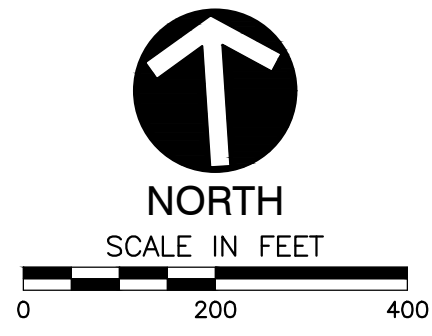


**EXISTING CULVERT PLAN**  
SCALE: 1"=20'  
NORTH



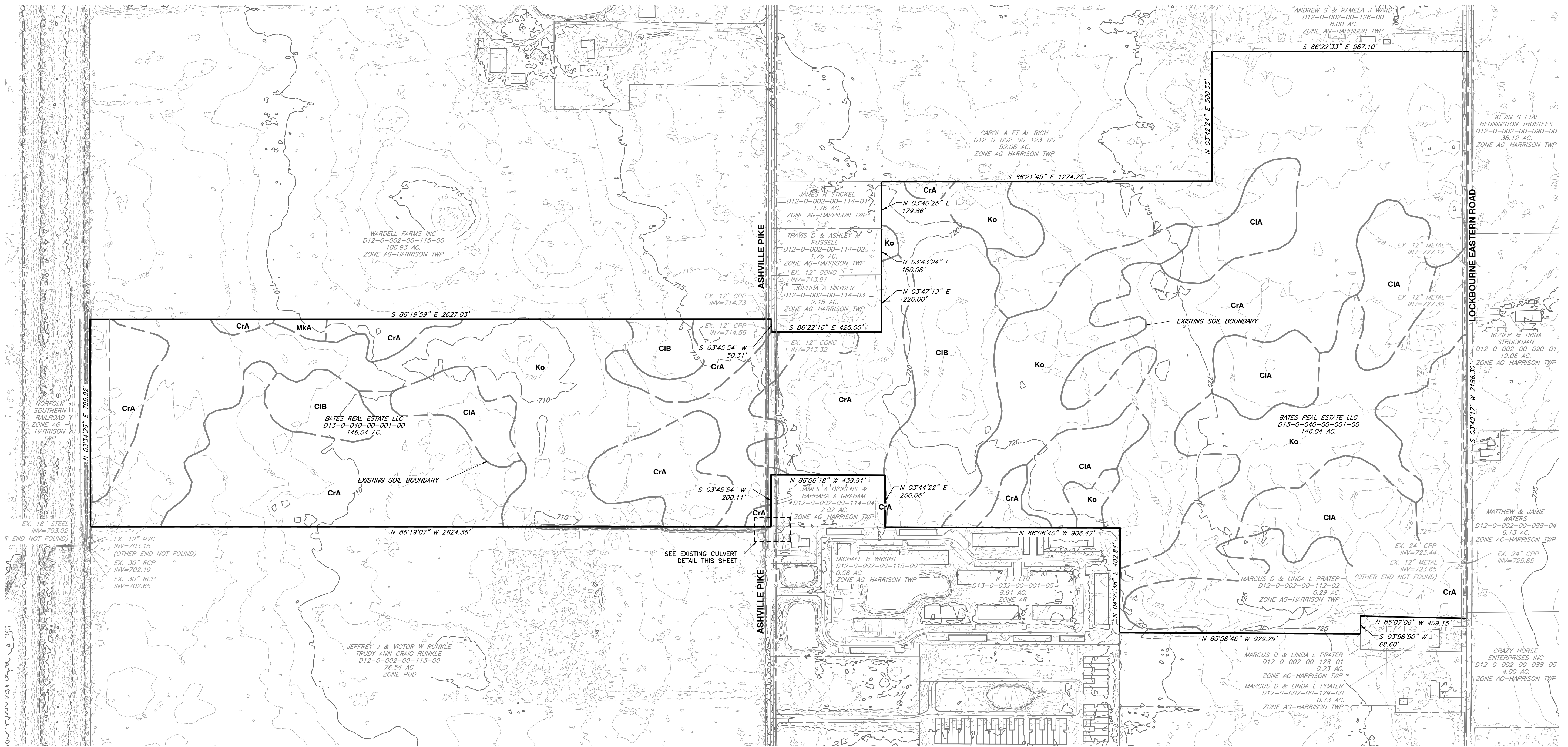
**EXISTING SOILS**

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 - MIAMIAN-KENDALLVILLE SILT LOAMS, 0-2% SLOPES, C

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

**LEGEND**

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



NO.	DATE	DESCRIPTION

**C&E**  
**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
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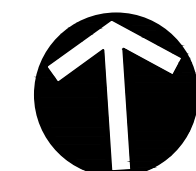
**MARONDA HOMES INC. OF OHIO**  
**PRELIMINARY PLAN/PLAT**  
**BATES FARM**  
**VILLAGE OF ASHVILLE**  
**PICKAWAY COUNTY, OHIO**

**EXISTING CONDITIONS**

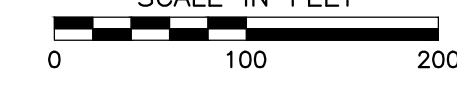
DATE:	FEBRUARY 2022	DRAWN BY:	JTH
DWG SCALE:	1"=200'	CHECKED BY:	JTH
PROJECT NO.:	314-502	DATE:	
APPROVED BY:		HAND SIGNATURE ON FILE	

P:\310-000\314-502-C100\Drawings\314-502-C100-Existing Conditions.dwg (JTH) - 2/18/2022 2:57 PM





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

**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

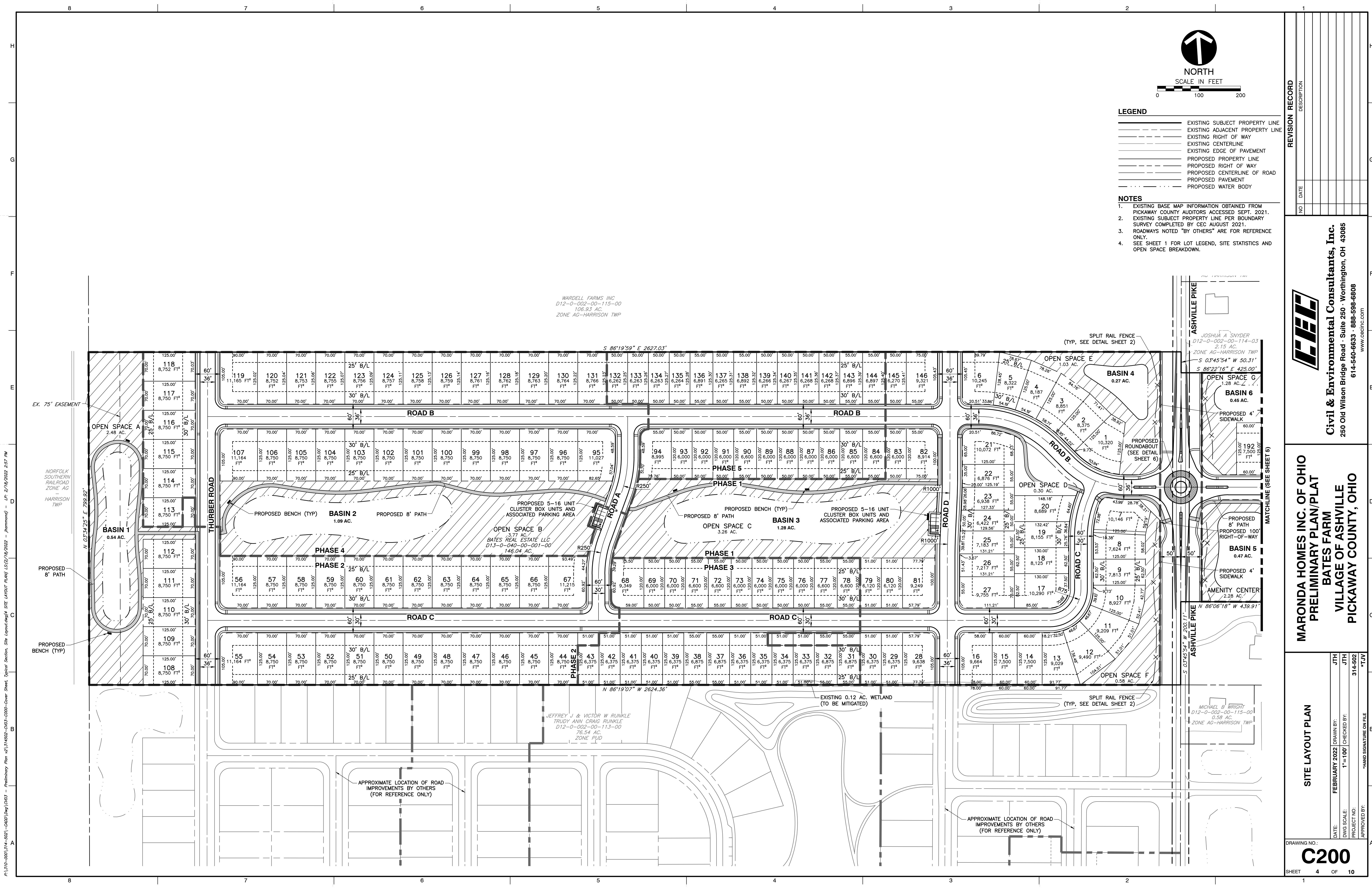
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**MARONDA HOMES INC. OF OHIO**  
**PRELIMINARY PLAN/PLAT**  
**BATES FARM**  
**VILLAGE OF ASHVILLE**  
**PICKAWAY COUNTY, OHIO**

**SITE LAYOUT PLAN**

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

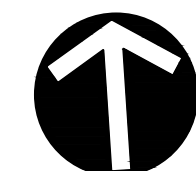
DRAWING NO: **C200**  
 SHEET 4 OF 10



P:\314-502\314-502-CAD\DWG\C200 - Preliminary Plan.dwg  
 2/18/2022 2:57 PM  
 L.P. 2/18/2022 2:57 PM  
 NORFOLK SOUTHERN RAILROAD ZONE AG HARRISON TWP  
 EX. 75' EASEMENT  
 PROPOSED 8' PATH  
 PROPOSED BENCH (TYP)

H  
G  
F  
E  
D  
C  
B  
A

MATCHLINE (SEE BELOW)



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

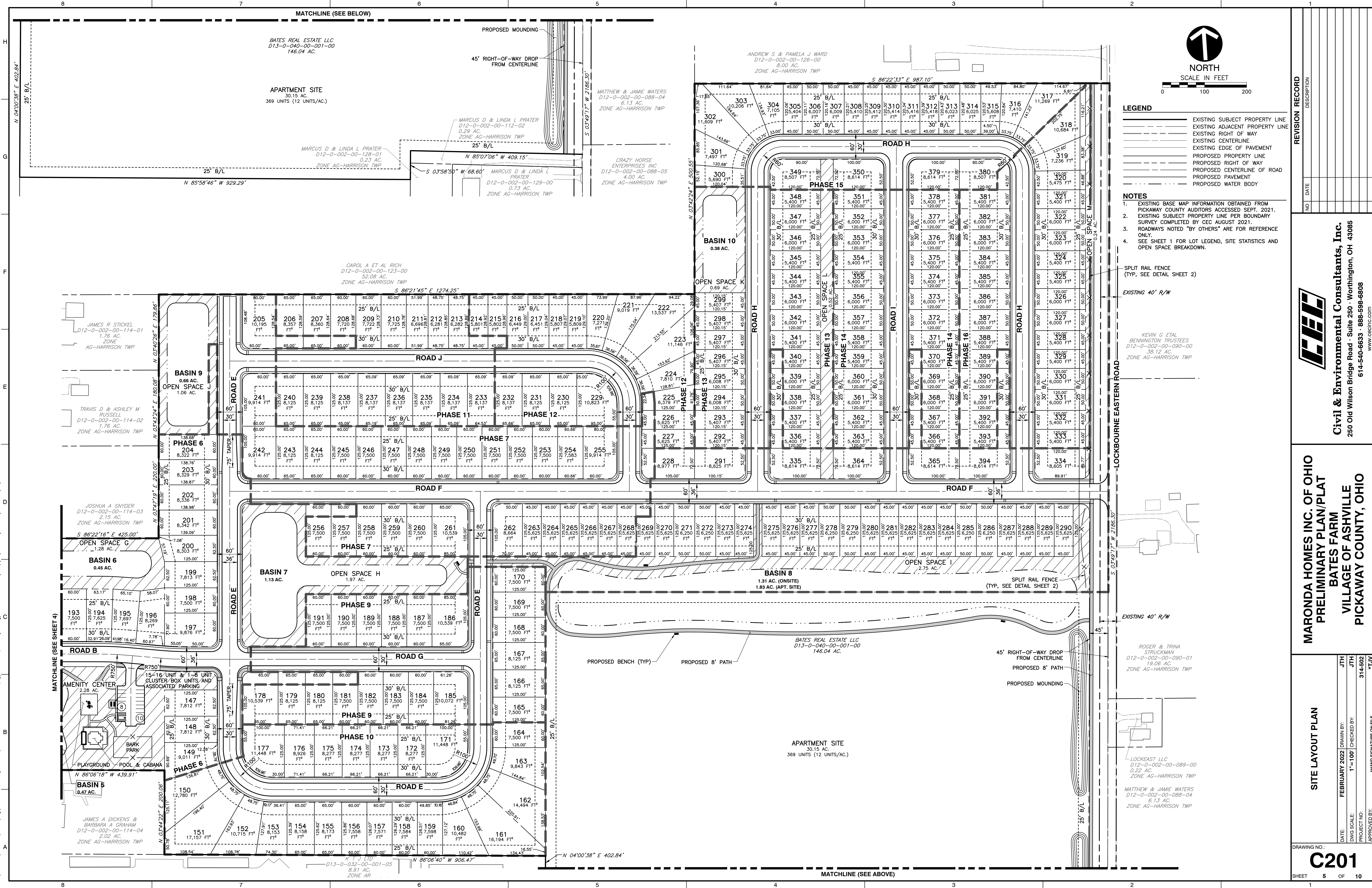
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**MARONDA HOMES INC. OF OHIO**  
 PRELIMINARY PLAN/PLAT  
 BATES FARM  
 VILLAGE OF ASHVILLE  
 PICKAWAY COUNTY, OHIO

**SITE LAYOUT PLAN**

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

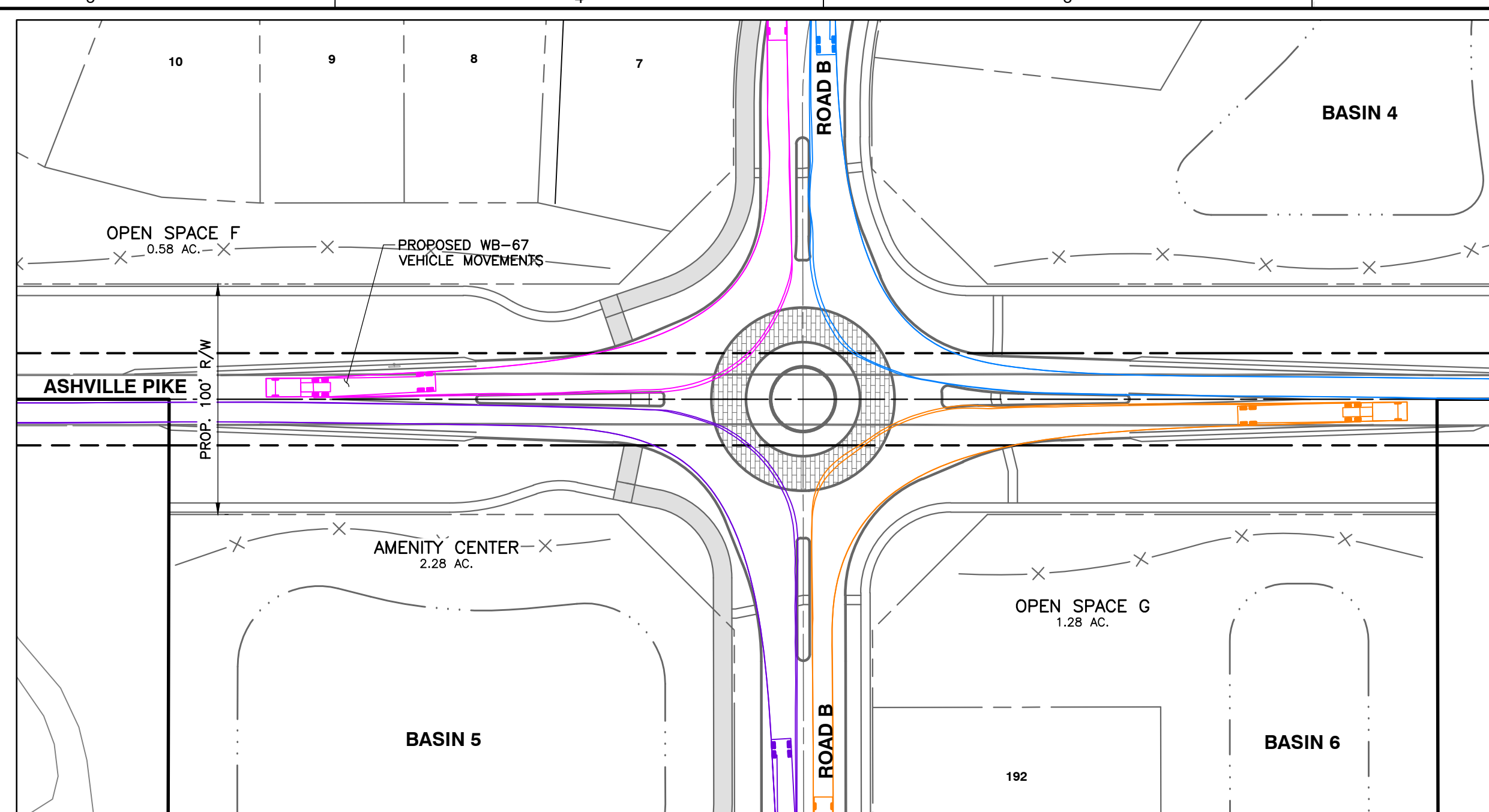
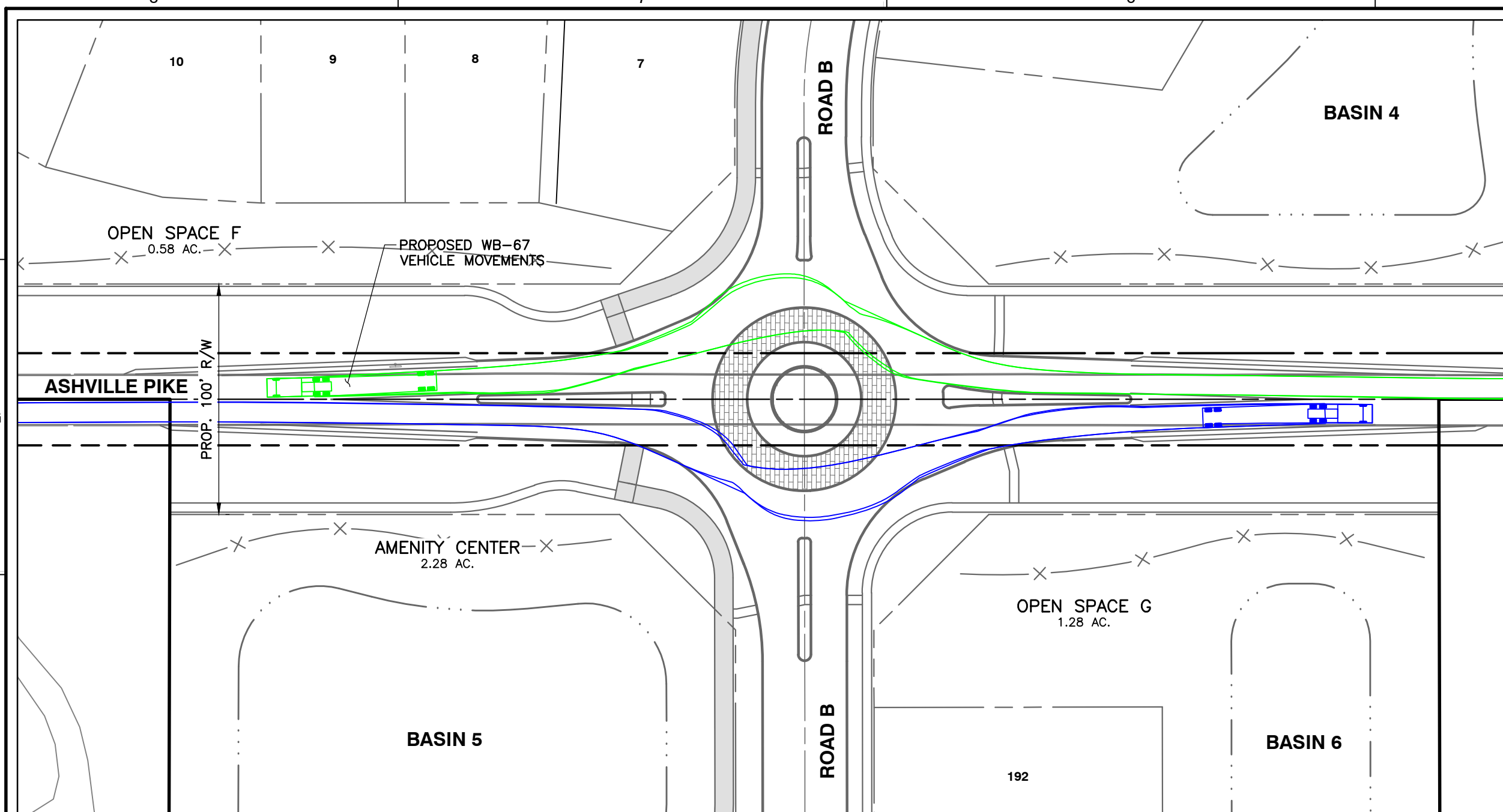
DRAWING NO: **C201**  
 SHEET 5 OF 10



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MATCHLINE (SEE ABOVE)

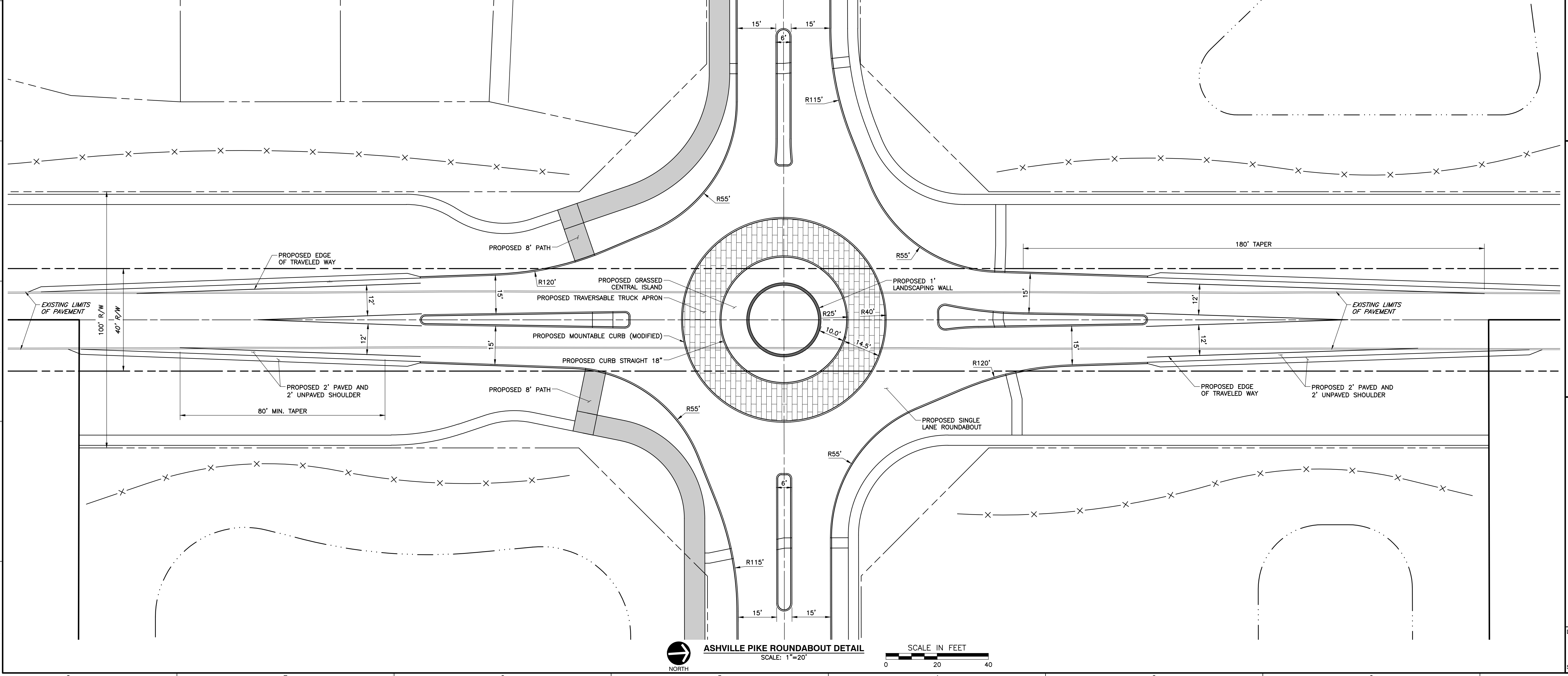




- LEGEND**
- EXISTING SUBJECT PROPERTY LINE
  - - - EXISTING ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY
  - - - EXISTING CENTERLINE
  - - - EXISTING EDGE OF PAVEMENT
  - - - PROPOSED PROPERTY LINE
  - - - PROPOSED RIGHT OF WAY
  - - - PROPOSED CENTERLINE OF ROAD
  - - - PROPOSED PAVEMENT
 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

**WB-67 TRUCK TURN DETAIL - THROUGH TRAFFIC**  
SCALE: 1"=50'

**WB-67 TRUCK TURN DETAIL - TURNING MOVEMENTS**  
SCALE: 1"=50'



**ASHVILLE PIKE ROUNDABOUT DETAIL**  
SCALE: 1"=20'

NO.	DATE	DESCRIPTION

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

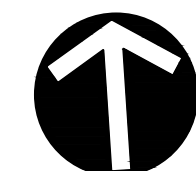
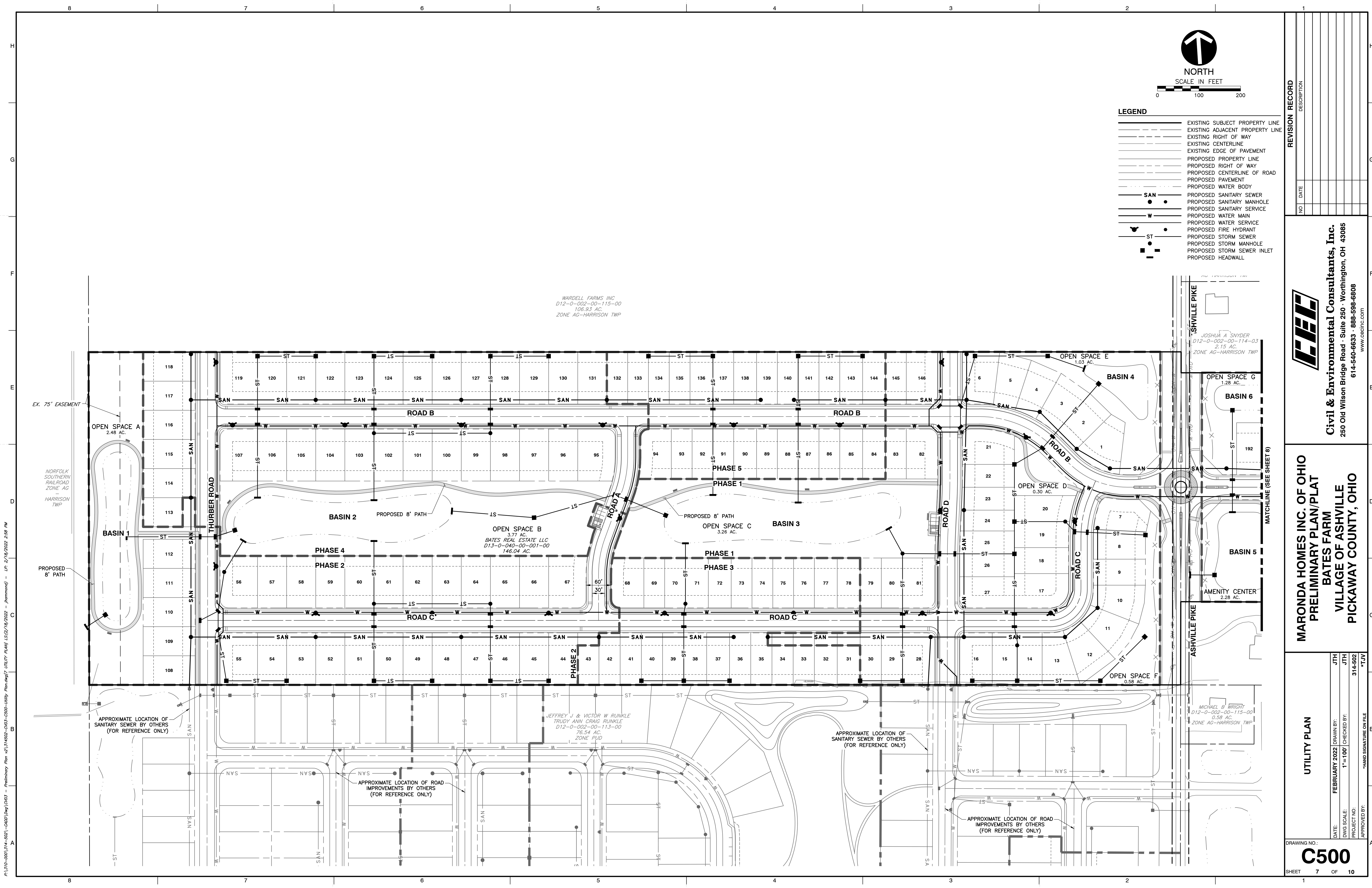
**ASHVILLE PIKE ROUNDABOUT DETAIL**

DRAWING NO.: **C202**

SHEET 6 OF 10

DATE: FEBRUARY 2022 [DRAWN BY: JTH]  
 DWG SCALE: AS SHOWN [CHECKED BY: JTH]  
 PROJECT NO: 314-502  
 APPROVED BY: \*TJV

P:\310-000\314-502\CAD\DWG\C202 - Preliminary Plan - 2\314502-002-CAD-Cover Sheet - Typical Section, Site Layout.dwg [6 ASHVILLE PIKE ROUNDABOUT DETAIL LS(2/18/2022 - Hammond) - LP: 2/18/2022 2:58 PM]



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
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED SANITARY MANHOLE
- ST — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER MAIN
- ST — PROPOSED WATER SERVICE
- W — PROPOSED FIRE HYDRANT
- ST — PROPOSED STORM SEWER
- W — PROPOSED STORM MANHOLE
- ST — PROPOSED STORM SEWER INLET
- W — PROPOSED HEADWALL

NO.	DATE	DESCRIPTION

WARDLE 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

OPEN SPACE B  
3.77 AC.  
BATES REAL ESTATE LLC  
D13-0-040-00-001-00  
146.04 AC.

MICHAEL B WRIGHT  
D12-0-002-00-115-00  
0.58 AC.  
ZONE AG-HARRISON TWP

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

P:\310-000\314-502-C500\DWG\C500-Utility Plan.dwg | UTILITY PLAN | LS(2/19/2022 - Hammond) - LP: 2/19/2022 2:58 PM

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**MARONDA HOMES INC. OF OHIO**  
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**BATES FARM**  
**VILLAGE OF ASHVILLE**  
**PICKAWAY COUNTY, OHIO**

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









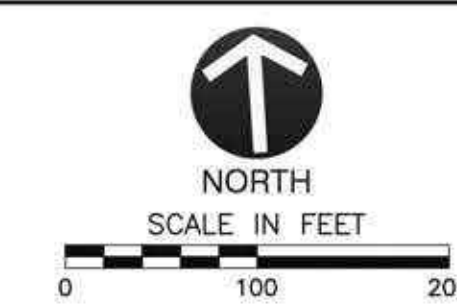
ILLUSTRATIVE PLAN

**BATES FARM**

PREPARED FOR MARONDA HOMES OF OHIO, INC.

FEB. 22, 2022

EXHIBIT C-1







ILLUSTRATIVE PLAN

**BATES FARM**

PREPARED FOR MARONDA HOMES OF OHIO, INC.

FEB. 22, 2022

EXHIBIT C-2



NORTH  
SCALE IN FEET  
0 100 200



Civil & Environmental  
Consultants, Inc.