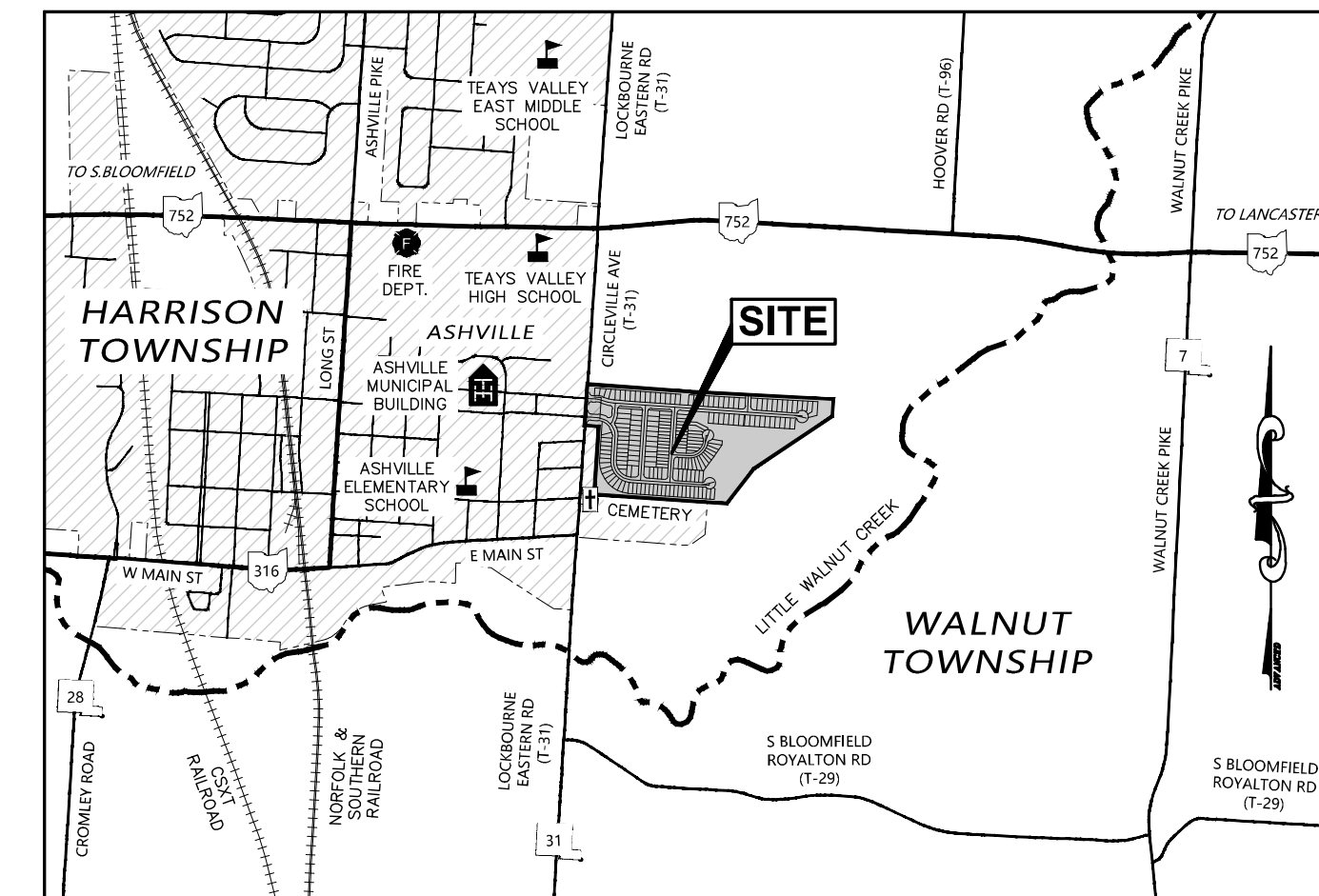


PRELIMINARY DEVELOPMENT PLAN FOR HICKORY GLEN VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO SECTION 7, TOWNSHIP 9 RANGE 21, CONGRESS LANDS



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

TITLE SHEET	1
SITE & UTILITY PLAN	2-3

APPLICANT

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
ERLANGER, KENTUCKY 41018
PHONE: 859-578-7705
FAX: 866-724-6988
AMANDA WEBB
AWEBB@FISCHERHOMES.COM

ENGINEER

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614-428-7750
FAX: 614-428-7755
DAVID DENNISTON, P.E.
DDENNISTON@ADVANCEDCIVILDESIGN.COM

OWNERS

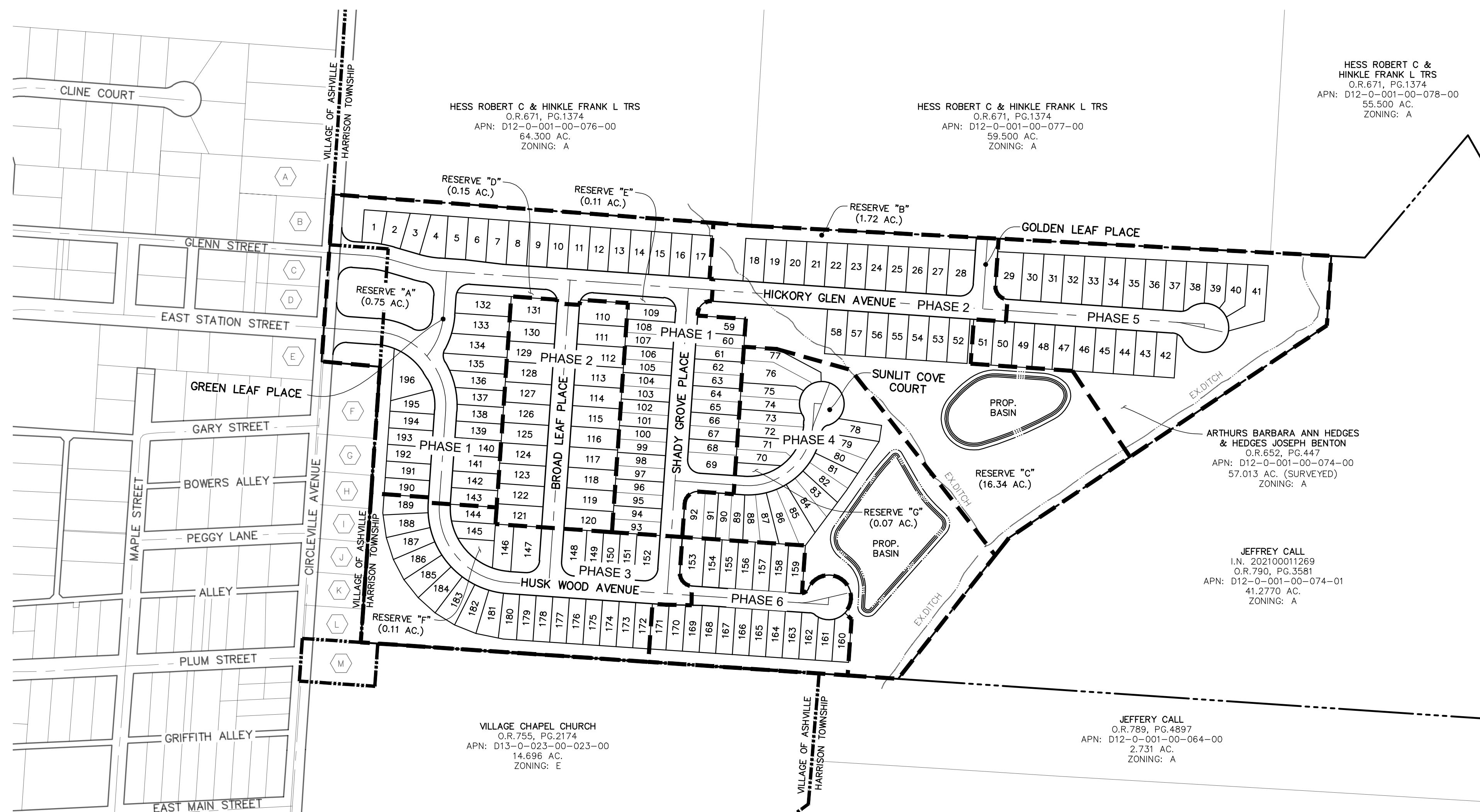
ARTHURS BARBARA ANN & JOSEPH
BENTON HEDGES
200 WEST BROAD STREET
PATASKALA, OHIO 43062



TOTAL SITE STATISTICS		
HOMESITE TYPES	TOTAL HOMESITES	LEGEND
MAPLE STREET HOME STYLE (LOT SIZE 45'x120' MIN.)	65 HOMESITES	33%
MAPLE STREET HOME STYLE (LOT SIZE 55'x87' MIN.)	80 HOMESITES	41%
DUPLEX HOME STYLE (LOT SIZE 29'x118' MIN.)	51 HOMESITES	26%
TOTAL HOMESITES	196 HOMESITES	4.14 UNITS PER ACRE **
LAND USE	ACREAGE	
PLANNED UNIT DEVELOPMENT (PUD) ZONING CODE CHAPTER 1165		
RIGHT-OF-WAY INTERNAL	9.72 ACRES	17.05%
OPEN SPACE	19.25 ACRES	33.77%
RESIDENTIAL LOTS	28.04 ACRES	49.18%
TOTAL ACREAGE:	57.01 ACRES	100.00%
** DENSITY CALCULATED AS: NUMBER OF HOMESITES (TOTAL ACREAGE - ROW INTERNAL)		

PROJECT SURVEY COMPLETED MAY 25, 2022.

PHASING SUMMARY		
	TOTAL LOTS	TOTAL ACREAGE
PHASE 1	64	14.90
PHASE 2	40	15.21
PHASE 3	27	6.85
PHASE 4	23	8.44
PHASE 5	23	8.03
PHASE 6	19	3.58
TOTAL	196	57.01



INDEX MAP/PHASING PLAN
SCALE: 1"=200'

NOTE: CORPORATION LINES ARE SHOWN AS THEY EXIST AT THE TIME OF THE PREPARATION OF THIS PLAN. THE PROPERTY ENCOMPASSED BY THIS PROJECT IS CURRENTLY BEING ANNEXED INTO THE VILLAGE OF ASHVILLE.

OWNERSHIP INFORMATION

- | | |
|--|---|
| A JOSEPH N & DANIEL R SWETNAM
APN: D13-0-030-00-103-00
LOT 2
ZONING: R | H CHRISTOPHER M & KARI B FLEMING
APN: D13-0-030-00-117-00
LOT 3
ZONING: R |
| B KENNETH L & SHARREN L POST
APN: D13-0-030-00-102-01
LOT 1
ZONING: R | I CHRISTOPHER M & KARI B FLEMING
APN: D13-0-030-00-118-00
LOT 4
ZONING: R |
| C STEPHEN F HEDGES
APN: D13-0-029-00-019-00
LOT 16
ZONING: R | J THOMAS A & NANCY L BAUSUM
APN: D13-0-030-00-119-00
LOT 5
ZONING: R |
| D ARTHUR STEVENS
APN: D13-0-029-00-020-00
LOT 15
ZONING: R | K DOROTHY E GENTILINI
APN: D13-0-030-00-120-00
LOT 6
ZONING: R |
| E KIM M MARTIN
APN: D13-0-025-00-031-00
0.300 AC.
ZONING: R | L BELLS ESTATE LLC
APN: D13-0-030-00-121-00
LOT 7
ZONING: R |
| F JOHN PAUL & MARY ANN ELLIOTT
APN: D13-0-030-00-115-00
LOT 1
ZONING: R | M HEDGES CEMETERY
APN: D12-0-001-00-066-00
0.600 AC.
ZONING: E |
| G SCOTT, THECALA & BETSEY ACORD
APN: D13-0-030-00-116-00
LOT 2
ZONING: R | |

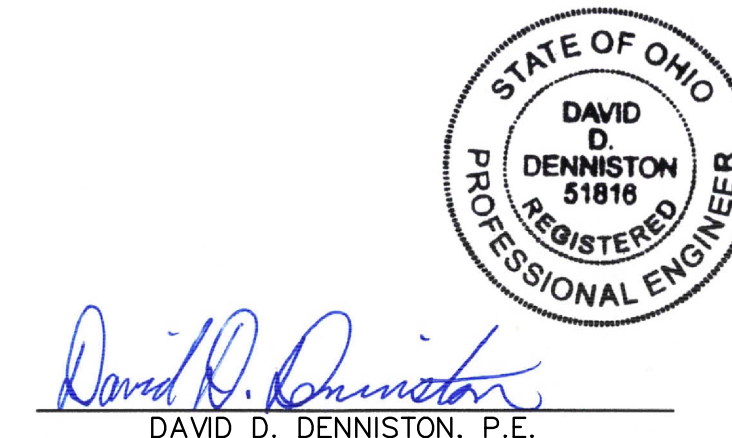
FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREAS DESIGNATED AS ZONE "X" & "A". ZONE "X" IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS IDENTIFIED AS ZONE "A" ARE SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); PICKAWAY COUNTY, OHIO, PANELS 0180 & 0200, MAP 39129C, SUFFIX J, MAP REVISED DATE (JULY 22, 2010).

UTILITY CONTACTS

- | | |
|--|--|
| ELECTRIC
SOUTH CENTRAL POWER
P.O. BOX 250
LANCASTER, OHIO 43130
ATTN: TOM MUSICK
(740) 653-4422 | WATER MAINS,
SANITARY
SEWERS &
STORM
SEWERS
VILLAGE OF ASHVILLE
200 EAST STATION STREET
ASHVILLE, OHIO 43103
ATTN: APRIL D. GRUBE
(740) 983-7131 |
| GAS
COLUMBIA GAS OF OHIO
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
ATTN: NICK SCHLARB
(614) 633-8219 | PICKAWAY COUNTY ENGINEER
121 WEST FRANKLIN STREET
CIRCLEVILLE, OHIO 43113
ATTN: STERLIN C. "CHRIS" MULLINS
(740) 474-3360 |
| PHONE/
CATV
FRONTIER COMMUNICATIONS
1300 COLUMBUS SANDUSKY ROAD,
MARION, OHIO 43302
ATTN: CHRIS AVERY
(740) 383-0551 | |
| CHARTER COMMUNICATIONS
P.O. BOX 2553
COLUMBUS, OHIO 43216
ATTN: KEVIN RICH
(614) 481-5263 | |

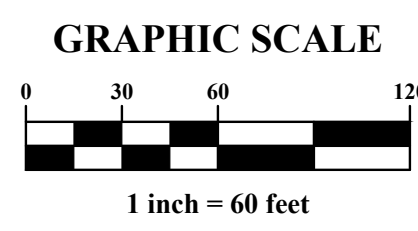
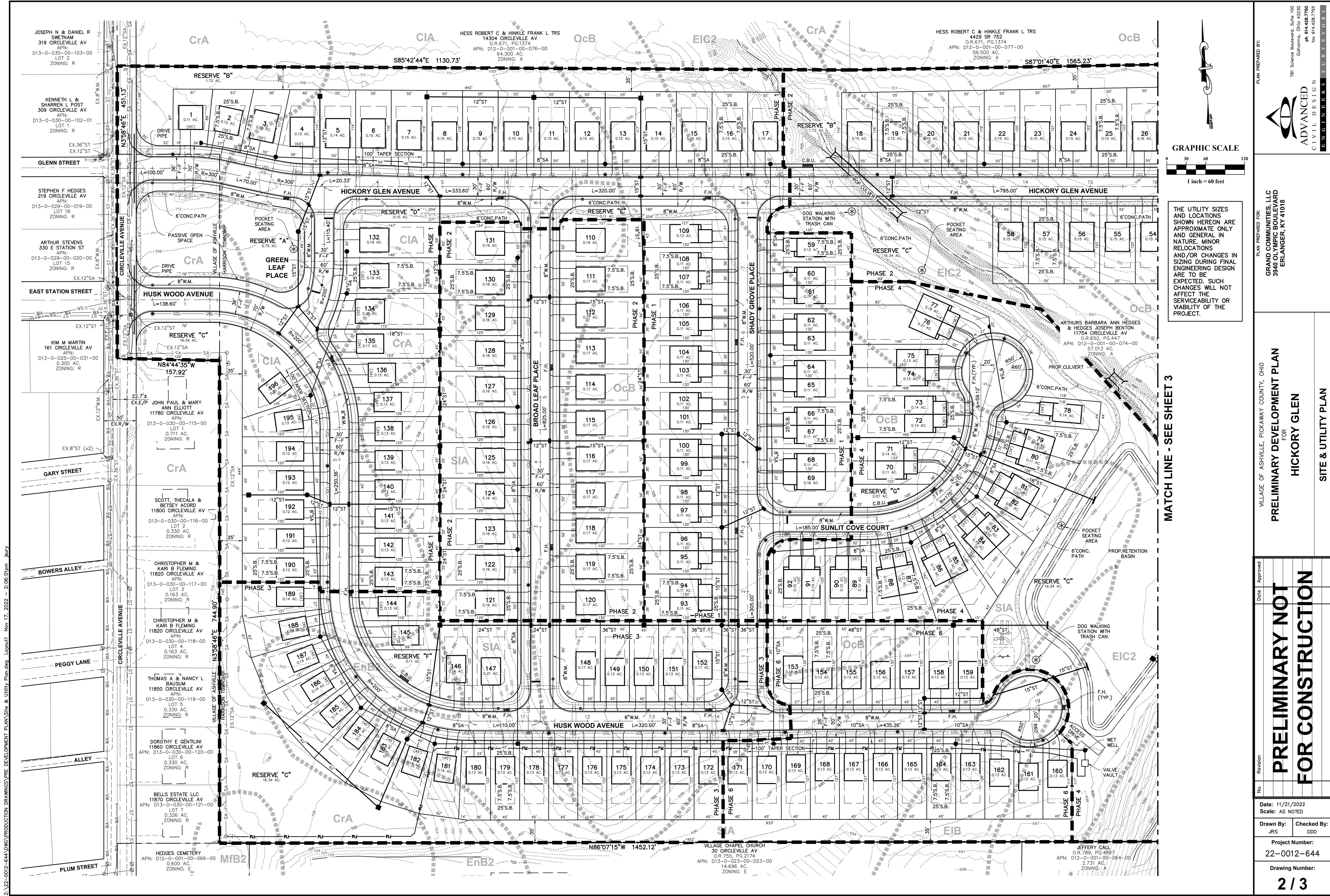
ENGINEER:



ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD, SUITE 100
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V: 614.428.7750
F: 614.428.7755

PLAN PREPARED BY:
 GRAND COMMUNITIES, LLC
 3940 OLYMPIC BOULEVARD
 ERLANGER, KY 41018
 VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
 HICKORY GLEN
 TITLE SHEET
 PRELIMINARY NOT FOR CONSTRUCTION
 Date: 11/21/2022
 Scale: AS NOTED
 Drawn By: JRS
 Checked By: DDD
 Project Number: 22-0012-644
 Drawing Number: 1 / 3

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THE UTILITY SIZES AND LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND GENERAL IN NATURE. MINOR RELOCATIONS AND/OR CHANGES IN SIZING DURING FINAL ENGINEERING DESIGN ARE TO BE EXPECTED. SUCH CHANGES WILL NOT AFFECT THE SERVICEABILITY OR VIABILITY OF THE PROJECT.

MATCH LINE - SEE SHEET 3

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 781 Science Boulevard, Suite 100
 Cincinnati, Ohio 45230
 PH 614.428.7750
 FAX 614.428.7755

PLAN PREPARED FOR:
GRAND COMMUNITIES, LLC
 3940 OLYMPIAN BOULEVARD
 ERLANGER, KY 41018

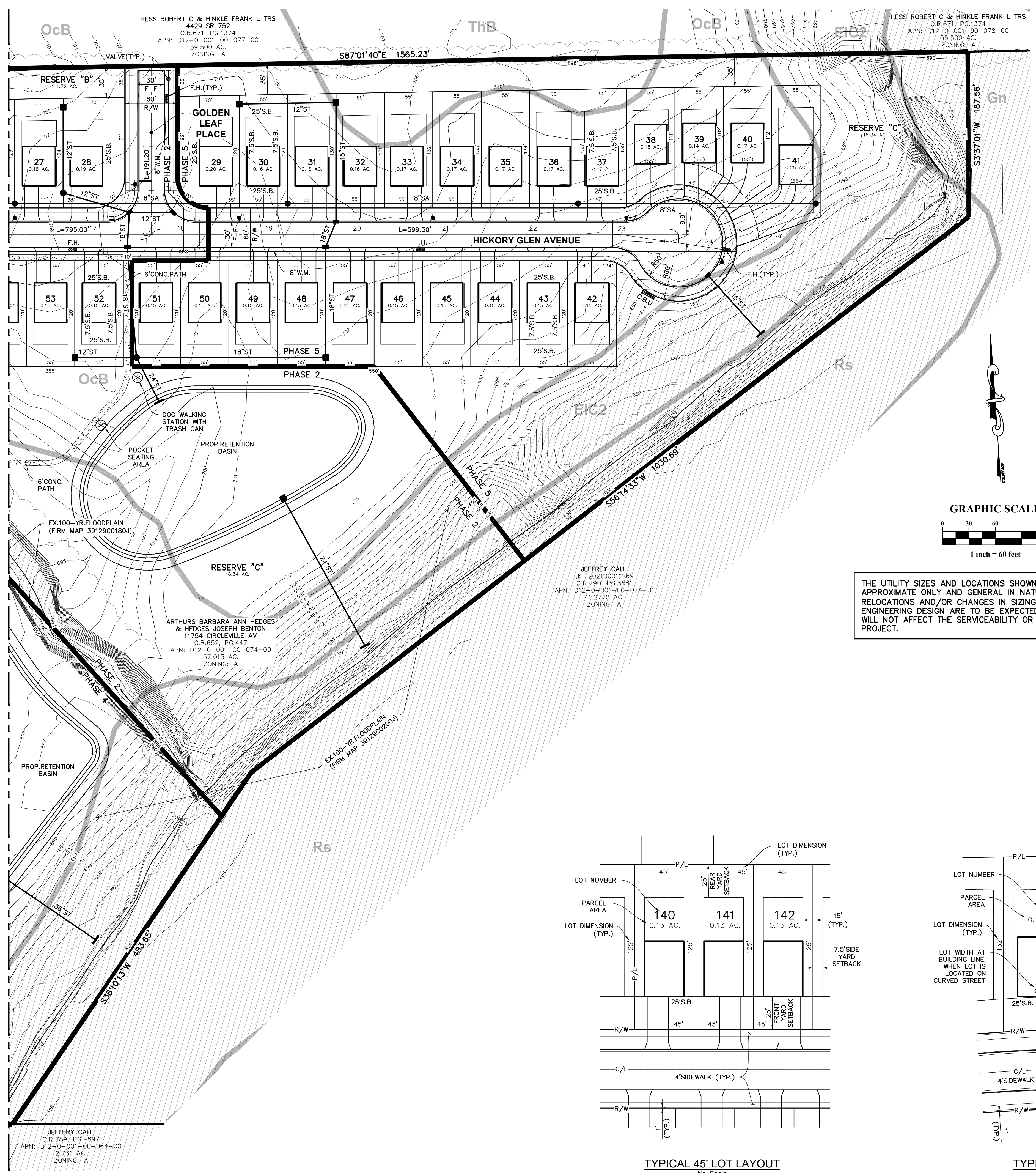
VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO
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 FOR
HICKORY GLEN
 SITE & UTILITY PLAN

No.	Revision	Date	Approved
PRELIMINARY NOT FOR CONSTRUCTION			
Date:	11/21/2022	Scale:	AS NOTED
Drawn By:	JRS	Checked By:	DDD
Project Number:	22-0012-644		
Drawing Number:	2 / 3		

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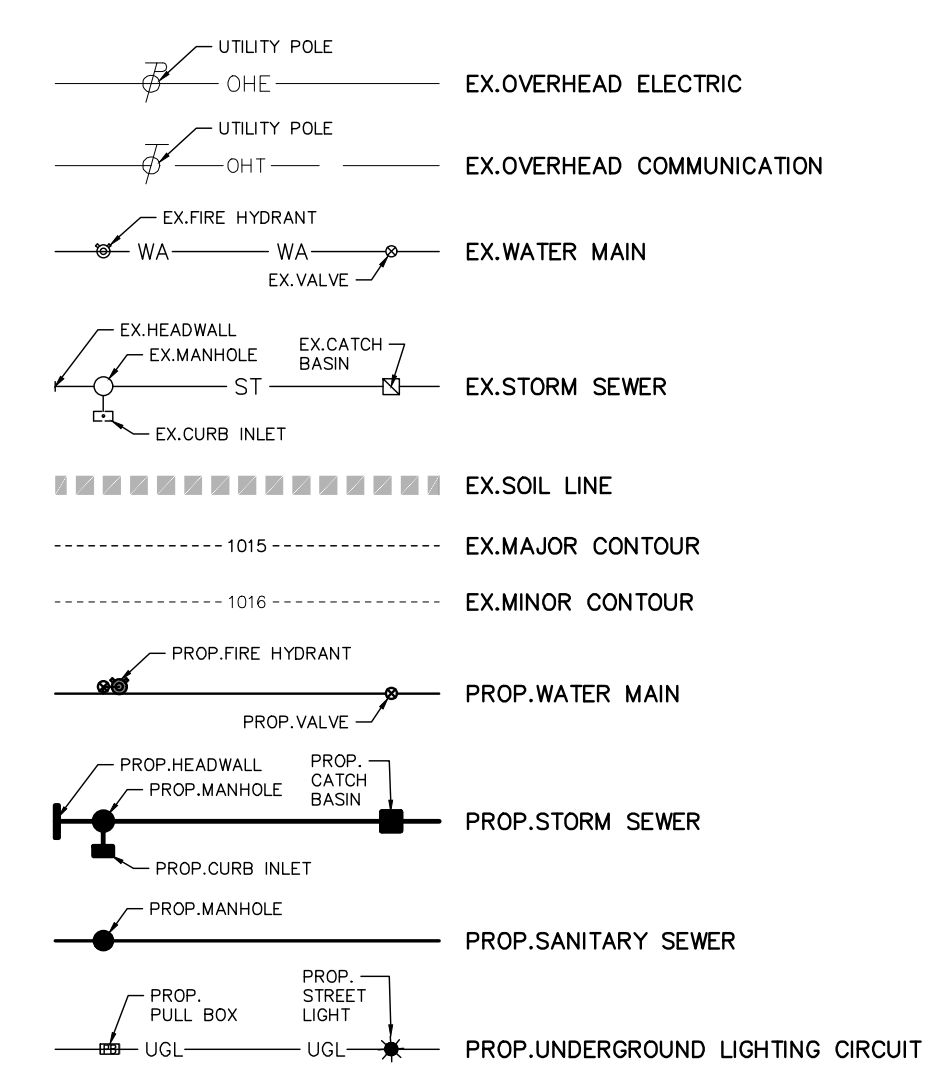
MATCH LINE - SEE SHEET 2



NOTES:

- ALL RESERVES ARE TO BE OWNED AND MAINTAINED BY THE HICKORY GLEN HOMEOWNERS' ASSOCIATION.
- PROPOSED RETENTION BASINS WILL BE MAINTAINED BY THE HICKORY GLEN HOMEOWNERS' ASSOCIATION. THE DEVELOPER OF HICKORY GLEN WILL ASSUME THE STORMWATER MANAGEMENT BASIN MAINTENANCE RESPONSIBILITIES ON THE PART OF THE HICKORY GLEN HOMEOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE ASSOCIATION IS ESTABLISHED.
- UTILITY EASEMENTS TO BE DEFINED DURING FINAL ENGINEERING AND PLATTING.
- EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT WILL BE PROVIDED WITH EACH PHASE OF CONSTRUCTION PLANS AND WILL COMPLY WITH THE CURRENT STATE OF OHIO REGULATIONS AND CONSIST OF BEST MANAGEMENT PRACTICES AS DEPICTED IN THE ODR RAINWATER AND LAND DEVELOPMENT MANUAL.
- PARKING WILL BE RESTRICTED TO ONE SIDE OF THE STREET THROUGHOUT THIS SUBDIVISION. PARKING WILL BE PROHIBITED ON THE FIRE HYDRANT SIDE OF THE STREET.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION.
- THE PROPOSED HOUSE LOCATIONS SHALL BE CONSTRUCTED IN THE AREAS OF THE LOTS EXCLUSIVE OF THE SIDE, FRONT AND REAR SETBACKS. (FOOTPRINTS AS SHOWN ARE ILLUSTRATIVE AND WILL CHANGE WITH FINAL HOME SELECTIONS).

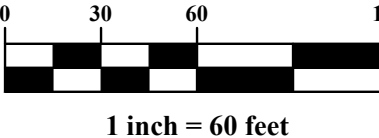
LEGEND



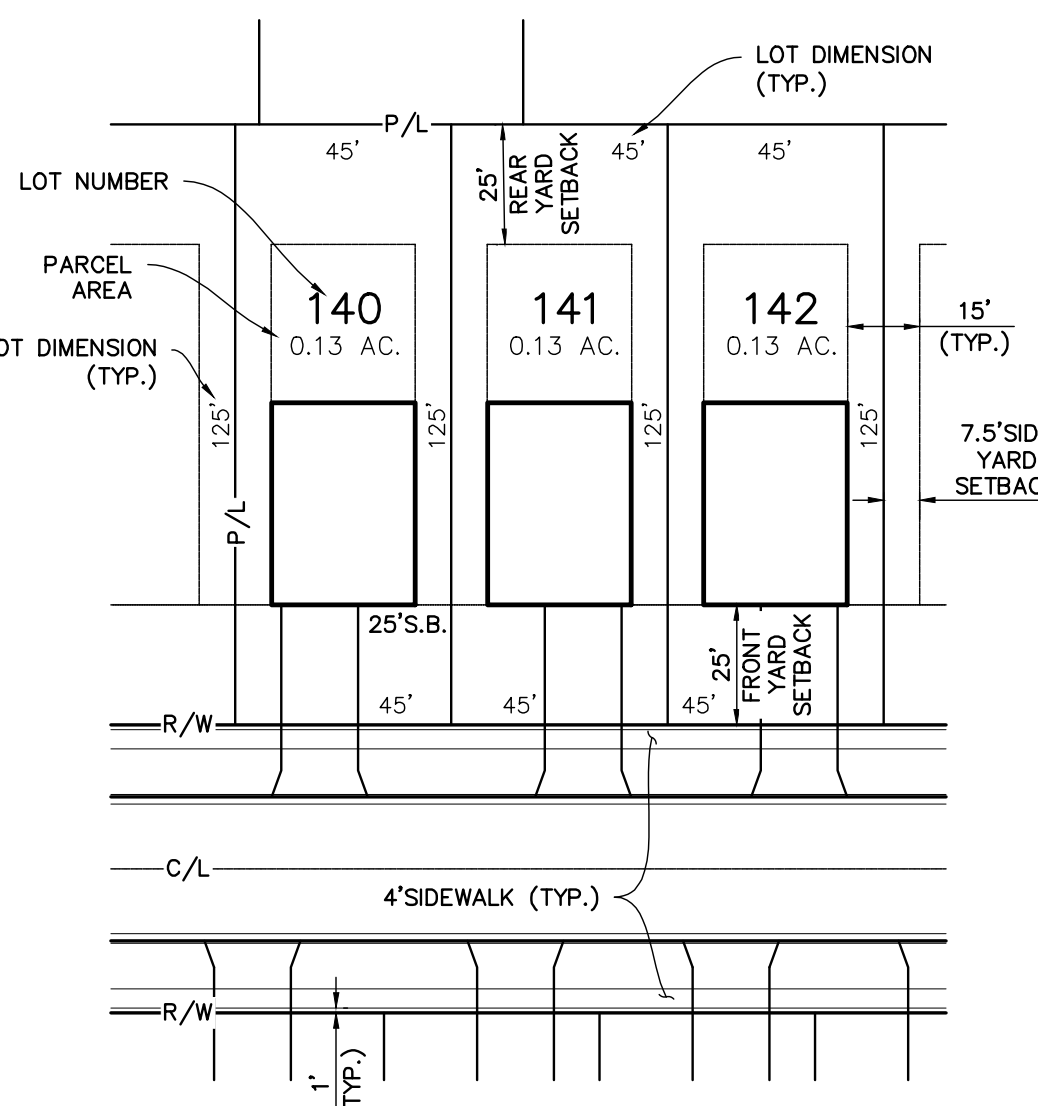
MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
CIA	CELINA SILT LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
EIB	ELDEAN LOAM, 2 TO 6 PERCENT SLOPES
EIC2	ELDEAN LOAM, 6 TO 12 PERCENT SLOPES, ERODED
EnB2	ELDEAN GRAVELLY LOAM, 2 TO 6 PERCENT SLOPES, ERODED
Gn	GENESSEE SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
MIB2	MIAMIAN SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
OcB	OCKLEY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 2 TO 6 PERCENT SLOPES
Rs	ROSS LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
SIA	SLEETH SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
ThB	THACKERY SILT LOAM, 2 TO 6 PERCENT SLOPES

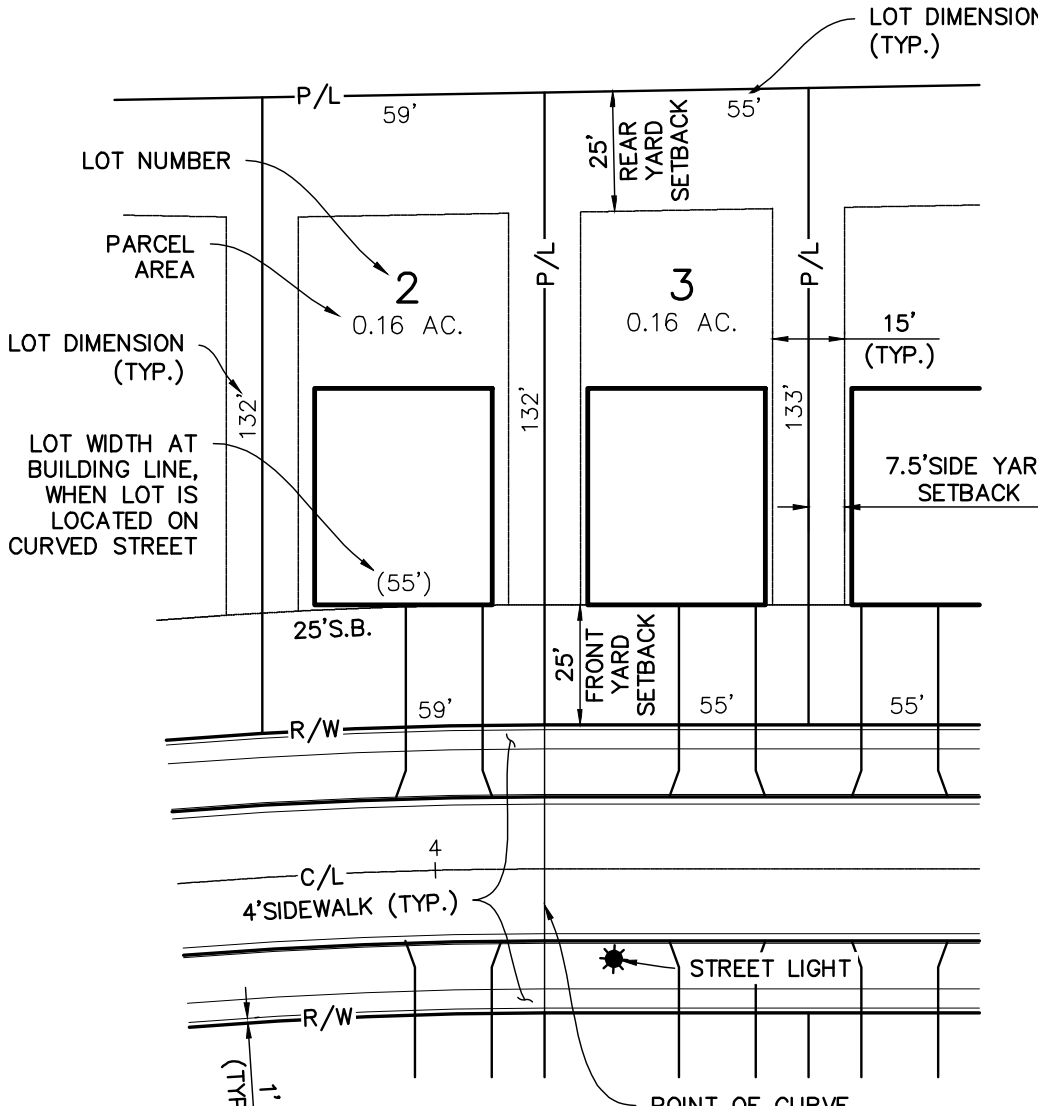
GRAPHIC SCALE



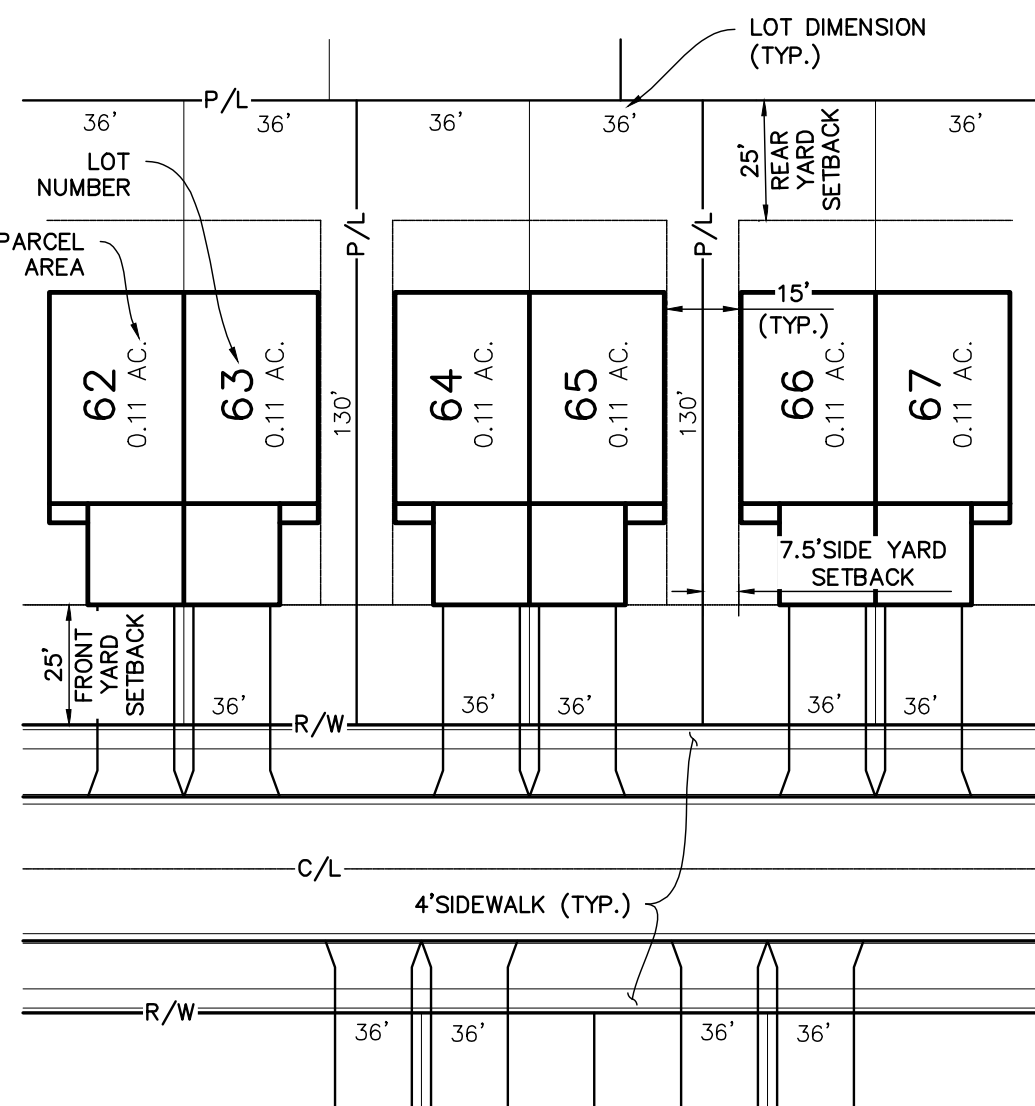
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TYPICAL 45' LOT LAYOUT
No Scale



TYPICAL 55' LOT LAYOUT
No Scale



TYPICAL DUPLEX LOT LAYOUT
No Scale



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