SHEET INDEX

C100 - TITLE SHEET
C200 - OVERALL PLAN
C201 - RESIDENTIAL LOT LAYOUT
C202 - RESIDENTIAL LOT LAYOUT
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C204 - RESIDENTIAL LOT LAYOUT
C205 - RESIDENTIAL LOT LAYOUT
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C207 - RESIDENTIAL LOT LAYOUT
C208 - RESIDENTIAL & COMMERCIAL LOT LAYOUT
C209 - OPEN SPACE
C300 - TYPICAL SECTIONS

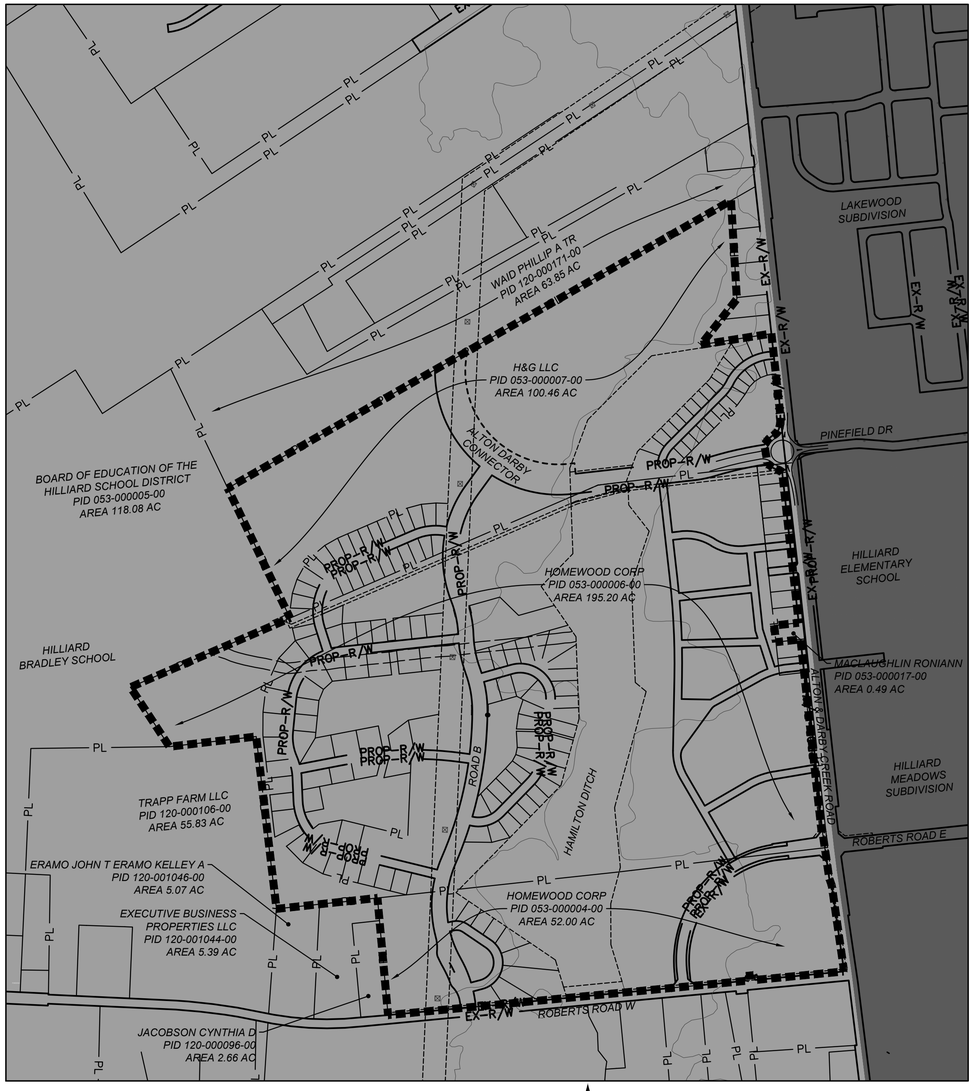
REZONING PLANS FOR

ALTON PLACE

HILLIARD, FRANKLIN COUNTY, OHIO

SITE

INDEX MAP
NTS



LOCATION MAP
1" = 500'

ENGINEER
AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT:
PHONE: 614-901-2235
EMAIL: @STRUCTUREPOINT.COM

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REZONING PLANS FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

TITLE SHEET

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C100

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:46 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 TS.DWG

LEGEND

- SINGLE FAMILY RESIDENTIAL
- ATTACHED RESIDENTIAL
- ATTACHED/DETACHED RESIDENTIAL
- COMMERCIAL
- ALTON DARBY CONNECTOR
- ROAD B
- CONSERVATION EASEMENT
- PL — PROPERTY LINE
- EX R/W — EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- PROP R/W — PROPOSED RIGHT-OF-WAY
- SUB-AREA

SF 1D
SF 1D
SF 1C
AR/ DR 4
AR 5
SF 2
SF 1B
AR 3
C 6
C 7
SF 1A
ALTON DARBY CONNECTOR
ROAD B
HAMILTON DITCH
PINEFIELD DR
ROBERTS ROAD W
ROBERTS ROAD E
ALTON DARBY CREEK ROAD
HILLIARD ELEMENTARY SCHOOL
HILLIARD BRADLEY SCHOOL
HILLIARD MEADOWS SUBDIVISION
WAID PHILLIP A TR
PID 120-000171-00
AREA 63.85 AC
BOARD OF EDUCATION OF THE HILLIARD SCHOOL DISTRICT
PID 053-000005-00
AREA 118.08 AC
TRAPP FARM LLC
PID 120-000106-00
AREA 55.83 AC
ERAMO JOHN T
ERAMO KELLEY A
PID 120-001046-00
AREA 5.07 AC
EXECUTIVE BUSINESS PROPERTIES LLC
PID 120-001044-00
AREA 5.39 AC
JACOBSON CYNTHIA D
PID 120-000096-00
AREA 2.66 AC

0' 300' 600'
SCALE: 1"=300'

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REZONING PLANS FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

OVERALL PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C200

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 11:05 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT 2017 02311 OSP.DWG

9
Area: 16,500 SF
(0.38 AC)

8
Area: 16,500 SF
(0.38 AC)

N13°43'50"E - 150.00'

S13°43'50"W - 150.00'

N76°16'10"W - 110.00'

N76°16'10"W - 110.00'

110.00'

SHEET C202
SHEET C201

SHEET C202
SHEET C201

100 YR FLOOD PLAIN

CONSERVATION EASEMENT
I.N. 200910010142105
39.426 ACRES

KEY MAP

C201
C202
C203
C204
C205
C206
C207
C208

EXECUTIVE BUSINESS
PROPERTIES LLC
PID 120-001044-00
AREA 5.39 AC

JACOBSON CYNTHIA D
PID 120-000096-00
AREA 2.66 AC

PROP–R/W

EX–R/W

ohe

PL

7
Area: 13,700 SF
(0.31 AC)

6
Area: 13,000 SF
(0.30 AC)

5
Area: 13,046 SF
(0.30 AC)

4
Area: 19,967 SF
(0.46 AC)

3
Area: 42,954 SF
(0.99 AC)

2
Area: 67,711 SF
(1.55 AC)

1
Area: 27,202 SF
(0.62 AC)

N34°05'58"E - 157.53'

S55°54'02"E - 100.00'

N34°05'58"E - 130.00'

S55°54'02"E - 100.00'

N34°05'58"E - 130.00'

S55°54'02"E - 100.00'

N34°05'58"E - 133.75'

S55°54'02"E - 189.95'

Δ=037.98, CH=84.6
L=86.17, R=130.0

N55°54'02"W

24' SETBACK

N55°54'02"W - 100.00'

N55°54'02"W - 63.45'

Δ=011.72, CH=36.7
L=36.81, R=180.0

Δ=024.32, CH=75.8
L=76.36, R=180.0

Δ=025.46, CH=79.3
L=80.00, R=180.0

N70°07'55"E - 203.34'

S55°54'02"E - 201.28'

Δ=025.46, CH=79.3
L=80.00, R=180.0

S84°24'12"E - 371.30'

N16°47'09"W - 74.37'

Δ=025.46, CH=79.3
L=80.00, R=180.0

24' SETBACK

N33°28'25"W - 148.16'

S58°56'18"E - 307.20'

S16°47'09"E - 181.65'

LOCAL ROAD (60' R/W)

ROAD B (100' R/W)

POND AREA

HAMILTON DITCH

DRAINAGE AND UTILITY EASEMENT
I.N. 200910010142105
0.623 ACRES

COLUMBUS & SOUTHERN OHIO
ELECTRIC POWER EASEMENT

SINGLE FAMILY
MAILBOX KIOSK

150'

EX TRANSMISSION TOWER

15' EASEMENT
COLUMBIA GAS OF OHIO, INC
O.R. BK 27952, PG B-03

S84°31'55"W - 237.26'

S84°31'55"W - 186.43'

HI-12

10.5' W x 6.66' H CULVERT

ROBERTS ROAD (60' R/W)

100 YR FLOOD PLAIN

100 YR FLOOD PLAIN

100 YR FLOOD PLAIN

0' 50' 100'
SCALE: 1"=50'

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG

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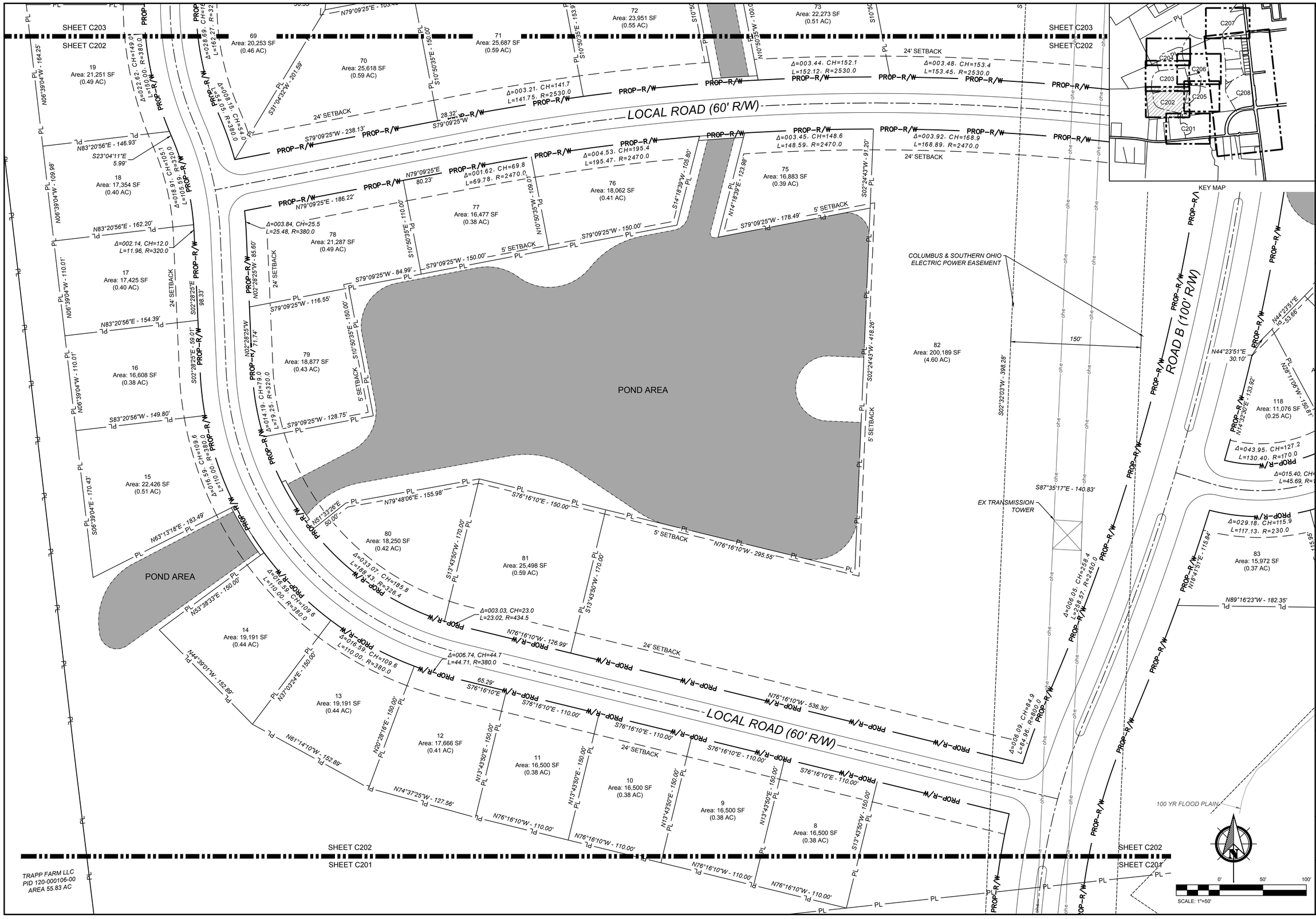
REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C201



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REZONING PLANS
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ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

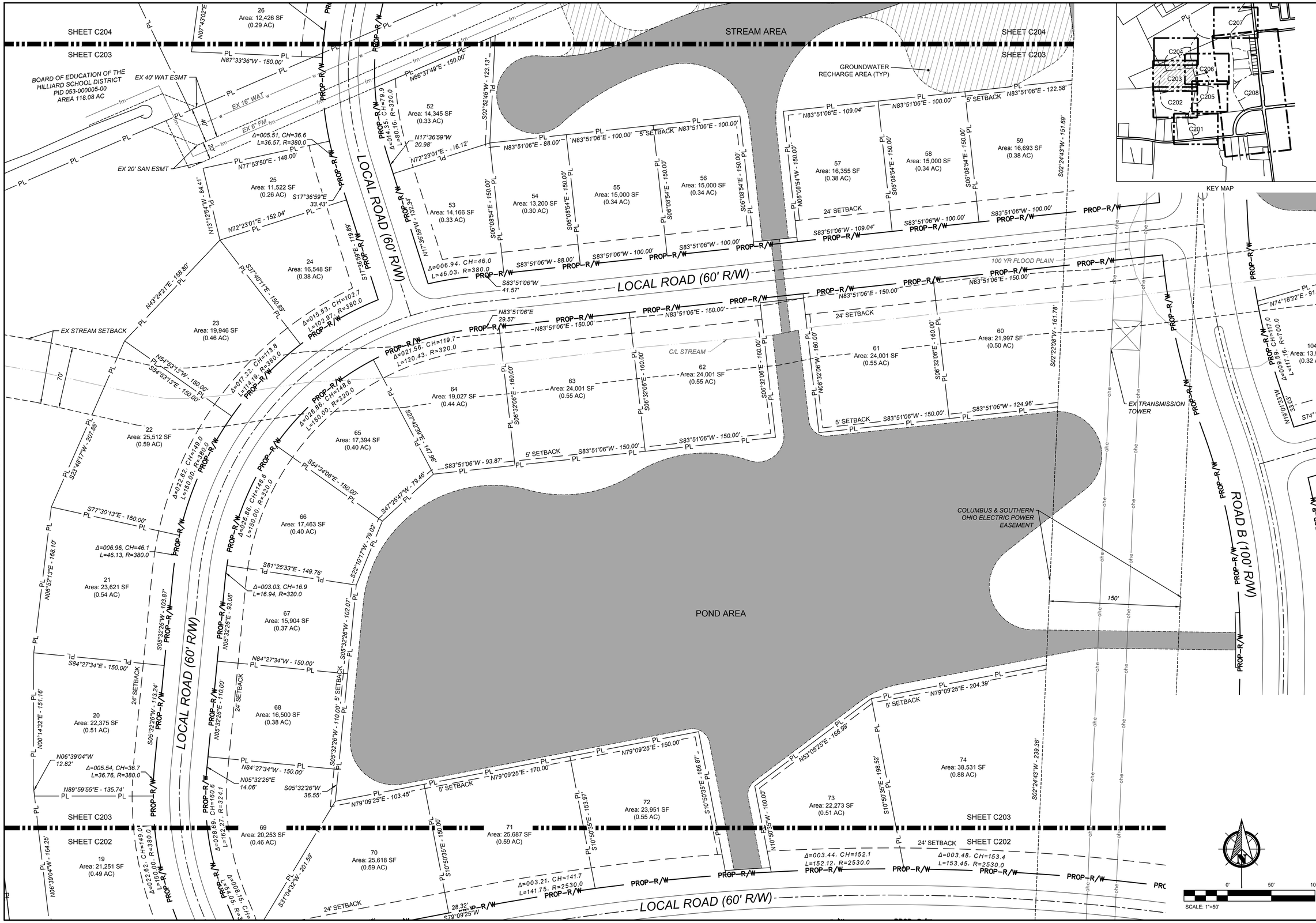
RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C202

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG



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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C203

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG

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REZONING PLANS FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C204

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG

SHEET C206
SHEET C205

POND AREA

STREAM AREA

ROAD B (100' R/W)

LOCAL ROAD (60' R/W)

109
Area: 12,432 SF
(0.29 AC)

110
Area: 12,854 SF
(0.30 AC)

111
Area: 16,552 SF
(0.38 AC)

112
Area: 10,389 SF
(0.24 AC)

113
Area: 10,389 SF
(0.24 AC)

114
Area: 11,878 SF
(0.27 AC)
Δ=008.50, CH=47.4
L=47.48, R=320.0

115
Area: 13,500 SF
(0.31 AC)

116
Area: 13,500 SF
(0.31 AC)

117
Area: 11,481 SF
(0.26 AC)

118
Area: 11,076 SF
(0.25 AC)

93
Area: 15,225 SF
(0.35 AC)

94
Area: 16,678 SF
(0.38 AC)

92
Area: 14,609 SF
(0.34 AC)

91
Area: 13,203 SF
(0.30 AC)

90
Area: 14,180 SF
(0.33 AC)

89
Area: 12,273 SF
(0.28 AC)

88
Area: 11,053 SF
(0.25 AC)

87
Area: 11,050 SF
(0.25 AC)

86
Area: 11,050 SF
(0.25 AC)

85
Area: 12,877 SF
(0.30 AC)

84
Area: 12,291 SF
(0.28 AC)

83
Area: 15,972 SF
(0.37 AC)

24' SETBACK
5' SETBACK

100 YR FLOOD PLAIN

CONSERVATION EASEMENT
I.N. 200910010142105
39.426 ACRES

HAMILTON DITCH

KEY MAP

SCALE: 1"=50'

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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C205

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COLUMBUS & SOUTHERN OHIO ELECTRIC POWER EASEMENT

150'

PROP–R/W

ohe

100 YR FLOOD PLAIN

POND AREA

CONSERVATION EASEMENT
I.N. 200910010142105
39.426 ACRES

EX STREAM SETBACK

LOCAL ROAD (60' R/W)

ROAD B (100' R/W)

24' SETBACK

5' SETBACK

GROUNDWATER RECHARGE AREA (TYP)

HAMILTON DITCH

99
Area: 32,965 SF
(0.76 AC)

100
Area: 16,261 SF
(0.37 AC)

101
Area: 15,672 SF
(0.36 AC)

102
Area: 13,755 SF
(0.32 AC)

103
Area: 13,542 SF
(0.31 AC)

104
Area: 13,914 SF
(0.32 AC)

105
Area: 13,337 SF
(0.31 AC)

106
Area: 15,000 SF
(0.34 AC)

107
Area: 18,017 SF
(0.41 AC)

108
Area: 17,633 SF
(0.40 AC)

109
Area: 12,432 SF
(0.29 AC)

110
Area: 12,854 SF
(0.30 AC)

93
Area: 15,225 SF

94
Area: 16,678 SF
(0.38 AC)

95
Area: 12,483 SF
(0.29 AC)

96
Area: 16,087 SF
(0.37 AC)

97
Area: 15,533 SF
(0.36 AC)

98
Area: 19,078 SF
(0.44 AC)

SHEET C206
SHEET C205

SCALE: 1"=50'

KEY MAP

C201 C202 C203 C204 C205 C206 C207 C208

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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

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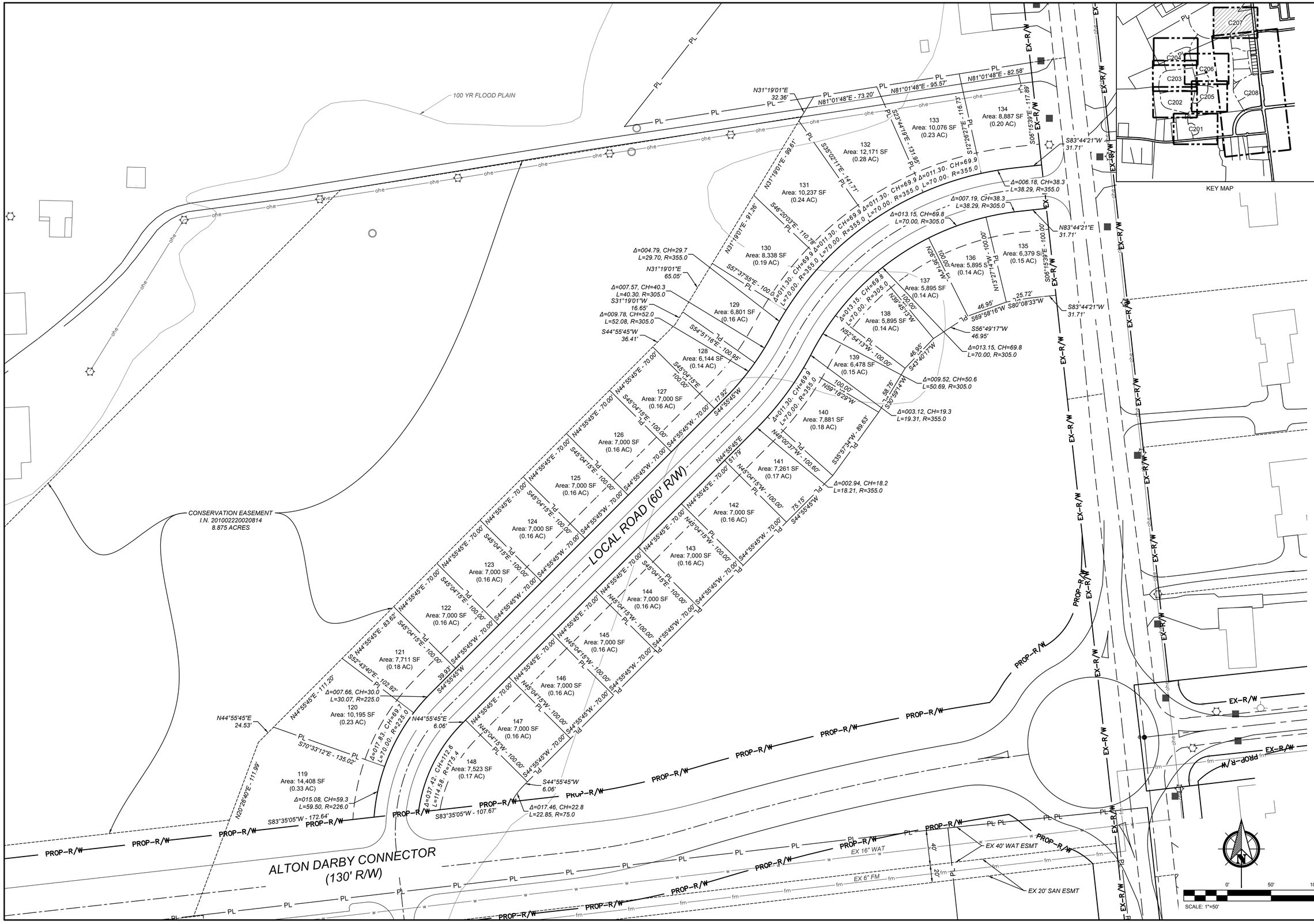
JOB NUMBER:	2017.02133

C206

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG



120	Area: 10,195 SF (0.23 AC)	131	Area: 10,237 SF (0.24 AC)
121	Area: 7,711 SF (0.18 AC)	132	Area: 12,171 SF (0.28 AC)
122	Area: 7,000 SF (0.16 AC)	133	Area: 10,076 SF (0.23 AC)
123	Area: 7,000 SF (0.16 AC)	134	Area: 8,887 SF (0.20 AC)
124	Area: 7,000 SF (0.16 AC)	135	Area: 6,379 SF (0.15 AC)
125	Area: 7,000 SF (0.16 AC)	136	Area: 5,895 SF (0.14 AC)
126	Area: 7,000 SF (0.16 AC)	137	Area: 5,895 SF (0.14 AC)
127	Area: 7,000 SF (0.16 AC)	138	Area: 5,895 SF (0.14 AC)
128	Area: 6,144 SF (0.14 AC)	139	Area: 6,478 SF (0.15 AC)
129	Area: 6,801 SF (0.16 AC)	140	Area: 7,881 SF (0.18 AC)
130	Area: 8,338 SF (0.19 AC)	141	Area: 7,261 SF (0.17 AC)
119	Area: 14,408 SF (0.33 AC)	142	Area: 7,000 SF (0.16 AC)
		143	Area: 7,000 SF (0.16 AC)
		144	Area: 7,000 SF (0.16 AC)
		145	Area: 7,000 SF (0.16 AC)
		146	Area: 7,000 SF (0.16 AC)
		147	Area: 7,000 SF (0.16 AC)
		148	Area: 7,523 SF (0.17 AC)

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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C207

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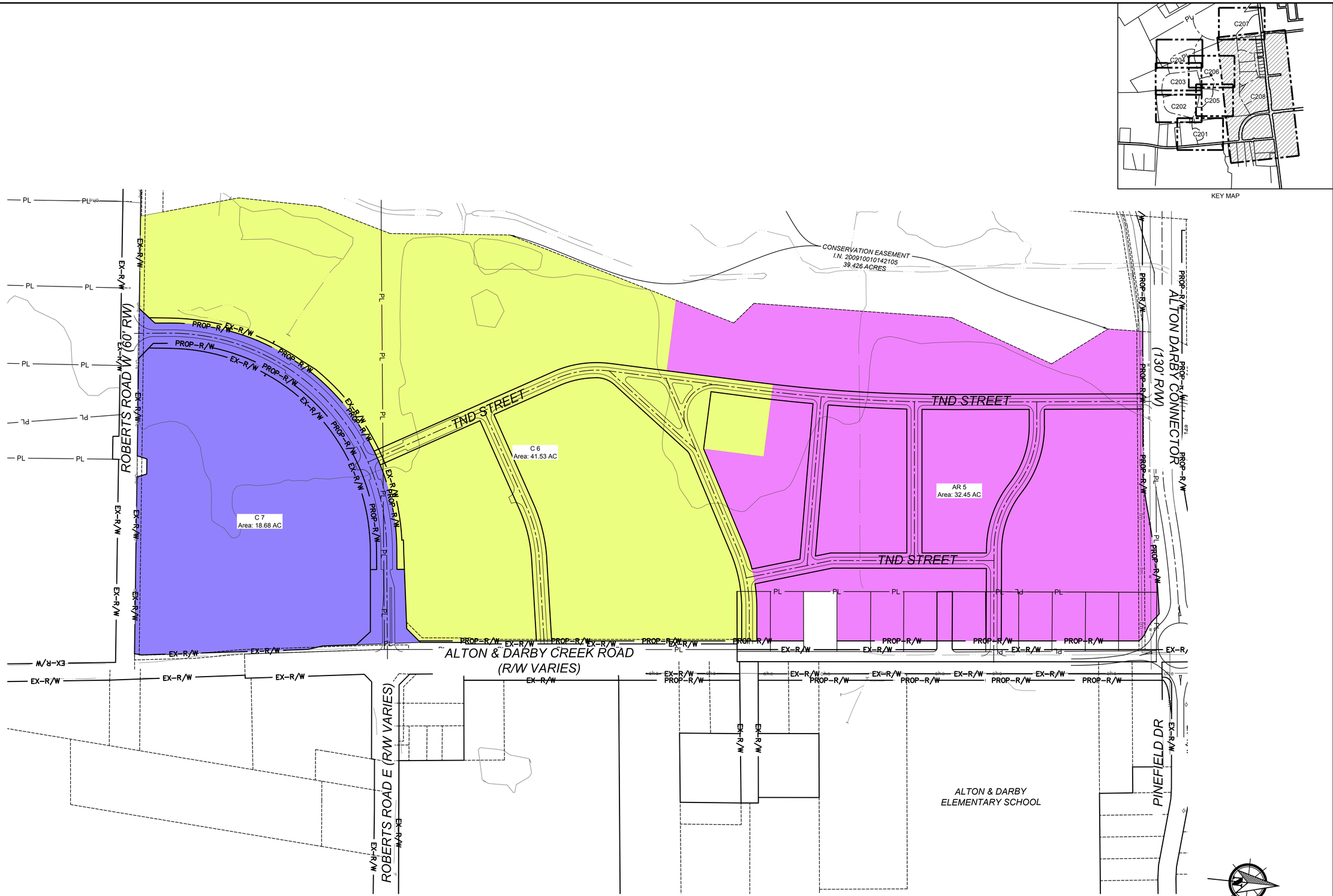

KEY MAP

0' 150' 300'

SCALE: 1"=150'

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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

RESIDENTIAL & COMMERCIAL LOT LAYOUT

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C208

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\C208 SP.DWG

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:49 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 OS.DWG

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REZONING PLANS
FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

OPEN SPACE

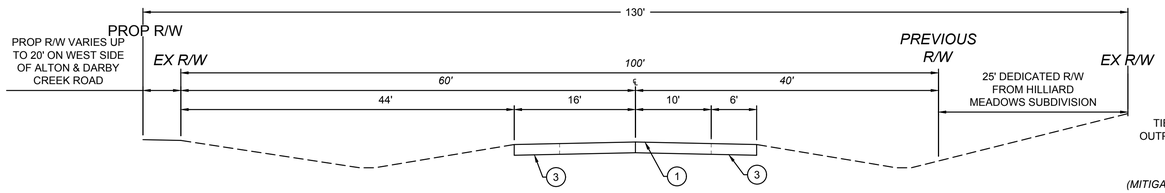
REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

C209

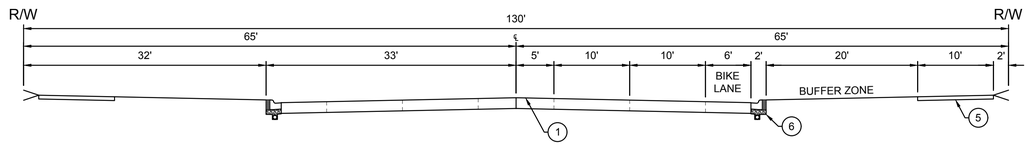
SECTION LEGEND	
1	ASPHALT PAVEMENT
2	18" STRAIGHT CURB
3	PAVED SHOULDER
4	CONCRETE WALK
5	*MULTI-USE PATH
6	CURB AND GUTTER
7	BUFFER ZONE

*NOTE: THE MULTI-USE PATH DOES NOT NECESSARILY EXIST ON BOTH SIDES OF THE ROAD.



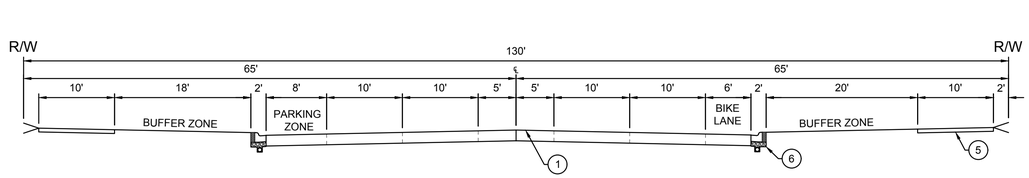
EXISTING ALTON & DARBY CREEK ROAD SECTION (100' R/W)

1"=10'



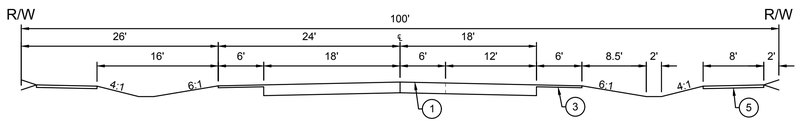
A - ALTON DARBY CONNECTOR (130' R/W)

1"=10'



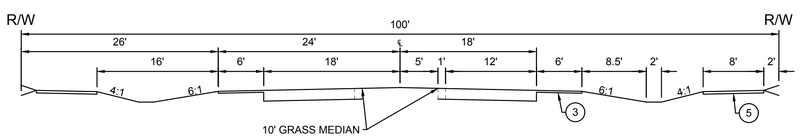
B - ALTON DARBY CONNECTOR WITH PARKING(130' R/W)

1"=10'



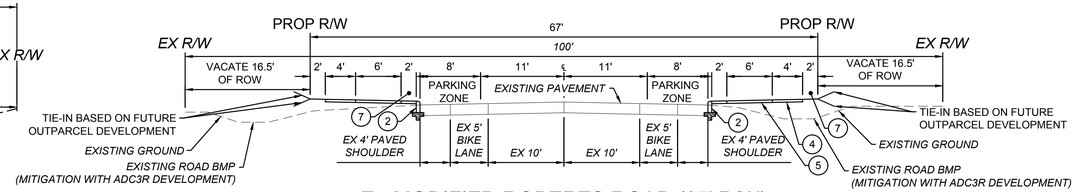
C - ROAD B/DESIGN DESIGNATION 7 (100' R/W)

1"=10'



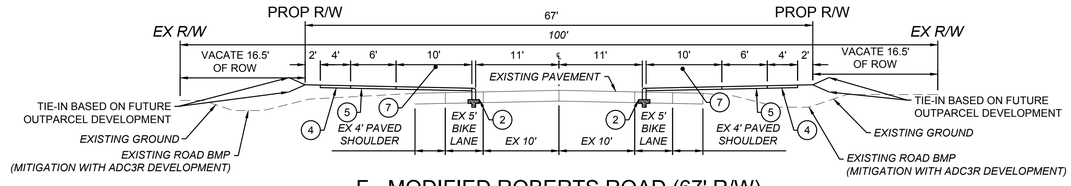
D - ROAD B/DESIGN DESIGNATION 7 (100' R/W)

1"=10'



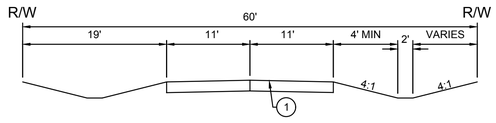
E - MODIFIED ROBERTS ROAD (67' R/W)

1"=10'



F - MODIFIED ROBERTS ROAD (67' R/W)

1"=10'



G - LOCAL ROAD (60' R/W)

1"=10'

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Drive | Suite 300
Columbus, OHIO 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

REZONING PLANS FOR
ALTON PLACE
HILLIARD, FRANKLIN COUNTY, OHIO

TYPICAL SECTIONS

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE:	10/03/2018
DRAWN BY:	BAJ
CHECKED BY:	BJM
JOB NUMBER:	2017.02133

0' 10' 20'

SCALE: 1"=10'

C300

PLOT SCALE: 1:1 EDIT DATE: 10/3/18 - 9:10 AM EDITED BY: BJOHNSON DRAWING FILE: O:\2017\02133\01 ENTITLEMENT\D. DRAWINGS\C\VIL\CONSTRUCTION DOCUMENTS\ENTITLEMENT\2017.02311 SP.DWG

ALTON/ROBERTS

UPDATED 10.2.18

CLOSINGS-PHASING

0′ 200′ 400′ 800′

NORTH

ALTON/ROBERTS

UPDATED 10.2.18

MULTI-USE PATH/PEDESTRIAN WALK SYSTEM

0’ 200’ 400’ 800’

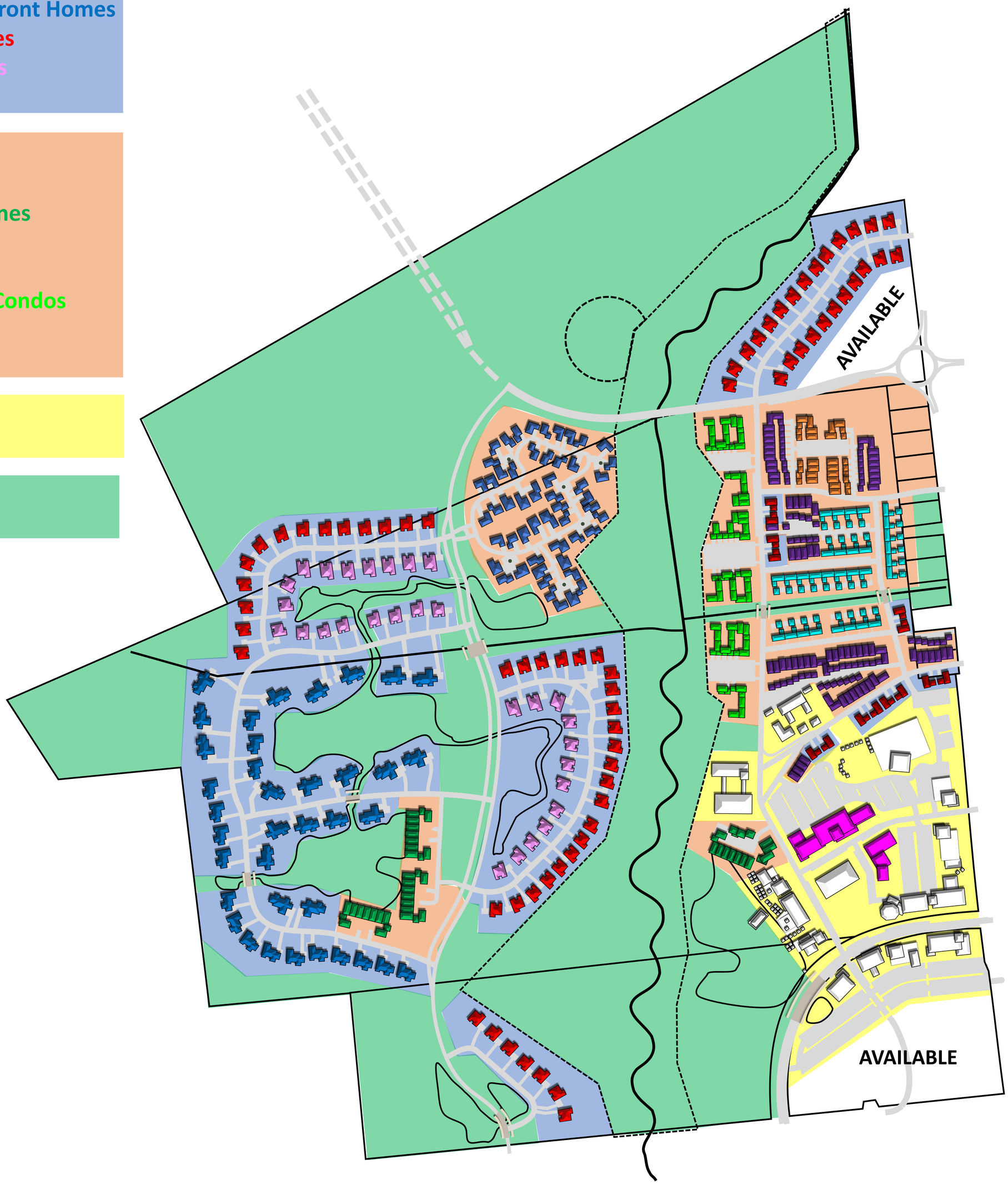
NORTH

SINGLE FAMILY
20 Executive Lake Front Homes
3 Executive Wooded Homes
14 Executive Reserve Front Homes
68 Reserve Front Homes
29 Stream Front Homes
14 Urban Homes

MULTI-FAMILY
53 Patio Homes
31 Lake Side Brownstones
73 Brownstones
17 Townhomes
63 LA Courtyard Style Condos
30 Row Homes
30 Commercial District

COMMERCIAL

OPEN SPACE/RESERVE



ALTON/ROBERTS
UPDATED 10.2.18

LAND USE/HOUSING TYPES

0′ 200′ 400′ 800′
NORTH

ALTON/ROBERTS

UPDATED 10.2.18

NATURE AREAS AND TREE PLAN

0′ 200′ 400′ 800′

NORTH

ALTON PLACE

UPDATED 10.2.18

MASTER PLAN

0’ 200’ 400’ 800’

NORTH