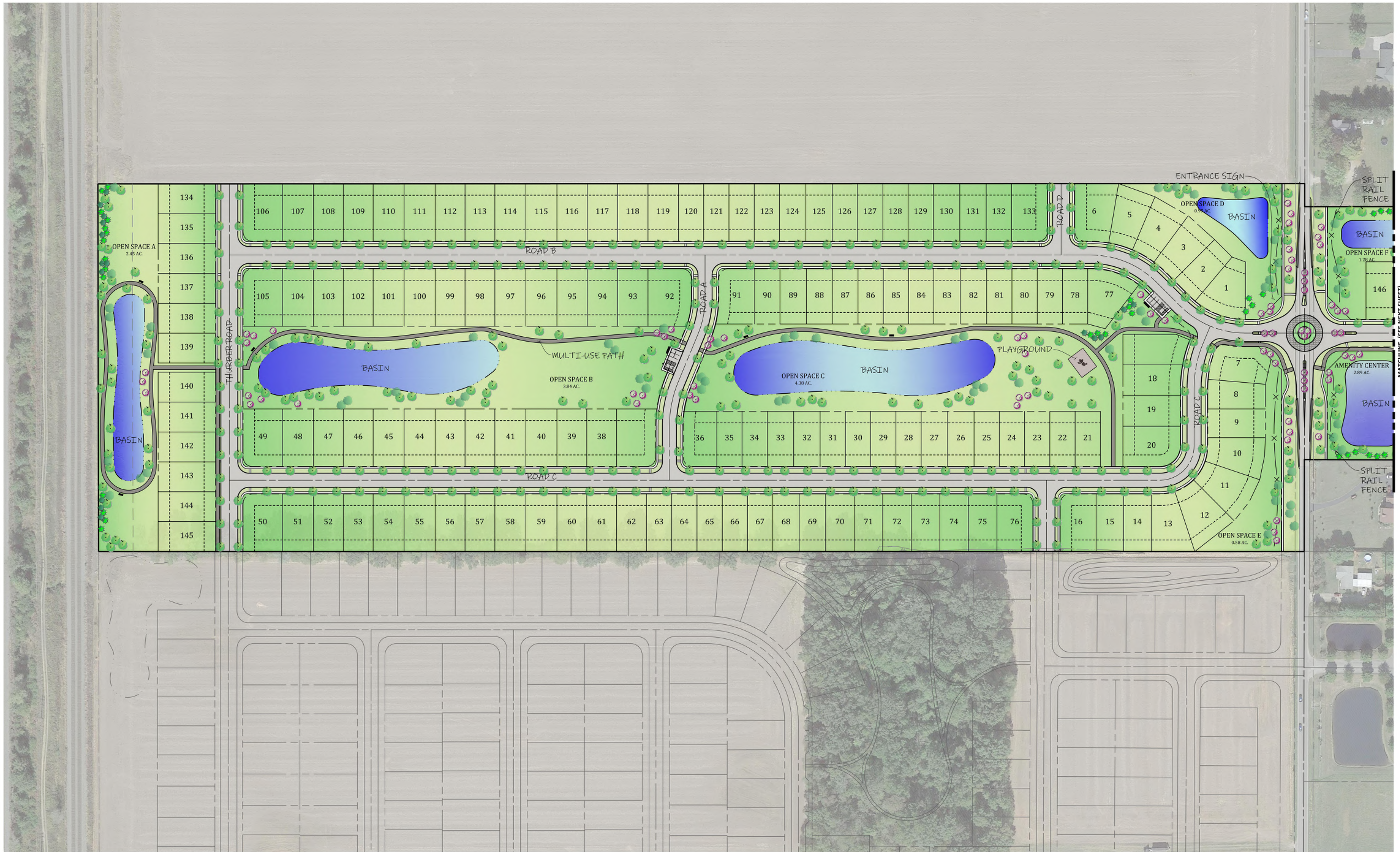
MARONDA HOMES INC. OF OHIO
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PICKAWAY COUNTY, OHIO

UTILITY PLAN

DATE:	JUNE 2022	DRAWN BY:	JTH
DWG SCALE:	1" = 100'	CHECKED BY:	JTH
PROJECT NO.:	314-502	APPROVED BY:	*TJV

DRAWING NO.: **C501**
SHEET 8 OF 10

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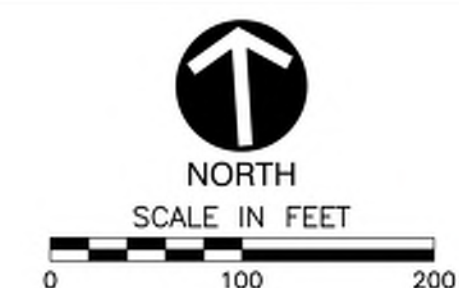
ILLUSTRATIVE PLAN

BATES FARM

PREPARED FOR MARONDA HOMES OF OHIO, INC.

JUNE 21, 2022

EXHIBIT C-1



MATCHLINE (SEE NEXT SHEET)



ILLUSTRATIVE PLAN

BATES FARM

PREPARED FOR MARONDA HOMES OF OHIO, INC.

JUNE 21, 2022

EXHIBIT C-2

