



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

RPC Sketch Plan Number 204-10-S
 RPC Number _____
 (RPC Staff will assign)

PROJECT	<u>Courtyards at Big Walnut</u>	(circle one) <u>Residential</u> Commercial
TOWNSHIP	<u>Genoa</u>	
APPLICANT/ CONTACT	Name <u>Epcon Communities</u>	Phone <u>614-761-1010</u>
	Address <u>500 Stonehenge Parkway</u>	E-mail <u>lminkei@epconcommunities.com</u>
	City, State, Zip <u>Dublin, Ohio 43017</u>	

PROPERTY OWNER	Name <u>Vilardo Irrevocable Trust</u>	Phone _____
	Address <u>1585 Bethel Rd.</u>	E-mail <u>614-402-5664</u>
	City, State, Zip <u>Columbus, OH 43220</u>	

SURVEYOR/ ENGINEER	Name <u>EMHT Attn: Patricia Brown</u>	Phone <u>614-775-4396</u>
	Address <u>5500 New Albany Road</u>	E-mail <u>pbrown@emht.com</u>
	City, State, Zip <u>New Albany, Ohio 43054</u>	

LOCATION	(circle one) <u>N</u> S E W side of <u>Big Walnut</u> <u>Road</u> /Street
	approx. _____ feet N S E <u>W</u> of <u>SR 3</u> Road/Street

DETAILS	Is a CAD involved? yes <u>no</u>	
	Current Land Use <u>Agriculture</u>	Del-Co Water <u>yes</u> no
	Current Zoning District <u>PRD - Pending Approval</u>	Private wells yes <u>no</u>
	Buildable lots <u>80</u>	Sanitary Sewer <u>yes</u> no
	Non-buildable <u>0</u>	Electric Provider <u>AEP Ohio</u>
	Total Acreage <u>60.31</u>	Gas Provider <u>Suburban Natural Gas</u>
	Open Space Acreage <u>34.7</u>	School District <u>Olentangy</u>

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 <u>smatlack@co.delaware.oh.us</u>
	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) \$ <u>9,500.00</u>


 Owner (or agent for owner) and Date

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
 PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
 FOR
THE COURTYARDS AT BIG WALNUT
 2024

SITE STATISTICS:

TOTAL ACREAGE:	±60.31 ACRES
CDOT I/A RIGHT OF WAY:	±4.45 ACRES
GROSS TOTAL PROJECT ACREAGE:	±55.86 ACRES
NET DEVELOPABLE AREA:	±45.76 ACRES
-SEE DENSITY CALCULATION: (55.86 AC. - 10.1 AC.) = 45.76 ACRES	
TOTAL NUMBER OF LOTS:	80 LOTS
GROSS DENSITY:	±1.43 LOTS/ACRE
NET DENSITY:	±1.75 DU/NET ACRE
OPEN SPACE:	
REQUIRED (±55.86 ACRES X 50%):	±27.93 ACRES
GROSS OPEN SPACE PROVIDED:	±34.7 ACRES (62.1%)
RESERVE "A":	±14.6 ACRES
RESERVE "B":	±5.5 ACRES
RESERVE "C":	±8.7 ACRES
RESERVE "D":	±2.9 ACRES
RESERVE "E":	±3.0 ACRES
POND AREA:	±4.3 ACRES
NET OPEN SPACE PROVIDED:	±30.4 ACRES (54.4%)

EXISTING ZONING: PRD
 SCHOOL DISTRICT: OLENTANGY LOCAL SCHOOL DISTRICT

DENSITY CALCULATION:

GROSS ACREAGE:	±55.86 ACRES
DEDUCTING 15% FOR STREETS, JURISDICTIONAL WETLANDS/ WATERS U.S., SLOPES OVER 20%, EX UTILITY EASEMENTS, AND EX BODIES OF WATER:	±10.1 ACRES
NET DEVELOPABLE AREA:	±45.76 ACRES

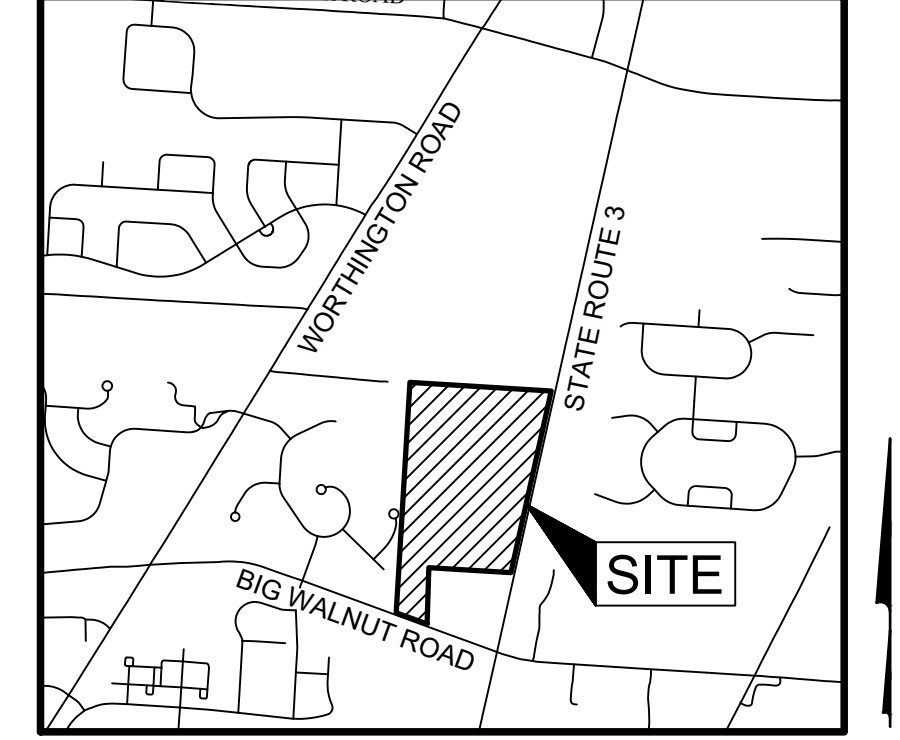
DESIGN STANDARDS:

MINIMUM LOT FRONTAGE (BUILDING LINE):	52 FEET / 67' CORNER LOT
MINIMUM LOT AREA:	6,240 S.F. / 8,040 S.F. CORNER LOT
MINIMUM FRONT YARD SETBACK:	20 FEET (BUILDING LINE)
MINIMUM SIDE YARD SETBACK:	5 FEET (TOTAL 10 FEET)
MINIMUM REAR YARD SETBACK:	5 FEET INTERIOR LOTS
AVERAGE LOT SIZE:	7,600 S.F.

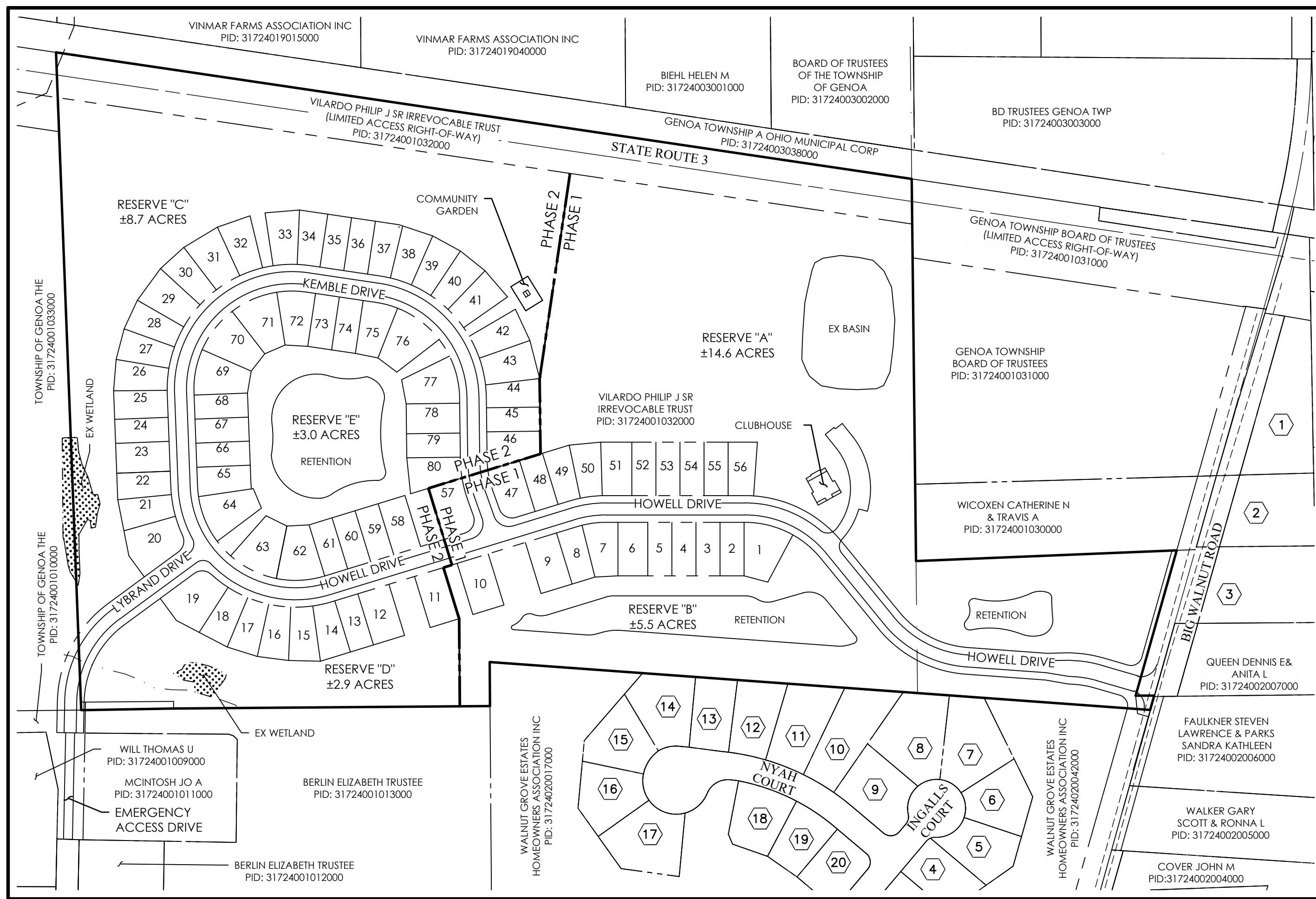
VARIANCES

- TO ARTICLE IX, SECTION 904, PART H. ALLOW SUMP PUMPS AND ROOF DRAINS TO CONNECT TO THE CURB. APPROVAL PENDING.
- TO ARTICLE IV, SECTION 403, PART B. REMOVE CROSS SECTION REQUIREMENTS FOR CURB AND GUTTER STREETS WITH CUT OR FILL OF 3 FEET OR LESS. APPROVAL PENDING.
- TO ARTICLE IX, SECTION 903 PART C DRAINAGE AREA DETERMINATION. REQUESTING A VARIANCE TO REDIRECT STORMWATER RUNOFF FROM WATERSHED 01 TO WATERSHED 02 WHILE STILL MEETING RUNOFF CONTROL REQUIREMENTS. APPROVAL PENDING-SUBJECT TO FINAL ENGINEERING
- TO ARTICLE IX, SECTION 904 PART G (4)(E). DESIGN SPECIFICATIONS-FREEBOARD. TO DECREASE THE MINIMUM FREEBOARD REQUIREMENT TO 6". APPROVAL PENDING.
- TO ARTICLE VI, TABLE 604. ELIMINATE MINIMUM 50' TANGENT LENGTH APPROACHING INTERSECTION FOR INTERSECTIONS ON CURVES. APPROVAL PENDING.
- TO FINAL ENGINEERING & CONSTRUCTION PLAN REVIEW CHECKLIST. PERMIT MANHOLE CURB & GUTTER INLETS. APPROVAL PENDING-SUBJECT TO FINAL ENGINEERING.
- TO ARTICLE IX, SECTION 904 B(14). TO UTILIZE CONCRETE ENCASUREMENT WHEN COVER IS BETWEEN 6" AND 24" BELOW SUBGRADE. APPROVAL PENDING-SUBJECT TO FINAL ENGINEERING.
- TO STANDARD DRAWING DCED-S125 CURB AND GUTTER INLET. REQUESTING A VARIANCE FOR PIPES LARGER THAN 21" IN DIAMETER, OR IF ELLIPTICAL PIPE IS USED, PIPES NO TALLER THAN 36". TO UTILIZE DOUBLE BOX STRUCTURES. APPROVAL PENDING-SUBJECT TO FINAL ENGINEERING
- TO APPENDIX B, IX 904 B(14). REDUCE MINIMUM COVER FOR PIPE OUTSIDE R/W FROM 1.5' TO 1.0'. APPROVAL PENDING-SUBJECT TO FINAL ENGINEERING

SKETCH PLAN # 204-10-S



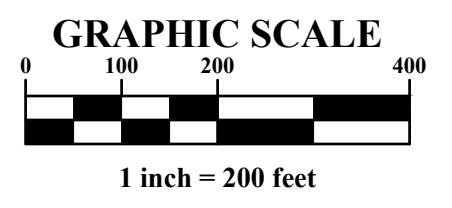
LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

DEVELOPER/OWNER
 EPCON COMMUNITIES
 500 Stonehenge Parkway
 Dublin, Ohio 43017
 Tel: (614) 761-1010
 Contact: Bryan Dougherty
 Email: bdougherty@epconcommunities.com

ENGINEER
 EMH&T INC.
 5500 New Albany Rd
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Contact: Patricia Brown
 Email: pbrown@emht.com



PROPERTY OWNERS

- | | | | |
|---|---|---|---|
| ① PID: 31724002010000
(HARRIS MARK E) | ⑥ PID: 31724020034000
(HUTCHINSON ROGER G & CAROL L) | ⑪ PID: 31724020029000
(GUNKLE JENNIFER & ADAM) | ⑯ PID: 31724020024000
(BOLEN CHRIS & JEANNE) |
| ② PID: 31724002009000
(DIETZ PHILIP M & LEIST ALISSA N) | ⑦ PID: 31724020033000
(BELSHE CONNIE L) | ⑫ PID: 31724020028000
(WOLINETZ BARRY H TRUSTEE) | ⑰ PID: 31724020023000
(WADE DOUGLAS E & LEIGH A) |
| ③ PID: 31724002008000
(TRAPASSO FREANCESCO & ORSINI TRAPASSO LISA) | ⑧ PID: 31724020032000
(DAVIS MELISSA L & LABRONZ C TRUSTEES) | ⑬ PID: 31724020027000
(PHAN BENJAMIN & MARGARET) | ⑱ PID: 31724020022000
(HOBSON JAMES & ASHLEY N) |
| ④ PID: 31724020036000
(H. M. J. & T. M.) | ⑨ PID: 31724020031000
(CRANDALL PAMELA C TRUSTEE) | ⑭ PID: 31724020026000
(SARGENT DOUGLAS M & REBECCA A) | ⑲ PID: 31724020021000
(PRABELL LOUIS JOHN & EMILY J) |
| ⑤ PID: 31724020035000
(MATHUR ATISH PRATAP & TANISHA) | ⑩ PID: 31724020030000
(MILLER GEORGE EDWARD & LORI J) | ⑮ PID: 31724020025000
(MCALLISTER BRANDON J & REBECCA A) | ⑳ PID: 31724020020000
(PARSONS TRAVIS A & REBEKAH L) |

- NOTE "A": ALL OF THE COURTYARDS AT BIG WALNUT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39041C0260K AND 39041C0270K EFFECTIVE DATE APRIL 16, 2009.
- NOTE "B": 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.
- NOTE "C": STREET NAMES WILL BE REVIEWED BY THE GENOA TOWNSHIP FIRE DEPARTMENT, AND ARE SUBJECT TO APPROVAL BY THE DELAWARE COUNTY ENGINEER. THE TRUSTEES WILL REVIEW ANY SPECIALTY STREET NAME SIGNS.
- NOTE "D": 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.
- NOTE "E": THE GENOA TOWNSHIP FIRE DEPARTMENT WILL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS.
- NOTE "F": ALL STORMWATER DRAINAGE BASINS WILL BE A PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM.
- NOTE "G": ON STREET PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET PER DELAWARE COUNTY STANDARDS. ON STREET PARKING SHALL BE PROHIBITED ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANTS AND "NO PARKING" SIGNS SHALL BE ERECTED BY THE DEVELOPER.
- NOTE "H": 5' WIDE SIDEWALKS SHALL BE PROVIDED PARALLEL TO AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAYS WITHIN THE DEVELOPMENT.
- NOTE "I": ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED PRIOR TO AND DURING CONSTRUCTION ALONG ALL OF THE OPEN SPACES.
- NOTE "J": THE COUNTY ENGINEERS STANDARDS FOR STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL WILL BE MAINTAINED DURING CONSTRUCTION.
- NOTE "K": RESERVE SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS AT BIG WALNUT HOMEOWNERS ASSOCIATION AS OPEN SPACES AS WELL AS STORMWATER FACILITIES AS A PART OF THE DEVELOPMENT.
- NOTE "L": TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR ARCHEOLOGICAL HISTORIC SITES WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT.
- NOTE "M": CURRENTLY THERE IS A SURVEY OF THE PROPOSED SITE UNDERWAY. BENCHMARKS WILL BE PROVIDED AT THE TIME OF PRELIMINARY PLAN APPROVAL.
- NOTE "N": RESERVE "A" SHALL INCLUDE LANDSCAPING, ENTRY SIGNS, CLUBHOUSE AND ASSOCIATED RECREATIONAL AMENITIES PER THE PRELIMINARY DEVELOPMENT PLAN. IT SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS AT BIG WALNUT HOMEOWNERS ASSOCIATION AS OPEN SPACES.

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REVISIONS	
DATE	DESCRIPTION



Epcon Communities
 500 Stonehenge Parkway
 Dublin, Ohio 43017
 Tel: (614) 761-1010
 Contact: Bryan Dougherty
 Email: bdougherty@epconcommunities.com

GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
 PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
 FOR
THE COURTYARDS AT BIG WALNUT
 INDEX SHEET

LOCATED IN:
 FARM LOTS 7 AND 8, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 17
 UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
OCTOBER 28, 2024	20240821
Scale	Sheet
1"=200'	1/5

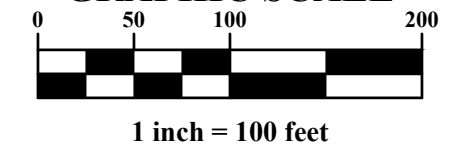


SOIL LEGEND

- BeA: BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES
- BeB: BENNINGTON SILT LOAM, 2 TO 4 PERCENT SLOPES
- CoB: CARDINGTON SILT LOAM, 2 TO 4 PERCENT SLOPES
- PwA: PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
- W: WATER



GRAPHIC SCALE



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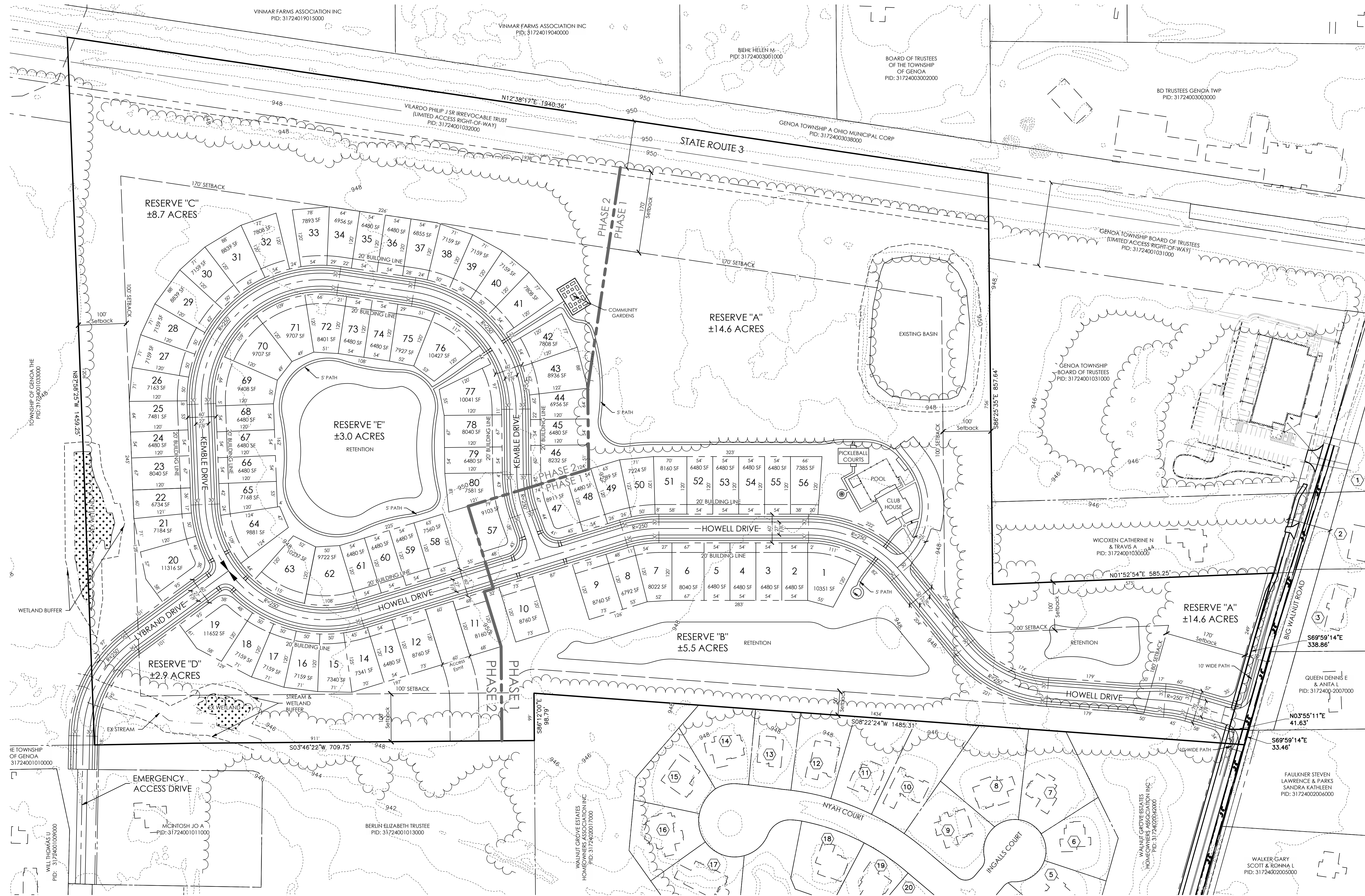
EMHT
 Evans, Mechwart, Hamilton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Fax: 614.775.3648
 emht.com

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 FOR
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 EXISTING CONDITIONS PLAN

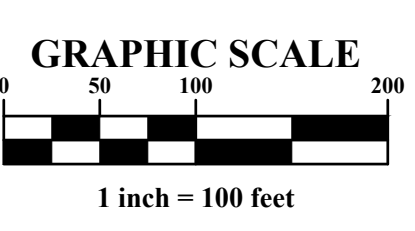
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 FARM LOTS 7 AND 8, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 17
 UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
OCTOBER 28, 2024	20240821
Scale	Sheet
1"=100'	2/5



PROPERTY OWNERS

- | | | | | | | | | | |
|---|---|--|--|--|---|--|---|---|---|
| 1 PID: 31724002010000 (HARRIS MARK E) | 3 PID: 31724002008000 (FRANESCO & ORSINI TRAPASSO LISA) | 5 PID: 3172402003500 (MATHUR ATISH PRATAP & TANISHA) | 7 PID: 31724020033000 (BELSHE CONNIE L) | 9 PID: 31724020031000 (CRANDALL PAMELA C TRUSTEE) | 11 PID: 31724020029000 (GUNCKLE JENNIFER & ADAM) | 13 PID: 31724020027000 (PHAN BENJAMIN & MARGARET) | 15 PID: 31724020025000 (MCALLISTER BRANDON J & REBECCA A) | 17 PID: 31724020023000 (WADE DOUGLAS E & LEIGH A) | 19 PID: 31724020021000 (PRABELL LOUIS JOHN & EMILY J) |
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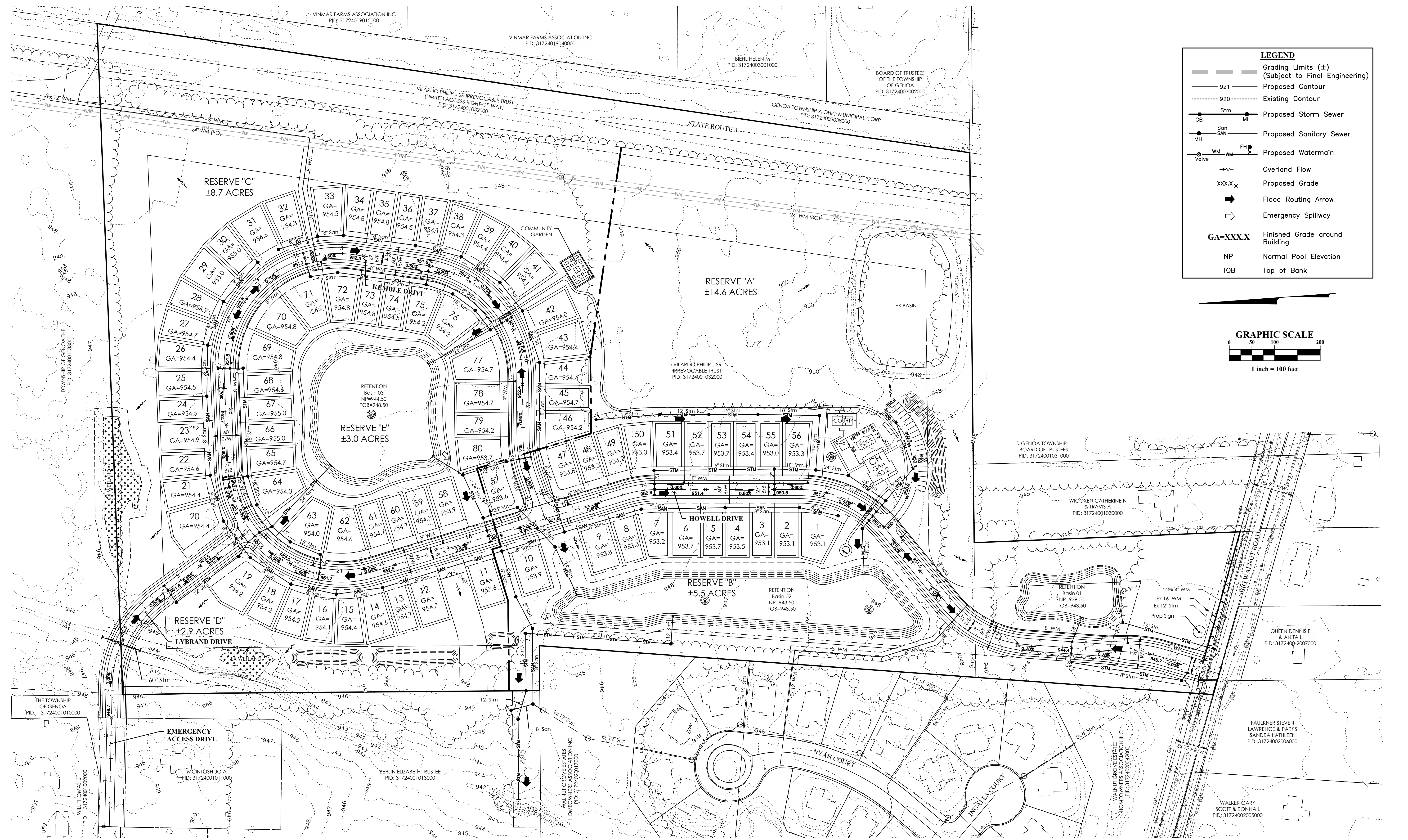
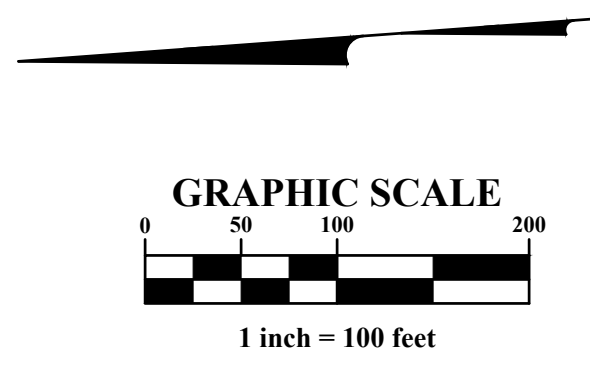
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
FOR
THE COURTYARDS AT BIG WALNUT
SITE PLAN

LOCATED IN:
FARM LOTS 7 AND 8, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 17
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
OCTOBER 28, 2024	20240821
Scale	Sheet
1"=100'	3/5

LEGEND
(Subject to Final Engineering)

- Grading Limits (±)
- 921 — Proposed Contour
- Existing Contour
- Stm — Proposed Storm Sewer
- San — Proposed Sanitary Sewer
- WM — Proposed Watermain
- Valve — Valve
- Overland Flow
- XXX.X — Proposed Grade
- ➔ Flood Routing Arrow
- Emergency Spillway
- GA=XXX.X — Finished Grade around Building
- NP — Normal Pool Elevation
- TOB — Top of Bank



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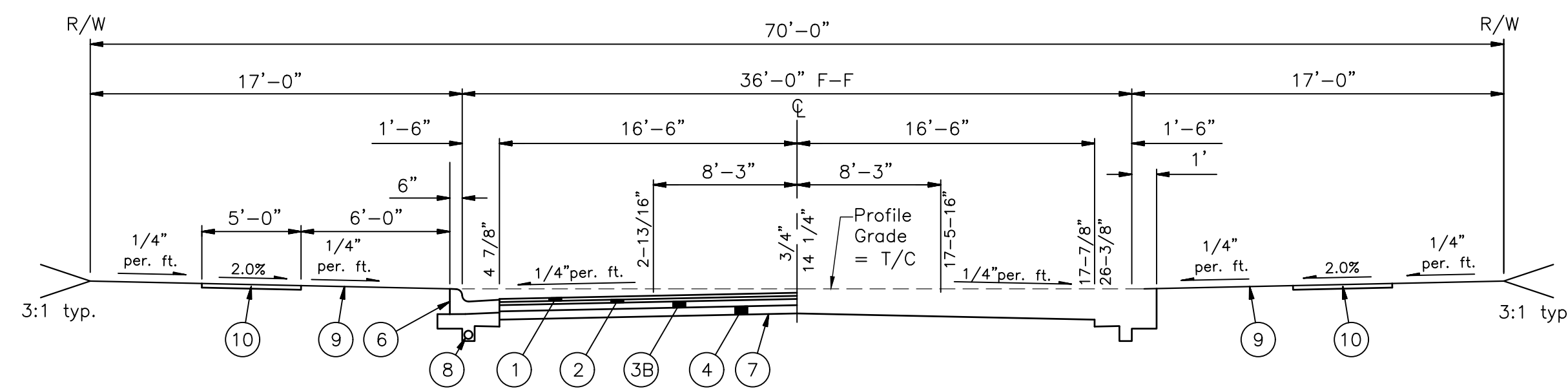
EMHT
 Evans, Mechwart, Hamilton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5200 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Fax: 614.775.3648
 emht.com

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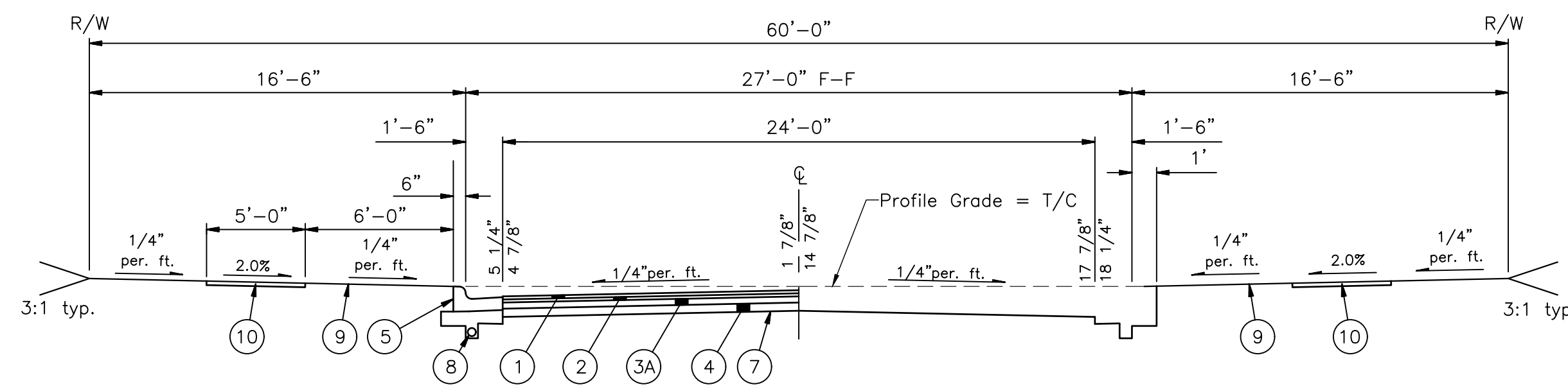
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 PRELIMINARY PLAN / COMPOSITE UTILITY GRADING PLAN
 FOR
THE COURTYARDS AT BIG WALNUT
 UTILITY & GRADING PLAN

LOCATED IN:
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 UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO

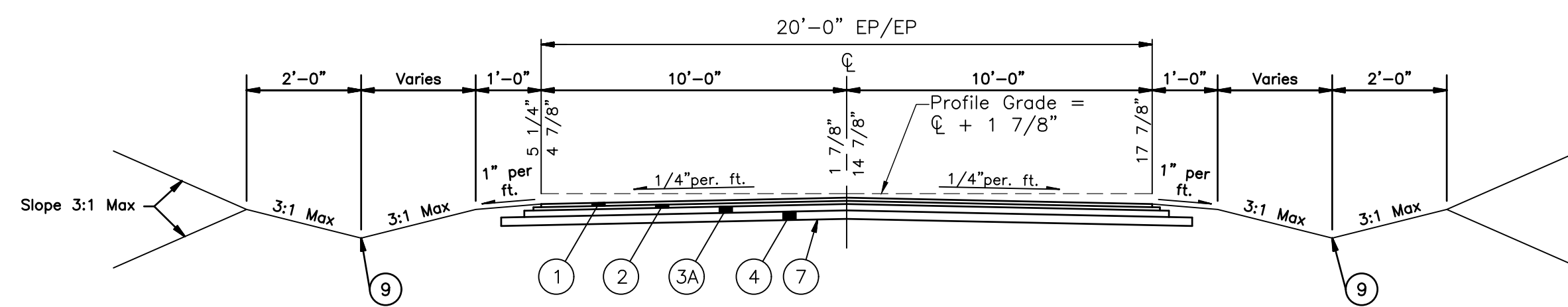
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OCTOBER 28, 2024	20240821
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1"=100'	4/5



TYPICAL 36'-0" PAVEMENT SECTION (70' R/W) (SNC)
 Not to Scale
 DCED-R2135A and Article V, 601C
 Street Classification: Collector
 CBR=2.9 (worst case)
 SN_e=4.24
 HOWELL DRIVE Sta 0+00.00 to 2+02.01



TYPICAL 27'-0" PAVEMENT SECTION (60' R/W) (SNC)
 Not to Scale
 DCED-R2135C
 Street Classification: Local
 CBR=2.9 (worst case)
 SN_e=3.71
 HOWELL DRIVE Sta 2+52.01 to 23+28.91
 KEMBLE DRIVE Sta 23+28.91 to 39+58.16
 LYBRAND DRIVE Sta 2+39.16 to 7+87.54



**EMERGENCY ACCESS DRIVE
 TYPICAL 20'-0" PAVEMENT SECTION (SNC)**
 Not to Scale
 DCED-R2135C
 Street Classification: Local
 CBR=2.9 (worst case)
 SN_e=3.71

PAVEMENT LEGEND
 (Per Delaware County Standards Unless Otherwise Noted)

- | | |
|--|--|
| ① Item 441, 1 1/2" Asphalt Concrete Surface Course, Type 1, (448) PG64-22 | ⑥ 8" Concrete Combined Curb & Gutter Per DCED-R2020 |
| ② Item 441, 1 1/2" Asphalt Concrete Intermediate Course, Type 1, (448) PG64-22 | ⑦ Item 204, Subgrade Compaction & Proof Rolling |
| ③A 6" Roller Compacted Concrete, Item SS-1523 (DCEO Appendix B) | ⑧ Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone |
| ③B 8" Roller Compacted Concrete, Item SS-1523 (DCEO Appendix B) | ⑨ Item 659, Seeding & Mulching, Class 1 |
| ④ Item 304, 4" Aggregate Base | ⑩ Sidewalk (4" Thick) per Dwg DCED-R2300 |
| ⑤ 6" Concrete Combined Curb & Gutter Per DCED-R2010 | |

STREET CRITERIA

Terrain:	Level
Design Speed:	30 mph
Posted Speed:	25 mph

J:\20240821\DWG\PRELIMINARY PLANS TYPICAL SECTIONS.DWG plotted by: D:\A\A, SHUKU on 10/28/2024 8:46:52 AM last saved by: S09665 on 10/28/2024 8:41:24 AM

REVISIONS	
DATE	DESCRIPTION



Epcon Communities
 500 Stonehenge Parkway
 Dublin, Ohio 43017
 Tel: (614) 761-1010
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 Email: bdougherty@epconcommunities.com

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Scale	NONE	Sheet	5/5