



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

RPC Sketch Plan Number 23-07-S
RPC Number 02-24
(RPC Staff will assign)

PROJECT	Peachblow Aquatics & Commercial Center	(circle one) Residential <u>Commercial</u>
TOWNSHIP	Berlin	
APPLICANT/ CONTACT	Name: Buckeye Swim Club, Inc. Address: 151 East Nationwide Boulevard City, State, Zip: Columbus, Ohio 43215	Phone: (614) 395-3346 E-mail: richardkarr@gmail.com

PROPERTY OWNER	Name: City of Delaware Department of Public Utilities Address: 225 North Cherry Street Buckeye Swim Club City, State, Zip: Delaware, OH 43015	Phone: (740) 203-1900 E-mail: publicutilities@delawareohio.net
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SURVEYOR/ ENGINEER	Name: Kimley-Horn and Associates, Inc. (Att. Kevin Kershner) Address: 7965 North High Street, Suite 200 City, State, Zip: Columbus, Ohio 43235	Phone: (614) 472-8546 E-mail: kevin.kershner@kimley-horn.com
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LOCATION	(circle one) <u>N</u> S E W side of Peachblow Road approx. 1500 feet N S E <u>W</u> of Piatt Road	Road/Street Road/Street
DETAILS	Is a CAD involved? yes <u>no</u> Current Land Use: Grass area Current Zoning District: PCD Buildable lots: 1 Non-buildable: 0 Total Acreage: 10.00 AC Open Space Acreage: 3.19 AC	Del-Co Water <u>yes</u> no Private wells yes <u>no</u> Sanitary Sewer <u>yes</u> no Electric Provider: AEP Gas Provider: Columbia Gas of Ohio 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) \$1,600.00 /800.00
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Owner (or agent for owner) and Date

Drawing name: K:\CIE\JDE\190268000_Korr Buckeye Swim Club\2_Design\CAD\PlanSheets\ Preliminary Plan\Title Sheet.dwg Feb 02, 2024 10:22am by: John Brown

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE DIMENSION PLAN
4	UTILITY & GRADING PLAN

PRELIMINARY PLAT/PRELIMINARY ENGINEERING PLAN PEACHBLOW AQUATICS & COMMERCIAL CENTER

2024

FARM LOT 20, SECTION 3, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS
BERLIN TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO

SITE STATISTICS

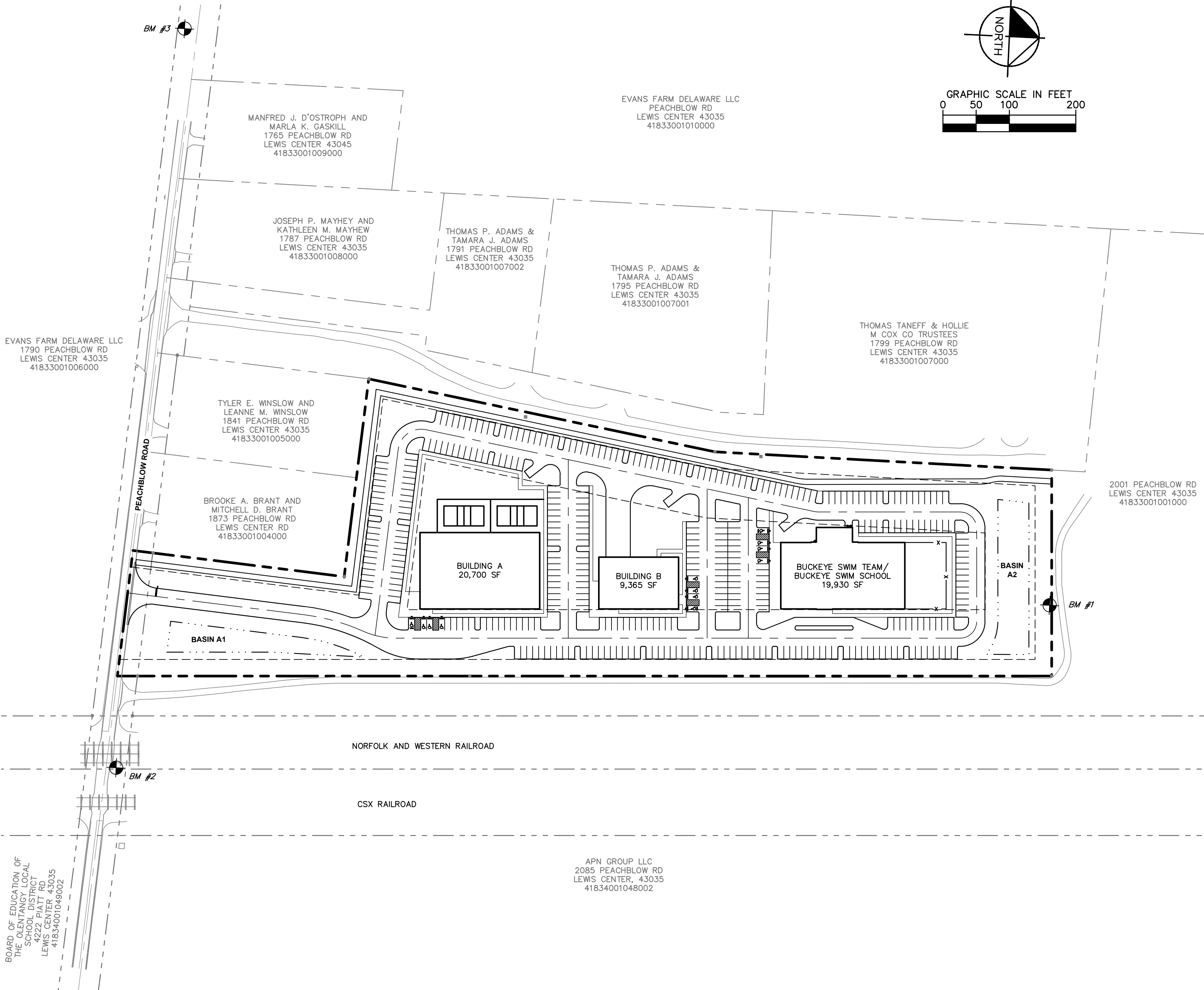
CURRENT ZONING: PCD
TOTAL SITE ACREAGE: ±10.00 AC
TOTAL OPEN SPACE: ±3.19 AC
TOTAL DISTURBED AREA: ±10.97 AC
PRE-DEVELOPED IMPERVIOUS: ±0.03 AC
POST-DEVELOPED IMPERVIOUS: ±5.69 AC
MINIMUM SETBACK DISTANCES:
100' SETBACK

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM ACCESSED FEBRUARY 2020 AND FIELD RUN SURVEY PERFORMED BY THE KLEINGERS GROUP IN JULY 2022.

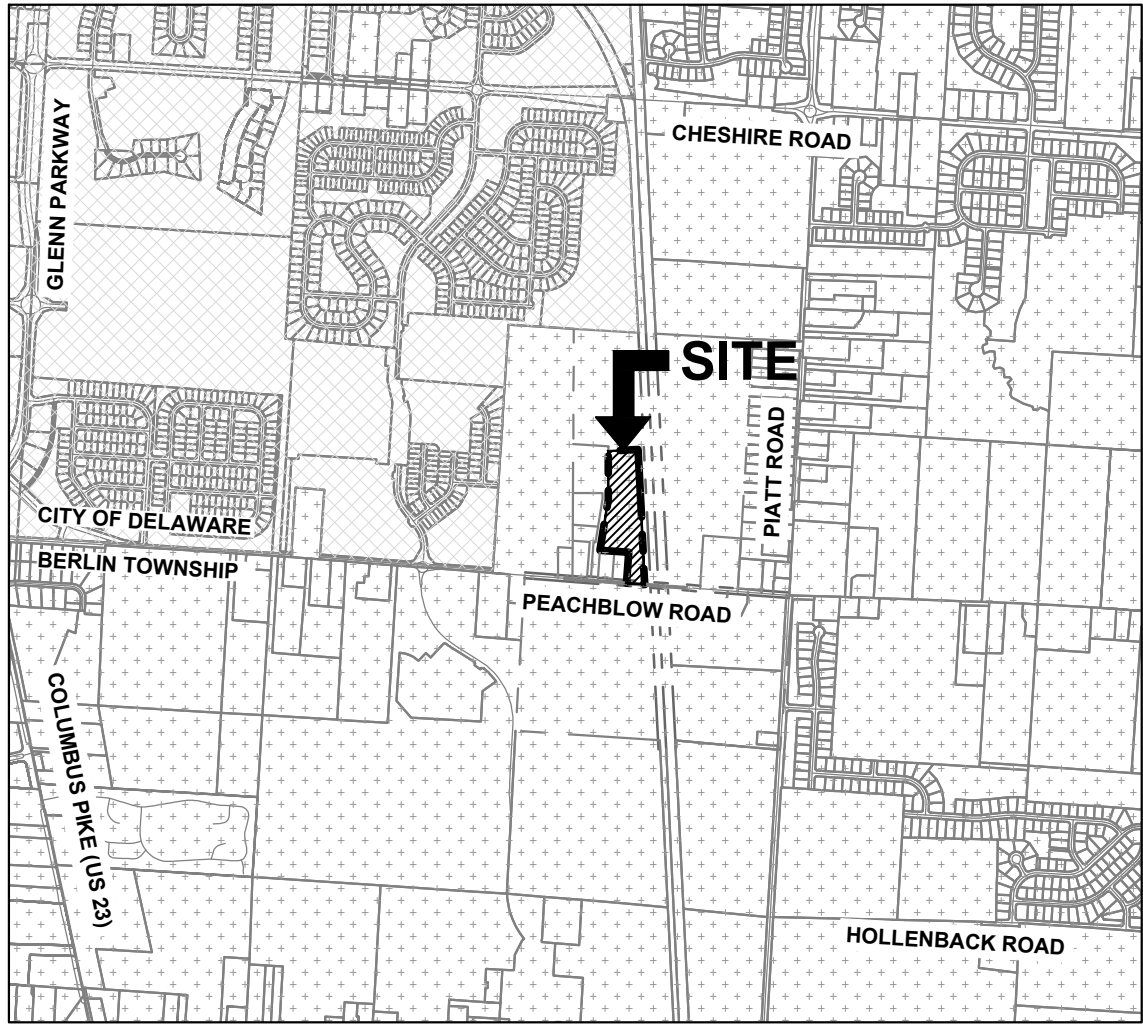
FLOOD PLAIN

THE SITE IS LOCATED IN THE FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0232K, EFFECTIVE DATE 4/16/2009.



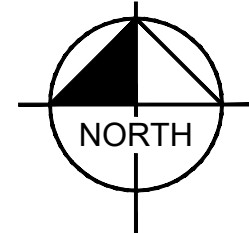
INDEX MAP

SCALE: 1"=100'



VICINITY MAP

SCALE: 1"=2000'



PEACHBLOW AQUATICS & COMMERCIAL CENTER

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

TITLE SHEET

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

Kimley»Horn
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KHA PROJECT NO.
190268000
SHEET NUMBER

1

OF 4

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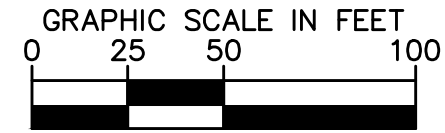
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. PROPERTY LINE
	EX. PROPERTY BOUNDARY
	EX. MUNICIPALITY LINE
	EX. RIGHT-OF-WAY
	EX. PAVEMENT
	EX. BUILDING
	EX. EASEMENT
	EX. STREAM
	EX. WETLAND
	EX. SOIL BOUNDARY
	EX. TREE LINE
	PROP. GRADING/PHASE LINE

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

Blg1B1 - BLOUNT SILT LOAM, GROUND MORaine, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).

Gwg1B1 - GLYNWOOD SILT LOAM, GROUND MORaine, 2 TO 6 PERCENT SLOPES (SOIL GROUP D).

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

PEACHBLOW AQUATICS
& COMMERCIAL CENTER

PEACHBLOW AQUATICS
& COMMERCIAL CENTER
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
01 / 70 / 2001

KHA PROJECT NO.
100368000

SHEET NUMBER

2

OF 4

EXISTING CONDITIONS PLAN

SCALE: AS NOTED

DESIGNED BY: NSM

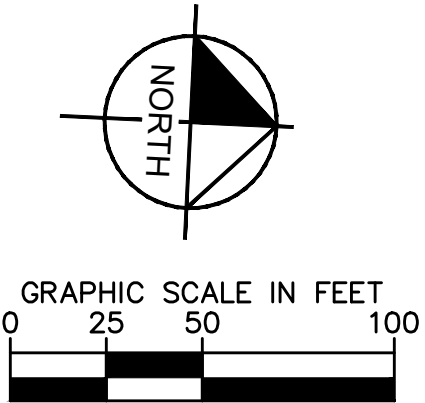
	2
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DRAWN BY: JAB

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[illegible]



BUILDING A	20,700 SF
BUILDING B	9,371 SF
BUCKEYE SWIM	19,929 SF
TOTAL	50,000 SF

1. ALL ROAD, STREET NAME, AND TRAFFIC CONTROL SIGNS MUST COMPLY WITH THE NATIONAL STANDARD FOR RETRO REFLECTIVITY.
2. ALL DIMENSIONS AND CURVE INFORMATION PROVIDED AT FACE OF CURB UNLESS OTHERWISE NOTED.

STANDARD PARKING:	366
ADA PARKING:	12
TOTAL PARKING:	378

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PARKING COUNT
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED ASPHALT MUP
	PROPOSED DUMPSTER ENCLOSURE

