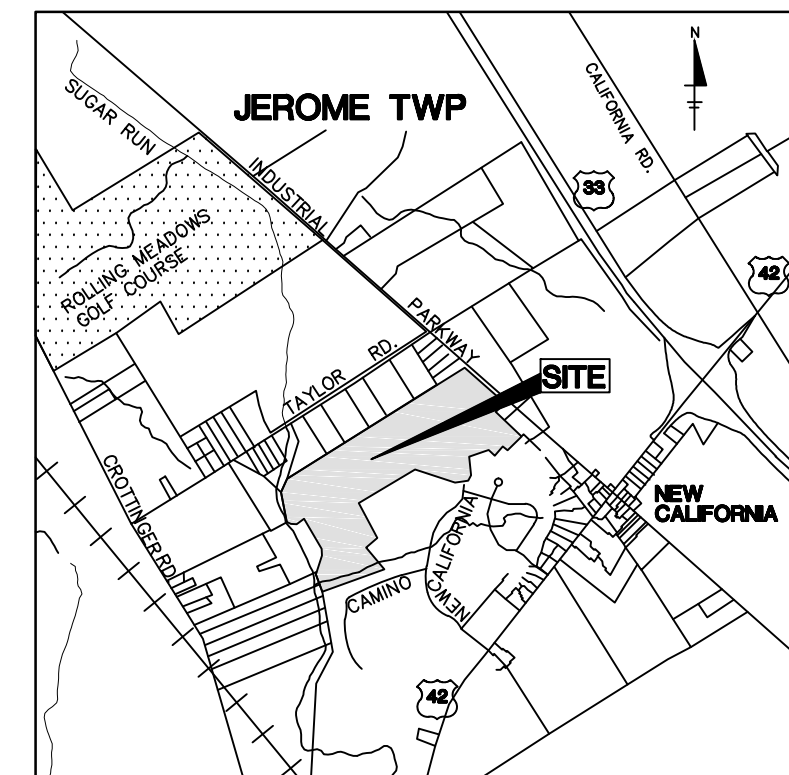
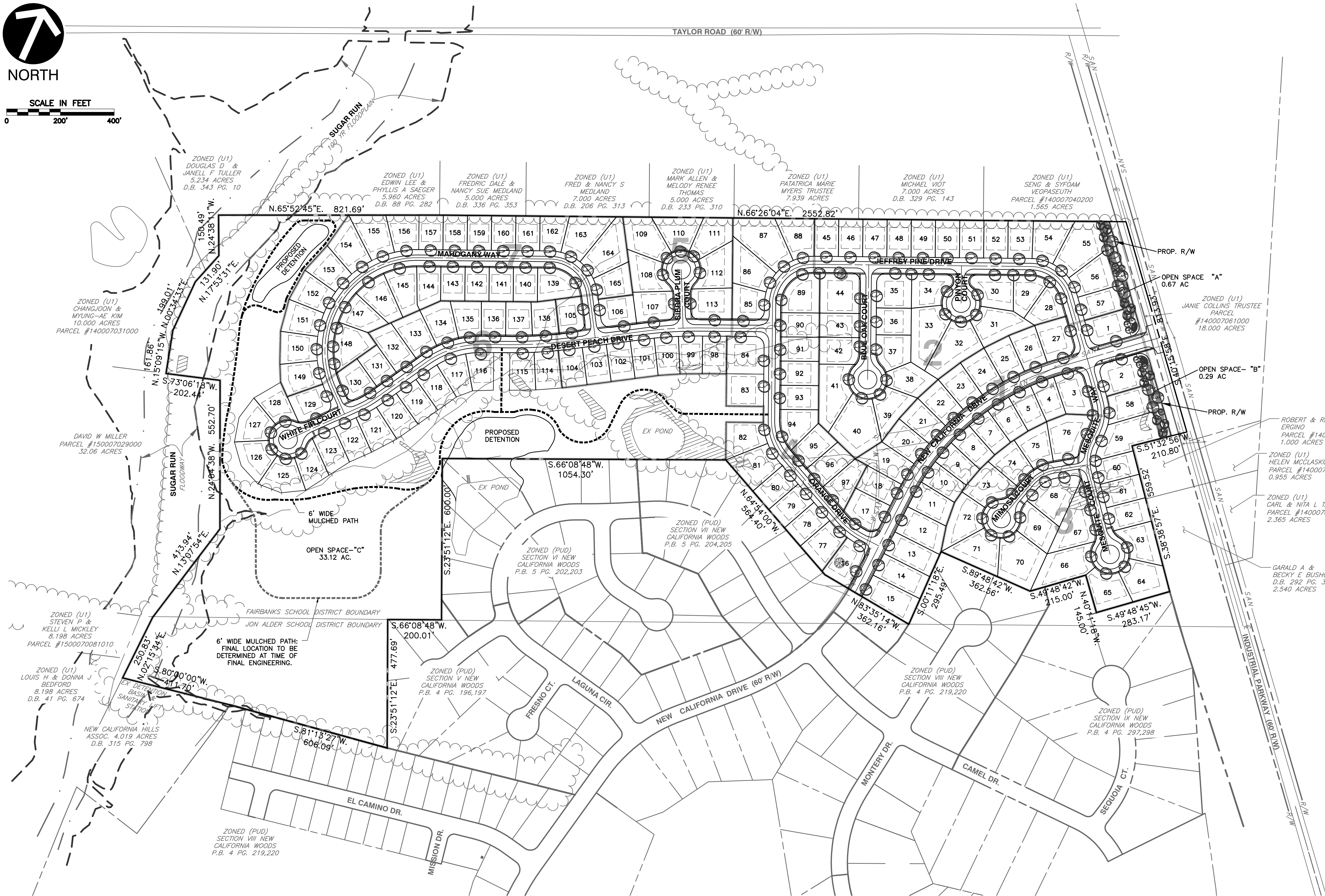




NORTH

SCALE IN FEET
0 200' 400'



VICINITY MAP
N.T.S.

SITE DATA

EX ZONING : PUD
SITE ACERAGE: 108.315 AC
LOTS: 165
OPEN SPACE REQUIRED: 10.8 AC (10%)
OPEN SPACE PROVIDED: 34.08 AC (31%)
DENSITY: 1.52 DU/AC
MIN LOT: 11,584 SF
AVE LOT: 16,259 SF
BUILDING SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 30'

DEVELOPER

HOMEWOOD CORP
2700 DUBLIN-GRANDVIEW ROAD
COLUMBUS, OHIO 43231

ENGINEER/ SURVEYOR

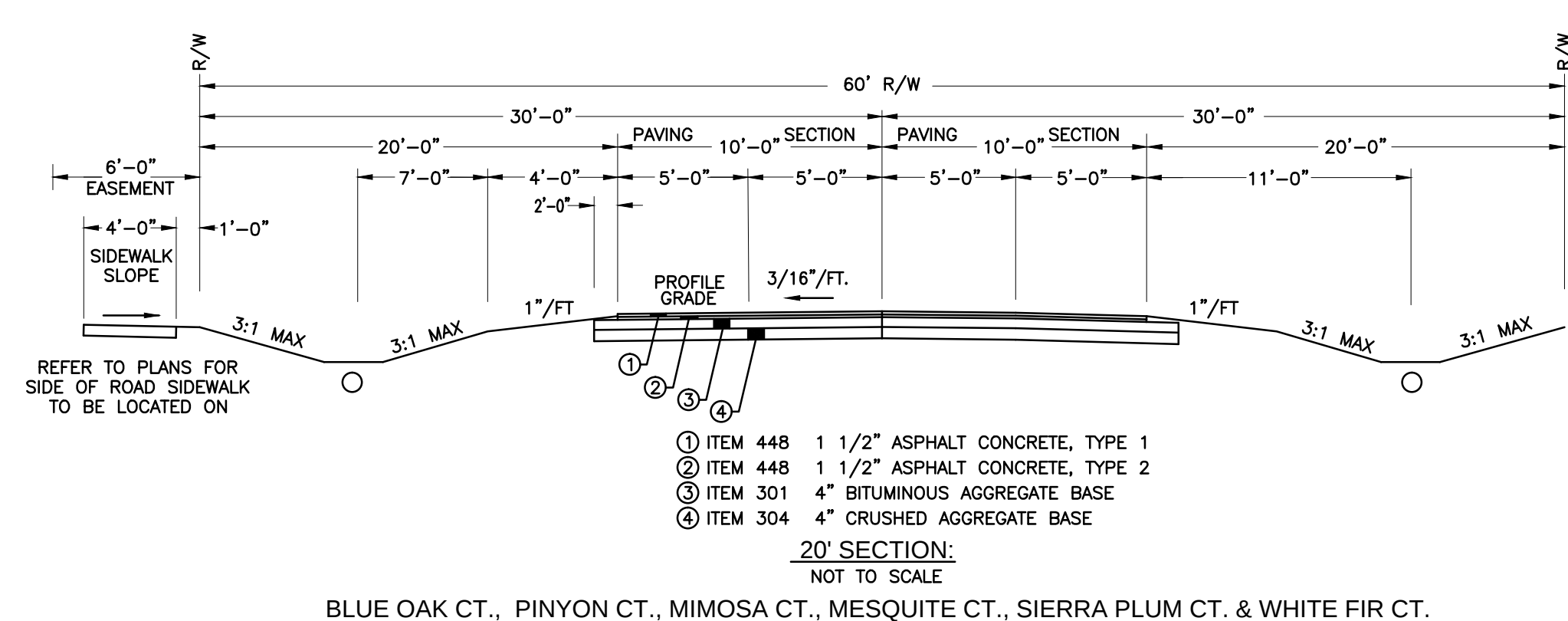
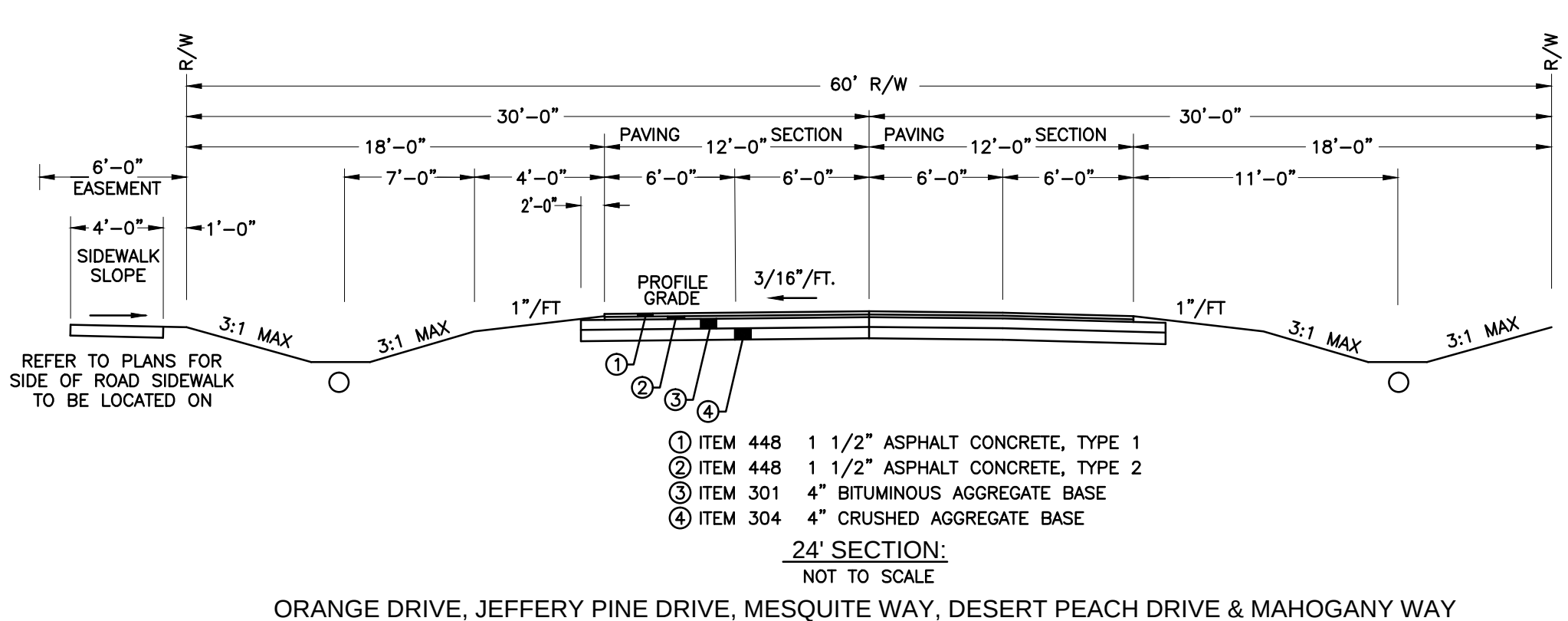
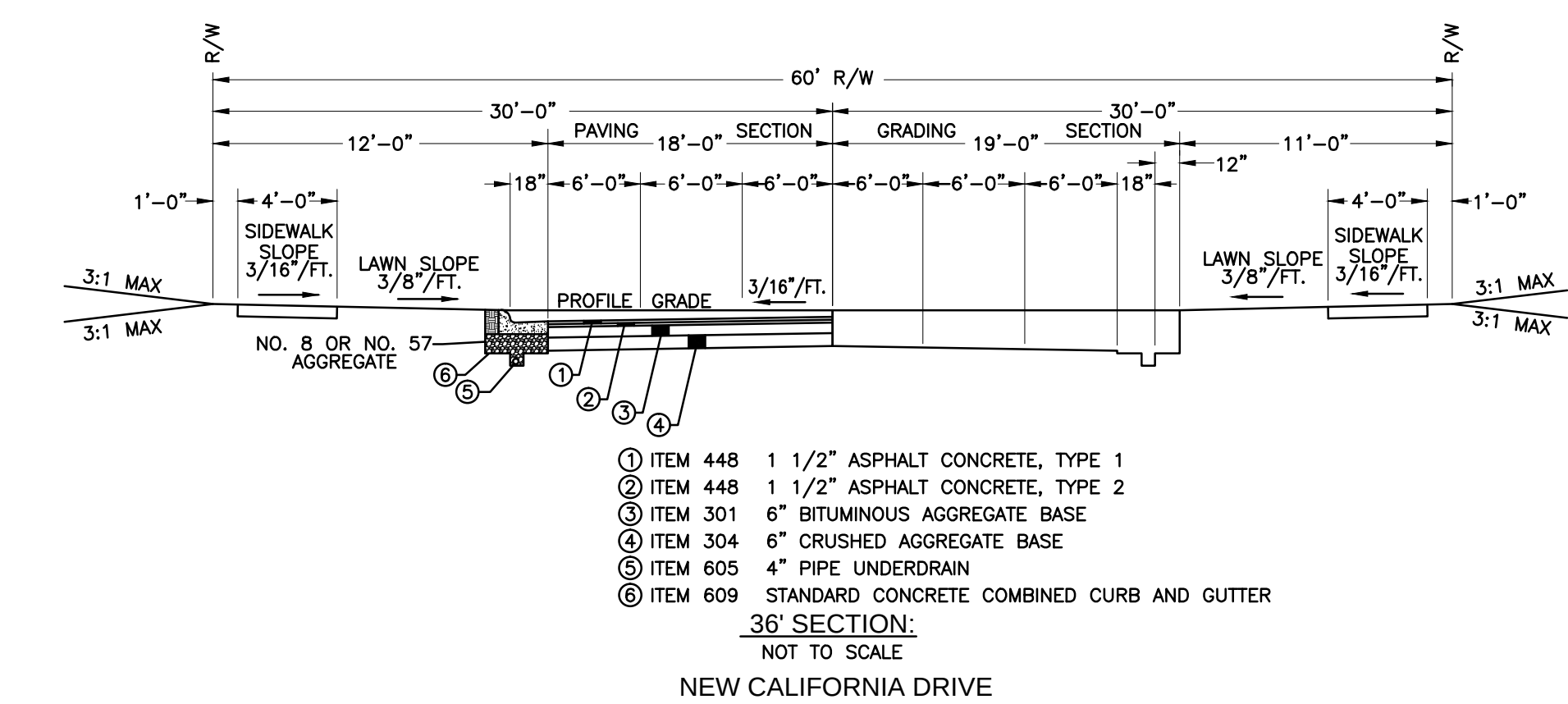
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085

SURVEY DATA

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIP OF JEROME, V.M.S. 1440, AND BEING 108.315
ACRE TRACT IN D.B. 331, PG. 479, UNION COUNTY
RECORDER'S RECORDS.
BEARINGS WERE BASED ON NORTHERLY LINE OF NEW
CALIFORNIA HILLS II AS BEING N.79°53'08"E.
DATE OF SURVEY: MARCH 29, 2004

SHEET INDEX

COVER SHEET	1
PRELIMINARY PLAT	2-3
STREET PROFILES	4-5
EXISTING BOUNDARY & TOPOGRAPHIC SURVEY	6
SOILS MAP	7
PRELIMINARY UTILITY PLAN	8-9



REVISION RECORD	
NO.	DATE

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614-540-6633 · 888-598-6808
www.cecinc.com

HOMEWOOD CORPORATION
THE RESERVE AT NEW CALIFORNIA
JEROME TWP., UNION COUNTY, OHIO

PRELIMINARY PLAT COVER SHEET	
DRAWING NO.:	BAB
DATE: MARCH 2015	CLL
DWG SCALE: 1"=200'	130-789
PROJECT NO.:	*HAND SIGNATURE ON FILE
APPROVED BY:	*CLL

\\sr-columbus\projects\2015\130-789\130-789\130-789 PRELIM PLAT\130-789 PRELIM PLAT.dwg [15/06/2015 15:44:44] - LRP 6/22/2015 3:44 PM



NORTH

SCALE IN FEET
0 100' 200'



PHASING	
COMPLETED	PHASE 1: 27 LOTS, OPEN SPACE "A" AND "B" & DEDICATED R/W (13.83 AC.)
	PHASE 2: 30 LOTS & DEDICATED R/W (14.26 AC.)
	PHASE 3: 19 LOTS & DEDICATED R/W (10.05 AC.)
	PHASE 4: 21 LOTS & DEDICATED R/W (9.36 AC.)
	PHASE 5: 16 LOTS & DEDICATED R/W (7.08 AC.)
	PHASE 6: 25 LOTS, OPEN SPACE "C" & DEDICATED R/W (42.89 AC.)
	PHASE 7: 27 LOTS & DEDICATED R/W (10.85 AC.)
	TOTAL: 165 LOTS, OPEN SPACE "A", "B", AND "C" & DEDICATED R/W (108.32 AC.)

NOTE
A 6" WIDE EASEMENT WILL BE INCLUDED FOR ALL SIDEWALK LOCATED OUTSIDE PUBLIC RIGHT OF WAY.

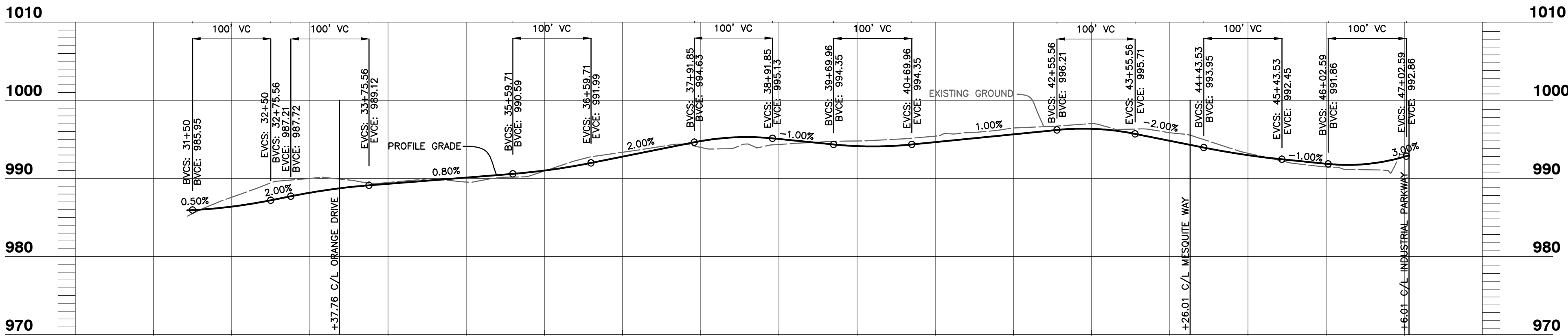
REVISION RECORD	
NO.	DATE

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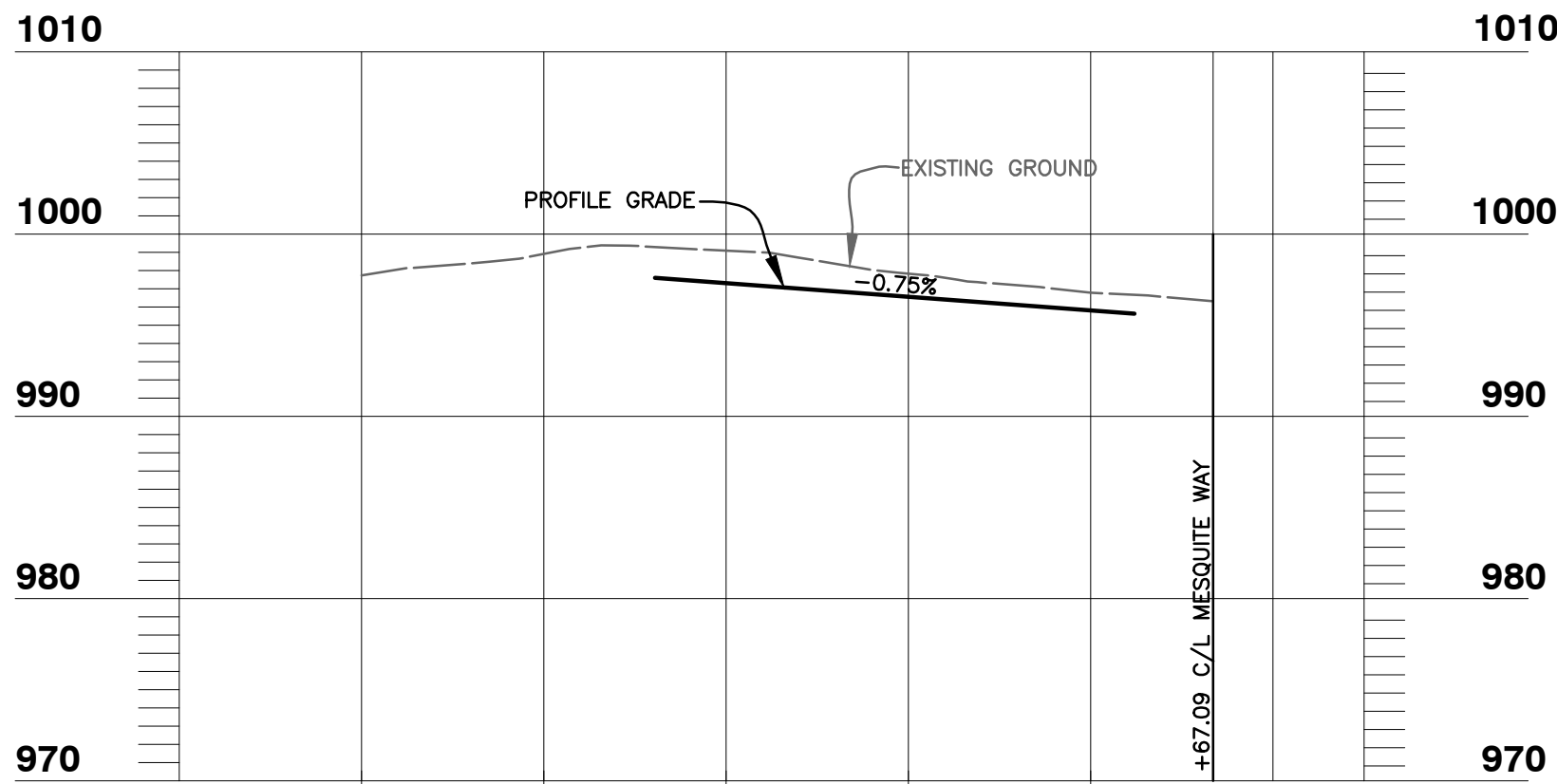
PRELIMINARY PLAT	
DATE: MARCH 2015	DRAWN BY: BAB
DWG SCALE: 1"=100'	CLL
PROJECT NO: 130-789	*CLL
APPROVED BY: *HAND SIGNATURE ON FILE	*CLL

\\sr-columbus\projects\2015\130-789\130-789 PRELIM PLAT\130-789 PRELIM PLAT.dwg (15/06/2015 - 15/06/2015) - 15/06/2015 3:45 PM



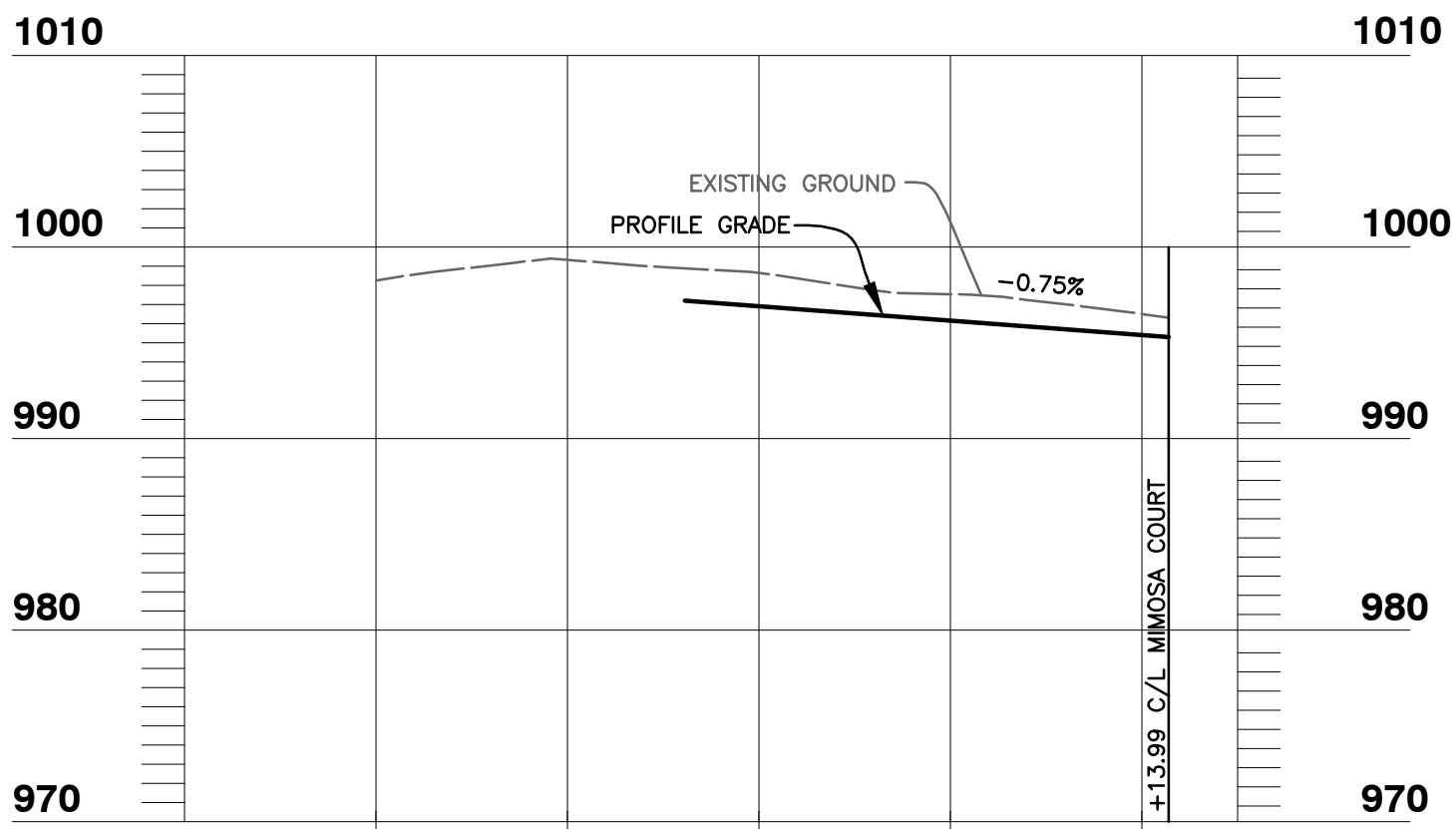
NEW CALIFORNIA DRIVE

H: 1"=100'
V: 1"=10'



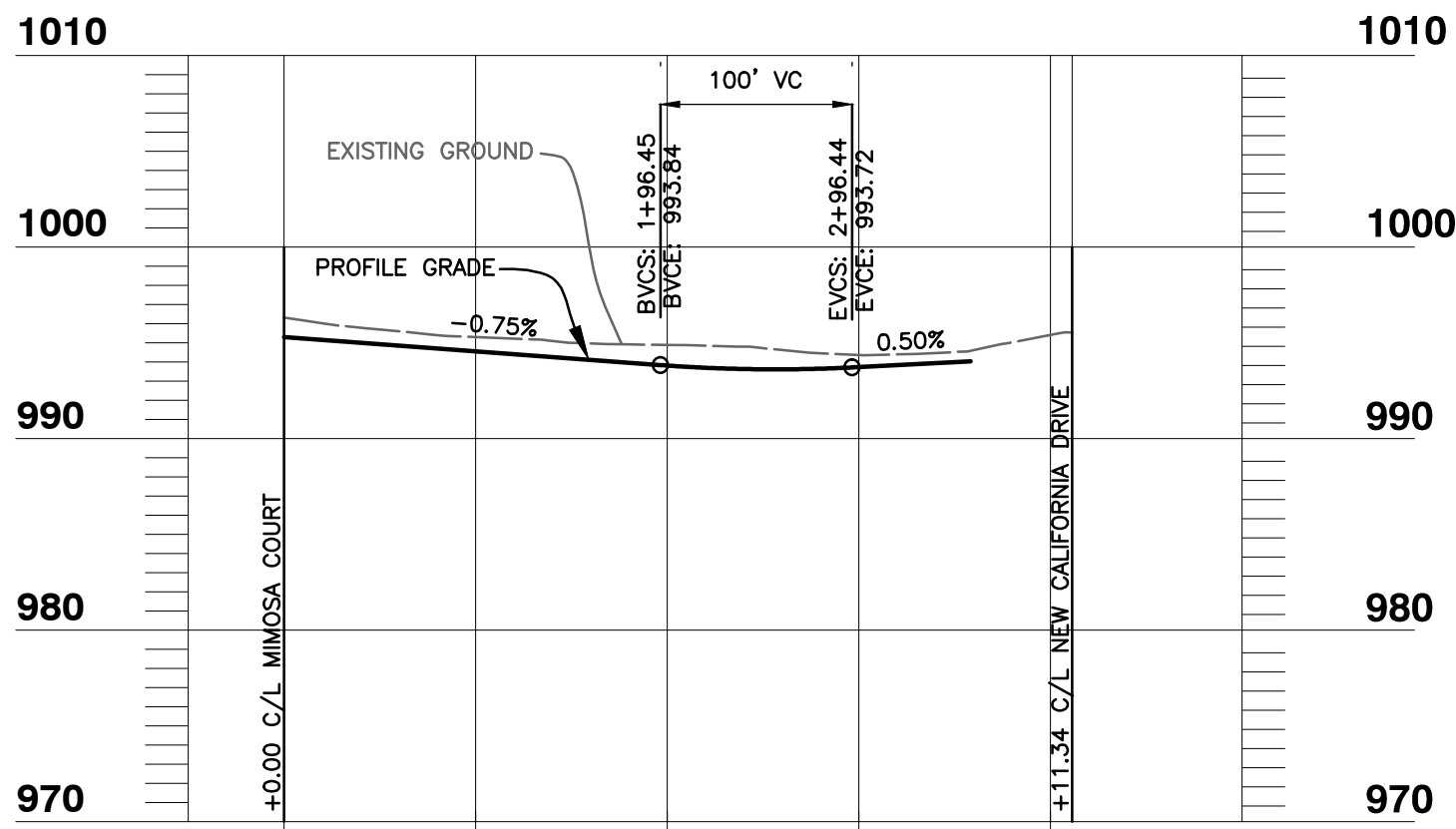
MIMOSA COURT

H: 1"=100'
V: 1"=10'



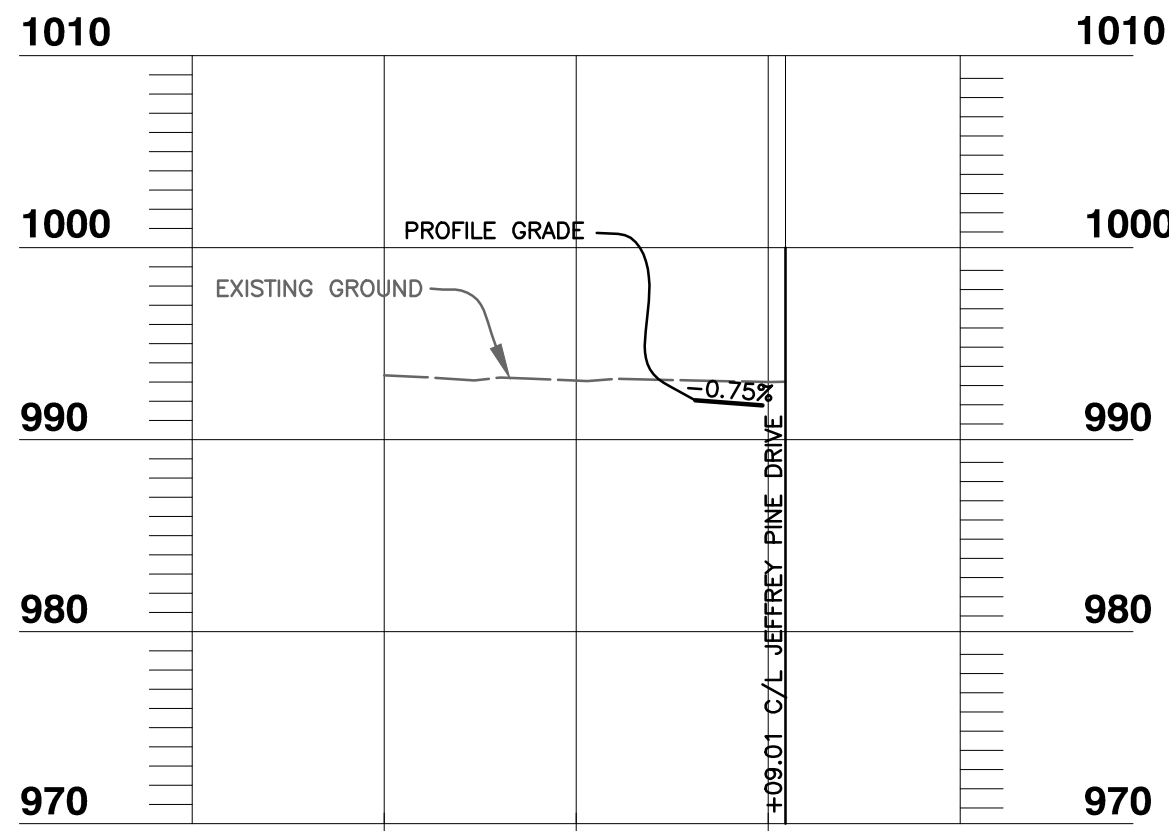
MESQUITE COURT

H: 1"=100'
V: 1"=10'



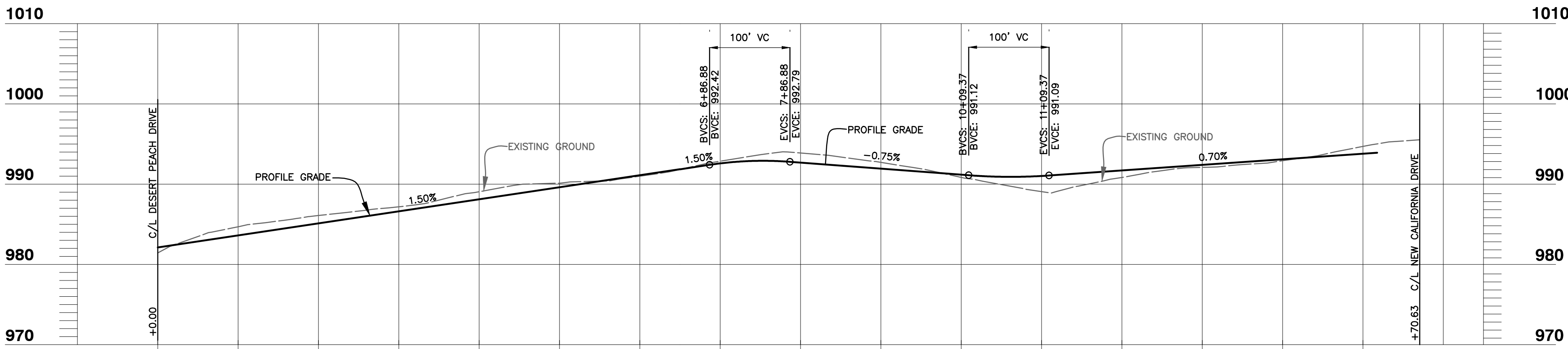
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V: 1"=10'



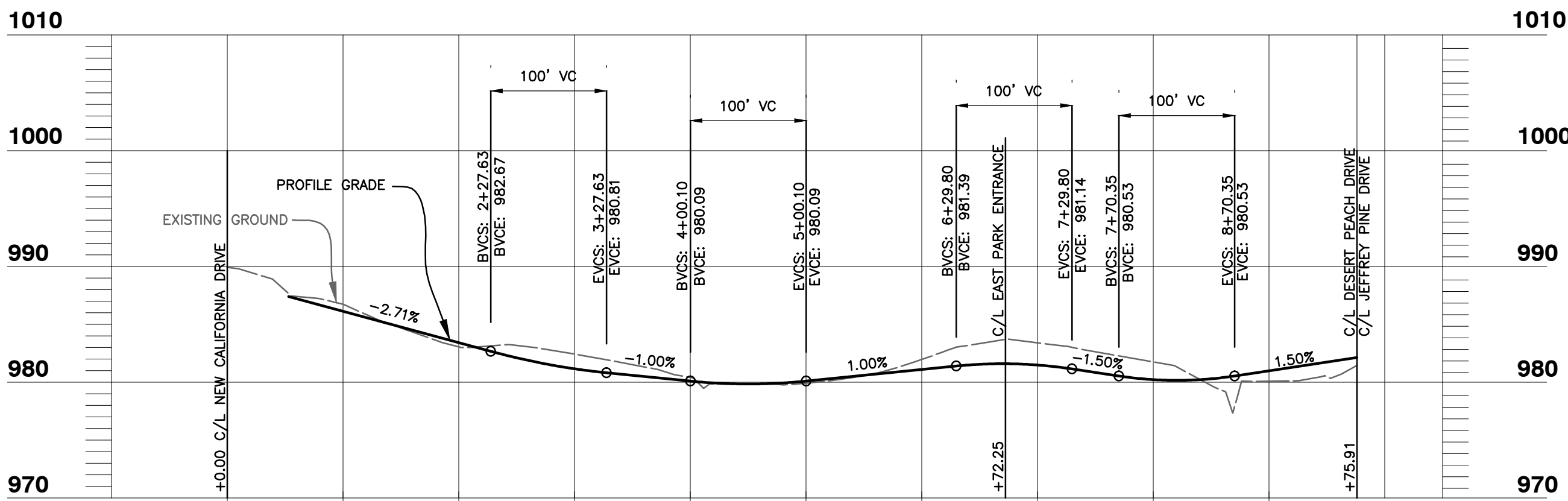
PINYON COURT

H: 1"=100'
V: 1"=10'



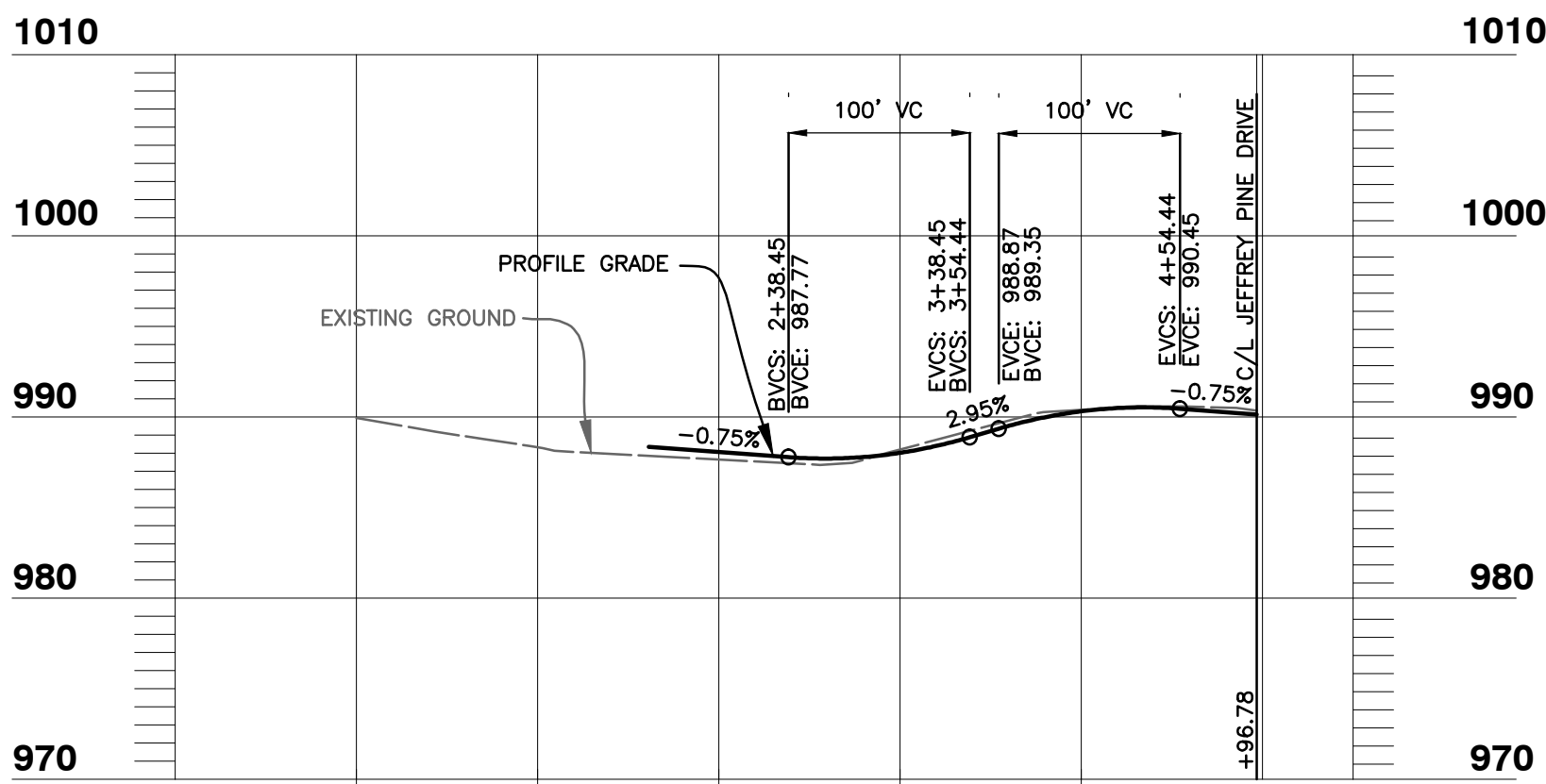
JEFFREY PINE DRIVE

H: 1"=100'
V: 1"=10'



ORANGE DRIVE

H: 1"=100'
V: 1"=10'



BLUE OAK COURT

H: 1"=100'
V: 1"=10'

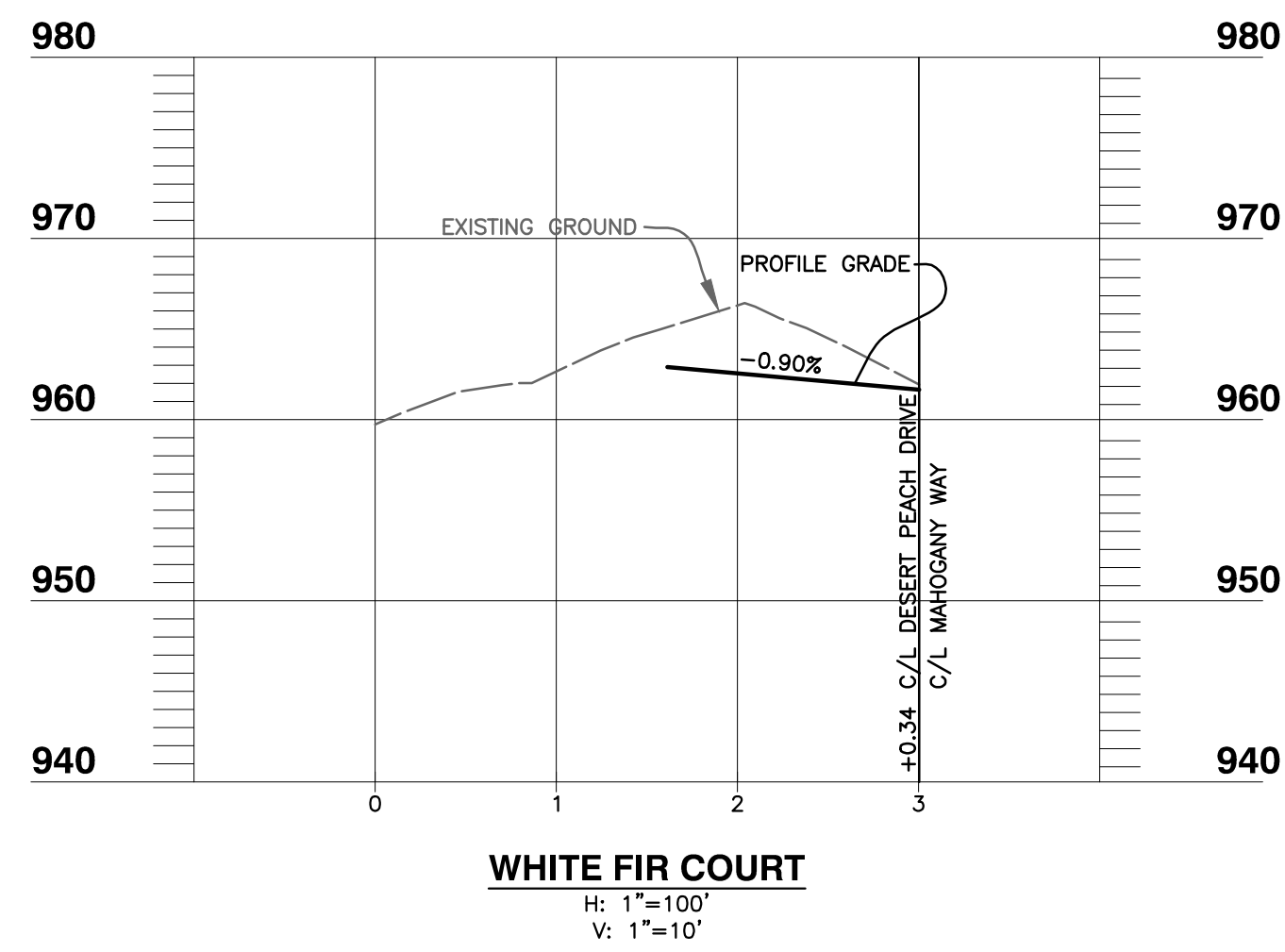
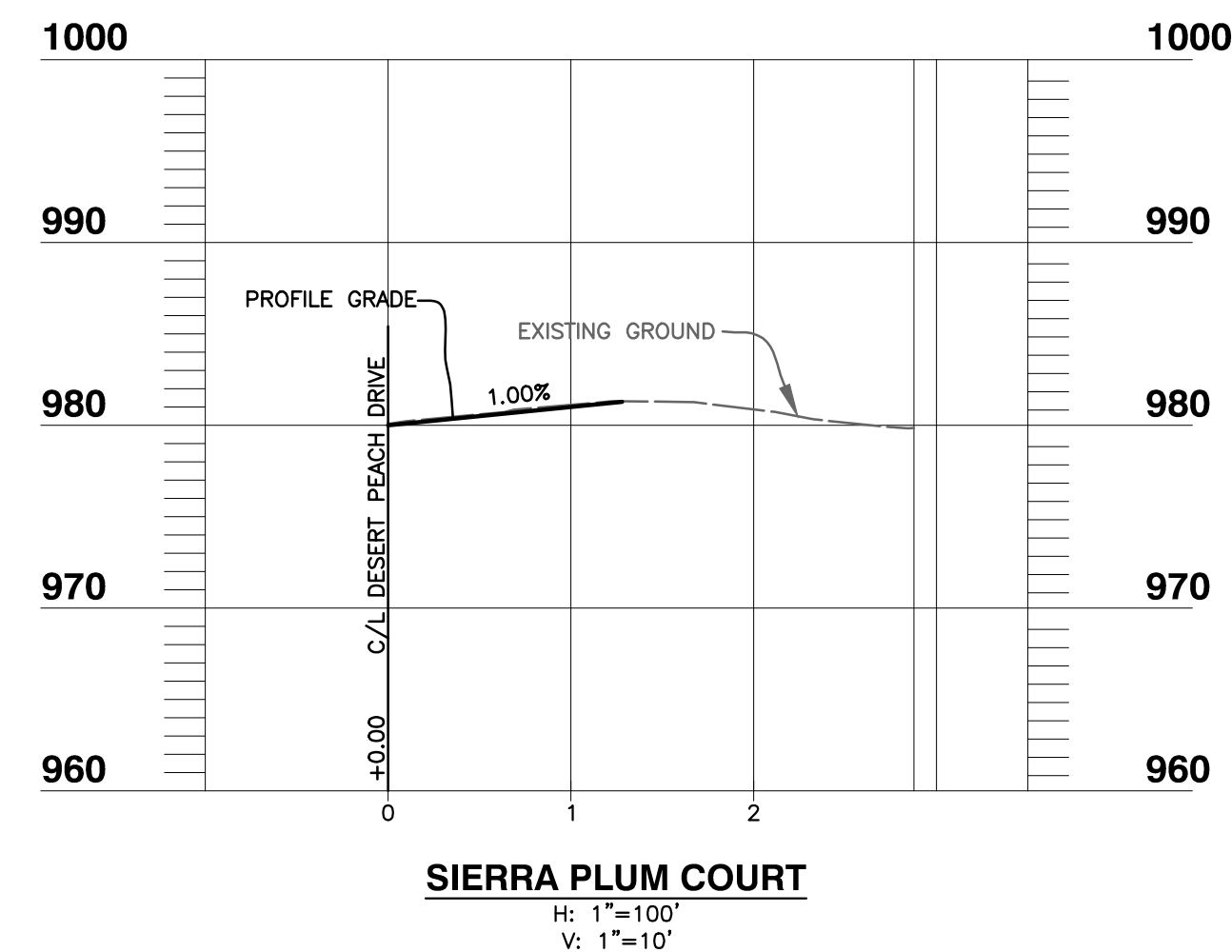
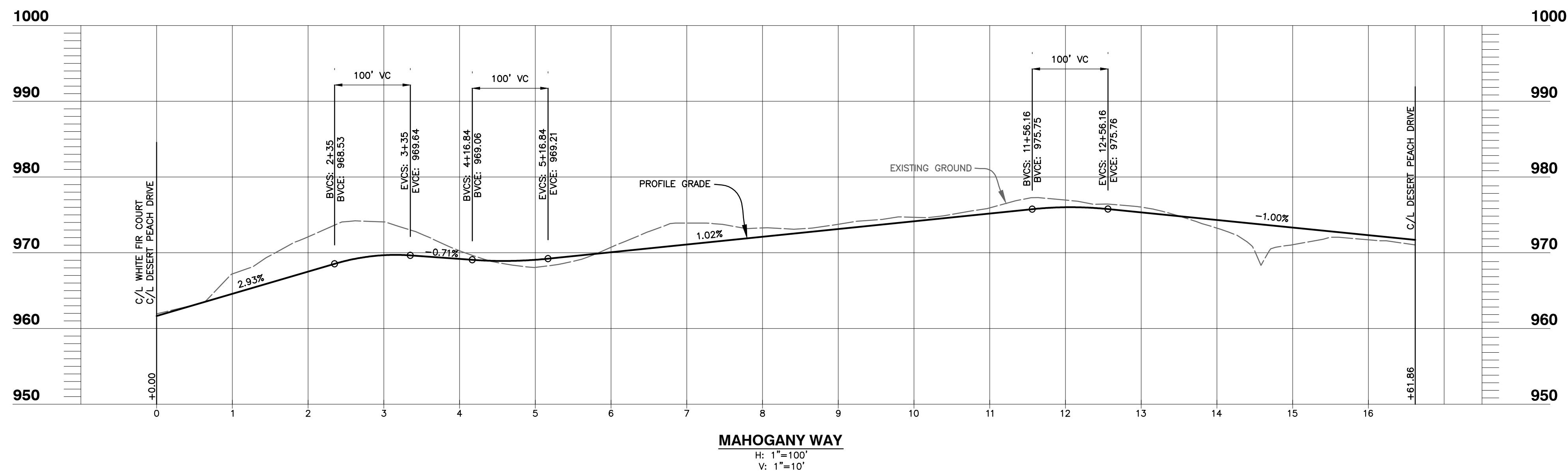
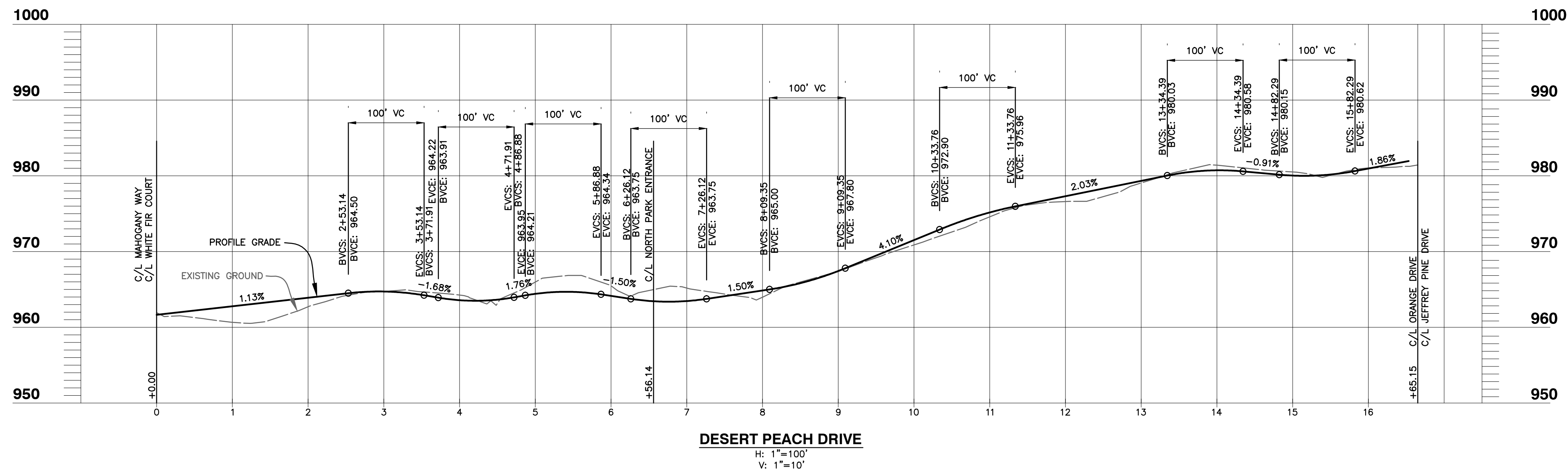
REVISION RECORD	
NO	DATE



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JEROME TWP., UNION COUNTY, OHIO

PRELIMINARY PLAT STREET PROFILES	
DATE: MARCH 2015	DRAWN BY: BAB
DWG SCALE: 1"=100'	CHECKED BY: CLL
PROJECT NO: 130-789	APPROVED BY: *HAND SIGNATURE ON FILE
DRAWING NO.:	*CLL



DRAWING NO.		PRELIMINARY PLAT STREET PROFILES	
DATE:	MARCH 2015	DRAWN BY:	BAB
DWG SCALE:	1" = 100'	CHECKED BY:	CLL
PROJECT NO.:	130-789		
APPROVED BY:	*HAND SIGNATURE ON FILE		*CLL

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PRELIMINARY PLAT EXISTING BOUNDARY & TOPOGRAPHIC SURVEY		BAB
DATE:	MARCH 2015	DRAWN BY:
DWG SCALE:	1"=200'	CHECKED BY:
		CLL

DRAWING NO.:

SHEET 6 OF 9

|Srv-columbus|projects|2013|130-789|-CADD|Dwg|CV10-PRELIM PLAT|130-789 NEW CAL PRELIMINARY PLAT.dwg[EXISTING] LS(6/19/2015 - bburkhart) - LP: 6/22/2015 3:45 PM



TAYLOR ROAD (60' R/W)

LEGEND

Po = POND	1.016 AC
ROW = RIGHT OF WAY	0.561 AC
WAST = WAST-DITCHES-CREEKS	0.551 AC

<u>CROPLAND</u>	
BoA = BLOUNT SILT LOAM	16.2 AC
BoB = BLOUNT SILT LOAM	36.975 AC
MrB = MORLEY SILT LOAM,2	23.506 AC
Mrc2 = MORLEY SILT LOAM,6	15.494 AC
Pm = PEWAMO SILTY CLAY L	5.733 AC

<u>WOODLAND</u>	
BoB = BLOUNT SILT LOAM,0	1.445 AC
MrB = MORLEY SILT LOAM,2	0.804 AC
MrC2 = MORLEY SILT LOAM,6	0.735 AC
Pm= PEWAMO SILTY CLAY L	5.307 AC

PRELIMINARY PLAT SOILS MAP

DATE:	FEB. 2015	DRAWN BY:	BAB
DWG SCALE:	1"=200'	CHECKED BY:	CLL
PROJECT NO:	130-789		
APPROVED BY:	*HAND SIGNATURE ON FILE *CLL		

DRAWING NO.:

SHEET 7 OF 9

REVISION RECORD

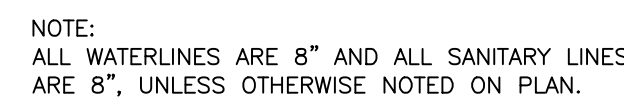
DESCRIPTION

NO	DATE
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JEROME TWP., UNION COUNTY, OHIO**

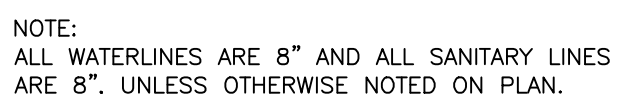


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DRAWING NO.:

|Svr-columbus|projects|2013|130-789|-CADD|Dwg|CV10-PRELIM PLAT|130-789 NEW CALI PRELIMINARY PLAT.dwg|UTIL-1} LS:(6/19/2015 - bburkhart) - LP: 6/22/2015 3:46 PM



SHEET 9 OF 9