PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN
FOR
EVANS FARM MARKETPLACE WEST
SECTION 1, 2, & 3

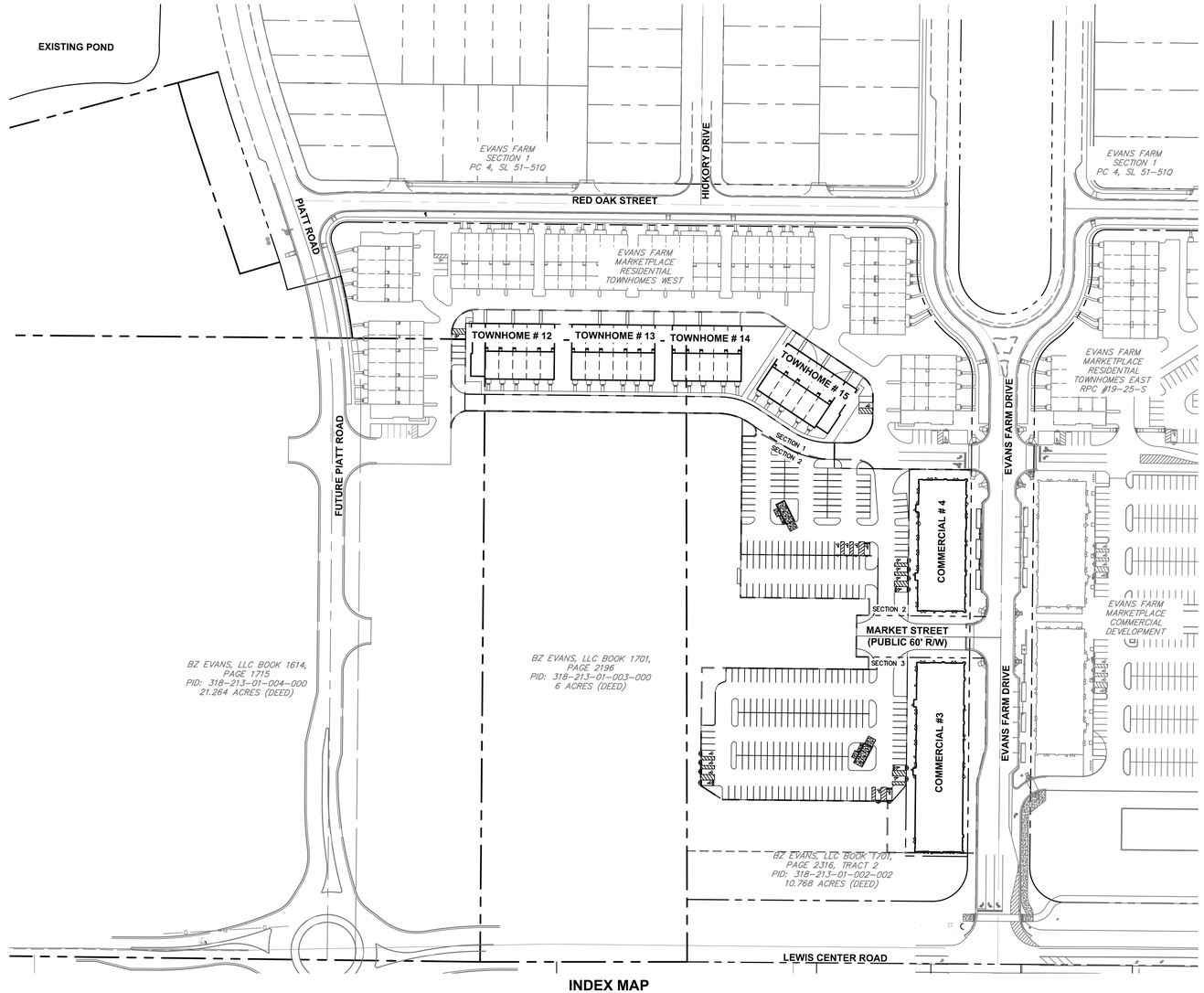
FARM LOTS 15 & 16, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS
ORANGE TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO

RPC NUMBER: 07-20

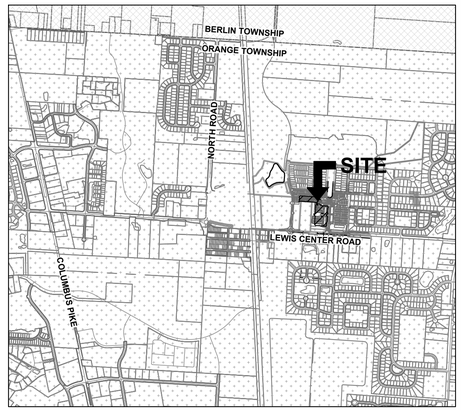
DRAWING INDEX	
Sheet Number	**Sheet Title**
1	TITLE SHEET
2	TYPICAL SECTIONS
3	EXISTING PLAN
4	SITE PLAN
5	UTILITY AND GRADING PLAN
6	SIGHT DISTANCE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200



INDEX MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=2000'

FLOOD PLAIN

ALL OF EVANS FARM IS IN THE FLOOD HAZARD ZONE X (OUTSIDE THE 100-YEAR FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPE, MAP NUMBER 39041C0234K, EFFECTIVE DATE 4/16/2009.

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM ACCESSED FEBRUARY 2020 AND FIELD RUN SURVEY PERFORMED BY CESO, INC ON JULY 24, 2020.

NOTE

THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.

COUNTY ENGINEER
DELAWARE COUNTY, OHIO

DEPUTY GENERAL MANAGER
DEL-CO WATER COMPANY, INC.

OWNER/DEVELOPER

BZ EVANS, LLC
1371 LEWIS CENTER ROAD
LEWIS CENTER, OH 43035

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2400 CORPORATE EXCHANGE DR, SUITE 120
COLUMBUS, OH 43231
TEL: (614) 472-8963
CONTACT: KEVIN KERSHNER
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SURVEYOR

CESO, INC
2800 CORPORATE EXCHANGE DR, SUITE 400
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CONTACT: JEFF MILLER
EMAIL: JEFF.MILLER@CESOINC.COM

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TITLE SHEET

EVANS FARM MARKETPLACE WEST SECTION 1, 2, & 3
PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 08/03/2020
KHA PROJECT NO. 190096001

SHEET NUMBER
1
OF 6

Drawing name: K:\CLB_LDEV\190096001 evans farm phase 4&5 delaware county oh\2 Design\CAD\plansheets\Preliminary\Title Sheet.dwg Layout1 Aug 03, 2020 3:29pm by: Ryan.Grassly
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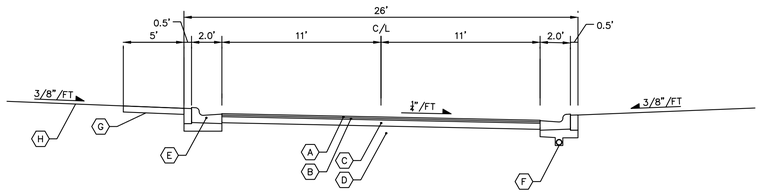


TYPICAL 26' BC/BC SECTION (PRIVATE DRIVE)
W/5' CONCRETE SIDEWALK

NOT TO SCALE

PAVEMENT LEGEND

A. 1–1/2" HOT MIXED, HOT LAID ASPHALT CONCRETE SURFACE COURSE, TYPE 1 ITEM 448

B. 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, ITEM 448

C. 6" AGGREGATE BASE, ITEM 304**

D. SUBGRADE COMPACTION, ITEM 204

E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED–R2010

F. ITEM 605, 4" PIPE UNDERDRAIN (LOW SIDE ONLY)

G. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED–R2300

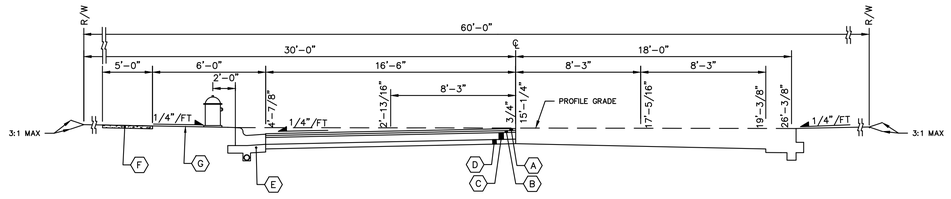
H. SEEDING AND MULCHING, ITEM 658

I. NO 8 OR NO 57 AGGREGATE

** 6" ROLLER COMPACTED CONCRETE (RCC) BASE, ITEM 365 (ALTERNATIVE)

NOTES

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 3.71
2. ROAD A HAS A TERRAIN CLASSIFICATION OF LEVEL (0% TO 4% GRADES)
3. SIDEWALK SIDE VARIES
4. PARKING PERMITTED ONE SIDE ONLY



TYPICAL 36' FC/FC COLLECTOR STREET SECTION
PER DCED-R2135A

NOT TO SCALE

PAVEMENT LEGEND

A. 1–1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 404
B. 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 402
C. 7–1/2" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 8" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED–R2020
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED–R2300
G. SEEDING AND MULCHING, ITEM 659

NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 4.24
2. ALL STREETS HAVE A TERRAIN CLASSIFCATION LEVEL (0% TO 4% GRADES)

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TYPICAL SECTIONS

EVANS FARM MARKETPLACE
WEST SECTION 1, 2, & 3
PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
08/03/2020

KHA PROJECT NO.
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2
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Drawing name: K:\CLB_LDEV\190096001 evans farm phase 4&5 delaware county oh\2 Design\CAD\plansheets\Preliminary\Typical Sections.dwg Layout1 Aug 03, 2020 3:29pm by: Ryan.Grassly
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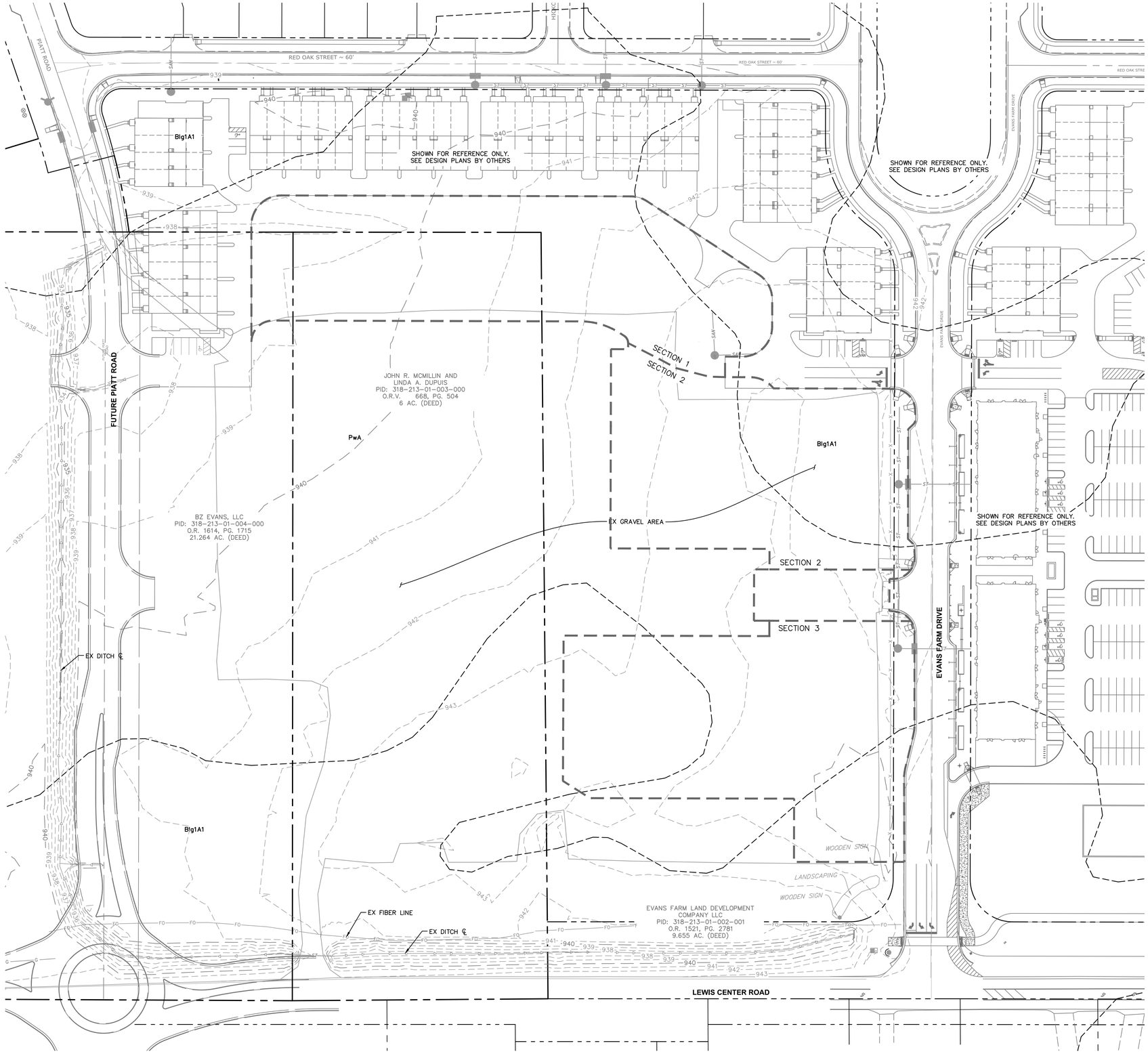

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. PROPERTY LINE
- EX. PROPERTY BOUNDARY
- EX. MUNICIPALITY LINE
- EX. RIGHT-OF-WAY
- EX. PAVEMENT
- EX. BUILDING
- EX. EASEMENT
- EX. STREAM
- EX. WETLAND
- EX. SOIL BOUNDARY
- EX. TREE LINE
- PROP GRADING/PHASE LIMITS

SOIL INDEX

Blg1A1 – BLOUNT SILT LOAM, 0 TO 2 PERCENT SLOPES (SOIL GROUP D).

PwA – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D)

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EXISTING PLAN

EVANS FARM MARKETPLACE
WEST SECTION 1, 2, & 3
PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
08/03/2020

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3
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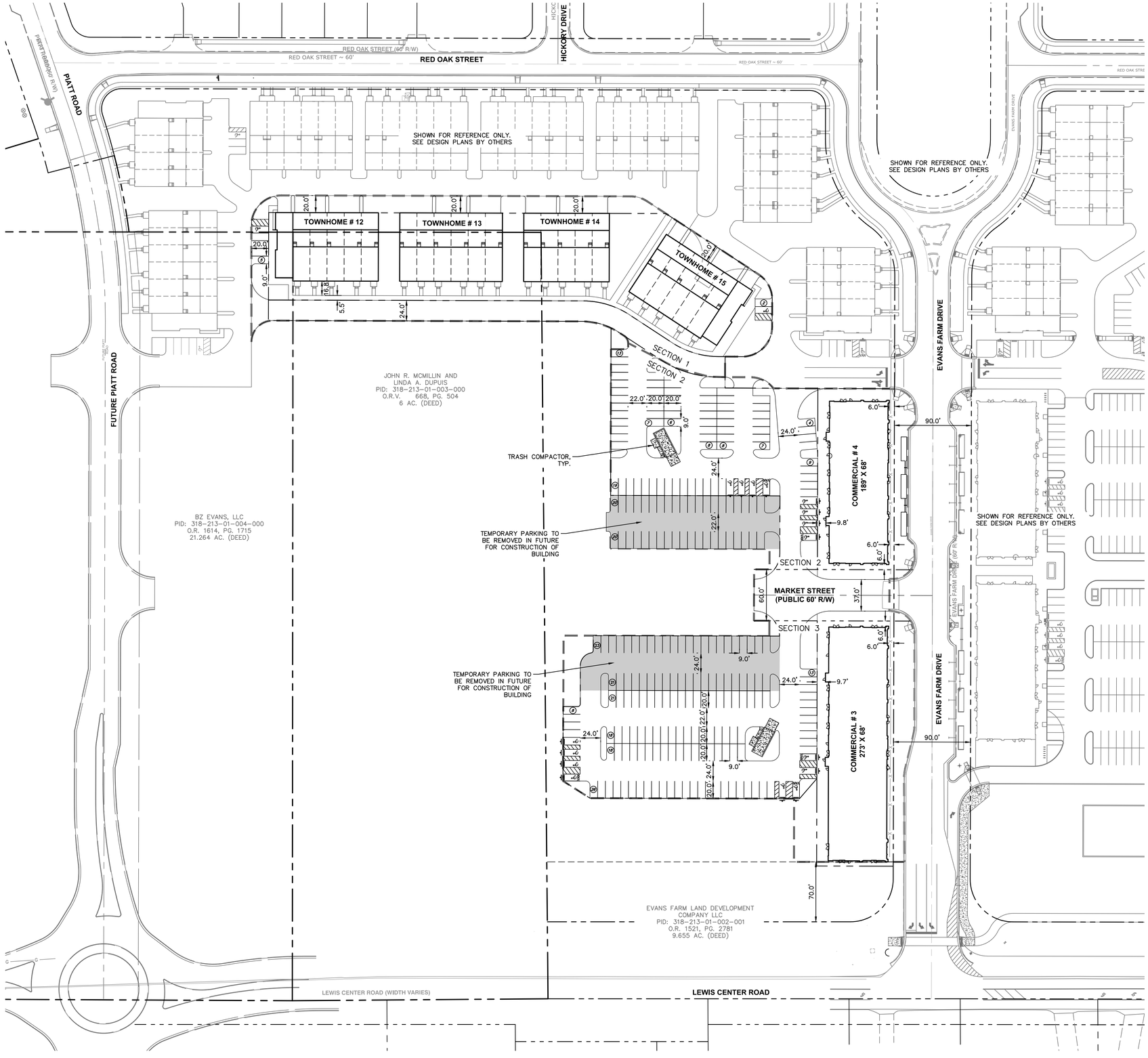

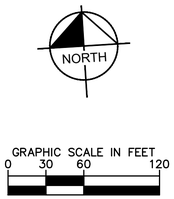

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY/PARCEL LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PHASE LINE
- (74) PARKING COUNT

PARKING DATA

TOWNHOMES	
GARAGE PARKING:	42
DRIVEWAY PARKING:	42
ADDITIONAL PARKING:	5
ADA PARKING:	2
TOTAL PARKING:	91
COMMERCIAL # 3	
STANDARD PARKING:	140
ADA PARKING:	8
TOTAL PARKING:	148
COMMERCIAL # 4	
STANDARD PARKING:	113
ADA PARKING:	8
TOTAL PARKING:	121

SITE DATA

TOWNHOMES (SECTION 1) DEVELOPMENT AREA:	2.03 ACRES
COMMERCIAL # 4 (SECTION 2) DEVELOPMENT AREA:	1.70 ACRES
COMMERCIAL # 3 (SECTION 3) DEVELOPMENT AREA:	2.06 ACRES
MARKETPLACE DRIVE DEVELOPMENT AREA:	0.23 ACRES

NOTES

1. ALL ROAD, STREET NAME, AND TRAFFIC CONTROL SIGNS MUST COMPLY WITH THE NATIONAL STANDARD FOR RETRO REFLECTIVITY.

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SITE PLAN

EVANS FARM MARKETPLACE
WEST SECTION 1, 2, & 3
PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 08/03/2020
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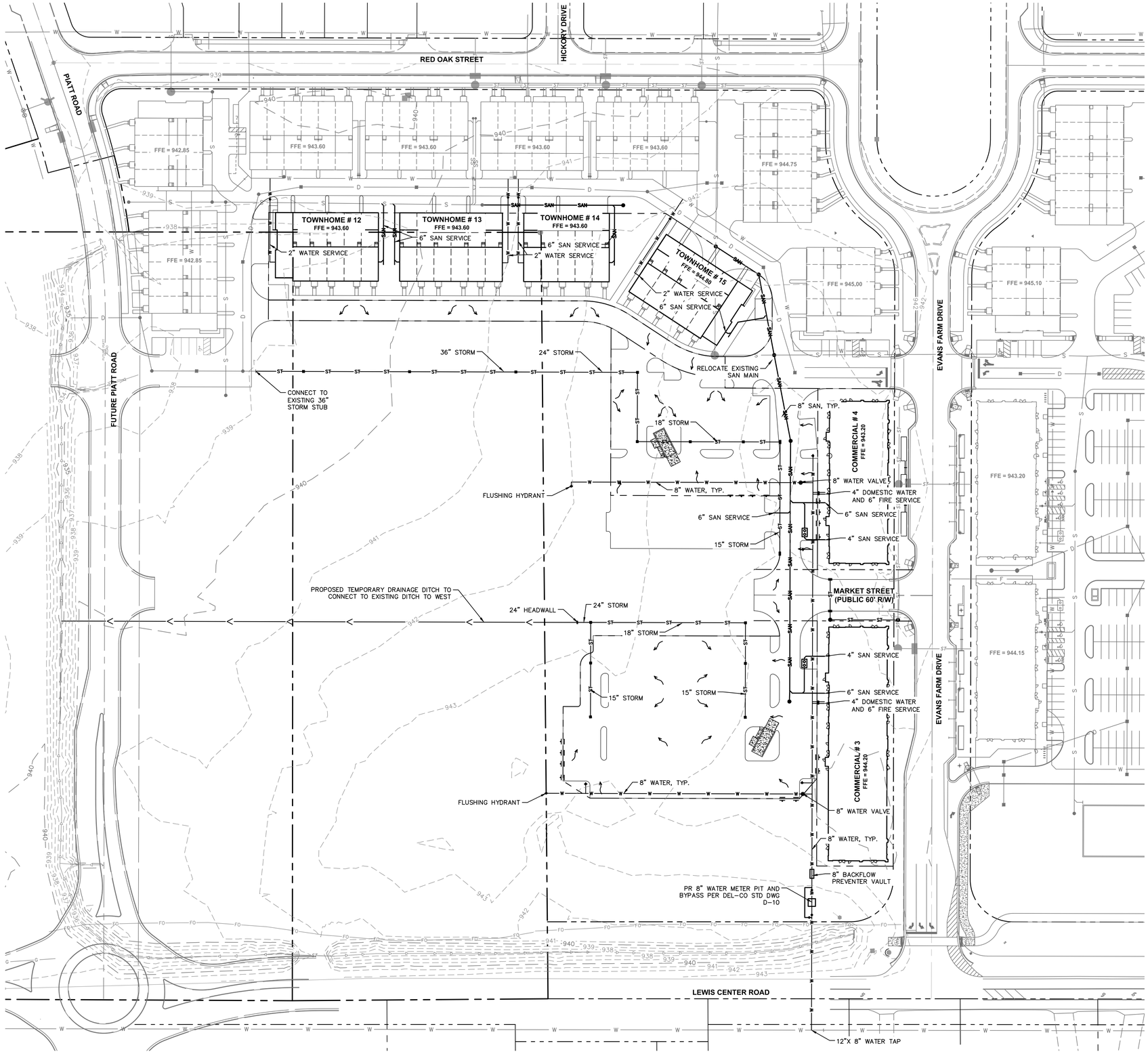

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER
- EXISTING DITCH ℄
- PROPOSED PROPERTY/PARCEL LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED STORM SEWER LINE
- PROPOSED DRAINAGE DITCH
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- FLOW ARROW

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UTILITY AND GRADING PLAN

EVANS FARM MARKETPLACE
WEST SECTION 1, 2, & 3
PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
08/03/2020

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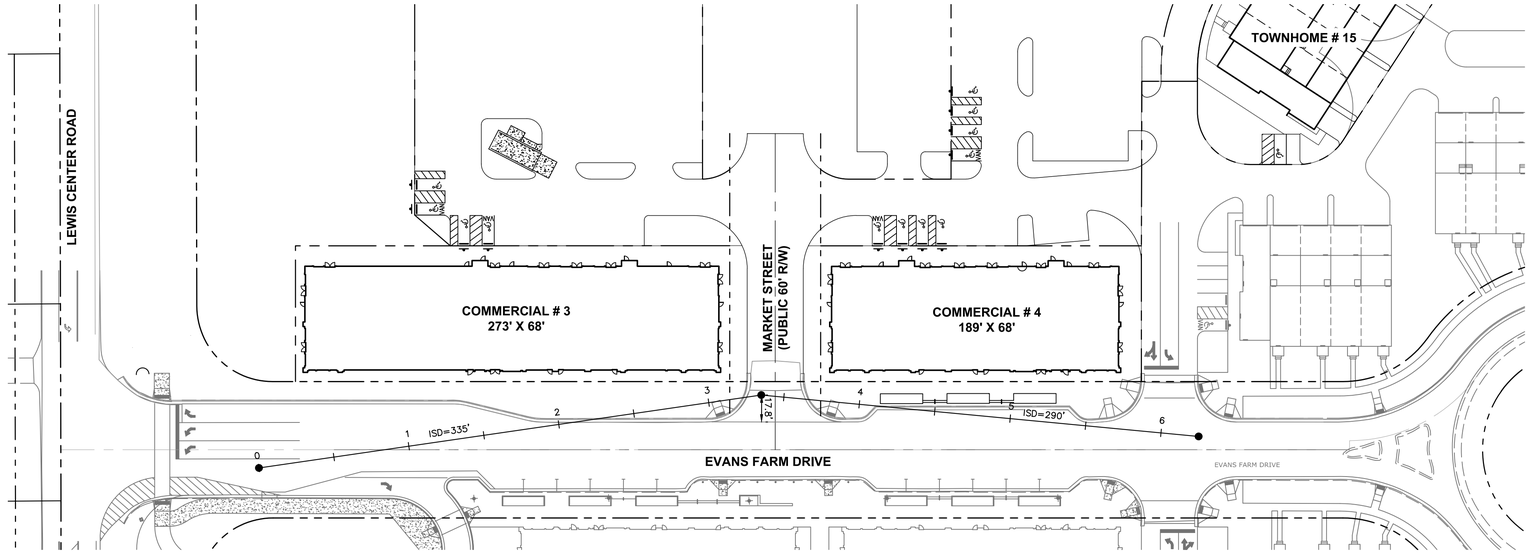
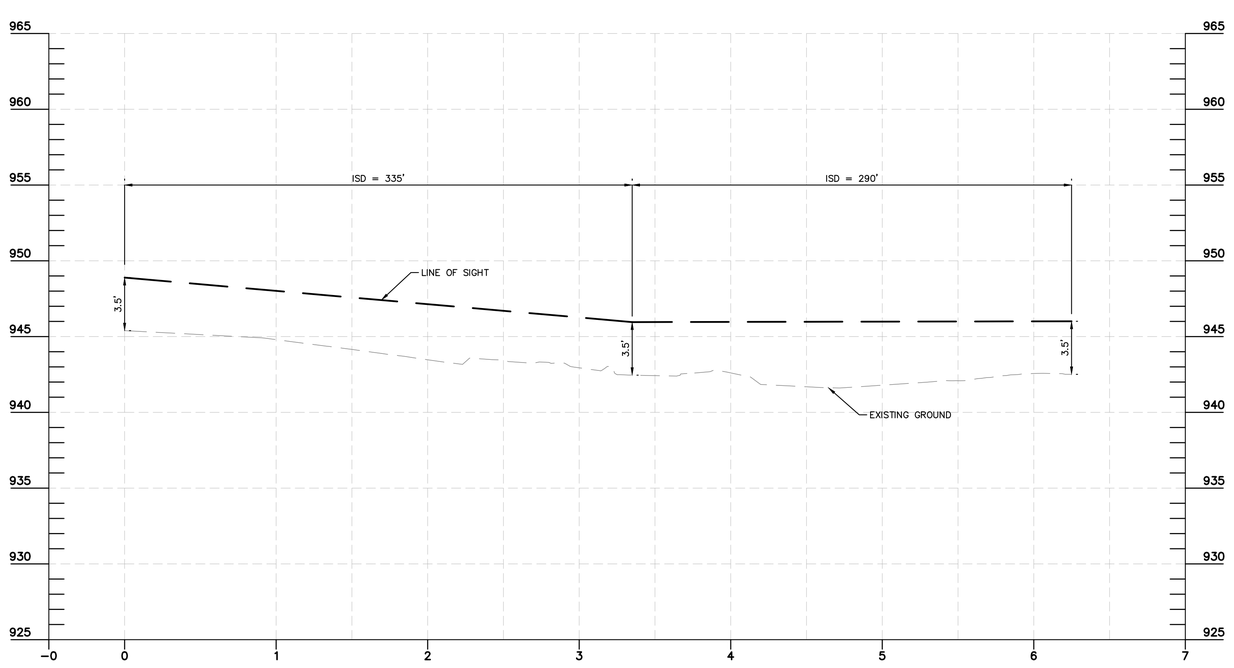
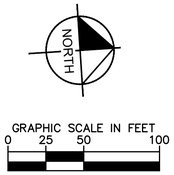


SIGHT DISTANCE PLAN
EVANS FARM DRIVE
DESIGN SPEED=30 MPH



SIGHT DISTANCE PROFILE
EVANS FARM DRIVE
SCALE H:1"=50' ; V:1"=5'



LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. PAVEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- SIGHT LINE

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SIGHT DISTANCE

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