

NOTES:

NOTE "A": ALL OF THE MILLER TRACT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0280 K, EFFECTIVE DATE APRIL 16, 2009.

NOTE "B": THE OPEN SPACES SHOWN HEREIN AND IDENTIFIED AS (RESERVES "A" THROUGH "F") SHALL BE OWNED AND MAINTAINED BY THE MILLER FARM HOMEOWNERS' ASSOCIATION. RESERVE "G" SHALL BE SET ASIDE FOR POTENTIAL PUBLIC UTILITY.

NOTE "C": ALL LOT SIZES SHALL BE VERIFIED AT THE TIME OF THE FINAL PLAT AND AN ENGINEERING DRAWINGS, AS SET FORTH BY THE DEVELOPMENT STANDARDS. ALL LOTS SHALL MEET THE MINIMUM LOT WIDTHS AND SIZES.

NOTE "D": SIDEWALKS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT ON THE SAME SIDE OF THE STREET AS THE LOTS.

DEVELOPMENT STANDARDS:

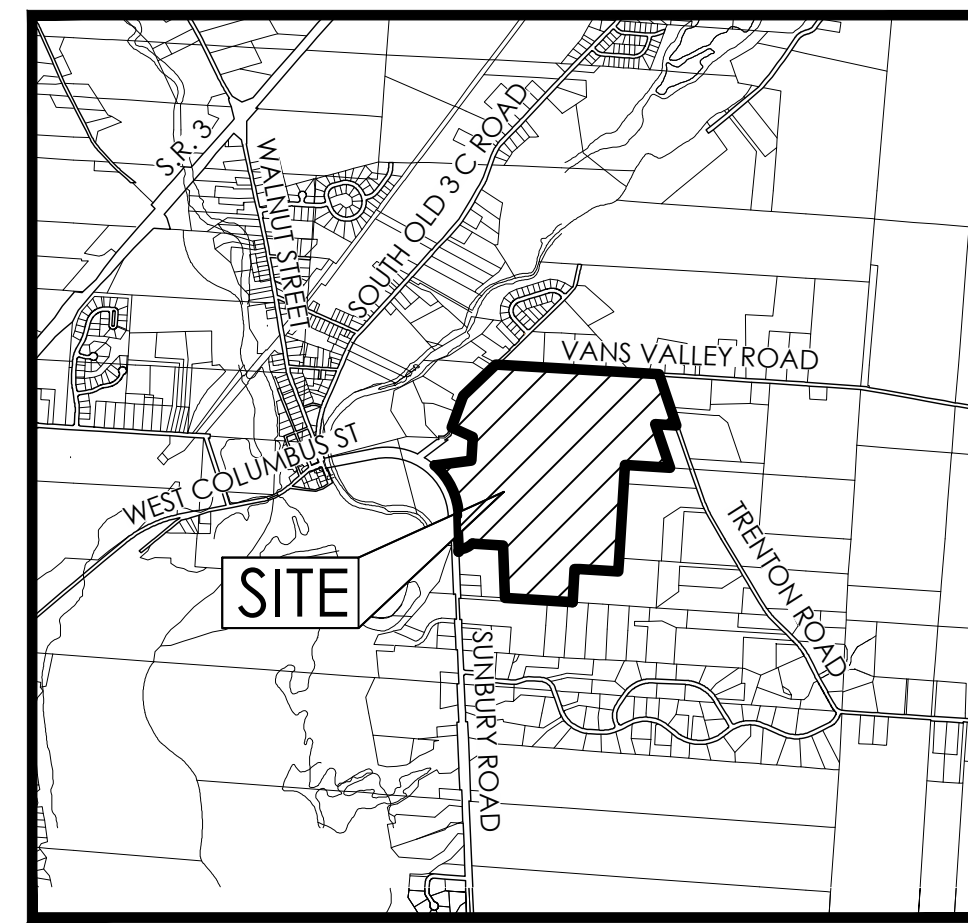
SUBAREA "A":

- MINIMUM LOT WIDTH: 60 FEET
- MINIMUM LOT AREA: 7,800 SQ. FT.
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 8 FEET
- MINIMUM REAR YARD SETBACK: 30 FEET
- MINIMUM LIVING AREA PER SINGLE FAMILY DWELLING EXCLUSIVE OF BASEMENTS, PORCHES, OR GARAGES: 1,450 SQ. FT.
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM GARAGE: 2 CAR

SUBAREA "B":

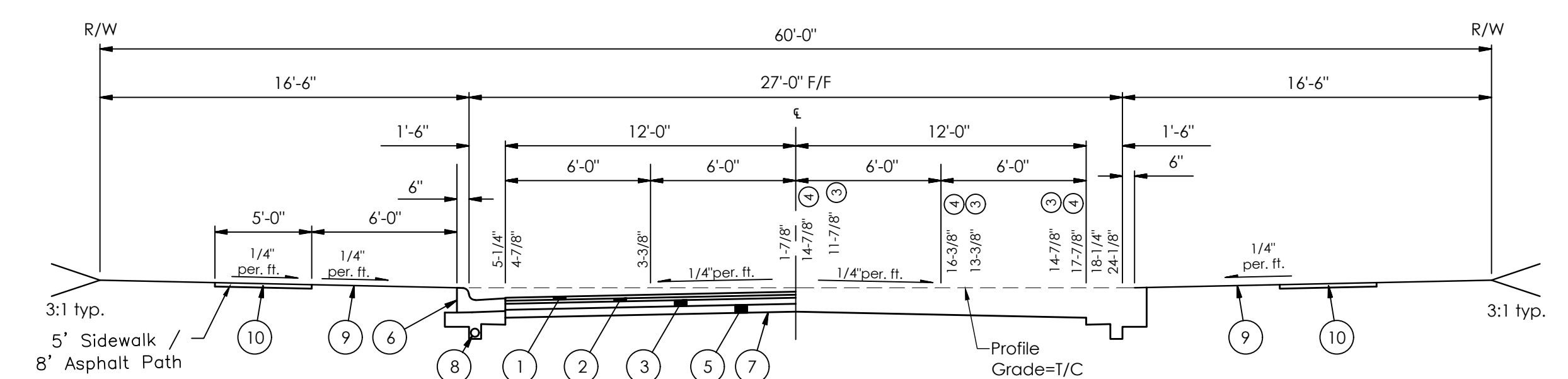
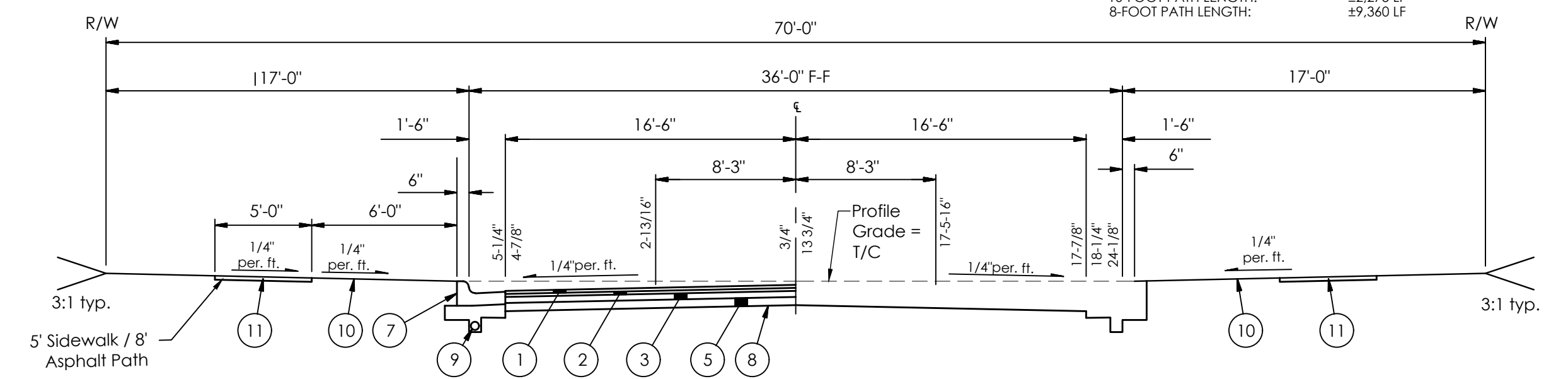
- MINIMUM LOT WIDTH: 67 FEET
- MINIMUM LOT AREA: 8,710 SQ. FT.
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 8 FEET
- MINIMUM REAR YARD SETBACK: 30 FEET
- MINIMUM LIVING AREA PER SINGLE FAMILY DWELLING EXCLUSIVE OF BASEMENTS, PORCHES, OR GARAGES: 1,400 SQ. FT.
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM GARAGE: 2 CAR

* LOT WIDTH ON CURVED LOTS TO BE MEASURED AT THE TANGENT OF THE BUILDING LINE (SEE DETAIL THIS SHEET)

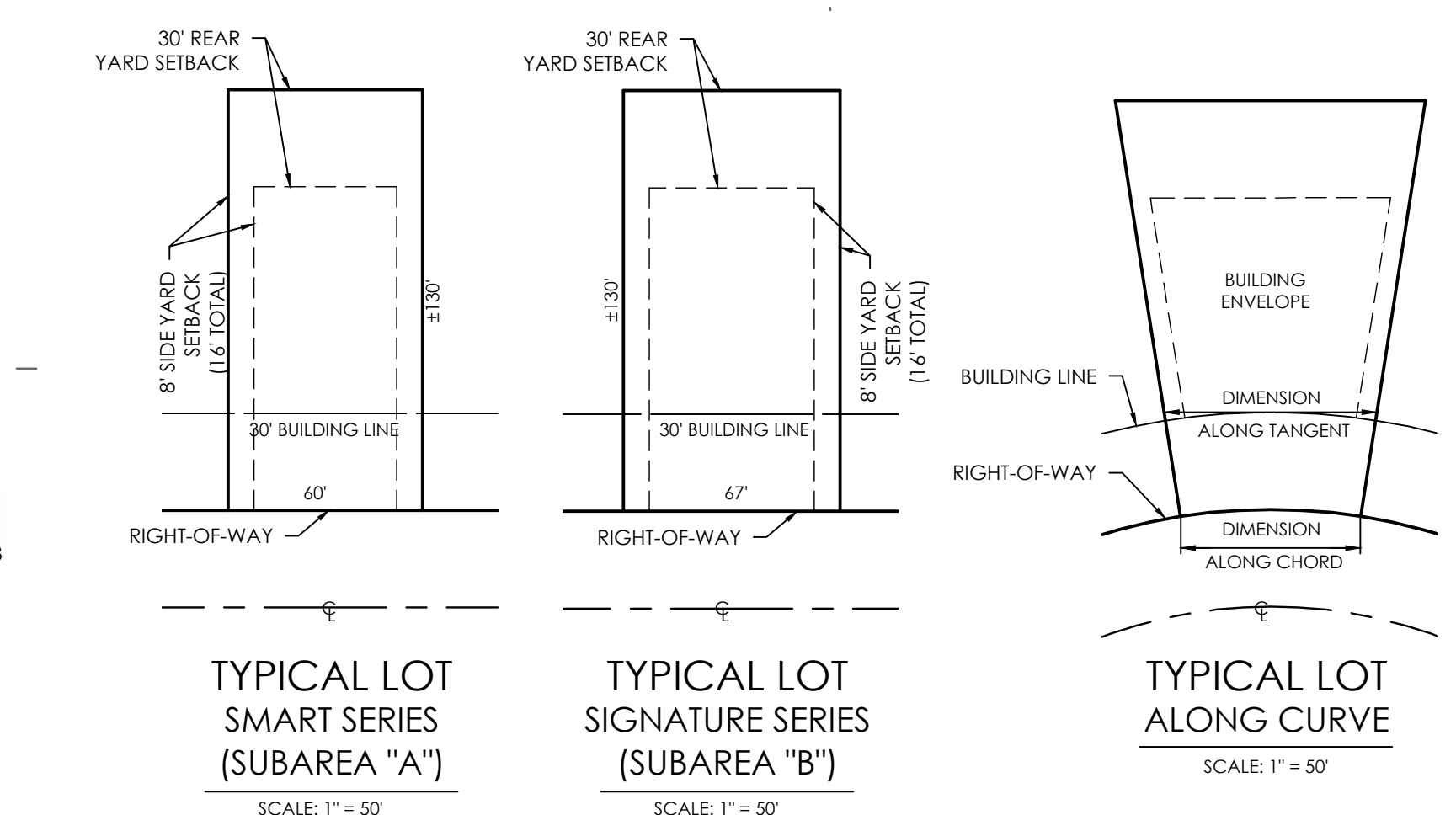
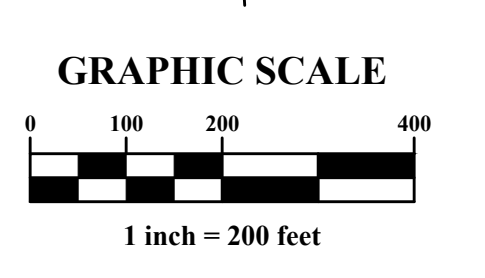
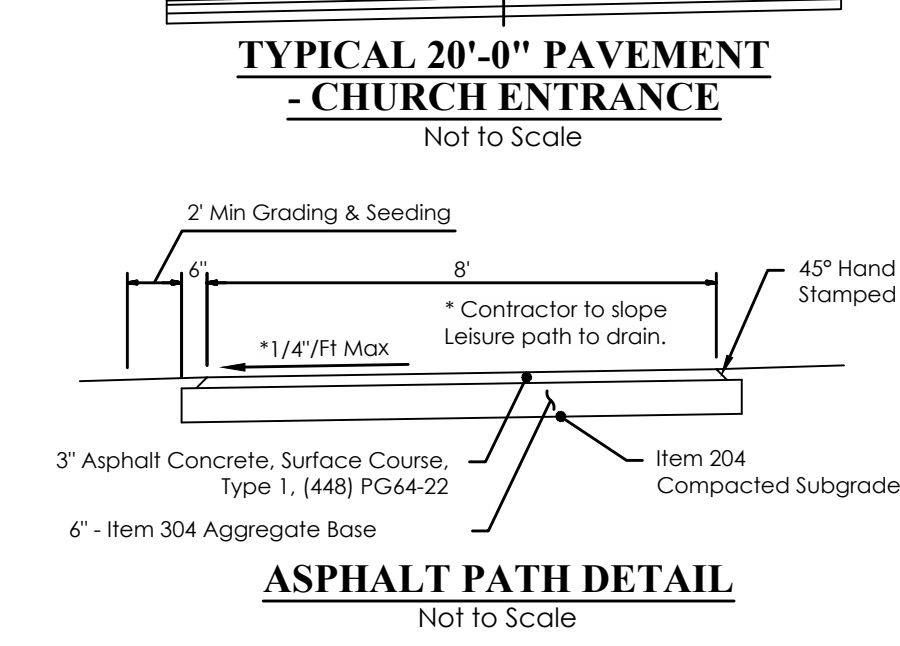
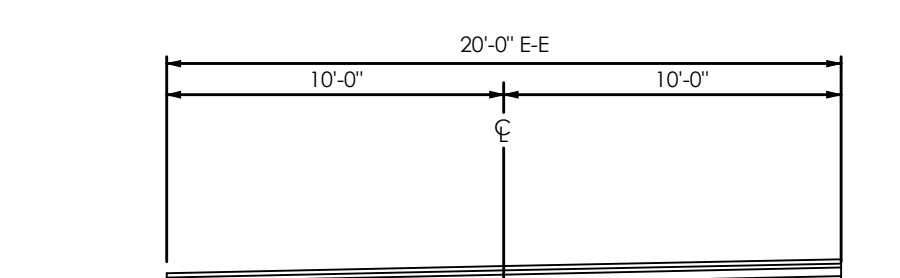


SITE STATISTICS:

EXISTING ZONING:	PRD	2018 Dev. Plan
TOTAL ACRES:	±176.99 ACRES	±192.53 ACRES
FUTURE VANS VALLEY RD RELOCATION R/W AREA:	±1.4 ACRES	
NUMBER OF UNITS:	353 UNITS	367 UNITS
SUBAREA "A" (LOTS 1-228) (67 LOTS)	228 LOTS	
SUBAREA "B" - (LOTS 229-353) (67 LOTS)	125 LOTS	
OPEN SPACE:	30% (Per Section 15.11.8)	
PROVIDED:	±15.2 ACRES (36.8%)	±42.4 ACRES
RESERVE "A":	±15.2 ACRES	
RESERVE "B":	±0.6 ACRES	
RESERVE "C":	±0.5 ACRES	
RESERVE "D":	±0.2 ACRES	
RESERVE "E":	±30.0 ACRES	
RESERVE "F":	±18.7 ACRES	
RESERVE "G":	±0.9 ACRES (not in open space calculation)	
PUBLIC UTILITY:		
GROSS DENSITY:	±1.99 DU/AC	±1.91 DU/AC
STREET LENGTH:	±17,884 LF	
10-FOOT PATH LENGTH:	±2,275 LF	
8-FOOT PATH LENGTH:	±9,360 LF	



- PAVEMENT LEGEND**
(Per Delaware County Standards)
- Item 448, 1 1/2" Asphalt Concrete, Surface Course
 - Item 448, 1 1/2" Asphalt Concrete, Intermediate Course
 - Item 301, 6" Bituminous Aggregate Base
 - Item 301, 3" Bituminous Aggregate Base
 - Item 304, 4" Aggregate Base
 - 6" Concrete Combined Curb & Gutter Per DCED-R210
 - Item 204, Compacted Subgrade
 - Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
 - Item 659, Seeding & Mulching
 - Standard Sidewalk (4" Thick) per Dwg DCED-R2300



REVISIONS

MARK	DATE	DESCRIPTION
	08/23/2023	REVISED PER COMMENTS
	08/23/2023	REVISED PER COMMENTS

M 1 HOMES
m1homes.com
4131 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

VILLAGE OF GALENA, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
MILLER FARM
INDEX PLAN

EMHT
Evans, Meecham, Hambelton & Thon, Inc.
Engineers • Surveyors • Planners • Architects
10000 W. Broad Street, Columbus, OH 43240
Phone: 614.726.6200
emht.com

DATE: MAY 18, 2023

SCALE: 1" = 200'

JOB NO.: 20230367

EXHIBIT: D-1

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REVISIONS

MARK	DATE	DESCRIPTION	REVISED PER COMMENTS
	8/2/23		
	8/25/23		

M/I HOMES
 mihomes.com
 4131 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

VILLAGE OF GALENA, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
MILLER FARM
 ILLUSTRATIVE SITE PLAN

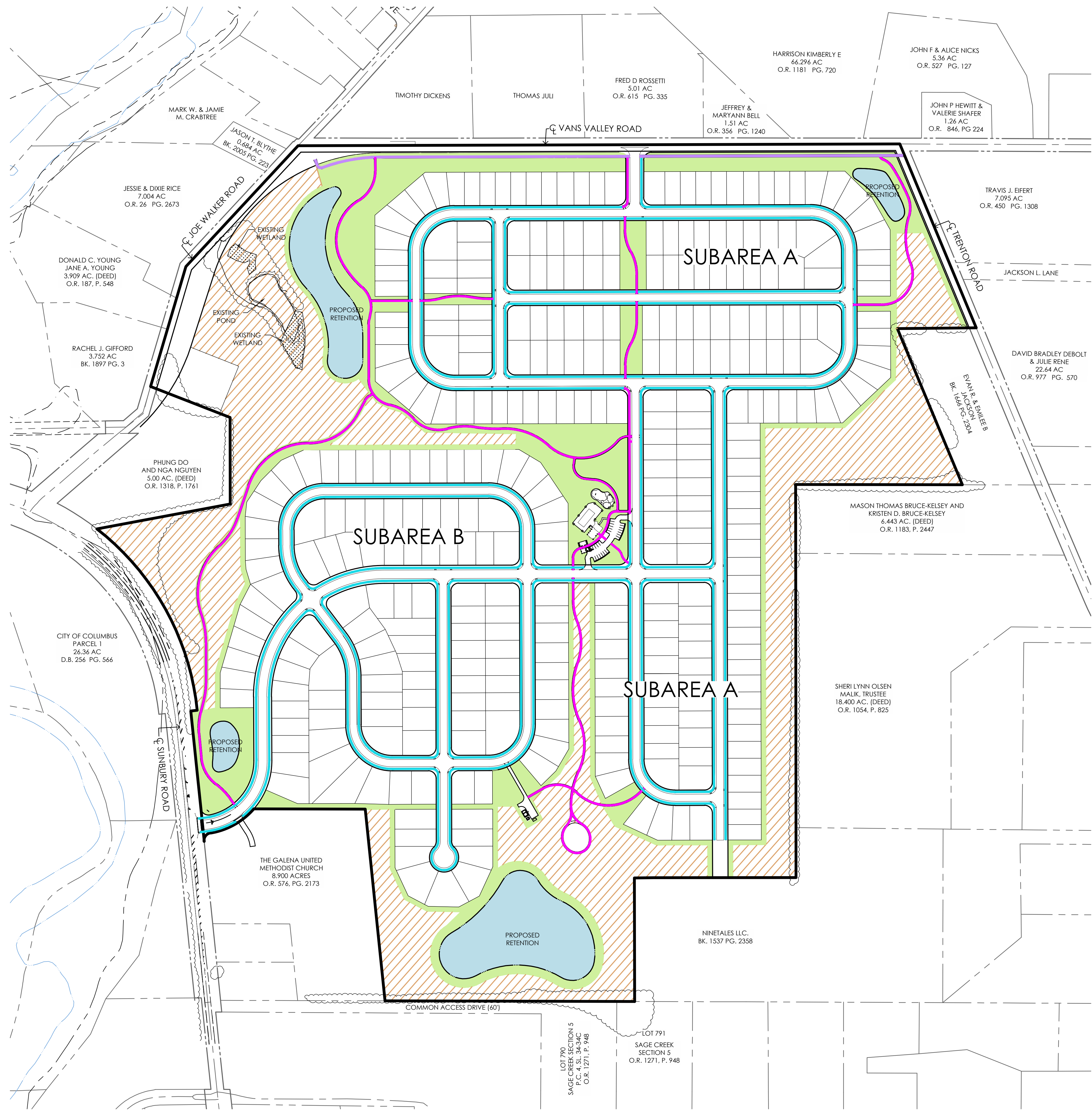


DATE
MAY 18, 2023

SCALE
None

JOB NO.
20230367

EXHIBIT
D-4



SITE STATISTICS:

TOTAL ACREAGE:	±176.99 ACRES
OPEN SPACE:	30% (Per Section 15.11.8)
REQUIRED:	±65.2 ACRES (36.8%)
PROVIDED:	±15.2 ACRES
RESERVE "A":	±0.6 ACRES
RESERVE "B":	±0.5 ACRES
RESERVE "C":	±0.2 ACRES
RESERVE "D":	±30.0 ACRES
RESERVE "E":	±18.7 ACRES
RESERVE "F":	±18.7 ACRES
RESERVE "G" PUBLIC UTILITY:	±0.9 ACRES (not in open space calculation)

STREET LENGTH:	±17,884 LF
10-FOOT PATH LENGTH:	±2,275 LF
8-FOOT PATH LENGTH:	±9,360 LF

LEGEND:

- 5' WIDE SIDEWALK — ±32,589 LF
- 8' WIDE ASPHALT PATH — ±9,360 LF
- 10' WIDE ASPHALT PATH — ±2,275 LF
- MOWED OPEN SPACE: ±20.5 ACRES
To be owned and maintained by the Homeowners Association
- NO MOW OPEN SPACE: ±36.7 ACRES
To be owned and maintained by the Homeowners Association. Native vegetation & grasses mowed as needed on annual or semi-annual basis.

MARK	DATE	DESCRIPTION	REVISED PER COMMENTS
	08/23		
	08/23		

M/I HOMES
mihomes.com
4131 WORTH AVENUE
SUITE 310
COLUMBUS, OHIO 43219

VILLAGE OF GALENA, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
MILLER FARM
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
Phone: 614.775.4500
emht.com

DATE
MAY 18, 2023

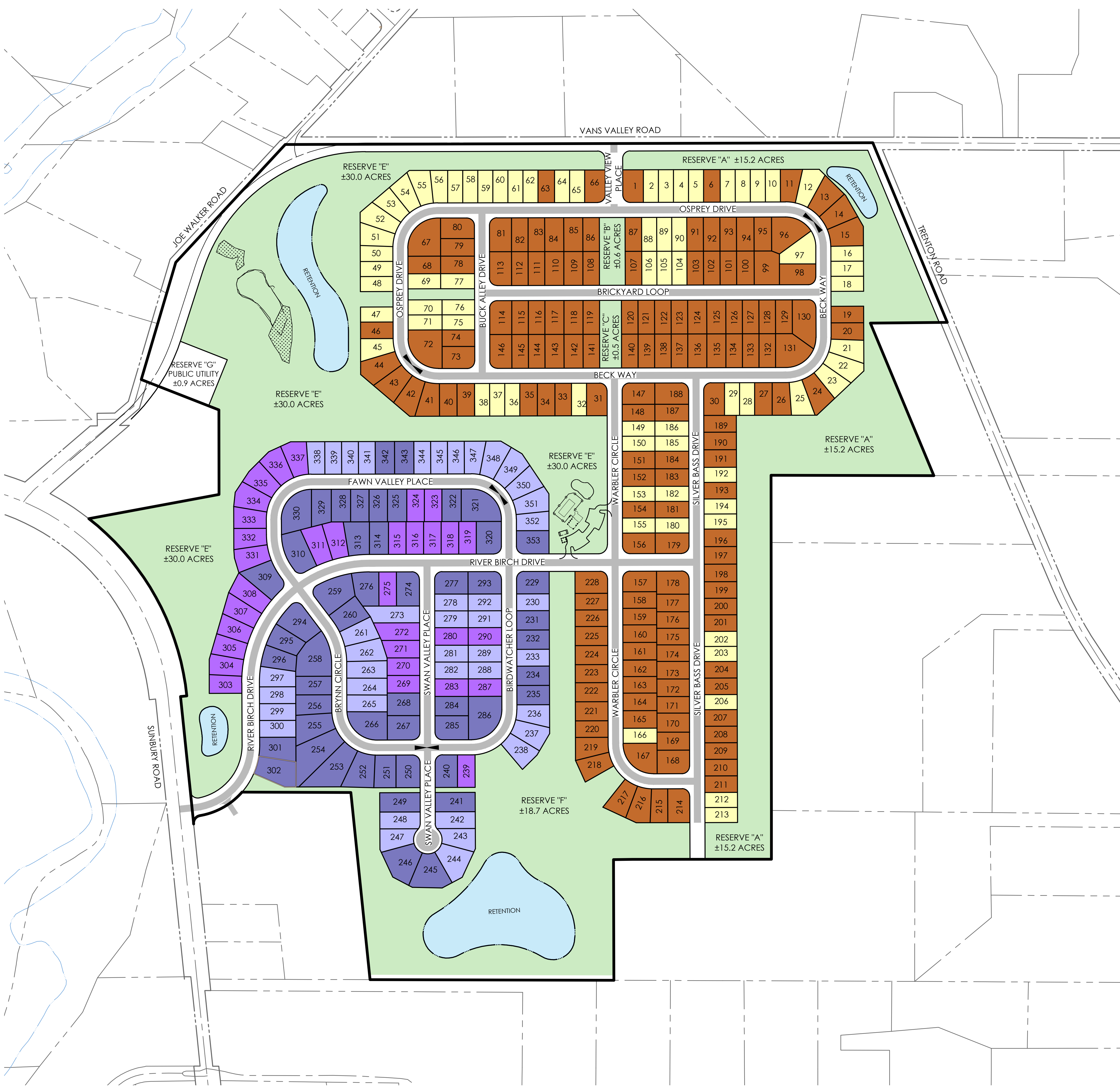
SCALE
1" = 200'

JOB NO.
20230367

EXHIBIT
H



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SUBAREA STATISTICS:

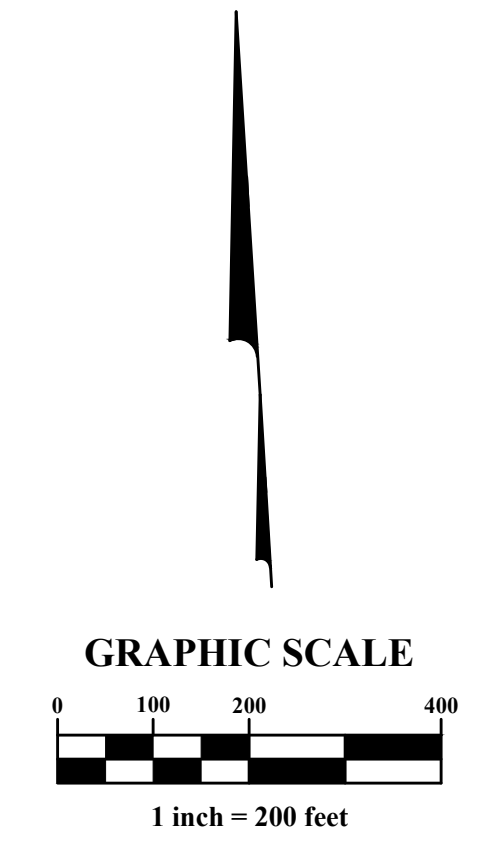
TOTAL NUMBER OF LOTS: 353 LOTS
 SUBAREA "A":
 NUMBER OF LOTS: 228 LOTS

- 60' 71 LOTS (31%)
- 61' - 65' 0 LOTS
- 66' + 157 LOTS (69%)

SUBAREA "B":
 NUMBER OF LOTS: 125 LOTS

- 67' 41 LOTS (33%)
- 68' -70' 32 LOTS (26%)
- 71' + 52 LOTS (41%)

THE SIZES OF INDIVIDUAL LOTS DEPICTED ON THIS EXHIBIT ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING TO ACCOUNT FOR UTILITIES, EASEMENTS, MAJOR ROUTING AND OTHER VARIABLES.



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	8/23	REVISED PER COMMENTS	
	8/23	REVISED PER COMMENTS	

M/I HOMES
 mihomes.com
 4131 WORTH AVENUE
 SUITE 310
 COLUMBUS, OHIO 43219

VILLAGE OF GALENA, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
MILLER FARM
 LOT SIZE EXHIBIT

EMHT
 Evans, Mechwart, Hombler & Tilton, Inc.
 Engineers • Surveyors • Planners • Geologists
 5000 North High Street, Columbus, OH 43230
 Phone: 614.775.4200 emht.com

DATE
 MAY 18, 2023

SCALE
 1" = 200'

JOB NO.
 20230367

EXHIBIT
L

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