



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

RPC Sketch Plan Number _____
 RPC Number _____
(RPC Staff will assign)

PROJECT		(circle one) <u>Residential</u> Commercial
TOWNSHIP		
APPLICANT/ CONTACT	Name	Phone
	Address	E-mail
	City, State, Zip	

PROPERTY OWNER	Name	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name	Phone
	Address	E-mail
	City, State, Zip	

LOCATION	(circle one) <u>N</u> S E W side of _____ Road/Street
	approx. _____ feet <u>N</u> S E W of _____ Road/Street

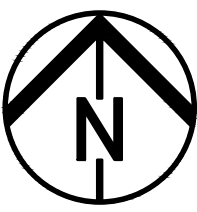
DETAILS	Is a CAD involved? <u>yes</u> no	
	Current Land Use	Del-Co Water <u>yes</u> no
	Current Zoning District	Private wells yes <u>no</u>
	Buildable lots	Sanitary Sewer <u>yes</u> no
	Non-buildable	Electric Provider
	Total Acreage	Gas Provider
	Open Space Acreage	School District

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) \$ _____

Owner (or agent for owner) and Date

STREET, STORM AND WATERLINE IMPROVEMENTS FOR SUMMER CREST DRIVE SUBDIVISION AND COMMON ACCESS DRIVE

PT. FARM LOT 4, SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, USML
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



LOCATION MAP

SITE DATA

SITE ADDRESS: THREE B'S & K RD, GALENA, OH 43021
 PARCEL: PID: 41844001006000
 CURRENT ZONING: FR-1, FARM RESIDENTIAL DISTRICT
 SETBACKS: FRONT: 90', REAR: 80', SIDE: 25'

PROPERTY DESCRIPTION

TOTAL AREA: 18.76 AC STORMWATER AREA: 1.21 AC
 TOTAL R/W: 0.90 AC NET DEVELOPABLE AREA: 15.69 AC
 TOTAL CAD EASEMENT: 0.96 AC GROSS DENSITY: 0.53 UNITS/AC
 TOTAL LOTS: 10 NET SITE DENSITY: 0.64 UNITS/AC

BENCHMARK INFORMATION

TBM FLANGE ON FIRE HYD. ELEVATION=947.08	TBM CHISEL SQ SE CORNER HEADWALL ELEVATION=943.29
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FLOODPLAIN DATA

FEMA PANEL: 39041C0255K, EFFECTIVE DATE: 04/16/2009
 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD (500 YEAR), AREAS OF 1% ANNUAL CHANCE FLOOD (100 YEAR) WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTS BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

UTILITY CONTACTS

DEL-CO WATER CO., INC.
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
(740) 548-7746 EXT 2403

AEP
850 TECH CENTER DRIVE.
GAHANNA, OHIO 43230
(614) 883-6829

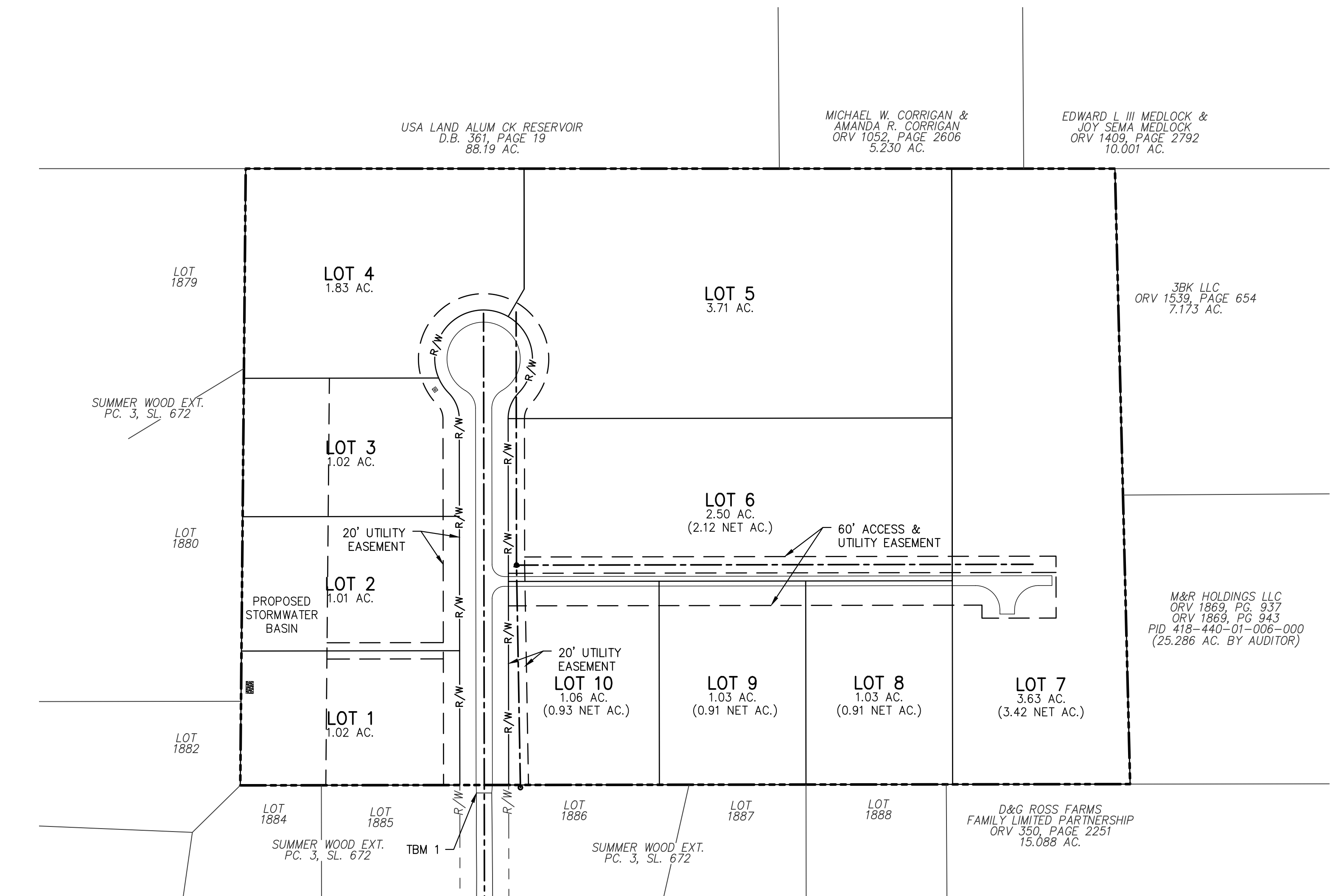
DELAWARE COUNTY
50 CHANNING STREET
DELAWARE, OHIO 43302
(740) 833-2400

FRONTIER COMMUNICATION
550 LEADER STREET
MARION, OHIO 43302
(740) 383-0575

DELAWARE COUNTY REGIONAL
SEWER DISTRICT
50 CHANNING STREET
DELAWARE, OHIO 43015
(740) 833-2400

CHARTER COMMUNICATION
3760 INTERCHANGE ROAD
COLUMBUS, OHIO 43204
(614) 255-6340

COLUMBIA GAS
920 WEST GOODALE BLVD.
COLUMBUS, OHIO 43212
(614) 460-2169



STANDARD CONSTRUCTION DRAWINGS DELAWARE COUNTY		
DCED-R100	BACKFILL DETAIL	11/10/2016
DCED-R1450	PAVEMENT JOINT DETAIL AT EXISTING STREET	1/4/2010
DCED-R21351	LOCAL STREET SECTION AND DETAIL	1/4/2010
DCED-R2300	STANDARD SIDEWALKS, 608 SPECIFICATIONS	8/9/2021
DCED-R2470	ROADWAY MONUMENTS	1/4/2010
DCED-S133A	STANDARD 2'X2' CATCH BASIN	1/4/2010
DCED-S133B	STANDARD 2'X2' CATCH BASIN W/WINDOW	1/4/2010
DCED-S139	GRATE AND FRAME FOR STANDARD CATCH BASIN	1/4/2010
DCED-S149	TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE (12"-60")	1/4/2010
DCED-S150	TRENCH INSTALLATION WITH MAXIMUM WIDTH SPECIFIED	1/4/2010
DCED-S151	TYPE 1 BEDDING FOR RIGID SEWER PIPE (12"-27")	1/4/2010
DCED-S169	PRECAST PIPE ENDWALLS (12"-96")	9/15/2014
DCED-S175	CHANNEL PROTECTION	5/5/2011
DCED-S440A	DETENTION BASIN	5/7/2013
DCED-S440B	DETENTION BASIN	4/9/2013

OWNER

M&R LAND HOLDINGS LLC
2810 S THREE B'S & K ROAD
GALENA, OH 43021

DEVELOPER

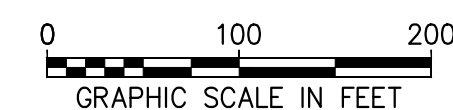
NICK BUTLER
614-205-0522
BUTLERCAR21@HOTMAIL.COM

SITE PLANNER

PLAN 4 LAND
SOUTH HARRISON ST,
PO BOX 306 ASHLEY, OH 43003
JOE CLASE, AICP
740-413-4084
JOE@PLAN4LAND.NET

ENGINEER

ENVIRONMENTAL DESIGN GROUP
450 GRANT STREET
AKRON, OH 44311
SCOTT BICKLEY, PE
330-375-1390
SBICKLEY@ENVDESIGNGROUP.COM



Know what's below.
Call before you dig.

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

INDEX OF DRAWINGS

TITLE SHEET	1
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APPROVALS

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

THE DELAWARE COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS WITH RESPECT TO IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

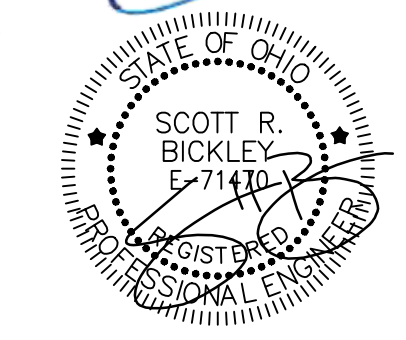
DELAWARE COUNTY ENGINEER
Chris Bauserman 06 / 11 / 2024
 CHRIS BAUSERMAN, PE DATE

WATER SYSTEM APPROVAL
Brian Coglan 06 / 06 / 2024
 CHIEF OPERATING OFFICER, DEL-CO WATER DATE

PLANS PREPARED AND RECOMMENDED BY:

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

Scott R. Bickley 05/28/2024
 SCOTT R. BICKLEY, PE DATE

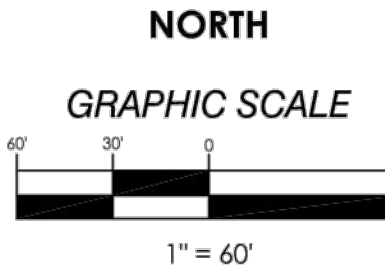
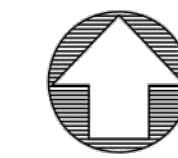


SET NO. 1

PROJECT DATA:	SHEET
PROJ. NUMBER: 22-00411-010	TITLE SHEET
DESIGNED BY: SRB	1 OF 23
DRAWN BY: EDG	

E:\PLAN - LAND\22-00411-010 SUMMER CREST DRIVE SUBDIVISION CAD\DWG\SET11 22-00411-010 - 5/28/2024 4:09:14 PM

PROPOSED 18.758 AC.
PT. FARM LOT 4, SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, U.S.M.L.
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

SURVEYOR'S NOTES

- NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.
- FEMA INFORMATION
 PANEL: 39041C0255K
 EFFECTIVE DATE: 04/16/2009
 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD (500 YEAR), AREAS OF 1% ANNUAL CHANCE FLOOD (100 YEAR) WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A219603032:

COLUMBIA GAS OF OHIO	1-800-344-4077
AEP OHIO POWER	1-800-277-2177
DELCO WATER	1-800-521-6779
DELAWARE COUNTY SANITARY DEPARTMENT	1-740-833-2240
FRONTIER COMMUNICATION	1-844-553-4410
CHARTER COMMUNICATION	1-866-874-2389

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

SOIL DATA

BeA - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
 BeB - BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
 Crd1B1 - CARDINGTON CLAY LOAM, 2 TO 6 PERCENT SLOPES

LEGEND

— SAN	SANITARY SEWER
— W	WATER LINE
— G	GAS LINE
— UGE	UNDERGROUND ELECTRIC LINE
— UGC	UNDERGROUND COMM LINE
— R/W	RIGHT-OF-WAY
— STM	STORM LINE
— SAN	SANITARY SEWER
— C	CHAIN LINK FENCE
— DL	DITCH LINE
○	IRON PIN FOUND
⊙	BENCHMARK
■	ASPHALT

CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN APRIL, 2022.

BLUE CHURCH SURVEYS - 419-608-0951

Steven W. Newell
 STEVEN W. NEWELL
 OHIO PROFESSIONAL SURVEYOR 7212



**SUMMER CREST DRIVE
SUBDIVISION**
DELAWARE COUNTY, OHIO

DATE: _____

REVISIONS		
NO.	DATE	DESCRIPTION

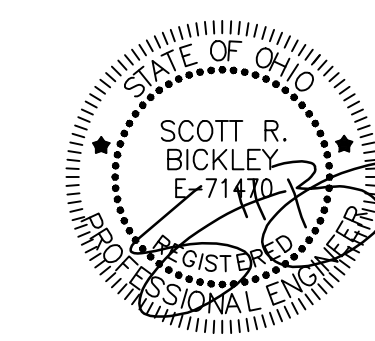
PROJECT NO.: 22-00411-010
 DRAWN BY: EDG
 CHECKED BY: EDG
 DATE ISSUED: 08-31-2023

**EXISTING CONDITIONS
PLAN**

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These drawings are instruments of professional service by Blue Church Surveys for the designated project. Blue Church Surveys assumes no liability for unauthorized use of these drawings, specifications, and documents.

**SUMMER CREST DRIVE
 SUBDIVISION**
 DELAWARE COUNTY, OHIO

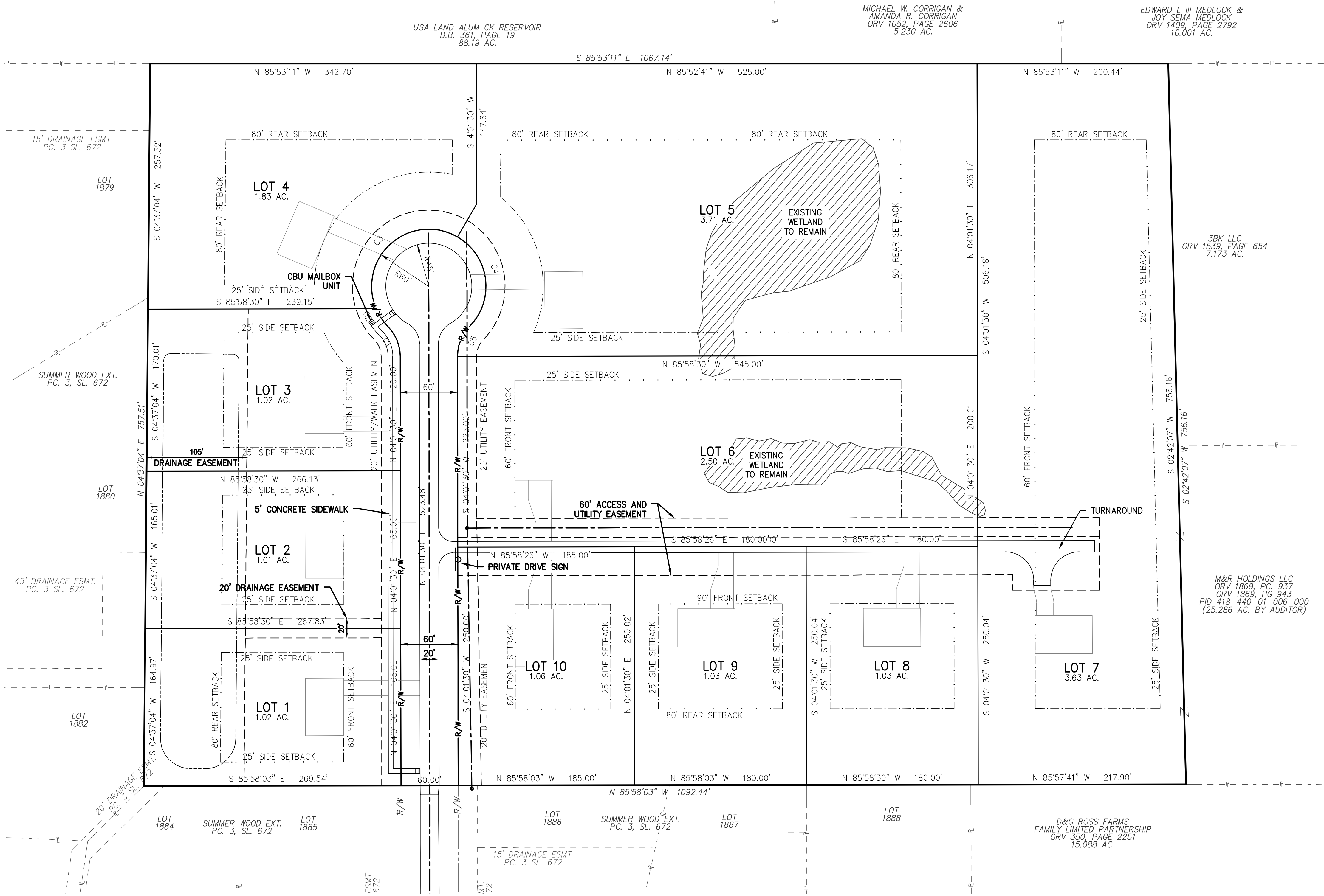


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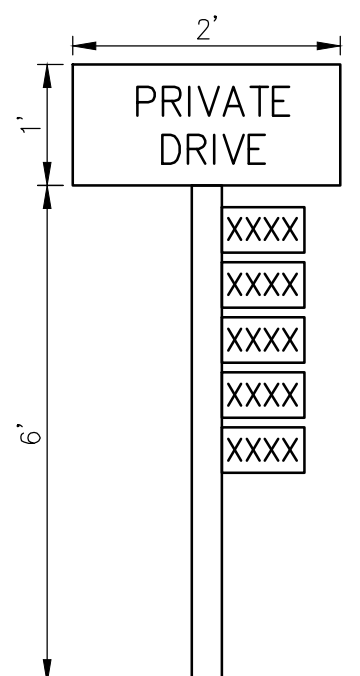
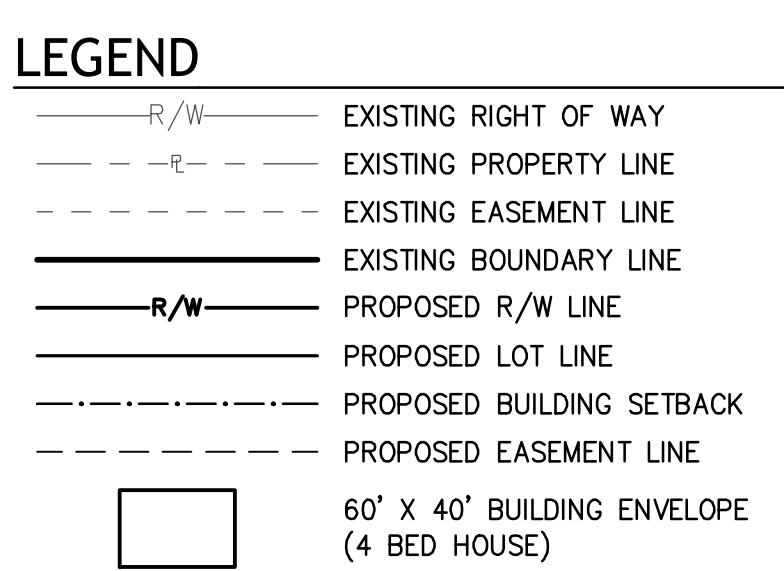
REVISIONS		
NO.	DATE	DESCRIPTION

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SITE LAYOUT PLAN



CURVE DATA			
CURVE NO.	DELTA	RADIUS	LENGTH
C1	044°24'55"	45.00'	34.88'
C2	021°22'23"	60.00'	22.38'
C3	143°17'40"	60.00'	150.06'
C4	104°09'47"	60.00'	109.08'
C5	044°24'55"	45.00'	34.88'



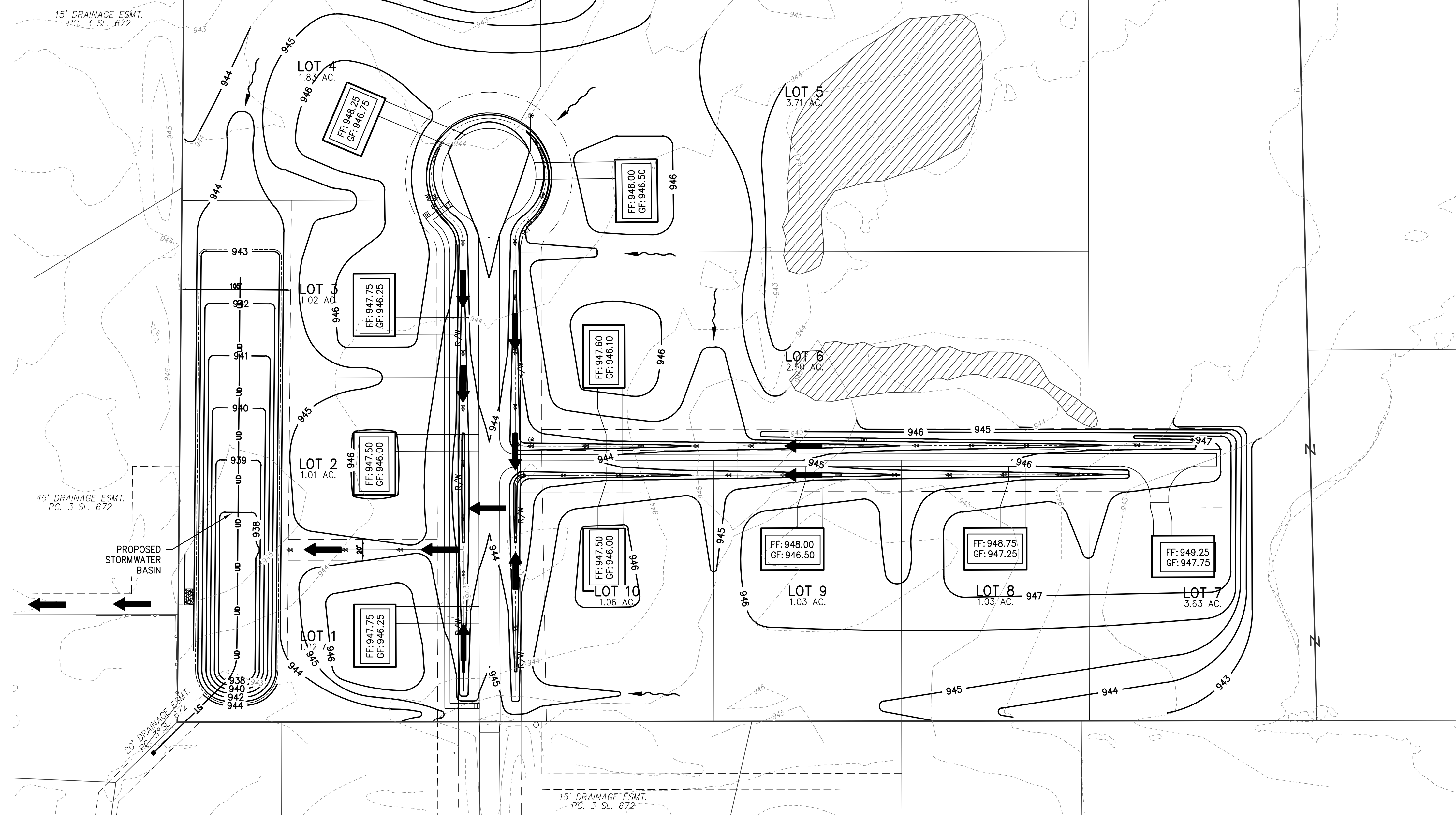
- COMMON ACCESS DRIVE SIGN NOTES**
- A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDE'S EXPENSE, LOCATED AT THE COMMON ACCESS DRIVE INTERSECTION WITH THE CONNECTING PUBLIC ROAD. THE POLE SIGN SHALL BE MADE OF ROT-RESISTANT WOOD OR COMPARABLE WEATHER-RESISTANT MATERIAL. THE POLE SHALL BE PLACED OUTSIDE THE PUBLIC R/W AND SHALL INCLUDE THE WORDS "PRIVATE DRIVE". SIGN SHALL BE NO LARGER THAN 2 SQ FT (1 FOOT X 2 FOOT) ON EACH SIDE. ALL CAD ADDRESSES SHALL BE DISPLAYED COLLECTIVELY ON THE POLE-SIGN IN REFLECTIVE MATERIAL.
 - POST TO BE 4"x4" TREATED WOOD
 - POST TO BE SET AT LEAST 36" DEEP AND BACKFILLED WITH FAST SETTING CONCRETE
 - SIGN TO BE LOCATED OUTSIDE OF PUBLIC R/W



PRIVATE DRIVE SIGN

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**SUMMER CREST DRIVE
 SUBDIVISION**
 DELAWARE COUNTY, OHIO



LOT CULVERT SIZING

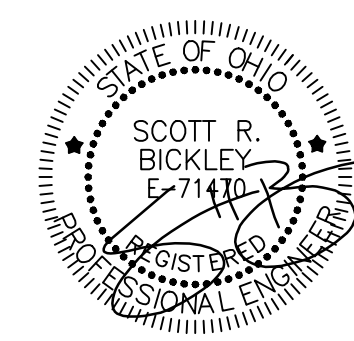
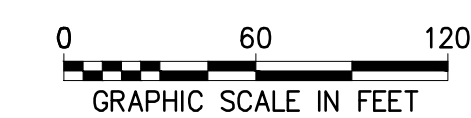
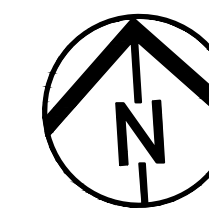
LOT	CULVERT SIZE
1	12"
2	12"
3	12"
4	12"
5	12"
6	15"
7	12"
8	12"
9	12"
10	15"

SOIL DATA
 BeA - BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
 BeB - BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES
 Crd1B1 - CARDINGTON CLAY LOAM, 2 TO 6 PERCENT SLOPES

- GRADING NOTES**
- FRONT YARDS SHALL GRADE TO THE DITCH AND ULTIMATELY TO THE PROPOSED STORMWATER BASIN.
 - STORMWATER SHALL DISCHARGE TO THE NORTH INTO EXISTING SWALE/DITCH.

LEGEND

- DITCH LINE
- 100 YEAR FLOOD PATH
- FLOW ARROW



DATE: _____

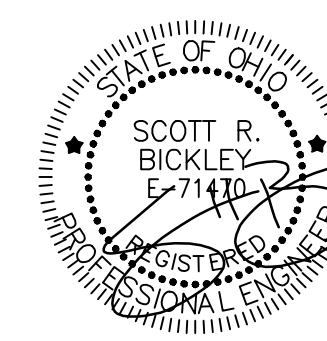
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SITE GRADING PLAN

**SUMMER CREST DRIVE
 SUBDIVISION**
 DELAWARE COUNTY, OHIO

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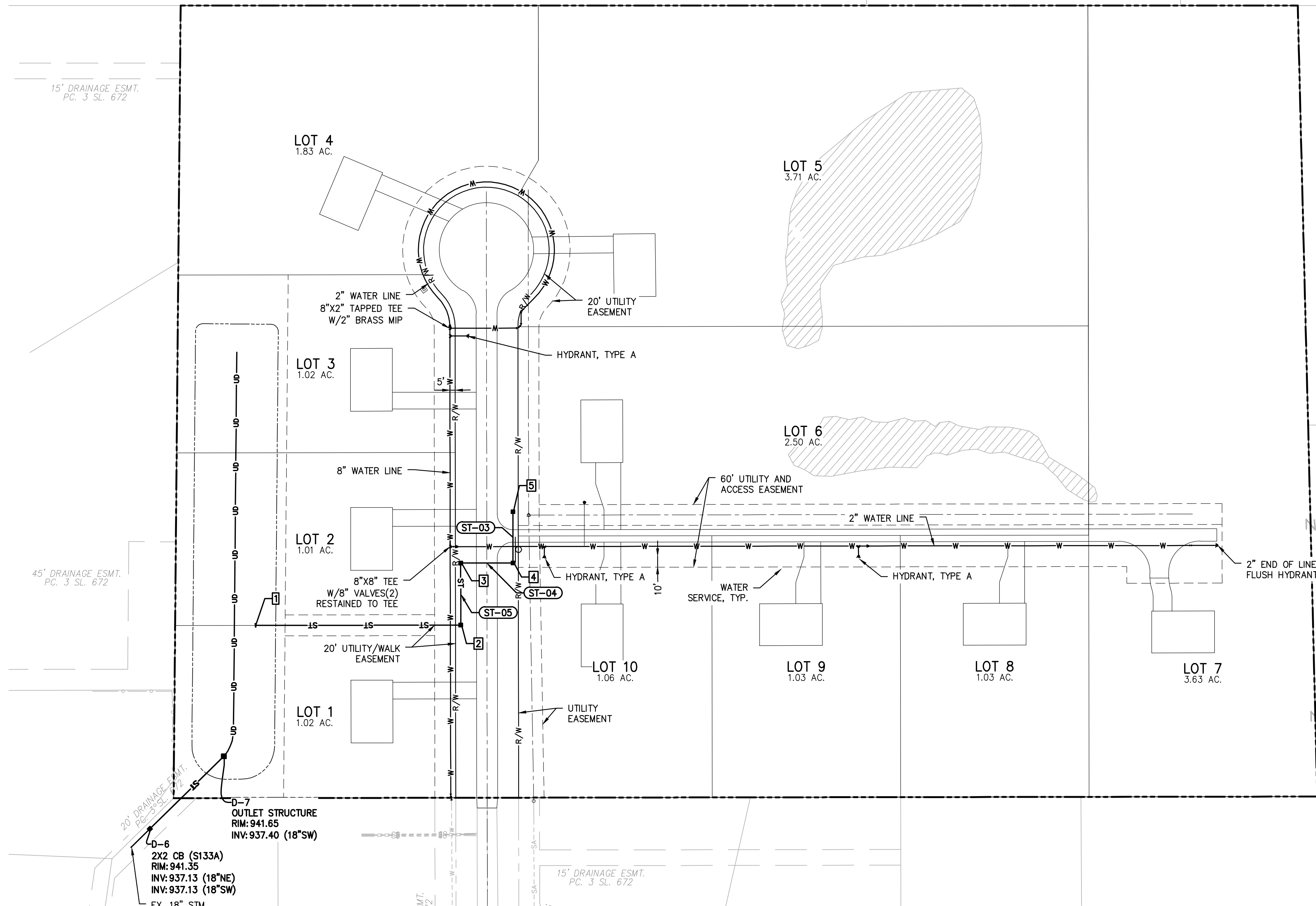


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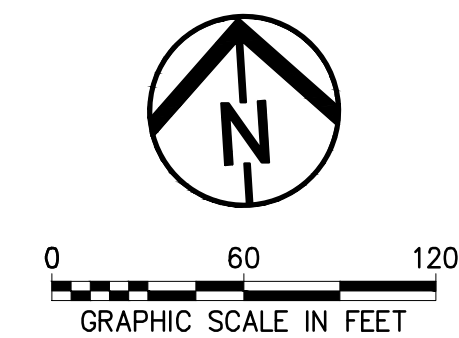
SITE UTILITY PLAN



STORM STRUCTURES – HEADWALLS				AS BUILT
NAME	TYPE	INFO	COORDINATES	INFO
1	ENDWALL (S169)	INV: 937.50 (24°E)	N: 204518.30 E: 1843597.84	

STORM SEWER PIPES				AS BUILT	
NAME	SIZE	LENGTH	SLOPE	LENGTH	SLOPE
ST-02	24"	196.00'	0.24%		
ST-03	12"	49.00'	1.18%		
ST-04	18"	50.00'	0.50%		
ST-05	24"	59.29'	0.30%		
ST-07	18"	99.11'	0.27%		

STORM STRUCTURES – CATCH BASINS				AS BUILT
NAME	TYPE	INFO	COORDINATES	INFO
1	ENDWALL (S169)	RIM: 940.22 INV: 937.50 (24°E)	N: 204518.30 E: 1843597.84	
2	3X3 CB (S133C)	RIM: 942.54 INV: 937.97 (24°N) INV: 937.97 (24°W)	N: 204504.54 E: 1843793.35	
3	3X3 CB (S133C)	RIM: 942.15 INV: 938.40 (18°E) INV: 938.15 (24°S)	N: 204563.69 E: 1843797.51	
4	2x2 CB (S133B)	RIM: 942.15 INV: 938.65 (18°W) INV: 938.90 (12°N)	N: 204560.18 E: 1843847.39	
5	2X2 CB (S133B)	RIM: 942.48 INV: 939.48 (12°S)	N: 204609.06 E: 1843850.83	
6	2X2 CB (S133A)	RIM: 941.35 INV: 937.13 (18°NE) INV: 937.13 (18°SW)	N: 204331.63 E: 1843483.10	



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