OWNER/DEVELOPER

EPCON COMMUNITIES ATTN: BRYAN DOUGHERTY 500 STONEHENGE PARKWAY DUBLIN, OH 43017 P: 614-652-3215

SURVEYOR

EMH&T ATTN: HEATHER KING 5500 NEW ALBANY RD NEW ALBANY, OHIO 43054 P: 614-775-4120

BENCH MARKS

SOURCE

FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087. ELEV.=998.117 (NAVD 88)

1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD. 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88)

CHISELED "X" ON THE NORTH FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF RYAN PARKWAY, BEING THE SECOND FIRE HYDRANT (650 FEET) WEST OF THE INTERSECTION WITH ELDERBERRY

ELEV.=996.77 (NAVD 88)

CHISELED "X" ON THE NORTH FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF RYAN PARKWAY, BEING THE THIRD FIRE HYDRANT (570 FEET) EAST OF THE INTERSECTION WITH BLACK OAK

ELEV.=983.88 (NAVD 88)

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF SINGLE FAMILY & RESIDENTIAL HORSE FARM THAT HAVE BEEN MOWED, LEFT FALLOW TREE FERN. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO UNNAMED STREAMS TO NORTH AND WEST OF PROPERTY

PROPOSED DETENTION & RETENTION PONDS WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION.

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHCO00006.

THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500—YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C039OD, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE COURTYARDS AT RYAN PARKWAY HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

THE SITE IS ZONED PLANNED DEVELOPMENT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE

TO BE VARIED FROM THE COUNTY STANDARD 2' CURB IN FAVOR OF A 1' CURB SECTION.

#PD-22-002 APPROVED BY JEROME TOWNSHIP, MAY 3RD, 2023.

VARIANCE TO UNION COUNTY TECHNICAL DESIGN STANDARDS, ARTICLE 1, SECTION 101 - STREET DESIGN, PARTS H, I & J. PART H - HORIZONTAL ALIGNMENT TO DEVIATE FROM THE MINIMUM RADIUS OF 150 FEET. PART I - PAVEMENT WIDTH TO DEVIATE FROM THE 28' CROWNED CURB SECTION AND INSTALL A 26' CROSS SLOPED CURB SECTION FOR ALL THE PRIVATE STREETS WITHIN THE DEVELOPMENT. PART J - CURBS ARE

VARIANCE TO UNION COUNTY TECHNICAL DESIGN STANDARDS, ARTICLE 2, SECTION 202 - RIGID PAVEMENTS - THE PROPOSED STREET SECTION IS 6" OF ROLLER COMPACTED CONCRETE, CAPPED WITH 1.5" OF SURFACE ASPHALT. WE REQUEST TO REMOVE THE 4" AGGREGATE BASE.

VARIANCE HAS BEEN REQUESTED TO DEVIATE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, ARTICLE 4, SECTION 412 - BLOCKS. ALLOWING A BLOCK LENGTH OF LESS THAN 500 FEET.

VARIANCE HAS BEEN REQUESTED TO DEVIATE FROM UNION COUNTY SUBDIVISION REGULATIONS, ARTICLE 4, SECTION 408.3 - PERMANENT DEAD END STREETS ALLOW DEADEND STREETS.

VARIANCE HAS BEEN REQUESTED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN THE COURTYARDS AT RYAN PARKWAY

INFRASTRUCTURE OWNERSHIP

RIGHT-OF-WAY IS TO BE OWNED AND MAINTAINED BY THE COURTYARDS AT RYAN PARKWAY HOME OWNERS ASSOCIATION. USE OF RIGHT-OF-WAY TO BE RESTRICTED TO NECESSARY VEHICULAR ACCESS, STORMWATER CONVEYANCE FACILITIES AND UTILITIES.

STORM SEWER WITHIN IS TO BE OWNED AND MAINTAINED BY COURTYARDS AT RYAN PARKWAY HOME OWNERS ASSOCIATION. POND AND OUTLET WILL BE ON MAINTAINED BY HOME OWNERS ASSOCIATION.

WATERLINE WITHIN IS TO OWNED AND MAINTAINED BY COURTYARDS AT RYAN PARKWAY HOME OWNERS ASSOCIATION.

PARKING

NO PARKING EXCEPT AT DESIGNATED PARKING AREAS AND WITHIN THE ROADWAYS ON OPPOSITE SIDE FROM FIRE HYDRANTS.



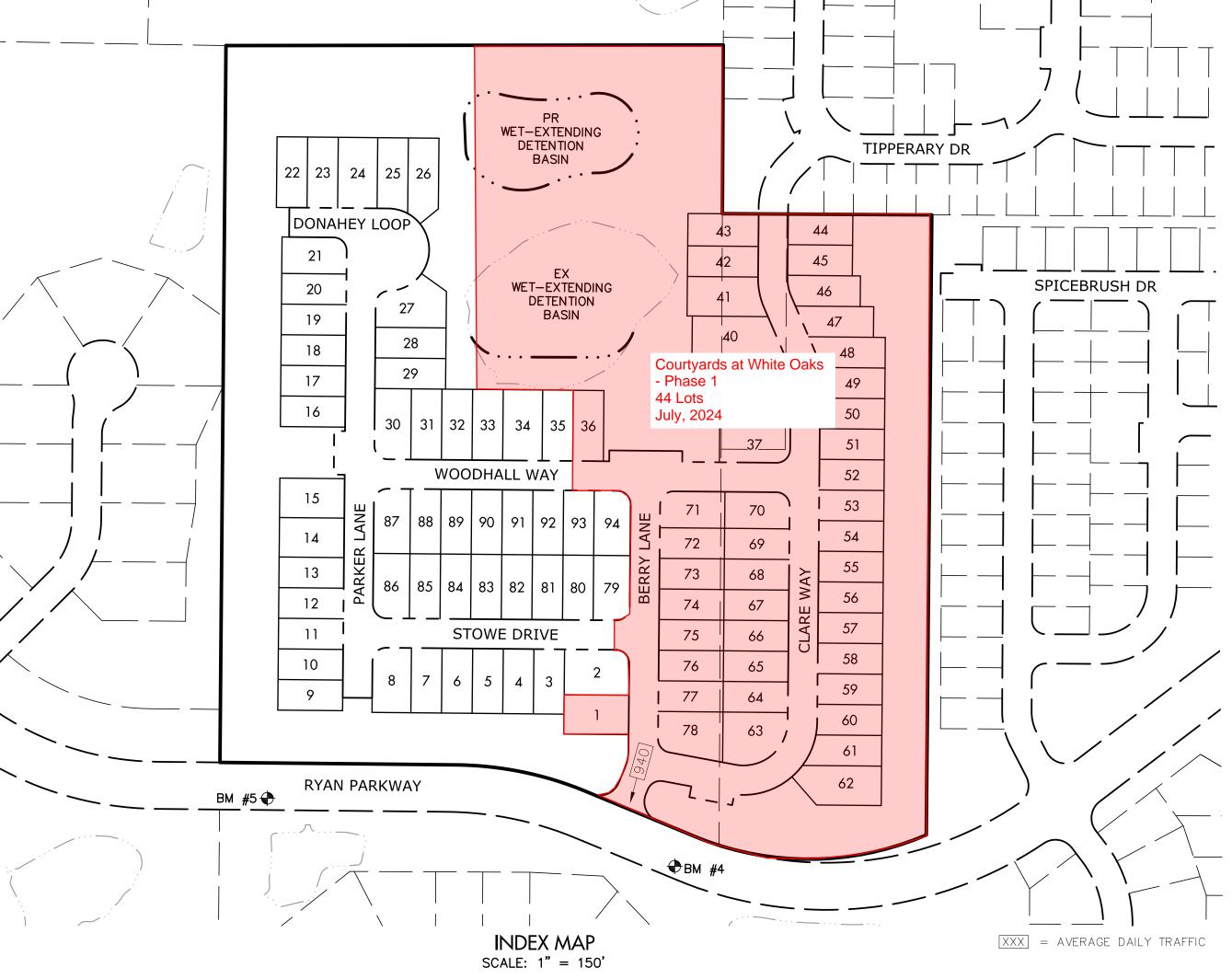
SURVEY DATA			
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE	
HJELM, JON & KATHY	1700120460000, 1700120331000, 1700120430000	4/10/2023	

PRELIMINARY PLAT & PLAN FOR

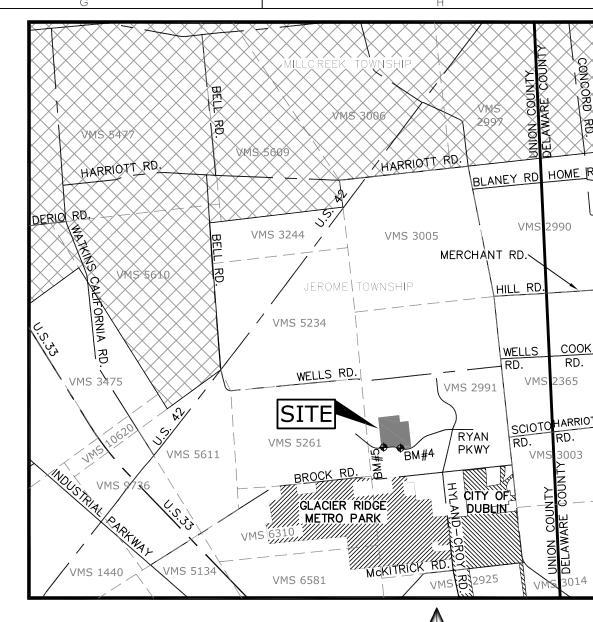
THE COURTYARDS AT WHITE OAKS F.K.A. THE COURTYARDS AT RYAN PARKWAY

VIRGINIA MILITARY SURVEY (VMS) 2991 JEROME TOWNSHIP, UNION COUNTY, OHIO

JULY, 2023

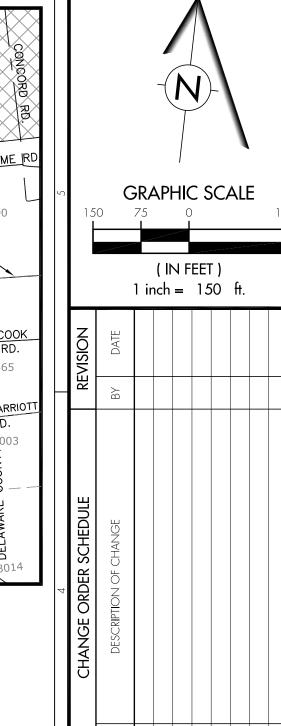


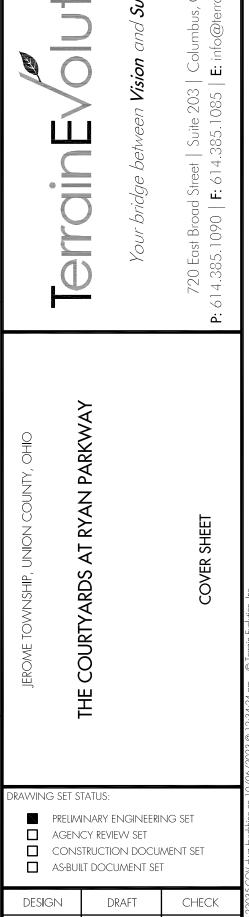
Phase 2 14.729 **Total** 5.380 2.191 7.158



LOCATION MAP

SCALE: 1" = 4000'





DGR

VERTICAL:

DGR

22-035

JULY, 2023

N/A

1/19

HORIZONTAL: 1" = 150'

STANDARD DRAWINGS

WTR-09

GENERAL DEVELOPMENT SUMMARY

RIGHT-OF-WAY (50' PRIVATE)

GROSS (# LOTS/TOTAL AREA)

NET (# LOTS/LOT AREA)

FRONT YARD SETBACK

REAR YARD SETBACK

SIDE YARD SETBACK

14.687

4.759

2.842 6.896

5720 SF

10'

13.632

TOTAL AREA (ACRES)

NUMBER OF LOTS

OPEN SPACE

DENSITY (UNITS/ACRE)

52' LOT WIDTH

BUILDING SETBACKS (BS)

MINIMUM LOT AREA

OS = OPEN SPACE

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

	<u>ODOT</u>	<u>DCEO</u>
SHEET INDEX	CB-2-2B	DCED-S125
	CB-2-3	DCED-S168
COVER SHEET	CB-2-4	DCED-S169
TYPICAL SECTIONS & DETAILS	MH-3	
EXISTING TOPOGRAPHY		CITY OF
PRELIMINARY PLAT	COC	MARYSVILLE
COMPOSITE UTILITY PLAN	2319	WTR-01
PRELIMINARY STREET PLAN & PROFILE		WTR-03
GRADING PLAN	UNION COUNTY	WTR-05
STORMWATER MANAGEMENT PLAN	NO. 9	WTR-08
EROSION & SEDIMENT CONTROL PLAN		WTR-09

14-15

SIGHT DISTANCE EXHIBIT

