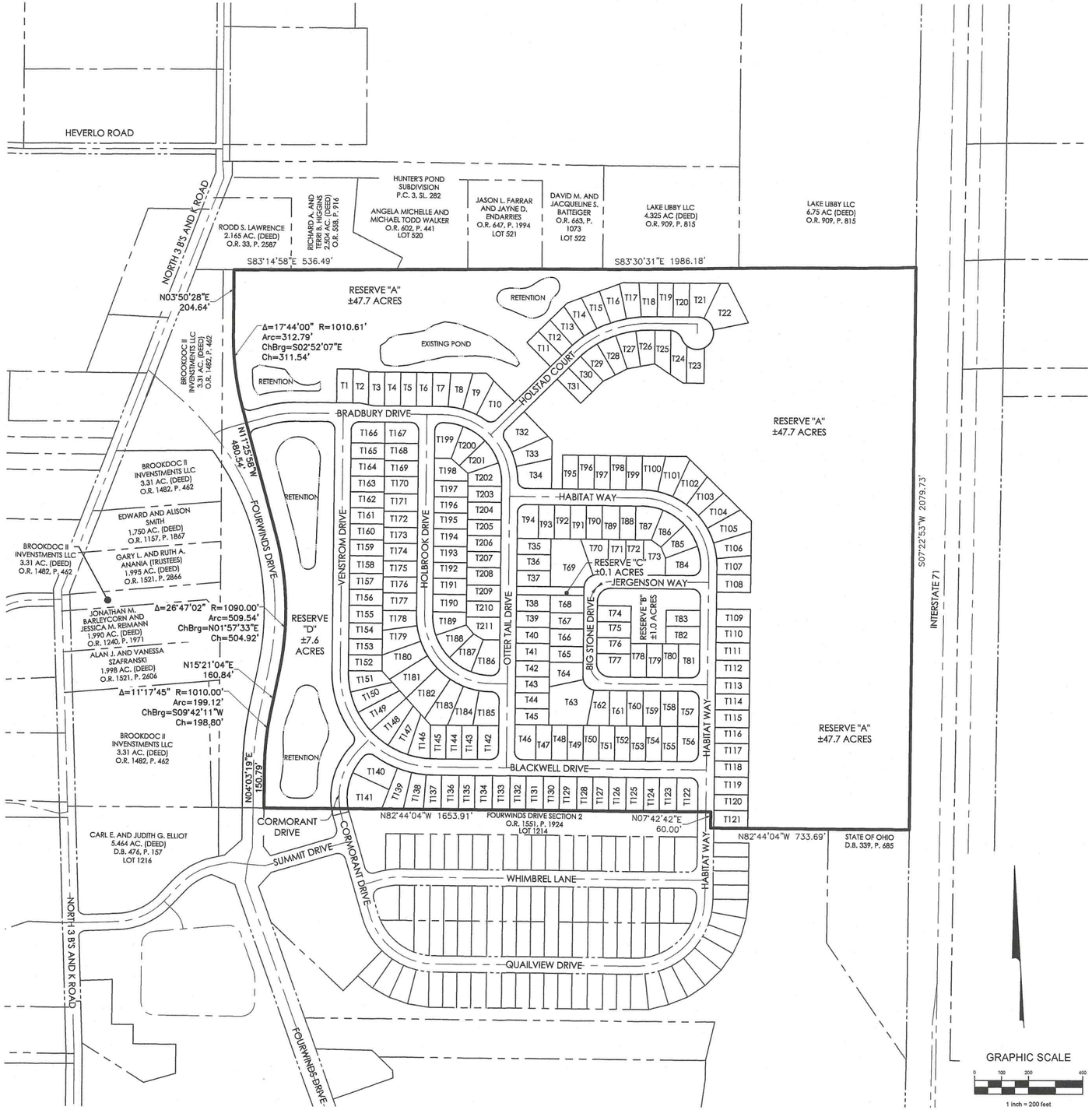
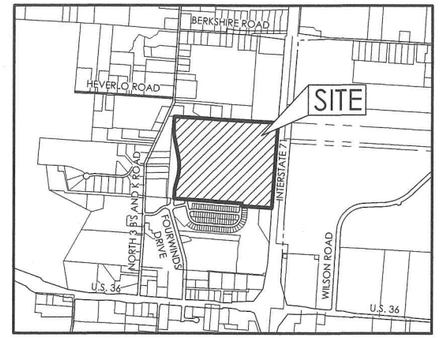
RPC # 30-18
SKETCH PLAN 18-16-S





LOCATION MAP
NO SCALE

RECEIVED
NOV 26 2018
Del. Co. Regional Planning Commission

NOTES:

NOTE "A":
ALL OF THE NORTHLAKE PRESERVE IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39041C0145K, ISSUED APRIL 16, 2009.

NOTE "B":
BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTE "C":
STREET NAMES WILL BE REVIEWED BY THE BST&G FIRE DEPARTMENT, AND ARE SUBJECT TO APPROVAL BY THE DELAWARE COUNTY ENGINEER.

NOTE "D":
LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF OHIO.

NOTE "E":
THE BST&G FIRE DEPARTMENT WILL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS.

NOTE "F":
ALL STORMWATER DRAINAGE BASINS WILL BE A PART OF THE DELAWARE COUNTY DRAINAGE MAINTENANCE PROGRAM.

NOTE "G":
ON STREET PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET PER BERKSHIRE TOWNSHIP AND DELAWARE COUNTY STANDARDS. ON STREET PARKING SHALL BE PROHIBITED ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANTS AND "NO PARKING" SIGNS SHALL BE ERECTED BY THE DEVELOPER.

NOTE "H":
5' WIDE SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAYS WITHIN THE DEVELOPMENT. A 8' WIDE ASPHALT PEDESTRIAN TRAIL WILL BE CONSTRUCTED WITHIN RESERVE "A" AS SHOWN HEREON AS WELL AS 8' WIDE ASPHALT PEDESTRIAN TRAIL WILL BE CONSTRUCTED ALONG THE EAST SIDE OF THE FOURWINDS DRIVE EXTENSION.

NOTE "I":
ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED PRIOR TO AND DURING CONSTRUCTION ALONG ALL OF THE OPEN SPACES.

NOTE "J":
THE COUNTY ENGINEERS STANDARDS FOR STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL WILL BE MAINTAINED DURING CONSTRUCTION.

NOTE "K":
RESERVES "A" - "E" WILL BE OWNED AND MAINTAINED BY THE NORTHLAKE PRESERVE HOMEOWNERS ASSOCIATION INCLUDING ALL IMPROVEMENTS WITHIN THE OPEN SPACES.

NOTE "L":
STORMWATER MANAGEMENT WILL BE PROVIDED TO HANDLE ON-SITE AND OFF-SITE STORMWATER RUNOFF PASSING THROUGH THE SITE. STORMWATER MANAGEMENT SHALL CONFORM TO THE STANDARDS SET FORTH BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "M":
A MAXIMUM ONE (1) FOOT ENCROACHMENT SHALL BE PERMITTED INTO EACH SIDE YARD FOR ROOF OVERHANGS ONLY.

BENCHMARKS (NAVD88)

B.M. #1: CHISELED "X" ON HYDRANT BOLT, APPROXIMATELY 430 FEET EAST OF THE FOUR WINDS DRIVE AND LONGHORN DRIVE INTERSECTION, BEING ON THE NORTH SIDE OF LONGHORN DRIVE.
ELEV= 974.84'

B.M. #2: CHISELED "X" ON HYDRANT BOLT, APPROXIMATELY 54 FEET NORTH EAST OF FOUR WINDS DRIVE AND LONGHORN DRIVE INTERSECTION, BEING ON THE EAST SIDE OF FOUR WINDS DRIVE
ELEV= 971.14'

B.M. #3: CHISELED "X" ON HYDRANT BOLT, LOCATED ON THE FIRST HYDRANT WHILE TRAVELING NORTH FROM THE INTERSECTION OF THREE B'S AND K ROAD AND S.R. 36 / 37, BEING APPROXIMATELY 550 FEET NORTH OF SAID INTERSECTION, AND BEING ON THE EAST SIDE OF SAID THREE B'S AND K ROAD.
ELEV= 957.07'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

SITE DATA:

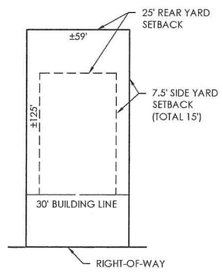
TOTAL ACREAGE:	±111.8 ACRES
TOTAL LOTS:	211 UNITS
TOTAL GROSS DENSITY:	±1.89 LOTS/AC
OPEN SPACE PROVIDED:	±56.4 ACRES (50.4%)
RESERVE "A":	±47.7 ACRES
RESERVE "B" (TOT LOT):	±1.0 ACRES
RESERVE "C":	±0.1 ACRES
RESERVE "D":	±7.6 ACRES
ZONING:	PMUD (PLANNED MIXED USE DISTRICT)
SCHOOL DISTRICT:	OLENTANGY

DESIGN STANDARDS:

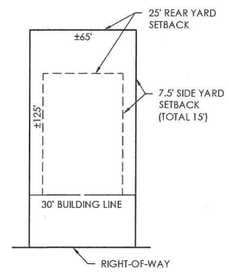
MINIMUM LOT WIDTH: (AT THE RIGHT-OF-WAY)	55 FEET
AVERAGE LOT WIDTH: (AT THE RIGHT-OF-WAY)	65.2 FEET
MAXIMUM BUILDING HEIGHT:	TWO STORY
SETBACKS	
FRONT / BUILDING LINE:	30 FEET
BUILDING SEPARATION:	15 FEET MINIMUM
SIDE YARD:	7.5 FEET MINIMUM
REAR YARD:	25 FEET

DEVELOPMENT DENSITY:

GROSS ACREAGE:	±111.8 ACRES
RESERVE "A":	±47.7 ACRES
RESERVE "B":	±1.0 ACRES
RESERVE "C":	±7.6 ACRES
DEVELOPMENT ACREAGE:	±56.4 ACRES
(±111.8 ACRES - ±56.4 ACRES)	
DEVELOPMENT DENSITY:	±3.81 LOTS / ACRE (MEDIUM)
(211 LOTS / ±55.4 ACRES)	



TYPICAL LOT
(59' x 125')
SCALE: 1"=40'



TYPICAL LOT
(LOTS 65' x 125')
SCALE: 1"=40'

REVISIONS	
DATE	DESCRIPTION
11/26/18	REVISED PER STAFF COMMENTS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH 43054
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emht.com

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
FOR
NORTHLAKE PRESERVE
INDEX PLAN

LOCATED IN:
FARM LOTS 2 AND 3, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Date	Job No.
NOVEMBER 5, 2018	20180553
Scale	Sheet
AS NOTED	1/5

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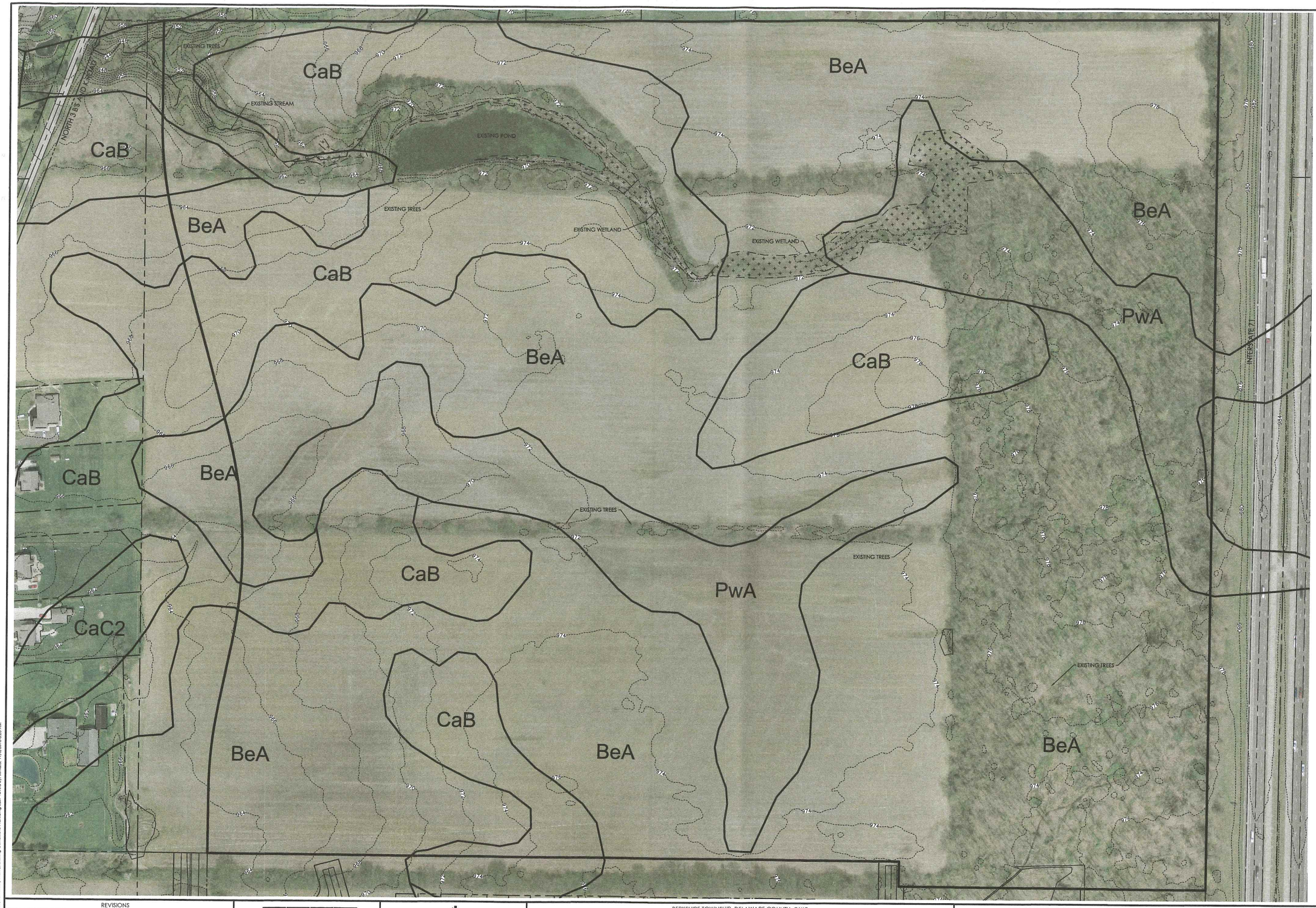

LEGEND

BeA	BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
CaC2	CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
CaB	CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
PwA	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS	
DATE	DESCRIPTION
11/26/18	REVISED PER STAFF COMMENTS

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
FOR

NORTHLAKE PRESERVE

EXISTING CONDITIONS PLAN

LOCATED IN:
FARM LOTS 2 AND 3, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Date	Job No.
NOVEMBER 5, 2018	20180553
Scale	Sheet
1"=100'	2/5

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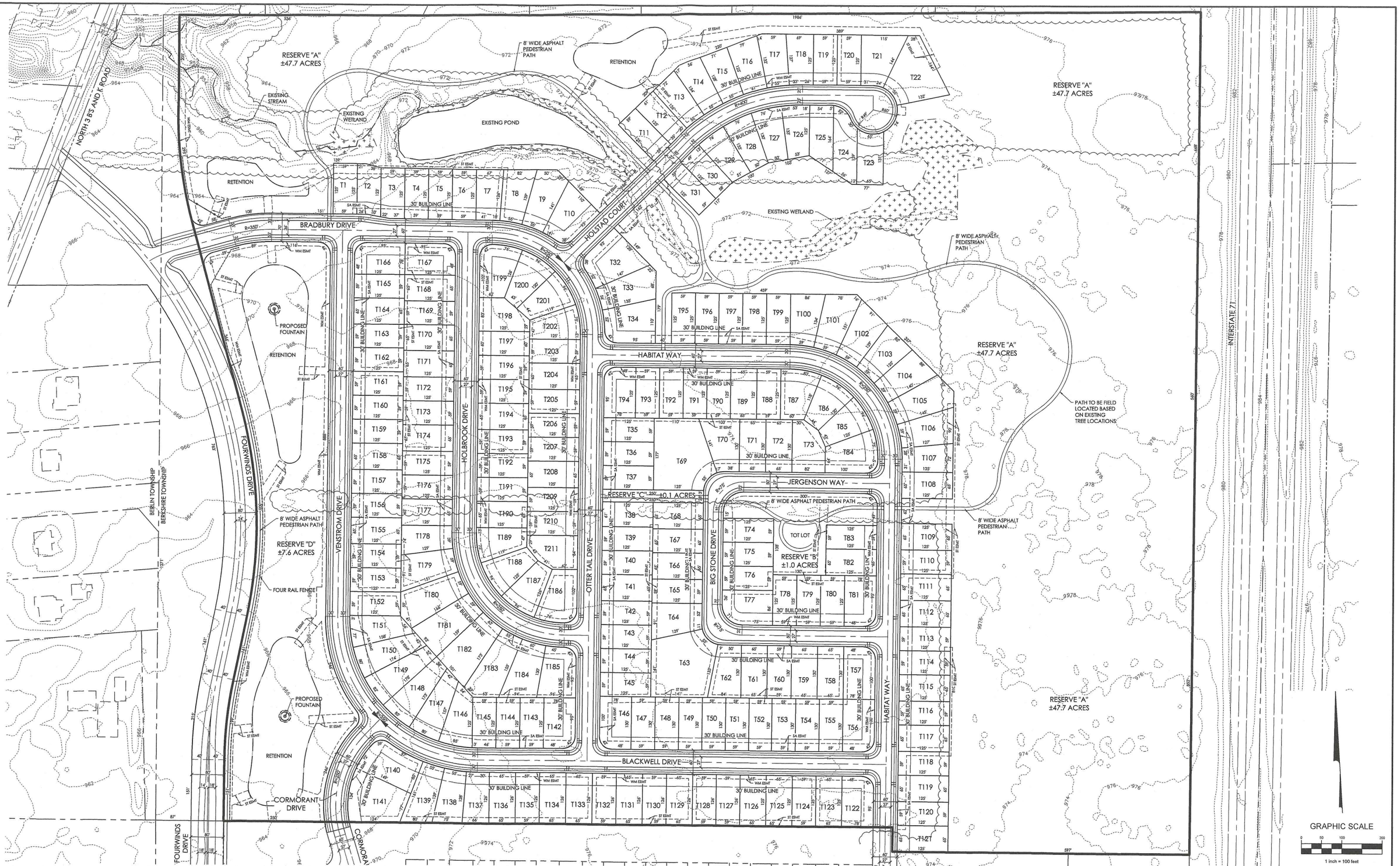

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
FOR

NORTHLAKE PRESERVE

SITE PLAN

LOCATED IN:
FARM LOTS 2 AND 3, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Date	Job No.
NOVEMBER 5, 2018	20180553
Scale	Sheet
AS NOTED	3/5

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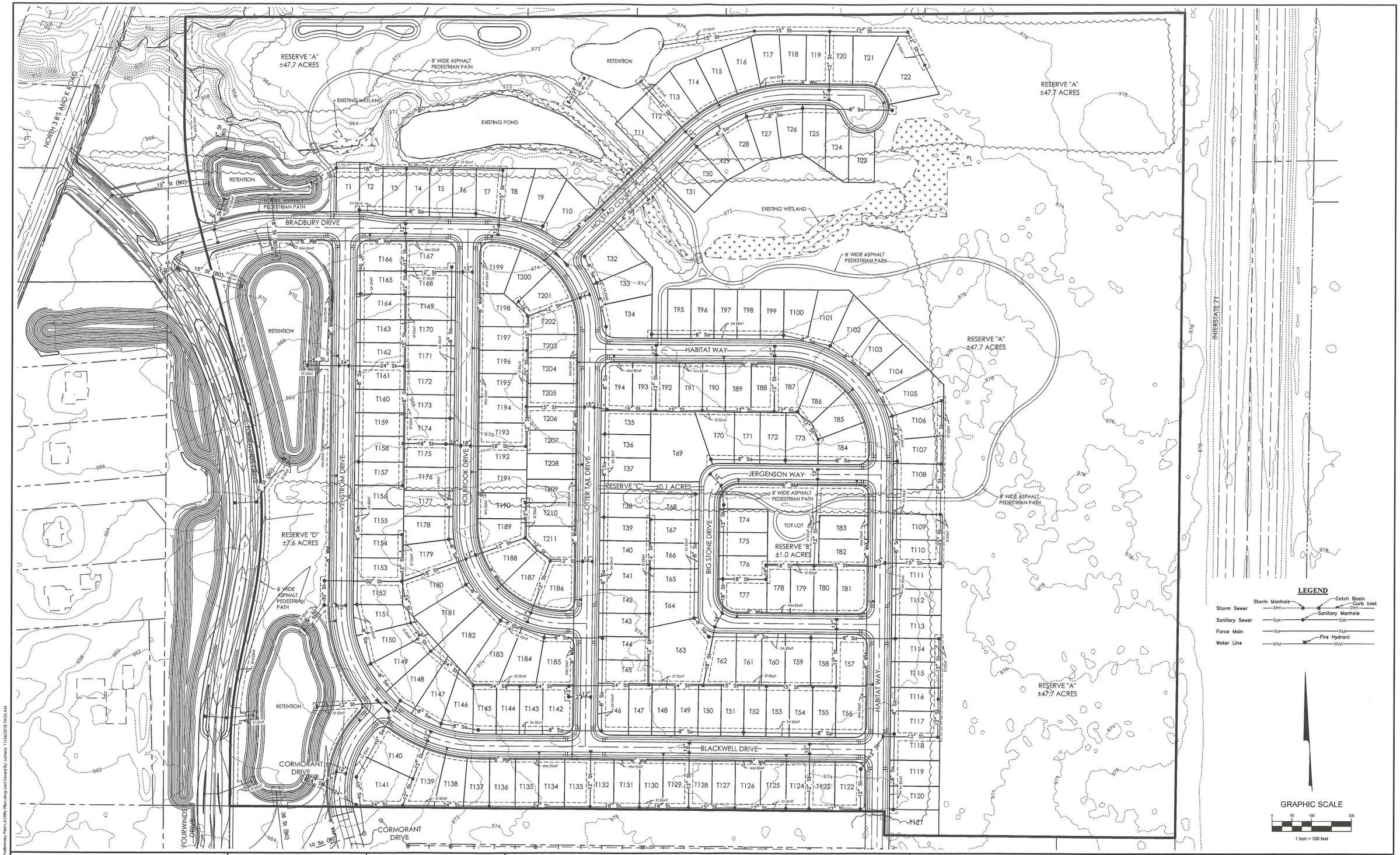

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
FOR

NORTHLAKE PRESERVE

UTILITY PLAN

LOCATED IN:
FARM LOTS 2 AND 3, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Date	Job No.
NOVEMBER 5, 2018	20180553
Scale	Sheet
1"=100'	4/5

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RESERVE "A"
±47.7 ACRES

8' WIDE ASPHALT PEDESTRIAN PATH

LIMITS OF DISTURBANCE

RETENTION
NP=971.0
TOB=975.0
100 YR=973.72
(BY OTHERS)

EXISTING POND

EXISTING WETLAND

WETLAND CROSSING

NORTH & SOUTH ANDIK ROAD

RETENTION
NP=958.5
TOB=963.0
100 YR=962.19
(BY OTHERS)

BRADBURY DRIVE

HOLSTAD COURT

HABITAT WAY

JERGENSON WAY

BLACKWELL DRIVE

BIG STONE DRIVE

OTTER FALL DRIVE

LESTER DRIVE

RESERVE "B"
±1.0 ACRES

RESERVE "C"
±0.1 ACRES

RESERVE "D"
±7.6 ACRES

RETENTION
NP=962.0
TOB=967.0
100 YR=965.75
(BY OTHERS)

RETENTION
NP=960.5
TOB=966.0
100 YR=964.58
(BY OTHERS)

CORMORANT DRIVE

FOURWINDS DRIVE

INTERSTATE 71

LEGEND

- XXX.X — House Pad (Ground Around House Elevation)
- Flow Arrow
- Flood Routing Arrow
- 974.8* — Proposed Grading

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS	
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FOR

NORTHLAKE PRESERVE

GRADING PLAN

LOCATED IN:
FARM LOTS 2 AND 3, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Date	Job No.
NOVEMBER 5, 2018	20180553
Scale	Sheet
1"=100'	5/5

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