

	Preliminary Subdivision Application Delaware County, Ohio (for unincorporated areas only)	RPC Sketch Plan Number 24-14-S
		RPC Number _____ <i>(RPC Staff will assign)</i>

PROJECT	The Courtyards at Evans Farm	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Orange Township	
APPLICANT/ CONTACT	Name EC New Vision Ohio, LLC (Craig Cherry)	Phone 614-761-1010
	Address 500 Stonehenge Parkway	E-mail ccherry@epconcommunities.com
	City, State, Zip Dublin, Ohio 43017	

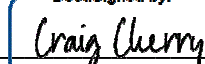
PROPERTY OWNER	Name Bavelis Zenios Development, LLC	Phone 614-845-6055
	Address P.O. Box 278	E-mail zenios@zenios.com
	City, State, Zip Lewis Center, Ohio 43035	

SURVEYOR/ ENGINEER	Name Kimley-Horn (Tyler Jackson)	Phone 614-472-8552
	Address 7965 N High St Suite 200	E-mail tyler.jackson@kimley-horn.com
	City, State, Zip Columbus, Ohio 43214	

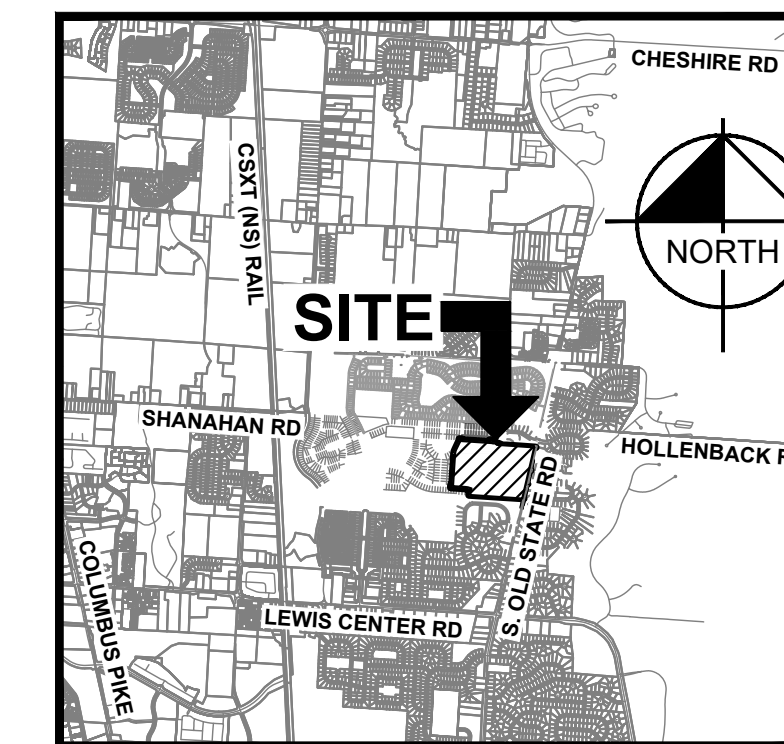
LOCATION	(circle one) N S <u>E (W)</u> side of S Old State <u>Road</u> Street
	approx. 1,085 feet <u>(N)</u> S E W of Prairie Drive Road/Street

DETAILS	Is a CAD involved? yes <u>(no)</u>
	Current Land Use Agricultural Del-Co Water <u>(yes)</u> no
	Current Zoning District PRD Private wells yes <u>(no)</u>
	Buildable lots 17 Sanitary Sewer <u>(yes)</u> no
	Non-buildable 0 Electric Provider AEP
	Total Acreage 62.80 Gas Provider Columbia Gas
	Open Space Acreage 23.34 School District Olentangy

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) \$ <u>7,975.40</u>

DocuSigned by:


 Owner (or agent for Owner) and Date



VICINITY MAP
SCALE: 1" = 5000'

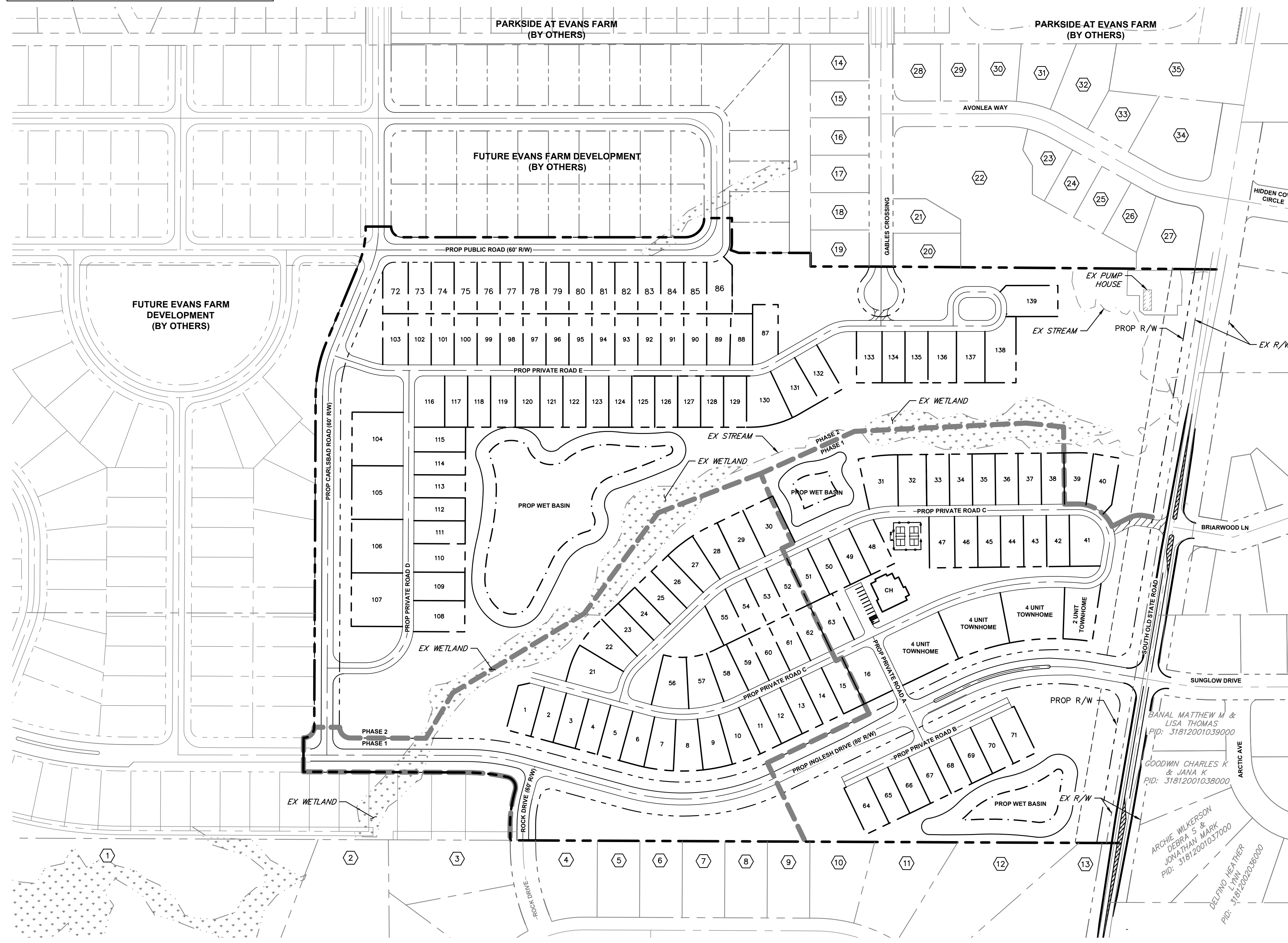
PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN FOR COURTYARDS AT EVANS FARM

LOT 1, SECTION 1, TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY LANDS
BERLIN TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	TYPICAL SECTIONS
3	ADT EXHIBIT
4	EXISTING CONDITIONS
5	SITE PLAN
6	UTILITY PLAN
7	GRADING PLAN
8	ROAD PROFILES
9	ROAD PROFILES
10	ROAD PROFILES
11	ROAD PROFILES
12	ROAD PROFILES
13	INTERSECTION SIGHT DISTANCE - INGLESB DRIVE
14	DECISION SIGHT DISTANCE - INGLESB DRIVE
15	DECISION SIGHT DISTANCE - BRIARWOOD LANE

EXISTING PARCEL INFORMATION

- 1 EVANS FARM DELAWARE LLC
PID: 31821001016000
- 2 EVANS FARM NCA
PID: 31821019019000
- 3 MAGDALENA & RAYMOND A MICHALSKI
PID: 31821001075000
- 4 CHARLENE A GRANT
PID: 31821006030000
- 5 TERESA M & KENNETH L HENDERSON
& MICHAEL A MRKVICKA
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PID: 31812015003000
- 14 ENNA LUITEL & DIBYENDRA BIR ADHIKARI
PID: 31812018008000
- 15 BRIAN C & CHRISTI M WILLIAMS
PID: 31812018009000
- 16 JOHN CURRAN & REBECCA JOLENE SEXTON
TRUSTEES
PID: 31812018010000
- 17 HUNTER & COURTNEY SCHWEICKART
PID: 31812018011000
- 18 WILLIAM L IV & JENNIFER E
BYERS
PID: 31812018012000
- 19 MARK & KIMBERLY ADAMS
PID: 31812018013000
- 20 CONRAD AUSTIN BOWMAN
PID: 31812019008000
- 21 MICHAEL D & GAIL R TOMKO
PID: 31812019007000
- 22 AVONLEA HOMEOWNERS ASSOCIATION INC
PID: 31812019006000
- 23 ANTHONY B & ADRINA L MCDONALD
PID: 31812019005000
- 24 JUSTIN T & EMILY D PLESSINGER
PID: 31812019004000
- 25 DANIEL J & LYNN M POMONIO
PID: 31812019003000
- 26 JASON A & SHANTI T DIETSCH
PID: 31812019002000
- 27 MICHAEL J & MARISA LOUISE HEIDENREICH
PID: 31812019001000
- 28 GEORGE JR & KATHLEEN MCCORMIC
PID: 31812018007000
- 29 JASON T & CHRISTIE JESSICA L CARTEE
PID: 31812018006000
- 30 GEORGIA HART
PID: 31812018005000
- 31 DANIEL & MEREDITH SAJNER
PID: 31812018004000
- 32 HOOVER GARDEN APARTMENTS LTD
PID: 31812018003000
- 33 DONNA & MICHAEL GRUSKIEWICZ
PID: 31812018002000
- 34 CHARLENE M & CHARLIE J CRISP
PID: 31812018001000
- 35 TRENT MATTHEW & ROBYN J TAYLOR
PID: 31812001002000



SITE DATA

ZONING: PRD
 TOTAL SITE ACREAGE: ±60.29 AC
 TOTAL OPEN SPACE: ±23.34 AC
 TOTAL NUMBER OF DWELLING UNITS: 161
 PHASE 1: 71 LOTS
 PHASE 2: 68 LOTS
 NET DENSITY: ±2.56 UNITS/AC
 GROSS DENSITY: ±2.67 UNITS/AC
 DEVELOPMENT DENSITY: ±4.36 UNITS/AC
 TOTAL DISTURBED AREA: ±53.98 AC
 PRE-DEVELOPED IMPERVIOUS: ±1.20 AC
 POST-DEVELOPED IMPERVIOUS: ±25.28 AC
 FRONT GARAGE SETBACK: 20' (FROM BACK OF WALK OR R/W)
 REAR SETBACK: 10'
 SIDE SETBACK: 6'

REFERENCES

EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS AUGUST 2024.
 EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (GRIP) IN AUGUST 2024 AND FROM FIELD TOPO SURVEY PERFORMED BY A LICENSED SURVEYOR IN OCTOBER 2024.

FLOOD PLAIN

ALL OF COURTYARDS AT EVANS FARM DEVELOPMENT IS WITHIN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39041C0234K & 39041C0255K, EFFECTIVE DATE APRIL 16, 2009.

NOTE

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

LOT INFO

LOTS 72-86 WILL BE FEE SIMPLE LOTS. LOTS 1-71 & 87-131 WILL BE CONSIST OF TWO PARCELS WITH CONDOS. PARCEL 1 WILL BE BOUNDED BY EXISTING SOUTH OLD STATE R/W TO THE EAST, PROPOSED INGLESB DRIVE R/W TO THE SOUTH, PROPOSED CARLSBAD ROAD R/W TO THE WEST, AND PROPOSED FEE SIMPLE LOTS AND PROPOSED PUBLIC ROAD R/W TO THE NORTH. PARCEL 2 WILL BE BOUNDED BY EXISTING SOUTH OLD STATE TO THE EAST, EXISTING SUBDIVISION LOTS TO THE SOUTH, PROPOSED ROCK DRIVE R/W TO THE WEST, AND PROPOSED INGLESB DRIVE R/W.

OWNERS

EVANS FARM DELAWARE LLC
 OLD STATE RD
 LEWIS CENTER, OH 43035
 BAVELIS ZENIOS DEVELOPMENT LLC
 S OLD STATE RD
 LEWIS CENTER, OH 43035

DEVELOPER

EPCON COMMUNITIES
 500 STONEHENGE PARKWAY
 DUBLIN, OH 43017
 CONTACT: CRAIG CHERRY
 TEL: (614) 761-1010
 EMAIL: CCHERRY@EPCONCOMMUNITIES.COM

SURVEYOR

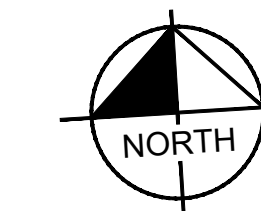
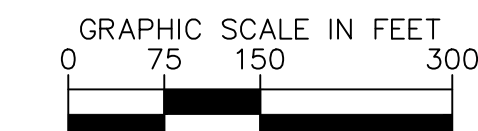
ADVANCED CIVIL DESIGN, INC.
 781 SCIENCE BOULEVARD, SUITE 100
 GAHANNA, OH 43230
 CONTACT: ANDY KRANER
 TEL: (614) 944-5091
 EMAIL: AKRANER@ADVANCEDCIVILDESIGN.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 7965 NORTH HIGH STREET, SUITE 200
 COLUMBUS, OH 43235
 CONTACT: TYLER JACKSON
 TEL: (614) 472-8552
 EMAIL: TYLER.JACKSON@KIMLEY-HORN.COM

INDEX MAP

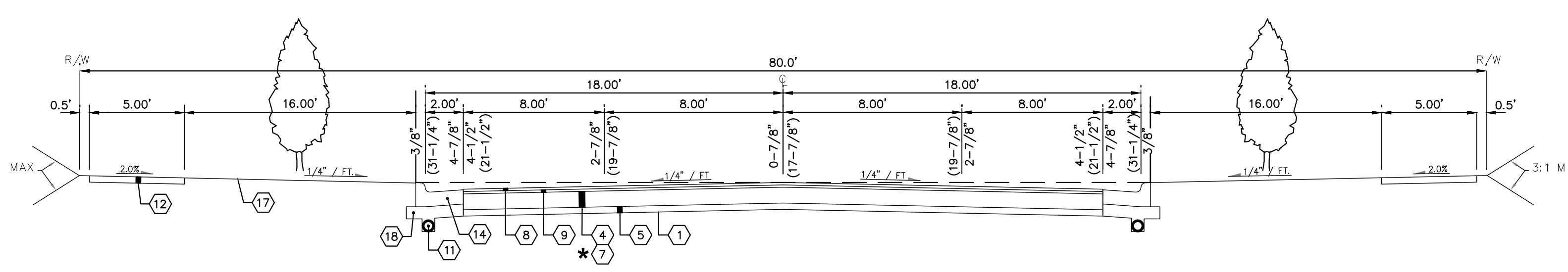
SCALE: 1" = 150'



PRELIMINARY ENGINEERING PLAN	DESIGNED BY: AAE	DATE	BY	APR	DATE
	DRAWN BY: JLC				
COURTYARDS AT EVANS FARM	CHECKED BY: TCJ	REVISIONS	DATE	BY	APR
	SCALE: AS NOTED				
EVANS FARM	TITLE SHEET				
	PRELIMINARY ENGINEERING PLAN				
COURTYARDS AT EVANS FARM					
BERLIN TOWNSHIP DELAWARE COUNTY, OHIO					
ORIGINAL ISSUE: 10/28/2024					
KHA PROJECT NO. 190020003					
SHEET NUMBER					
1					
OF 15					

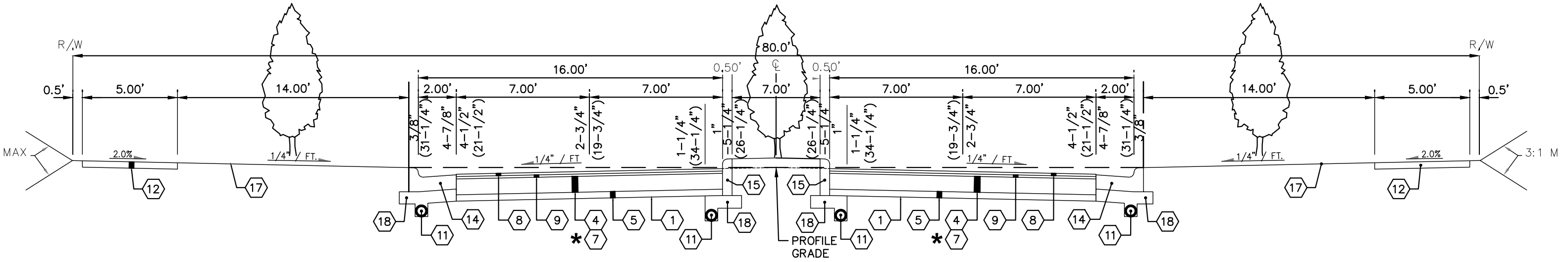
Drawing name: K:\CIB\JDE\190020003_Epcon_Evans Farm_2_Design\CAD\PlanSheets\Preliminary Plan\Title Sheet.dwg TITLE SHEET Oct 28, 2024 3:46pm by: Demetrios Roussos
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and impropriety 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.

Drawing name: \\winley-horn.com\m\c\l\l\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Typical Sections.dwg TYPICAL SECTIONS Oct 28, 2024 3:45pm by Demetrius Proulx
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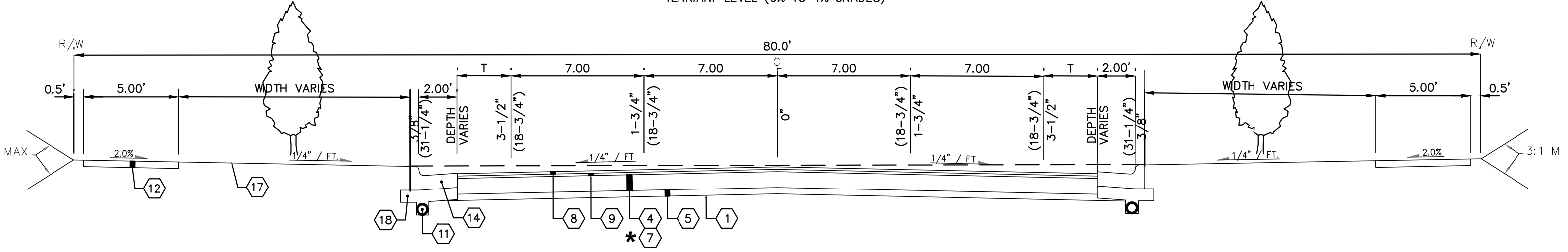
TYPICAL NO PARKING 36' FC/FC (80' R/W) COLLECTOR STREET SECTION

NOT TO SCALE
 1500 VPD < ADT < 3500 VPD
 CBR VALUE: 2.9
 SN VALUE: 4.24
 TERRAIN: LEVEL (0% TO 4% GRADES)
 INGLESCH DRIVE
 STA. 0+56.00 TO 1+80.92



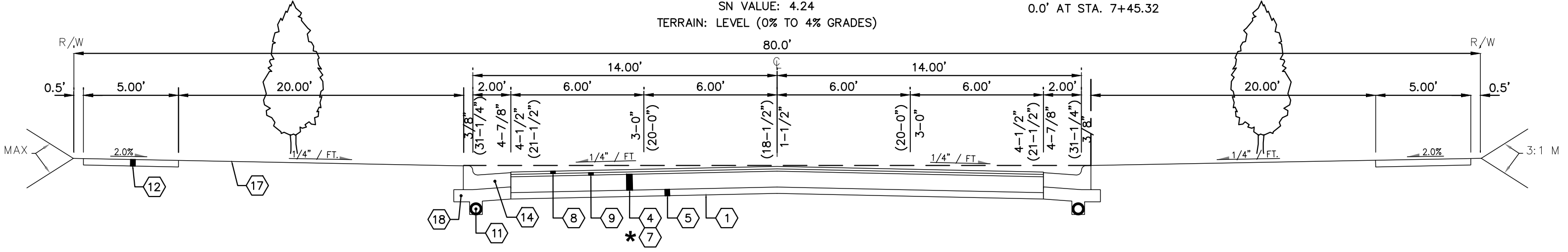
TYPICAL NO PARKING 16' FC/FC BOULEVARD (80' R/W) COLLECTOR STREET SECTION

NOT TO SCALE
 1500 VPD < ADT < 3500 VPD
 DESIGN SPEED: 30 MPH
 CBR VALUE: 2.9
 SN VALUE: 4.24
 TERRAIN: LEVEL (0% TO 4% GRADES)
 INGLESCH DRIVE
 STA. 2+30.92 TO 5+19.32



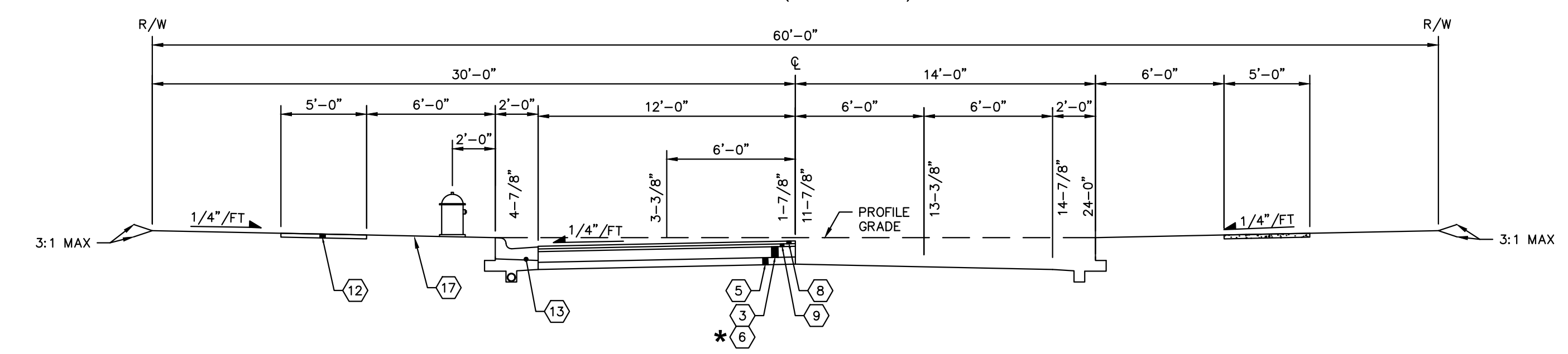
TAPERED NO PARKING 40' - 28' FC/FC LANE (80' R/W) STREET SECTION

NOT TO SCALE
 1500 VPD < ADT < 3500 VPD
 CBR VALUE: 2.9
 SN VALUE: 4.24
 TERRAIN: LEVEL (0% TO 4% GRADES)
 INGLESCH DRIVE
 T (TAPER WIDTH) = 4.0' AT STA. 6+20.32 TO 0.0' AT STA. 7+45.32



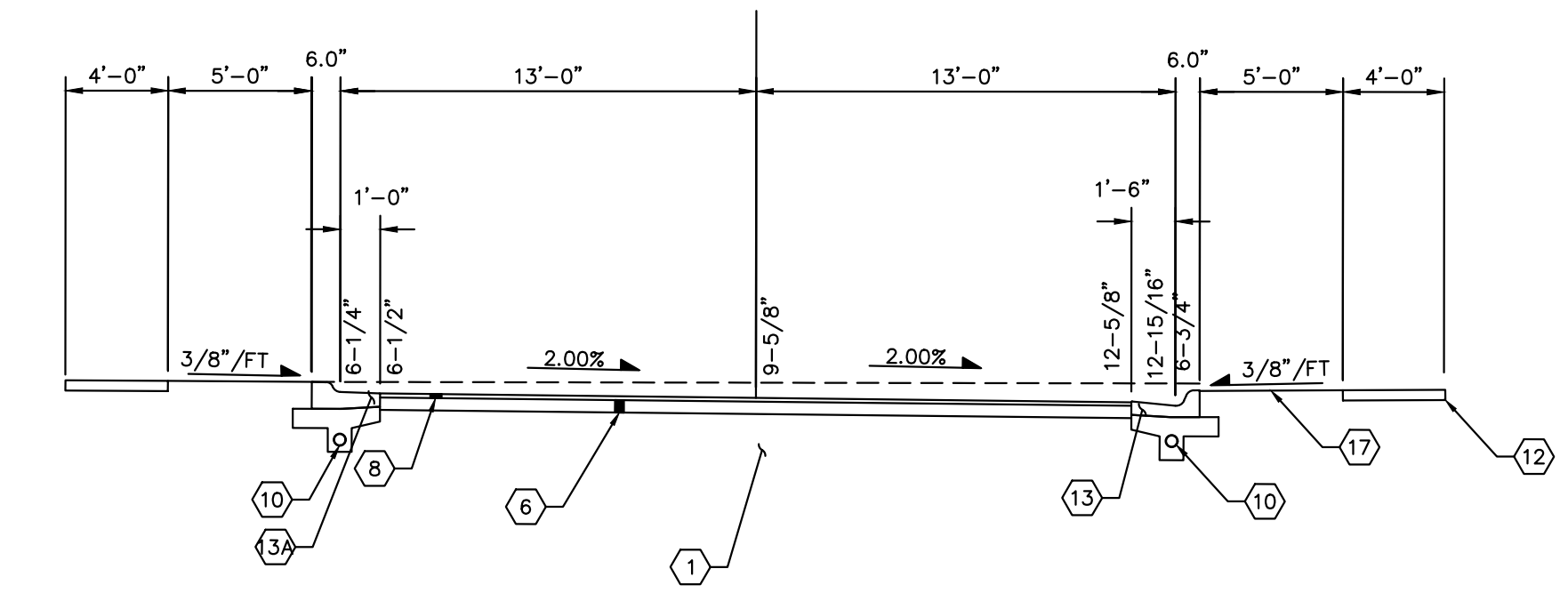
MODIFIED NO PARKING 28' FC/FC LANE (80' R/W) STREET SECTION WITH WALK ON BOTH SIDES

NOT TO SCALE
 1500 VPD < ADT < 3500 VPD
 CBR VALUE: 2.9
 SN VALUE: 4.24
 TERRAIN: LEVEL (0% TO 4% GRADES)
 INGLESCH DRIVE
 STA. 7+45.32 TO 19+52.92



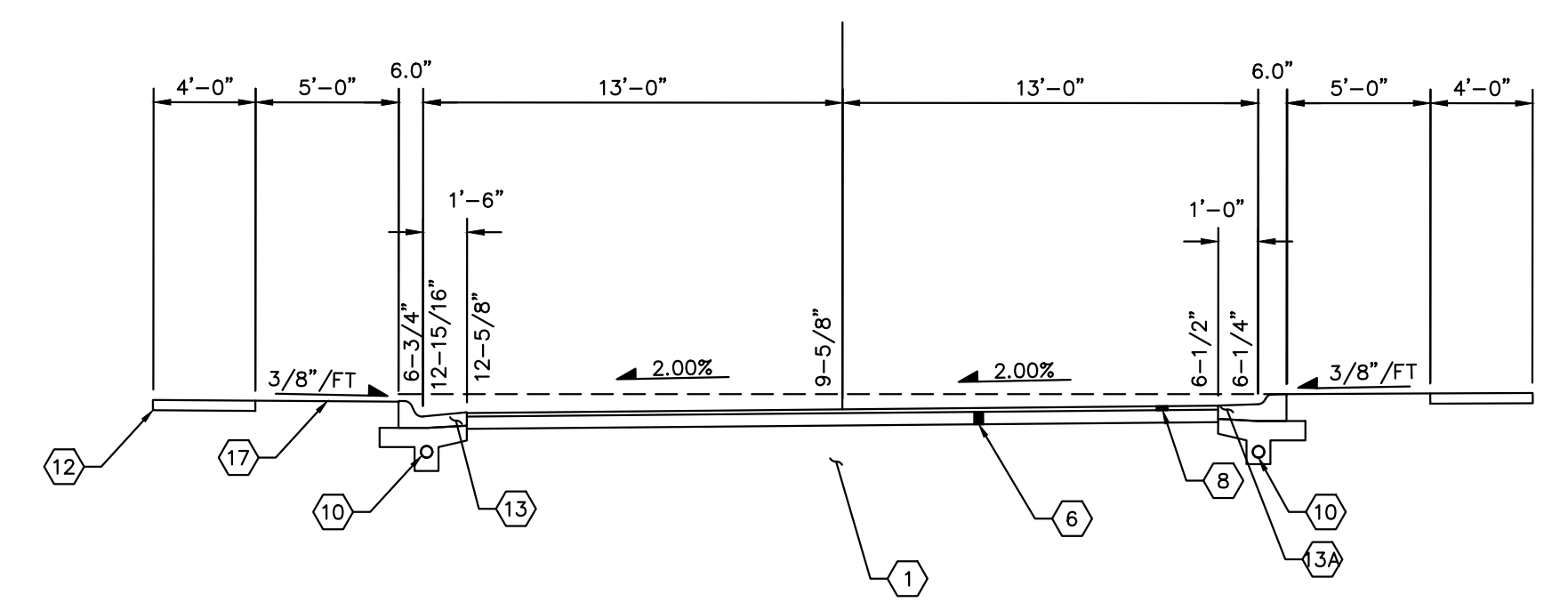
TYPICAL 27' FC/FC LOCAL STREET SECTION PER DCED-R2135C

NOT TO SCALE
 200 VPD < ADT < 1500 VPD
 CBR VALUE: 2.9
 SN VALUE: 4.24
 TERRAIN: LEVEL (0% TO 4% GRADES)
 CARLSBAD ROAD:
 STA. 0+65.53 TO 1+66.65
 STA. 2+42.65 TO 8+97.22
 STA. 9+81.81 TO 11+81.14
 NORTH PUBLIC ROAD:
 STA. 0+29.68 TO 8+44.36



PRIVATE STREET 26' FC/FC TYPICAL SECTION - CROSS-SLOPED RIGHT WITH WALK ON BOTH SIDES

NOT TO SCALE
 200 VPD < ADT < 1500 VPD



PRIVATE STREET 26' FC/FC TYPICAL SECTION - CROSS-SLOPED LEFT WITH WALK ON BOTH SIDES

NOT TO SCALE
 200 VPD < ADT < 1500 VPD

PAVEMENT LEGEND

- 1 ITEM 203, SUBGRADE COMPACTION
- 2 ITEM 301, 3" BITUMINOUS AGGREGATE BASE
- 3 ITEM 301, 6" BITUMINOUS AGGREGATE BASE
- 4 ITEM 301, 10" BITUMINOUS AGGREGATE BASE
- 5 ITEM 304, 4" COMPACTED AGGREGATE BASE
- 6 ITEM 307, 6" ROLLER COMPACTED CONCRETE (SUPPLEMENTAL SPEC 1523)
* OPTIONAL REPLACEMENT FOR NO. 3
- 7 ITEM 307, 10" ROLLER COMPACTED CONCRETE (SUPPLEMENTAL SPEC 1523)
* OPTIONAL REPLACEMENT FOR NO. 4
- 8 ITEM 441, 1.5" ASPHALT CONCRETE, SURFACE COURSE, TYPE I (ITEM 448), PG64-22
- 9 ITEM 441, 1.5" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE II (ITEM 448), PG64-22
- 10 ITEM 605, 4" PIPE UNDERDRAIN W/ NO.8 or NO.57 STONE
- 11 ITEM 605, 6" PIPE UNDERDRAIN W/ NO.8 or NO.57 STONE
- 12 ITEM 608, 4" CONCRETE SIDEWALK (5' WIDE) PER STANDARD DCED-R2300
DEVELOPER
- ADA HANDICAP RAMPS
- SIDEWALK ALONG OPEN SPACE FRONTAGE
HOME BUILDER
- SIDEWALK ALONG LOT FRONTAGE
- 13 ITEM 609, 6" STANDARD CONCRETE COMBINED CURB & GUTTER, DCED-R2010
- 13A ITEM 609, 6" TILT-OUT CONCRETE COMBINED CURB & GUTTER, DCED-R101B
- 14 ITEM 609, 9" HEAVY DUTY CONCRETE COMBINED CURB & GUTTER, DCED-R2022
- 15 ITEM 609, 18" STRAIGHT CURB, DCED-RXXXX
- 16 ITEM 609, ODOT TYPE 3-B CURB, STD. DWG. BP-5.1
- 17 ITEM 659, SEEDING & MULCHING
- 18 ITEM 703, NO. 57 AGGREGATE

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.

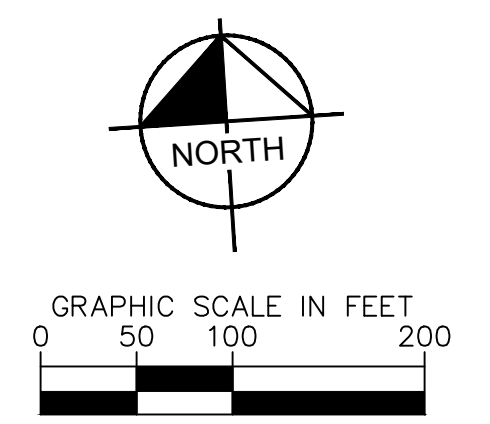
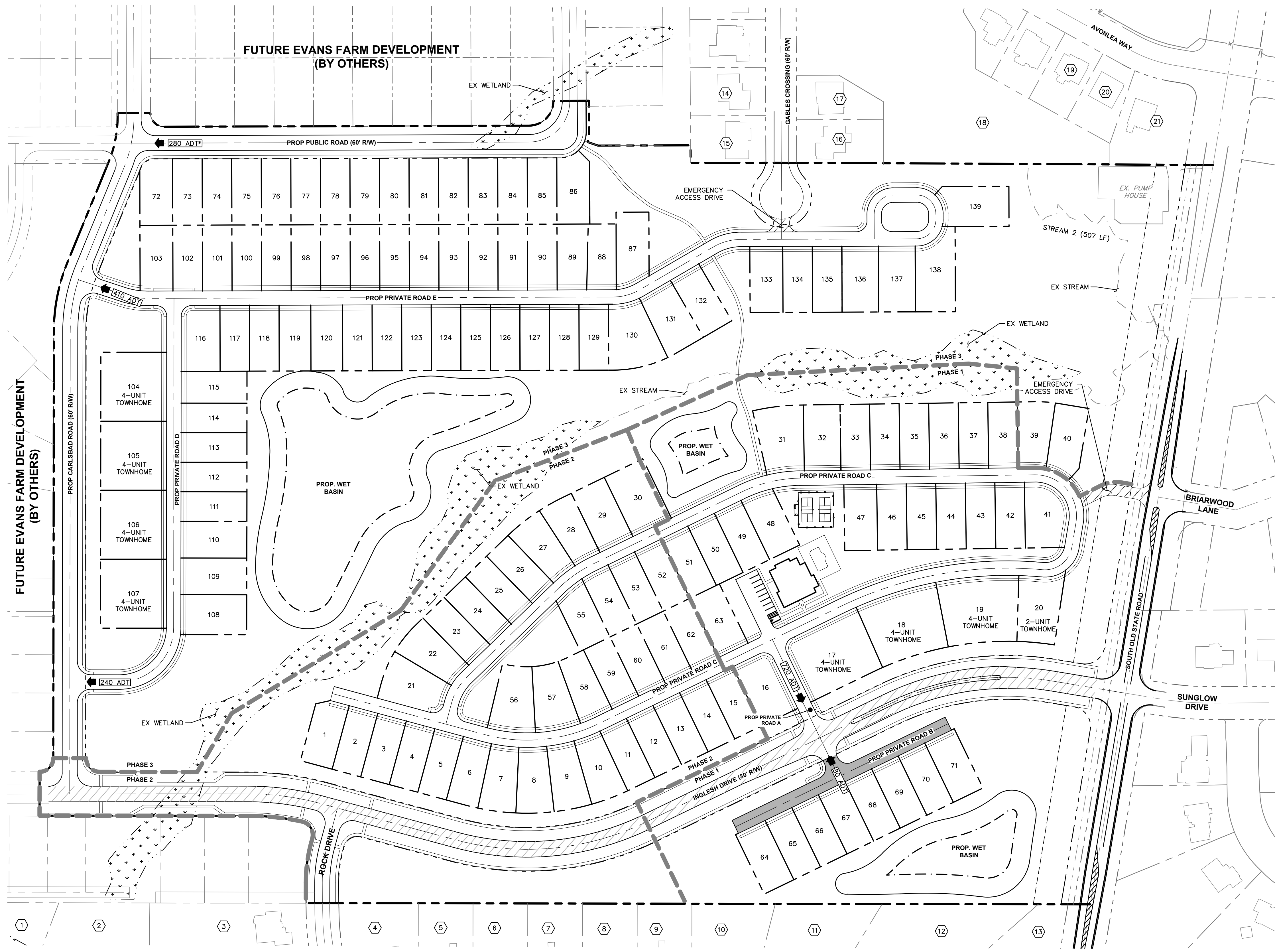
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TYPICAL SECTIONS			
PRELIMINARY ENGINEERING PLAN			
COURTYARDS AT EVANS FARM			
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO			
ORIGINAL ISSUE: 10/28/2024			
KHA PROJECT NO. 190020003			
SHEET NUMBER			
2			
OF 15			

REVISIONS
 No. DATE BY APR DATE

Kimley»Horn

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 7965 MILLERSVILLE ROAD, SUITE 200
 COLUMBUS, OH 43235
 PHONE: 614-454-6699
 WWW.KIMLEY-HORN.COM

Drawing name: \\kimley-horn.com\My_GLB\CLB_LDE\190020003_Epcon_Evans_Farm\2_Design\CAD\PlanSheets\Preliminary_Plan_VADT_Exhibit.dwg ADT EXHIBIT Oct 28, 2024, 3:46pm by: Demetrios Roussos
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PID: 31812019002000
- 21 MICHAEL J & MARISA LOUISE HEIDENREICH
PID: 31812019001000

LEGEND

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

LEGEND

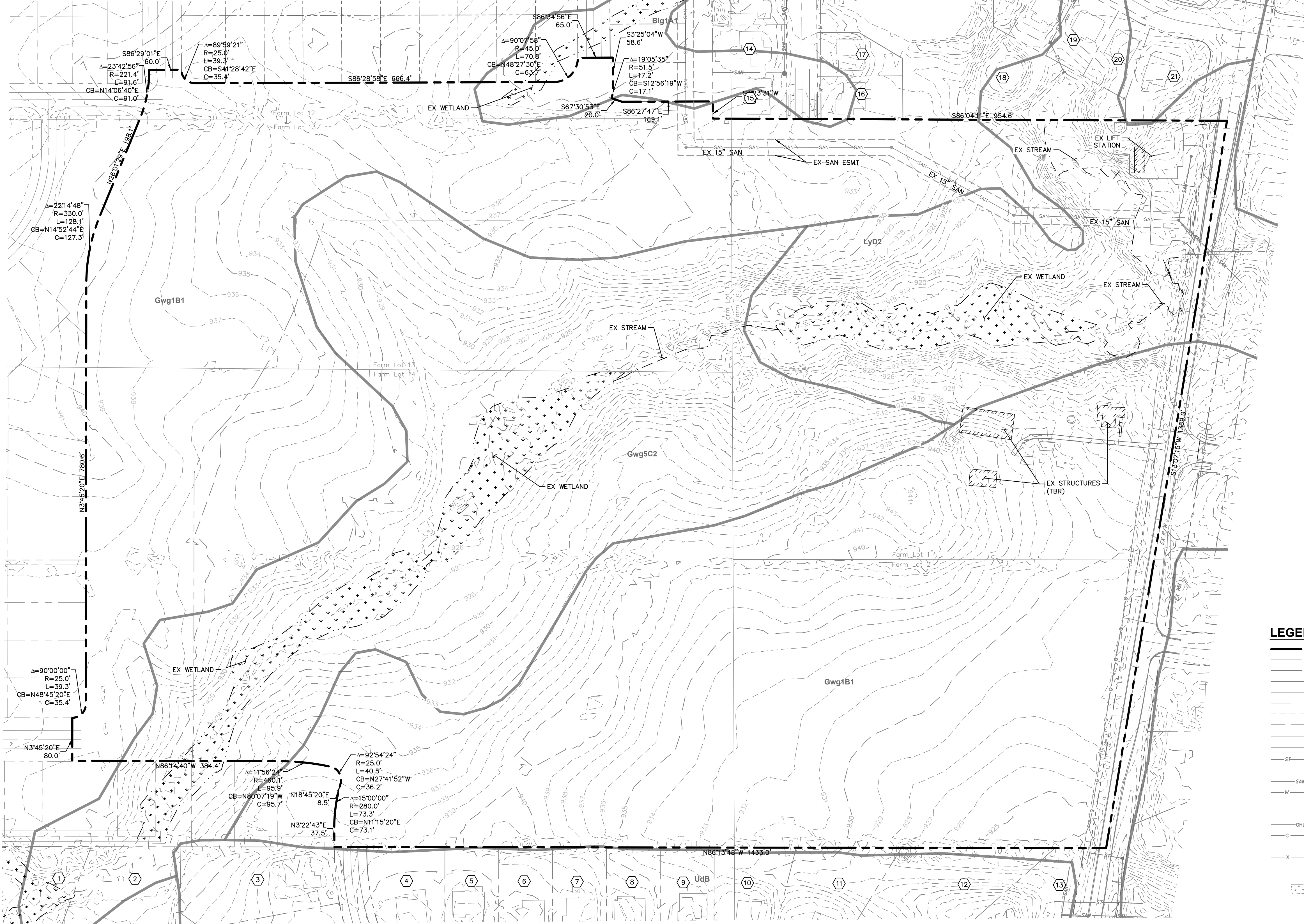
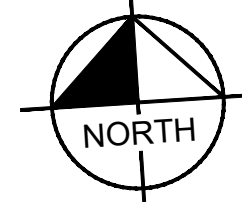
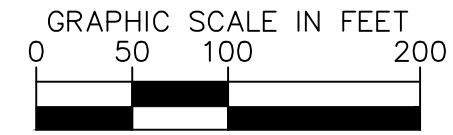
	ADT < 200
	200 < ADT < 1500
	1500 < ADT < 3500

* INCLUDES 130 FUTURE ADT

PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM BERLIN TOWNSHIP DELAWARE COUNTY, OHIO	ADT EXHIBIT	 <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM</small>																			
	SCALE: 1" = 100' DESIGNED BY: AAE DRAWN BY: JLC CHECKED BY: TCU	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> <th>APR DATE</th> <th>APR BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	BY	APR DATE	APR BY														
No.	DATE	BY	APR DATE	APR BY																	
ORIGINAL ISSUE: 10/28/2024 KHA PROJECT NO. 190020003 SHEET NUMBER <div style="font-size: 2em; font-weight: bold; text-align: center;">3</div>		OF 15																			

SOIL LEGEND

Blg1A1 - BLOUNT SILT LOAM, GROUND MORAIN, 0 TO 2 PERCENT SLOPES
 Gwg1B1 - GLYNWOOD SILT LOAM, GROUND MORAIN, 2 TO 6 PERCENT SLOPES
 Gwg5C2 - GLYNWOOD CLAY LOAM, GROUND MORAIN, 6 TO 12 PERCENT SLOPES, ERODED
 LyD2 - LYBRAND SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED
 UdB - UDORTHERTS, CLAYEY-URBAN LAND COMPLEX, UNDULATING



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TRUSTEES
PID: 31812015004000
- 13 KHOA H NGUYEN & IVE PHUONG DOAN
PID: 31812015003000
- 14 WILLIAM L IV & JENNIFER E
BYERS
PID: 31812018012000
- 15 MARK & KIMBERLY ADAMS
PID: 31812018013000
- 16 CONRAD AUSTIN BOWMAN
PID: 31812019008000
- 17 MICHAEL D & GAIL R TOMKO
PID: 31812019007000
- 18 AVONLEA HOMEOWNERS ASSOCIATION INC
PID: 31812019006000
- 19 DANIEL J & LYNN M POMPONIO
PID: 31812019003000
- 20 JASON A & SHANTI T DIETSCH
PID: 31812019002000
- 21 MICHAEL J & MARISA LOUISE HEIDENREICH
PID: 31812019001000

LEGEND

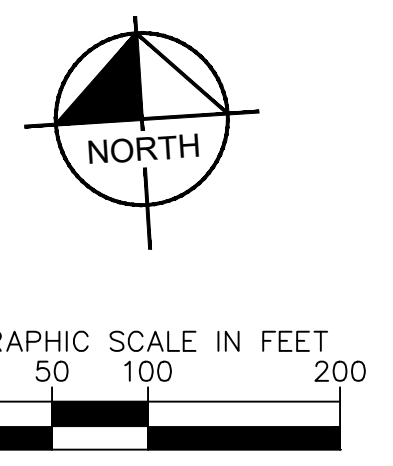
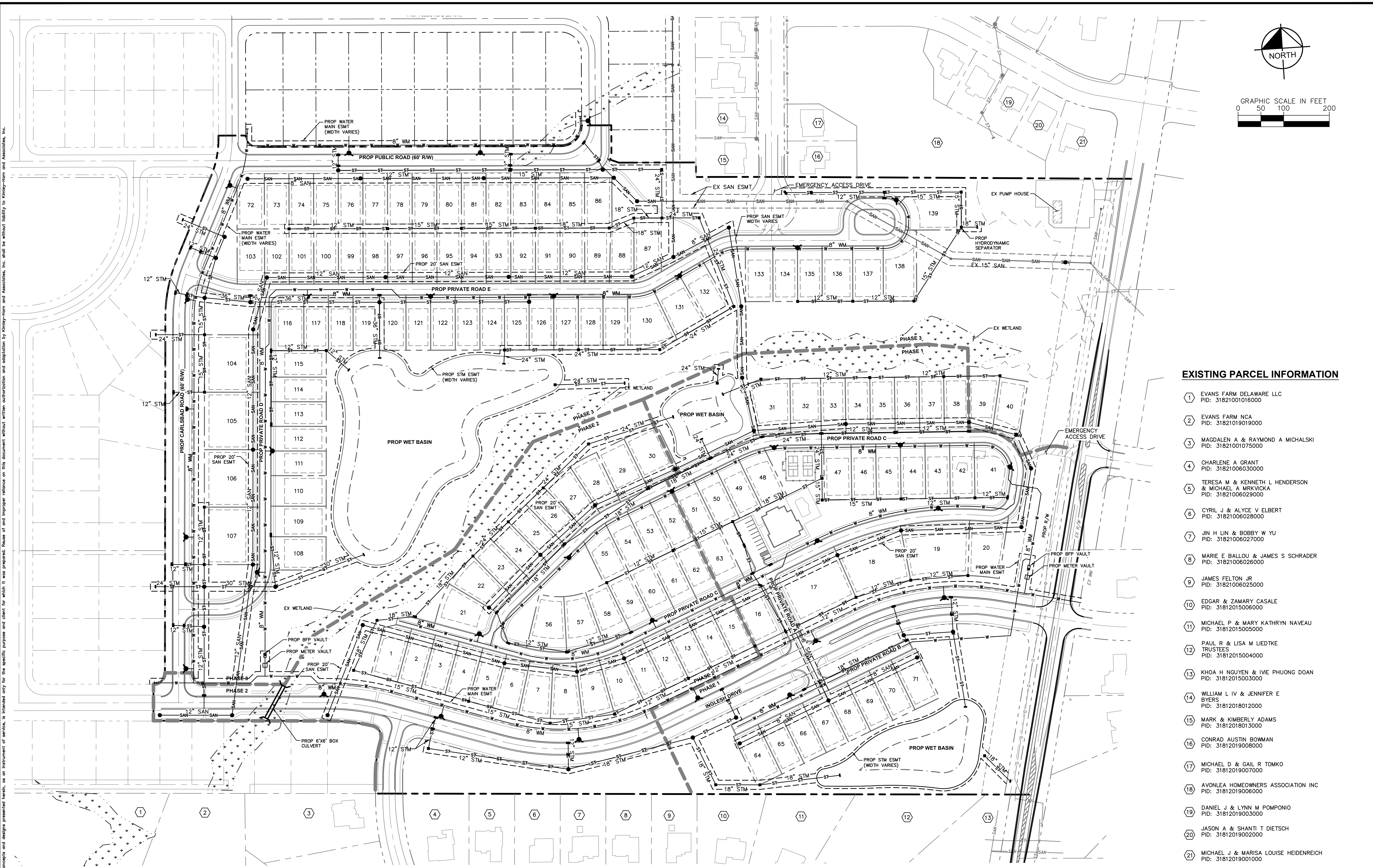
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- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING CENTERLINE
- EXISTING EASEMENT
- 928- EXISTING MINOR CONTOUR
- 930- EXISTING MAJOR CONTOUR
- EXISTING DRIVEWAY
- EXISTING BUILDING/STRUCTURE
- EXISTING STORM SEWER PIPE
- EXISTING STORM SEWER INLET/CATCH BASIN
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING GAS METER
- EXISTING FENCE LINE
- EXISTING TELECOM BOX
- EXISTING POWER POLE
- EXISTING WETLAND
- DO NOT DISTURB
- TBR TO BE REMOVED

Drawing name: \\kimley-horn.com\NW_GLB\CLB_LDE\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Editing_Conditions.dwg EXISTING CONDITIONS Oct 28, 2024, 3:46pm by: Demetrios Rousos
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PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM BERLIN TOWNSHIP DELAWARE COUNTY, OHIO	SCALE: 1" = 100' DESIGNED BY: AAE DRAWN BY: JLC CHECKED BY: TCU	EXISTING CONDITIONS	No. _____ DATE _____ BY _____ APR DATE _____
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ORIGINAL ISSUE:
 10/28/2024
 KHA PROJECT NO.
 190020003
 SHEET NUMBER
4
 OF 15

Drawing name: \\winley-horn.com\wml.glb\CLB_LDE\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Utility Plan.dwg OVERALL UTILITY PLAN Oct 28, 2024 3:46pm by: Demetrios Roussos
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EXISTING PARCEL INFORMATION

- ① EVANS FARM DELAWARE LLC
PID: 31821001016000
- ② EVANS FARM NCA
PID: 31821019019000
- ③ MAGDALENA & RAYMOND A MICHALSKI
PID: 31821001075000
- ④ CHARLENE A GRANT
PID: 31821006030000
- ⑤ TERESA M & KENNETH L HENDERSON
& MICHAEL A MRKWICKA
PID: 31821006029000
- ⑥ CYRIL J & ALYCE V ELBERT
PID: 31821006028000
- ⑦ JIN H LIN & BOBBY W YU
PID: 31821006027000
- ⑧ MARIE E BALLOU & JAMES S SCHRADER
PID: 31821006026000
- ⑨ JAMES FELTON JR
PID: 31821006025000
- ⑩ EDGAR & ZAMARY CASALE
PID: 31821015006000
- ⑪ MICHAEL P & MARY KATHRYN NAVEAU
PID: 31821015005000
- ⑫ PAUL R & LISA M LIETKE
TRUSTEES
PID: 31821015004000
- ⑬ KHOA H NGUYEN & IVE PHUONG DOAN
PID: 31821015003000
- ⑭ WILLIAM L IV & JENNIFER E
BYERS
PID: 31821018012000
- ⑮ MARK & KIMBERLY ADAMS
PID: 31821018013000
- ⑯ CONRAD AUSTIN BOWMAN
PID: 31821019008000
- ⑰ MICHAEL D & GAIL R TOMKO
PID: 31821019007000
- ⑱ AVONLEA HOMEOWNERS ASSOCIATION INC
PID: 31821019006000
- ⑲ DANIEL J & LYNN M POMPONIO
PID: 31821019003000
- ⑳ JASON A & SHANTI T DIETSCH
PID: 31821019002000
- ㉑ MICHAEL J & MARISA LOUISE HEIDENREICH
PID: 31821019001000

Kimley»Horn							
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SCALE: 1" = 100'	DESIGNED BY: AAE	DRAWN BY: JLC	CHECKED BY: TCJ				
UTILITY PLAN							
PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM				BERLIN TOWNSHIP DELAWARE COUNTY, OHIO			
ORIGINAL ISSUE: 10/28/2024							
KHA PROJECT NO. 190020003							
SHEET NUMBER 6							
APR DATE BY APR DATE BY							

LEGEND

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



EXISTING PARCEL INFORMATION

- | | |
|---|---|
| 1 EVANS FARM DELAWARE LLC
PID: 31821001016000 | 19 MARK & KIMBERLY ADAMS
PID: 31812018013000 |
| 2 EVANS FARM NCA
PID: 318210019009000 | 20 CONRAD AUSTIN BOWMAN
PID: 31812019008000 |
| 3 MAGDALEN A & RAYMOND A MICHALSKI
PID: 31821001075000 | 21 MICHAEL D & GAIL R TOMKO
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| 4 CHARLENE A GRANT
PID: 31821006030000 | 22 AVONLEA HOMEOWNERS ASSOCIATION INC
PID: 31812019006000 |
| 5 TERESA M & KENNETH L HENDERSON
& MICHAEL A MRKVICKA
PID: 31821006029000 | 23 ANTHONY B & ADRIANA L MCDONALD
PID: 31812019005000 |
| 6 CYRIL J & ALYCE V ELBERT
PID: 31821006028000 | 24 JUSTIN T & EMILY D PLESSINGER
PID: 31812019004000 |
| 7 JIN H LIN & BOBBY W YU
PID: 31821006027000 | 25 DANIEL J & LYNN M POMPONIO
PID: 31812019003000 |
| 8 MARIE E BALLOU & JAMES S SCHRADER
PID: 31821006026000 | 26 JASON A & SHANTI T DIETSCH
PID: 31812019002000 |
| 9 JAMES FELTON JR
PID: 31821006025000 | 27 MICHAEL J & MARISA LOUISE HEIDENREICH
PID: 31812019001000 |
| 10 EDGAR & ZAMARY CASALE
PID: 31812015006000 | 28 GEORGE JR & KATHLEEN MCCORMIC
PID: 31812018007000 |
| 11 MICHAEL P & MARY KATHRYN NAVEAU
PID: 31812015005000 | 29 JASON T & CHRISTIE JESSICA L CARTEE
PID: 31812018006000 |
| 12 PAUL R & LISA M LIEDTKE
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PID: 31812018005000 |
| 13 KHOA H NGUYEN & IVIE PHUONG DOAN
PID: 31812015003000 | 31 DANIEL & MEREDITH SAJNER
PID: 31812018004000 |
| 14 ENNA LUITEL & DIBYENDRA BIR ADHIKARI
PID: 31812018008000 | 32 HOOVER GARDEN APARTMENTS LTD
PID: 31812018003000 |
| 15 BRIAN C & CHRISTI M WILLIAMS
PID: 31812018009000 | 33 DONNA & MICHAEL GRUSKIEWICZ
PID: 31812018002000 |
| 16 JOHN CURRAN & REBECCA JOLENE SEXTON
TRUSTEES
PID: 31812018010000 | 34 CHARLENE M & CHARLIE J CRISP
PID: 31812018010000 |
| 17 HUNTER & COURTNEY SCHWEICKART
PID: 31812018011000 | 35 TRENT MATTHEW & ROBYN J TAYLOR
PID: 31812001002000 |
| 18 WILLIAM L IV & JENNIFER E
BYERS
PID: 31812018012000 | |

Drawing name: \\winley-horn.com\vw\c\B\CLB\DE\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Grading Plan.dwg
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PRELIMINARY ENGINEERING PLAN

COURTYARDS AT EVANS FARM

BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

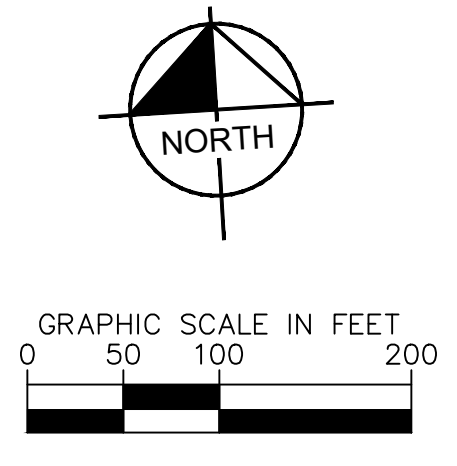
GRADING PLAN

ORIGINAL ISSUE:
10/28/2024
KHA PROJECT NO.
190020003
SHEET NUMBER
7
OF 15

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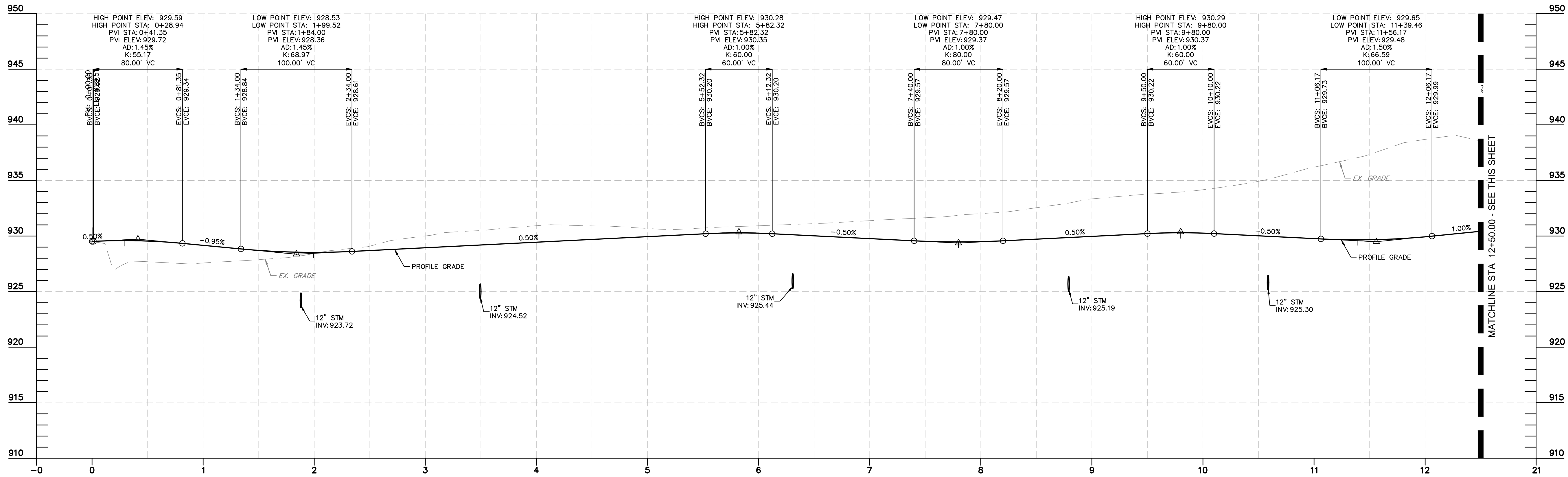
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DRAWN BY: JLC	REVISIONS:
CHECKED BY: TGJ	BY: APR DATE
	NO.

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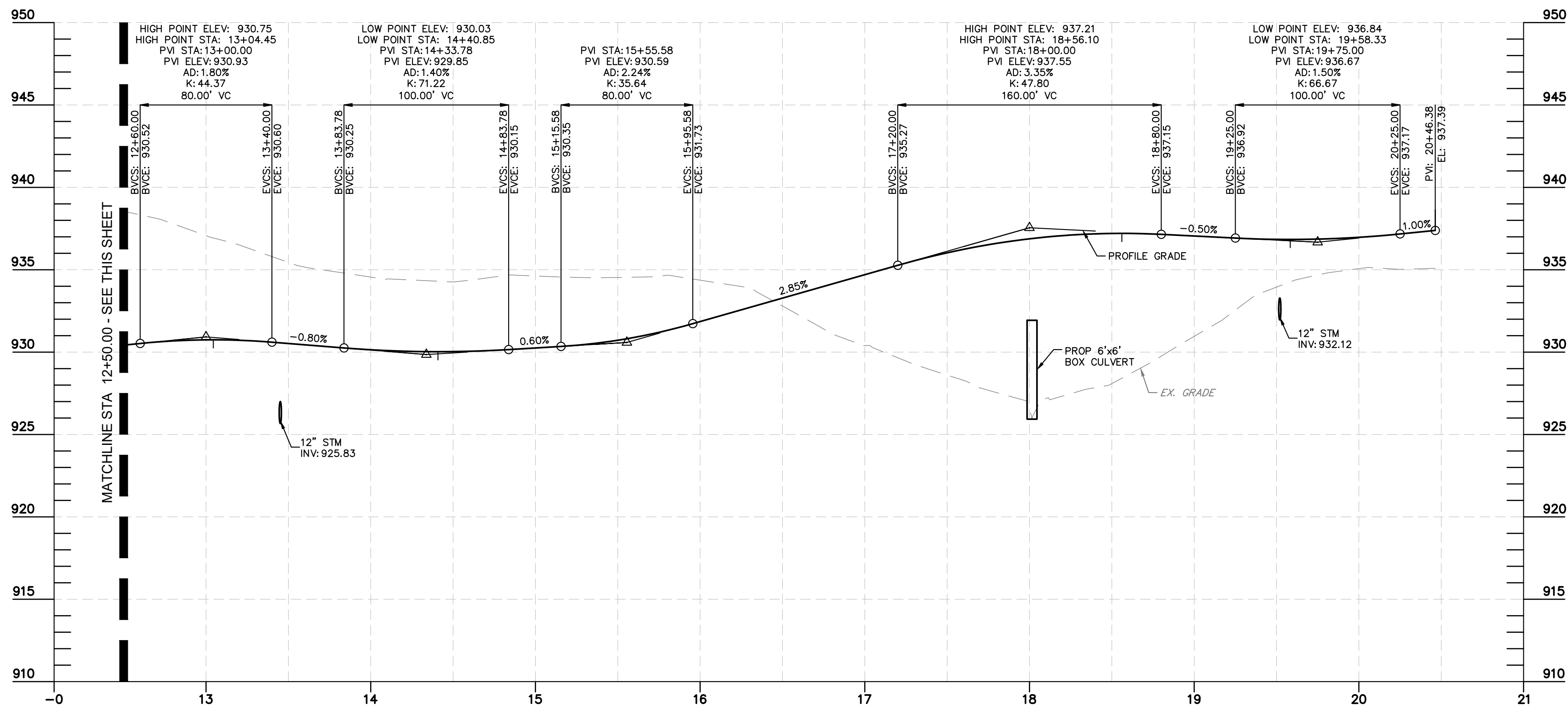


Drawing name: \\kimley-horn.com\mwl_glb\CLB_LDE\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Road Profiles.dwg ROAD PROFILES Oct 28, 2024 3:46pm by: Demetrios Roussos

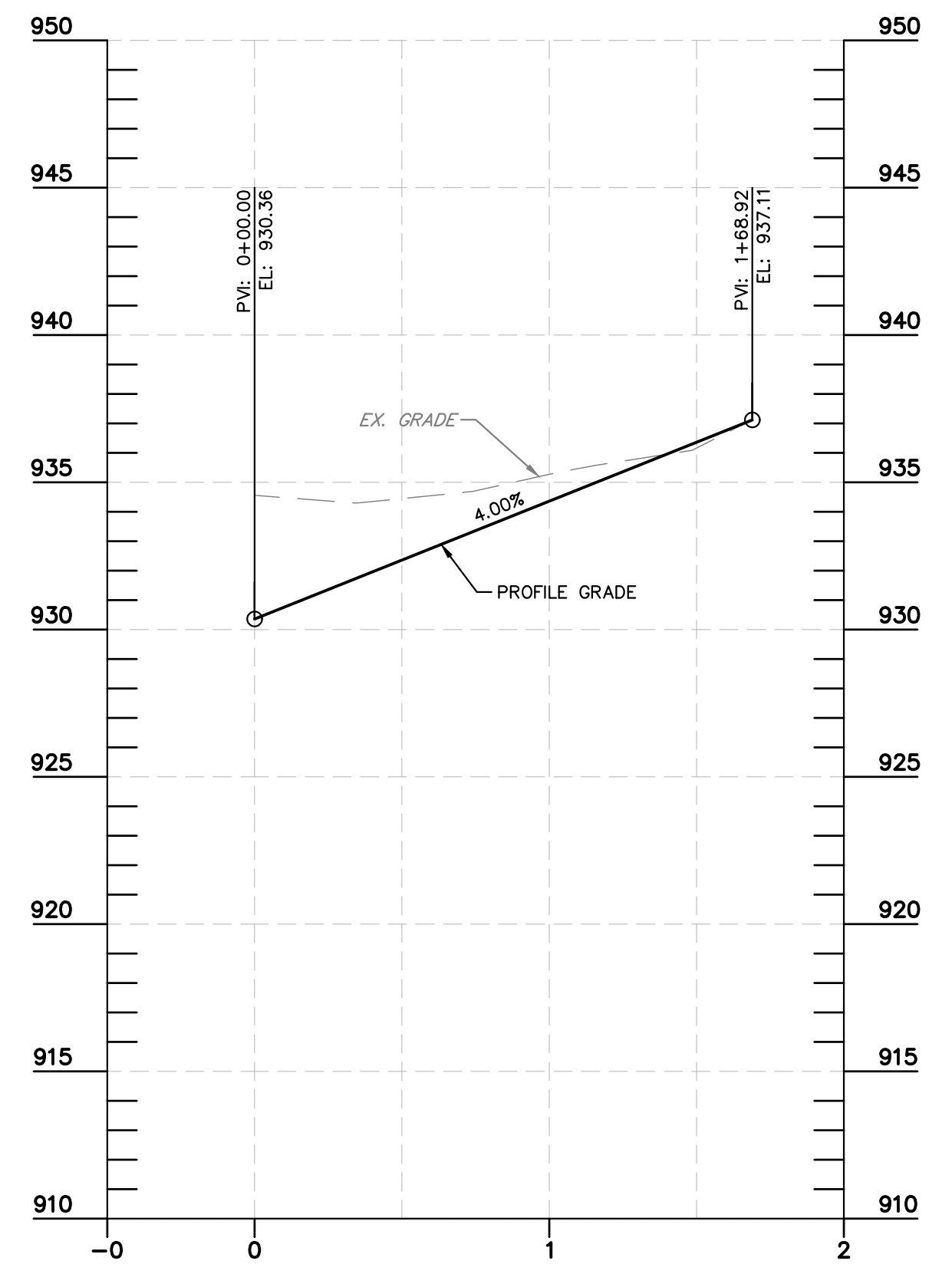
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 SCALE: H: 1" = 50' V: 1" = 5'
 DESIGN SPEED = 40 MPH



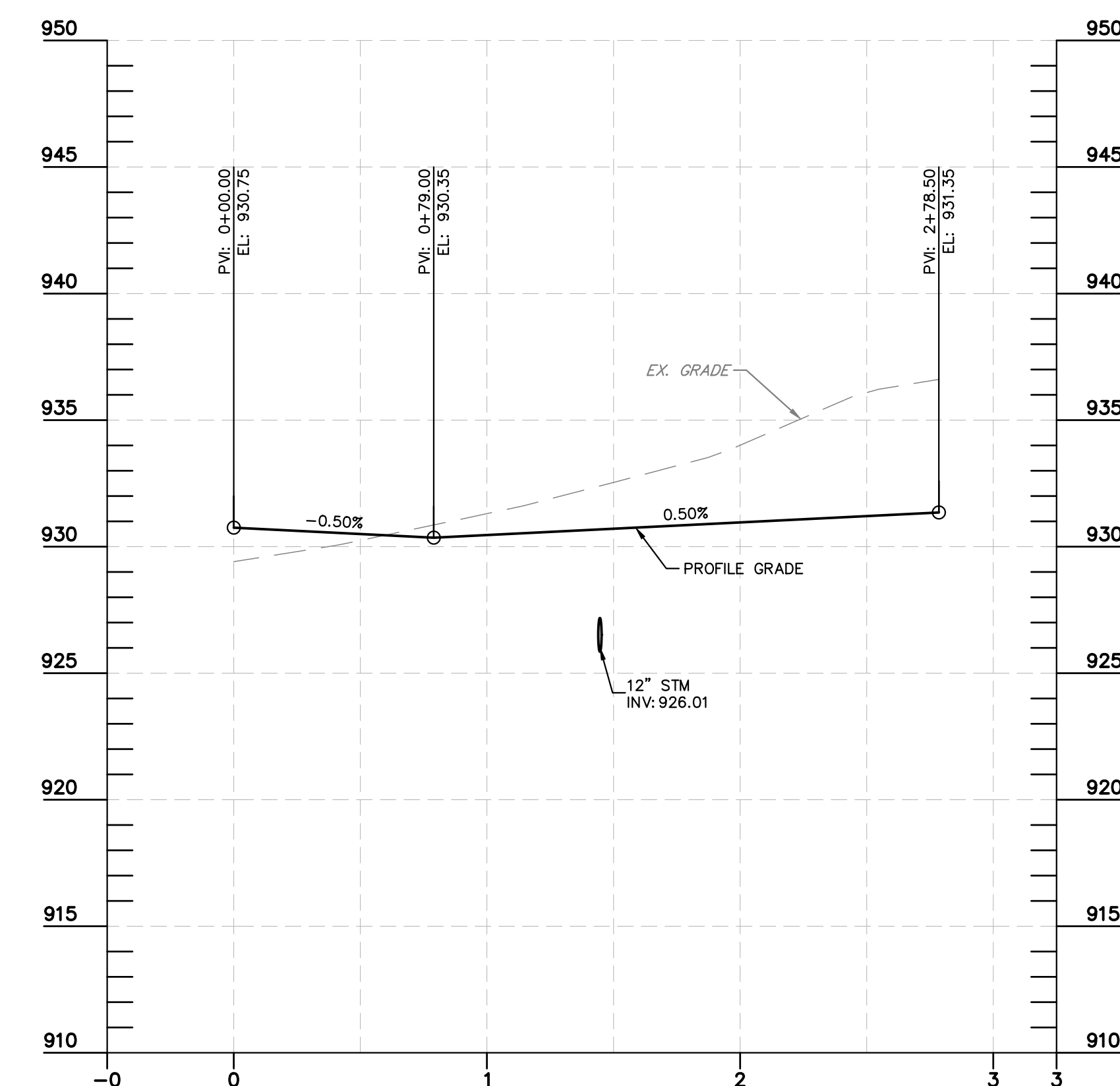
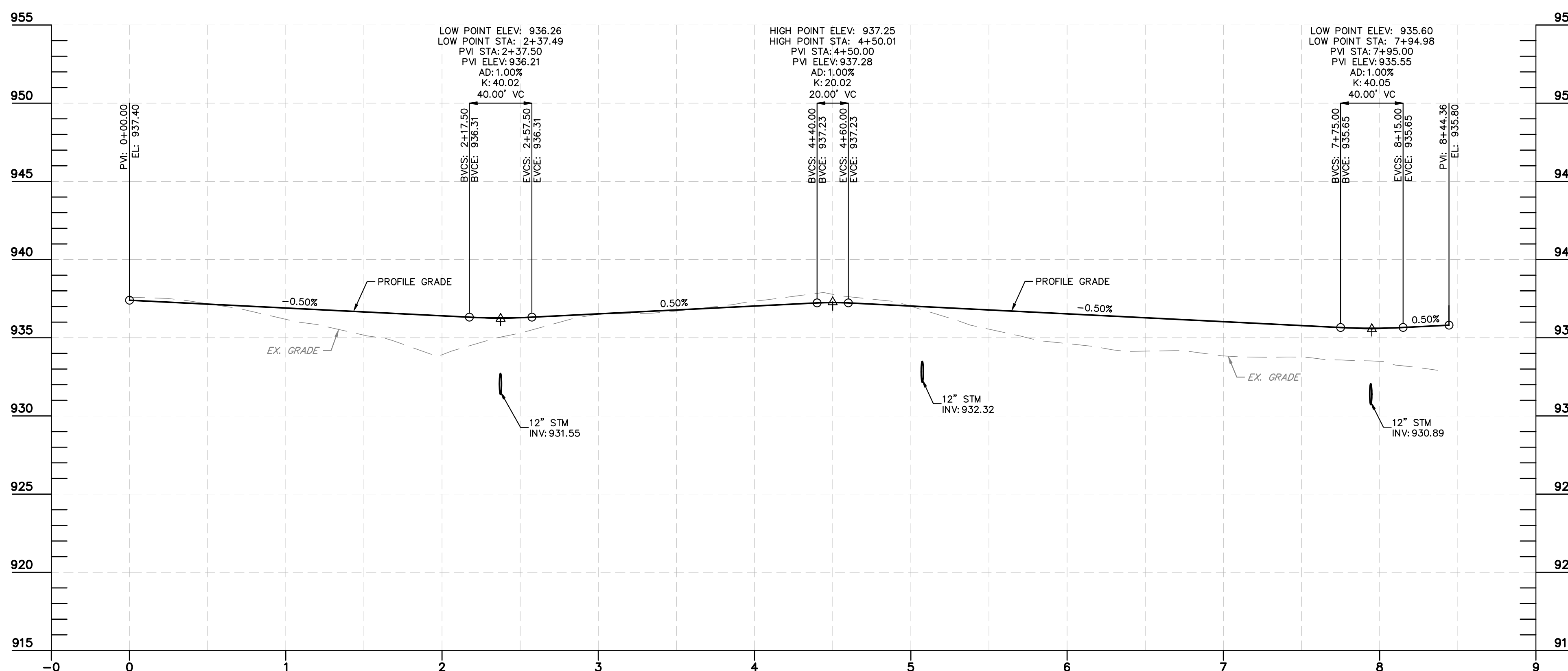
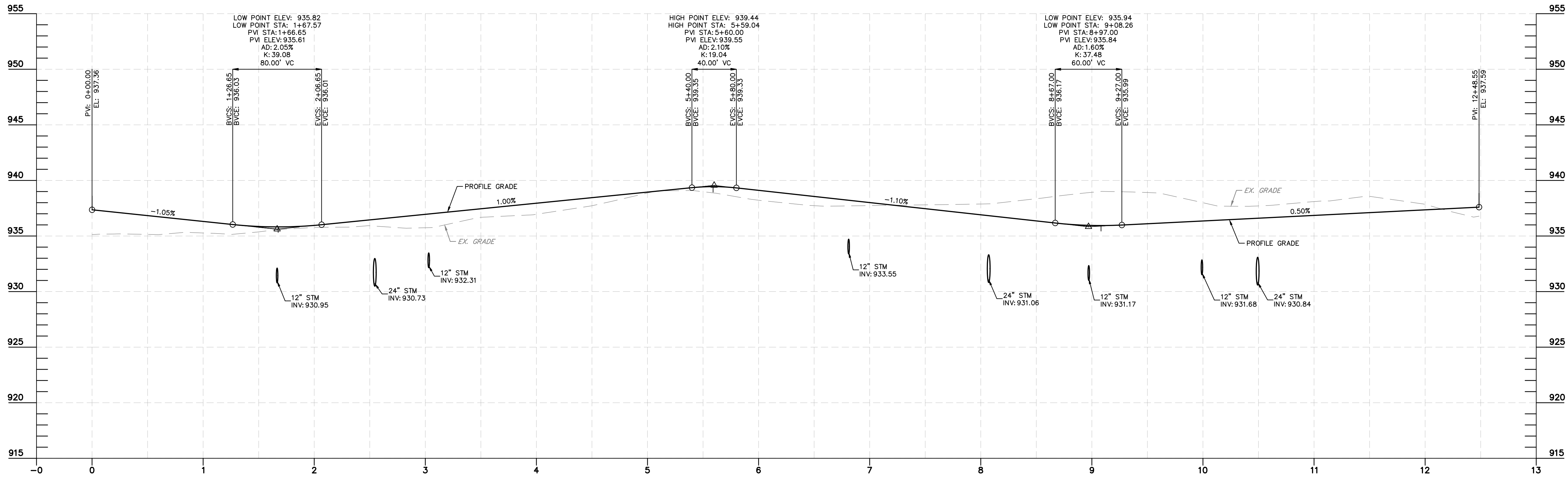
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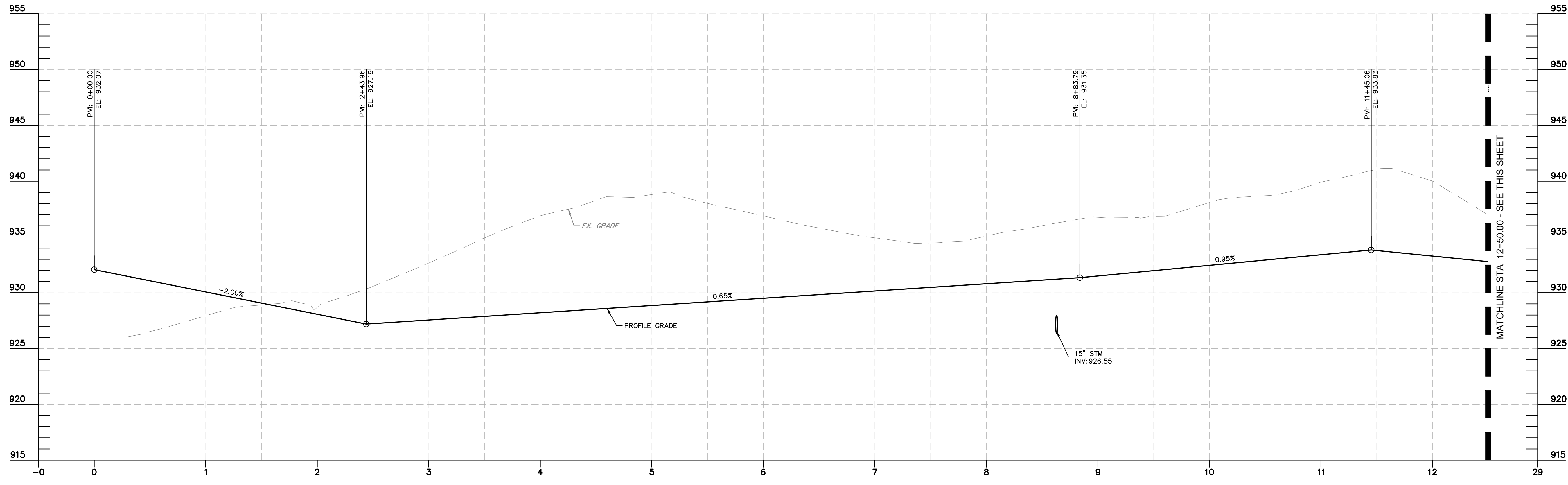
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DESIGNED BY: AAE	DRAWN BY: JLC	CHECKED BY: TCU	DATE: APR 2024
PRELIMINARY ENGINEERING PLAN		ROAD PROFILES	
COURTYARDS AT EVANS FARM		BERLIN TOWNSHIP DELAWARE COUNTY, OHIO	
ORIGINAL ISSUE: 10/28/2024		KHA PROJECT NO. 190020003	
SHEET NUMBER		8	
		OF 15	

Drawing name: \\kimley-horn.com\m\g\c\l\l\190020003_Epcon_Evens Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Road Profiles.dwg ROAD PROFILE (2) Oct 28, 2024 3:46pm by: Demetrios Roussos
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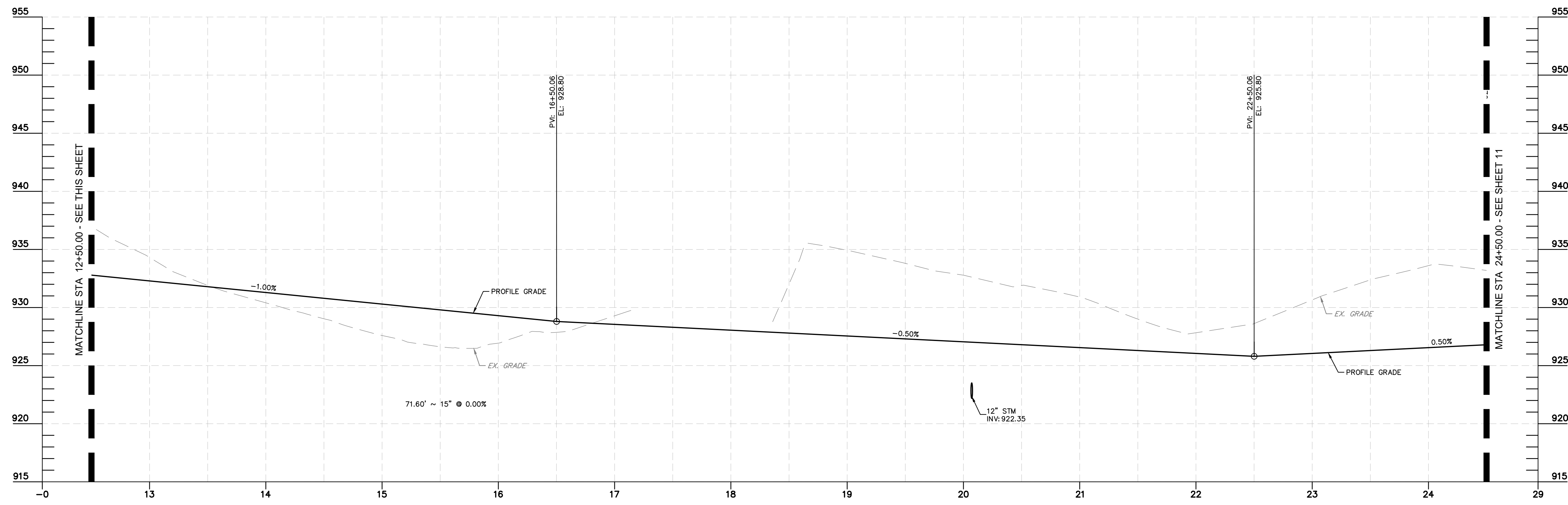


PRELIMINARY ENGINEERING PLAN		ROAD PROFILES	
COURTYARDS AT EVANS FARM		BERLIN TOWNSHIP DELAWARE COUNTY, OHIO	
ORIGINAL ISSUE: 10/28/2024		KHA PROJECT NO. 190020003	
SHEET NUMBER		9	
SCALE: 1" = 50' DESIGNED BY: AAE DRAWN BY: JLC CHECKED BY: TCU		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7960 N. STATE ROUTE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	
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Drawing name: \\kimley-horn.com\NW_GLB\CLB_LDEV\190020003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Road Profiles.dwg ROAD PROFILE (3) Oct 28, 2024 3:46pm by Demetrios Roussos
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PROP PRIVATE ROAD C PROFILE STA 0+00.00 TO 12+50.00
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD



PROP PRIVATE ROAD C PROFILE STA 12+50.00 TO 24+50.00
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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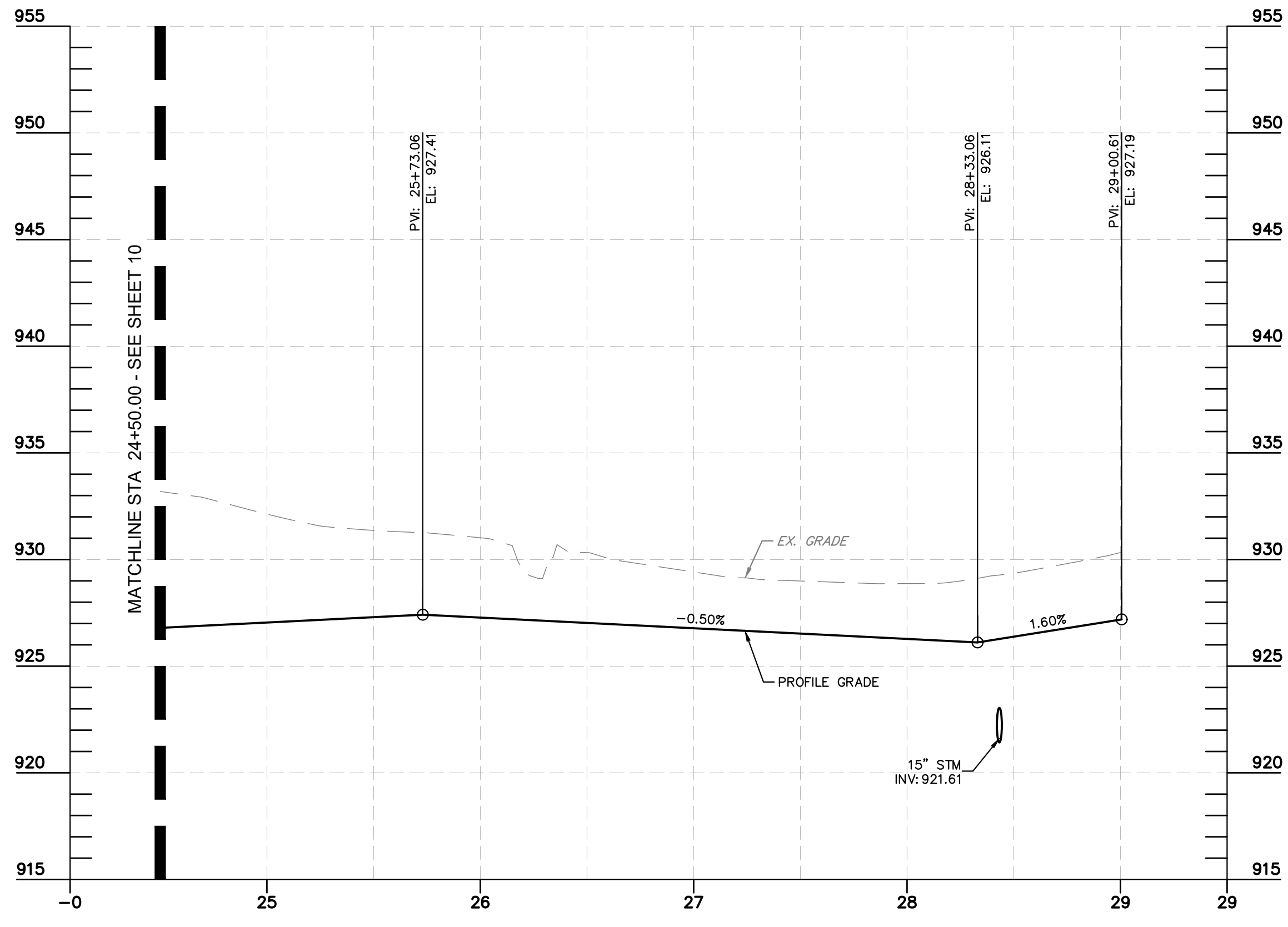
SCALE: 1" = 50'
 DESIGNED BY: AAE
 DRAWN BY: JLC
 CHECKED BY: TGJ

PRELIMINARY ENGINEERING PLAN
COURTYARDS AT
EVANS FARM
 BERLIN TOWNSHIP
 DELAWARE COUNTY, OHIO

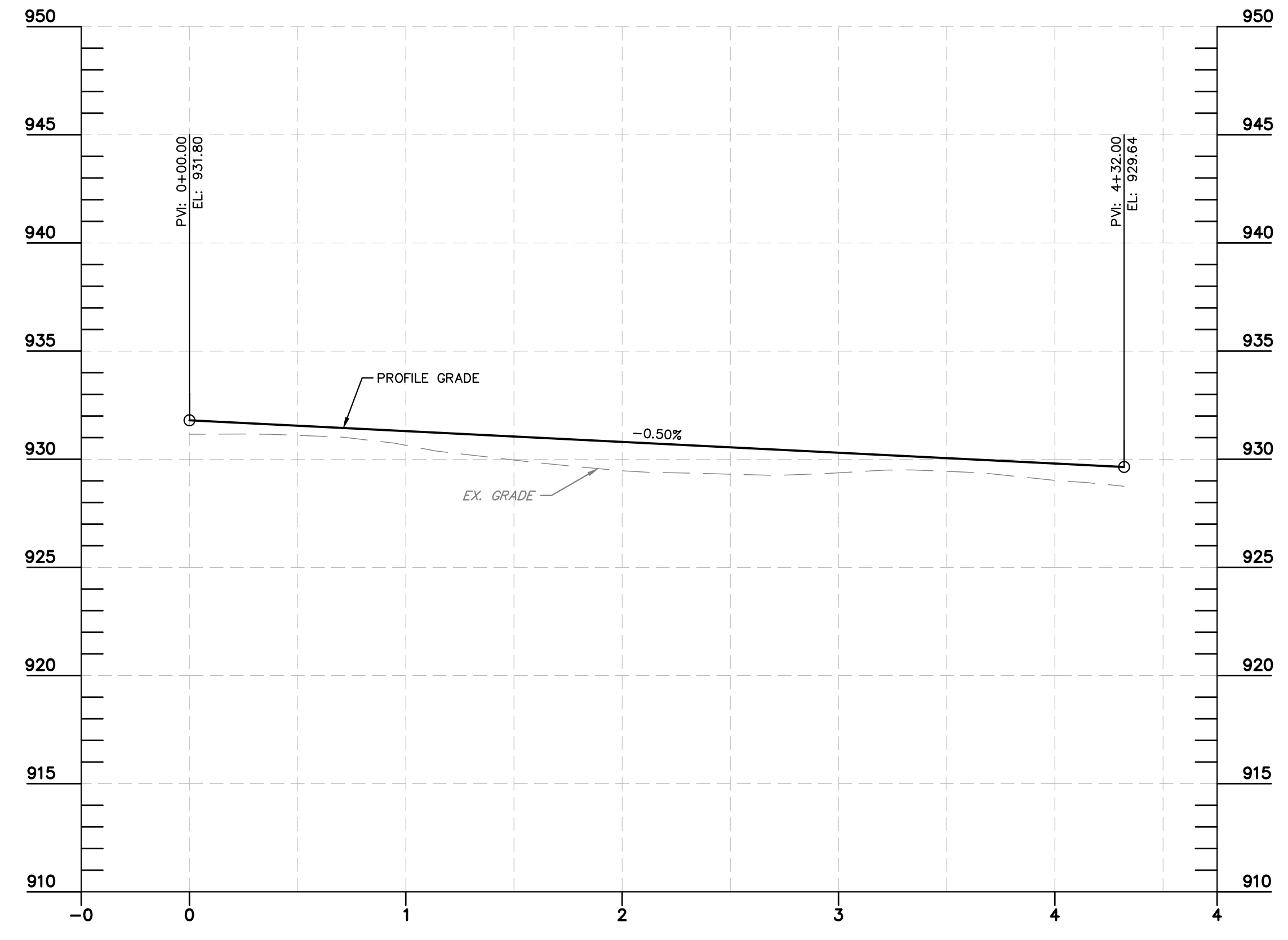
ROAD PROFILES

ORIGINAL ISSUE:
 10/28/2024
 KHA PROJECT NO.
 190020003
 SHEET NUMBER
10
 OF 15

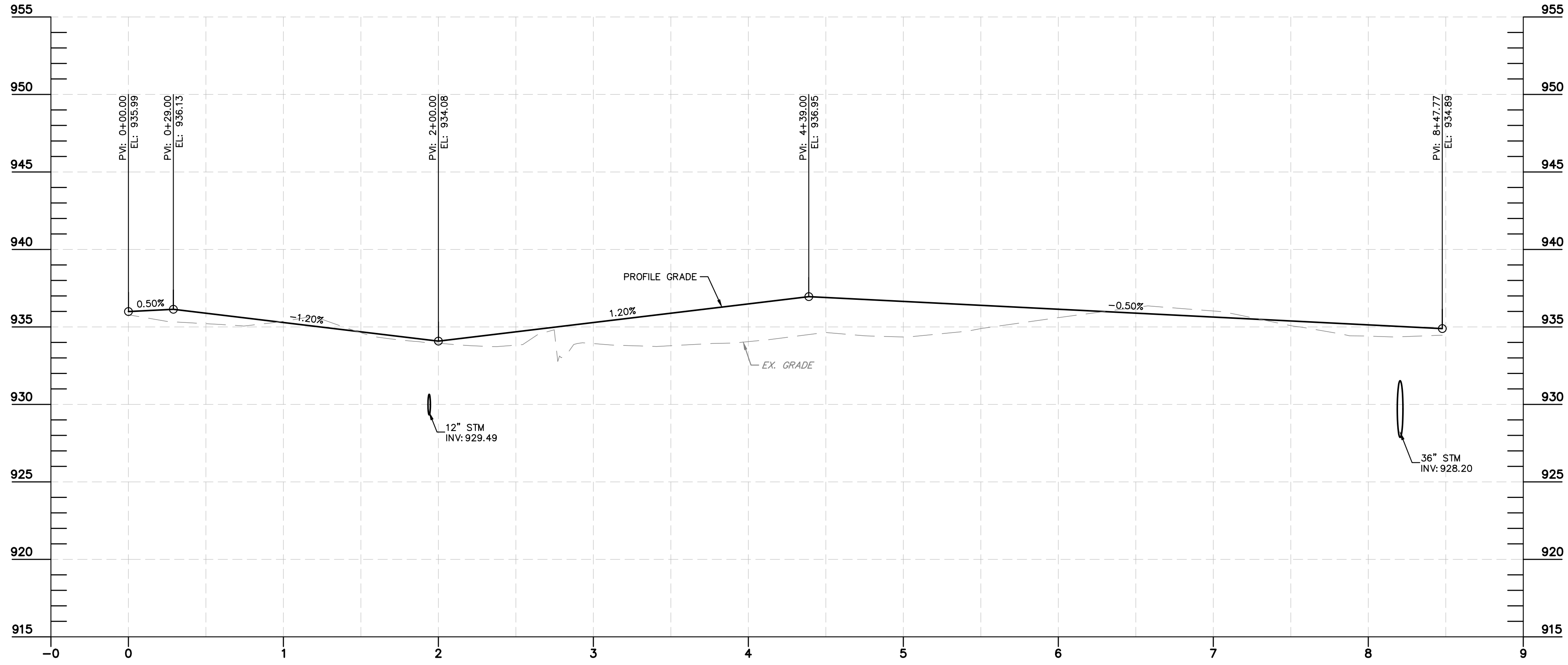
Drawing name: \\kimley-horn.com\m\g\c\l\l\dev\190020003_Epcon_Evns_Farm\2_Design\CAD\PlanSheets\Preliminary Plan\Road Profiles.dwg ROAD PROFILE (S) Oct 28, 2024 3:46pm by Demetrios Roussos
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PROP PRIVATE ROAD C PROFILE STA 24+50.00 TO 29+00.61
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD



PROP PRIVATE ROAD B PROFILE STA 00+00.00 TO 04+32.00
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD



PROP PRIVATE ROAD D PROFILE STA 00+00.00 TO 08+47.77
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD

No.	DATE	BY	APR DATE	APR BY

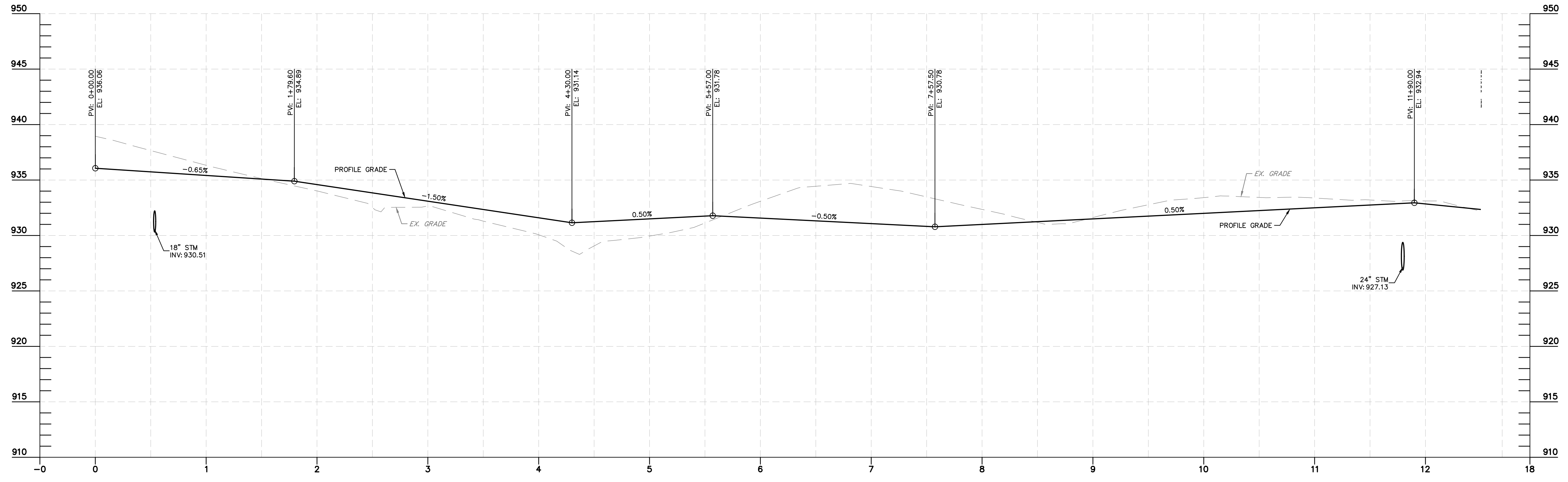
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CHECKED BY: TCU	

ROAD PROFILES

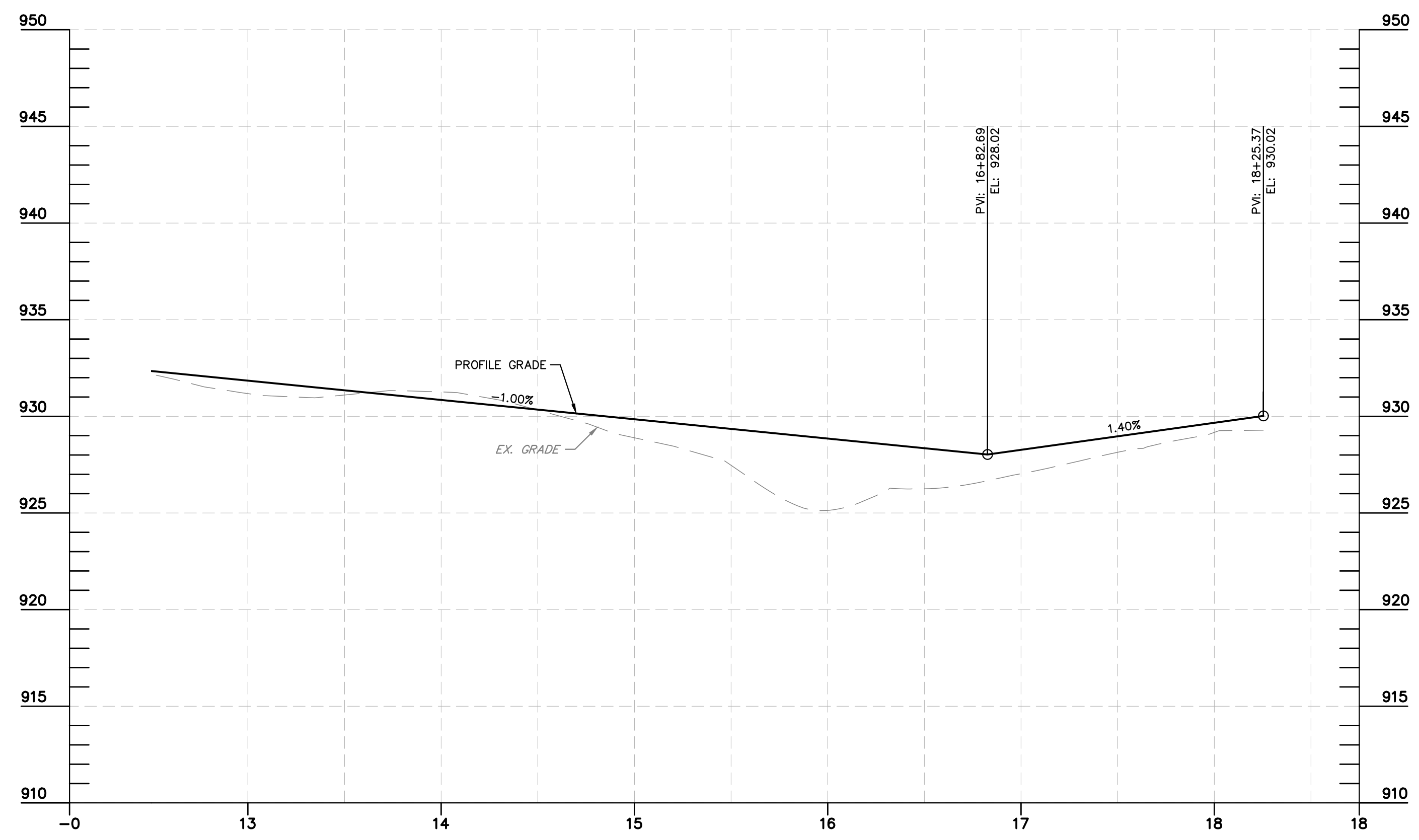
PRELIMINARY ENGINEERING PLAN
COURTYARDS AT
EVANS FARM
 BERLIN TOWNSHIP
 DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
 10/28/2024
 KHA PROJECT NO.
 190020003
 SHEET NUMBER
12
 OF 15

Drawing name: \\kimley-horn.com\NW_G\B\CLB_LDE\190020003_Epcon_Evns_Farm\2_Design\CAD\PlanSheets\Preliminary\Prop\Road Profiles.dwg ROAD PROFILE (A) Oct 28, 2024 3:46pm by Demetrios Poulos
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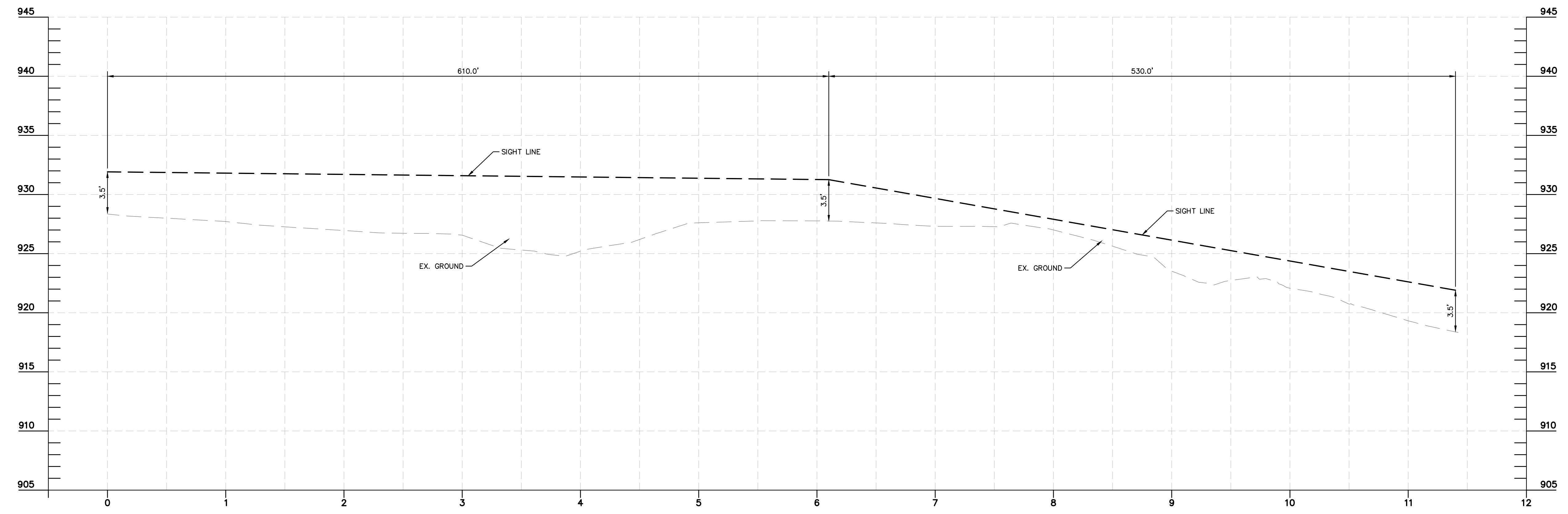
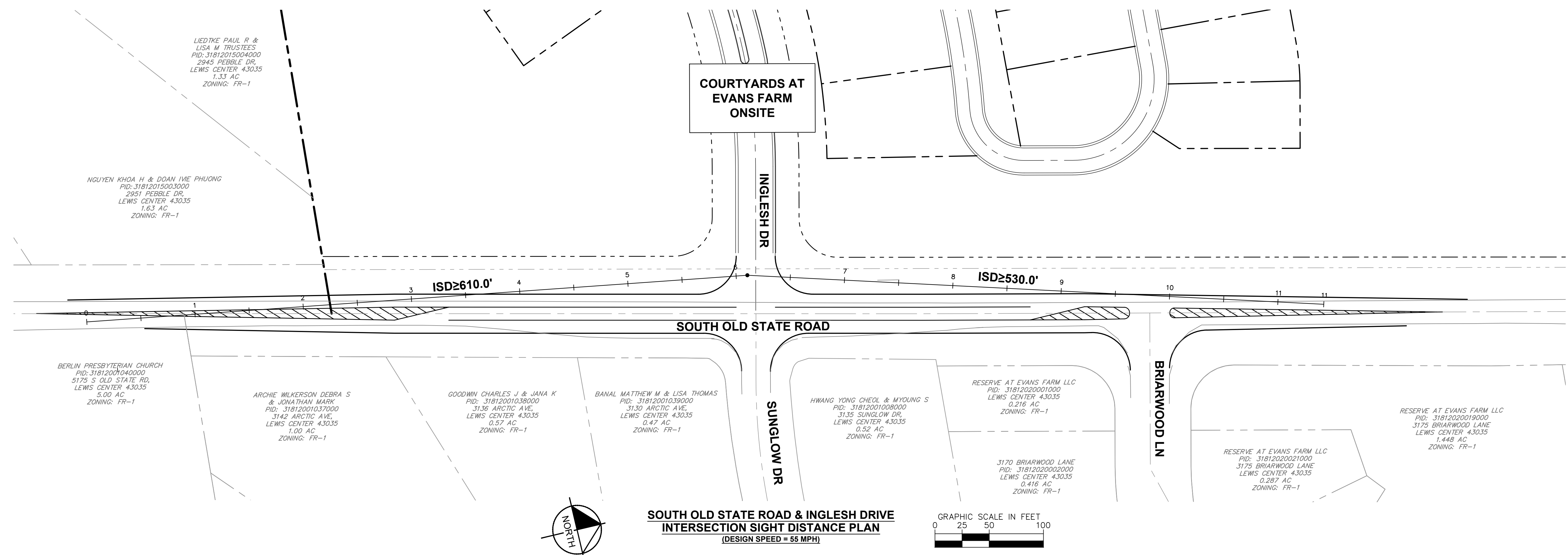
PROP PRIVATE ROAD E PROFILE STA 00+00.00 TO 12+50.00
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD



PROP PRIVATE ROAD E PROFILE STA 12+50.00 TO 18+25.37
 SCALE: H: 1" = 50' V: 1" = 5'
 PRIVATE ROAD

ROAD PROFILES	PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM <small>BERLIN TOWNSHIP DELAWARE COUNTY, OHIO</small>	ORIGINAL ISSUE: 10/28/2024 KHA PROJECT NO. 190020003 SHEET NUMBER <h1 style="margin: 0;">12</h1> <small>OF 15</small>	SCALE: 1" = 50' DESIGNED BY: AAE DRAWN BY: JLC CHECKED BY: TGJ	<small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HULLS CHURCH RD., SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM</small>											
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No.	DATE	BY	APR DATE	APR BY											

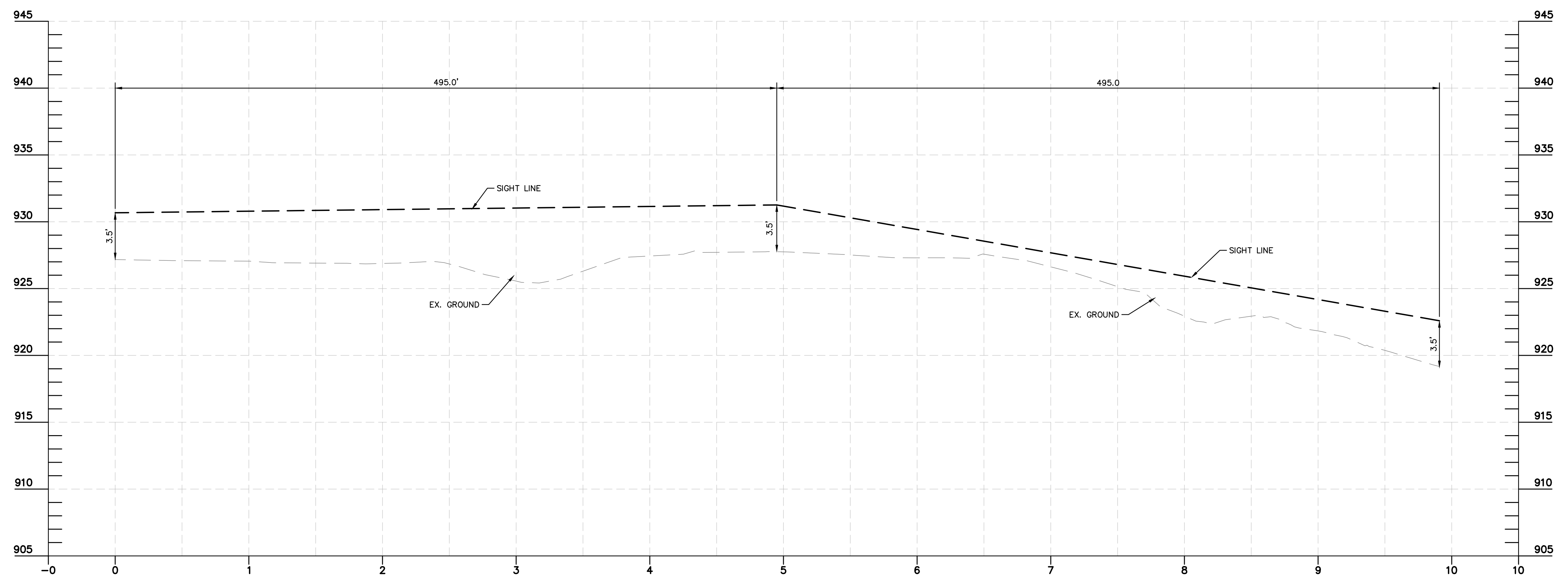
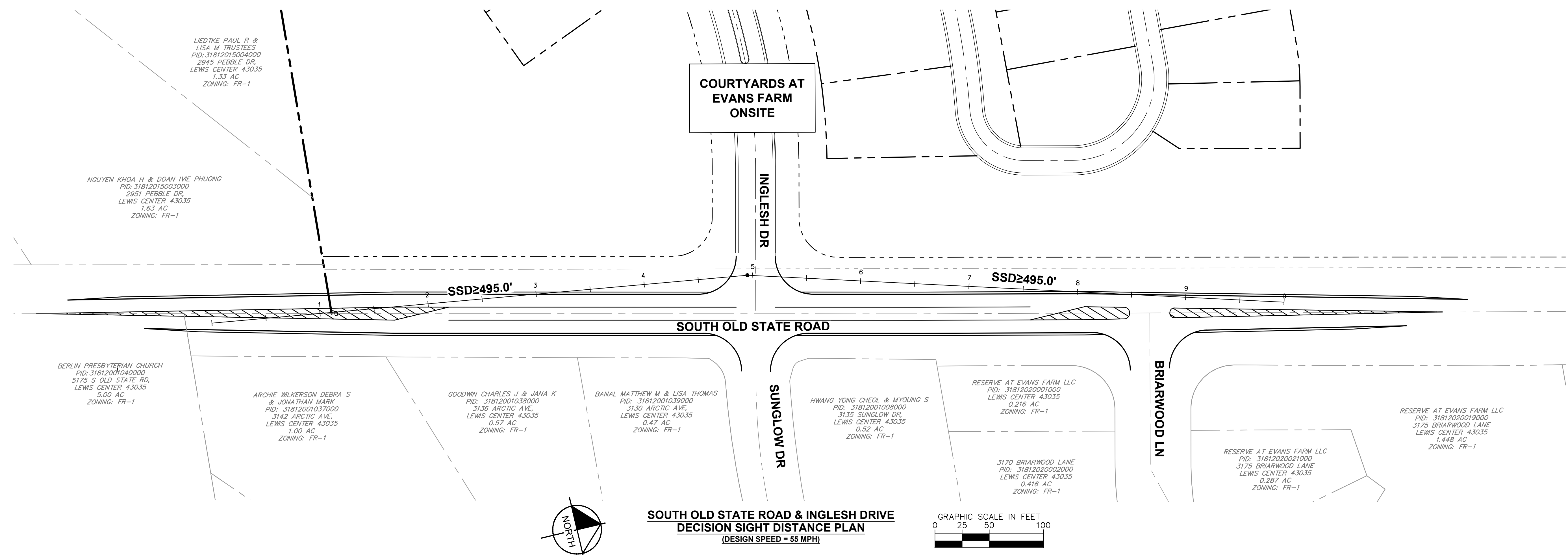
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**SOUTH OLD STATE ROAD & INGLESCH ROAD
 INTERSECTION SIGHT DISTANCE PROFILE**
 SCALE: H: 1" = 50' V: 1" = 5'

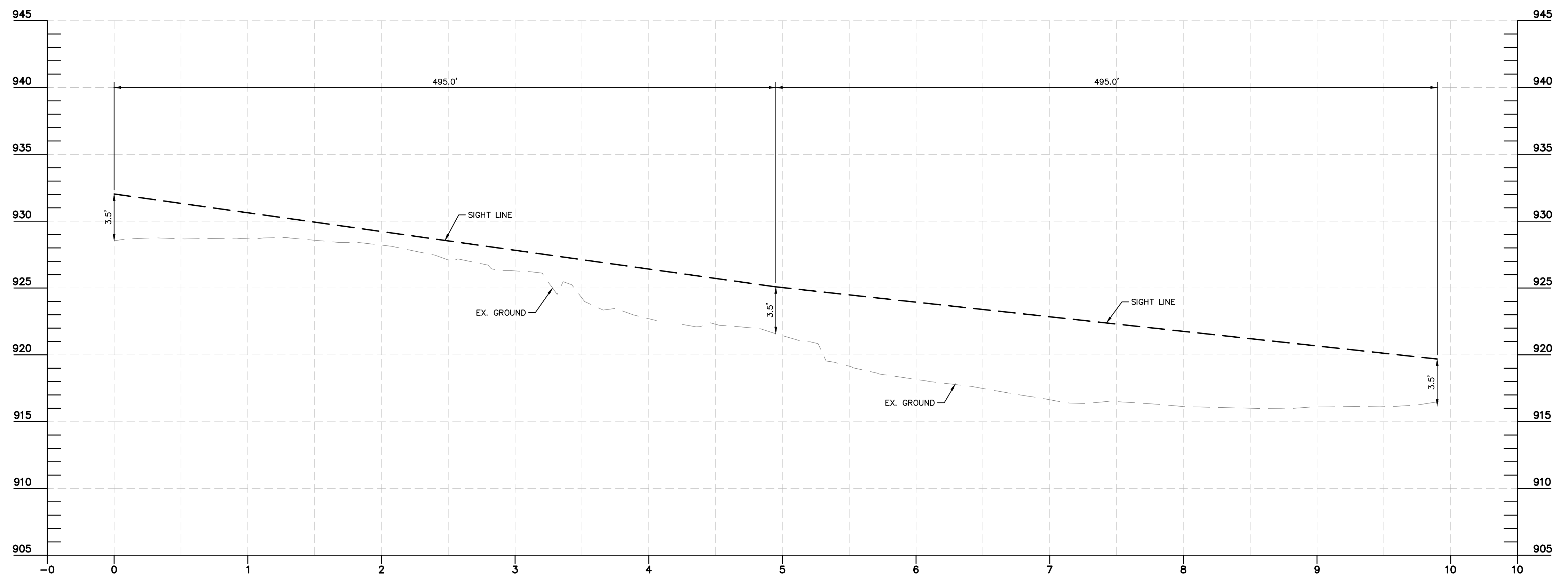
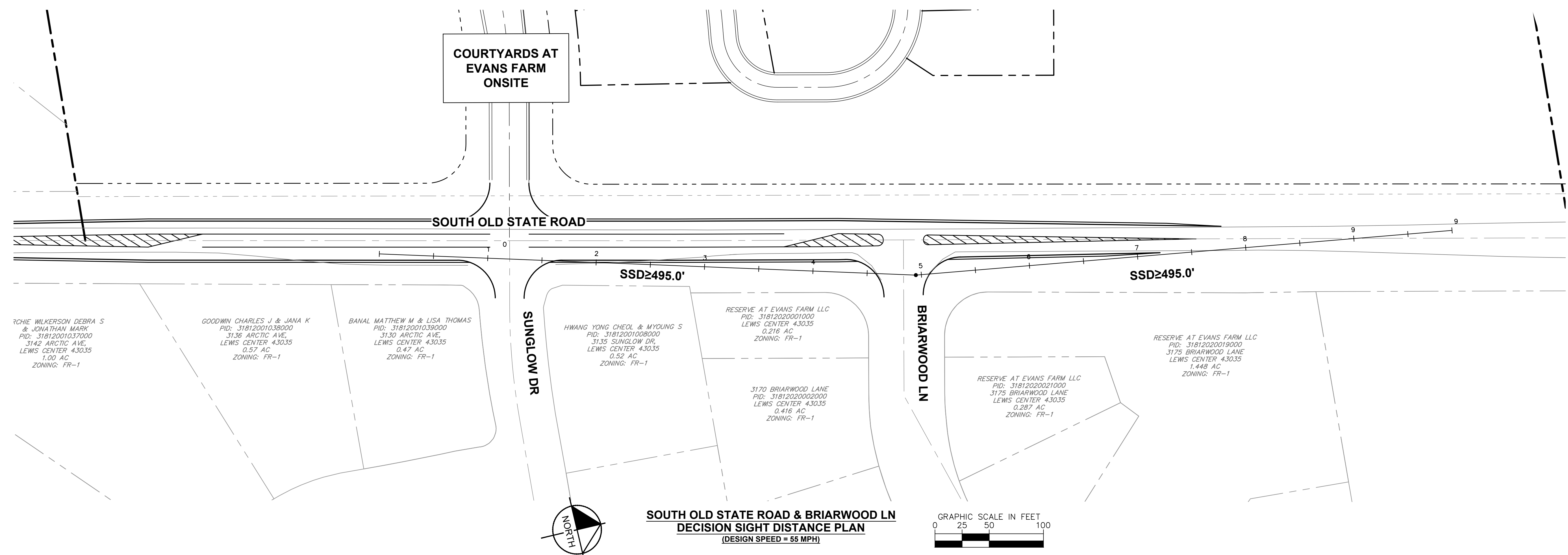
Kimley-Horn <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 COLUMBUS, OH 43235 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM</small>	
DESIGNED BY: AAE	CHECKED BY: TCU
DRAWN BY: JLC	
PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM <small>BERLIN TOWNSHIP DELAWARE COUNTY, OHIO</small>	
ORIGINAL ISSUE: 10/28/2024 KHA PROJECT NO. 190020003 SHEET NUMBER 13 OF 15	
SCALE: 1" = 50' INTERSECTION SIGHT DISTANCE - INGLESCH DRIVE	REVISIONS No. DATE BY APR DATE APR BY

Drawing name: \\kimley-horn.com\NW_GLB\CLB_LDEV\190020003_Epcon_Evans_Farm\2_Design\CAD\PlanSheets\Preliminary Plan\Sight Distance_SUNGLow DECISION.dwg SIGHT DISTANCE 2 Oct 28, 2024 3:46pm by: Demetria Rouse
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PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM <small>BERLIN TOWNSHIP DELAWARE COUNTY, OHIO</small>	DECISION SIGHT DISTANCE - INGLES DRIVE
ORIGINAL ISSUE: 10/28/2024 KHA PROJECT NO. 190020003	REVISIONS No. DATE BY APR DATE APR BY

Drawing name: \\kimley-horn.com\NW_GLB\CLB_LDE\19022003_Epcon_Evans Farm\2 Design\CAD\PlanSheets\Preliminary Plan\Sight Distance - Briarwood Decision.dwg SIGHT DISTANCE 3 Oct 28, 2024 3:46pm by: Demetrios Roussos
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SOUTH OLD STATE ROAD & BRIARWOOD LN
DECISION SIGHT DISTANCE PROFILE
 SCALE: H: 1" = 50' V: 1" = 5'

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PRELIMINARY ENGINEERING PLAN COURTYARDS AT EVANS FARM <small>BERLIN TOWNSHIP DELAWARE COUNTY, OHIO</small>	
ORIGINAL ISSUE: 10/28/2024 KHA PROJECT NO. 190220003 SHEET NUMBER 15 <small>OF 15</small>	
SCALE: 1" = 50'	REVISIONS No. DATE BY APR DATE APR BY