



Preliminary Subdivision Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

RPC Number 19-24
(RPC Staff will assign)

PROJECT		(circle one) Residential 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) N S E W side of	Road/Street
	approx. feet N S E W of	Road/Street

DETAILS	Is a CAD involved? yes no	
	Current Land Use	Del-Co Water yes no
	Current Zoning District	Private wells yes no
	Buildable lots	Sanitary Sewer yes 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

GENERAL SUMMARY

SITE ADDRESS: 956 N. STATE ROUTE 61, SUNBURY OHIO 43074

PARCEL: PID: 417-140-01-010-000

CURRENT ZONING: FR - FARM RESIDENTIAL DISTRICT

SETBACKS: BUILDINGS
FRONT: 120' (FROM C/L OF CAD)
REAR: 40'
SIDE: 20'

PROPERTY DESCRIPTION			
ORIGINAL AREA:	10.22 AC.		
PROPOSED NUMBER OF LOTS:	4		
LOT # 1	2.777 AC.	NET AREA = 2.056 AC. EXCLUDES ST. RT 61 R/W & CAD ESMT	
LOT # 2	2.479 AC.	NET AREA = 2.014 AC. EXCLUDES CAD ESMT	
LOT # 3	2.131 AC.	NET AREA = 2.028 AC. EXCLUDES CAD ESMT	
LOT # 4	2.832 AC.	NET AREA = 2.832 AC. EXCLUDES CAD ESMT	
TOTAL CAD LOTS	10.22 AC.		
TOTAL	57.70 AC.		
DEVELOPMENT/ GROSS DENSITY	0.39	DWELLING UNITS/ ACRE (4 LOTS / 10.22 AC)	
CAD EASEMENT	1.06 AC.		
STATE ROUTE 61 R/W (30')	0.23 AC.		
NET AREA	8.93 AC.	(EXCLUDING ROW & CAD ESMT)	
NET DENSITY	0.45	DWELLING UNITS/ ACRE	
AREA DISTURBED	0.75 AC	NOI# - NOT REQUIRED (UNDER 1 AC.)	

BASIS OF BEARINGS

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY BLUE CHURCH SURVEYING, SITUATED IN SUNBURY, DELAWARE COUNTY, OHIO, DATED 11/05/2024. BLUE CHURCH SURVEYING STEVEN NEWELL 704-323-0644 BLUECHURCHSURVEYS@GMIAL.COM

PER INFORMATION PROVIDED BY THE SURVEYOR: BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83 (2011 EPOCH 2010.00) FROM GPS MEASUREMENTS REFERENCED TO THE ODOT RTN NETWORK WITH A CENTERLINE OF ST. RT. 61 HAVING A BEARING OF N 03°10'49" E.

FLOODPLAIN DATA

PANEL:39041C0163K
EFFECTIVE DATE: 04/16/2009
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

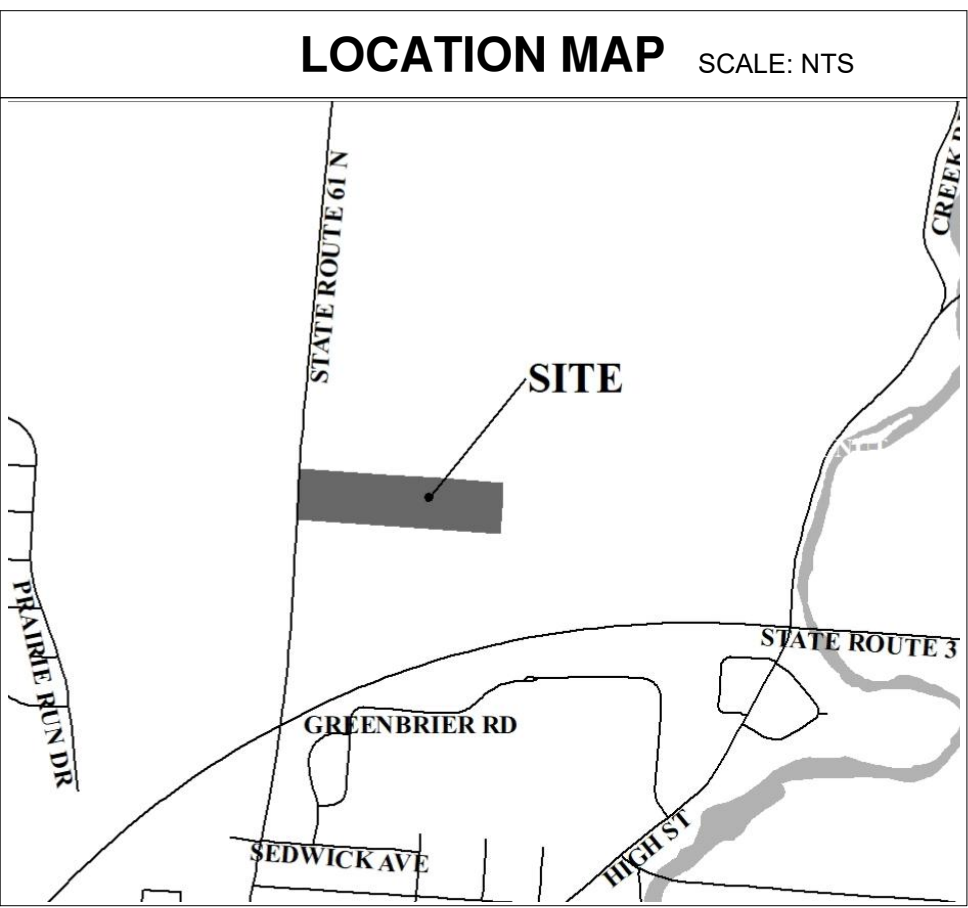
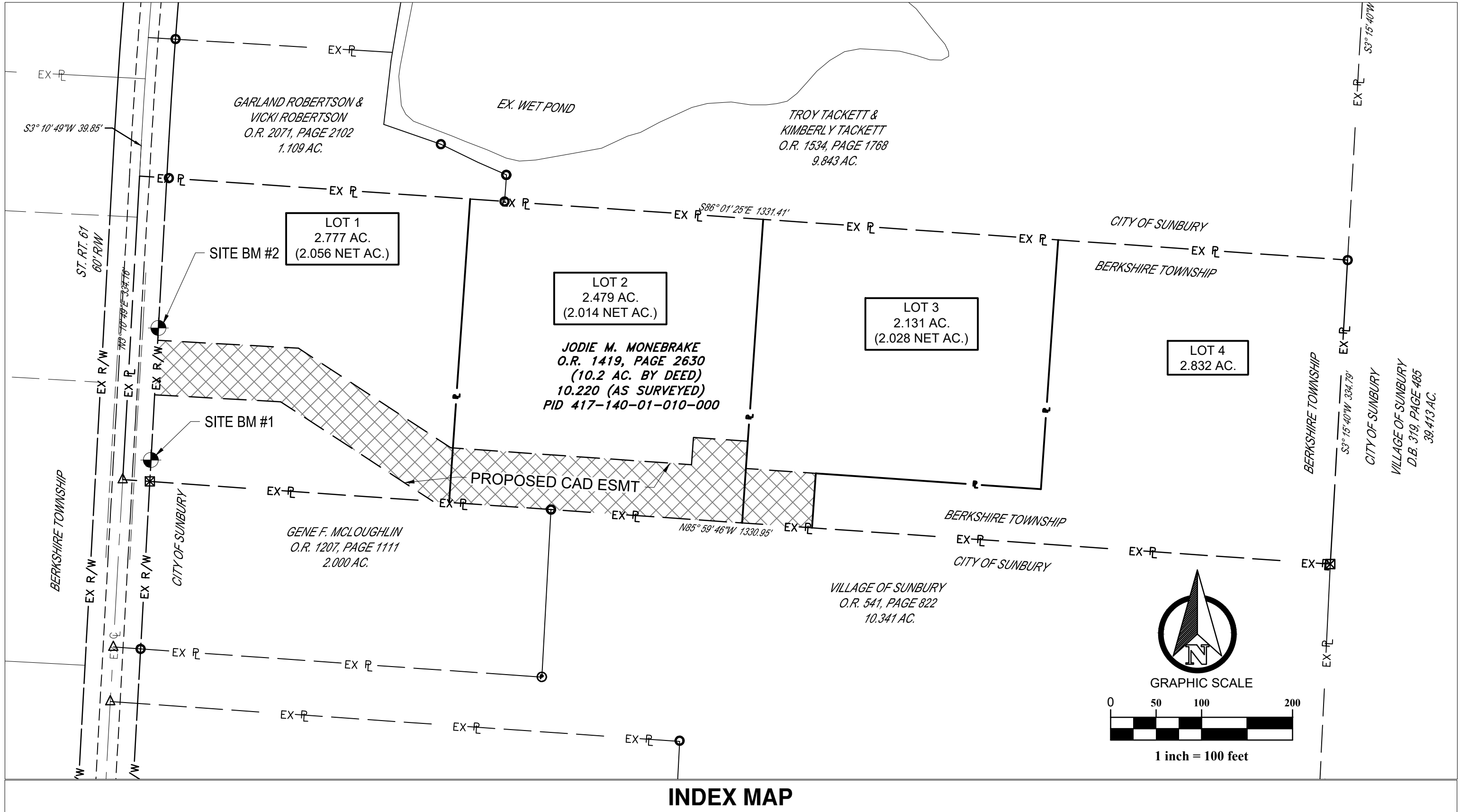
DEVELOPMENT CONTACTS		
PLANNING & ZONING DELAWARE REGIONAL PLANNING 109 N SANDUSKY STREET DELAWARE, OH 43015 SCOTT SANDERS 740-833-2260	SOIL & WATER DELAWARE SWCD 557 SUNBURY ROAD #A DELAWARE, OH 43015 PH: 740-368-1921	ENGINEERING DELAWARE CO. ENG. 50 CHANNING STREET DELAWARE, OH 43015 CHRIS BAUSERMAN, PE. PS PH: 740-833-2400
SANITARY SEWER DELAWARE CO. SANITARY ENG. 50 CHANNING STREET DELAWARE, OH 43015 PH: 740-833-2240	WATER DEL-CO WATER COMPANY INC 6658 OLENTANGY RIVER RD. DELAWARE, OH 43015 CRIS VALENZUELA PH: 740-548-7746 X 2402	SURVEYOR BLUE CHURCH SURVEYING STEVEN NEWELL PH: 704-323-0644 EMAIL: BLUECHURCHSURVEYS@G MIAL.COM



PRELIMINARY DEVELOPMENT PLANS FOR

TRIPLE J FARMS CAD

PT. LOT 7, QUARTER 1, TOWNSHIP 4 NORTH, RANGE 17 WEST, U.S.M.L.
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO



SHEET LEGEND	
Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES AND TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	UTILITY PLAN
6	GRADING & DRAINAGE PLAN
7	SIGHT DISTANCE EXHIBIT

VARIANCES

VARIANCES REQUESTED FOR RUNOFF RELEASE RATES PER ARTICLE IX. REQUESTED DUE TO THE MINOR AFFECT TO THE OVERALL DRAINAGE.

DATE APPROVED: _____

APPROVALS

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEY 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 THE PLANS.

DELAWARE COUNTY ENGINEER:

CHRIS BAUSERMAN, PE DATE

WATER SYSTEM APPROVAL:

CHIEF OPERATING OFFICER - DEL-CO WATER DATE

ENGINEER

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 ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES 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.

ENGINEER OF RECORD DATE

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

RPC # 24-

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P: 614.752.6452
PLANLAND.NET

PLANS PREPARED BY:

brack engineering
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

TITLE SHEET

TRIPLE J FARMS CAD

965 NORTH STATE ROUTE 61, SUNBURY OH 43074

REVISIONS	NO.	DATE	DESCRIPTION				
DATE: 11/22/2024				JOB NO.:	2024-44		
				DESIGN:	NBH		
				CHECKED:	NBH		
				SHEET NO.			
				1			

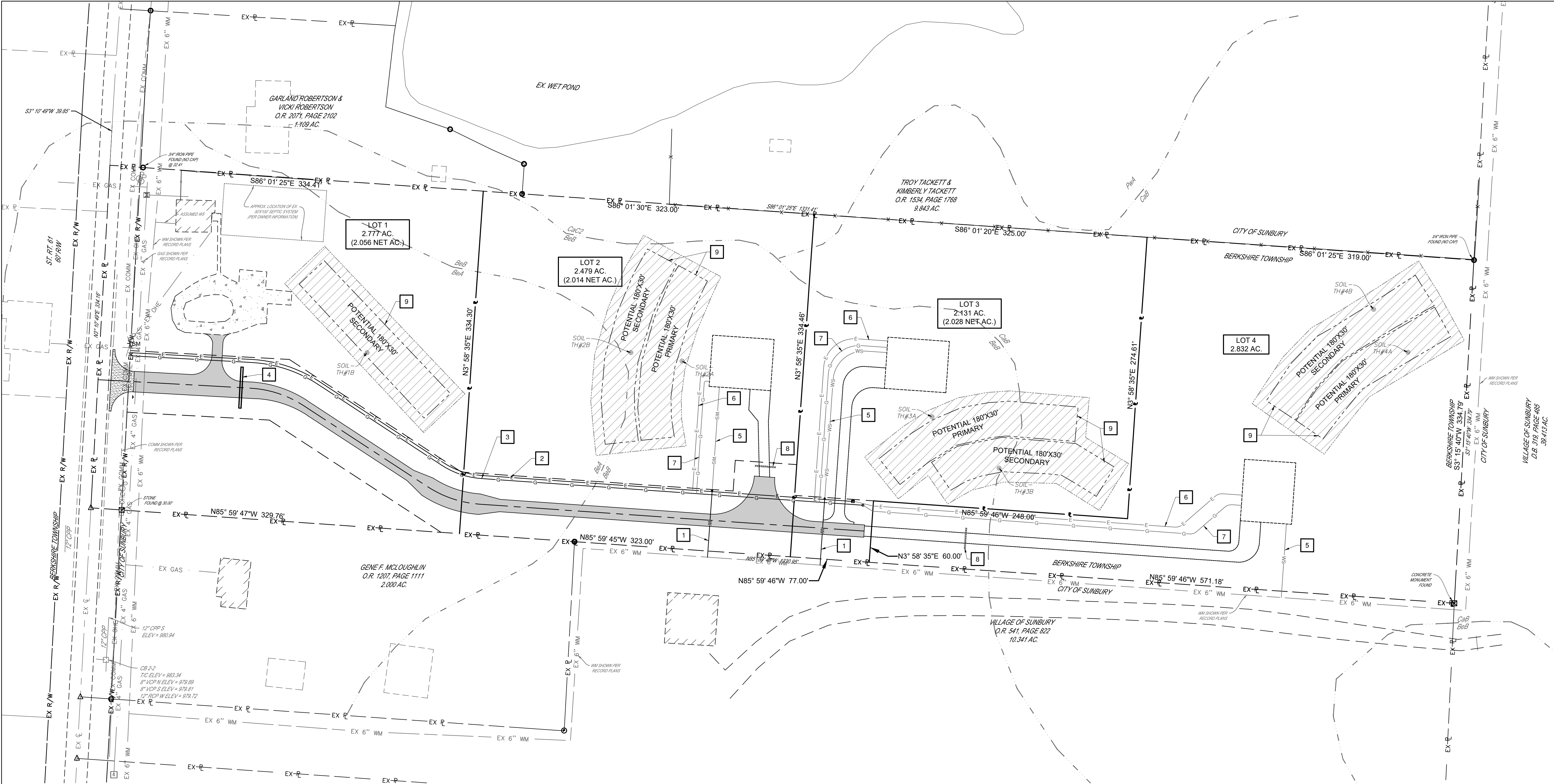
UTILITY PLAN

TRIPLE J FARMS CAD

965 NORTH STATE ROUTE 61, SUNBURY OH 43074

REVISIONS
NO. DATE DESCRIPTION

DATE:
11/22/2024
JOB NO.: 2024-44
DESIGN: NBH
CHECKED: NBH
SHEET NO.

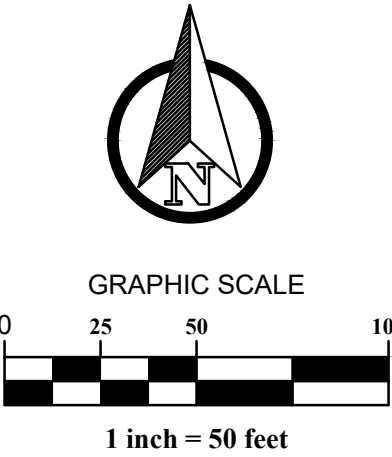


KEYED NOTES

- 1 PROPOSED 1" LONG WATER SERVICE PER DELCO STD D-34
- 2 APPROXIMATE ELECTRIC MAIN (SERVICE LAYOUT AND LOCATION TO BE DESIGNED BY OTHERS)
- 3 APPROXIMATE GAS MAIN (SERVICE LAYOUT AND LOCATION TO BE DESIGNED BY OTHERS)
- 4 PROPOSED STORM CULVERT. SEE GRADING PLAN FOR DETAILS.
- 5 POTENTIAL FUTURE WATER SERVICE LINE (BY OTHERS)
- 6 POTENTIAL FUTURE ELECTRIC SERVICE LINE (BY OTHERS)
- 7 POTENTIAL FUTURE GAS SERVICE LINE (BY OTHERS)
- 8 POTENTIAL FUTURE DRIVEWAY CULVERT (BY OTHERS)
- 9 POTENTIAL PRIMARY AND SECONDARY 180'X30' STS FIELD (BY OTHERS). FINAL SIZE AND LOCATION TO BE DETERMINED BY FUTURE LAND OWNER. DISPOSAL SYSTEMS SHALL NOT VIOLATE OAC 3701-29. STS FIELDS TO BE 10' FROM ANY PROPERTY LINE OR EASEMENT AND 50' FROM WATER COURSE. DURING CONSTRUCTION OF THE CAD, THE CONTRACTOR SHALL PROTECT THESE AREAS WITH ORANGE FENCING (OR SIMILAR) AND ENSURE THE EXISTING GROUND IS NOT DISTURBED OR COMPACTED WITH HEAVY EQUIPMENT. FENCING TO BE PLACED 25' OUTSIDE POTENTIAL SEPTIC AREA. SEE EROSION CONTROL PLAN FOR DETAILS

PLAN LEGEND

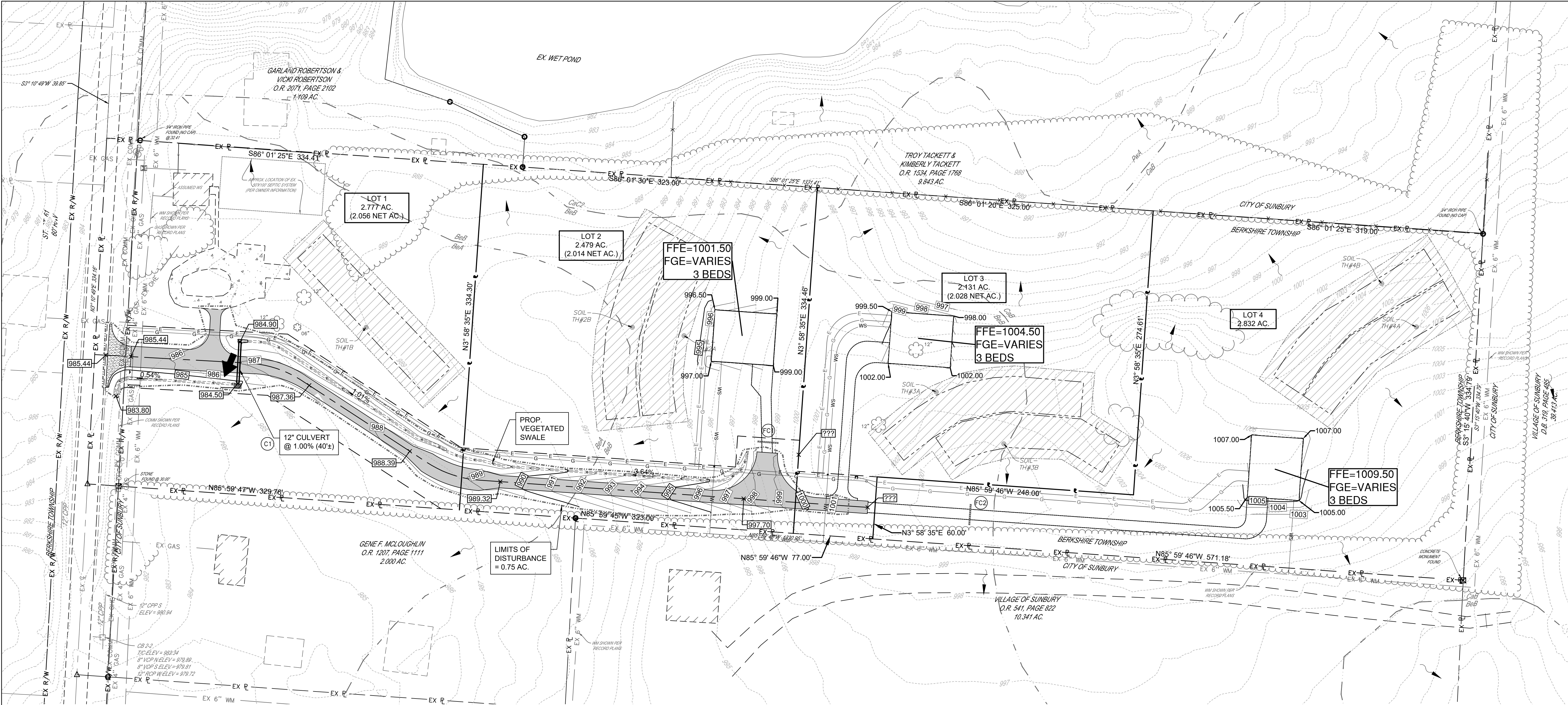
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED PROPERTY LINE
	PROPOSED WATER MAIN
	PROPOSED ELECTRIC MAIN
	PROPOSED GAS MAIN
	FUTURE WATER SERVICE
	FUTURE ELECTRIC SERVICE
	FUTURE GAS SERVICE
	POTENTIAL SEPTIC FIELD. (AREA TO REMAIN UNDISTURBED)
	POTENTIAL FIELD TILE
	PROPOSED DRAINAGE EASEMENT



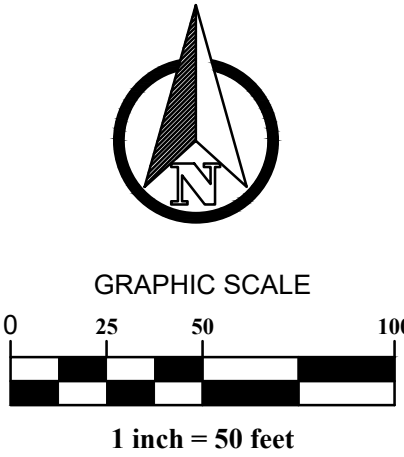
GRADING & DRAINAGE PLAN

TRIPLE J FARMS CAD

965 NORTH STATE ROUTE 61, SUNBURY OH 43074



GRADING PLAN LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED SWALE
	PROPOSED STORM CULVERT
	FUTURE CULVERT BY OTHERS
	FLOW ARROW
	ESTIMATED FINISH GRADE ELEVATION (FINAL FFE & FGE SHALL BE DETERMINED BY FUTURE OWNER)
	MAJOR FLOOD ROUTING
	PROPOSED DRAINAGE EASEMENT
	CONSTRUCTION LIMITS / LIMITS OF DISTURBANCE
	PRELIMINARY SEPTIC FIELDS. FINAL SIZE AND LOCATION MAY VARY WITH FINAL DESIGN. ALL PROPOSED DISPOSAL SYSTEMS SHALL NOT VIOLATE OAC 3701-29. NO GRADING OR CONSTRUCTION ACTIVITY WITHIN 10' OF SEPTIC FIELDS.



REVISIONS NO.	DATE	DESCRIPTION	DATE:	
			11/22/2024	
			JOB NO.:	2024-44
			DESIGN:	NBH
			CHECKED:	NBH
			SHEET NO.	
			6	

