



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

RPC Sketch Plan Number 24-19-S
RPC Number 04-25
(RPC Staff will assign)

PROJECT	Clarkshaw Village	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Concord Township	
APPLICANT/ CONTACT	Name: Maronda Homes, LLC	Phone: (412) 304-2599
	Address: 5900 Wilcox Place	E-mail: jbutya@maronda.com
	City, State, Zip: Dublin, Ohio 43016	

PROPERTY OWNER	Name: Dulin Farms, Ltd.	Phone: (614) 698-0045
	Address: 7770 Dublin Road	E-mail: edflahivelaw@gmail.com
	City, State, Zip: Delaware, Ohio 43015	

SURVEYOR/ ENGINEER	Name: Kimley Horn and Associates	Phone: (614) 348-0765
	Address: 7965 N. High Street, Suite 200	E-mail: kevin.kershner@kimley-horn.com
	City, State, Zip: Columbus, Ohio 43235	

LOCATION	(circle one) N <u>S</u> E W side of Bean-Oller Road/Street
	approx. 0 feet N <u>S</u> E W of Clarkshaw Road/Street

DETAILS	Is a CAD involved? yes <u>no</u>	
	Current Land Use: Agriculture	Del-Co Water <u>yes</u> no
	Current Zoning District: Residential PUD	Private wells yes <u>no</u>
	Buildable lots: 95	Sanitary Sewer <u>yes</u> no
	Non-buildable: 4	Electric Provider: AEP
	Total Acreage: 63.75 ac	Gas Provider: SNG
	Open Space Acreage: 35.18 ac	School District: Olentangy Local

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>11,150</u>

Kevin Kershner (Agent for Owner) 1/6/2025
Owner (or agent for owner) and Date

**FARM LOTS 23, 24 & 25
SECTION 3, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO**

**FARM LOTS 23, 24 & 25
SECTION 3, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO**



OPEN SPACE SUMMARY

OPEN SPACES A, C, AND D PROVIDE STORMWATER RETENTION. AREAS FOR ALL OPEN SPACES ARE LISTED BELOW:

COMMON OPEN SPACE A:	±12.08 AC
COMMON OPEN SPACE B:	±1.50 AC
COMMON OPEN SPACE C:	±22.13 AC
<u>COMMON OPEN SPACE D:</u>	<u>±2.49 AC</u>
TOTAL:	±38.20 AC

SITE STATISTICS

CURRENT ZONING:	FR-1
TOTAL SITE ACREAGE:	±63.75 AC
TOTAL OPEN SPACE:	±38.20 AC
TOTAL NUMBER OF DWELLING UNITS	95
NET DENSITY:	1.54 UNITS/AC
GROSS DENSITY:	1.49 UNITS/AC
TOTAL DISTURBED AREA:	±63.75 AC
PRE-DEVELOPED IMPERVIOUS:	±0.00 AC
POST-DEVELOPED IMPERVIOUS:	±24.23 AC

FLOOD PLAIN

ALL OF CLARKSHAW DEVELOPMENT IS IN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0232K, EFFECTIVE DATE 4/16/2009 (NOT PRINTED)

NOTE

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

REFERENCES

EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION
WAS OBTAINED FOM DELAWARE COUNTY GIS GIS,
OBTAINED NOVEMBER 2024.

OWNER

DUBLIN FARMS LTD
7770 DUBLIN ROAD,
DELAWARE, OH 43015

CIVIL ENGINEER

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

DEVELOPER

MARDONA HOMES
5900 WILCOX PLACE
DUBLIN, OHIO 43016
TEL: (312) 505-4419
CONTACT: JOHN KONOVODOFF
EMAIL: JKONOVODOFF@MARDONA.COM



SCALE: 1"=200'



SCALE: 1"=1000'



GRAPHIC SCALE IN FEET

SCALE: AS NOTED

DESIGNED BY: SMV

DRAWN BY: JAB

CHECKED BY: KDK

PRELIMINARY ENGINEERING PLAN

CLARKSHAW VILLAGE
CONCORD TOWNSHIP
DELAWARE COUNTY, OH

ORIGINAL ISSUE:
01/06/2025

KHA PROJECT NO.
190275001

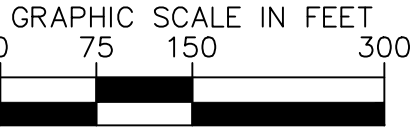
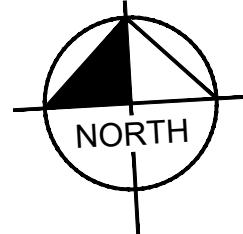
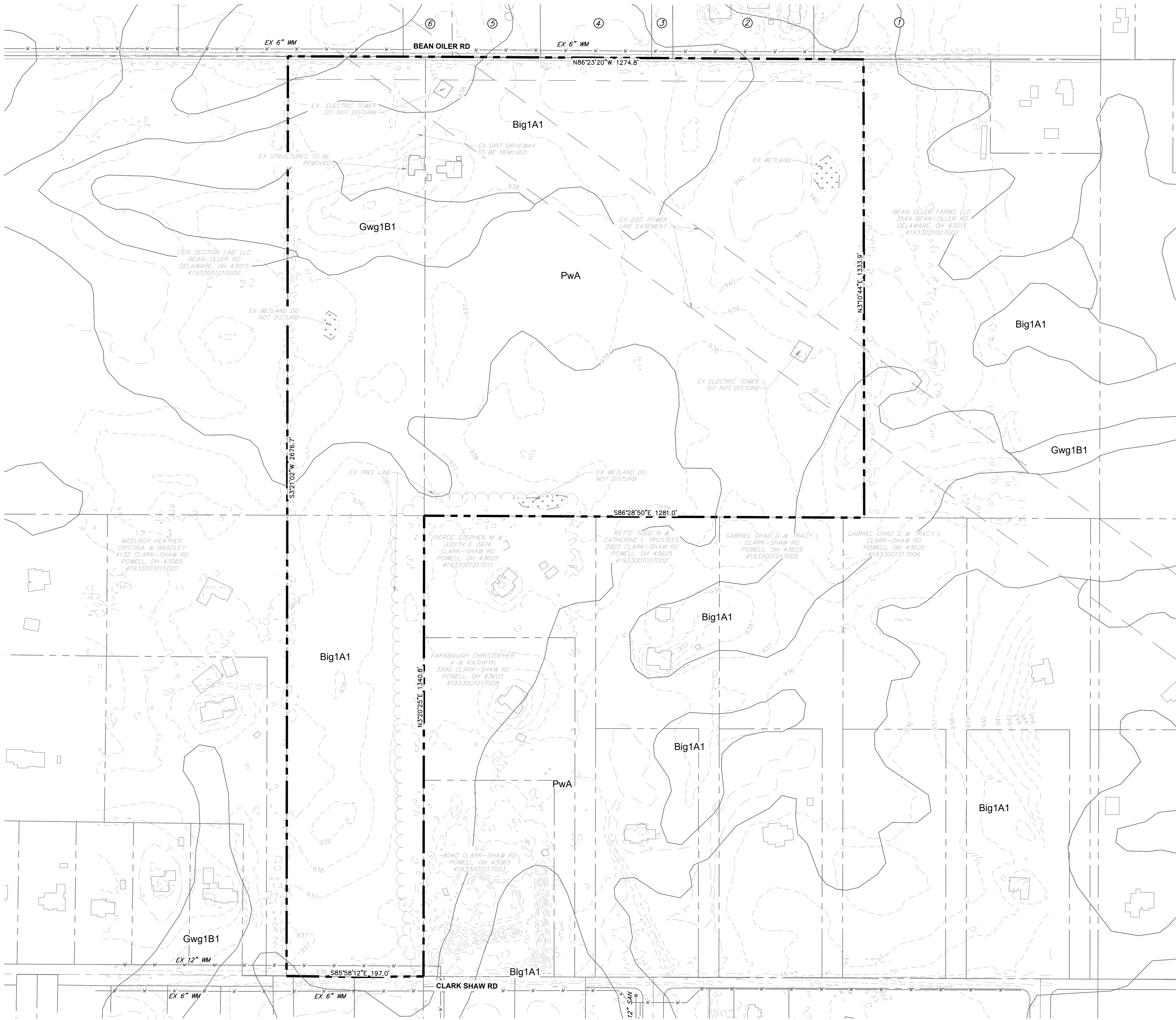
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OF 12

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Drawing name: K:\CIE\IDEA\190275001_Macorda_Dulin_Farms\2_Design\CAD\PlotSheets\Engineering\EXISTING CONDITIONS.dwg EXISTING CONDITIONS Jan 05, 2025 9:01am by: Amanda.Da
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EXISTING PARCEL INFORMATION

- CRAMBLETT HENRY TRUSTEE DONNA R TRUSTEE
① BEAN-OILER RD
DELAWARE, OH 43015
41932002071000
MILLER EDWIN & GRUEVSKA KATE
② 3664 BEAN-OILER RD
DELAWARE, OH 43015
41932002070000
WILLIAMS ROBERT R & SUSAN A
③ 3730 BEAN-OILER RD
DELAWARE, OH 43015
4192002069000
TRIKEN INC.
④ BEAN-OILER RD
DELAWARE, OH 43015
41932002068000
MITHCELL THOMAS K & ELLEN S
⑤ BEAN-OILER RD
DELAWARE, OH 43015
41932002068003
MITHCELL THOMAS & ELLEN
⑥ 3840 BEAN-OILER RD
DELAWARE, OH 43015
41932002068002

LEGEND

- EXISTING PROJECT BOUNDARY LINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING PAVEMENT
EXISTING CENTERLINE
EXISTING EASEMENT
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING STRUCTURE
EXISTING STORMWATER LINE
EXISTING OVERHEAD LINE
EXISTING SANITARY LINE
EXISTING WATER LINE
EXISTING GAS LINE
SITE BOUNDARY
TREE LINE
EXISTING WETLAND
SOIL BOUNDARY

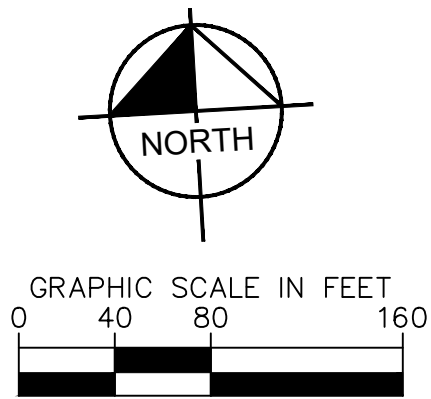
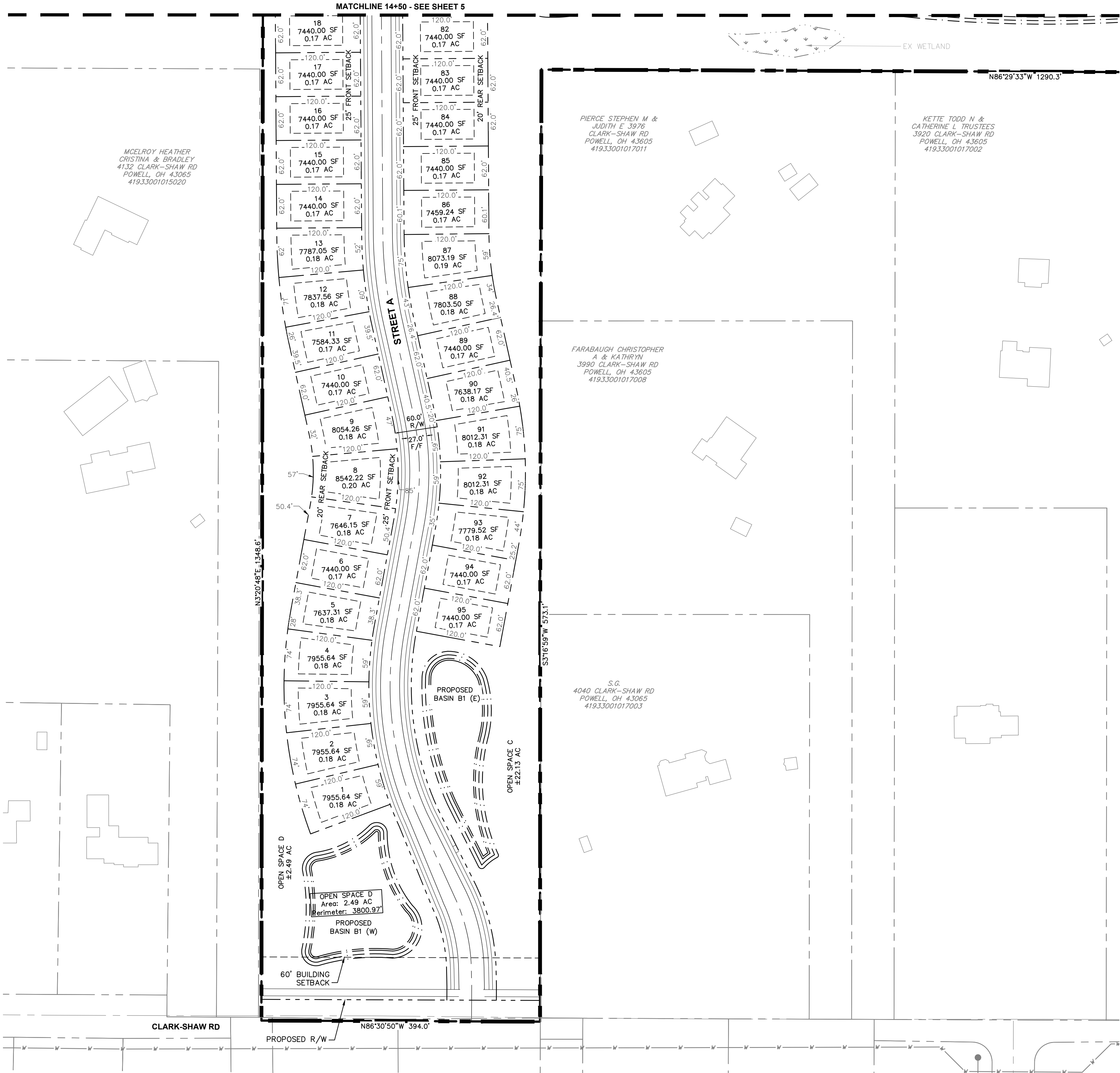
SOIL INDEX

- Big1A1 - BLOUNT SILT LOAM, 0 TO 2 PERCENT SLOPES
(SOIL GROUP D).
Big1B1 - BLOUNT SILT LOAM, 2 TO 4 PERCENT SLOPES
(SOIL GROUP D).
PwA - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
(SOIL GROUP C/D).

SCALE: AS NOTED		DESIGNED BY: SMW		DRAWN BY: JAB		CHECKED BY: KDK	
Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HAWKUS STREET, SUITE 200 PO BOX 13210 PHOENIX, AZ 85012 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM		No.		REVISIONS	
PRELIMINARY ENGINEERING PLAN		CLARKSHAW VILLAGE CONCORD TOWNSHIP DELAWARE COUNTY, OH		ORIGINAL ISSUE: 01/06/2025		KHA PROJECT NO. 190275001	
EXISTING CONDITONS		SHEET NUMBER		DATE		BY	
APR 01, 2025		APR 01, 2025		APR 01, 2025		APR 01, 2025	

Drawing name: K:\CIBL\DEA\190275001_Moranda_Dulin_Erma\2_Design\CAD\PlotSheets\ Preliminary Engineering\ SITE PLAN.dwg SITE PLAN Jan 06, 2025 9:01am by: Amanda.Da

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LEGEND

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

STREET A									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L1	50.00	N3°29'10.97"E	C1	250.00'	101.32'	N9°35'21"W	100.62'	23°13'12"	51.36'
L2	125.74	N21°11'56.99"W	C2	450.00'	274.16'	N3°44'44"W	269.94'	34°54'25"	141.48'
L3	150.68	N13°42'28.45"E	C3	400.00'	160.22'	N2°13'59"E	159.15'	22°56'59"	81.20'
L4	128.94	N9°14'30.46"W	C9	600.00'	126.99'	N3°10'42"W	126.75'	12°07'36"	63.73'
L5	609.38	N2°53'05.81"E							

PRELIMINARY ENGINEERING PLAN

CLARKSHAW VILLAGE

CONCORD TOWNSHIP

DELAWARE COUNTY, OH

ORIGINAL ISSUE:

01/06/2025

KHA PROJECT NO.

190275001

SHEET NUMBER

4

OF 12

Kimley»Horn

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SCALE: AS NOTED

DESIGNED BY: SMV

DRAWN BY: JAB

CHECKED BY: KDK

REVISIONS

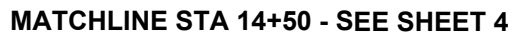
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DATE

BY

APR DATE

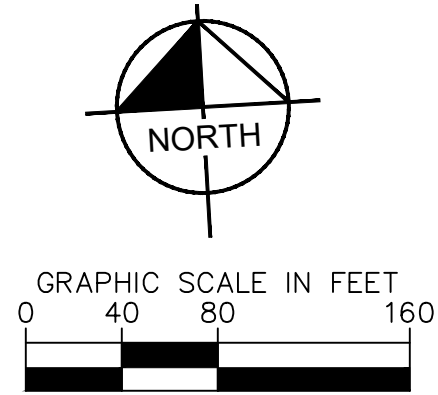
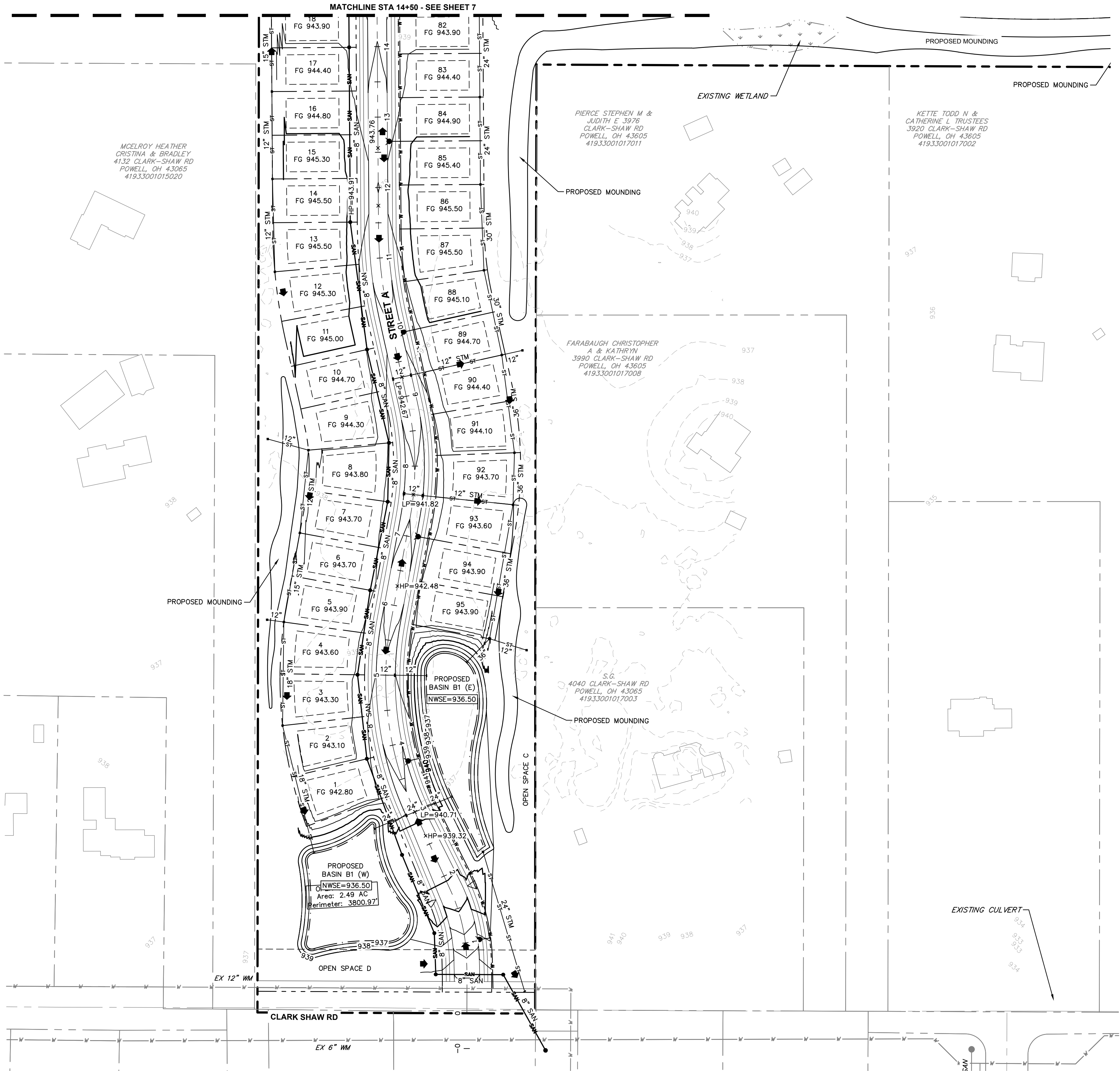
APR BY



STREET D						
LINE TABLE						
LINE	LENGTH	BEARING				
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L11	56.36	S72°41'00.60"E				
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	500.00'	120.86'	S79°36'30"E	120.57'	13°50'59"	60.73'

Drawing name: K:\CIB_LDEA\190275001_Moranda_Dulin_Erma\2_Design\CAD\PlanSheets\Preliminary Engineering\Grading And Utility_PLAN.dwg Layout1 Jan 06, 2025, 9:01am By: AnandaDo

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LEGEND

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

PRELIMINARY ENGINEERING PLAN
CLARKSHAW VILLAGE
CONCORD TOWNSHIP
DELAWARE COUNTY, OH

GRADING AND UTILITY
PLAN

SCALE: AS NOTED
DESIGNED BY: SW
DRAWN BY: JAB
CHECKED BY: KDK

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7965 N. HURON STREET, SUITE 200
N. HAVES, OH 43065
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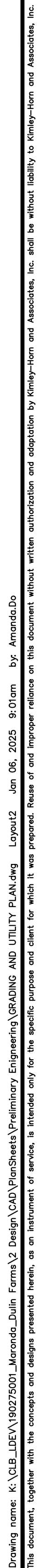
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01/06/2025
KHA PROJECT NO.
190275001

SHEET NUMBER

6

OF 12

No.	REVISIONS	DATE	BY	APR DATE	APR BY



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|--|--|-------------------------------------|--|---|--|---|--|--|--|
| PRELIMINARY ENGINEERING PLAN

CLARKSHAW VILLAGE
CONCORD TOWNSHIP
DELAWARE COUNTY, OH | | GRADING AND UTILITY
PLAN | | Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7395 KIMLEY-HORN DRIVE, 200
COVINGTON, OH 43025
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM | | SCALE: AS NOTED

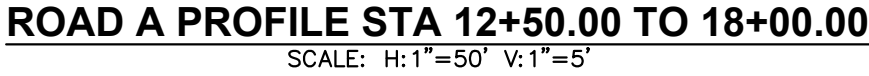
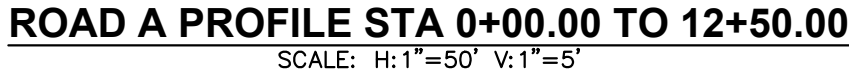
DESIGNED BY: SMV

DRAWN BY: JAB

CHECKED BY: KDK | | No. _____
REVISIONS _____
DATE _____ BY _____ APR BY _____ | |
| ORIGINAL ISSUE:
01/06/2025 | | | | | | | | | |
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| SHEET NUMBER

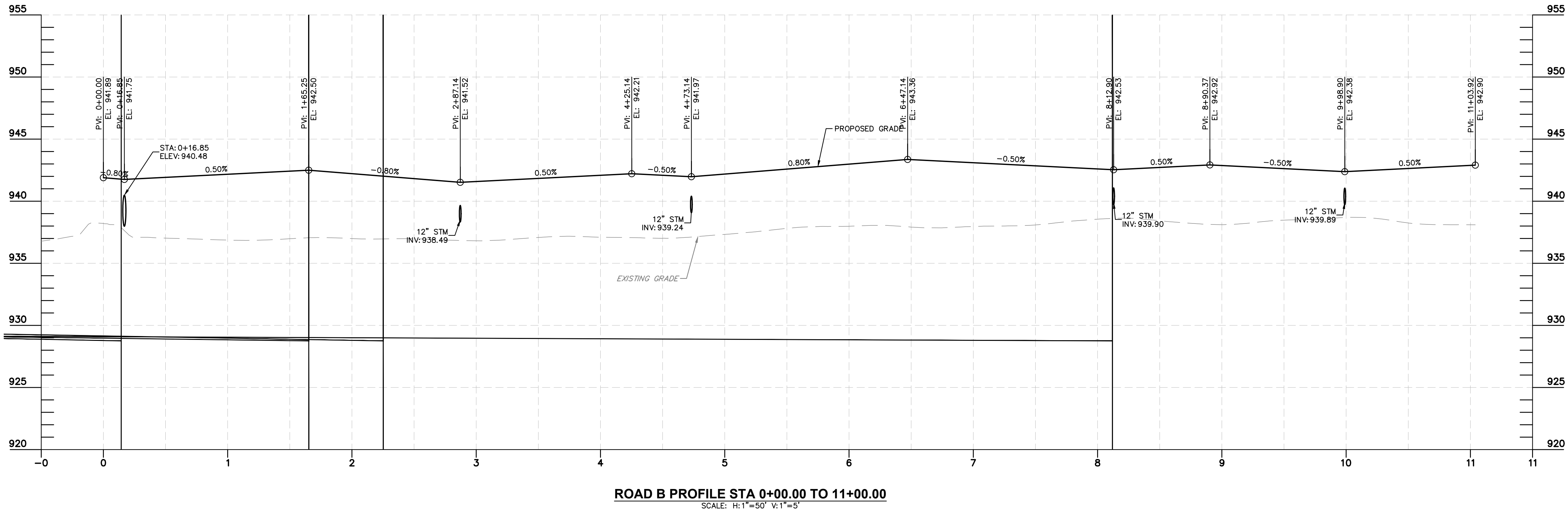
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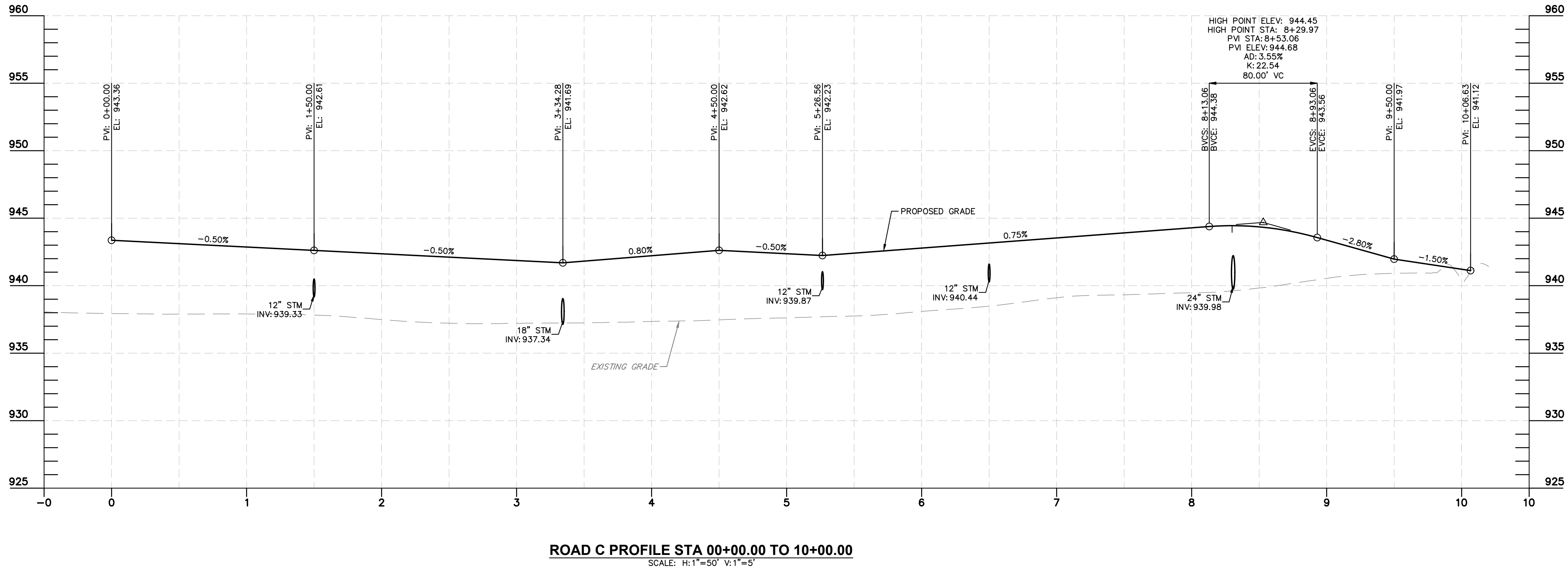
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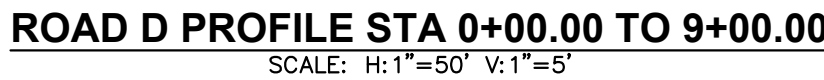


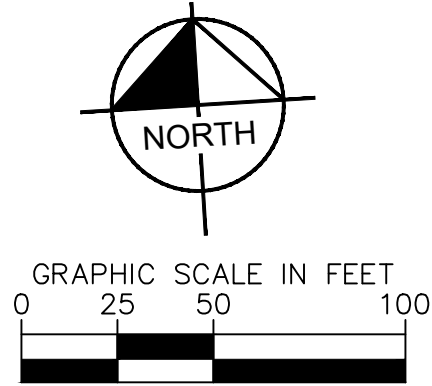
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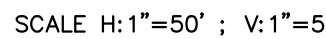
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PRELIMINARY ENGINEERING PLAN		CLARKSHAW VILLAGE CONCORD TOWNSHIP DELAWARE COUNTY, OH		ORIGINAL ISSUE: 01/06/2025		KHA PROJECT NO. 190275001		SHEET NUMBER 9 OF 12	
SCALE: AS NOTED		DESIGNED BY: SMV		DRAWN BY: JAB		CHECKED BY: KDK		No.	
ROAD PROFILES		Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HARRIS STREET, SUITE 200 N. HARRIS, OH 43051-1200 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM		REVISIONS		DATE	
								BY	
								APR DATE	
								APR BY	

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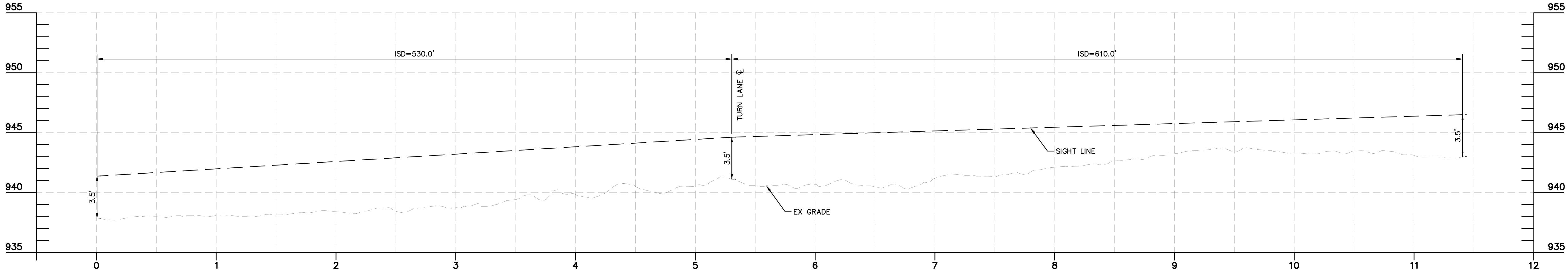
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DESIGN SPEED=60 MPH



OF 12

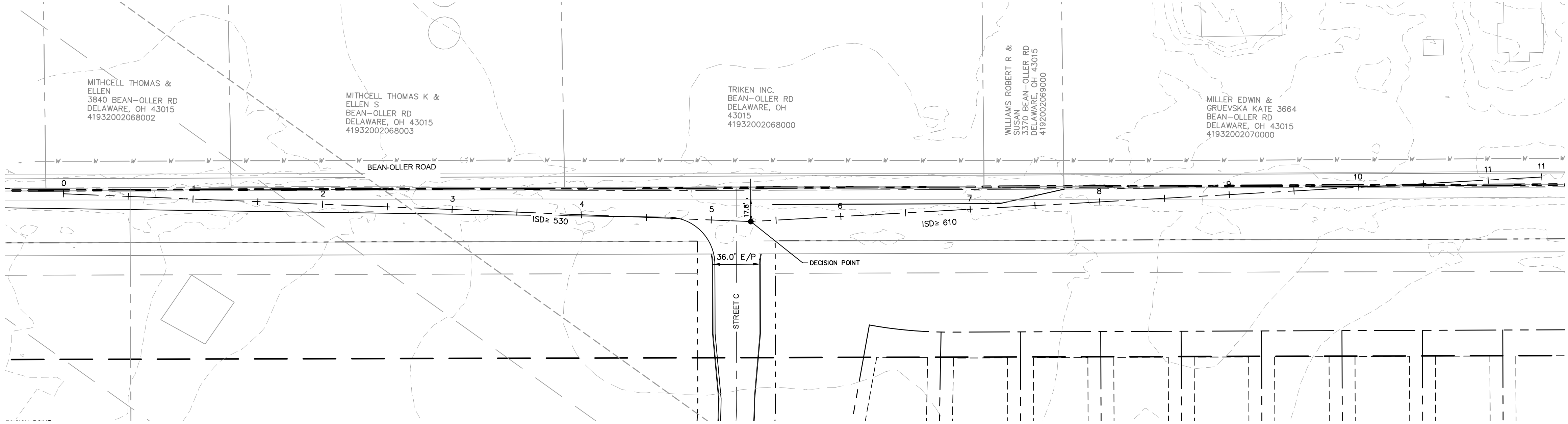
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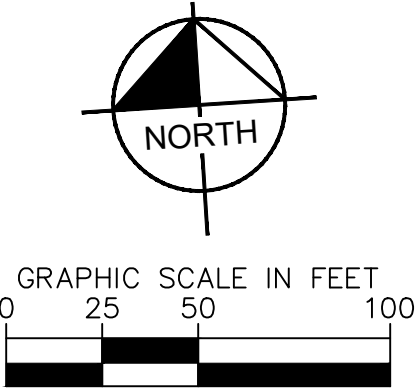


SIGHT DISTANCE PROFILE
BEAN-OLLER ROAD

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



SIGHT DISTANCE PLAN
BEAN-OLLER RD
POSTED SPEED=50 MPH
DESIGN SPEED=55 MPH



PRELIMINARY ENGINEERING PLAN CLARKSHAW VILLAGE CONCORD TOWNSHIP DELAWARE COUNTY, OH ORIGINAL ISSUE: 01/06/2025 KHA PROJECT NO. 190275001 SHEET NUMBER 12 OF 12	SCALE: AS NOTED DESIGNED BY: SMV DRAWN BY: JAB CHECKED BY: KDK	SIGHT DISTANCE	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGHWAY 120, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM				No.	REVISIONS		DATE	BY	APR DATE	APR BY