

\\20240724A.Dws\04\Sheets\Repro\04\Illustrative Site Plan.dwg - Lot Saved By: jchitt - 1/9/2025, 4:51 PM Last Printed By: jchitt - 1/9/2025, 4:51 PM No Xrefs



SITE DATA: (OVERALL)

|                              |                   |
|------------------------------|-------------------|
| TOTAL SITE AREA:             | ±59.3 ACRES       |
| NUMBER OF UNITS:             | 407               |
| GROSS DENSITY:               | ±6.9 UNITS/ACRE   |
| NET DENSITY:                 | ±8.3 UNITS/ACRE   |
| ±59.3 AC ±10.1 AC = ±49.2 AC |                   |
| 407 / ±49.2 AC = ±8.3 DU/AC  |                   |
| TOTAL OPEN SPACE:            | ±22.6 ACRES (38%) |

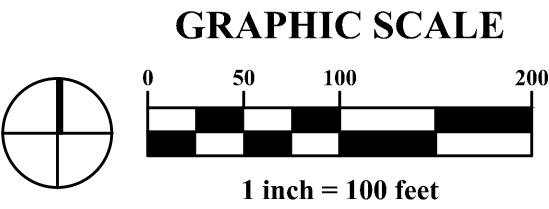
SITE DATA: SUBAREA A  
(MULTI-FAMILY)

|                              |                  |
|------------------------------|------------------|
| TOTAL SITE AREA:             | ±19.5 ACRES      |
| NUMBER OF UNITS:             | 252              |
| GROSS DENSITY:               | ±12.9 UNITS/ACRE |
| NET DENSITY:                 | ±15.6 UNITS/ACRE |
| ±19.5 AC ±3.3 AC = ±16.2 AC  |                  |
| 252 / ±16.2 AC = ±15.6 DU/AC |                  |
| TOTAL OPEN SPACE:            | ±9.7 ACRES (50%) |
| "A":                         | ±3.2 ACRES       |
| "B":                         | ±2.7 ACRES       |
| "C":                         | ±0.3 ACRES       |
| "D":                         | ±3.5 ACRES       |

TOTAL PARKING (9'X19'): 392 \*  
\* PARKING COUNT WILL BE CONFIRMED WITH FINAL DEVELOPMENT PLAN.

SITE DATA: SUBAREA B  
(SINGLE FAMILY)

|                               |                     |
|-------------------------------|---------------------|
| TOTAL SITE AREA:              | ±39.8 ACRES         |
| NUMBER OF LOTS:               | 155                 |
| (40' X 120' MIN.)             |                     |
| GROSS DENSITY:                | ±3.9 LOTS/ACRE      |
| NET DENSITY:                  | ±4.7 LOTS/ACRE      |
| ±39.8 AC ±6.8 AC = ±33.0 AC   |                     |
| 155 / ±33.0 AC = ±4.7 LOTS/AC |                     |
| TOTAL OPEN SPACE:             | ±12.9 ACRES (32.4%) |
| "A":                          | ±4.7 ACRES          |
| "B":                          | ±8.1 ACRES          |
| "C":                          | ±0.1 ACRES          |



THIS PLAN IS CONCEPTUAL. ALL SITE  
DETAILS TO BE CONFIRMED WITH THE FINAL  
DEVELOPMENT PLAN SUBMITTAL

| MARK | DATE     | DESCRIPTION                                         |
|------|----------|-----------------------------------------------------|
|      | 1/9/2025 | Updates with City and Planning Commission Comments. |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |

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CITY OF CIRCLEVILLE, PICKAWAY COUNTY, OHIO  
PRELIMINARY PLANNED UNIT DEVELOPMENT  
FOR  
**ALTO CIRCLEVILLE**  
ILLUSTRATIVE SITE PLAN

**EMHT**  
8075 New Albany Road, Columbus, OH 43254  
Engineers • Surveyors • Planners • Architects  
Phone: 614.775.5500 Toll Free: 888.775.3446  
emht.com

DATE  
JANUARY 10, 2025

SCALE  
1" = 100'

JOB NO.  
20240794

SHEET  
3/13