

# RichMir

## - Private Adult Community -

### Village of West Jefferson, Madison County, Ohio

# Street / Storm / Water

## Phase 1

**GENERAL  
PLAN INFORMATION:**

**PROJECT NAME:**  
RICHMIR PRIVATE ADULT COMMUNITY

**PROJECT LOCATION:**  
VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO

**OWNER/DEVELOPER:**  
ELBOCO

TOD ELFRINK  
450 TAYLOR BLAIR RD.  
WEST JEFFERSON, OHIO 43162

RICHARD BOBO  
251 WEST PEARL ST.  
WEST JEFFERSON, OHIO 43162

**ENGINEER**  
SANDS DECKER LTD.  
GLENN DECKER, P.E.  
4588 KENNY RD.  
COLUMBUS, OHIO 43220  
614-538-8560  
614-538-8561 FAX

**SURVEYOR:**  
RUSS TAYLOR, P.S.  
7235 LONG ROAD  
CANAL WINCHESTER, OHIO 43110  
614-837-7023

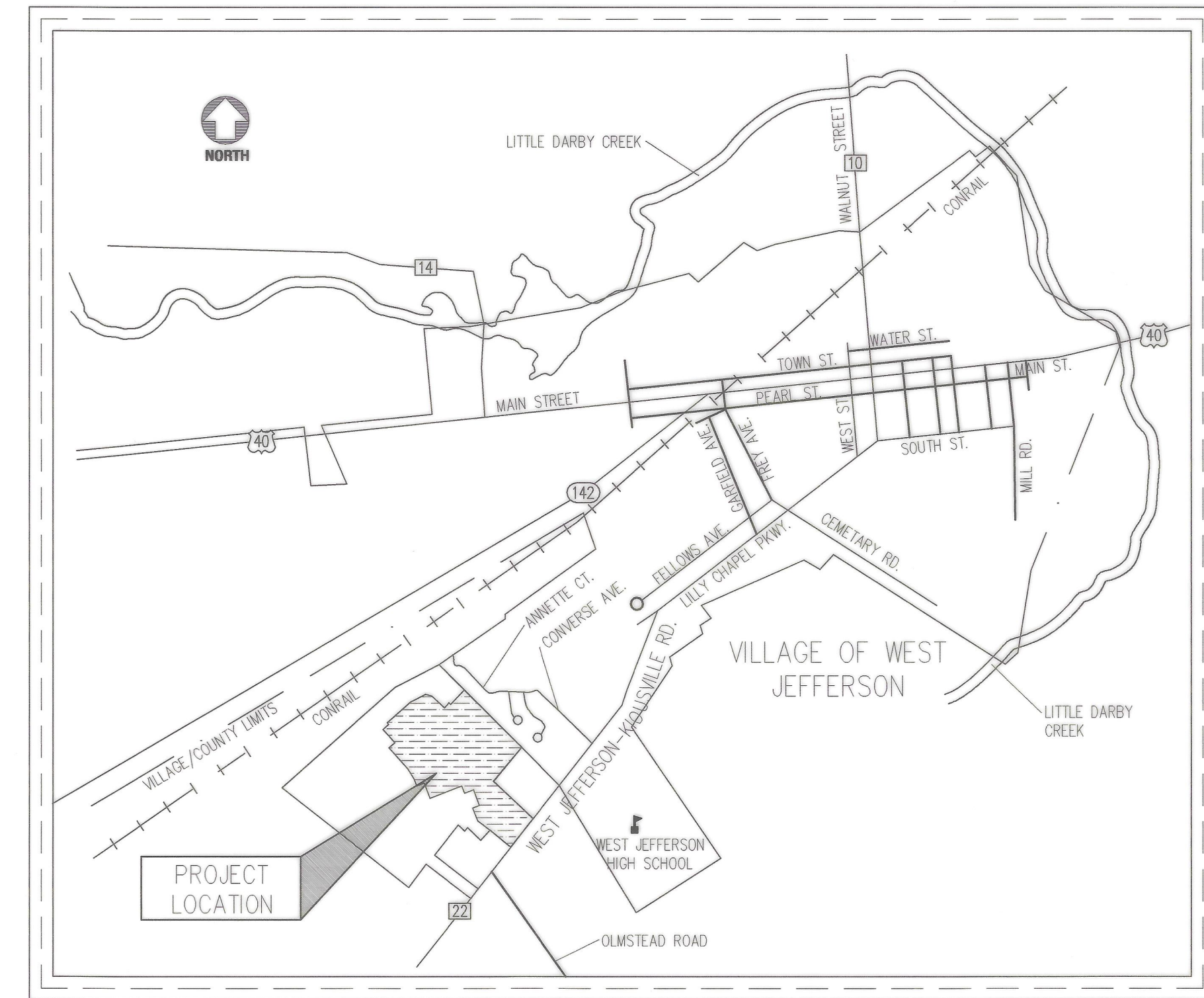
**AERIAL MAPPING:**  
MAN MAPPING SERVICES INC.  
4090 WEAVER COURT SOUTH  
HILLIARD, OHIO 43026  
614-876-3663

**SITE INFORMATION:**  
TOTAL AREA OF PROPERTY: 80.37 ACRES.  
PHASE ONE AREA: 29.78 ACRES  
PHASE ONE UNITS: 92  
PHASE ONE UNITS PER ACRE: 3.09

**ZONING:**  
CONDOMINIUM

**INDEX OF SHEETS**

1. TITLE SHEET
2. SURVEY
3. GENERAL NOTES, ESTIMATED QUANTITIES & STANDARD DRAWINGS
4. INTERSECTION & MISC. DETAILS
5. OFF-SITE DIMENSION & GRADING PLANS
6. SITE DIMENSION PLAN
7. SITE DIMENSION PLAN
8. GRADING & STORM SEWER PLAN
9. GRADING & STORM SEWER PLAN
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11. STORM SEWER PROFILES
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14. CENTERLINE ROAD PROFILES; KINGS WAY & SHAWN DR.
15. CENTERLINE ROAD PROFILES; ELAINE DR., ELDON DR. & ASHLEY LANE
16. CENTERLINE ROAD & WATER LINE PROFILES FOR AARIKA DR.
17. WATER LINE PROFILES; KINGS WAY: ELDON DRIVE & WEST JEFFERSON-KIOUSVILLE ROAD
18. WATER LINE PROFILES; ELAINE DR., ASHLEY LANE & SHAWN DR.



**LOCATION MAP**  
NOT TO SCALE

**BENCHMARKS**

- BM #1 THREE FILE MARKS AT SOUTHEAST EDGE OF AMERITECH MANHOLE, 40 FEET WEST OF INTERSECTION OF WEST JEFFERSON-KIOUSVILLE ROAD AND OLMSTEAD ROAD. NGVD 1929 ELEV. = 945.35'
- BM #2 TOP OF NORTH BOLT FILED "X" ON FIRE HYDRANT AT FRONT OF WEST JEFFERSON HIGH SCHOOL. NGVD 1929 ELEV. = 935.65'
- BM #3 TOP OF NORTHEAST BOLT FILED "X" ON FIRE HYDRANT AT FRONT OF 575 ANNETTE COURT. NGVD 1929 ELEV. = 936.36'

**ACCEPTED BY:**

*Chris M. Miller* 8/20/02  
MAYOR, VILLAGE OF WEST JEFFERSON

*Harold Walker* 8/20/02  
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

*Bruce P. Reagin* 8/20/02  
ENGINEER, VILLAGE OF WEST JEFFERSON

*Richard L. Snyder Sr.*  
PLANNING AND ZONING CHAIRMAN, VILLAGE OF WEST JEFFERSON

RichMir  
 Private Adult Community, Village of West  
 Jefferson, Madison County, Ohio  
 Street, Storm & Water  
 TITLE SHEET

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

Glenn L. Decker  
 Registered Engineer  
 Date: 7/22/02

**SANDS DECKER LTD.**  
**ENGINEERS PLANNERS**  
 WWW.SANDSDECKER.COM  
 4588 Kenny Road  
 Columbus, Ohio 43220  
 614 - 538 - 8560  
 Fax: 614 - 538 - 8561

**SCALE:**  
AS NOTED

**REVISIONS:**

PROJECT #: 1156

Date: March 2002