±635' to C/L Commerce St.

C.S.R. 752

R=25000.00'
Δ=1°42'39"
L=746.46'
Ch=746.43'
S 88°20'14" E

S 89°11'34" E 156.51'

Railroad Easement per C & O Railway Track Map

0.700 AC.

S 87°28'55" E 64.50'

Harrison Township
Village of Ashville

±870' to C/L Poplar St.

Proposed 35' Sanitary Sewer Easement prepared by Watcon Engineers & Surveyors

PROP. 18" SAN SEWER BY OTHERS

MH 18"INV=694.66(PLAN)

MH 18"INV=695.79(PLAN)

30' Building Setback

Clifton Brothers Land LLC
21.419 Acres
O.R. 775, Pg. 1149
Parcel # D12-0-001-00-147-00
Proposed Zoning: AR, Apartment Residential District

S 23°08' W 153.12'

10' Building Setback

6.5'

43.5'

C/L 100' Railroad Parcel

C/L No. 1 Main

CSXT Railroad ~100'

RETENTION POND

18.201 AC.
9.611 Ac. Imperv.
8.950 Ac. greenspace

704
700
706 normal pool
711

CLUBHOUSE

POOL

MAIL

0.572 AC.

S 84°41'17" E 186.43'

Norfolk Southern Railroad

Building A 18-2br / 6-1br

Building A 18-2br / 6-1br

Building A 18-2br / 6-1br

Building C 12-1br / 24-2br

Building E 6-3br / 4-1br

Building E 6-3br / 4-1br

Building C 12-1br / 24-2br

Building E 6-3br / 4-1br

Building E 6-3br / 4-1br

Building C 12-1br / 24-2br

N 12°28' W 866.38'

Proposed 35' Sanitary Sewer Easement prepared by Watcon Engineers & Surveyors

PROP. 18" SAN SEWER BY OTHERS

Building Setback

MH 18"INV=693.54(PLAN)

MH 18"INV=692.36(PLAN)

MH 18"INV=691.70(PLAN)

Point of Beginning

Village of Ashville
Harrison Township

CrA
Ko
MkB

N 86°28'02" W 1279.87'

40' Building Setback

0.607 AC.

Village of Ashville
11.268 Acres
O.R. 694, Pg. 977
Parcel # D13-0-010-00-072-00
Zoned: CF, Community Facilities District

Harrison Township
Village of Ashville
Ord. No. 2015-09

273 Acre Ingress/Egress Easement
O.R. 694, Pg. 977

R=2715.00'
Δ=10°50'10"
L=513.46'
Ch=512.71'
S 20°42'29" E

10' Building Setback

TRASH COMPACTOR

1.339 AC.

Benchmark 2
Elev.=715.01

N

0 50 100
SCALE 1 INCH = 50 FEET

Revised: 00-00-00

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

POST-DEVELOPMENT TRIBUTARY MAP
THE DISTILLERY
21.49 ACRES ~ STATE ROUTE 752
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=50'	KWN	GWS	2-03-22	1 OF 1

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