



PULTE HOMES: RESIDENTIAL LAND DEVELOPMENT

CHALLENGE

AS HOUSING NEEDS CONTINUE TO GROW IN CENTRAL OHIO, ONE OF AMERICA'S LARGEST HOME BUILDERS NEEDED A PARTNER TO PREPARE MULTIPLE RESIDENTIAL DEVELOPMENTS.

SERVICES

- Land Development
- Topographic Survey
- Boundary Survey
- ALTA/NSPS Land Title Survey
- Traffic Impact Study
- Zoning
- Site Civil Construction Documents
- Wetland + Stream Delineation
- Endangered Species Study

PULTE HOMES: RESIDENTIAL LAND DEVELOPMENT

Pulte Homes is a residential home construction company with homes located across the country. It's one of the various brands of PulteGroup, one of the largest home construction companies in the United States.

As housing needs continue to increase in the growing central Ohio region, Pulte Homes partnered with ms consultants to meet the continued demands for multiple residential developments.

SLATE RIDGE SITE DEVELOPMENT

Pulte Homes enlisted ms consultants to assist with the development of its 100-acre site along Home Road in Orange Township, Ohio. The site, located just north of Columbus, is split into two sections including single-family residential and senior-living condominiums.

To begin the project, ms consultants conducted a detailed onsite wetland and stream delineation investigation. Following the investigation, ms worked with the U.S. Army Corp of Engineers (ACOE) and the Ohio EPA (OEPA) to address the site impacts and mitigation efforts required. These efforts include a detailed endangered species study to address tree clearing in compliance with U.S. Fish and Wildlife regulations.

Additionally, the ms team is providing full site civil construction documents for the single and multi-family residential development. These documents include, stormwater detention systems, private roadways,

public water distribution, and sanitary sewer collection systems. ms consultants is also handling the site grading efforts and developing a cut/fill balance prior to construction.

Coordination between Delaware County Engineer, Delaware County Regional Sewer District, DLZ, HDR, and the adjacent property owners for easement access has been key for project development to provide site access and address current expansion of I-71. Site access to the condominium section of this residential development is via a public road extension. This road extension is currently being designed and installed and will be critical for construction.

The ms team has worked closely with Delaware County to coordinate the drive connection, stormwater detention, and landscape screening along the shared property lines.

EAGLE CREEK SITE DEVELOPMENT

Eagle Creek is a new housing development located in Delaware County, Ohio. This 85-acre property will include 483 residential lots and is led by Pulte Homes and Dove Field Partners.

The initial scope of services included topographic survey, preparation of a traffic impact study, and submission of the preliminary zoning application.

Currently, there are multiple elements of the project taking place. The design team is developing a 3,000 linear foot sanitary main extension with Dove Field Partners. Also, ms team is working with Pulte to provide full site civil construction documents for the residential development including, stormwater detention systems, private roadways, public water distribution, and sanitary sewer collection systems.

ms consultants is also handling the site grading efforts and developing a cut/fill balance prior to construction.

Throughout the project, ms consultants continues to coordinate closely with the Delaware County Engineer, Delaware County Regional Sewer District, Del-Co Water, the Village of Sunbury, and the Ohio EPA (OEPA). This coordination helps prevent schedule delays during the final permitting process. Reducing schedule delays is a key component in residential land development.

Once in construction, the ms survey team will provide layout staking for the development and set pins on 198 lots.