PRELIMINARY PLAN

CLARKSHAW RESERVE

FARM LOTS 30 & 35, SECTION 3
TOWNSHIP 4, RANGE 19, USML

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

APRIL, 2021

RPC# XX–XX

BENCH MARKS

BASED ON NAVD 1988 DATUM.

SITE B.M.#1	IRON PIN SET WITH CAP ON THE PROPERTY OF WOODCREST RESERVE II LLC, APPROXIMATELY 1,715' SOUTH OF CLARK–SHAW ROAD AND 2,960' WEST OF SAWMILL PARKWAY. N: 203544.993 E: 1799236.679	Elev.=942.221
SITE B.M.#2	IRON PIN SET WITH CAP ON THE PROPERTY OF CLARKSHAW RESERVE I LLC, LOCATED AT 3183 CLARK–SHAW ROAD, APPROXIMATELY 1,600' SOUTH OF CLARK–SHAW ROAD AND 2,090' WEST OF SAWMILL PARKWAY. N: 203604.726 E: 1800153.315	Elev.=943.815
SITE B.M.#3	IRON PIN SET WITH CAP ON THE PROPERTY OF FISHER PAULINE L, APPROXIMATELY 2,210' SOUTH OF CLARK–SHAW ROAD AND 1,700' WEST OF SAWMILL PARKWAY. N: 202979.744 E: 1800396.530	Elev.=945.495

GENERAL SUMMARY

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	STEITZ RD	TOTAL
TOTAL AREA (AC.)	12.301	10.94	18.45	31.07	14.709	87.47
NUMBER OF LOTS	26	17	19	25	0	87
LOT AREA	5.326	3.016	3.457	4.396	0	16.20
OPEN SPACE (AC.)	4.992	7.246	14.234	24.631	12.077	63.18
PROPOSED RIGHT–OF–WAY (AC.)	1.983	0.677	0.759	1.461	2.310	7.19
EXISTING RIGHT–OF–WAY (AC.)	0	0	0	0.582	0.322	0.90
GROSS DENSITY (DU./AC.)	0.99					
DEVELOPMENT DENSITY (DU./AC.)	3.58					
EXISTING ZONING	PLANNED RESIDENTIAL DISTRICT (PRD)					
MINIMUM LOT SIZE	55' LOTS = 7,150 S.F. (0.164 AC.) / 60' LOTS = 7,800 S.F. (0.179 AC.) / 65' LOTS = 8,775 SF (0.201 AC.)					
MINIMUM FRONTAGE AT SETBACK	55'/60'/65'					
FRONT YARD SETBACK	30' (FROM EDGE OF R/W)					
SIDE YARD SETBACK	5' (55' AND 60' LOTS) / 7.5' (65' LOTS)					
REAR YARD SETBACK	25' (ALL LOTS)					
TERRAIN CLASS.	LEVEL					
DEVELOPMENT DENSITY	MEDIUM					

*PHASE 1 INCLUDES 0.78 AC. OF OFFSITE AREA. 0.42 AC. OF OPEN SPACE AND 0.36 AC. OF R/W

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); DELAWARE COUNTY, OHIO, PANEL 0230K, MAP 39041 SUFFIX C, EFFECTIVE DATE (APRIL 16, 2009).

UTILITY CONTACTS

CATV — SPECTRUM
P.O. BOX 2553
COLUMBUS, OHIO 43216
ATTN: KEVIN RICH
(614) 481–5263

ELECTRIC — AMERICAN ELECTRIC POWER COMPANY
700 MORRISON ROAD
GAHANNA, OHIO 43230–6605
ATTN: ANDREW L WAINWRIGHT
(614) 883–6821

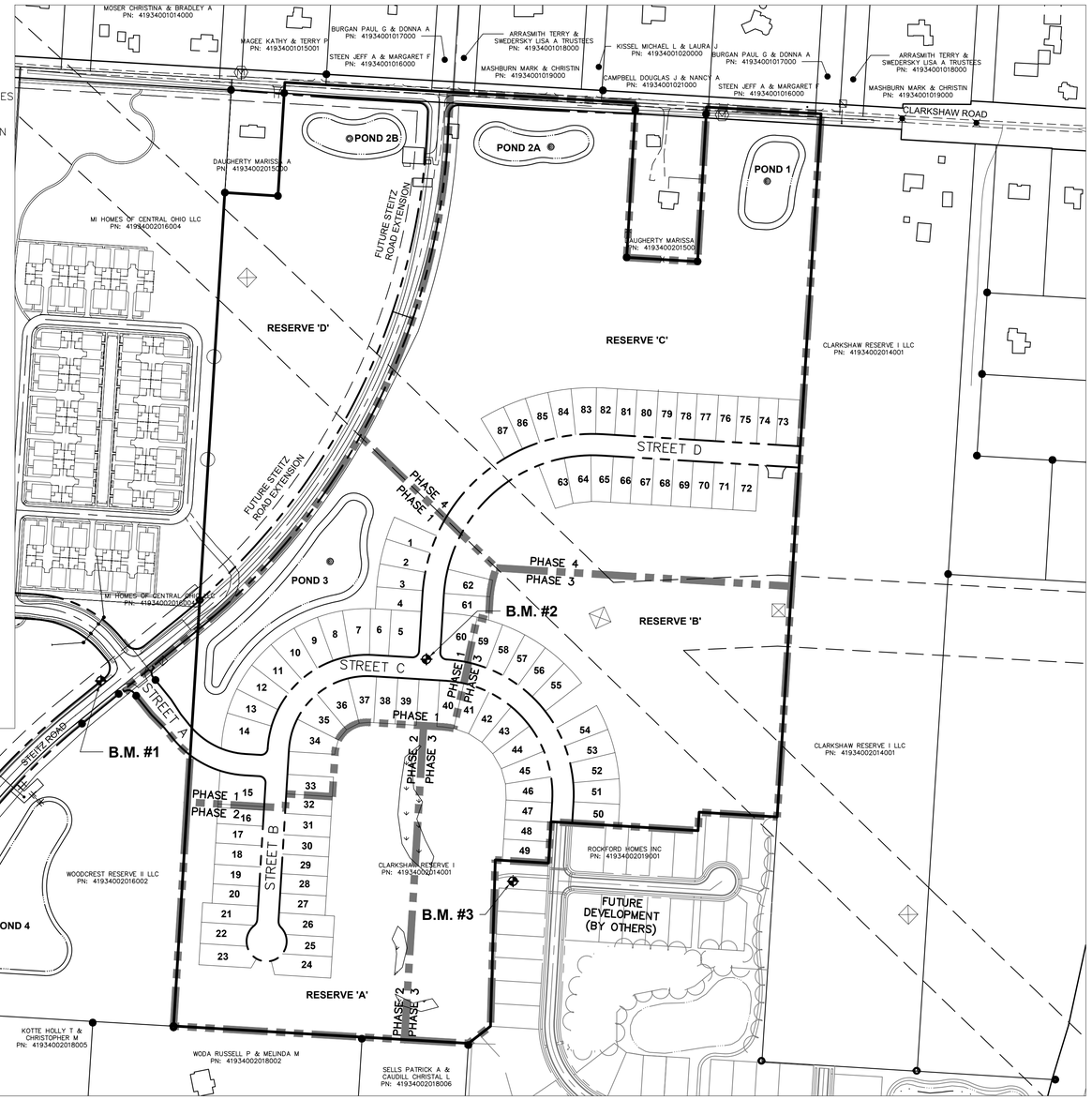
GAS — COLUMBIA GAS OF OHIO
920 GOODALE BOULEVARD
COLUMBUS, OHIO 43212
ATTN: ADAM SHEELEY
1–800–440–6111, EX.3042

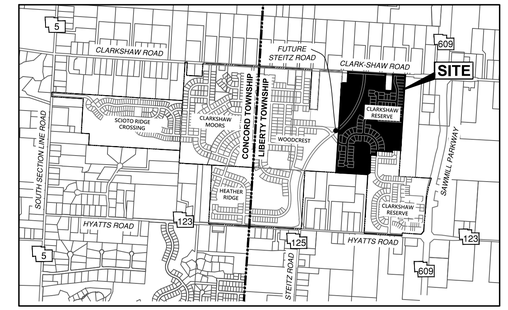
PHONE — FRONTIER COMMUNICATIONS
2780 LIBERTY ROAD
DELAWARE, OHIO 43015
ATTN: ROBERT CHANDLER
(740) 369–0826

SANITARY SEWERS — DELAWARE COUNTY REGIONAL SEWER DISTRICT
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: MICHAEL FROMMER
(740) 833–2240

STORM SEWERS — DELAWARE COUNTY ENGINEER'S OFFICE
STORM SEWERS
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTN: JOHN PICCIN
(740) 833–2400

WATER MAINS — DEL–CO WATER COMPANY, INC.
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015–8872
ATTN: RUSTY GRIFFITH
(740) 548–7746





LOCATION MAP
SCALE: 1" = 2,000'

SHEET INDEX

TITLE SHEET 1
EXISTING CONDITIONS PLAN 2
SITE PLAN 3–4
COMPOSITE UTILITY PLAN 5–6
GRADING AND UTILITY PLAN 7–8

APPROVALS

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, THE STANDARD SPECIFICATIONS OF THE CITY OF COLUMBUS, CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

ENGINEER:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY ENGINEER.

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD
GAHANNA, OH 43230
V: 614.428.7750
F: 614.428.7755

JAMES D WHITACRE, P.E. — DATE

OWNER
CLARKSHAW RESERVE I, LLC
470 WORTHINGTON ROAD
WESTERVILLE, OHIO 43082
PHONE: 614–540–2400
JTHOMASJR@VILLAGECOMMUNITIES.COM

DEVELOPER
SCHOTTENSTEIN HOMES, LCC
140 MIL STREET, SUITE A
GAHANNA, OHIO 43230
PHONE: 614–478–1100
PAUL COPPEL
PC@SCHOTTENSTEINHOMES.COM

ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614–428–7750
JAMES WHITACRE, P.E.
JWHITACRE@ADVANCEDCIVILDESIGN.COM

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

DRAWING SET STATUS
- ■ PRELIMINARY PLAN SET
- ☐ COUNTY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS–CONSTRUCTED DOCUMENT SET

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHT NO.	APPROVED	APPROVAL

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
CLARKSHAW RESERVE
DCRPC Preliminary Plan
FOR
SCHOTTENSTEIN HOMES
TITLE SHEET

Issue Dates:
PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021
Scale: 1" = 200'
Drawn By: JLB
Checked By: JDW
Project Number: 21–0008–606
Drawing Number: 1 / 8

\\ACD–NC2\Land\21–0008–606\DWG\Production Drawings\PRELIMINARY PLAN\Title Sheet.dwg ps Apr 05, 2021 – 1:33:58pm jbuzzell

GENERAL SUMMARY

TOTAL AREA	87.47 AC.
EXISTING ZONING	PLANNED RESIDENTIAL DISTRICT (PRD)

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

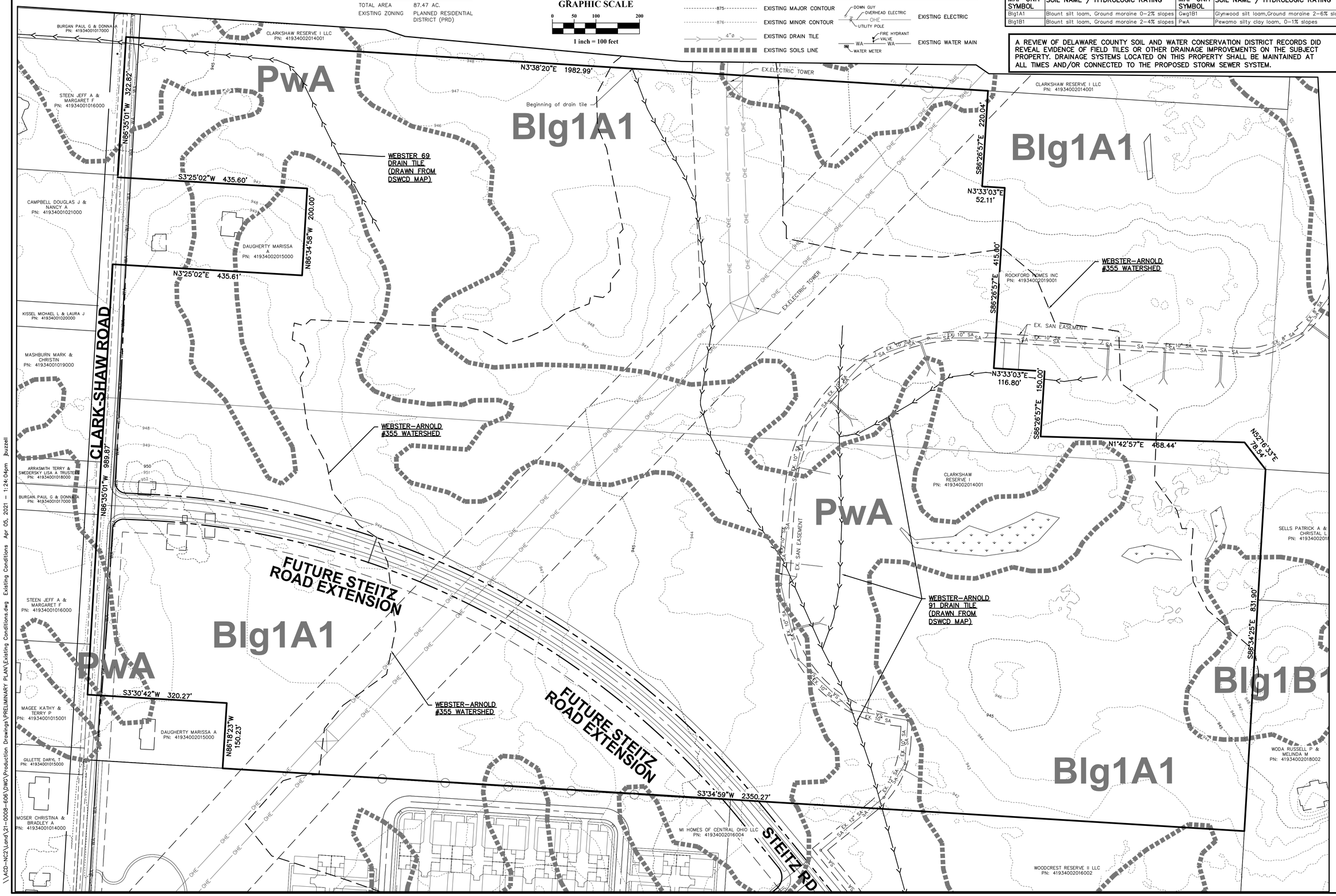
LEGEND

- 875 — EXISTING MAJOR CONTOUR
- 876 — EXISTING MINOR CONTOUR
- 4"ø — EXISTING DRAIN TILE
- EXISTING SOILS LINE
- DOWN GUY; OVERHEAD ELECTRIC; OHE; UTILITY POLE — EXISTING ELECTRIC
- FIRE HYDRANT; VALVE; WA; WATER METER — EXISTING WATER MAIN

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING	MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	Blount silt loam, Ground moraine 0–2% slopes	Gwg1B1	Glynwood silt loam,Ground moraine 2–6% slopes
Blg1B1	Blount silt loam, Ground moraine 2–4% slopes	PwA	Pewamo silty clay loam, 0–1% slopes

A REVIEW OF DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT RECORDS DID REVEAL EVIDENCE OF FIELD TILES OR OTHER DRAINAGE IMPROVEMENTS ON THE SUBJECT PROPERTY. DRAINAGE SYSTEMS LOCATED ON THIS PROPERTY SHALL BE MAINTAINED AT ALL TIMES AND/OR CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

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fax 614.428.7755

PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan

FOR

SCHOTTENSTEIN HOMES

EXISTING CONDITIONS

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

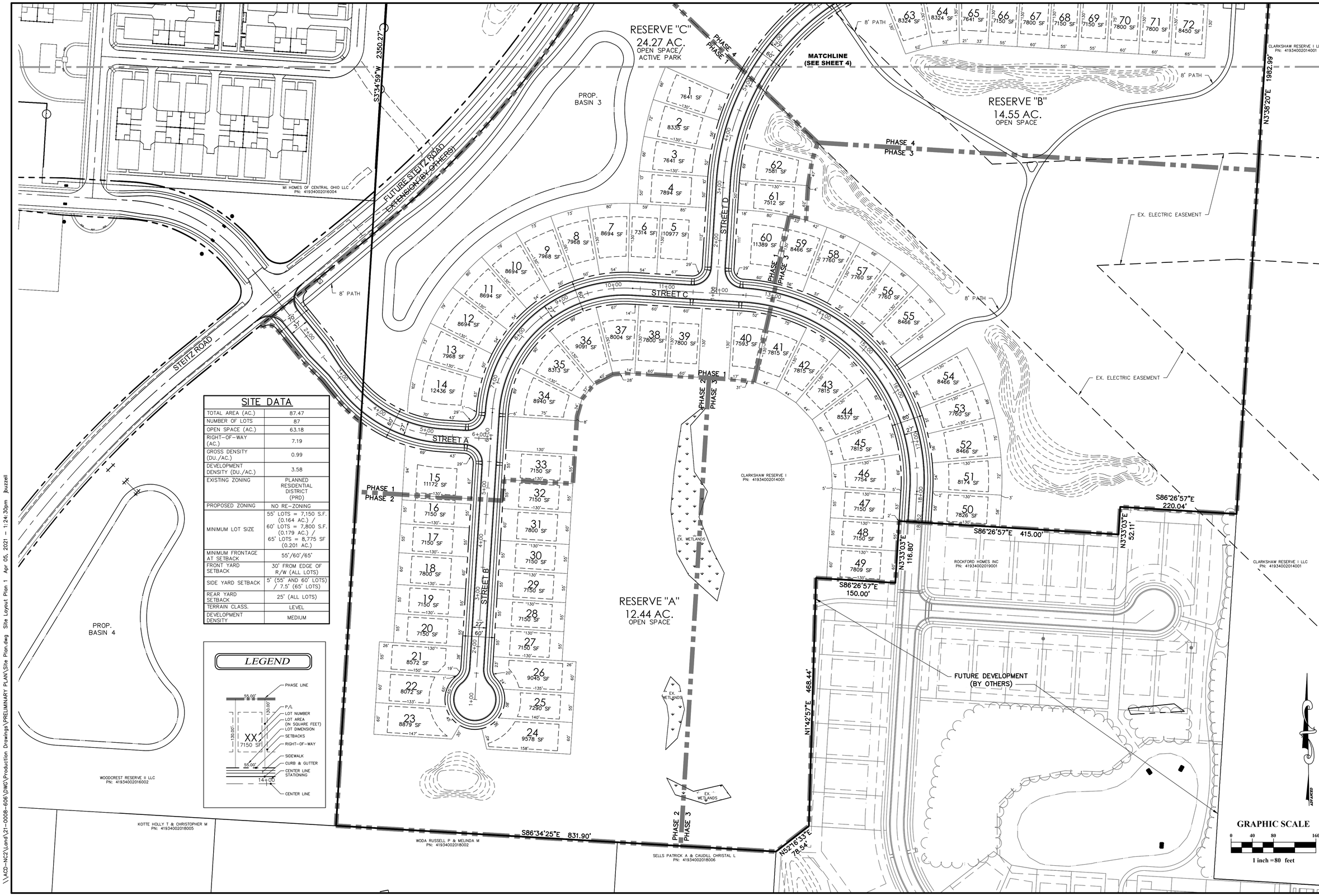
Date: 04/05/2021
Scale: 1" = 100'

Drawn By:	Checked By:
JLB	JDW

Project Number: 21–0008–606

Drawing Number: 2 / 8

\\ACD-NC2\Land\21-0008-606\DWG\Production Drawings\PRELIMINARY PLAN\Existing Conditions.dwg Existing Conditions Apr 05, 2021 - 1:24:04pm jbuzzell



SITE DATA

TOTAL AREA (AC.)	87.47
NUMBER OF LOTS	87
OPEN SPACE (AC.)	63.18
RIGHT-OF-WAY (AC.)	7.19
GROSS DENSITY (DU./AC.)	0.99
DEVELOPMENT DENSITY (DU./AC.)	3.58
EXISTING ZONING	PLANNED RESIDENTIAL DISTRICT (PRD)
PROPOSED ZONING	NO RE-ZONING
MINIMUM LOT SIZE	55' LOTS = 7,150 S.F. (0.164 AC.) / 60' LOTS = 7,800 S.F. (0.179 AC.) / 65' LOTS = 8,775 SF (0.201 AC.)
MINIMUM FRONTAGE AT SETBACK	55'/60'/65'
FRONT YARD SETBACK	30' FROM EDGE OF R/W (ALL LOTS)
SIDE YARD SETBACK	5' (55' AND 60' LOTS) / 7.5' (65' LOTS)
REAR YARD SETBACK	25' (ALL LOTS)
TERRAIN CLASS.	LEVEL
DEVELOPMENT DENSITY	MEDIUM

LEGEND

PHASE LINE
P/L
LOT NUMBER
LOT AREA (IN SQUARE FEET)
LOT DIMENSION
SETBACKS
RIGHT-OF-WAY
SIDEWALK
CURB & GUTTER
CENTER LINE STATIONING
CENTER LINE

55.00' 130.00' XX 7150 SF 130.00' 55.00' 14+00

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ph 614.428.7750
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PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan
FOR
SCHOTTENSTEIN HOMES

SITE LAYOUT PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021
Scale: 1" = 80'

Drawn By: JLB
Checked By: JDW

Project Number: 21-0008-606

Drawing Number: 3 / 8

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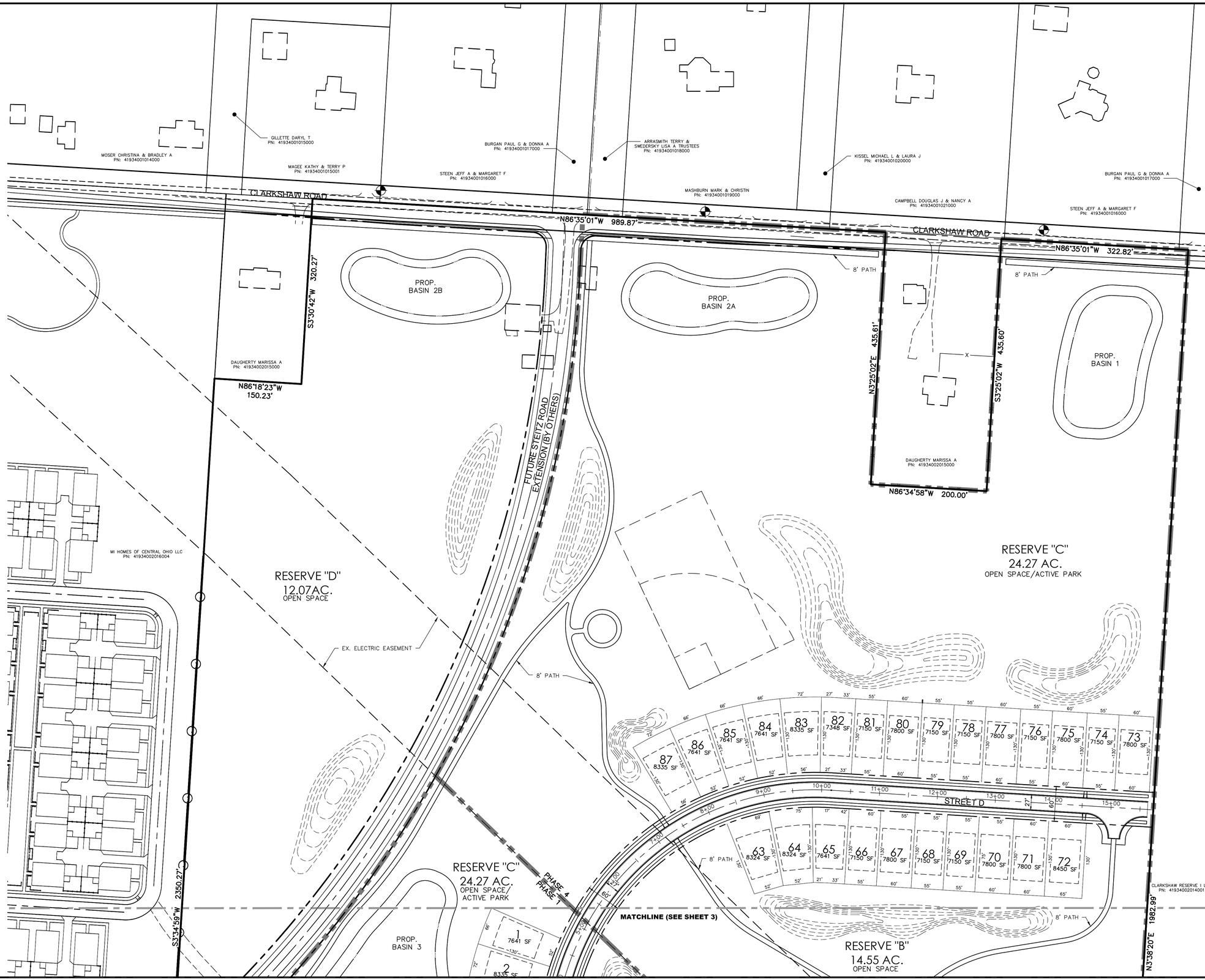

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TERRAIN CLASS.	LEVEL
DEVELOPMENT DENSITY	MEDIUM

LEGEND

PHASE LINE
P/L
LOT NUMBER
LOT AREA (IN SQUARE FEET)
LOT DIMENSION
SETBACKS
RIGHT-OF-WAY
SIDEWALK
CURB & GUTTER
CENTER LINE STATIONING
CENTER LINE

GRAPHIC SCALE

0 40 80 160

1 inch = 80 feet

PLAN PREPARED BY:

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ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan FOR SCHOTTENSTEIN HOMES

SITE LAYOUT PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021
Scale: 1" = 80'

Drawn By: JLB
Checked By: JDW

Project Number: 21-0008-606

Drawing Number: 4 / 8

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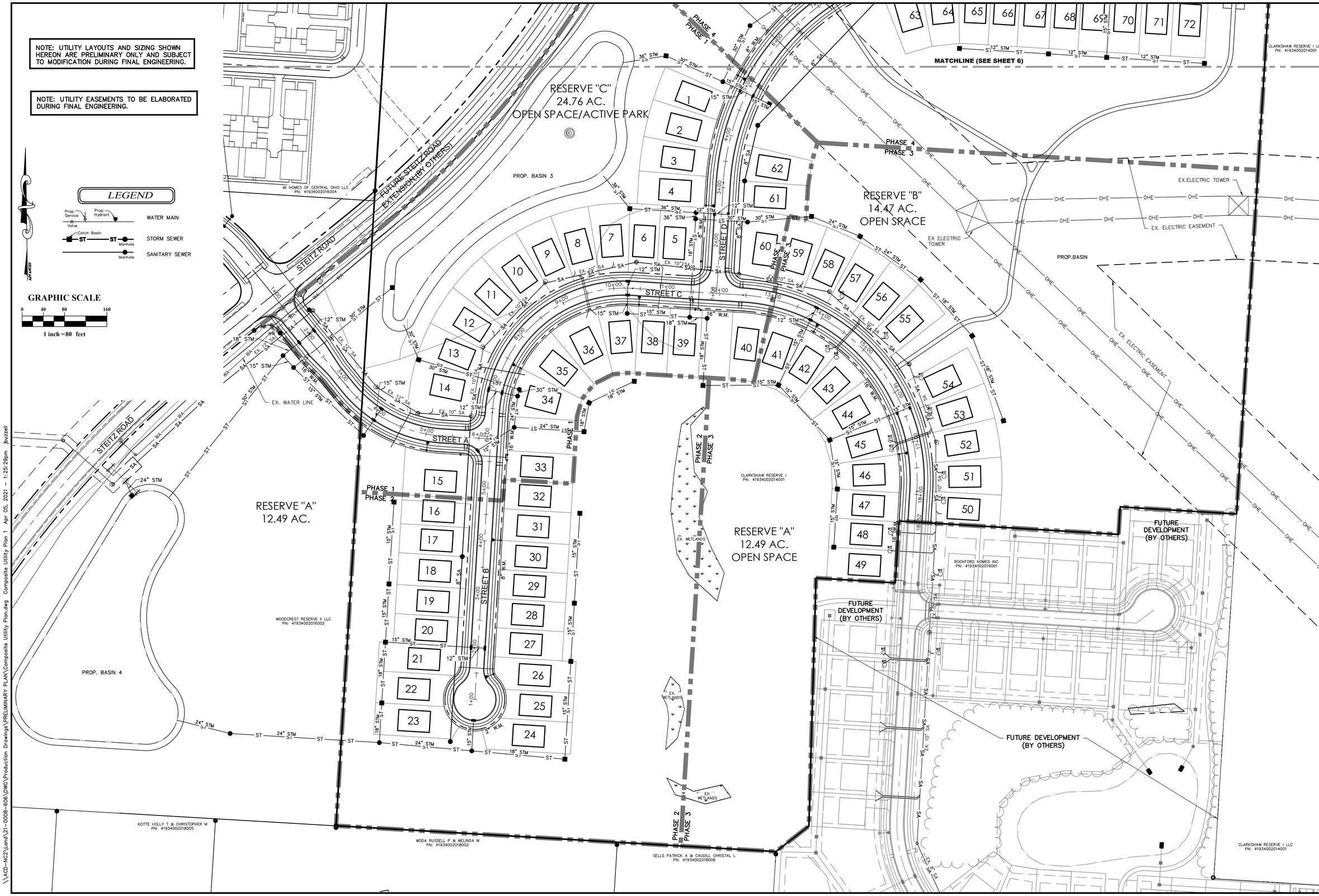
NOTE: UTILITY LAYOUTS AND SIZING SHOWN HEREON ARE PRELIMINARY ONLY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING.

NOTE: UTILITY EASEMENTS TO BE ELABORATED DURING FINAL ENGINEERING.



PLAN PREPARED BY:

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ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan

FOR

SCHOTTENSTEIN HOMES

COMPOSITE UTILITY PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021
Scale: 1" = 80'

Drawn By:	Checked By:
JLB	JDW

Project Number: 21-0008-606

Drawing Number: 5 / 8

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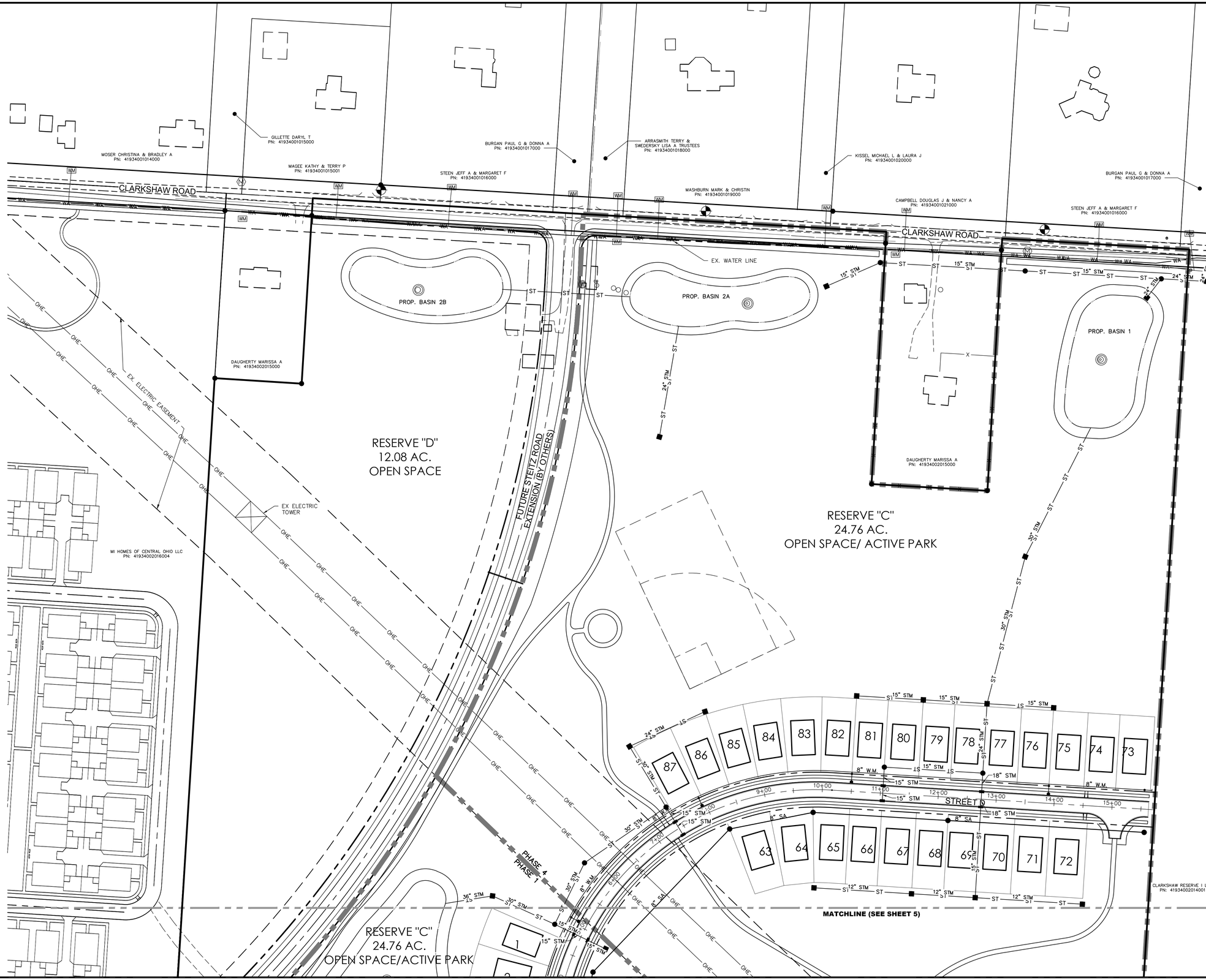

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LEGEND

Prop. Service, Prop. Hydrant, Valve	WATER MAIN
Catch Basin, ST, ST, Manhole	STORM SEWER
Manhole	SANITARY SEWER

GRAPHIC SCALE

0 40 80 160

1 inch = 80 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

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ph 614.428.7750
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PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan
FOR
SCHOTTENSTEIN HOMES

COMPOSITE UTILITY PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021
Scale: 1" = 80'

Drawn By:	Checked By:
JLB	JDW

Project Number:
21–0008–606

Drawing Number:
6 / 8

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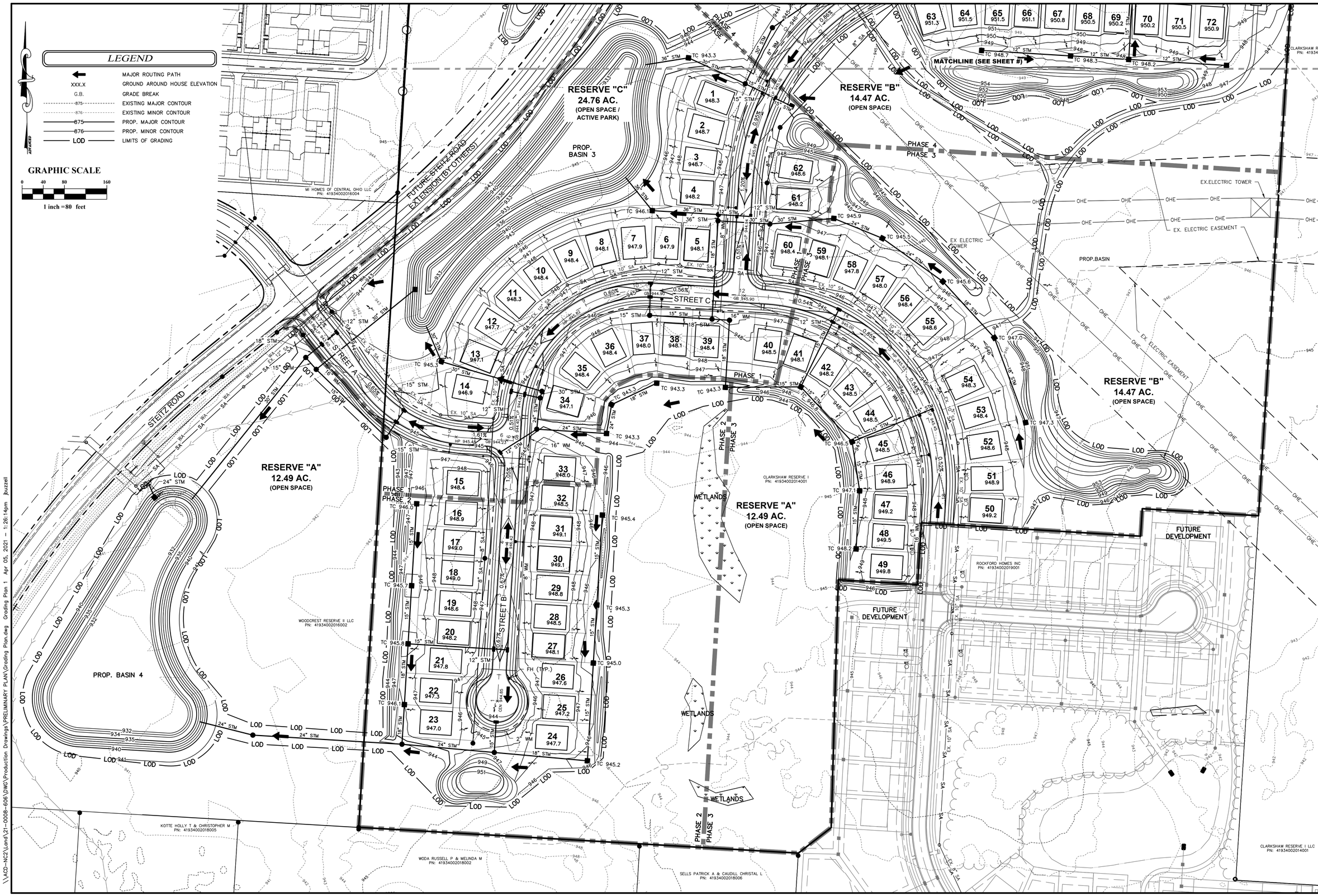
LEGEND
MAJOR ROUTING PATH
XXX.X GROUND AROUND HOUSE ELEVATION
G.B. GRADE BREAK
875 EXISTING MAJOR CONTOUR
876 EXISTING MINOR CONTOUR
875 PROP. MAJOR CONTOUR
876 PROP. MINOR CONTOUR
LOD LIMITS OF GRADING
GRAPHIC SCALE
0 40 80 160
1 inch =80 feet
RESERVE "C"
24.76 AC.
(OPEN SPACE / ACTIVE PARK)
RESERVE "B"
14.47 AC.
(OPEN SPACE)
RESERVE "A"
12.49 AC.
(OPEN SPACE)
MATCHLINE (SEE SHEET #)
PROP. BASIN 3
PROP. BASIN 4
PROP.BASIN
FUTURE STEITZ ROAD EXTENSION (BY OTHERS)
STEITZ ROAD
STREET A
STREET B
STREET C
PHASE 1
PHASE 2
PHASE 3
PHASE 4
EX.ELECTRIC TOWER
EX. ELECTRIC EASEMENT
EX ELECTRIC TOWER
WETLANDS
FUTURE DEVELOPMENT
ROCKFORD HOMES INC
PN: 419340020190001
MI HOMES OF CENTRAL OHIO LLC
PN: 419340020160004
CLARKSHAW RESERVE I
PN: 419340020140011
WOODCREST RESERVE II LLC
PN: 419340020160002
KOTTE HOLLY T & CHRISTOPHER M
PN: 419340020180005
WODA RUSSELL P & MELINDA M
PN: 419340020180002
SELLS PATRICK A & CAUDILL CHRISTAL L
PN: 419340020180006
CLARKSHAW RESERVE I LLC
PN: 419340020140011
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
PLAN PREPARED FOR:
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
CLARKSHAW RESERVE
DCRPC Preliminary Plan
FOR
SCHOTTENSTEIN HOMES
GRADING PLAN
Issue Dates:
PRELIMINARY NOT FOR CONSTRUCTION
Date: 04/05/2021
Scale: 1" = 80'
Drawn By: JLB
Checked By: JDW
Project Number: 21-0008-606
Drawing Number: 7 / 8
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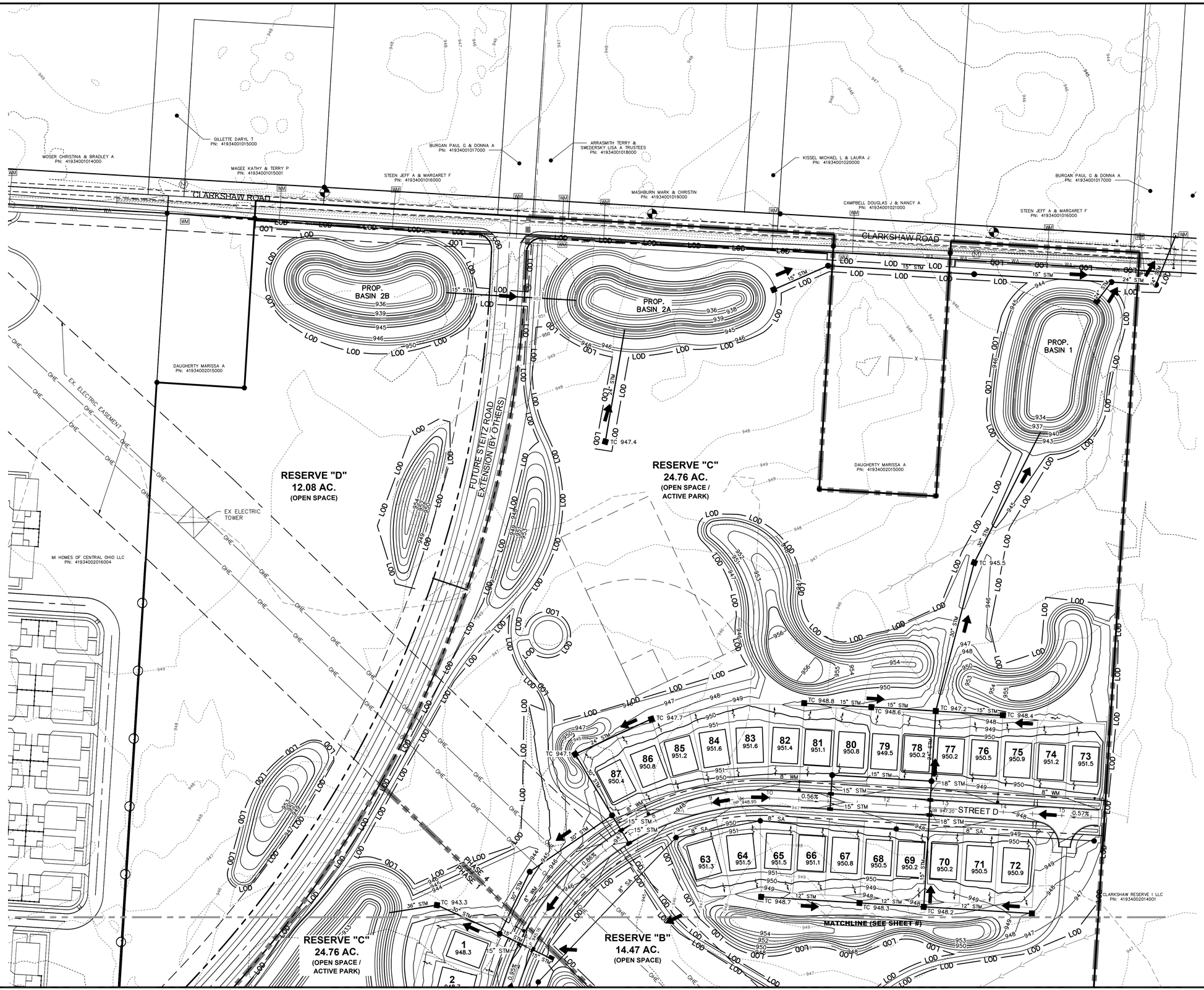

LEGEND

←	MAJOR ROUTING PATH
XXX.X	GROUND AROUND HOUSE ELEVATION
G.B.	GRADE BREAK
875	EXISTING MAJOR CONTOUR
876	EXISTING MINOR CONTOUR
875	PROP. MAJOR CONTOUR
876	PROP. MINOR CONTOUR
LOD	LIMITS OF GRADING

GRAPHIC SCALE

0 40 80 160

1 inch = 80 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

CLARKSHAW RESERVE

DCRPC Preliminary Plan

FOR

SCHOTTENSTEIN HOMES

GRADING PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/05/2021	
Scale: 1" = 80'	
Drawn By: JLB	Checked By: JDW
Project Number: 21-0008-606	
Drawing Number: 8 / 8	

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