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

RPC Sketch Plan Number 24-09-S

RPC Number _____ *(RPC Staff will assign)*

PROJECT	Del-Webb Northstar	*(circle one)* Residential Commercial
TOWNSHIP	Kingston and Berkshire	
APPLICANT/ CONTACT	Name: Pulte Homes of Ohio, LLC	Phone: 614-376-1018
	Address: 475 Metro Place South, Suite 200	E-mail: Matthew.Callahan@Pulte.com
	City, State, Zip: Dublin, Ohio 43017	

PROPERTY OWNER	Name: Northstar Residential Development, LLC	Phone: 614-221-5312
	Address: 375 N. Front Street, Suite 200	E-mail: larks@nationwide.com
	City, State, Zip: Columbus, Ohio 43215	

SURVEYOR/ ENGINEER	Name: Kimley-Horn and Associates, Inc.	Phone: 614-472-8963
	Address: 7965 N. 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 Wilson Road
	approx. 5000 feet N S E W of N. Galena Road

DETAILS	Is a CAD involved? *yes* *no*	
	Current Land Use: Planned Residential Development	Del-Co Water: *yes* *no*
	Current Zoning District: PRD	Private wells: *yes* *no*
	Buildable lots: 624	Sanitary Sewer: *yes* *no*
	Non-buildable: 26	Electric Provider: AEP
	Total Acreage: 774.09 Ac	Gas Provider: Columbia Gas
	Open Space Acreage: 154.10 Ac	School District: Big Walnut

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) $ 69,340.00

Agent for Owner 9/30/2024

Owner (or agent for owner) and Date

PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN
FOR
DEL WEBB - NORTHSTAR

LOTS 4, 5 & 6 OF SECTION 3, LOTS 4 & 5 OF SECTION 4, TOWNSHIP 5 RANGE 17
UNITED STATES MILITARY LANDS, KINGSTON TOWNSHIP

FARM LOTS 1 & 2, EASTERN TIER, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS, BERKSHIRE TOWNSHIP

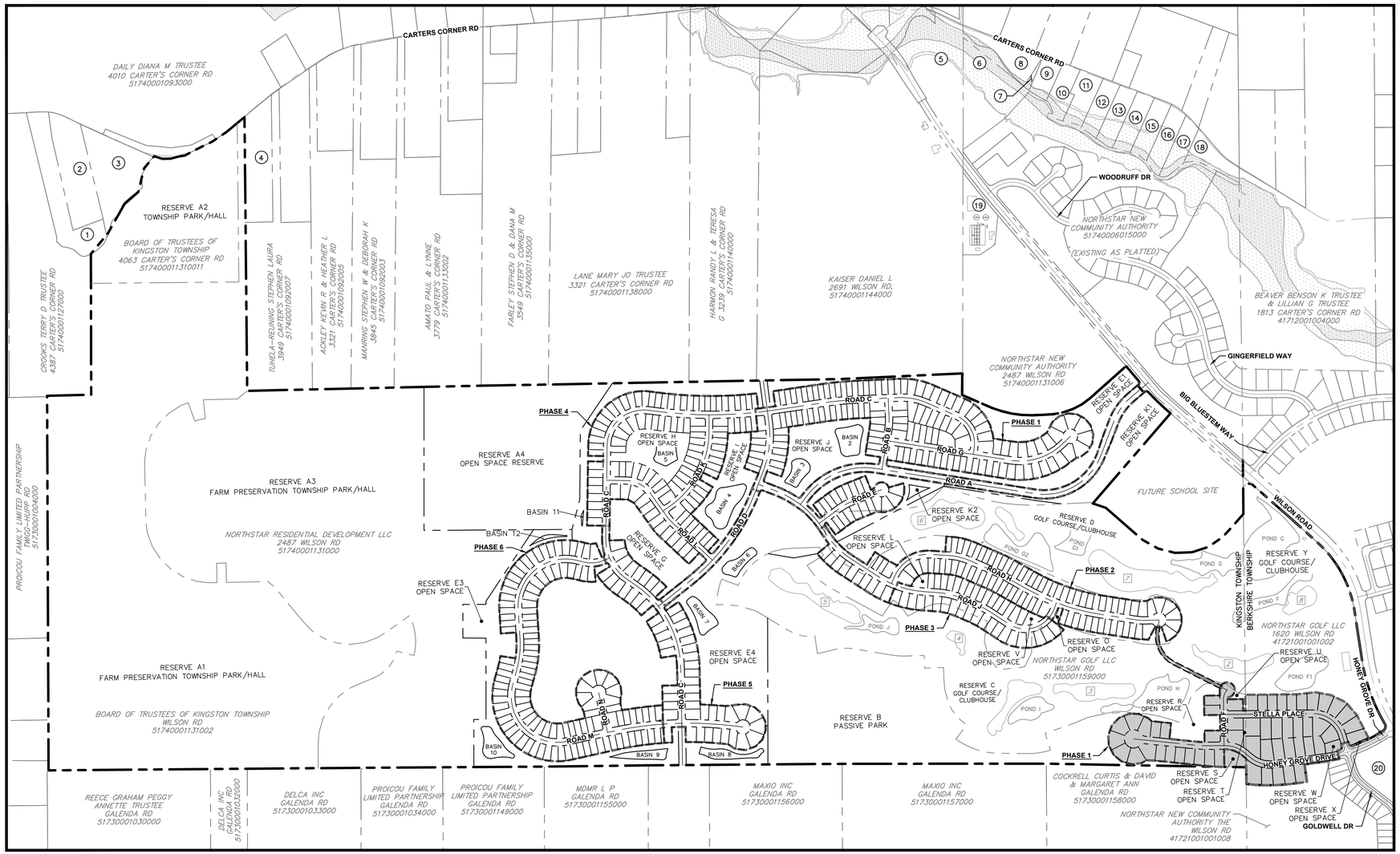
DELAWARE COUNTY, STATE OF OHIO

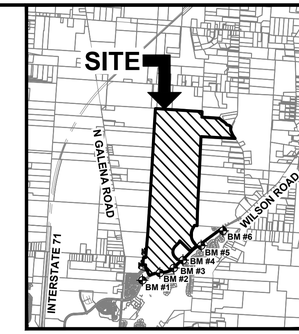
Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS
4–8	EXISTING CONDITIONS
9–13	SITE PLAN
14–18	GRADING AND UTILITY PLAN
19–35	ROADWAY PROFILES

EXISTING PARCEL INFORMATION

1. SEITZ ROBERT E & JOYCE
CARTER'S CORNER RD
51740001128000
2. SEITZ ROBERT E & JOYCE
4295 CARTER'S CORNER RD
51740001129000
3. MACKLEY KENNETH & MARY L TRUSTEES
4221 CARTER'S CORNER RD
51740001130000
4. GRAHAM DAVID E
3995 CARTER'S CORNER RD
51740001092008
5. KAISER DANIEL L
2691 WILSON RD
51740001144000
6. KAISER DANIEL L
WILSON RD
51740001146000
7. WHITE TRACY W & JENNIFER M
CARTER'S CORNER RD
51740001150002
8. WHITE TRACY W & JENNIFER M
2625 CARTER'S CORNER RD
51740001149000
9. MOORE HAEOK
2555 CARTER'S CORNER RD
51740001150000
10. MILLER ROSALYN & LARRY E
2511 CARTER'S CORNER RD
51740001150003
11. HARDGROVE ANNA C & DUSTIN K
2465 CARTER'S CORNER RD
51740001150004
12. WILSON LORALEE L
2421 CARTER'S CORNER RD
51740001150005
13. GRAPES CHARLES R II & DIANA L
CARTER'S CORNER RD
51740001150006
14. GRAPES CHARLES R II & DIANA L
CARTER'S CORNER RD
51740001150001
15. GRAPES CHARLES R II & DIANA L
CARTER'S CORNER RD
51740001150007
16. MIKULEC JOSEPH & CHRISTINE
2273 CARTER'S CORNER RD
51740001150008
17. MIKULEC JOSEPH & CHRISTINE
2225 CARTER'S CORNER RD
51740001150009
18. WARD JAMES O & ROSE MARIE
CARTER'S CORNER RD
51740001151000
19. BOARD OF COMMISSIONERS OF DELAWARE COUNTY OHIO
2487 WILSON RD
51740001131005
20. NORTHSTAR RESIDENTIAL DEVELOPMENT LLC
41721011001000





VICINITY MAP
SCALE: 1" = 5000'

GRAPHIC SCALE IN FEET
0 2500 5000 10000

NORTH

REFERENCES
EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS MAY 2024.

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

VARIANCES
1. TO ARTICLE IV, SECTION 403 PART B, REMOVE CROSS SECTION REQUIREMENTS FOR CURB AND GUTTER STREETS IN 3' OF FILL OR LESS.
2. TO ARTICLE IX, SECTION 904 B.5, ELIMINATE THE REQUIREMENT OF MATCHING CROWNS ON STORM SEWER PIPES, SO THAT CROWN OF PIPES (AT THE JUNCTIONS) ARE AT THE SAME ELEVATION.
3. TO ARTICLE IX, SECTION 904 A.8, REDUCE REQUIREMENTS FOR MINIMUM COVER TO SUBGRADE: TWENTY-FOUR INCHES MEASURED FROM TOP OF PIPE TO BOTTOM OF SUBGRADE SHALL BE MINIMUM DEPTH OF COVER.

BENCHMARKS
SOURCE:
ELEVATIONS BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

BM #1
CHISELED SQUARE SET IN TOP AND CENTER OF HEADWALL, NORTHWEST SIDE OF WILSON ROAD, 2100' NORTHEAST FROM THE INTERSECTION OF WILSON AND NORTH GALENA ROADS, 90' NORTHWEST OF THE CENTERLINE OF WILSON ROAD.
ELEV.=928.91'

BM #2
CHISELED SQUARE SET IN THE TOP AND CENTER OF A HEADWALL OVER A CART PATH CROSSING, 3300' NORTHEAST FROM THE INTERSECTION OF WILSON AND NORTH GALENA ROADS, 29' NORTH OF THE CENTERLINE OF WILSON ROAD.
ELEV.=941.21'

BM #3
CHISELED SQUARE SET IN THE NORTHEAST CORNER OF THE NORTHWEST HEADWALL OVER BUTLER RUN CREEK, 4300' NORTHEAST FROM THE INTERSECTION OF WILSON AND NORTH GALENA ROADS, 30' NORTHWEST OF THE CENTERLINE OF WILSON ROAD.
ELEV.=934.36'

BM #4
CHISELED SQUARE SET IN THE TOP AND CENTER OF WINGWALL OF BRIDGE OVER LITTLE WALNUT CREEK, 125' SOUTHWEST OF THE INTERSECTION OF CARTERS CORNER AND WILSON ROADS, 26' SOUTHEAST FROM THE CENTERLINE OF WILSON ROAD.
ELEV.=939.27'

BM #5
IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK", 100' SOUTHEAST OF WILSON ROAD, 1600' NORTHEAST OF BLUESTEM DRIVE, 170' SOUTHWEST OF GRAVEL DRIVE LEADING TO PUMPHOUSE ON NORTHWEST SIDE OF WILSON ROAD.
ELEV.=952.55'

BM #6
IRON PIN SET WITH PLASTIC CAP INSCRIBED "JON ADCOCK", 165' SOUTHEAST OF WILSON ROAD, 190' NORTHEAST OF ENTRANCE TO TREATMENT PLANT, 1400' SOUTHWEST OF CARTER'S CORNER ROAD.
ELEV.=960.88'

INDEX MAP
SCALE: 1" = 500'

GRAPHIC SCALE IN FEET
0 250 500 1000

NORTH

FLOODPLAIN
THE AMENDED PORTION OF NORTHSTAR IS IN THE FLOOD HAZARD ZONE X. THE NORTHSTAR PROPERTY SOUTH OF WILSON ROAD IS IN THE FLOOD HAZARD ZONE AE. BOTH ARE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0142K, EFFECTIVE DATE APRIL 16, 2009.

FLOODWAY – ZONE AE
1% ANNUAL CHANCE FLOOD

FLOODPLAIN
1% ANNUAL CHANCE FLOOD

SUBAREA LEGEND
SUBAREA A
SUBAREA B

OWNERS
NORTHSTAR RESIDENTIAL DEVELOPMENT LLC

DEVELOPER
PULTE GROUP, INC
475 METRO PLACE SOUTH
DUBLIN, OH 43017
TEL: (614) 376–1018
CONTACT: MATT CALLAHAN
EMAIL: MATTHEW.CALLAHAN@PULTE.COM

SURVEYOR
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
CONTACT: MATT ACKROYD
TEL: (614) 619–0515
EMAIL: MATT.ACKROYD@CESOINC.COM

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

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-4500
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

TITLE SHEET

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
1
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\COVER SHEET.dwg TITLE SHEET Sep 27, 2024 2:37pm by: Jalen.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.

NOTES

1. THE AMENDED PORTION OF NORTHSTAR IS IN THE FLOOD HAZARD ZONE X. THE NORTHSTAR PROPERTY SOUTH OF WILSON ROAD IS IN THE FLOOD HAZARD ZONE AE. BOTH ARE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0142K, EFFECTIVE DATE APRIL 16, 2009.

2. WITHIN RESERVE A1, A2, A3, & A4, THE TOWNSHIP PARK HALL SHALL BE OWNED AND MAINTAINED BY KINGSTON TOWNSHIP AS TOWNSHIP PARK. RESERVES A1, A2, & A3 SHALL BE OWNED AND LEASED BY KINGSTON TOWNSHIP FOR FARMING OPERATIONS, EXCLUDING THE AREAS SHOWN HEREON AS TOWNSHIP PARK HALL, IN ACCORDANCE TO FINAL DEVELOPMENT PLAN. RESERVE A4 WILL BE AN EASEMENT FOR BIG WALNUT LOCAL SCHOOLS FOR EDUCATIONAL PUPOSES. RESERVE B TO BE OWNED AND MAINTAINED BY KINGSTON TOWNSHIP AS A PASSIVE PARK. RESERVES E1 THROUGH L, O, AND V SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE FORMED BY THE DEVELOPER OF SUBAREA B. RESERVES R THROUGH U SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE FORMED BY THE DEVELOPER OF SUBAREA A. OPEN SPACES E1 THROUGH L, O, AND R THROUGH V, SHALL REMAIN AS OPEN SPACE IN PERPETUITY SUBJECT TO THE ACTIVITIES AND CONDITIONS AS DEFINED IN THE FINAL DEVELOPMENT PLANS.

3. 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. ALL SPRAY FIELDS WITHIN THE FARMLAND PRESERVATION AREA (RESERVES A1, A2, A3, & A4) SHALL BE MAINTAINED BY THE OWNER AND OPERATOR OF THE WASTE TREATMENT FACILITY.

4. THE KINGSTON PORTER FIRE DEPARTMENT WILL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS AND WATER LINE SIZE PRIOR TO START OF CONSTRUCTION.

5. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

6. ALL STORM WATER DRAINAGE INCLUDING FLOOD ROUTING, OPEN DITCHES AND BASINS WILL BE A PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM. THIS IS NOT TO INCLUDE GOLF COURSE LAKES, WHICH DO NOT ACCEPT PUBLIC STORM WATER.

7. NO DISTURB ZONE: NO DISTURB ZONES WILL BE DESIGNATED ON THE SUBDIVISION PLAT FOR AREAS WHERE EXISTING NATURAL FEATURES ARE NOT TO BE DISTURBED, REMOVED OR PHYSICALLY ALTERED. NO STRUCTURE, IMPERVIOUS SURFACES (CONCRETE OR ASPHALT), SHED, FENCE, POOL. DECKS, SWING SET, OR PLAY STRUCTURE MAY BE PLACED IN THE NO DISTURB ZONE. LANDSCAPING MAY BE PERMITTED IN NO DISTURB ZONES WITH ADVANCE DRB APPROVAL. NOTHING HERE SHALL PROHIBIT THE INSTALLATION OF UTILITY LINES AND STRUCTURES NECESSARY TO SERVE THE SUBDIVISION IN THE NO DISTURB ZONE.

   ALL LOTS THAT DO NOT HAVE A NO DISTURB ZONE SHOWN HEREON WILL HAVE A NO BUILD ZONE.

8. NO BUILD ZONES:

   SUBAREA A:
   A NO BUILD ZONE SHALL COVER THE REAR 25' OF ALL LOTS WITHIN SUBAREA A. A NO BUILD ZONE SHALL COVER THE REAR 35' OF ALL LOTS WITHIN SUBAREA A ABUTTING THE GOLF COURSE OR OPEN SPACE. A NO BUILD ZONE SHALL REMAIN FREE OF ANY STRUCTURE INCLUDING, BUT NOT LIMITED TO, DRIVES, WALKS, BUILDINGS, SHEDS, FENCES, DECKS, POOLS, HOT TUBS, SWINGS, PLAY STRUCTURES, ETC.: PROVIDED THAT AT GRADE PATIOS WITHOUT WALLS MAY ENCROACH INTO THE NO BUILD ZONE SO LONG AS IN NO EVENT SHALL ANY SUCH PATIO BE LOCATED CLOSER THAN 25' FROM THE REAR LOT LINE. LANSCAPING MAY BE PERMITTED IN NO BUILD ZONES WITH DRB APPROVAL. THE FOREGOING SHALL NOT PROHIBIT THE INSTALLATION OF UTILITY LINES AND STRUCTURES NECESSARY TO SERVE THE SUBDIVISION. NO BUILD ZONES WILL BE SHOWN ON THE SUBDIVISION PLAT.

   SUBAREA B:
   A NO BUILD ZONE SHALL COVER THE REAR 15' OF ALL LOTS WITHIN SUBAREA B. A NO BUILD ZONE SHALL REMAIN FREE OF ANY STRUCTURE INCLUDING, BUT NOT LIMITED TO, DRIVES, WALKS, AT GRADE PATIOS (WITH OR WITHOUT WALLS), BUILDINGS, SHEDS, FENCES, DECKS, POOLS, HOT TUBS, SWINGS, PLAY STRUCTURES, ETC. LANDSCAPING MAY BE PERMITTED IN NO BUILD ZONES WITH MASTER DEVELOPER APPROVAL. THE FOREGOING SHALL NOT PROHIBIT THE INSTALLATION OF UTILITY LINES AND STRUCTURES NECESSARY TO SERVE THE SUBDIVISION. NO BUILD ZONES WILL BE SHOWN ON THE SUBDIVISION PLAT.

9. RESERVES A1, A2, A3, A4, AND B, EXCLUDING THE TOWNSHIP PARK/ HALL, SHALL BE A NO-BUILD-ZONE. THERE SHALL BE NO CONSTRUCTION WITHIN THE NO-BUILD-ZONE EXCEPT FOR THOSE UTILITIES THAT ARE NECESSARY FOR THE OVERALL DEVELOPMENT, SUCH AS BUT NOT LIMITED TO SPRAY FIELDS, AS WELL AS MULTI-USE PATHS AS SHOWN ON THE DEVELOPMENT PLAN.

SITE STATISTICS - KINGSTON TOWNSHIP

KINGSTON TOWNSHIP DEVELOPMENT AREA:	±730.17 AC
PROPOSED LOTS:	592
SUBAREA A: 22 LOTS	
SUBAREA B: 570 LOTS	

AREA	ACREAGE
PROPOSED LOTS & RIGHT-OF-WAY	±145.18
RESERVE A1 (FARM PRESERVATION TOWNSHIP PARK/HALL)	±144.71 AC
RESERVE A2 (TOWNSHIP PARK/HALL)	±25.01 AC
RESERVE A3 (FARM PRESERVATION TOWNSHIP PARK/HALL)	±127.78 AC
RESERVE A4 (OPEN SPACE RESERVE)	±36.04 AC
RESERVE B (PASSIVE PARK)	±39.66 AC
TOTAL TOWNSHIP ACREAGE	±373.20 AC
RESERVE C (GOLF COURSE/CLUBHOUSE)	±55.63 AC
RESERVE D (GOLF COURSE/CLUBHOUSE)	±45.98 AC
TOTAL GOLF COURSE ACREAGE	±101.61 AC
RESERVE E1 (OPEN SPACE)	±11.08 AC
RESERVE E2 (OPEN SPACE)	±5.86 AC
RESERVE E3 (OPEN SPACE)	±11.77 AC
RESERVE E4 (OPEN SPACE)	±23.26 AC
RESERVE F (OPEN SPACE)	±21.74 AC
RESERVE G (OPEN SPACE)	±5.68 AC
RESERVE H (OPEN SPACE)	±3.97 AC
RESERVE I (OPEN SPACE)	±5.67 AC
RESERVE J (OPEN SPACE)	±7.49 AC
RESERVE K1 (OPEN SPACE)	±5.90 AC
RESERVE K2 (OPEN SPACE)	±3.50 AC
RESERVE L (OPEN SPACE)	±0.28 AC
RESERVE O (OPEN SPACE)	±0.17 AC
RESERVE R (OPEN SPACE)	±2.70 AC
RESERVE S (OPEN SPACE)	±0.51 AC
RESERVE T (OPEN SPACE)	±0.11 AC
RESERVE U (OPEN SPACE)	±0.24 AC
RESERVE V (OPEN SPACE)	±0.25 AC
TOTAL OPEN SPACE ACREAGE	±110.18 AC

SITE STATISTICS - BERKSHIRE TOWNSHIP

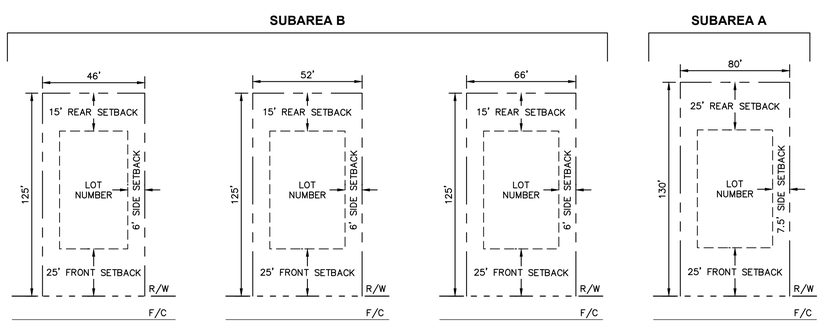
BERKSHIRE TOWNSHIP DEVELOPMENT AREA:	±43.92 AC
PROPOSED LOTS:	32
SUBAREA A: 32 LOTS	

AREA	ACREAGE
PROPOSED LOTS & RIGHT-OF-WAY	±12.87
RESERVE W:	±0.27 AC
RESERVE X:	±0.04 AC
RESERVE Y:	±30.74 AC
TOTAL OPEN SPACE ACREAGE:	±43.92 AC

PHASE SUMMARY:

MODELS:	20 LOTS
PHASE 1:	188 LOTS
PHASE 2:	95 LOTS
PHASE 3:	37 LOTS
PHASE 4:	113 LOTS
PAHSE 5:	54 LOTS
PHASE 6:	117 LOTS
TOTAL:	624 LOTS

DUE TO THE SIZE OF THE OVERALL DEVELOPMENT AND THE NUMBER OF PHASES, THE PROPOSED PHASING OF THE PROJECT IS THE DEVELOPER'S BEST ESTIMATION OF THE CONSTRUCTION SEQUENCE AND TIMING AND IS SUBJECT TO MARKET CONDITIONS.



TYPICAL 46' LOT — NOT TO SCALE

TYPICAL 52' LOT — NOT TO SCALE

TYPICAL 66' LOT — NOT TO SCALE

TYPICAL 80' LOT — NOT TO SCALE

LOT STATISTICS

	SUBAREA A	SUBAREA B
FRONT SETBACK:	25' MINIMUM	25'
SIDE YARD SETBACK:	7.5'	6'
DRIVEWAY SIDE YARD SETBACK:	3'	3'
REAR SETBACK:	25' MINIMUM	15'
MINIMUM LOT WIDTH:	80'	46'
MINIMUM LOT DEPTH:	130'	125'

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-9690
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

GENERAL NOTES

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
2
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\COVER SHEET.dwg 2 GENERAL NOTES Sep 27, 2024 2:37pm by: Jalen.Brown
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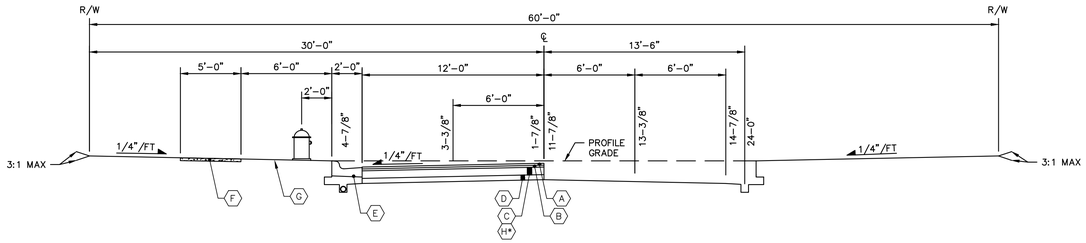


TYPICAL 27' FC/FC LOCAL STREET SECTION PER DCED-R2135D

NOT TO SCALE
ADT < 200 VPD

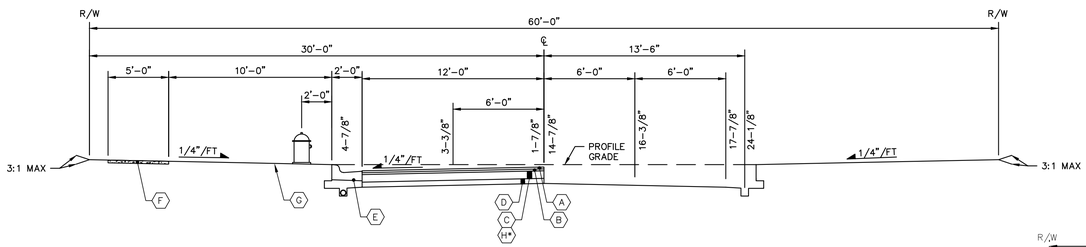
ROAD E – STA. 0+61.10 TO 5+47.23
ROAD F – STA. 0+43.50 TO 2+12.44, STA. 2+99.44 TO 3+84.62
ROAD G – STA. 0+61.10 TO 8+22.34
ROAD H – STA. 0+61.10 TO 8+18.33
ROAD K – STA. 0+43.50 TO 8+84.12
ROAD M – STA. 0+61.10 TO 4+61.33
ROAD N – STA. 0+43.50 TO 2+75.02
HONEY GROVE DRIVE – STA. 4+34.17 TO 14+60.00, STA. 15+43.78 TO 21+86.59
STELLA PLACE – STA. 28+10.00 TO 38+88.18

PAVEMENT LEGEND

A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 3" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
G. SEEDING AND MULCHING, ITEM 659
*ALTERNATE RCC PAVEMENT PER DCEO SUPPLEMENTAL SPEC 1523)

NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 2.66
2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)



TYPICAL 27' FC/FC LOCAL STREET SECTION PER DCED-R2135C

NOT TO SCALE
200 VPD < ADT < 1500 VPD

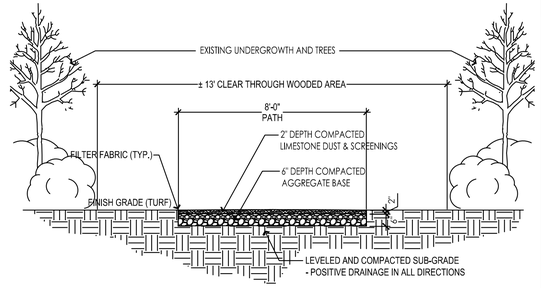
ROAD B – STA. 0+48.50 TO 1+96.60, STA. 2+83.50 TO 5+48.13
ROAD C – STA. 0+43.50 TO 9+24.95, STA. 10+11.95 TO 19+26.00, STA. 20+11.88 TO 20+65.40, STA. 20+65.40 TO 24+06.70, STA. 24+92.63 TO 36+96.33, STA. 37+83.33 TO 41+14.83, STA. 41+14.83 TO 43+44.18, STA. 44+20.00 TO 49+08.59, STA. 50+00.40 TO 59+16.49
ROAD D – STA. 12+67.75 TO 18+94.74
ROAD H – STA. 9+03.28 TO 23+72.44
ROAD G – STA. 9+09.34 TO 15+43.68
ROAD J – STA. 0+42.99 TO 1+38.83, STA. 1+38.83 TO 14+96.75, STA. 15+88.18 TO 22+87.08, STA. 23+69.63 TO 25+03.12, STA. 25+94.63 TO 28+86.14
ROAD L – STA. 0+49.20 TO 5+32.88, STA. 6+18.36 TO 11+05.56
ROAD M – STA. 5+47.09 TO 6+58.54, STA. 6+58.54 TO 10+77.39, STA. 11+64.02 TO 38+30.24

PAVEMENT LEGEND

A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 6" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
G. SEEDING AND MULCHING, ITEM 659
*ALTERNATE RCC PAVEMENT PER DCEO SUPPLEMENTAL SPEC 1523)

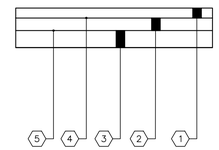
NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 3.71
2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)



LIMESTONE SCREENINGS PATH
NOT TO SCALE

FIRE ACCESS LANE PAVEMENT SECTION

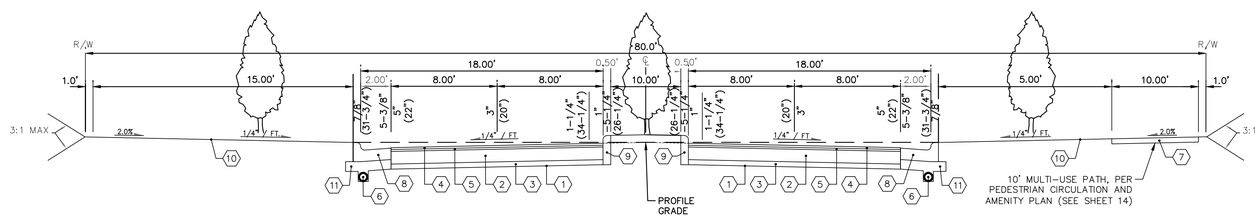


NOTE: THE THICKEST PAVEMENT COMPOSITION, OF THE INTERSECTING ROADS SHALL BE UTILIZED WITHIN THE ENTIRE LIMITS OF SAID INTERSECTION.

PAVEMENT LEGEND

1. ITEM 441, 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
2. ITEM 441, 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
3. ITEM 307, 6" ROLLER COMPACTED CONCRETE BASE-RESIDENTIAL
4. ITEM 407, TRACKLESS TACK COAT (APPLIED AT 0.05 GAL/SY)
5. ITEM 407, TRACKLESS TACK COAT, 702.13 RUBBERIZED ASPHALT, EMULSION COURSE (APPLIED AT 0.08 GAL/SY)

*STA. 0+00.00 TO 8+99.97



LOCAL ROAD TYPICAL SECTION W/ MEDIAN

NOT TO SCALE
ROAD A – STA. 0+82.63 TO STA. 5+85.32

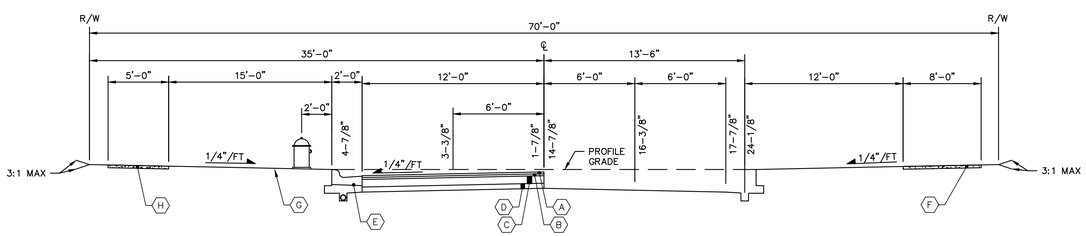
NOTES: THE THICKEST PAVEMENT COMPOSITION, OF THE INTERSECTING ROADS SHALL BE UTILIZED WITHIN THE ENTIRE LIMITS OF SAID INTERSECTION.

ALL T-TURNAROUNDS SHALL USE THE MINIMUM PAVEMENT COMPOSITION PER COUNTY STANDARDS FOR LOCAL STREETS.

PAVEMENT LEGEND

1. ITEM 203, SUBGRADE COMPACTION
2. ITEM 301, 7.5" BITUMINOUS AGGREGATE BASE
3. ITEM 304, 4" COMPACTED AGGREGATE BASE
4. ITEM 441, 1.5" ASPHALT CONCRETE, SURFACE COURSE, TYPE I (ITEM 448), PG64-22
5. ITEM 441, 1.5" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE II (ITEM 448), PG64-22
6. ITEM 605, 6" PIPE UNDERDRAIN W/ NO.8 or NO.57 STONE
7. 10' MULTI-USE PATH
8. ITEM 609, 8" STANDARD CONCRETE COMBINED CURB & GUTTER, DCED-R2010
9. ITEM 609, 18" STRAIGHT CURB, DCED-RXXXX
10. ITEM 659, SEEDING & MULCHING
11. ITEM 703, NO. 57 AGGREGATE

* ALTERNATE RCC PAVEMENT PER DCEO SUPPLEMENTAL SPEC 1523



TYPICAL 27' FC/FC COLLECTOR STREET SECTION PER DCED STANDARD, NO PARKING BOTH SIDES

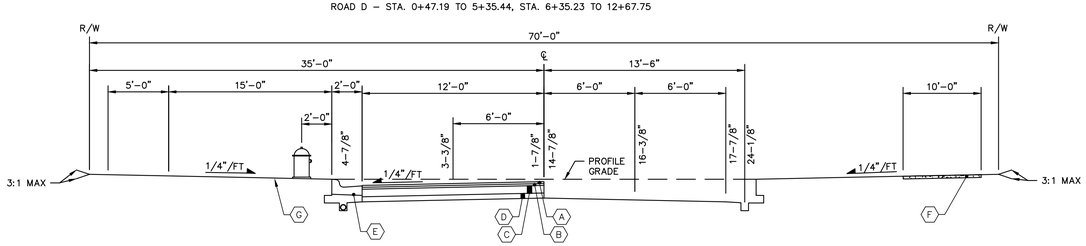
NOT TO SCALE
200 VPD < ADT < 1500 VPD
ROAD A – STA. 7+31.20 TO 26+36.73, STA. 27+33.73 TO 34+18.98
ROAD D – STA. 0+47.19 TO 5+35.44, STA. 6+35.23 TO 12+67.75

PAVEMENT LEGEND

A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 6" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
F. 8' MULTI-USE PATH
G. SEEDING AND MULCHING, ITEM 659
H. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
*ALTERNATE RCC PAVEMENT PER DCEO SUPPLEMENTAL SPEC 1523

NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 3.71
2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)



TYPICAL 27' FC/FC COLLECTOR STREET SECTION PER DCED STANDARD, NO PARKING BOTH SIDES

NOT TO SCALE
> 1500 VPD
ROAD A – STA. 7+31.20 TO STA. 26+36.73, STA. 27+33.73 TO STA. 34+18.98

PAVEMENT LEGEND

A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 7-1/2" BITUMINOUS AGGREGATE BASE, ITEM 301
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F. 10' MULTI-USE PATH
G. SEEDING AND MULCHING, ITEM 659
*ALTERNATE RCC PAVEMENT PER DCEO SUPPLEMENTAL SPEC 1523)

NOTES:

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

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn
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COLUMBUS, OH 43235
PHONE: 614-771-1830
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SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

TYPICAL SECTIONS

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
3
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\COVER SHEET.dwg 3 TYPICAL SECTIONS Sep 27, 2024 2:37pm by: Jalen.Brown
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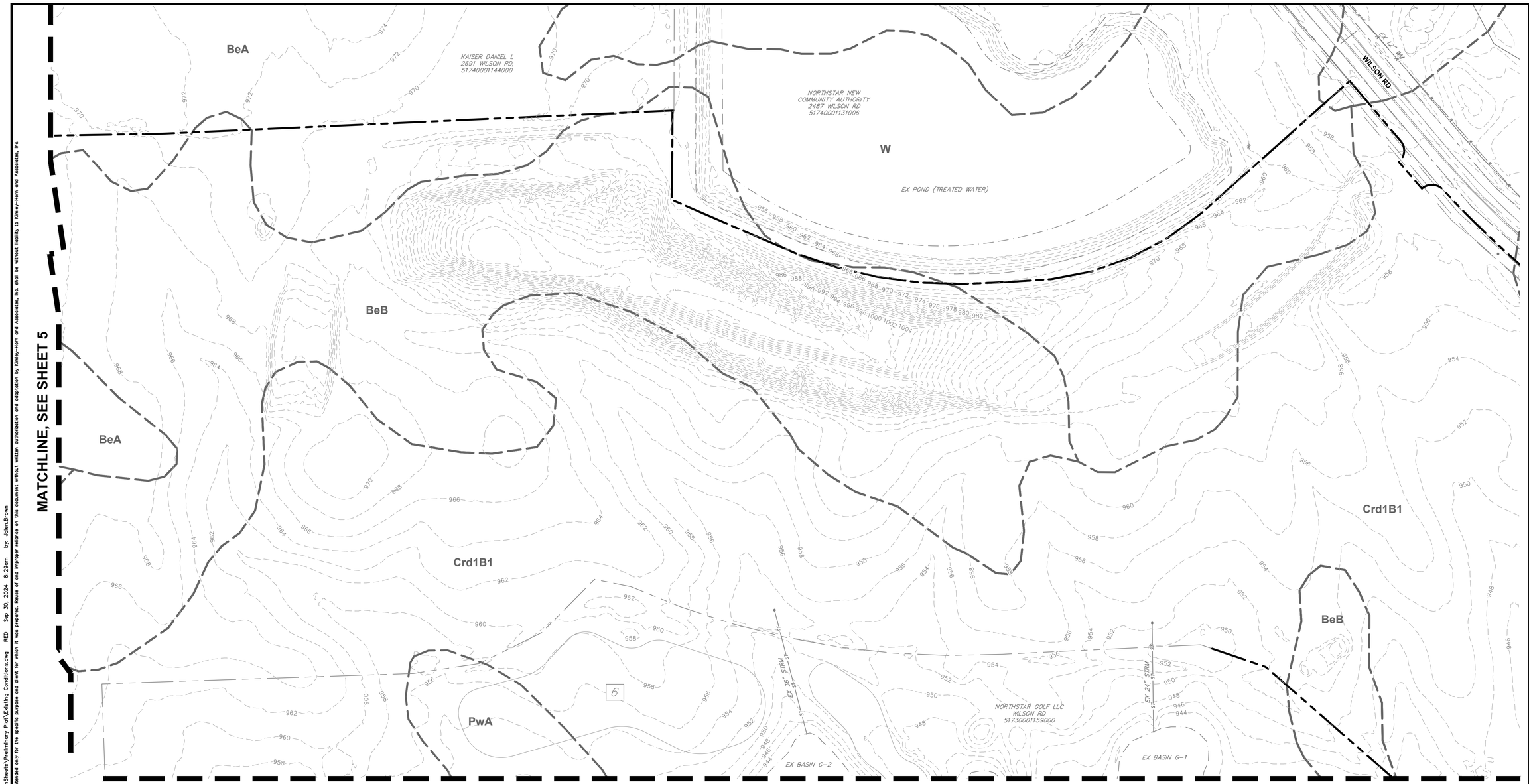


GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY
- AmD2 — EXISTING SOIL TYPE
- EXISTING CONTOUR
- ST — EXISTING STORM SEWER
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING WETLAND
- 1 — EXISTING GOLF COURSE HOLE NUMBER

SOIL INDEX

AmD2 – AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B

AmE – AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP B

AmF – AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B

BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

BeB – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

CnA – CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D

Crd1B1 – CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, SOIL GROUP C/D

Crd1C2 – CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D

GaC2 – GALLMAN LOAM, LOAMY SUBSTRATUM, 6 TO 12 PERCENT SLOPES, ERODED

GbA – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

GbB – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, SOIL GROUP B

JmA – JIMTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D

LsA – LOBDELL, CHANNERY SUBSTRATUM-SLOAN, TILL SUBSTRATUM COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D

MfA – MILLGROVE SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D

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

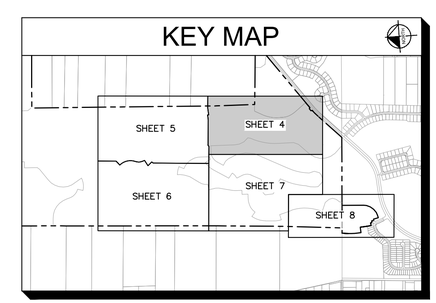
SnA – SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D

Uc – UDORTHENTS

Up – UDORTHENTS-PITS COMPLEX, SOIL GROUP B

W – WATER

KEY MAP



No.	REVISIONS	DATE	BY	APR DATE	APR BY

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COLUMBUS, OH 43235
PHONE: 614-846-4499
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

EXISTING CONDITIONS

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
4
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Existing Conditions.dwg RED Sep 30, 2024 8:29am by: Jalen.Brown
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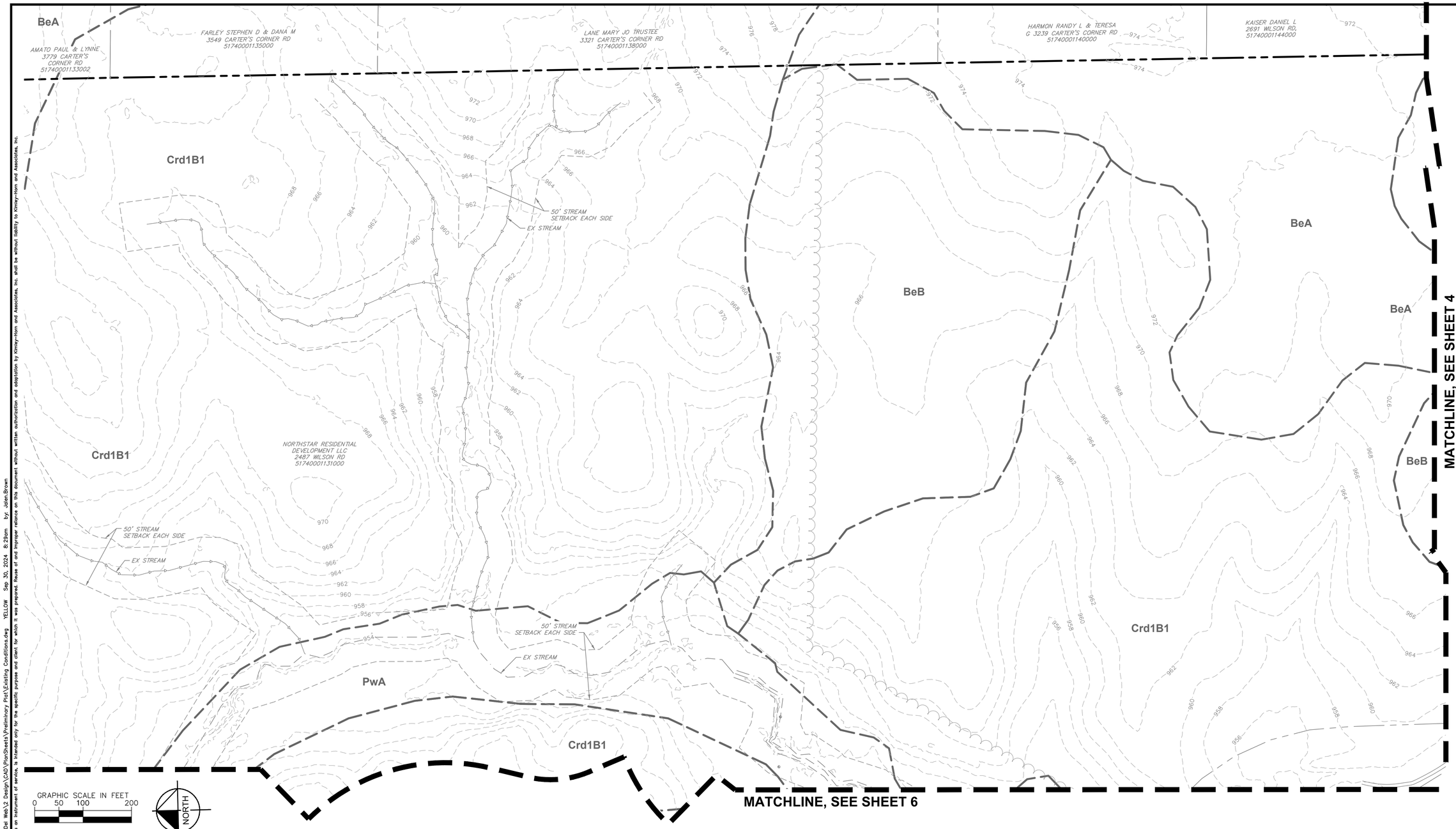

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY
- AmD2 — EXISTING SOIL TYPE
- EXISTING CONTOUR
- ST — EXISTING STORM SEWER
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING WETLAND
- 1 — EXISTING GOLF COURSE HOLE NUMBER

SOIL INDEX

AmD2 – AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B

AmE – AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP B

AmF – AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B

BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

BeB – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

CnA – CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D

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Crd1C2 – CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D

GaC2 – GALLMAN LOAM, LOAMY SUBSTRATUM, 6 TO 12 PERCENT SLOPES, ERODED

GbA – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

GbB – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, SOIL GROUP B

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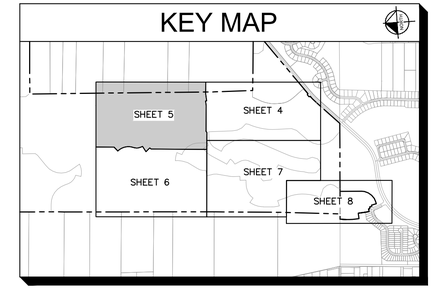
SnA – SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D

Uc – UDORTHENTS

Up – UDORTHENTS–PITS COMPLEX, SOIL GROUP B

W – WATER

KEY MAP



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PHONE: 614-846-4499
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SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

EXISTING CONDITIONS

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
5
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Existing Conditions.dwg YELLOW Sep 30, 2024 8:29am by: JdanBrown
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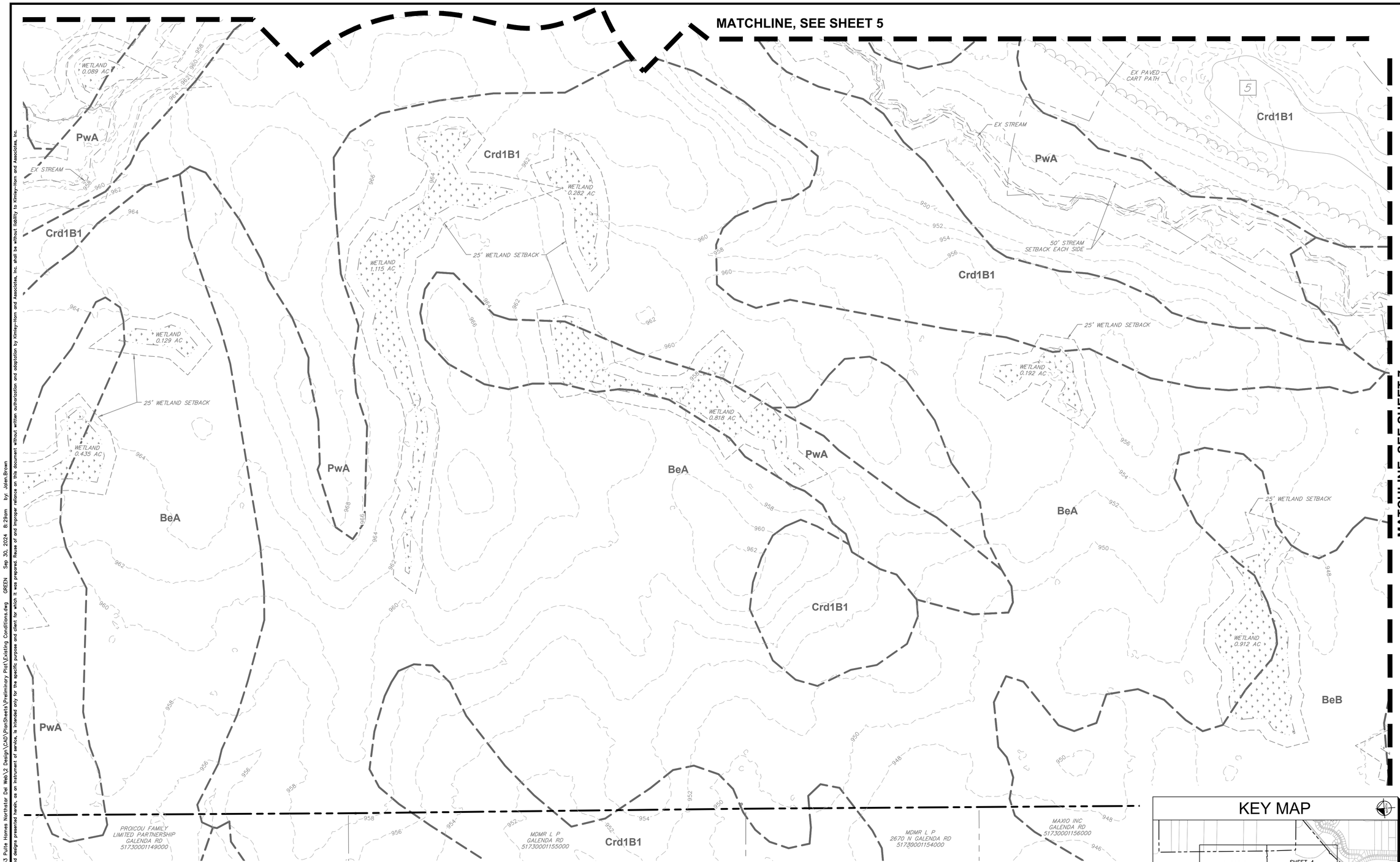

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY
- AmD2 — EXISTING SOIL TYPE
- EXISTING CONTOUR
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- EXISTING STREAM
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- EXISTING GOLF COURSE HOLE NUMBER

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AmD2 – AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B
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BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B
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CnA – CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D
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CrdIC2 – CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D
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Uc – UDORTHENTS
Up – UDORTHENTS–PITS COMPLEX, SOIL GROUP B
W – WATER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

KEY MAP
SHEET 5
SHEET 4
SHEET 6
SHEET 7
SHEET 8

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

EXISTING CONDITIONS

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
6
OF 35

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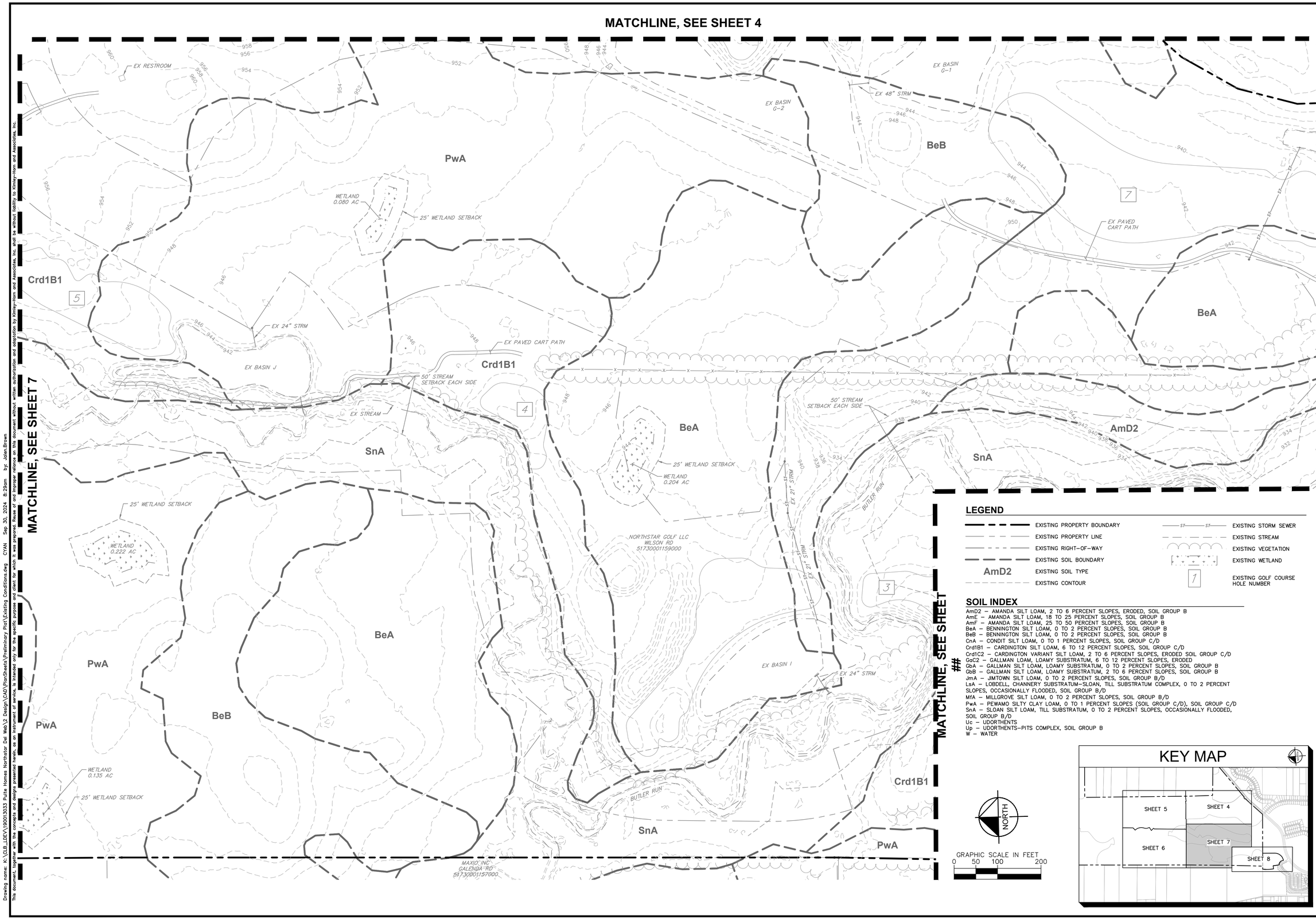

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY
- AmD2 EXISTING SOIL TYPE
- EXISTING CONTOUR
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- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING WETLAND
- 1 EXISTING GOLF COURSE HOLE NUMBER

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Crd1C2 – CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D
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Uc – UDORTHENTS
Up – UDORTHENTS-PITS COMPLEX, SOIL GROUP B
W – WATER

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

KEY MAP

No.	REVISIONS	DATE	BY	APR DATE	APR BY

Kimley»Horn

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PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

EXISTING CONDITIONS

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
7
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Existing Conditions.dwg BLUE Sep 30, 2024 8:29am by: Jalen.Brown
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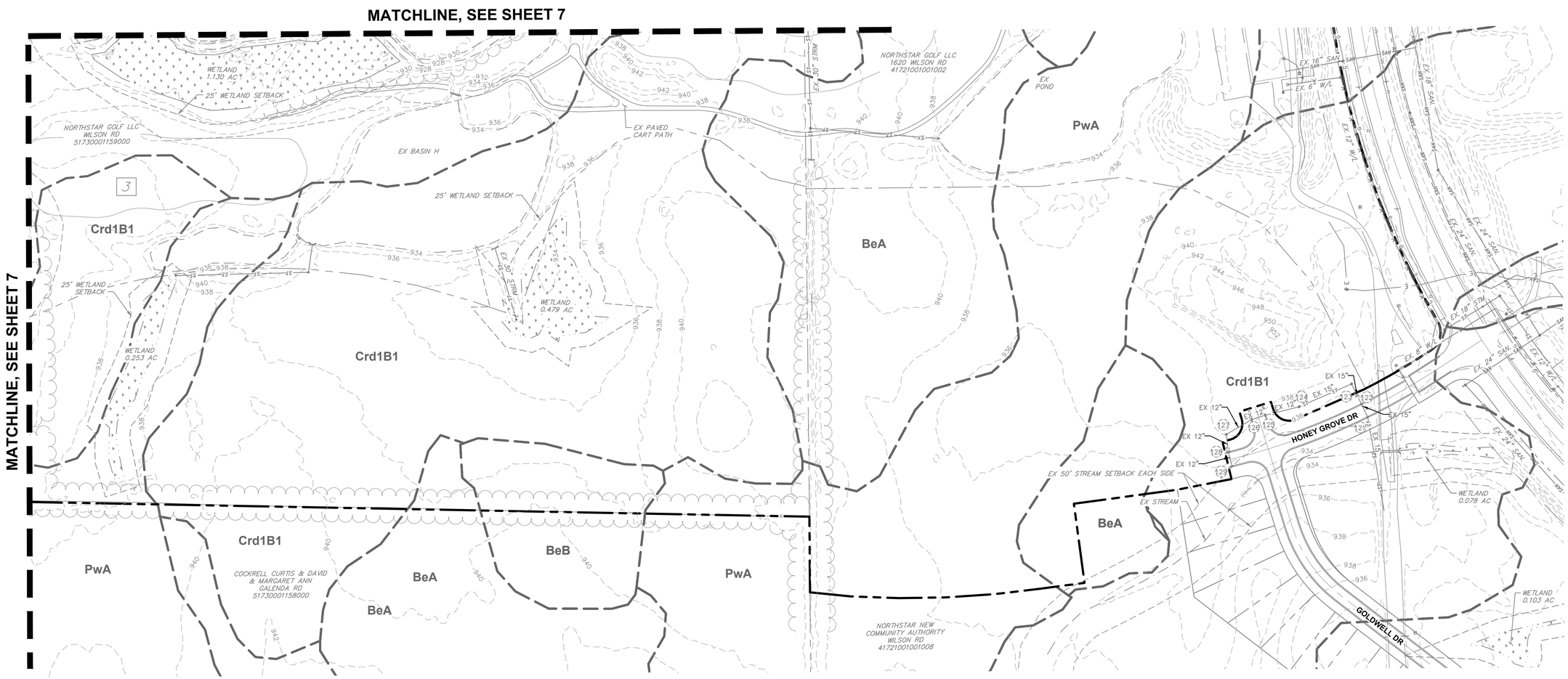


LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SOIL BOUNDARY
- AmD2 — EXISTING SOIL TYPE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING WETLAND
- 1 — EXISTING GOLF COURSE HOLE NUMBER

SOIL INDEX

AmD2 – AMANDA SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED, SOIL GROUP B

AmE – AMANDA SILT LOAM, 18 TO 25 PERCENT SLOPES, SOIL GROUP B

AmF – AMANDA SILT LOAM, 25 TO 50 PERCENT SLOPES, SOIL GROUP B

BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

BeB – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

CnA – CONDIT SILT LOAM, 0 TO 1 PERCENT SLOPES, SOIL GROUP C/D

Crd1B1 – CARDINGTON SILT LOAM, 6 TO 12 PERCENT SLOPES, SOIL GROUP C/D

Crd1C2 – CARDINGTON VARIANT SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED SOIL GROUP C/D

GaC2 – GALLMAN LOAM, LOAMY SUBSTRATUM, 6 TO 12 PERCENT SLOPES, ERODED

GbA – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B

GbB – GALLMAN SILT LOAM, LOAMY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, SOIL GROUP B

JmA – JIMTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D

LsA – LOBDELL, CHANNERY SUBSTRATUM–SLOAN, TILL SUBSTRATUM COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D

MfA – MILLGROVE SILT LOAM, 0 TO 2 PERCENT SLOPES, SOIL GROUP B/D

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

SnA – SLOAN SILT LOAM, TILL SUBSTRATUM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, SOIL GROUP B/D

Uc – UDORTHENTS

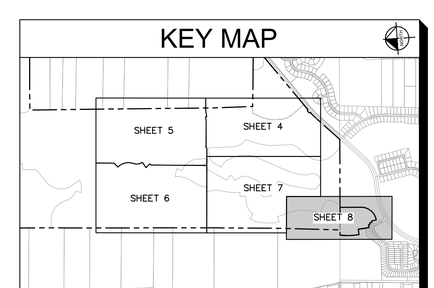
Up – UDORTHENTS–PITS COMPLEX, SOIL GROUP B

W – WATER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

KEY MAP



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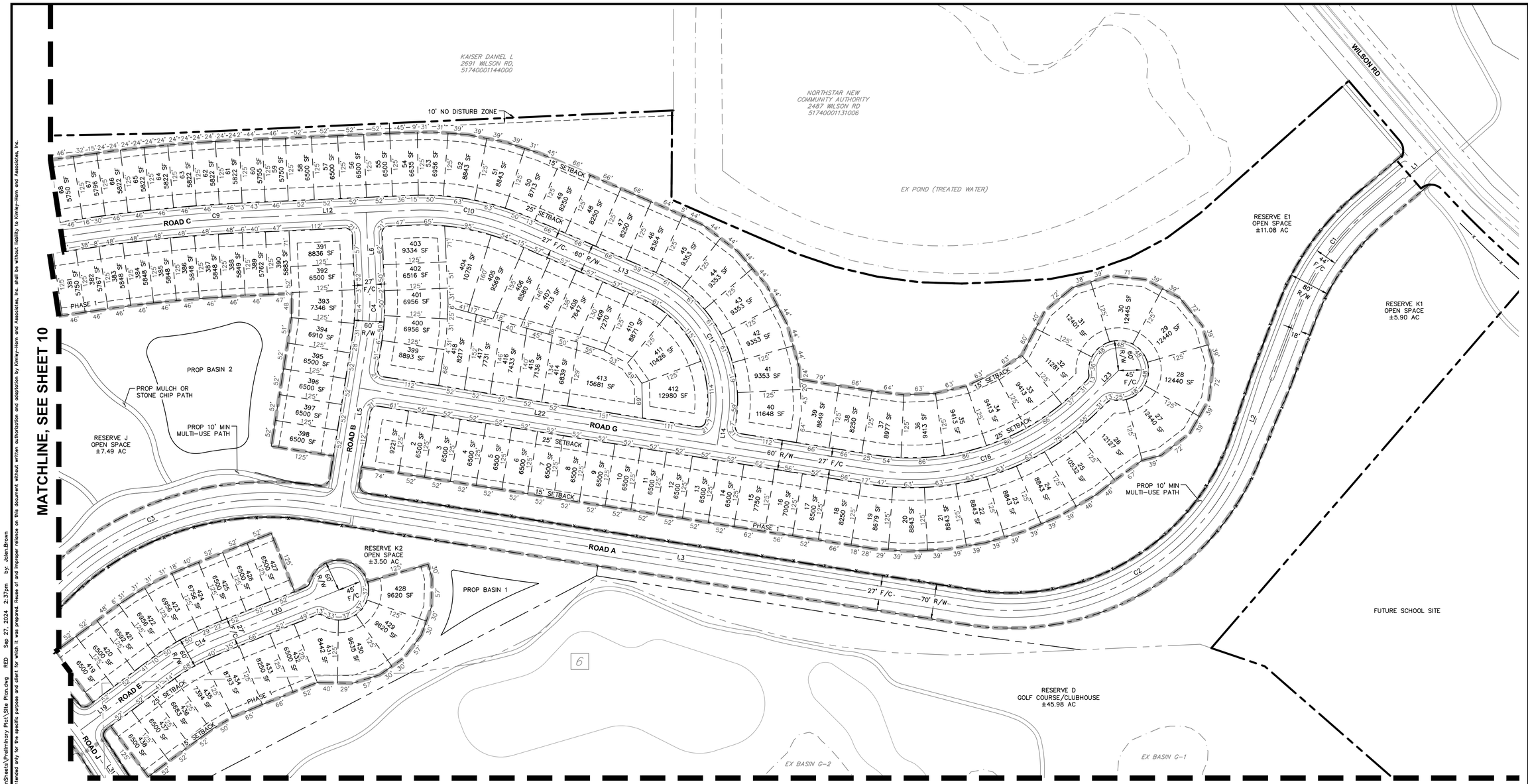
PHONE: 614-846-4499
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

EXISTING CONDITIONS

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
8
OF 35



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED PHASE LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WETLAND
- EXISTING GOLF COURSE HOLE NUMBER

LINE TABLE

LINE	LENGTH	BEARING
L1	187.29	S36°26'19.38"E
L2	291.71	S65°20'17.22"E
L3	1321.02	S12°55'47.32"W
L5	334.22	N77°04'12.68"W
L6	155.89	N88°42'13.09"W
L12	332.61	S11°17'46.91"W
L13	270.03	S27°22'12.82"W
L14	50.96	N77°04'12.68"W
L19	198.23	S32°51'55.26"E
L20	260.90	S17°54'49.46"E
L22	1033.23	S12°55'47.32"W
L23	90.26	S40°12'21.62"E
L31	51.19	S60°55'20.06"W

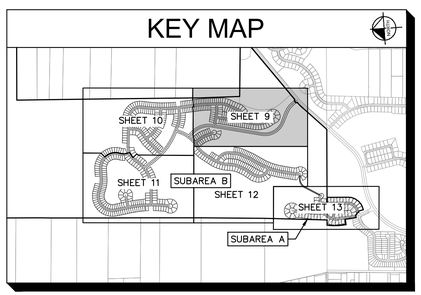
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	252.19'	S50°53'18"E	249.53'	28°53'58"	128.84'
C2	500.00'	683.02'	S26°12'15"E	631.14'	78°16'05"	406.83'
C3	600.00'	644.96'	S17°51'53"E	614.35'	61°35'21"	357.59'
C4	500.00'	101.52'	N82°53'13"W	101.35'	11°38'00"	50.94'
C9	3000.00'	303.82'	S1°36'18"E	303.69'	5°48'09"	152.04'
C10	500.00'	227.54'	S14°20'00"W	225.58'	26°04'26"	115.77'
C11	250.00'	329.69'	S65°09'00"W	306.31'	75°33'34"	193.78'
C14	500.00'	130.48'	S25°23'22"E	130.11'	14°57'06"	65.61'
C16	500.00'	463.70'	S13°38'17"E	447.26'	53°08'09"	250.03'

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

KEY MAP



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DESIGNED BY: KDK
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CHECKED BY: KDK

SITE PLAN

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
9
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Site Plan.dwg RED Sep 27, 2024 2:37pm by: Jalen.Brown
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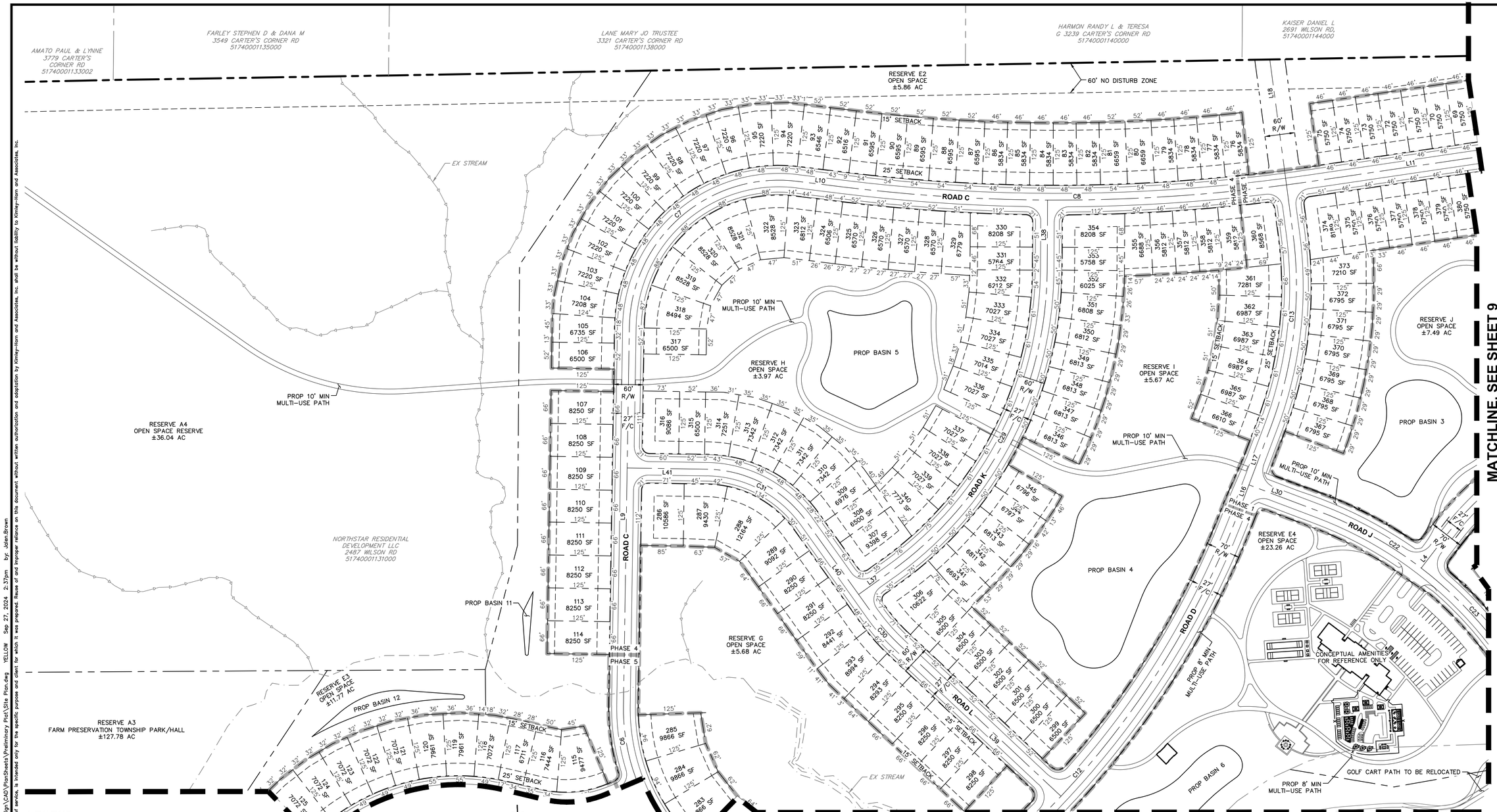


MATCHLINE, SEE SHEET 11

MATCHLINE, SEE SHEET 9

LEGEND

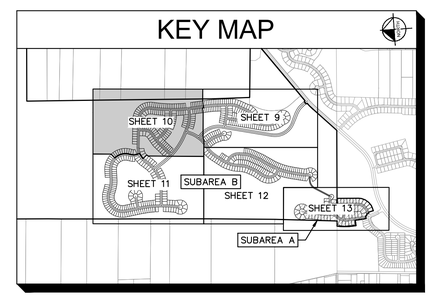
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED PHASE LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WETLAND
- EXISTING GOLF COURSE HOLE NUMBER

LINE TABLE

LINE	LENGTH	BEARING
L4	85.90	S48°39'33.45"E
L9	759.73	S85°13'41.36"E
L10	91.79	S10°56'04.99"W
L11	404.25	S4°30'23.23"E
L16	52.72	S65°26'21.57"E
L17	124.15	S65°26'21.57"E
L18	253.98	N86°18'43.44"E
L30	151.48	S24°33'38.43"W
L37	78.70	S31°37'04.06"E
L38	139.18	S85°49'04.40"E
L39	446.65	N47°01'53.82"E
L40	230.97	N58°22'55.94"E
L41	160.26	N4°46'18.64"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	400.00'	391.00'	N66°46'07"E	375.62'	56°00'23"	212.71'
C7	300.00'	503.51'	S37°08'48"E	446.46'	96°09'46"	334.14'
C8	3500.00'	943.25'	S3°12'51"W	940.40'	15°26'28"	474.50'
C12	1740.00'	936.99'	S50°00'45"E	925.71'	30°51'14"	480.16'
C13	800.00'	394.43'	S79°33'49"E	390.44'	28°14'55"	201.31'
C22	800.00'	234.29'	S32°57'02"W	233.46'	16°46'48"	117.99'
C23	800.00'	273.41'	S51°07'53"W	272.08'	19°34'54"	138.05'
C29	750.00'	709.48'	S58°43'04"E	683.32'	54°12'00"	383.80'
C30	390.00'	77.26'	N52°42'25"E	77.13'	11°21'02"	38.76'
C31	250.00'	233.92'	N31°34'37"E	225.48'	53°36'37"	126.31'



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DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

SITE PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
10
OF 35

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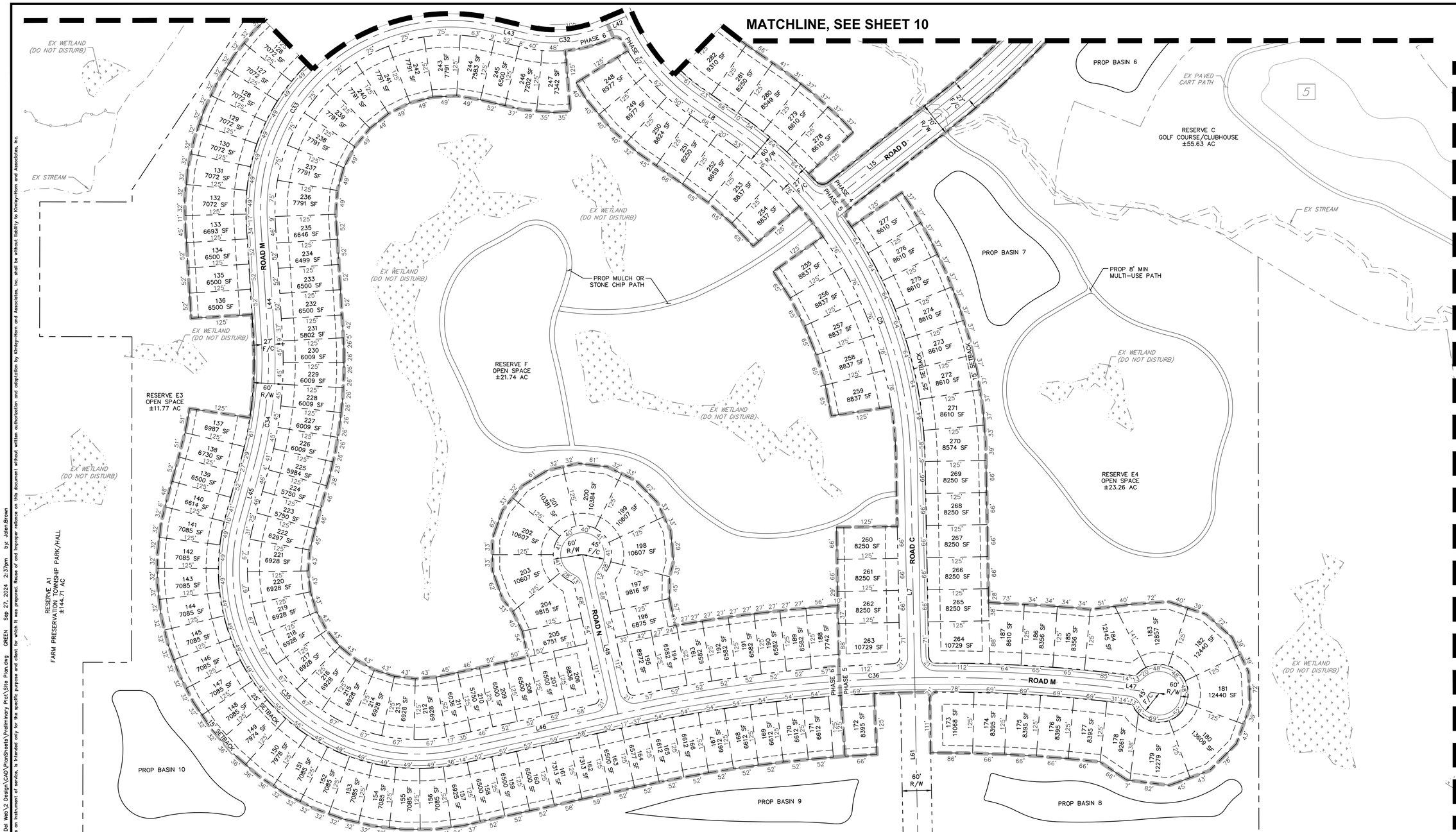

LEGEND

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- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED FENCE
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- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WETLAND
- EXISTING GOLF COURSE HOLE NUMBER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LINE TABLE

LINE	LENGTH	BEARING
L7	450.60	S87°12'10.79"E
L8	99.32	N38°45'55.79"E
L15	330.75	S34°35'07.52"E
L42	55.15	N19°02'47.25"W
L43	68.72	N17°13'02.24"E
L44	238.44	N89°39'56.78"W

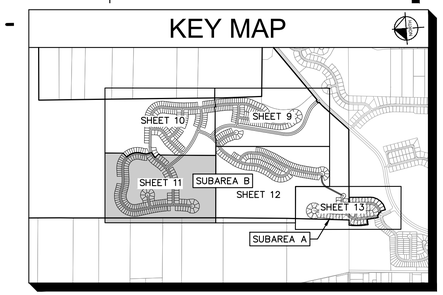
LINE TABLE

LINE	LENGTH	BEARING
L45	120.81	N70°49'08.59"W
L46	355.21	S8°38'17.51"E
L47	73.18	S11°01'44.88"W
L48	336.11	S81°21'42.49"W
L61	344.39	S87°12'10.79"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	850.00'	801.57'	N65°46'53"E	772.20'	54°01'53"	433.39'
C32	250.00'	158.23'	N0°54'53"W	155.60'	36°15'49"	81.87'
C33	390.00'	727.53'	N36°13'27"W	626.53'	106°52'59"	525.93'
C34	800.00'	263.15'	N80°14'33"W	261.97'	18°50'48"	132.77'
C35	380.00'	781.41'	S50°16'17"W	650.83'	117°49'09"	630.17'
C36	3000.00'	1029.78'	S1°11'44"W	1024.73'	19°40'02"	520.01'

KEY MAP



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DESIGNED BY: KDK
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CHECKED BY: KDK

SITE PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
11
OF 35

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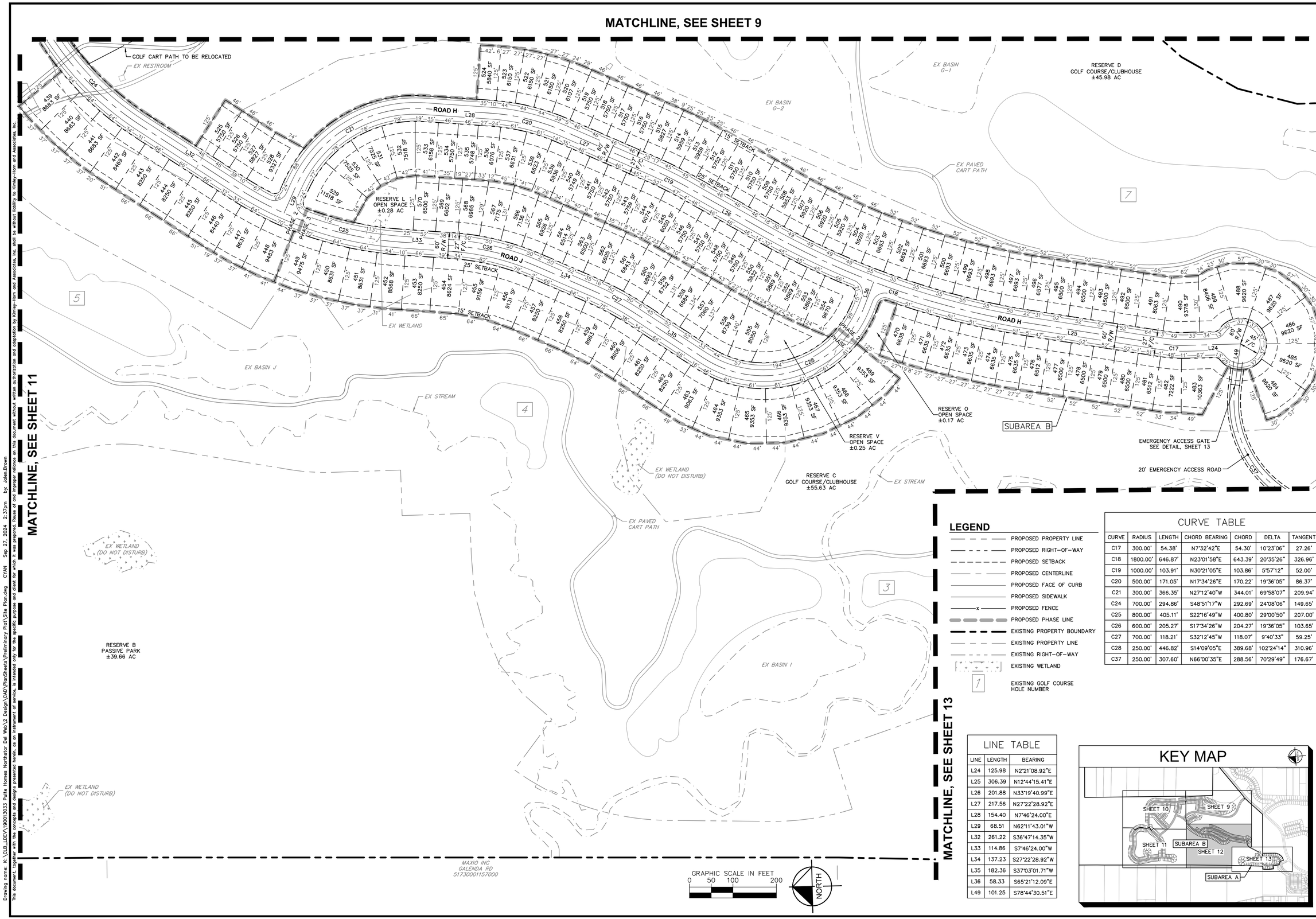

LEGEND

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- PROPOSED SETBACK
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- PROPOSED PHASE LINE
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- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WETLAND
- EXISTING GOLF COURSE HOLE NUMBER

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	300.00'	54.38'	N7°32'42"E	54.30'	10°23'06"	27.26'
C18	1800.00'	646.87'	N23°01'58"E	643.39'	20°35'26"	326.96'
C19	1000.00'	103.91'	N30°21'05"E	103.86'	5°57'12"	52.00'
C20	500.00'	171.05'	N17°34'26"E	170.22'	19°36'05"	86.37'
C21	300.00'	366.35'	N27°12'40"W	344.01'	69°58'07"	209.94'
C24	700.00'	294.86'	S48°51'17"W	292.69'	24°08'06"	149.65'
C25	800.00'	405.11'	S22°16'49"W	400.80'	29°00'50"	207.00'
C26	600.00'	205.27'	S17°34'26"W	204.27'	19°36'05"	103.65'
C27	700.00'	118.21'	S32°12'45"W	118.07'	9°40'33"	59.25'
C28	250.00'	446.82'	S14°09'05"E	389.68'	102°24'14"	310.96'
C37	250.00'	307.60'	N66°00'35"E	288.56'	70°29'49"	176.67'

LINE TABLE

LINE	LENGTH	BEARING
L24	125.98	N2°21'08.92"E
L25	306.39	N12°44'15.41"E
L26	201.88	N33°19'40.99"E
L27	217.56	N27°22'28.92"E
L28	154.40	N7°46'24.00"E
L29	68.51	N62°11'43.01"W
L32	261.22	S36°47'14.35"W
L33	114.86	S7°46'24.00"W
L34	137.23	S27°22'28.92"W
L35	182.36	S37°03'01.71"W
L36	58.33	S65°21'12.09"E
L49	101.25	S78°44'30.51"E

KEY MAP

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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SITE PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
12
OF 35

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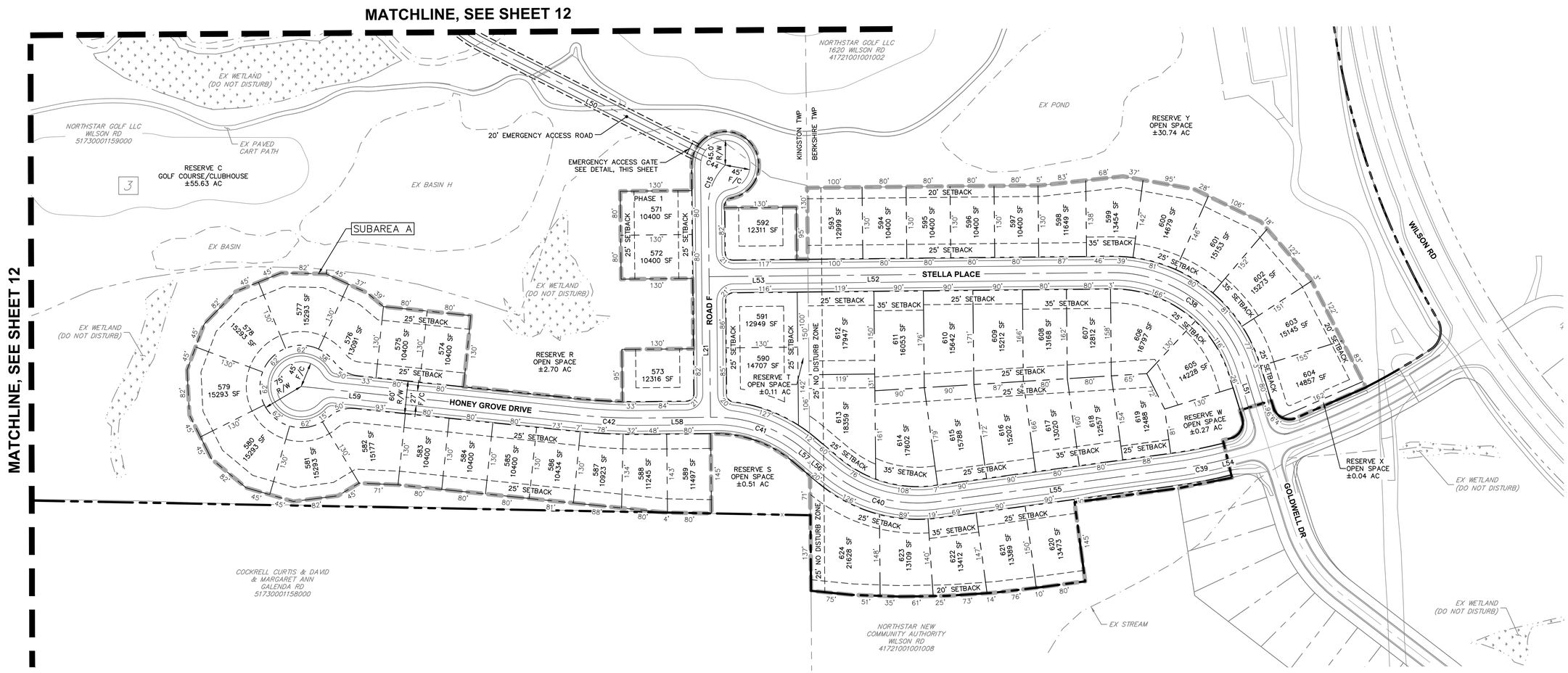

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
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- EXISTING RIGHT-OF-WAY
- EXISTING WETLAND
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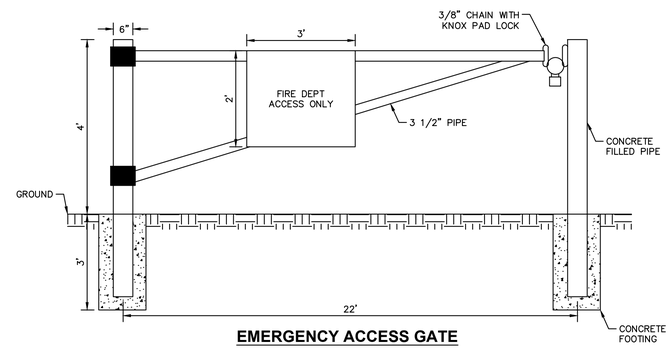
LINE TABLE

LINE	LENGTH	BEARING
L21	384.62	S86°41'58.00"E
L50	447.60	N30°45'40.70"E
L51	68.86	N76°41'35.01"E
L52	552.58	N3°18'02.00"E
L53	180.01	N3°18'02.00"E
L54	0.38	N9°35'32.57"W
L55	436.64	N3°52'33.27"W
L56	45.97	N43°59'08.79"E
L57	13.88	N43°59'08.79"E
L58	134.04	N3°18'02.00"E
L59	506.66	N9°47'20.22"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C15	102.75'	82.67'	S63°39'02"E	80.46'	46°05'52"	43.72'
C38	250.00'	320.24'	N39°59'49"E	298.79'	73°23'33"	186.32'
C39	850.00'	98.58'	N7°11'54"W	98.52'	6°38'42"	49.35'
C40	250.00'	208.84'	N20°03'18"E	202.82'	47°51'42"	110.95'
C41	250.00'	177.52'	N23°38'35"E	173.82'	40°41'07"	92.69'
C42	1000.00'	113.24'	N6°32'41"E	113.18'	6°29'18"	56.68'
C44	399.24'	43.52'	N27°38'18"E	43.50'	6°14'45"	21.78'



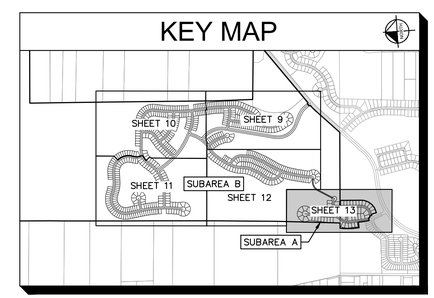
EMERGENCY ACCESS GATE

NOT TO SCALE

NOTE: GATES INSTALLED ON FIRE APPARATUS ACCESS ROADS SHALL BE EQUIPPED WITH AN AUTOMATIC OPENER THAT IS A SIREN OPERATED SYSTEM (SOS). A RESIDENTIAL HINGED DOOR KNOX BOX SHALL ALSO BE INSTALLED FOR EMERGENCY OPERATION OF THE GATE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



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DELAWARE COUNTY, OHIO

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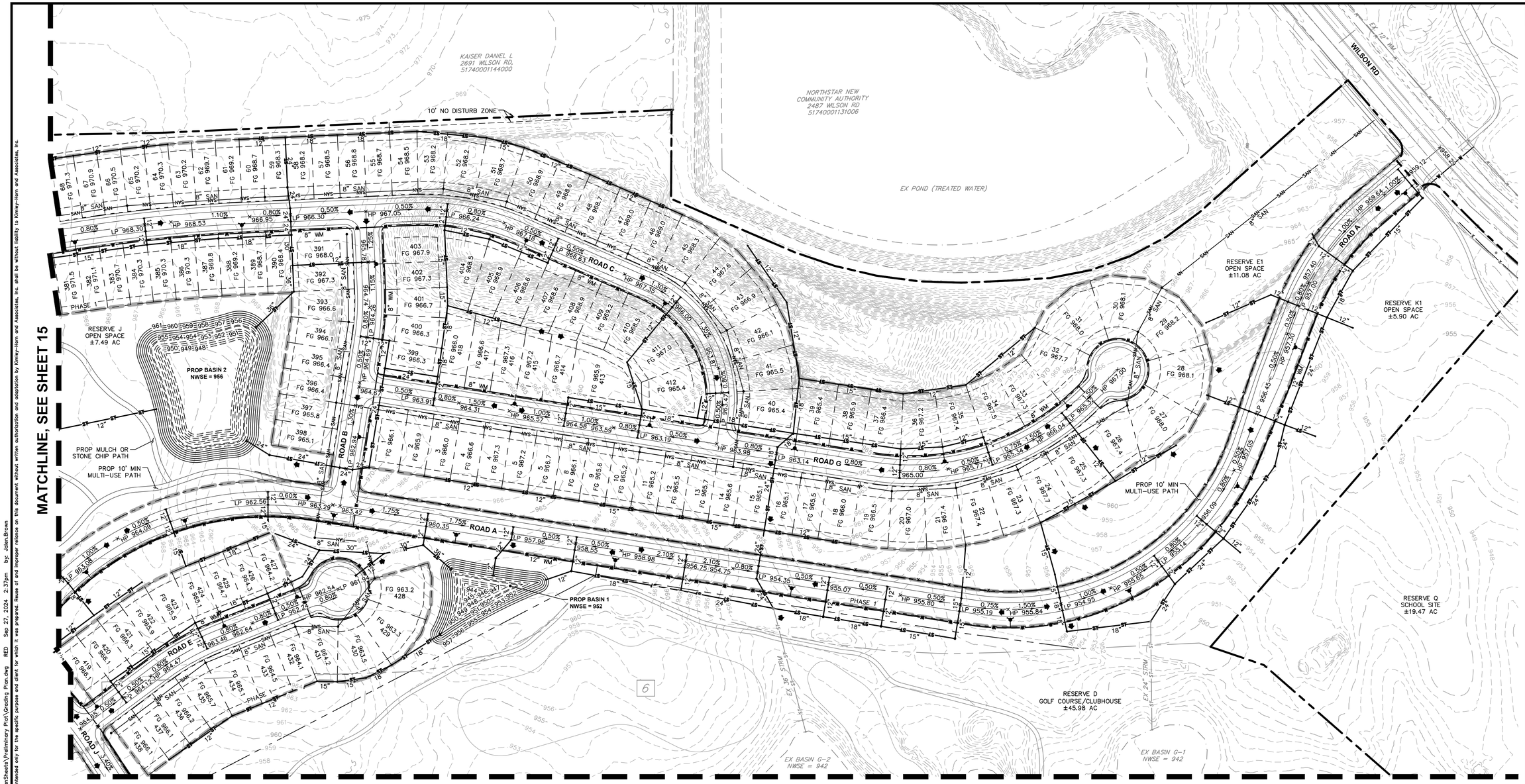
13
OF 35



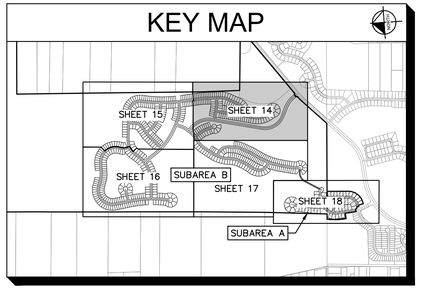
LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	EXISTING STREAM
	PROPOSED PROPERTY 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 STORM SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

KEY MAP



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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

GRADING AND UTILITY PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
14
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Grading Plan.dwg RED Sep 27, 2024 2:37pm by: Julen.Brown
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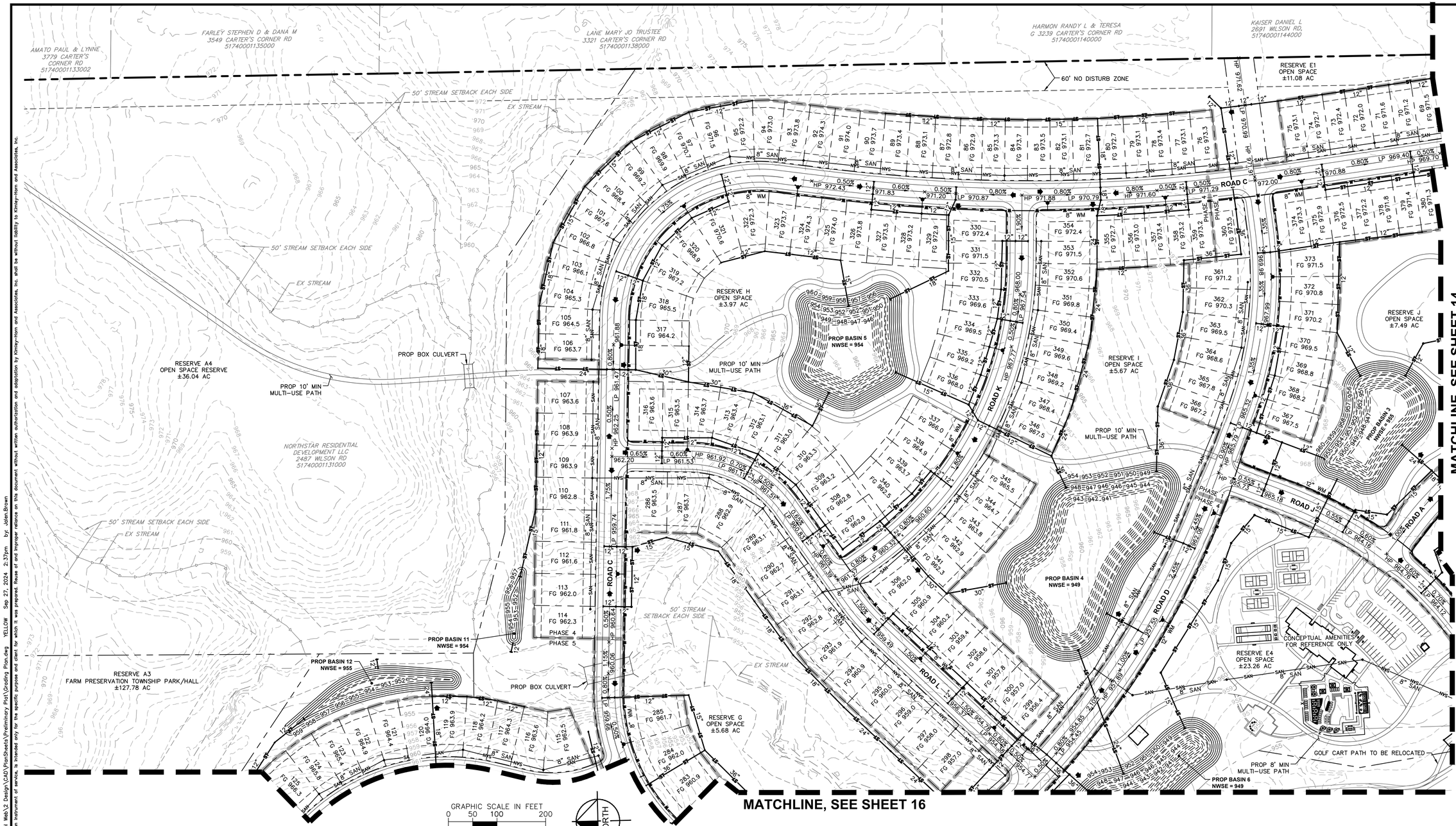


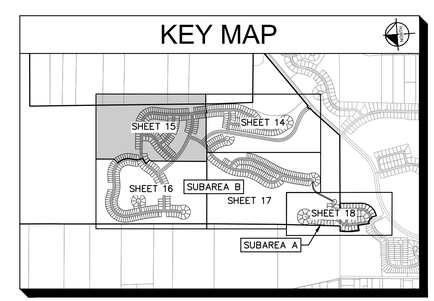
GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

EXISTING PROPERTY BOUNDARY	PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE	PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY	PROPOSED CENTERLINE
EXISTING WATERLINE	PROPOSED FACE OF CURB
EXISTING FIRE HYDRANT	PROPOSED SIDEWALK
EXISTING SANITARY SEWER	PROPOSED WATER LINE
EXISTING SANITARY MANHOLE	PROPOSED FIRE HYDRANT
EXISTING STORM SEWER	PROPOSED SANITARY SEWER
EXISTING STORM STRUCTURE	PROPOSED SANITARY MANHOLE
EXISTING STREAM	PROPOSED STORM SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL

KEY MAP



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GRADING AND UTILITY PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
15
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Grading Plan.dwg YELLOW Sep 27, 2024 2:37pm by: Jalen.Brown
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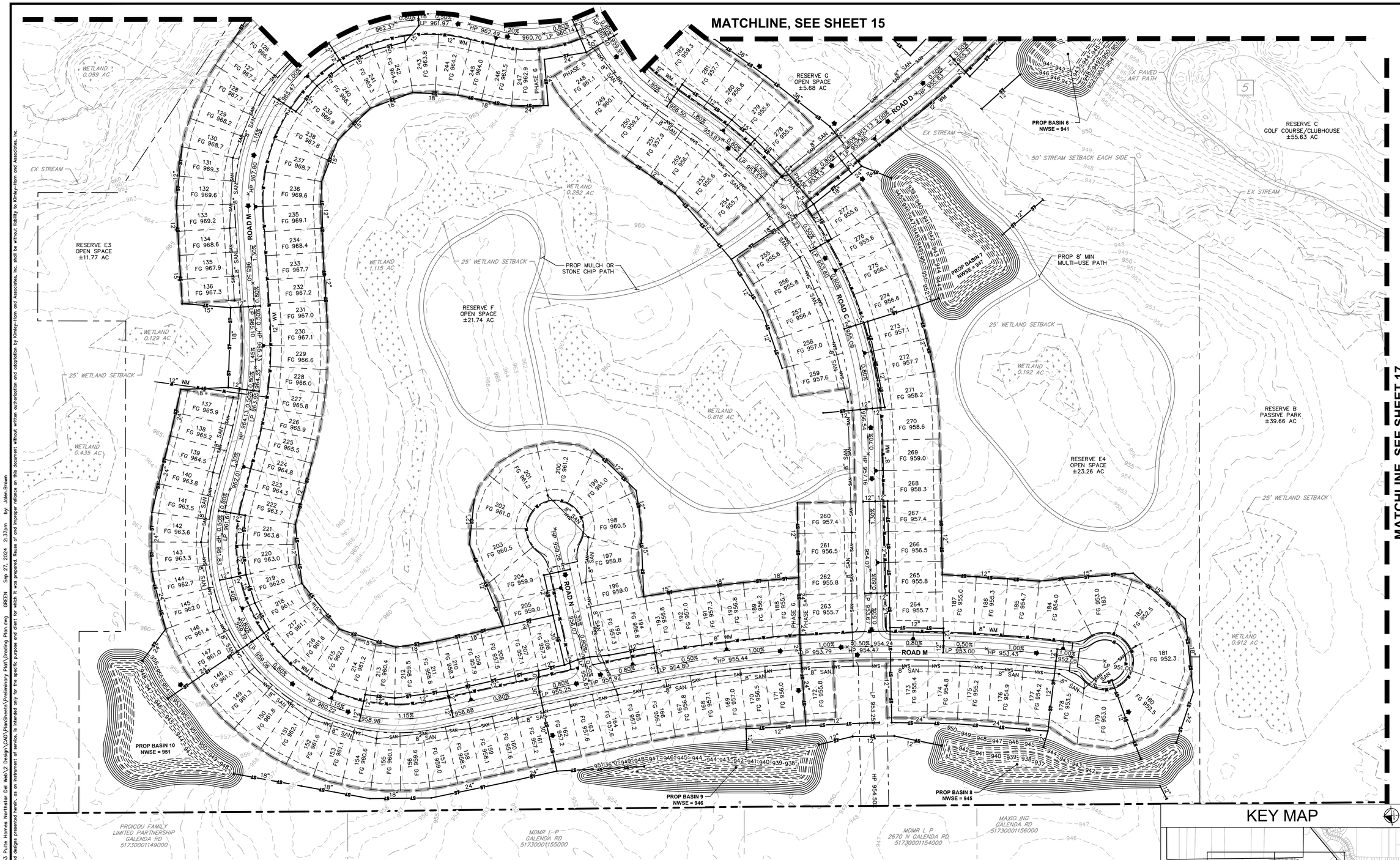


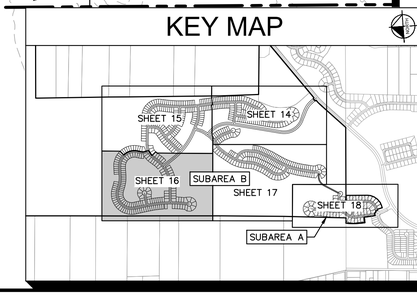
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STREAM
- PROPOSED PROPERTY 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 STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

KEY MAP



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GRADING AND UTILITY PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
16
OF 35

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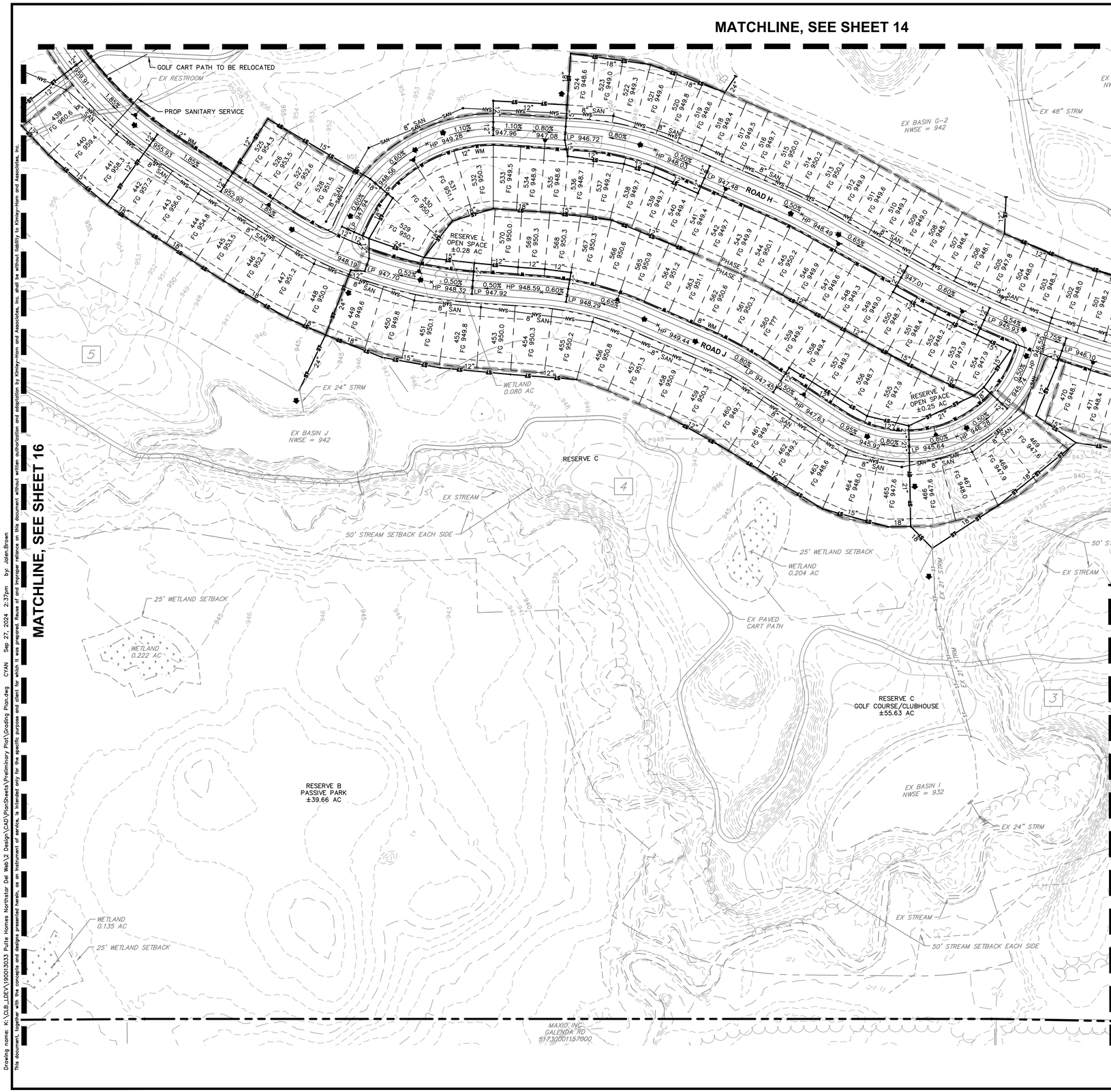


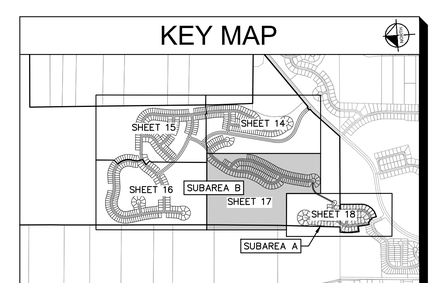
LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STREAM
- PROPOSED PROPERTY 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 STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

KEY MAP



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GRADING AND UTILITY PLAN

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
17
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Grading Plan.dwg CYAN Sep 27, 2024 2:37pm by: Julen.Brown
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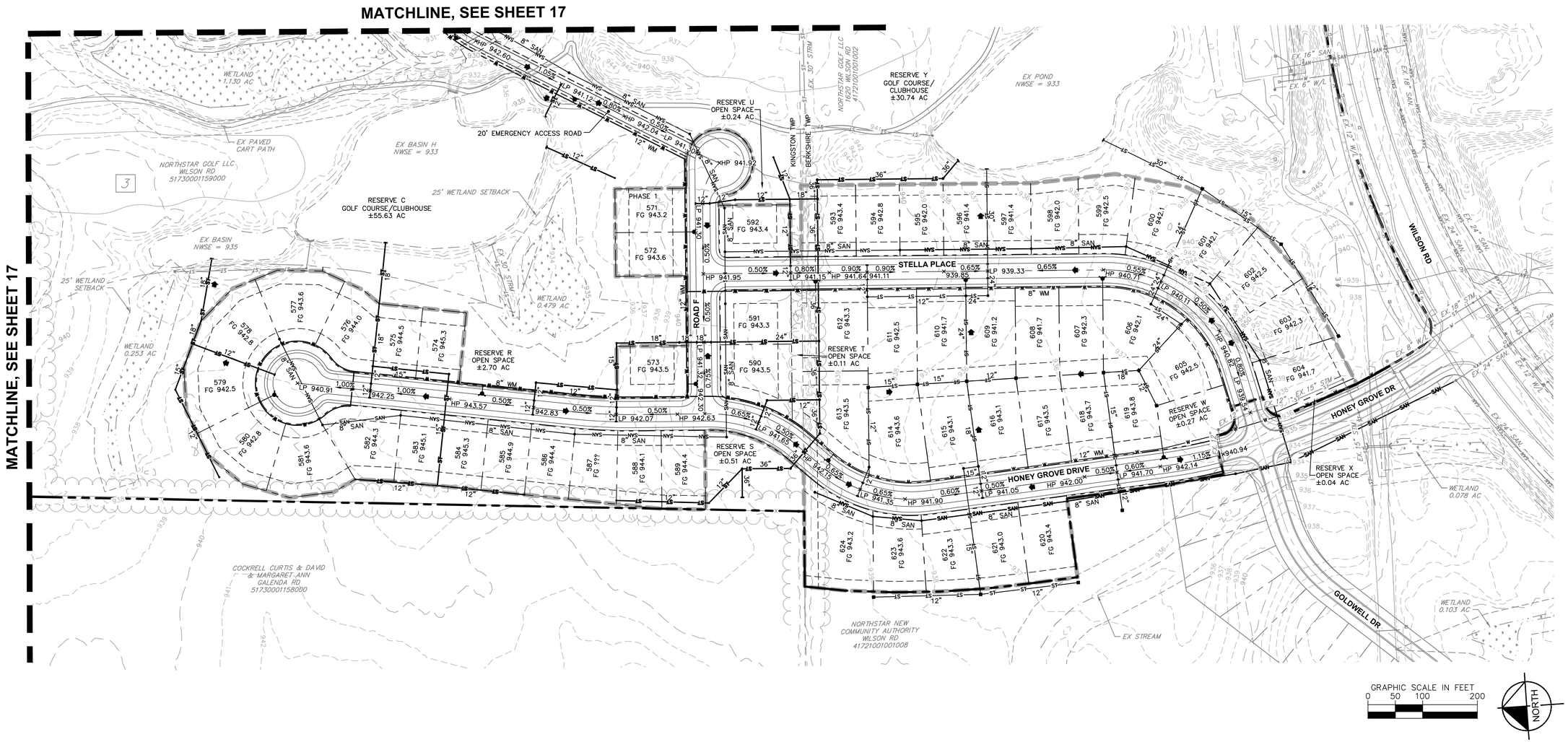
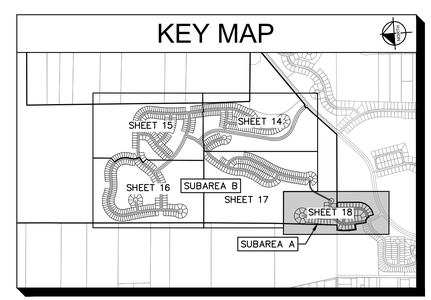


LEGEND

EXISTING PROPERTY BOUNDARY	PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE	PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY	PROPOSED CENTERLINE
EXISTING WATERLINE	PROPOSED FACE OF CURB
EXISTING FIRE HYDRANT	PROPOSED SIDEWALK
EXISTING SANITARY SEWER	PROPOSED WATER LINE
EXISTING SANITARY MANHOLE	PROPOSED FIRE HYDRANT
EXISTING STORM SEWER	PROPOSED SANITARY SEWER
EXISTING STORM STRUCTURE	PROPOSED SANITARY MANHOLE
EXISTING STREAM	PROPOSED STORM SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL



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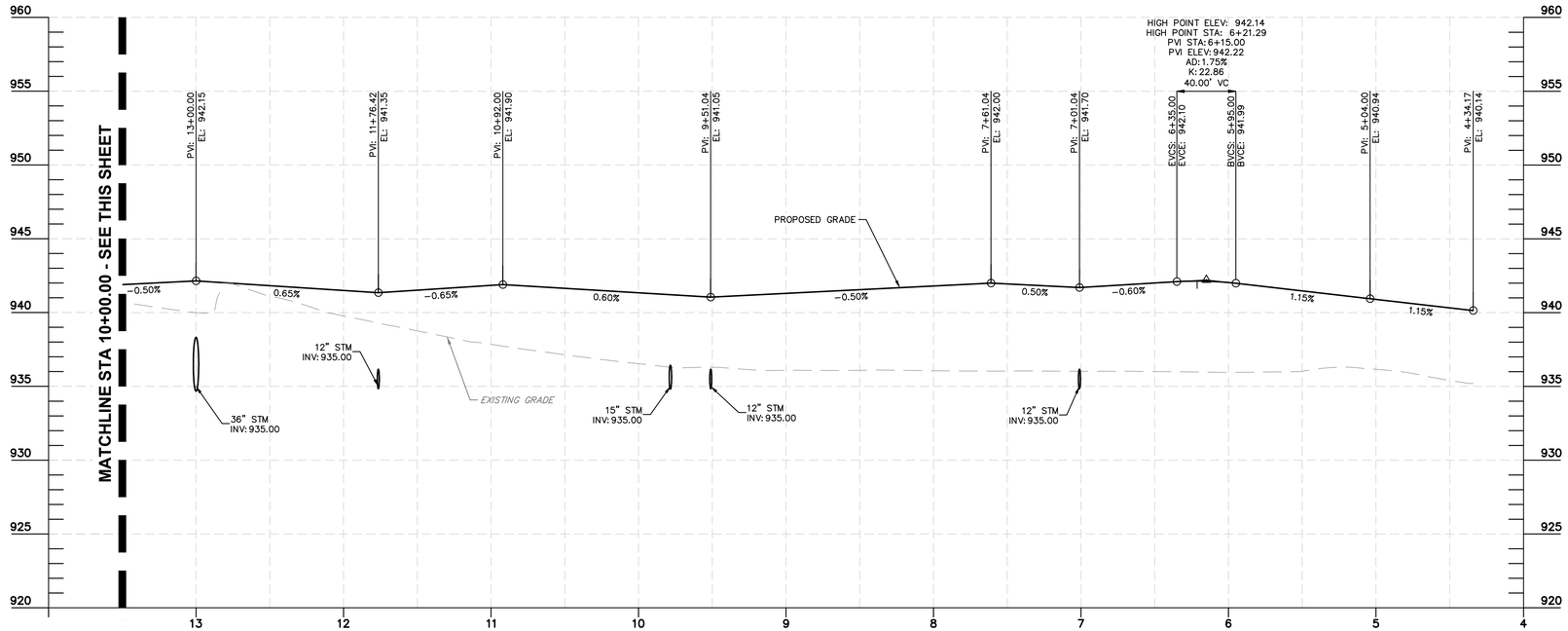
DRAWN BY: AGH
CHECKED BY: KDK

GRADING AND UTILITY PLAN

DEL WEBB - NORTHSTAR

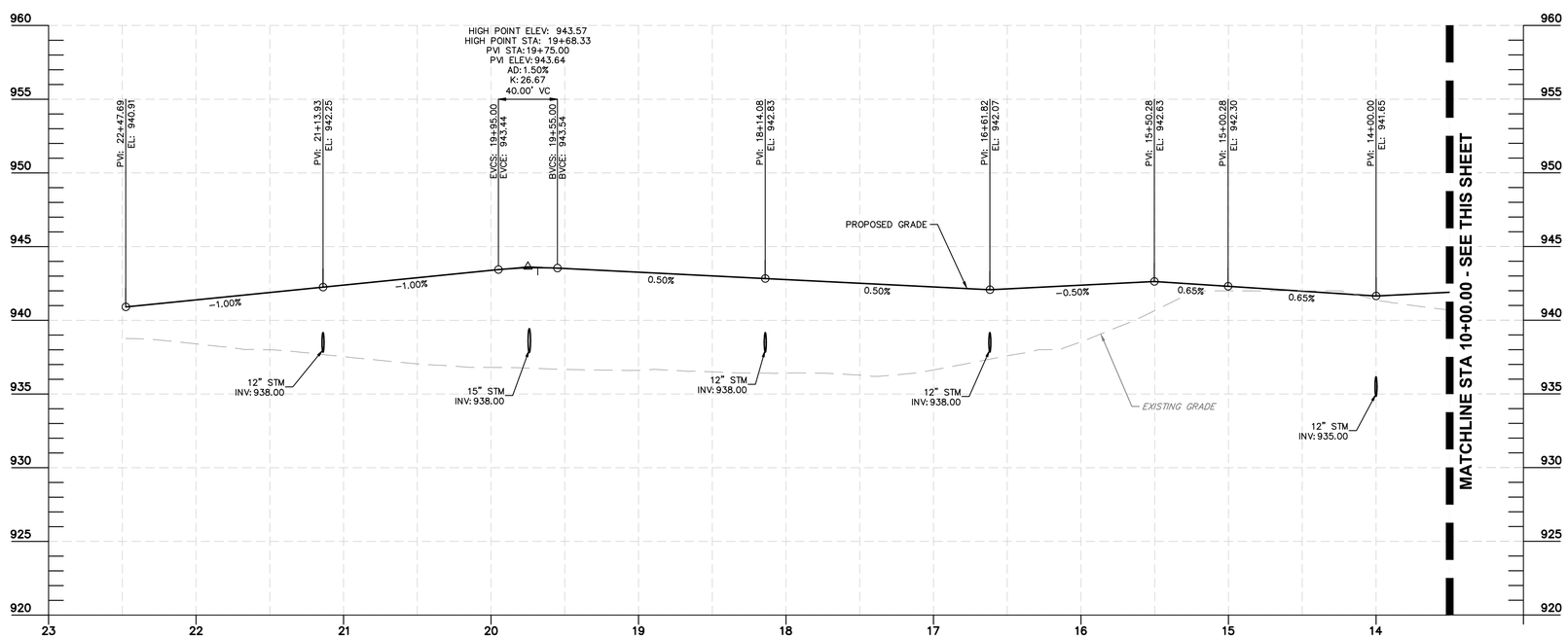
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
18
OF 35



HONEY GROVE DRIVE 4+34.17 TO 10+00.00

SCALE: H: 1" = 50' V: 1" = 5'



HONEY GROVE DRIVE 10+00.00 TO 22+47.67

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

19

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Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg HONEY Sep 27, 2024 2:37pm by: Jalen.Brown
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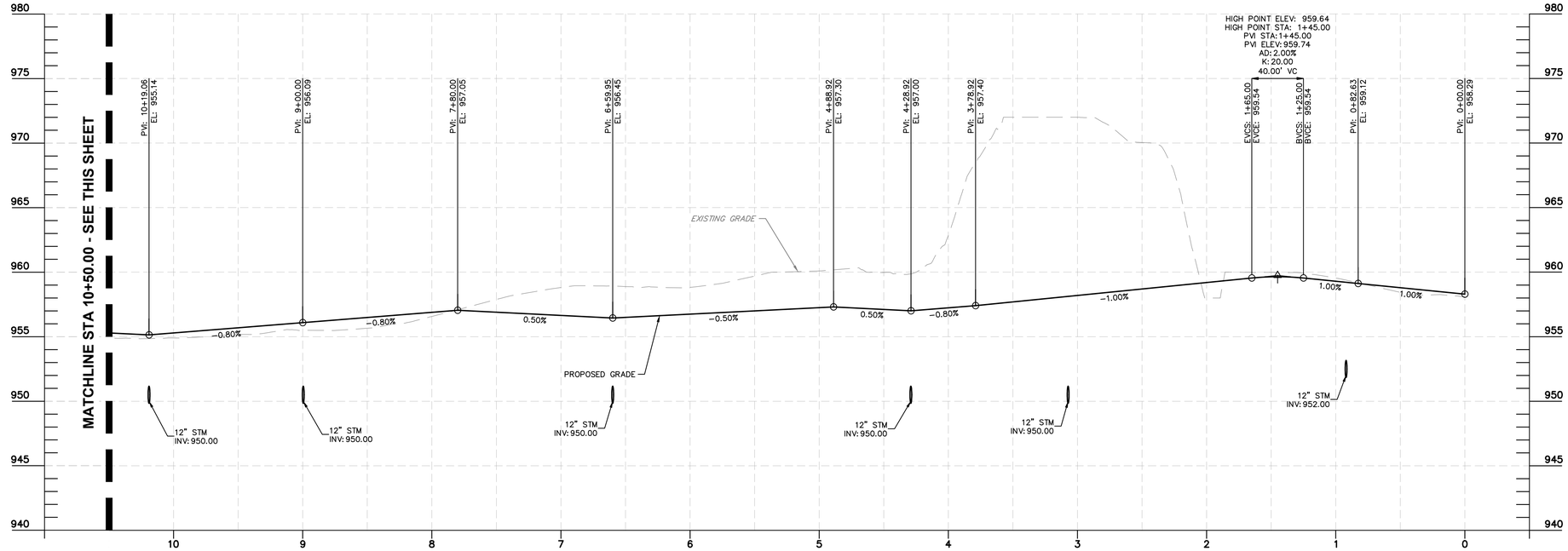

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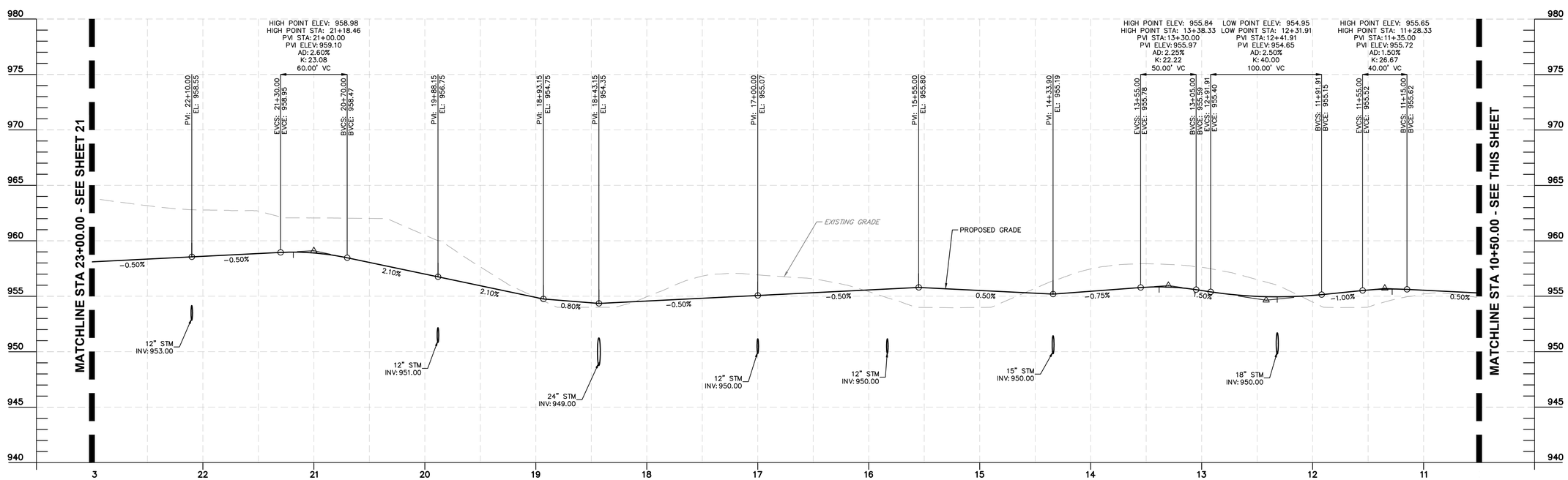

ROAD A 10+50.00 TO 23+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

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DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

20

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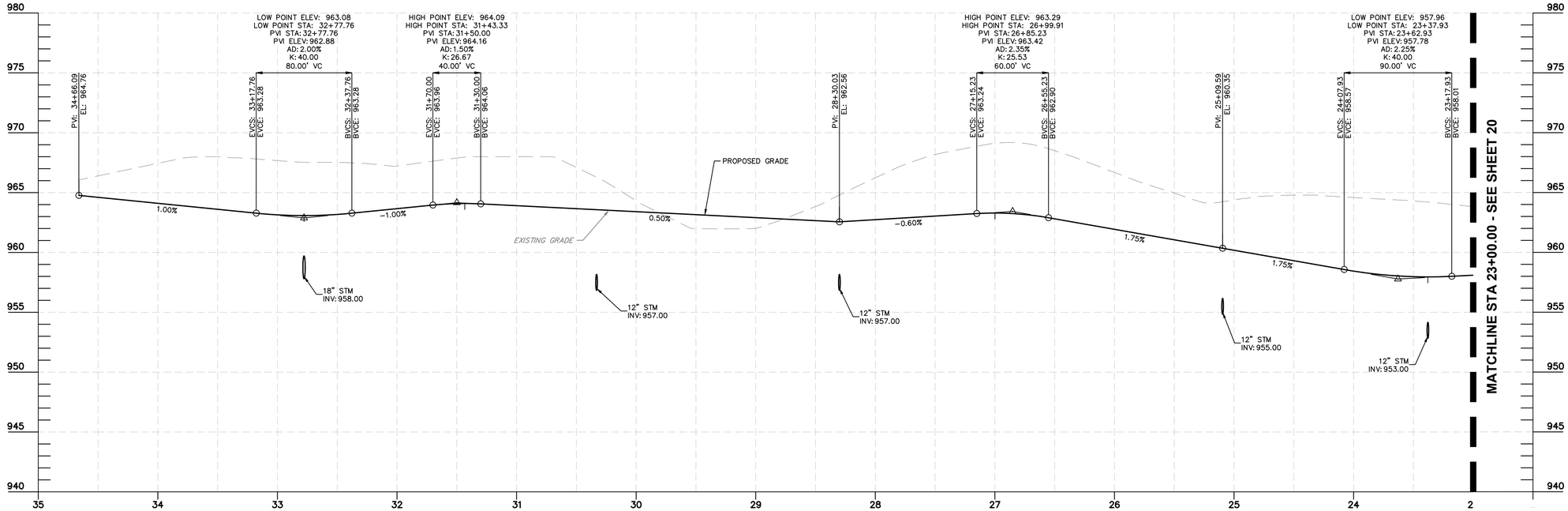

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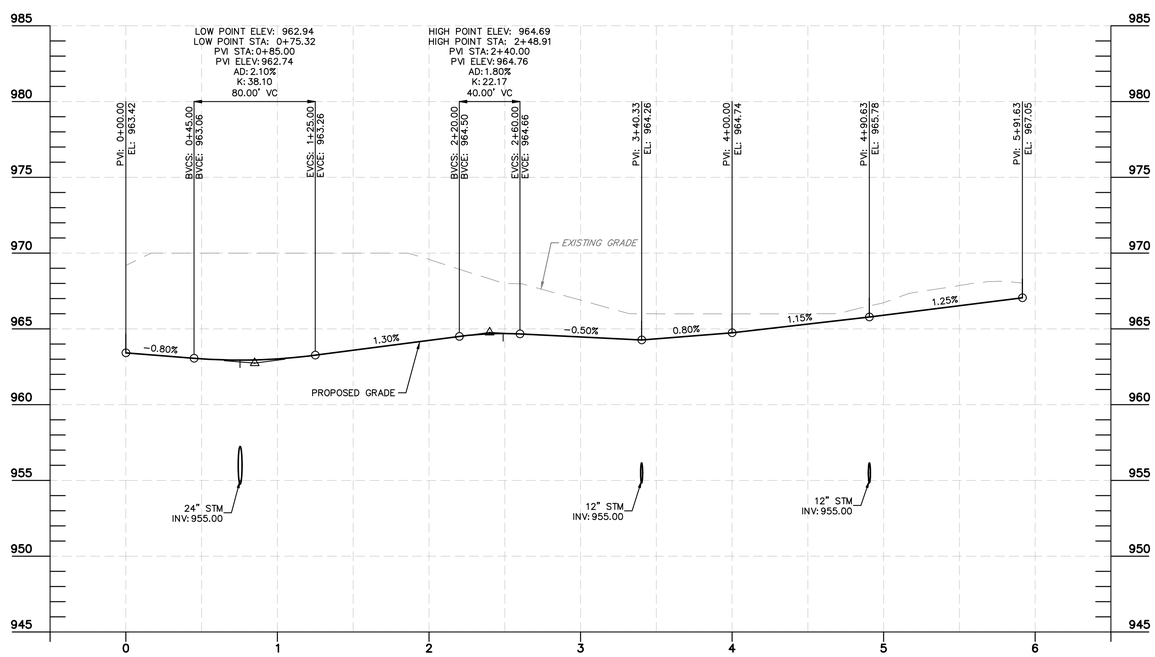

ROAD B 0+00.00 TO 5+91.63

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

21

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Drawing name: K:\CLB_DEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 21 Sep 27, 2024 2:37pm by: Jalen.Brown
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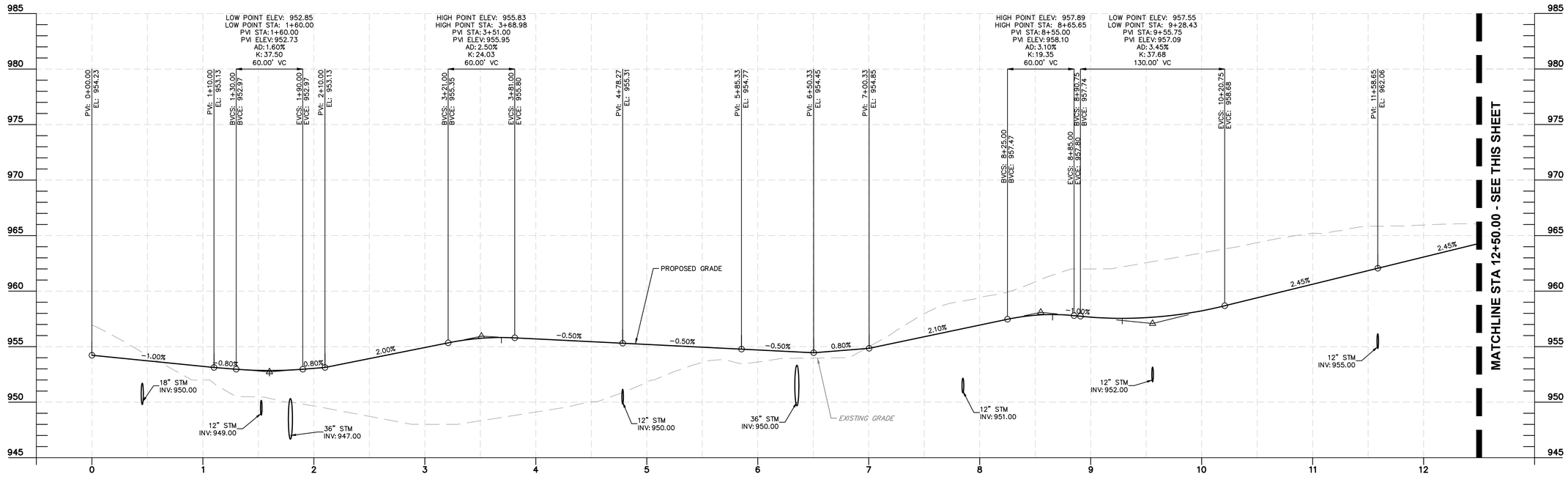

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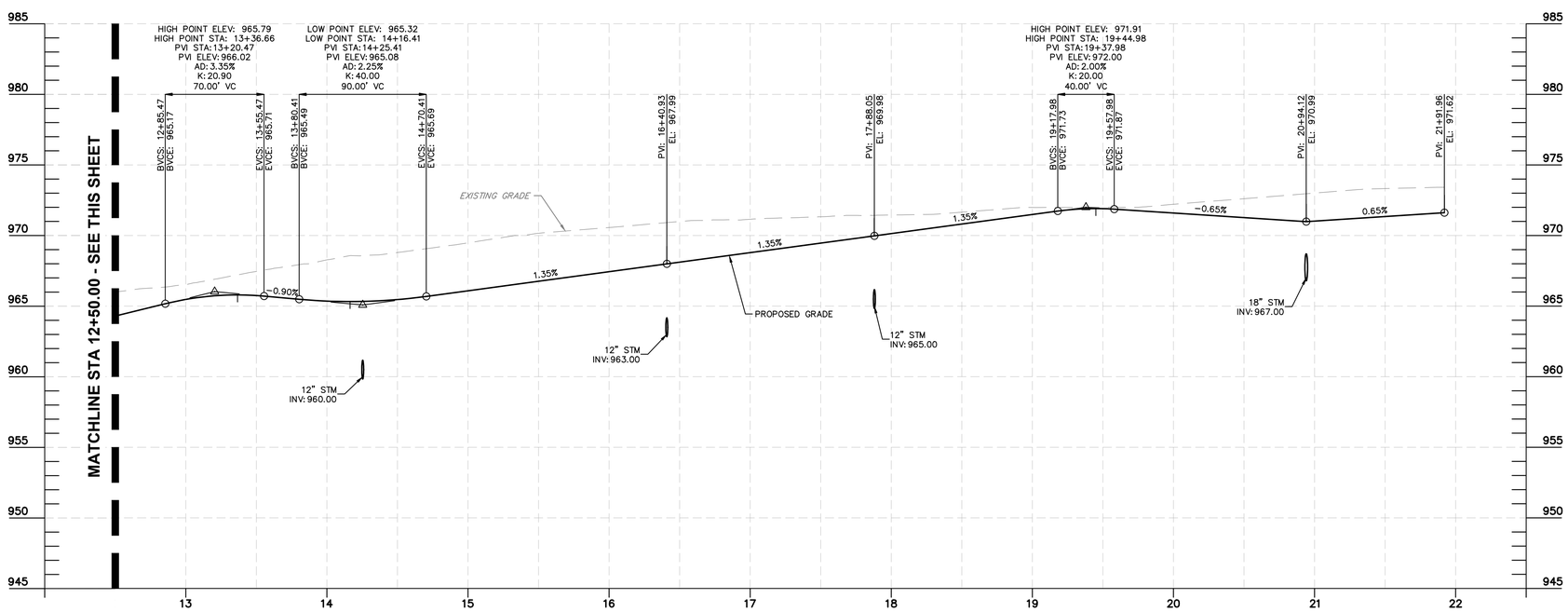

ROAD D 12+50.00 TO 21+91.96

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

22

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 22 Sep 27, 2024 2:37pm by: Jalen.Brown
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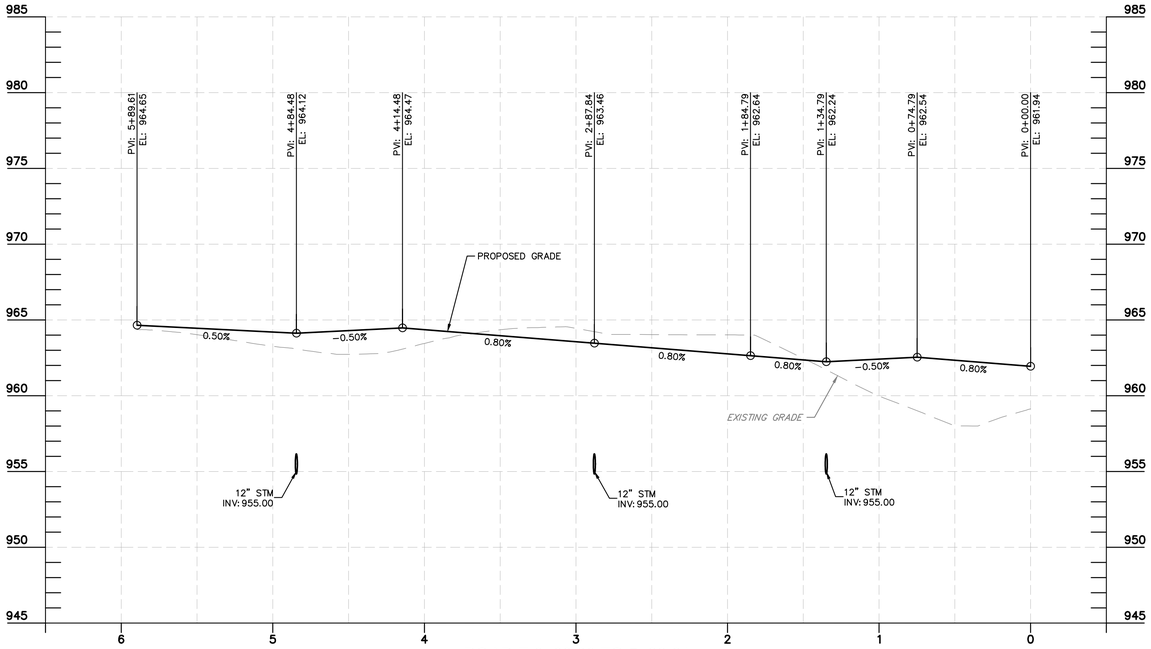

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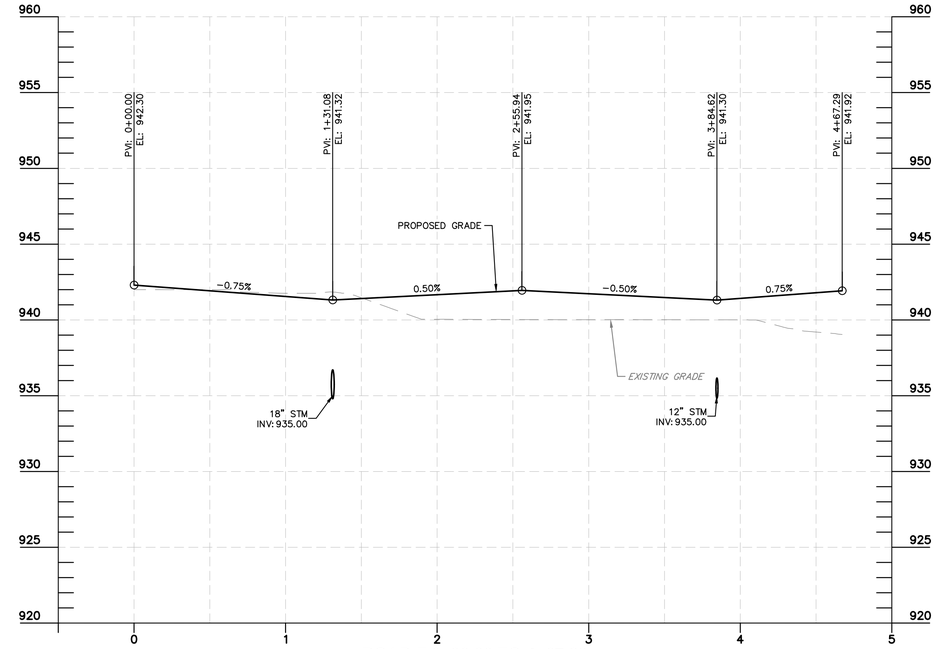

ROAD F 0+00.00 TO 4+67.29

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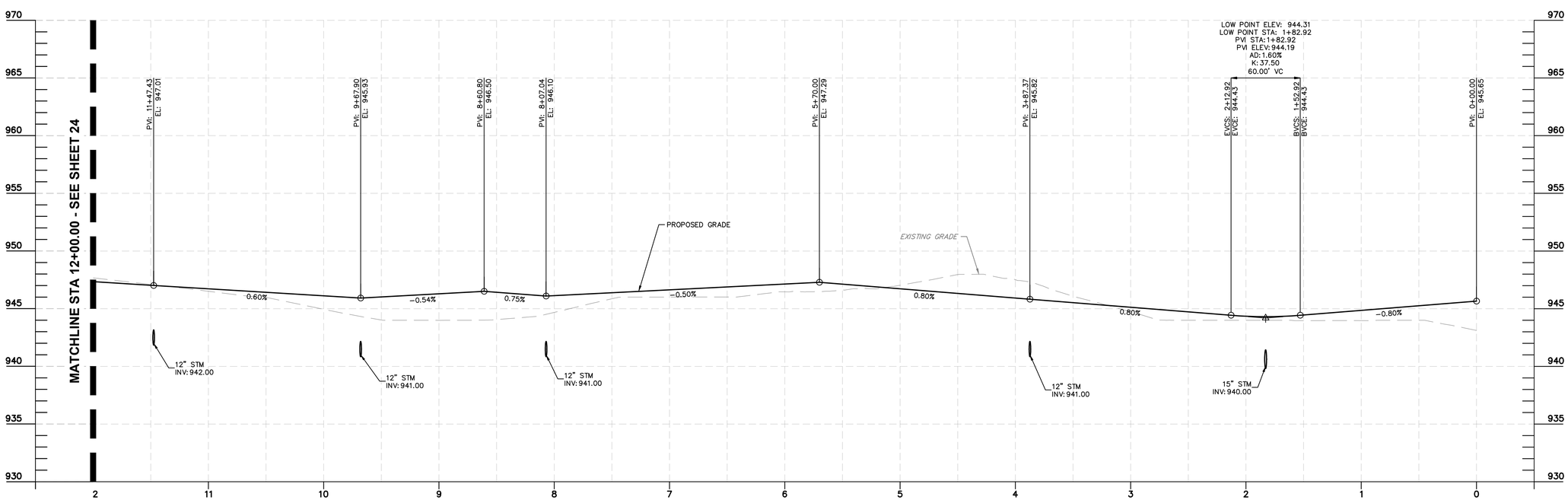

ROAD H 0+00.00 TO 12+00.00

SCALE: H: 1" = 50' V: 1" = 5'

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

23

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 23 Sep 27, 2024 2:37pm by: Jalen.Brown
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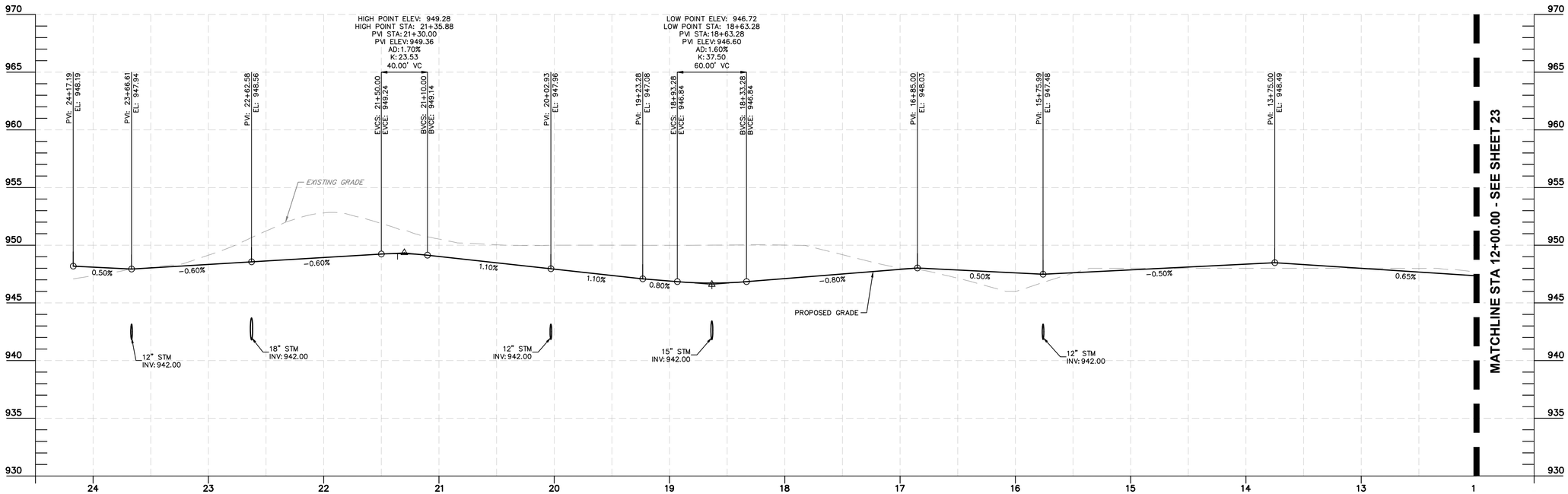
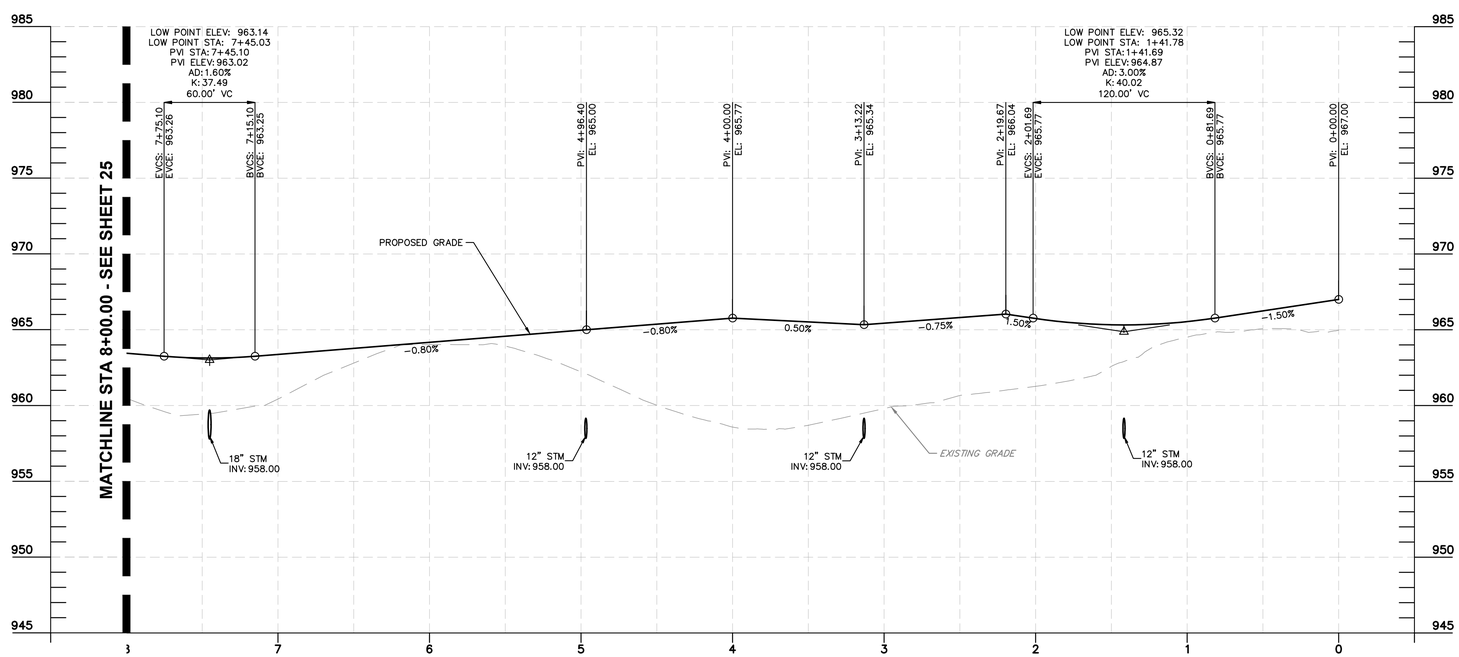


ROAD H 12+00.00 TO 24+17.19

SCALE: H: 1" = 50' V: 1" = 5'



ROAD G 0+00.00 TO 8+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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SCALE: AS NOTED
DESIGNED BY: KDK
DRAWN BY: AGH
CHECKED BY: KDK

ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
24
OF 35

Drawing name: K:\CLB_DEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 24 Sep 27, 2024 2:37pm by: Julen.Brown
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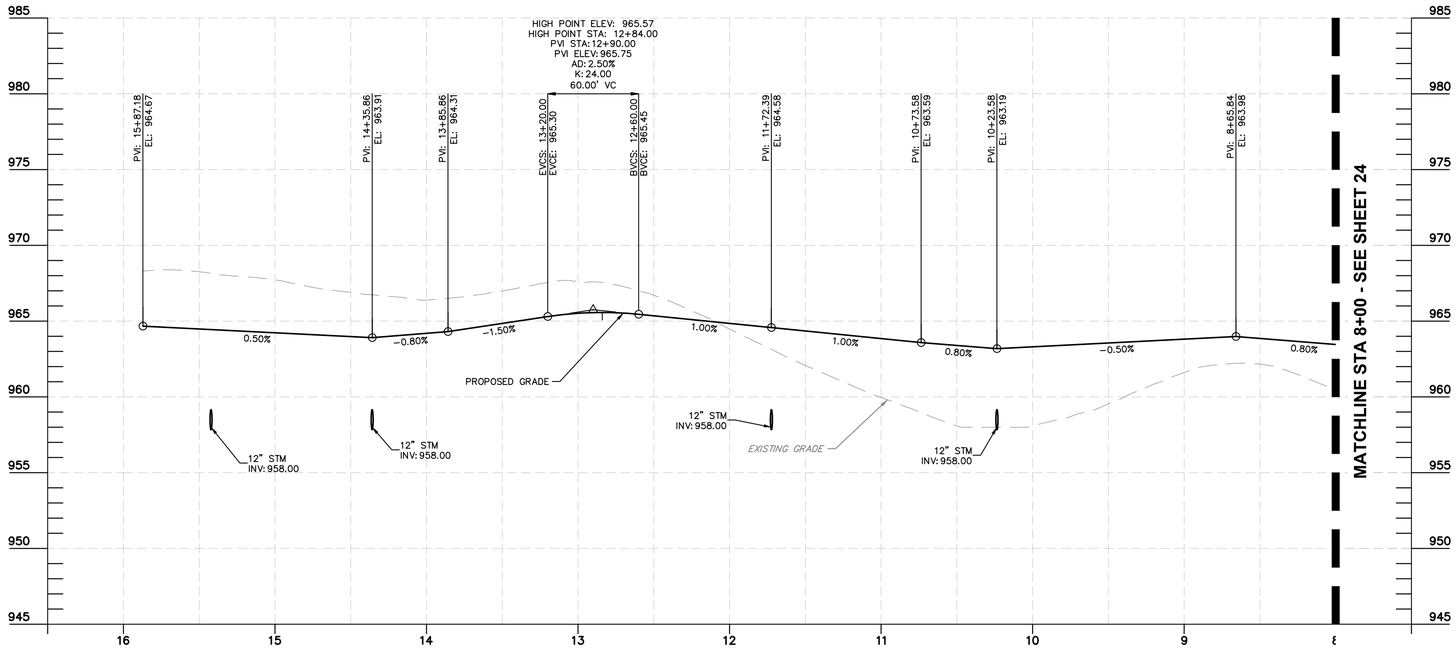
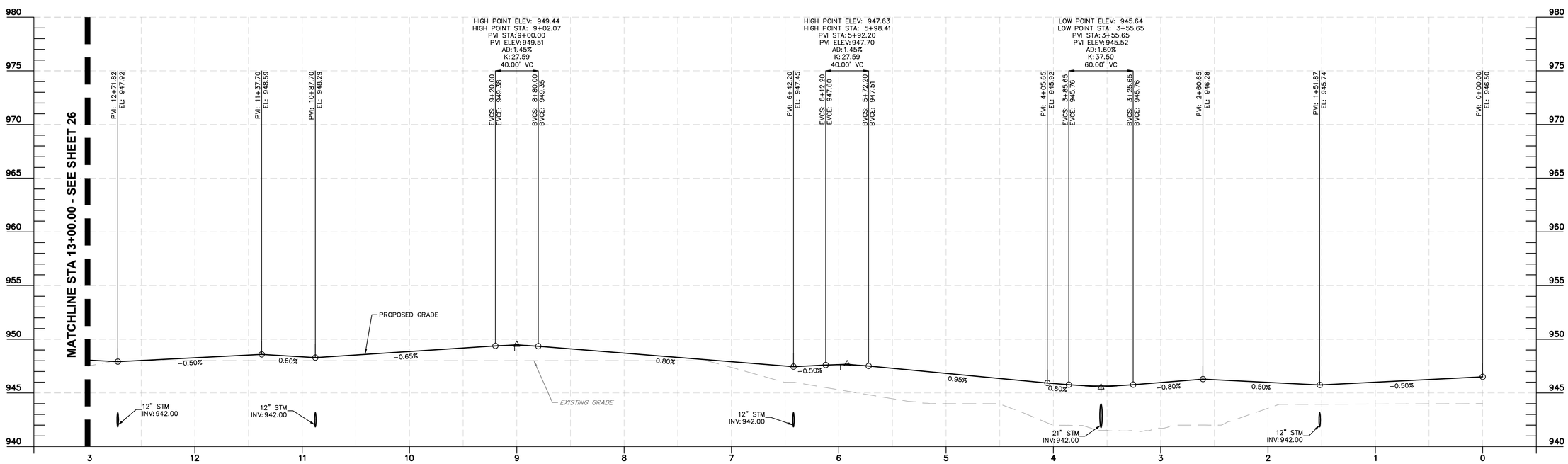


ROAD G 8+00.00 TO 15+87.18

SCALE: H: 1" = 50' V: 1" = 5'



ROAD J 0+00.00 TO 13+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
25
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 25 Sep 27, 2024 2:37pm by: Jalen.Brown
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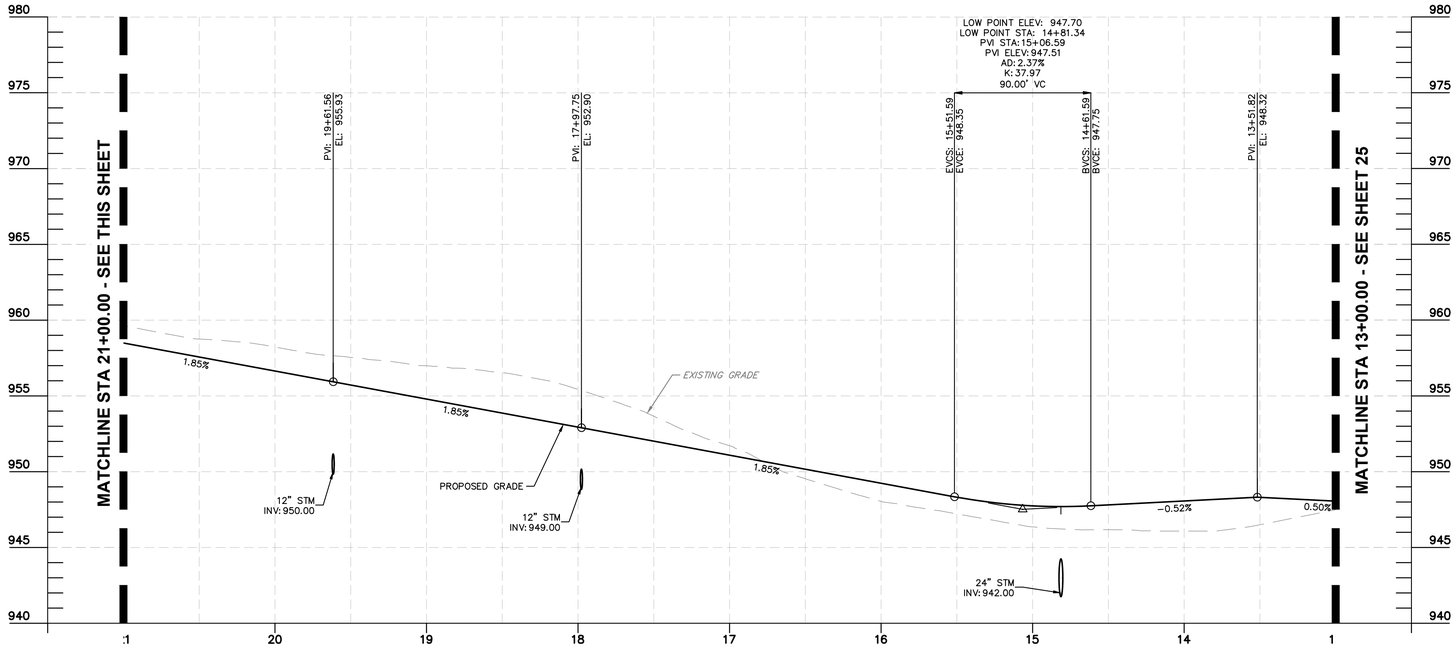
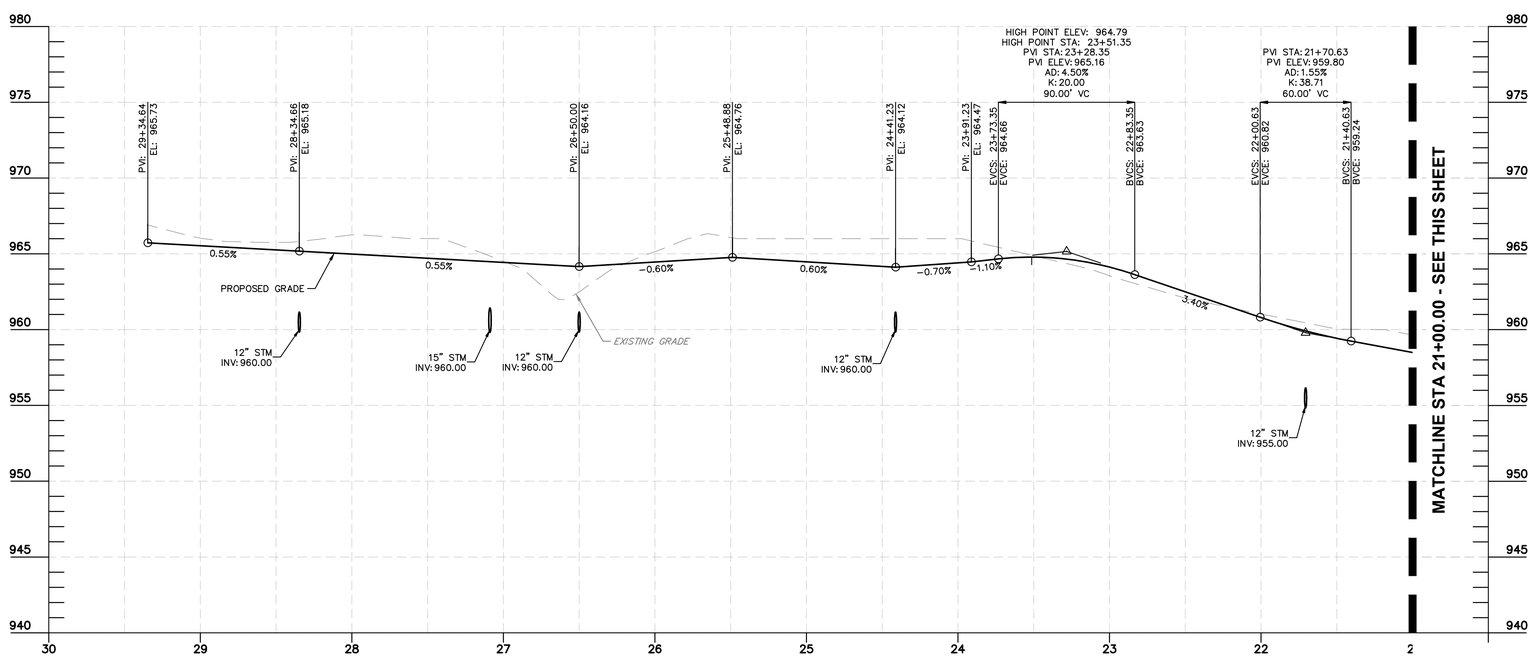


ROAD J 13+00.00 TO 21+00.00

SCALE: H: 1" = 50' V: 1" = 5'



ROAD J 21+00.00 TO 29+34.64

SCALE: H: 1" = 50' V: 1" = 5'

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DRAWN BY: AGH
CHECKED BY: KDK

ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
26
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 26 Sep 27, 2024 2:37pm by: Jalen.Brown
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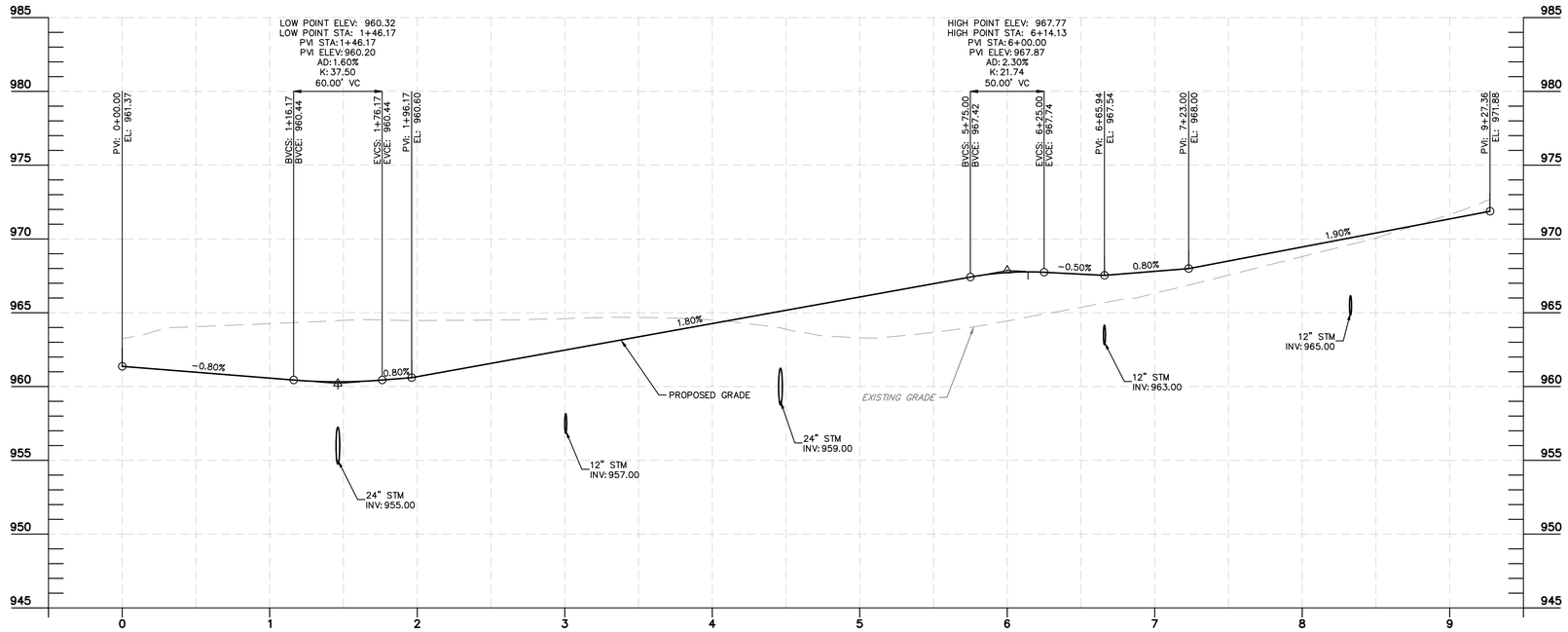
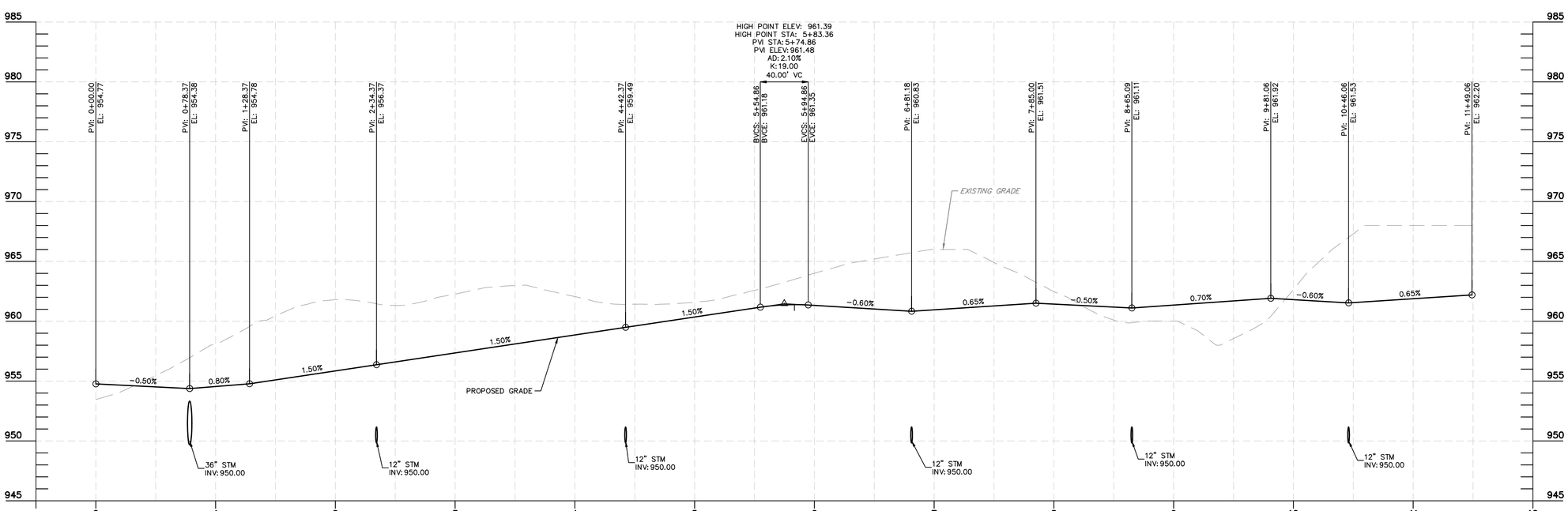


ROAD K 0+00.00 TO 9+27.36

SCALE: H: 1" = 50' V: 1" = 5'



ROAD L 0+00.00 TO 11+49.06

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT

DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

27

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles 2.dwg 27 Sep 27, 2024 2:37pm by: Jalen.Brown
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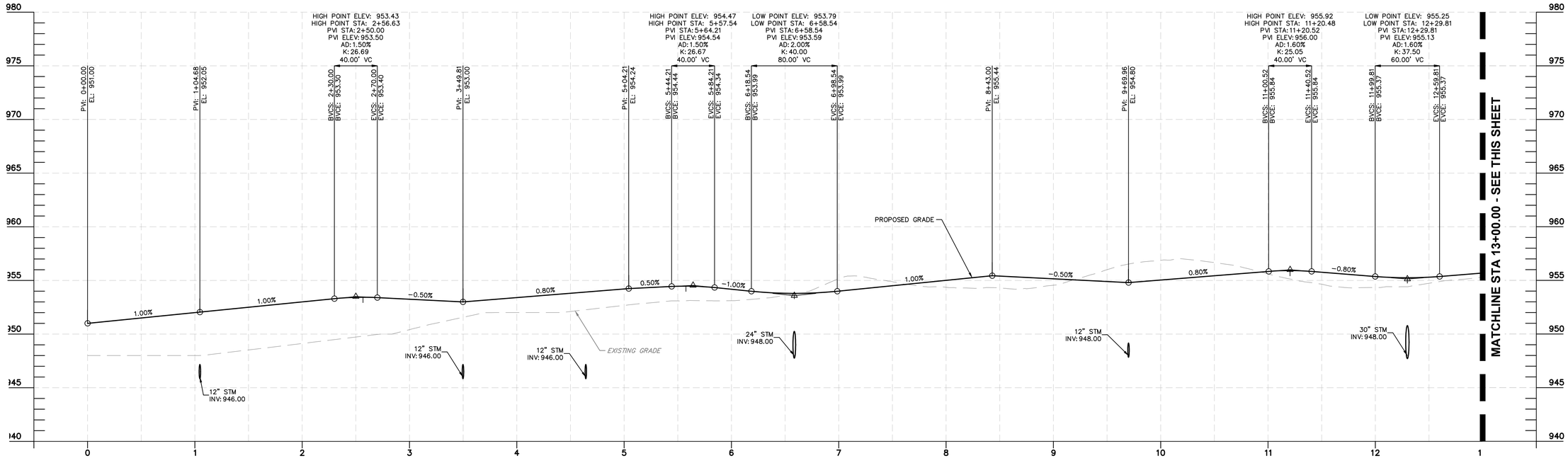
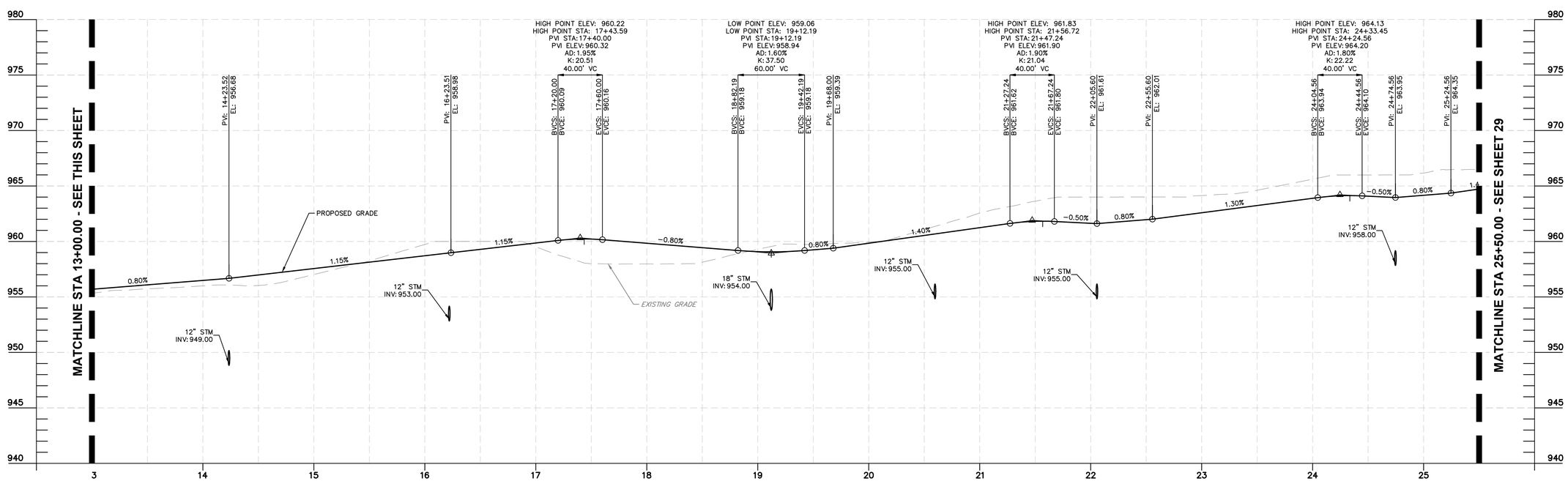


ROAD M 0+00.00 TO 13+00.00

SCALE: H: 1" = 50' V: 1" = 5'



ROAD M 13+00.00 TO 25+50.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

28

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles 2.dwg 28 Sep 27, 2024 2:37pm by: Jalen.Brown
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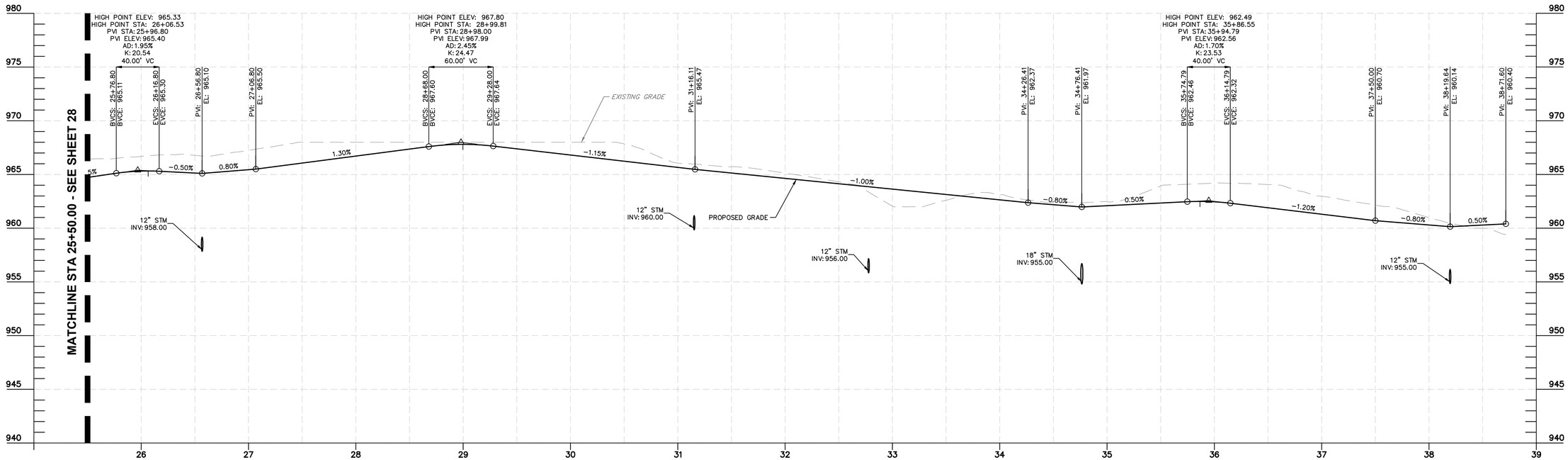
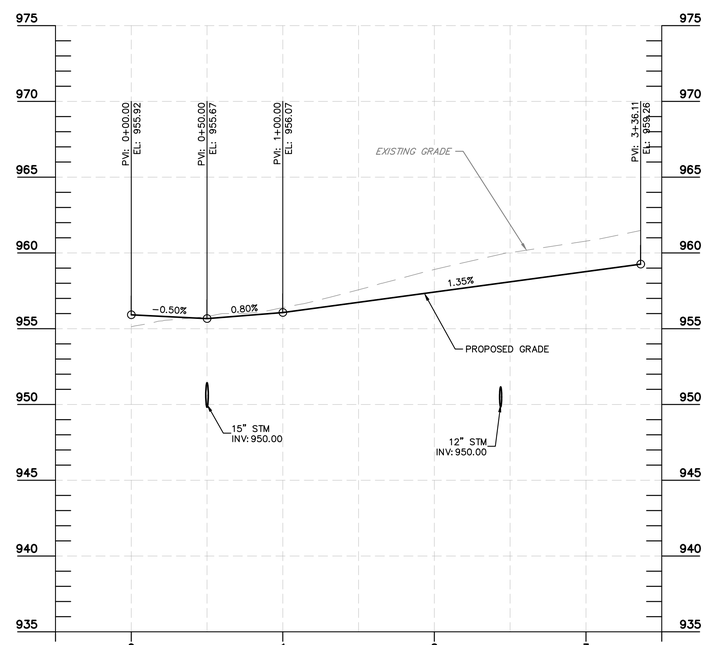


ROAD M 25+50.00 TO 38+71.60

SCALE: H: 1" = 50' V: 1" = 5'



ROAD N 0+00.00 TO 3+36.11

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
29
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles 2.dwg 29 Sep 27, 2024 2:37pm by: Jalen.Brown
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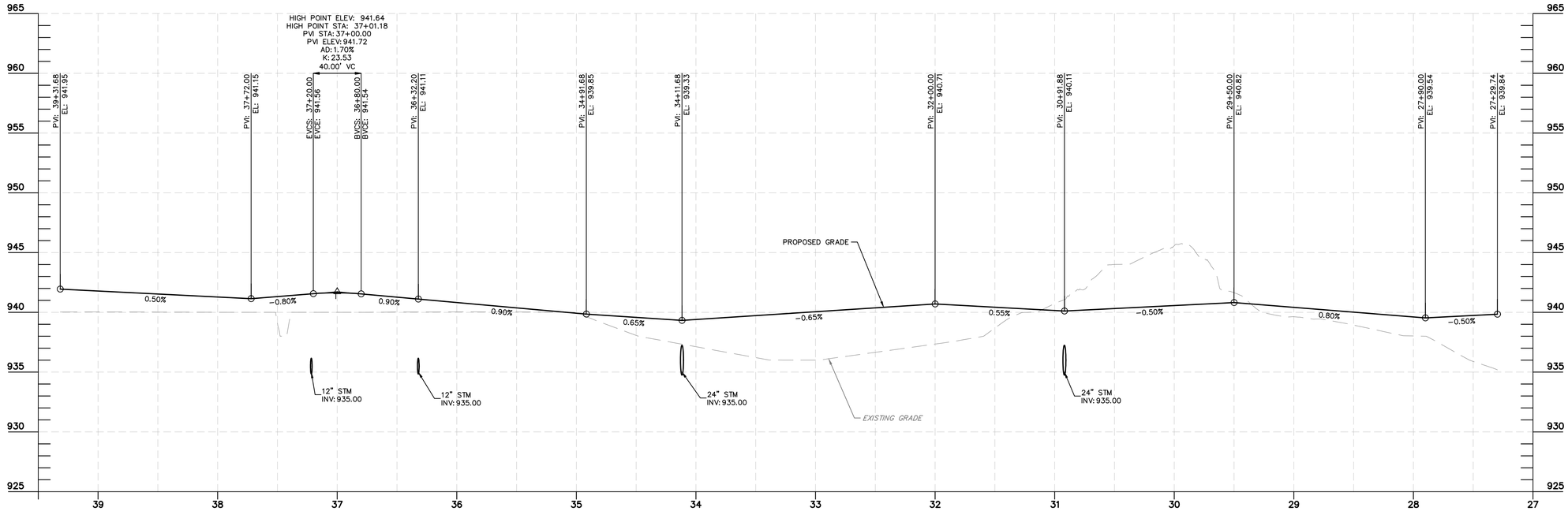
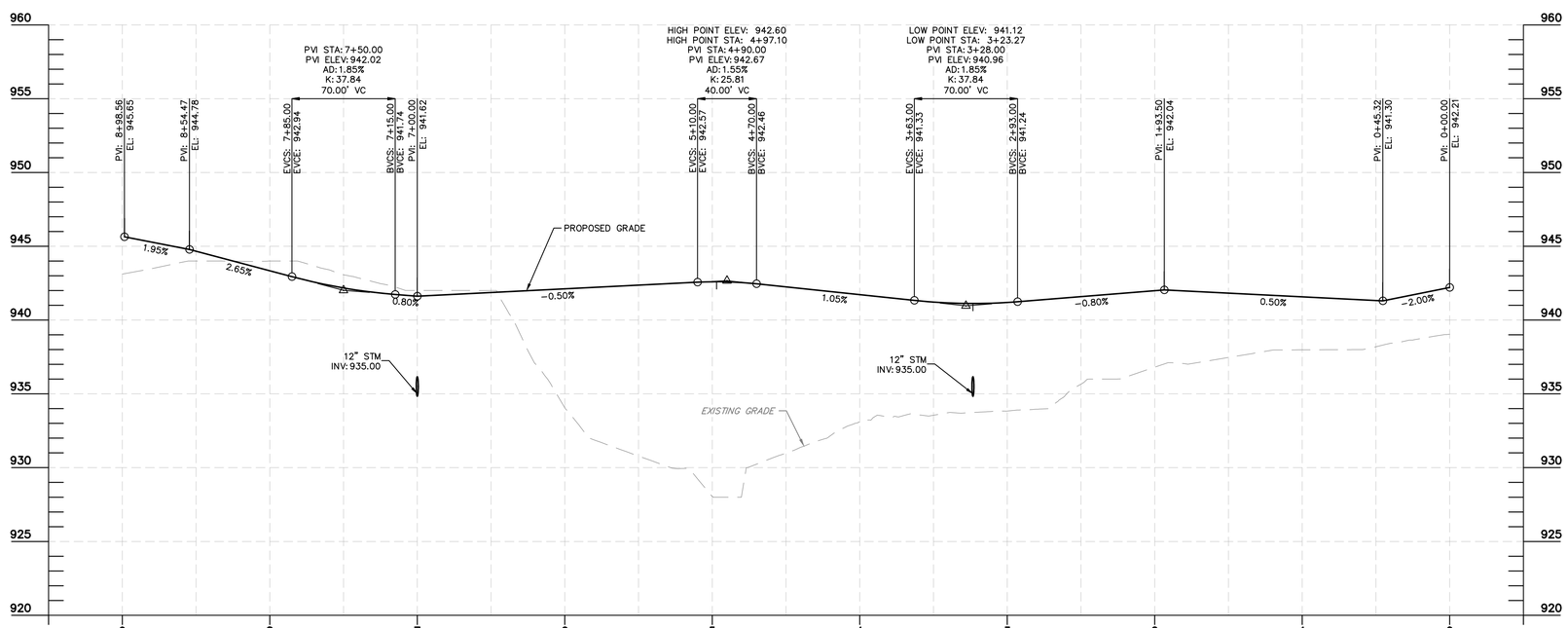


STELLA PLACE 27+29.74 TO 39+31.68

SCALE: H: 1" = 50' V: 1" = 5'



EMERGENCY ACCESS DRIVE 0+00.00 TO 8+99.97

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
30
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles 2.dwg 30 Sep 27, 2024 2:37pm by: Jalen.Brown
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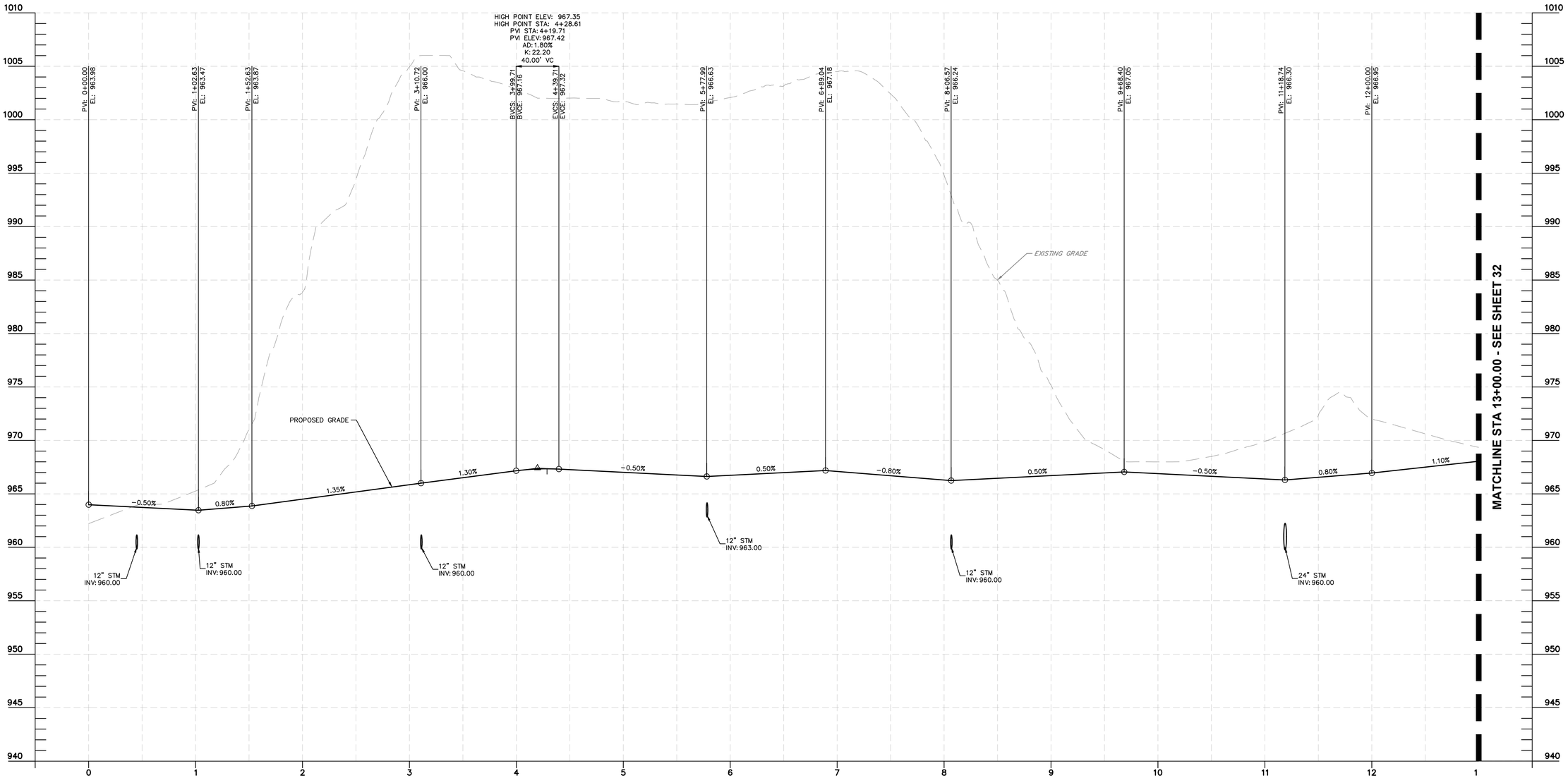

ROAD C 0+00.00 TO 13+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

31

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 31 - C1 Sep 27, 2024 2:37pm by: Jalen.Brown
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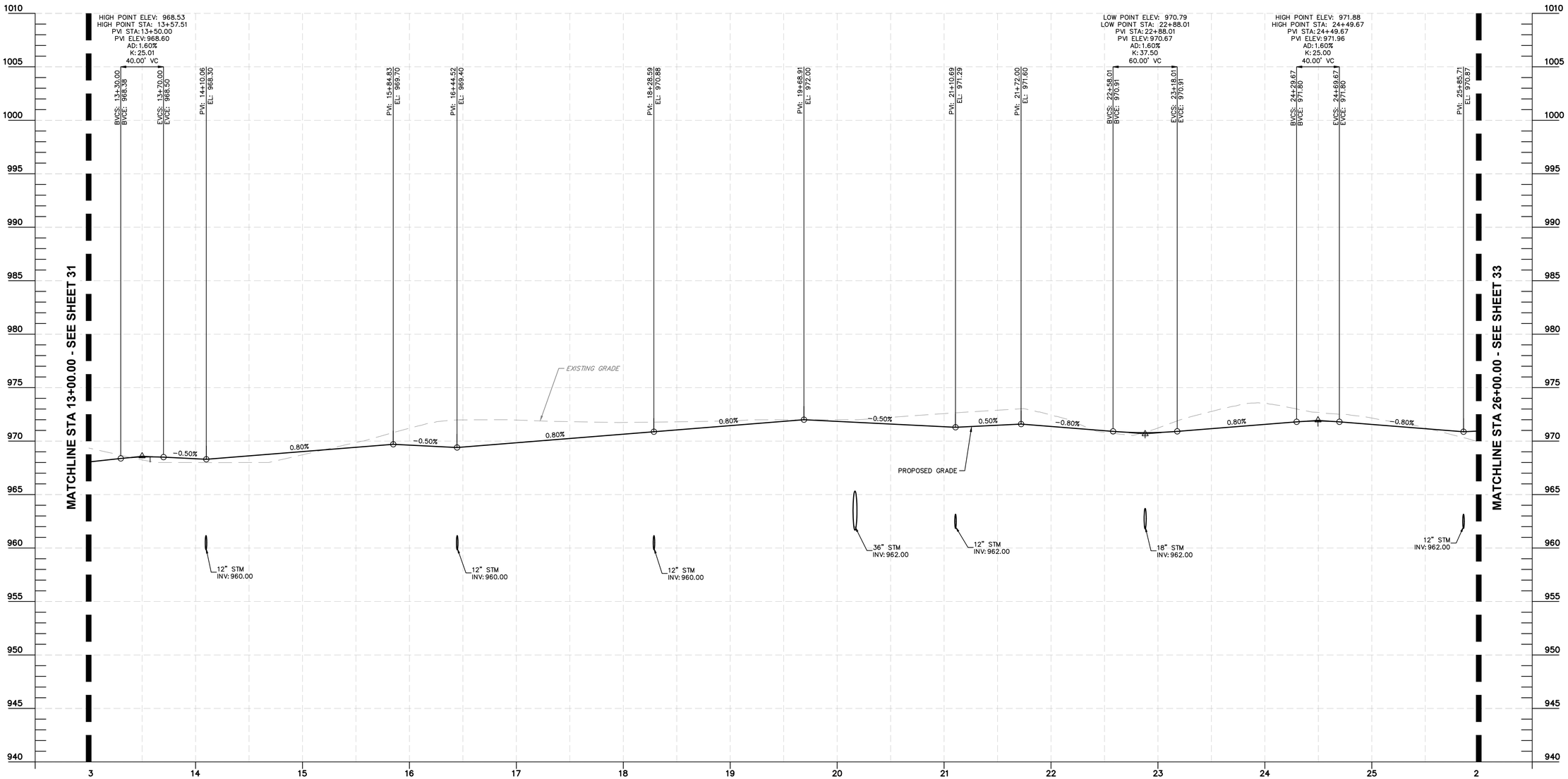

ROAD C 13+00.00 TO 26+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024

KHA PROJECT NO. 190013033

SHEET NUMBER

32

OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 32 - C2 Sep 27, 2024 2:37pm by: Jolen.Brown
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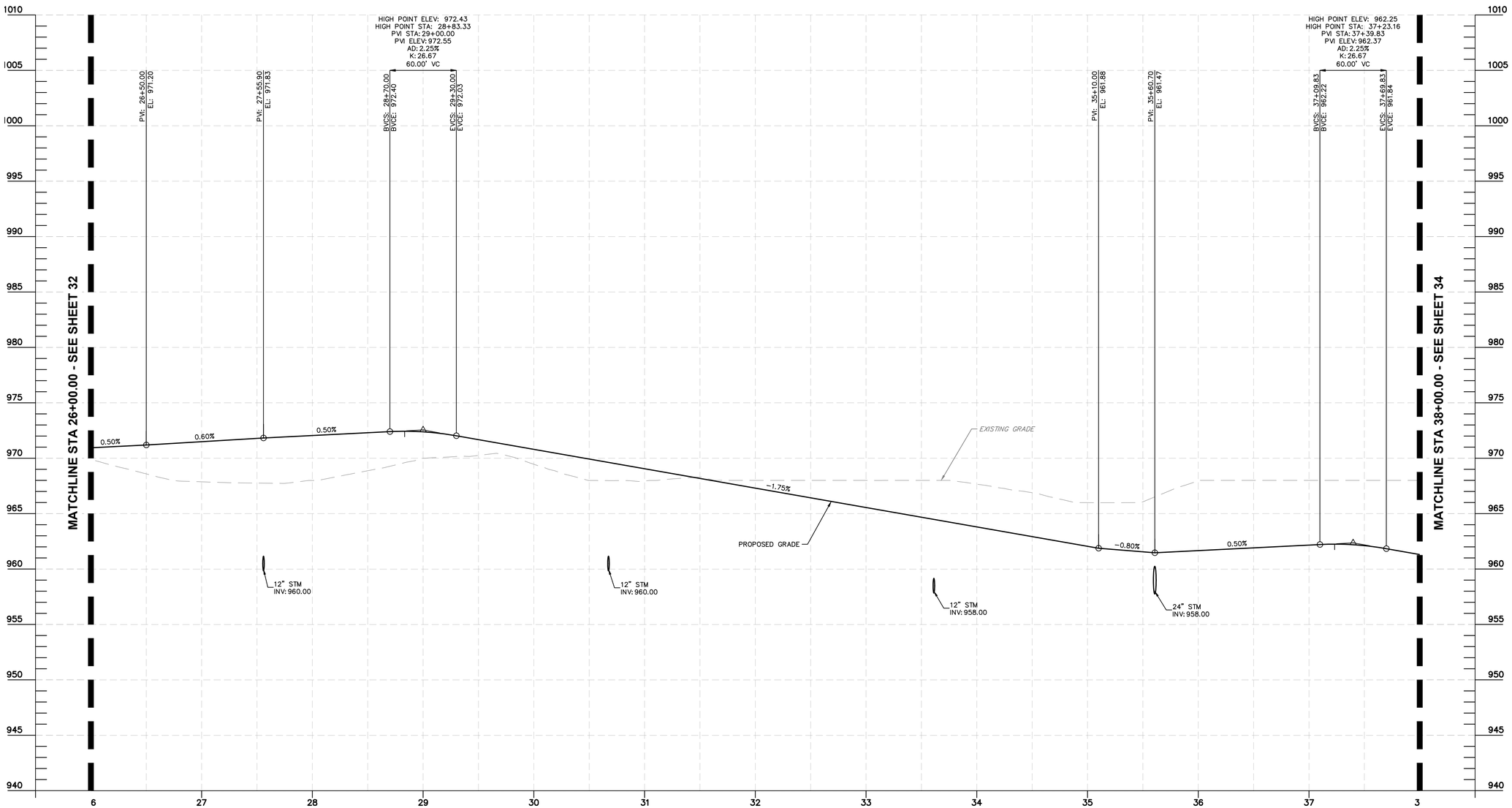

ROAD C 26+00.00 TO 38+00.00

SCALE: H: 1" = 50' V: 1" = 5'

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CHECKED BY: KDK

ROADWAY PROFILES

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
33
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 33 - C3 Sep 27, 2024 2:37pm by: Jalen.Brown
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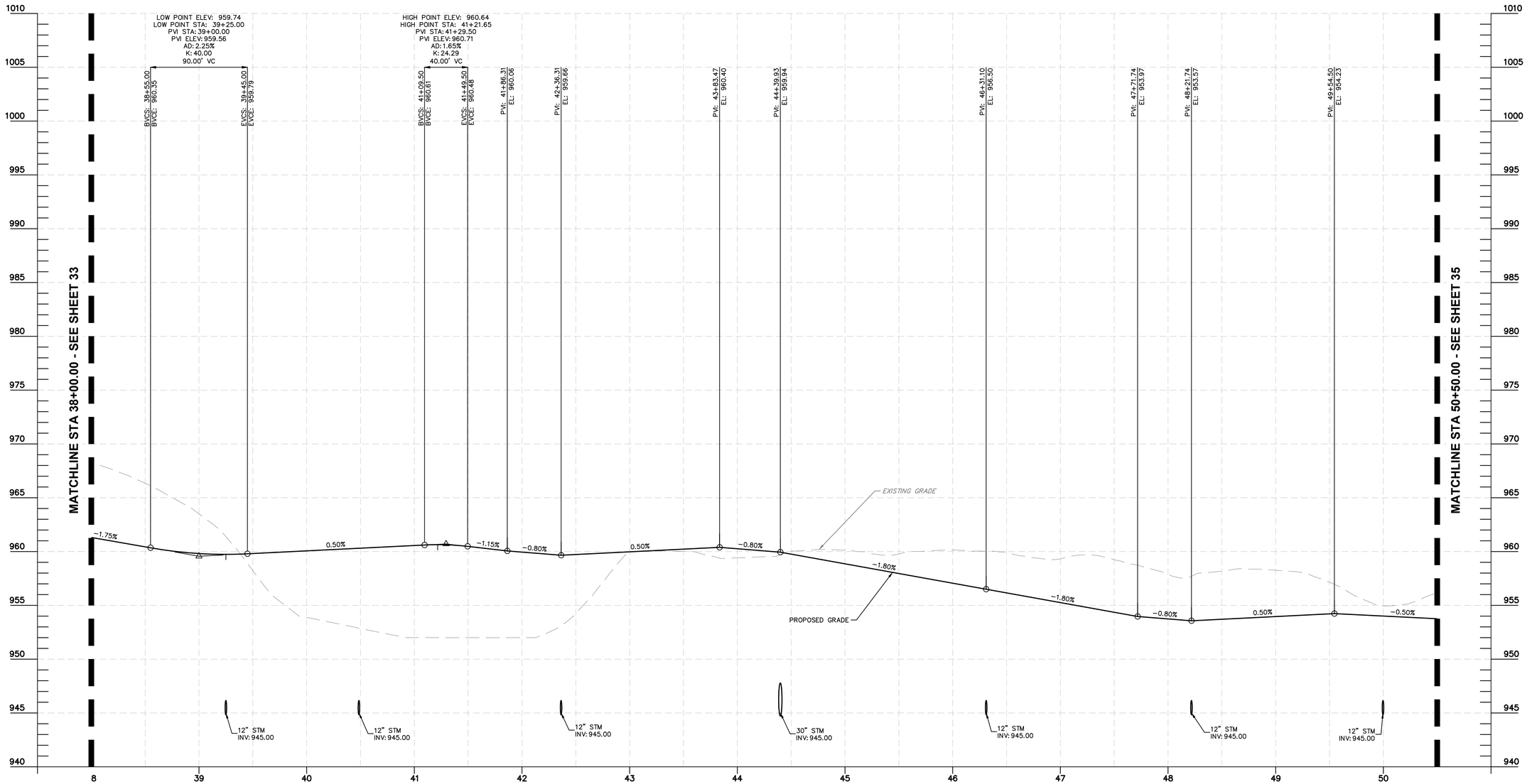

ROAD C 38+00.00 TO 50+50.00

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR
PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033
SHEET NUMBER
34
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 34 - C4 Sep 27, 2024 2:37pm by: Jalen.Brown
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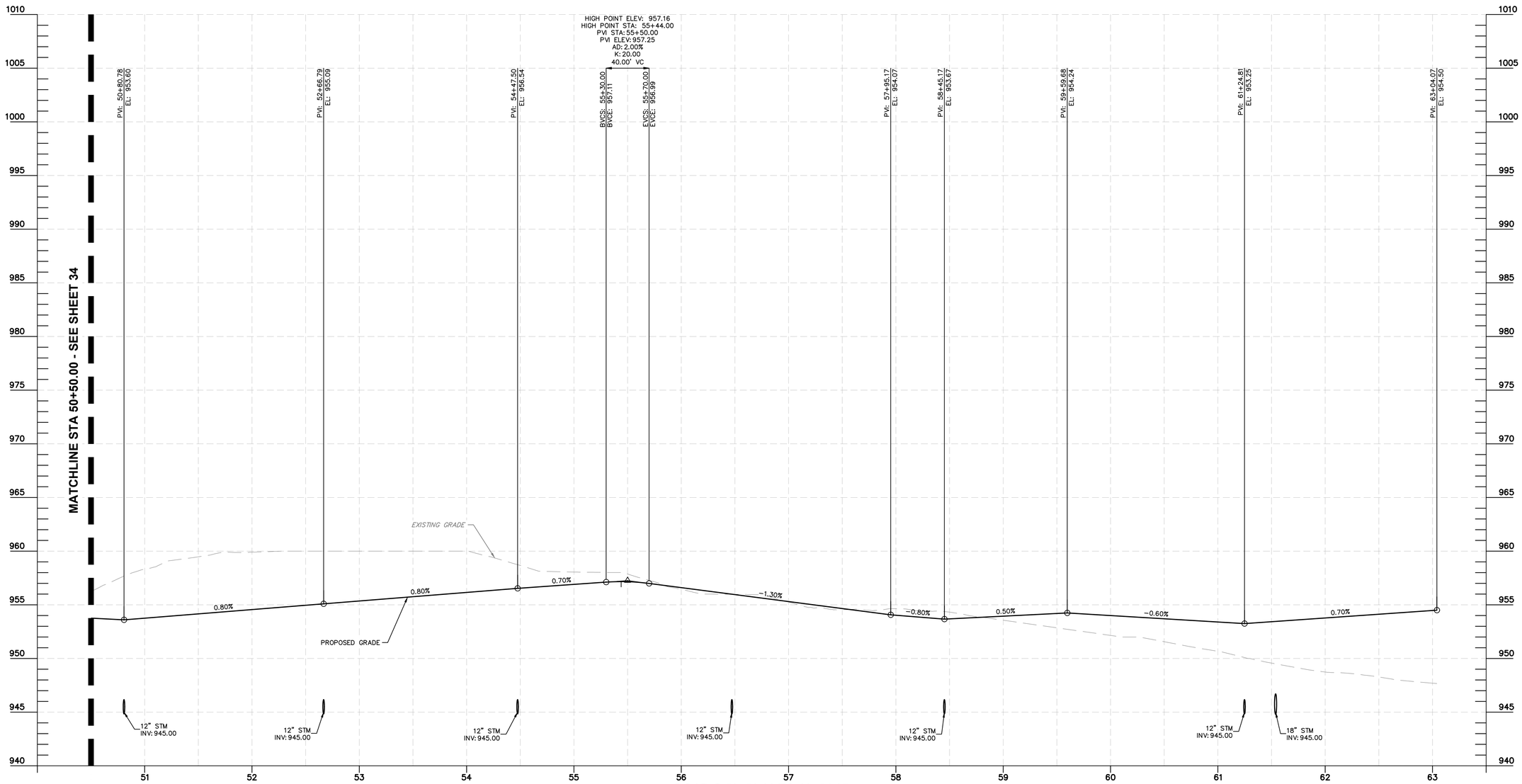

ROAD C 50+50.00 TO 63+04.07

SCALE: H: 1" = 50' V: 1" = 5'

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ROADWAY PROFILES

DEL WEBB - NORTHSTAR

PRELIMINARY PLAT
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 09/26/2024
KHA PROJECT NO. 190013033

SHEET NUMBER
35
OF 35

Drawing name: K:\CLB_LDEV\190013033 Pulte Homes Northstar Del Web\2 Design\CAD\PlanSheets\Preliminary Plat\Profiles.dwg 35 - C5 Sep 27, 2024 2:37pm by: Jalen.Brown
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