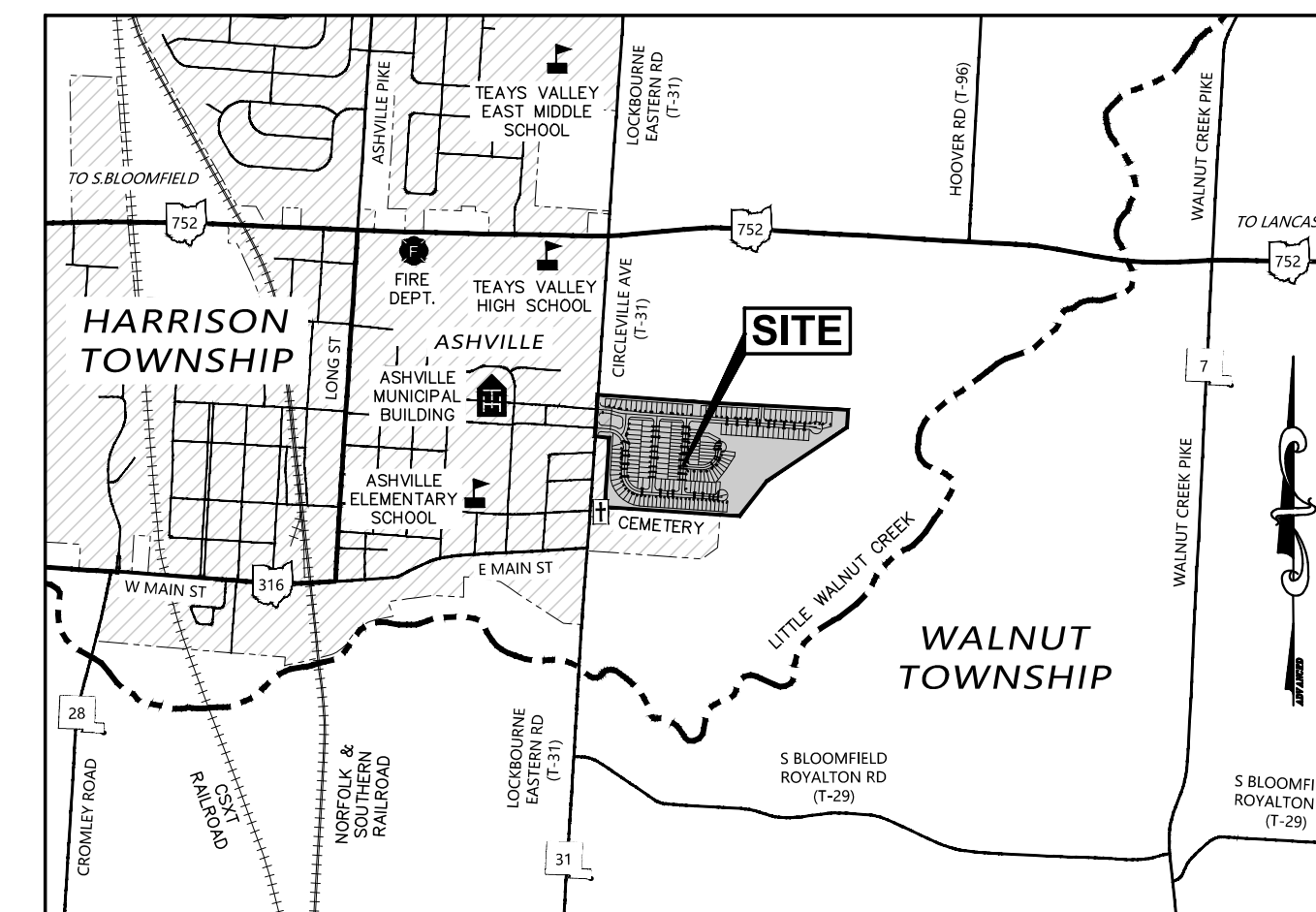


PRELIMINARY DEVELOPMENT PLAN FOR HICKORY GLEN VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO SECTION 7, TOWNSHIP 9 RANGE 21, CONGRESS LANDS



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

TITLE SHEET	1
SITE & UTILITY PLAN	2-3

APPLICANT

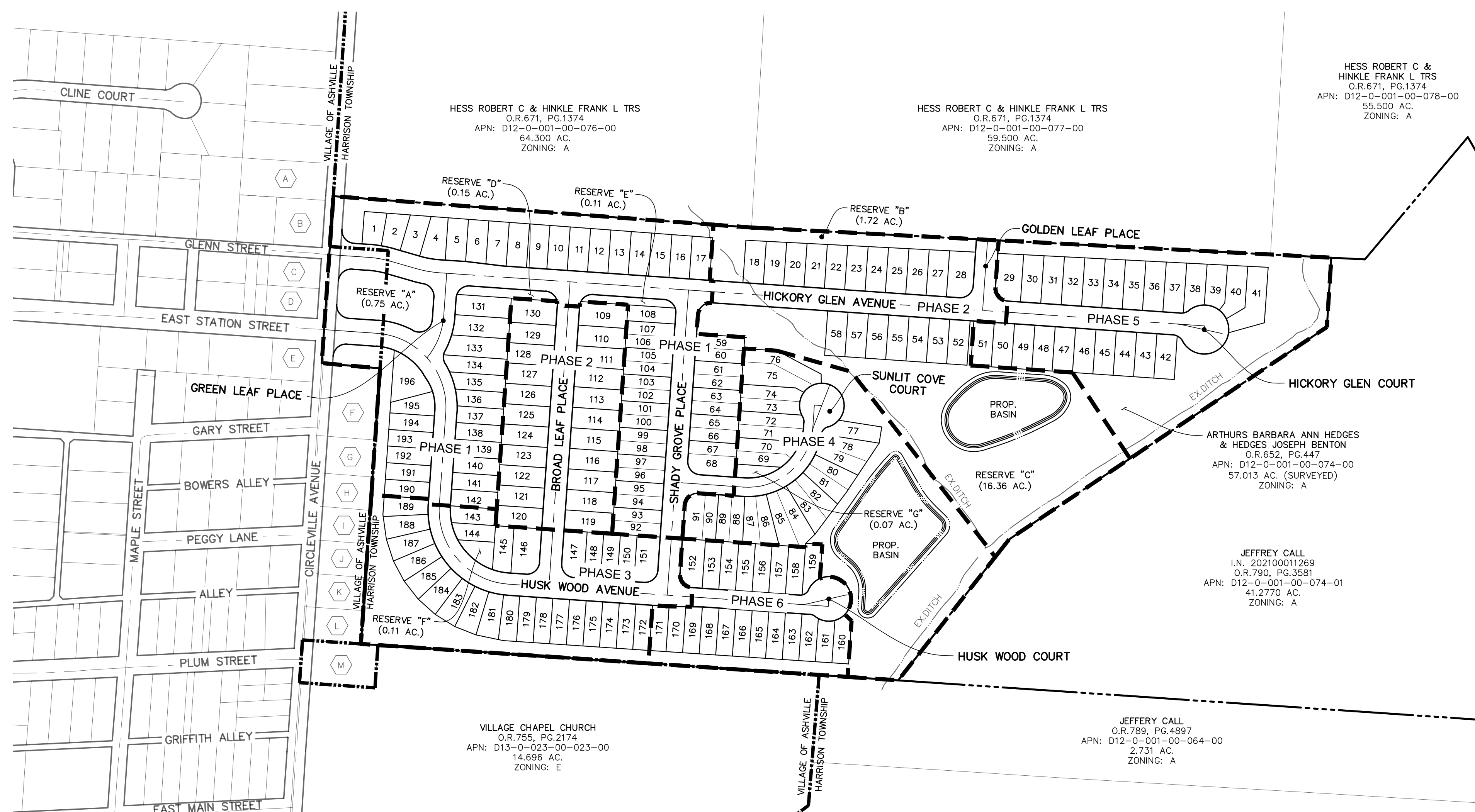
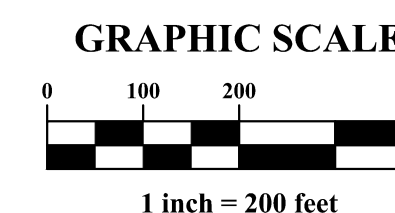
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
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PHONE: 859-578-7705
FAX: 866-724-8988
AWEBB@FISCHERHOMES.COM

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



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 | | |

PHASING SUMMARY

	TOTAL LOTS	TOTAL ACREAGE
PHASE 1	64	14.76
PHASE 2	40	15.35
PHASE 3	27	6.85
PHASE 4	23	8.32
PHASE 5	23	8.03
PHASE 6	19	3.70
TOTAL	196	57.01

TOTAL SITE STATISTICS		
HOMESITE TYPES	TOTAL HOMESITES	LEGEND
MAPLE STREET HOME STYLE (LOT SIZE 45'x120' MIN.)	66 HOMESITES	33%
MAPLE STREET HOME STYLE (LOT SIZE 55'x87' MIN.)	80 HOMESITES	41%
DUPLEX HOME STYLE (LOT SIZE 29'x118' MIN.)	50 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	19.27 ACRES	33.80%
RESIDENTIAL LOTS	28.02 ACRES	49.15%
TOTAL ACREAGE:	57.01 ACRES	100.00%
** DENSITY CALCULATED AS: NUMBER OF HOMESITES (TOTAL ACREAGE - ROW INTERNAL)		

PROJECT SURVEY COMPLETED MAY 25, 2022.

ENGINEER:

DAVID D. DENNISTON, P.E.
3/17/2023
DATE



ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD, SUITE 100
GAHANNA, OH 43230
V: 614.428.7750
F: 614.428.7755

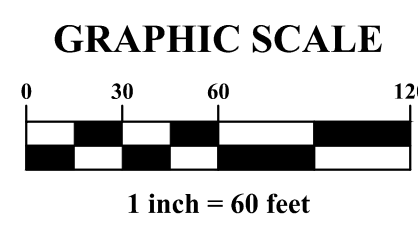
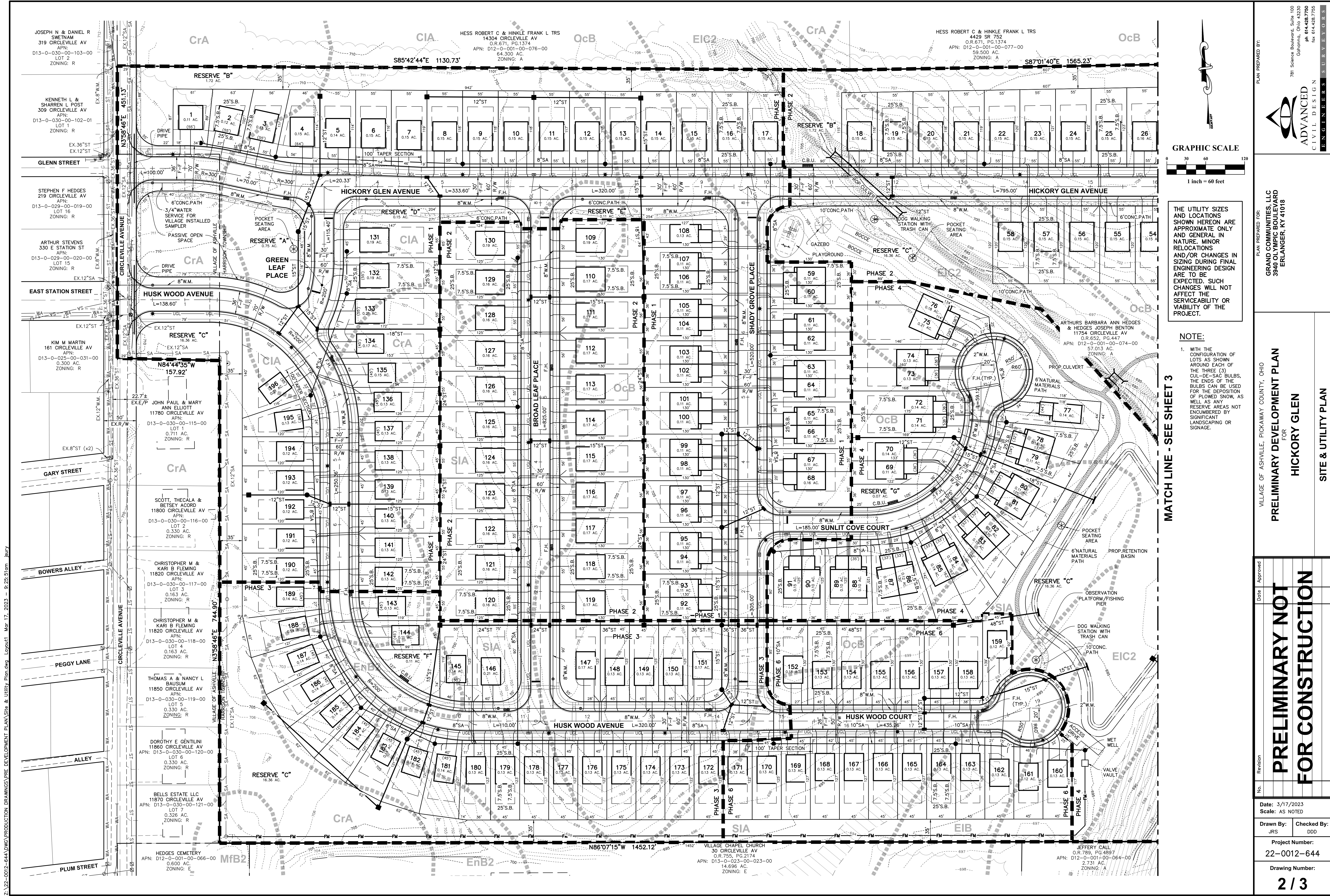
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

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

VILLAGE OF ASHVILLE, PICKAWAY COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
HICKORY GLEN
TITLE SHEET

Approved
Date
Revision
No.

3/17/2023
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 22-0012-644
Drawing Number: 1/3



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.

NOTE:
1. WITH THE CONFIGURATION OF LOTS AS SHOWN AROUND EACH OF THE THREE (3) CUL-DE-SAC BULBS, THE ENDS OF THE BULBS CAN BE USED FOR THE DEPOSITION OF PLOWED SNOW, AS WELL AS ANY RESERVE AREAS NOT ENCUMBERED BY SIGNIFICANT LANDSCAPING OR SIGNAGE.

MATCH LINE - SEE SHEET 3

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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Columbus, Ohio 43230
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
PRELIMINARY DEVELOPMENT PLAN
FOR
HICKORY GLEN
SITE & UTILITY PLAN

No.	Revision	Date	Approved
PRELIMINARY NOT FOR CONSTRUCTION			
Date:	3/17/2023	Scale:	AS NOTED
Drawn By:	JRS	Checked By:	DDD
Project Number:	22-0012-644		
Drawing Number:	2 / 3		

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Z:\22-0012-644\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Site & Utility Plan.dwg Layout2 Mar 17, 2023 - 8:25:58am jary

MATCH LINE - SEE SHEET 2

