Preliminary Subdivision Application
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number 23-06-S

RPC Number _____07-23_____
(RPC Staff will assign)

PROJECT	**Marigold (FKA Aldeia)**	*(circle one)* Residential Commercial
TOWNSHIP	**Orange**	
APPLICANT/ CONTACT	Name: **Onyx and East, LLC**	Phone: **(317) 979-4873**
	Address: **243 N. Fifth Street, Suite 401**	E-mail: **annie.richardson@onyxandeast.com**
	City, State, Zip: **Columbus, Ohio 43253**	

PROPERTY OWNER	Name: **Joyce Dimovich & Cindy S Roudebush Trustee**	Phone: **(317) 979-4873**
	Address: **Lewis Center Road**	E-mail: **annie.richardson@onyxandeast.com**
	City, State, Zip: **Lewis Center, Ohio 43035**	

SURVEYOR/ ENGINEER	Name: **Kimley-Horn and Associates, Inc. (Att. Kevin Kershner)**	Phone: **(614) 472-8546**
	Address: **7965 North High Street, Suite 200**	E-mail: **kevin.kershner@kimley-horn.com**
	City, State, Zip: **Columbus, Ohio 43235**	

LOCATION	*(circle one)* N S E W side of **Lewis Center** **Road**/Street	
	approx. **35** feet N S E W of **Green Meadows Drive** **Road**/Street	
DETAILS	Is a CAD involved? *yes* *no*	
	Current Land Use: **Parking lot and grass area**	Del-Co Water *yes* *no*
	Current Zoning District: **SFPRD**	Private wells *yes* *no*
	Buildable lots: 1 (120 Condo Units)	Sanitary Sewer *yes* *no*
	Non-buildable: 1	Electric Provider: AEP
	Total Acreage: 39.45 Ac	Gas Provider: Columbia Gas of Ohio
	Open Space Acreage: 20.98 Ac	School District: Olentangy City Schools

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	**4 Folded full-size copies** of the Preliminary Plan, indicating **Utility and Grading**, and one 11" x 17" copy;
	Other **Preliminary Engineering** components shall be provided electronically to DCEO. **PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.**
	Preliminary Plan in digital format (GIS preferred)**, Preliminary Waters of the US Report Summary** in digital format (pdf preferred);
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the **Sanitary Engineer's** office, and the **Health District** (if applicable, including the Soil Scientist Report);
	Fee - $500 base, plus $110 per build lot, CADs require additional fees; **For commercial and multi-family - $500 base, plus $110 per acre;** (Refer to Fee Schedule for Soil and Water and Health fees) $1,514.20 **(Base fee plus remaining acreage of site included in fee)**

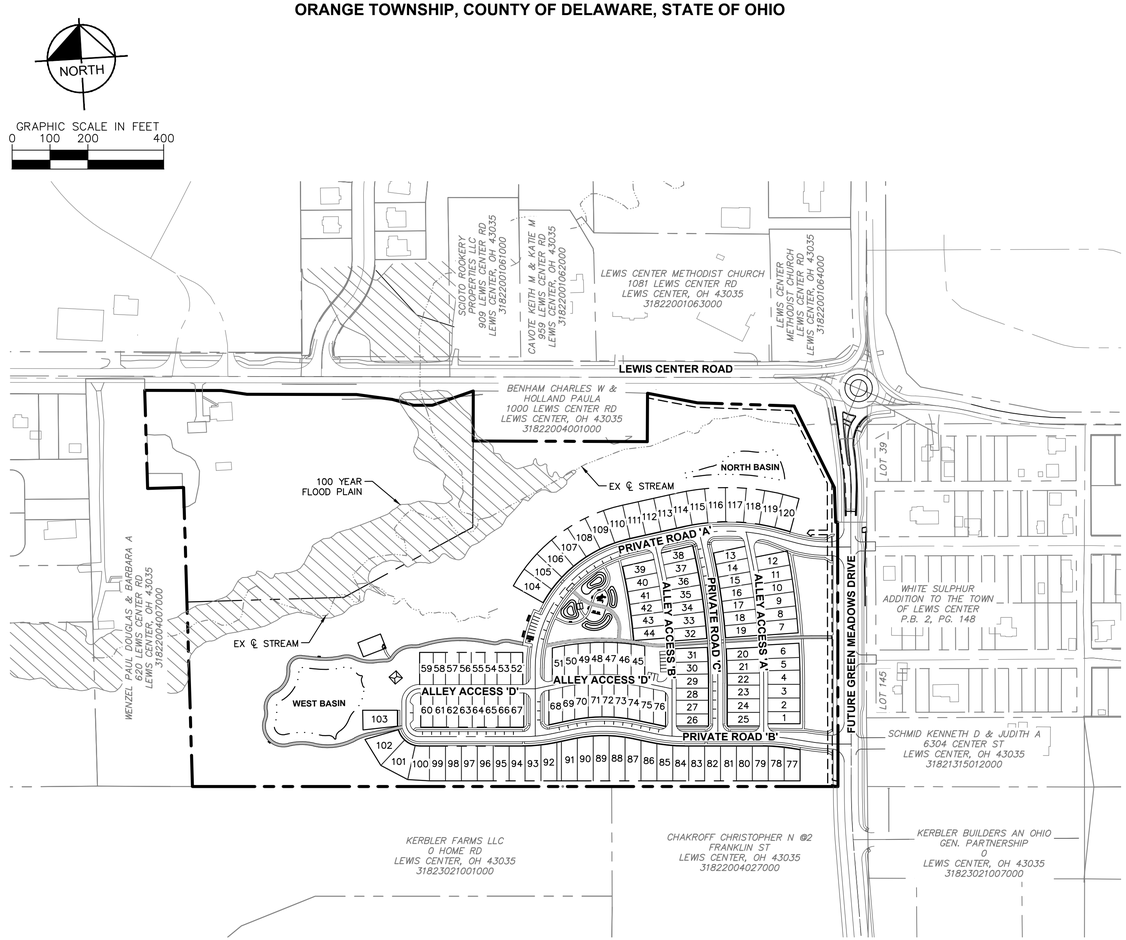
_____
Owner (or agent for owner) and Date

PRELIMINARY PLAT/PRELIMINARY ENGINEERING PLAN
MARIGOLD
2023

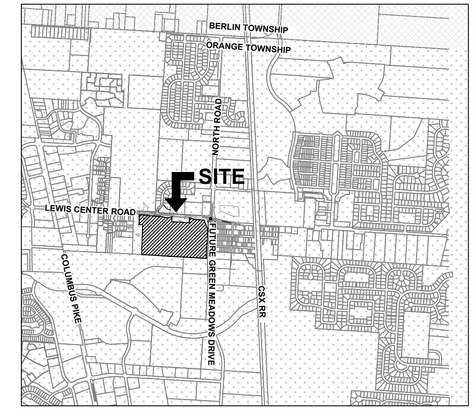
FARM LOT 8, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS
ORANGE TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO

RPC NUMBER: 23-06-S

SHEET INDEX	
Sheet Number	**Sheet Title**
1	TITLE SHEET
2	TYPICAL SECTIONS
3–4	EXISTING CONDITIONS PLAN
5–6	SITE PLAN
7–8	UTILITY & GRADING PLAN



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=2000'

NORTH

SITE STATISTICS

CURRENT ZONING:	SFPRD
TOTAL SITE ACREAGE:	±39.45 AC
TOTAL OPEN SPACE:	±20.98 AC
TOTAL NUMBER OF DWELLING UNITS:	120 UNITS
GROSS DENSITY:	2.97 UNITS/AC
TOTAL DISTURBED AREA:	±24.33 AC
PRE–DEVELOPED IMPERVIOUS:	±0.00 AC
POST–DEVELOPED IMPERVIOUS:	±11.78 AC

MINIMUM SETBACK DISTANCES:
30' AND 70' SETBACK (NORTH & WEST PROPERTY LINES)
100' SETBACK (EAST PROPERTY LINE)
35' SETBACK (SOUTH PROPERTY LINE)
(SEE SITE PLAN FOR DETAILS)

BUILDING SETBACKS:
LOADED ROADS – 20'
NON–LOADED ROADS – 4.5'
NOTE: PORCHES ARE EXEMPT, AND CAN ENCROACH INTO MINIMUM BUILDING SETBACKS.
MINIMUM BUILDING SEPARATION – 12'

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM ACCESSED FEBRUARY 2020 AND FIELD RUN SURVEY PERFORMED BY CESO, INC IN JULY 2022.

FLOOD PLAIN

ALDEIA LIES WITHIN THE FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD), ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AND ZONE AE (100 YR. FLOOD WITH ELEV. DETERMINED) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0234K, EFFECTIVE DATE 4/16/2009.

NOTES

ALL LOTS, RESERVES, ON SITE MULTI–USE PATHS, AND OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION, THAT WILL BE ESTABLISHED AT A LATER DATE.

WITHIN ALL TREE PRESERVATION AREAS, THE DEVELOPER SHALL PRESERVE EXISTING HEALTHY AND MATURE TREES AND VEGETATION BUT SHALL BE PERMITTED TO ALLOW UTILITIES, VEHICULAR DRIVES, AND PEDESTRIAN TRAILS TO CROSS THROUGH THESE AREAS, PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL USE GOOD FAITH EFFORTS TO PLACE UTILITIES, DRIVES, AND TRAILS IN A MANNER THAT MINIMIZES THE IMPACT ON HEALTH AND MATURE TREES. TREES THAT ARE IN GOOD HEALTH AND THAT ARE AT LEAST THREE (3) CALIPER INCHES IN DIAMETER AT A HEIGHT OF THREE (3) FEET ABOVE THE GROUND SHALL BE PRESERVED WHERE REASONABLY PRACTICAL. TREES AND VEGETATION WITHIN THE TREE RESERVATION AREAS MAY BE TRIMMED, CUT, OR REMOVED IF THEY PRESENT A DANGER TO PERSONS OR PROPERTY OR IF THEY ARE DISEASED, DEAD, OR OF A NOXIOUS OR INVASIVE SPECIES.

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8–1–1, or 1–800–362–2764
(Non members must be called directly)

OWNER/DEVELOPER
ONYX & EAST, LLC
243 N. FIFTH STREET, SUITE 401
COLUMBUS, OH 43215
TEL: (317) 979–4873
CONTACT: ANNIE RICHARDSON
EMAIL: ANNIE.RICHARDSON@ONYXANDEAST.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472–8963
CONTACT: KEVIN KERSHNER
EMAIL: KEVIN.KERSHNER@KIMLEY–HORN.COM

SURVEYOR
CESO, INC
2800 CORPORATE EXCHANGE DR, SUITE 160
COLUMBUS, OH 43231
TEL: (614) 794–7080
CONTACT: JEFF MILLER
EMAIL: JEFF.MILLER@CESOINC.COM

COUNTY ENGINEER
DELAWARE COUNTY, OHIO

DEPUTY GENERAL MANAGER
DEL–CO WATER COMPANY, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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COLUMBUS, OH 43235
PHONE: 614-772-8963
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: SDM
DRAWN BY: JAB
CHECKED BY: KDK

TITLE SHEET

MARIGOLD
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 06/05/2023
KHA PROJECT NO. 190184003
SHEET NUMBER
1
OF 8

Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\TITLE SHEET.dwg TITLE Jan 31, 2024 10:53am by: Jalen.Brown
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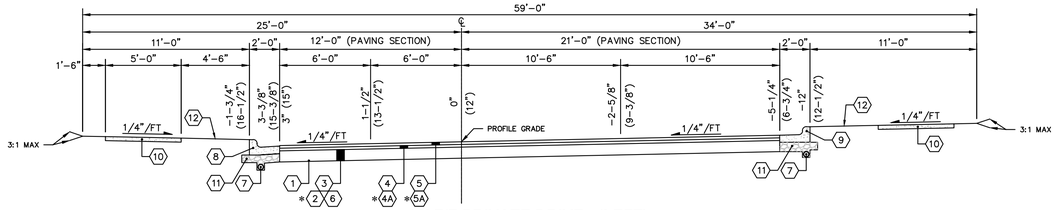
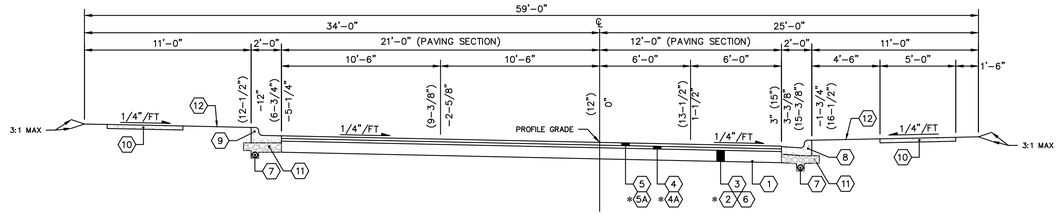


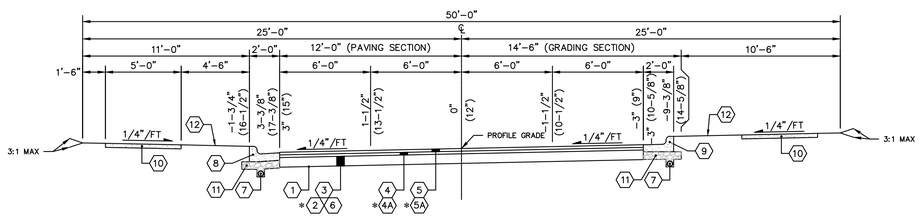
36' F/F PRIVATE DRIVE - (LEFT)

NOT TO SCALE
DESIGN SPEED: 25 MPH
CBR VALUE: 2.9
TERRIAN: LEVEL (0% TO 4% GRADES)



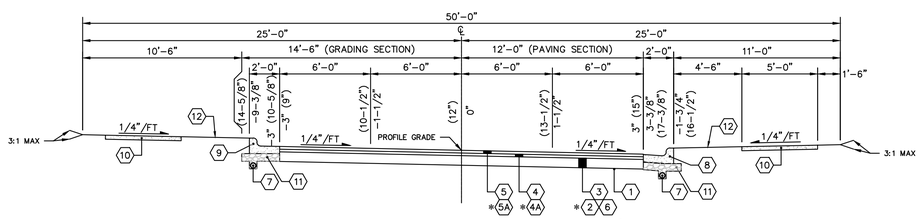
36' F/F PRIVATE DRIVE - (RIGHT)

NOT TO SCALE
DESIGN SPEED: 25 MPH
CBR VALUE: 2.9
TERRIAN: LEVEL (0% TO 4% GRADES)



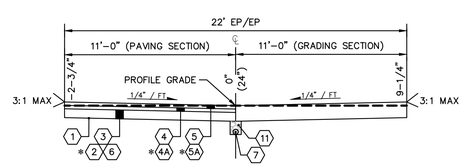
27' F/F PRIVATE DRIVE - (LEFT)

NOT TO SCALE
DESIGN SPEED: 25 MPH
CBR VALUE: 2.9
TERRIAN: LEVEL (0% TO 4% GRADES)



27' F/F PRIVATE DRIVE - (RIGHT)

NOT TO SCALE
DESIGN SPEED: 25 MPH
CBR VALUE: 2.9
TERRIAN: LEVEL (0% TO 4% GRADES)



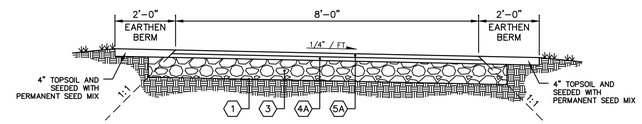
TYPICAL PRIVATE ALLEY SECTION (NO PARKING)

NOT TO SCALE
ADT < 200
DESIGN SPEED: 25 MPH
CBR VALUE: 2.9
TERRIAN: LEVEL (0% TO 4% GRADES)

PAVEMENT LEGEND

NOTE: THE THICKEST PAVEMENT COMPOSITION, OF THE INTERSECTING ROADS SHALL BE UTILIZED WITHIN THE ENTIRE LIMITS OF SAID INTERSECTION.

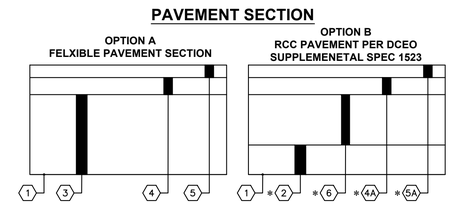
1. ITEM 203, SUBGRADE COMPACTION
2. ITEM 304, 4" COMPACTED AGGREGATE BASE
3. ITEM 304, 8"COMPACTED AGGREGATE BASE
4. ITEM 441, 2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE II (ITEM 448), PG64-22
4A. ITEM 441, 1.5" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE II (ITEM 448), PG64-22
5. ITEM 441, 2" ASPHALT CONCRETE, SURFACE COURSE, TYPE I (ITEM 448), PG64-22
5A. ITEM 441, 1.5" ASPHALT CONCRETE, SURFACE COURSE, TYPE I (ITEM 448), PG64-22
6. ITEM 307, 6" ROLLER COMPACTED CONCRETE (SUPPLEMENTAL SPEC 1523)
7. ITEM 605, 4" PIPE UNDERDRAIN W/ NO.8 or NO.57 STONE
8. ITEM 609, 6" STANDARD CONCRETE COMBINED CURB & GUTTER, DCED-R2010
9. ITEM 609, 6" TILT-OUT CURB, DCED-R101B
10. ITEM 608, 4" CONCRETE SIDEWALK (5' WIDE) PER STANDARD DCED-R2300
    DEVELOPER
    -ADA HANDICAP RAMPS
    -SIDEWALK ALONG OPEN SPACE FRONTAGE
    HOME BUILDER
    -SIDEWALK ALONG LOT FRONTAGE
11. ITEM 703, NO. 57 AGGREGATE
12. ITEM 659, SEEDING & MULCHING

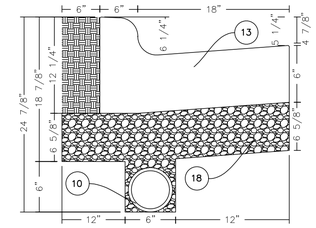


8' MULTI-USE PATH DETAIL

NOT TO SCALE

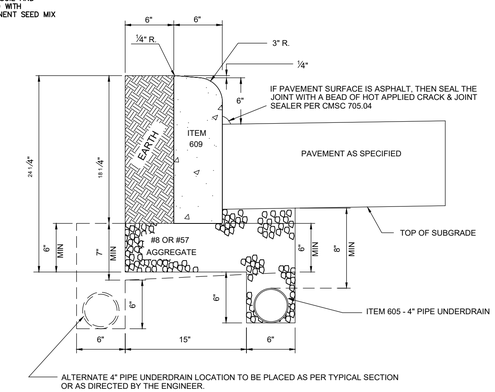
PAVEMENT SECTION





6" CURB & GUTTER (DCED-R2010)

NOT TO SCALE



STRAIGHT 18" CONCRETE CURB

NOT TO SCALE

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Kimley»Horn
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7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
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SCALE: AS NOTED
DESIGNED BY: SDM
DRAWN BY: JAB
CHECKED BY: KDK

TYPICAL SECTIONS

MARIGOLD
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 06/05/2023
KHA PROJECT NO. 190184003
SHEET NUMBER
2
OF 8

Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\TYPICAL SECTIONS.dwg TYP SEC Jan 31, 2024 10:53am by: Jalen.Brown
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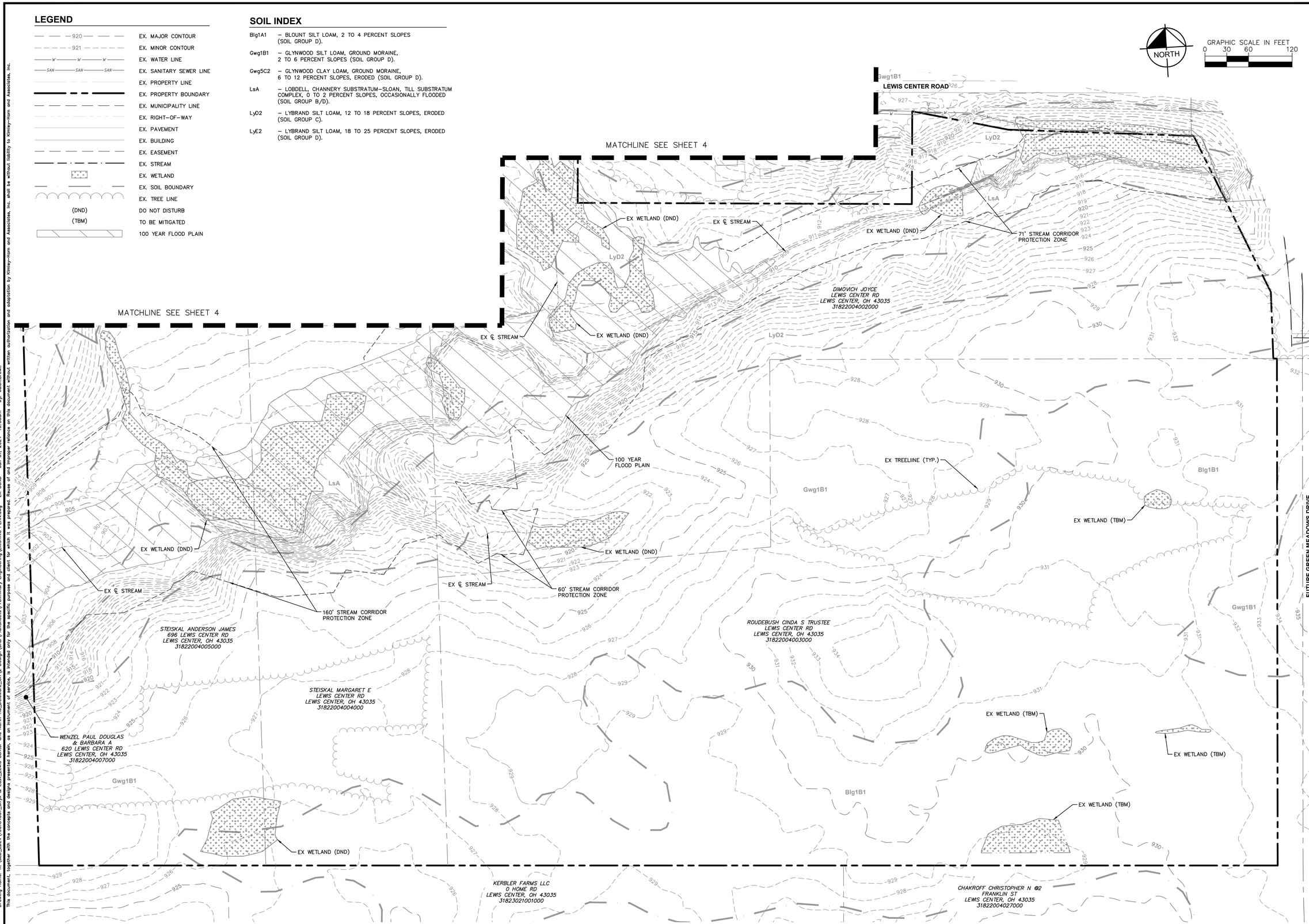
LEGEND

920	EX. MAJOR CONTOUR
921	EX. MINOR CONTOUR
W	EX. WATER LINE
SAN	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
(DND)	DO NOT DISTURB
(TBM)	TO BE MITIGATED
	100 YEAR FLOOD PLAIN

SOIL INDEX

Blg1A1	– BLOUNT SILT LOAM, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).
Gwg1B1	– GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES (SOIL GROUP D).
Gwg5C2	– GLYNWOOD CLAY LOAM, GROUND MORAINE, 6 TO 12 PERCENT SLOPES, ERODED (SOIL GROUP D).
LsA	– LOBDELL, CHANNERY SUBSTRATUM–SLOAN, TILL SUBSTRATUM COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED (SOIL GROUP B/D).
LyD2	– LYBRAND SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED (SOIL GROUP C).
LyE2	– LYBRAND SILT LOAM, 18 TO 25 PERCENT SLOPES, ERODED (SOIL GROUP D).



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Kimley»Horn

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CHECKED BY: KDK

EXISTING CONDITIONS PLAN

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DELAWARE COUNTY, OHIO

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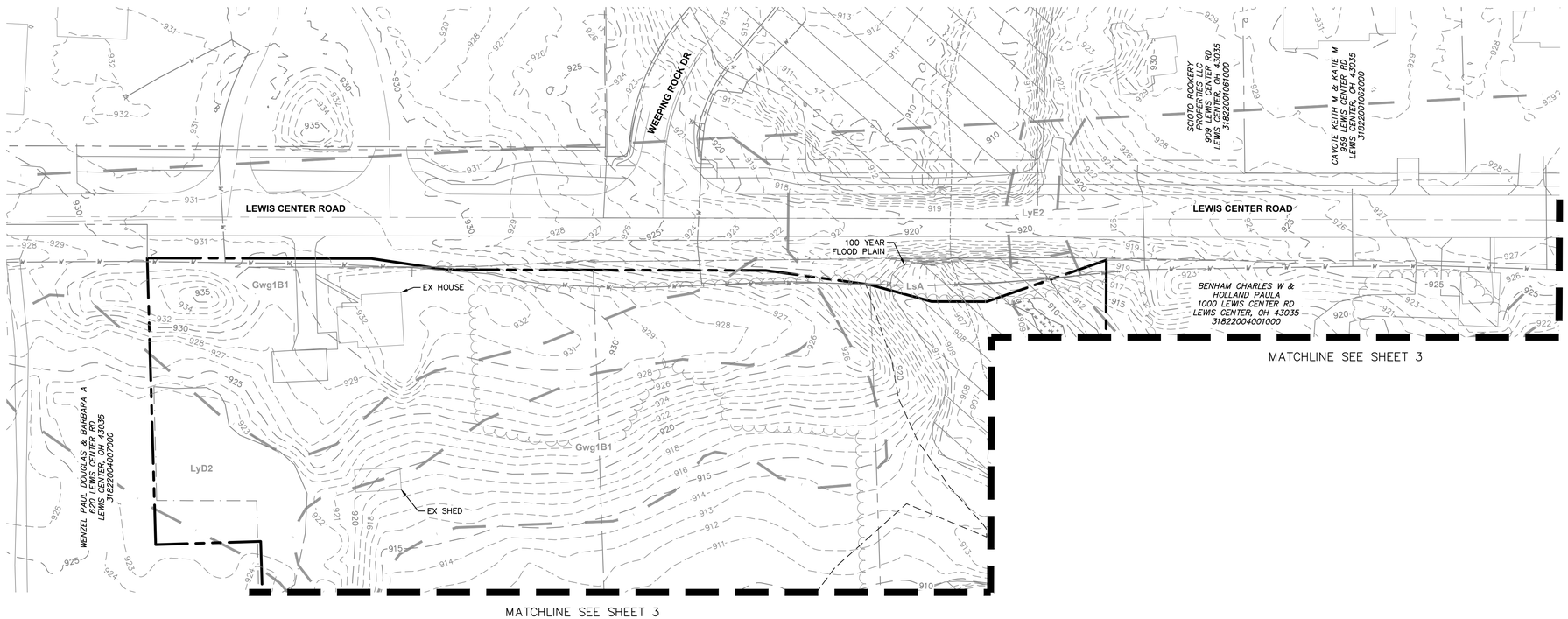
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
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EXISTING CONDITIONS PLAN

MARIGOLD
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

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Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\EXISTING PLAN.dwg EX COND (2) Jan 31, 2024 10:53am by: Julen.Brown
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LINE TABLE		
LINE	LENGTH	BEARING
L1	63.87	N86°42'03.00"W
L2	56.55	N71°36'59.21"W
L3	147.86	S80°51'40.53"W
L4	179.78	S3°22'48.92"W
L5	74.80	N74°44'04.37"W
L6	74.80	S81°29'42.13"W
L7	305.30	N86°37'11.08"W
L8	55.45	S3°22'48.92"W
L9	272.76	S86°37'11.08"E
L10	50.36	N81°29'42.22"E
L11	50.36	S74°44'04.37"E
L12	207.02	S86°37'11.08"E
L13	40.73	S77°22'09.14"E
L14	30.78	S86°42'11.22"E
L15	46.69	S9°08'19.47"E
L16	139.80	S3°22'48.92"W
L17	45.44	S9°08'19.47"E
L18	141.21	S3°22'48.92"W
L19	141.21	N3°22'48.92"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	78.98'	N79°09'31"W	78.75'	15°05'04"	39.72'
C2	500.00'	240.18'	N85°22'39"W	237.87'	27°31'20"	122.45'
C3	325.00'	439.50'	S42°07'15"W	406.77'	77°28'52"	260.75'
C4	521.00'	216.15'	N86°37'11"W	214.60'	23°46'13"	109.65'
C5	36.00'	56.55'	S48°22'49"W	50.91'	90°00'00"	36.00'
C6	35.00'	54.98'	S41°37'11"E	49.50'	90°00'00"	35.00'
C7	400.00'	82.97'	N87°26'16"E	82.83'	11°53'07"	41.64'
C8	400.00'	165.95'	S86°37'11"E	164.76'	23°46'13"	84.19'
C9	400.00'	82.97'	S80°40'38"E	82.83'	11°53'07"	41.64'
C10	500.00'	80.73'	S81°59'40"E	80.64'	9°15'02"	40.45'
C11	500.00'	81.45'	S82°02'10"E	81.36'	9°20'02"	40.82'
C12	1500.00'	118.86'	S6°52'07"E	118.83'	4°32'24"	59.46'
C13	1500.00'	118.76'	S2°19'50"E	118.73'	4°32'11"	59.41'
C14	1500.00'	90.12'	S1°39'32"W	90.11'	3°26'33"	45.08'
C15	1621.00'	354.18'	S2°52'45"E	353.48'	12°31'08"	177.80'
C16	1742.00'	63.19'	N2°20'28"E	63.18'	2°04'42"	31.60'
C17	1742.00'	49.36'	N0°29'25"E	49.36'	1°37'25"	24.68'
C18	1742.00'	8.05'	N0°27'14"W	8.05'	0°15'53"	4.03'
C19	1742.00'	281.70'	N5°13'09"W	281.40'	9°15'56"	141.16'

PARKING DATA

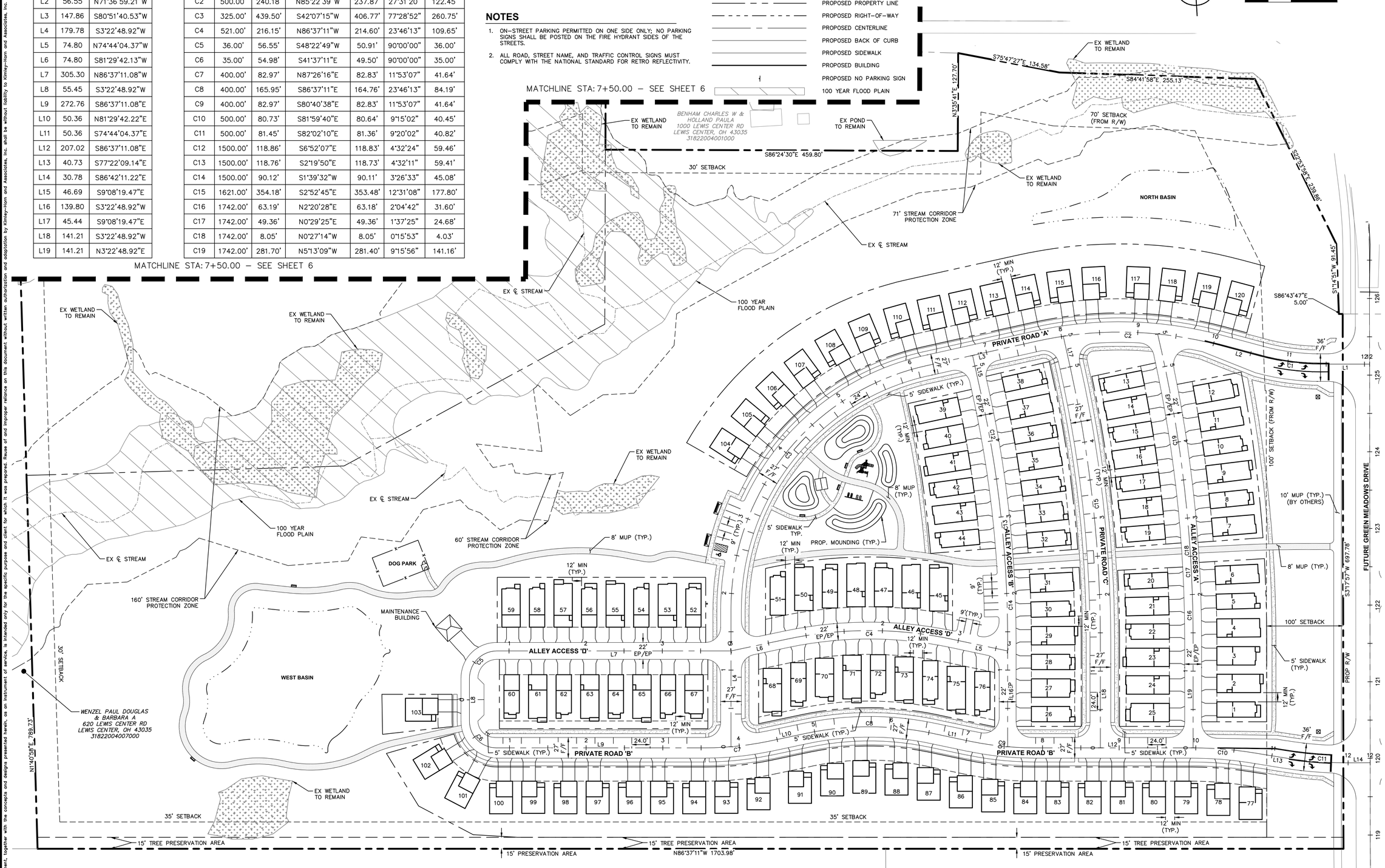
GARAGE PARKING:	240
DRIVEWAY PARKING:	240
STREET PARKING:	59
ADDITIONAL PARKING:	16
TOTAL PARKING:	555
PARKING PER UNIT:	4.6 PARKING PER UNIT

NOTES

1. ON-STREET PARKING PERMITTED ON ONE SIDE ONLY; NO PARKING SIGNS SHALL BE POSTED ON THE FIRE HYDRANT SIDES OF THE STREETS.
2. ALL ROAD, STREET NAME, AND TRAFFIC CONTROL SIGNS MUST COMPLY WITH THE NATIONAL STANDARD FOR RETRO REFLECTIVITY.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED NO PARKING SIGN
- 100 YEAR FLOOD PLAIN



No.	REVISIONS	DATE	BY

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COLUMBUS, OH 43235
PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SITE PLAN

MARIGOLD

PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: AS NOTED
DESIGNED BY: SDM
DRAWN BY: JAB
CHECKED BY: KDK

ORIGINAL ISSUE: 06/05/2023
KHA PROJECT NO. 190184003

SHEET NUMBER
5
OF 8

Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\SITE PLAN.dwg SITE Jan 31, 2024 10:53am by: Jalen.Brown
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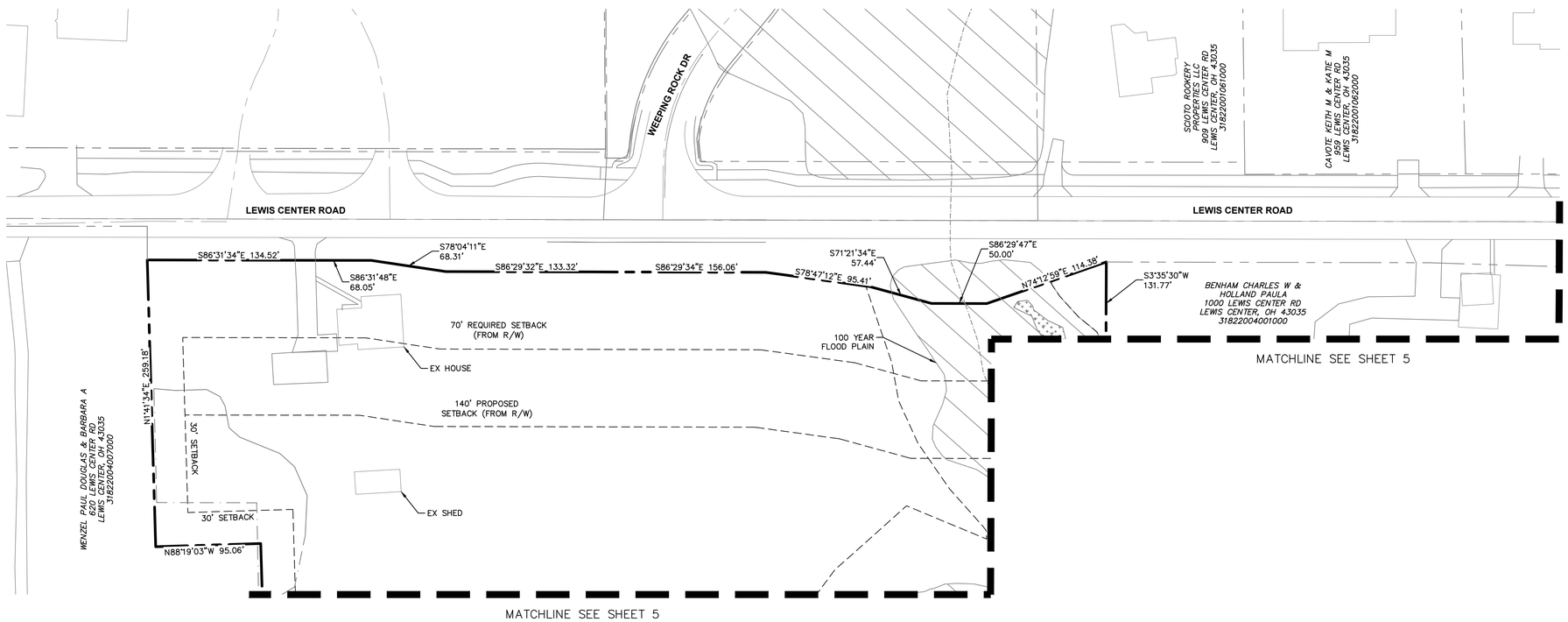
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



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Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\SITE PLAN.dwg SITE (2) Jan 31, 2024 10:53am by: Jalen.Brown
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- EXISTING SANITARY MANHOLE
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- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER LINE
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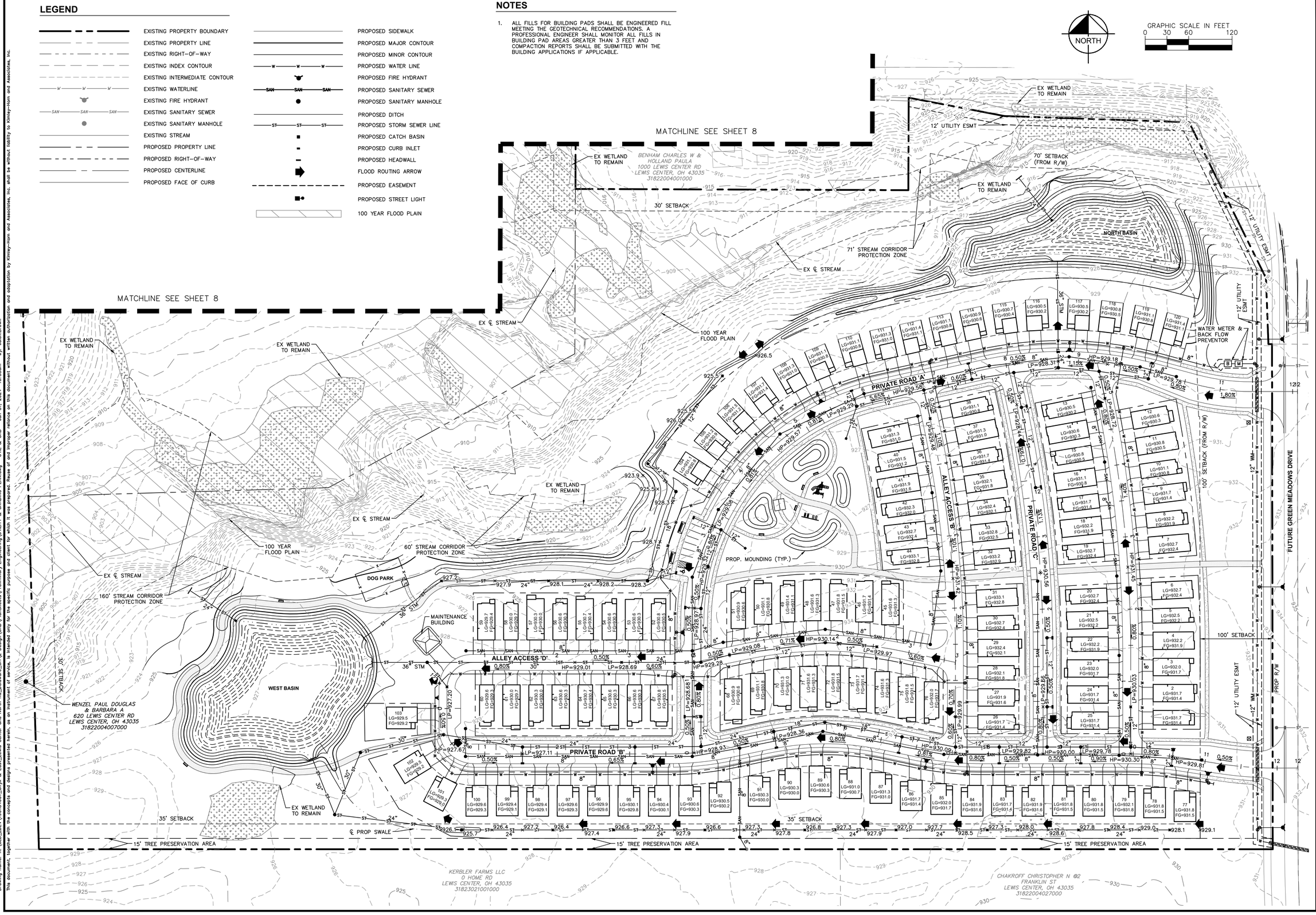
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED DITCH
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- FLOOD ROUTING ARROW
- PROPOSED EASEMENT
- PROPOSED STREET LIGHT
- 100 YEAR FLOOD PLAIN

NOTES

1. ALL FILLS FOR BUILDING PADS SHALL BE ENGINEERED FILL MEETING THE GEOTECHNICAL RECOMMENDATIONS. A PROFESSIONAL ENGINEER SHALL MONITOR ALL FILLS IN BUILDING PAD AREAS GREATER THAN 3 FEET AND COMPACTION REPORTS SHALL BE SUBMITTED WITH THE BUILDING APPLICATIONS IF APPLICABLE.



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DRAWN BY: JAB
CHECKED BY: KDK

UTILITY & GRADING PLAN

MARIGOLD
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 06/05/2023
KHA PROJECT NO. 190184003
SHEET NUMBER
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Drawing name: K:\CLB_LDEV\190184001_Onyx & East_Lewis Center and North Rd_Delaware_OH\2 Design\CAD\PlanSheets\Preliminary Engineering\UTILITY & GRADING PLAN.dwg UTIL & GRD Jan 31, 2024 10:53am by: Jalen.Brown
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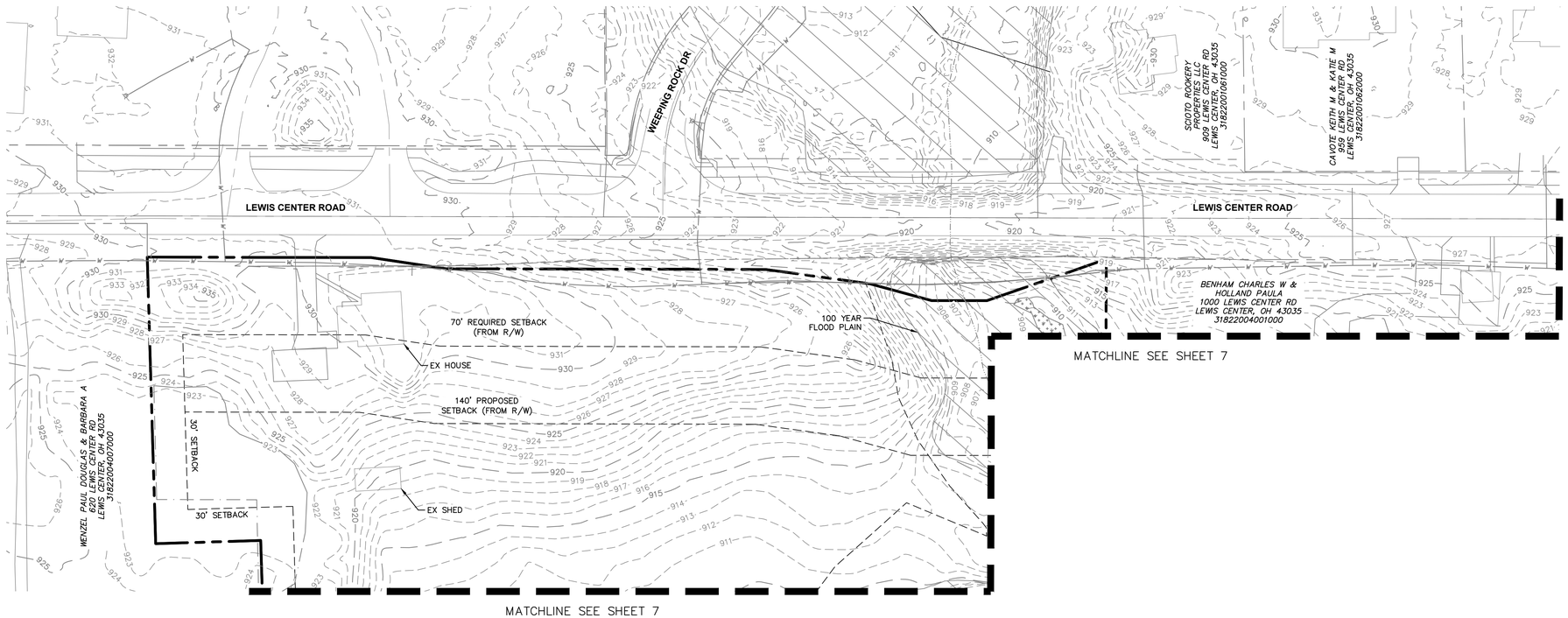

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