| | | |
|---|---|---|
| | **Preliminary Subdivision Application**<br>Delaware County, Ohio<br>(for unincorporated areas only) | RPC Sketch Plan Number ___24-18-S_____<br>RPC Number _____03-25_____<br>*(RPC Staff will assign)* |

| | | |
|---|---|---|
| PROJECT | Evans Farm Arrowhead | *(circle one)* Residential Commercial |
| TOWNSHIP | Berlin Township | |
| APPLICANT/ CONTACT | Name: Pulte Homes of Ohio | Phone: (614) 376-1018 |
| | Address: 475 Metro Place of Ohio, LLC | E-mail: jim.hilz@pultegroup.com |
| | City, State, Zip: Dublin, Ohio 43017 | |

| | | |
|---|---|---|
| PROPERTY OWNER | Name: Evans Farm Delaware, LLC | Phone: (614) 582-5173 |
| | Address: PO Box 278 | E-mail: griffslaw@aol.com |
| | City, State, Zip: Lewis Center, Ohio 43035 | |

| | | |
|---|---|---|
| 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 S E W side of Piatt Road/Street |
| | approx. 0 feet N S E W of Hollenback Road/Street |

| | | |
|---|---|---|
| DETAILS | Is a CAD involved? *yes* *no* | |
| | Current Land Use: Agriculture | Del-Co Water *yes* *no* |
| | Current Zoning District: Residential PUD | Private wells *yes* *no* |
| | Buildable lots: 120 | Sanitary Sewer *yes* *no* |
| | Non-buildable: 7 | Electric Provider: AEP |
| | Total Acreage: 40.11 ac | Gas Provider: SNG |
| | Open Space Acreage: 7.78 ac | School District: Olentangy Local |

| | |
|---|---|
| SUBMISSION REQUIREMENTS<br>(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;<br>For commercial and multi-family - $500 base, plus $110 per acre;<br>(Refer to Fee Schedule for Soil and Water and Health fees) $_13,900_____ |

(Agent for Owner) 1/6/2025

Owner (or agent for owner) and Date

RPC SKETCH PLAN NUMBER: 24-18-S

# PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN
## FOR
# EVANS FARM ARROWHEAD

**LOT 15, QUARTER TOWNSHIP SW, TOWNSHIP 4N, RANGE 18W**
**UNITED STATES MILITARY LANDS**
**BERLIN TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO**

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| 1 | TITLE SHEET |
| 2 | TYPICAL SECTIONS |
| 3 | EXISTING CONDITIONS |
| 4 | SITE PLAN |
| 5 | GRADING & UTILITY PLAN |
| 6 | ROADWAY PROFILES |
| 7 | ROADWAY PROFILES |
| 8 | ROADWAY PROFILES |
| 9 | SIGHT DISTANCE |
| 10 | SIGHT DISTANCE |

## SITE STATISTICS

| | |
|---|---|
| CURRENT ZONING: | PLANNED RESIDENTIAL DISTRICT (PRD) |
| TOTAL SITE ACREAGE: | ±39.24 AC |
| TOTAL OPEN SPACE: | ±7.70 AC |
| TOTAL DISTURBED AREA: | ±37.87 AC |
| TOTAL NUMBER OF DWELLING UNITS: | 120 |
| NET DENSITY: | ±3.17 UNITS/AC |
| PRE-DEVELOPED IMPERVIOUS: | ±0.46 AC |
| POST-DEVELOPED IMPERVIOUS: | ±20.29 |

## OPEN SPACE SUMMARY

OPEN SPACES D & G PROVIDE STORMWATER RETENTION. AREAS FOR ALL OPEN SPACES ARE LISTED BELOW.

| | |
|---|---|
| OPEN SPACE A: | ±0.82 AC |
| OPEN SPACE B: | ±0.16 AC |
| OPEN SPACE C: | ±0.13 AC |
| OPEN SPACE D: | ±4.93 AC |
| OPEN SPACE E: | ±0.28 AC |
| OPEN SPACE F: | ±0.06 AC |
| OPEN SPACE G: | ±1.32 AC |
| TOTAL: | ±7.70 AC |

## REFERENCES

EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS NOVEMBER 2024. EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) NOVEMBER 2024.

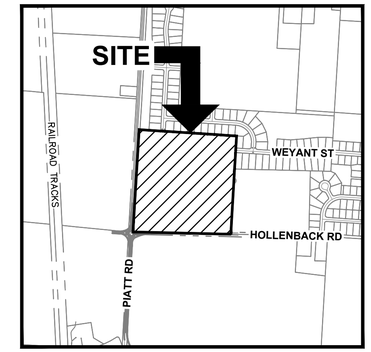
## FLOOD PLAIN

ALL OF THE EVANS FARM ARROWHEAD 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 & 39041C0234K, EFFECTIVE DATE 4/16/2009.

## NOTE

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

**INDEX MAP**
SCALE: 1" = 100'




**VICINITY MAP**
SCALE: 1" = 1000'

GRAPHIC SCALE IN FEET
0 500 1000 2000

NORTH

## EXISTING PARCEL INFORMATION

1. TRUAX BRIAN C & TRACI J
4518 MCNAMARA PL
LEWIS CENTER 43035
418340060090 00

2. OMEARA PETER & LEWIS KELSEY
2278 SILVER HILL ST
LEWIS CENTER 43035
418340050010 00

3. CANTOR DANIEL & JENNIFER A
2298 SILVER HILL ST
LEWIS CENTER 43035
418340050020 00

4. MROZ CEZARY JAN
2314 SILVER HILL ST
LEWIS CENTER 43035
418340050030 00

5. DOBLE JANE M & JUSTIN A
2332 SILVER HILL ST
LEWIS CENTER 43035
418340050040 00

6. SANUSI ADEBAMIBO O
2350 SILVER HILL ST
LEWIS CENTER 43035
418340050050 00

7. KRAFT KENNETH E & DEBRA K
2370 SILVER HILL ST
LEWIS CENTER 43035
418340050060 00

8. DONOHOE DREW A
2388 SILVER HILL ST
LEWIS CENTER 43035
418340050070 00

9. MERICSKO PAUL J III & GINA M
2406 SILVER HILL ST
LEWIS CENTER 43035
418340050080 00

10. HAYES JACOB & PAIGE
2424 SILVER HILL ST
LEWIS CENTER 43035
418340050090 00

11. NELSON ADAM & CAROLINE
2442 SILVER HILL ST
LEWIS CENTER 43035
418340050100 00

12. THAKER GIRISH P & JYOTI G
2478 SILVER HILL ST
LEWIS CENTER 43035
418340050110 00

13. BARNES EVERETT WADE JR & JESSICA LYNN COY
2439 WEYANT ST
LEWIS CENTER 43035
418340050130 00

14. SIEGMAN MICHAEL & ANGELA
2438 WEYANT ST
LEWIS CENTER 43035
418340040400 00

15. EVANS FARM DELAWARE LLC
PIATT RD
LEWIS CENTER OH 43035
418340010550 00

COUNTY ENGINEER
DELAWARE COUNTY, OHIO

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

## OWNER

EVANS FARM DELAWARE LLC

## SURVEYOR

CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
CONTACT: MAT ACKROYD
TEL: (614) 619-0515
EMAIL: MATT.ACKROYD@CESOINC.COM

## CIVIL ENGINEER

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

## DEVELOPER

PULTE GROUP, INC.
475 METRO PLACE SOUTH
DUBLIN, OH 43017
CONTACT: MATT CALLAHAN
TEL: (614) 376-1018
EMAIL: MATTHEW.CALLAHAN@PULTE.COM

| No. | REVISIONS | DATE | BY | APR DATE | APR BY |
|---|---|---|---|---|---|

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-472-8963
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AGH
DRAWN BY: AGH
CHECKED BY: KDK

**TITLE SHEET**

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**1**
OF 10

Drawing name: K:\CLB_LDE\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\TITLE SHEET.dwg Layout1 Jan 06, 2025 1:26pm by: Gali.Hoeppner
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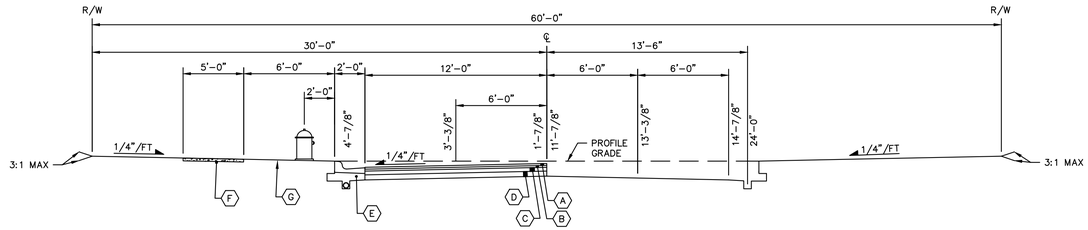



## TYPICAL 27' FC/FC LOCAL STREET SECTION PER DCED-R2135D

NOT TO SCALE

ADT < 200 VPD

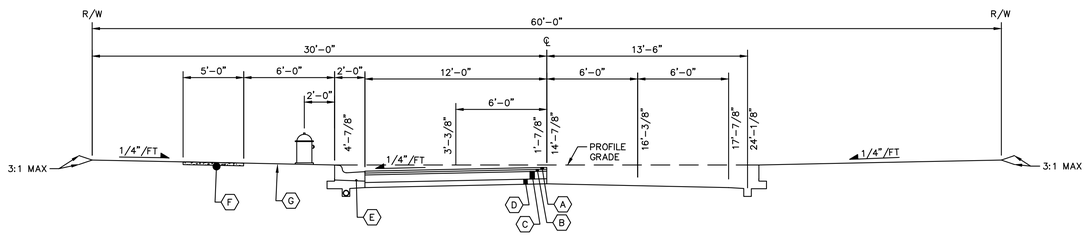
STREET D – STA. 0+00 TO STA. 6+70.23

### PAVEMENT LEGEND

A. 1–1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 3" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED–R2010
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED–R2300
G. SEEDING AND MULCHING, ITEM 659

### NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 2.66
2. ALL STREETS HAVE A TERRAIN CLASSIFCATION LEVEL (0% TO 4% GRADES)




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

NOT TO SCALE

200 VPD < ADT < 1500 VPD

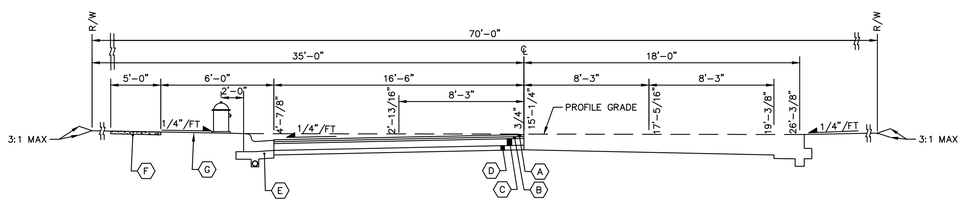
STREET A – STA. 0+00 TO STA. 10+9.17
STREET B – STA. 0+48.00 TO STA. 11+67.69
STREET C – STA. 0+00 TO STA. 10+75.43
STREET E – STA. 0+00 TO STA. 18+14.34

### PAVEMENT LEGEND

A. 1–1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 6" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED–R2010
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED–R2300
G. SEEDING AND MULCHING, ITEM 659

### NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 3.71
2. ALL STREETS HAVE A TERRAIN CLASSIFCATION LEVEL (0% TO 4% GRADES)




## TYPICAL 36' FC/FC COLLECTOR STREET SECTION PER DCED-R2135A

NOT TO SCALE

200 VPD < ADT < 1500 VPD

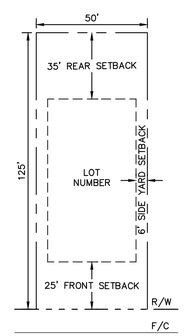
STREET B – STA. 0+00 TO STA. 0+48.00
STREET C – STA. 10+75.43 TO STA. 11+16.89

### PAVEMENT LEGEND

A. 1–1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
B. 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
C. 7–1/2" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 8" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED–R2020
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED–R2300
G. SEEDING AND MULCHING, ITEM 659

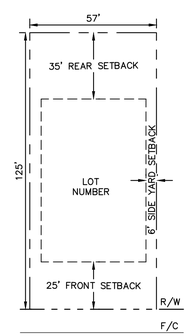
### NOTES:

1. CBR VALUE (SECTION 705) = 2.9
   SN VALUE = 4.24
2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)



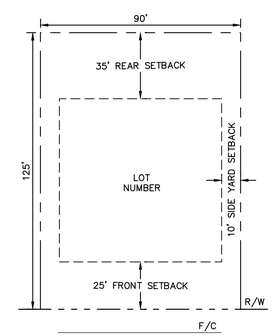

## TYPICAL 50' LOT

NOT TO SCALE




## TYPICAL 57' LOT

NOT TO SCALE




## TYPICAL 90' LOT

NOT TO SCALE

| No. | REVISIONS | DATE | BY | APR DATE | APR BY |
|---|---|---|---|---|---|

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-4500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AGH
DRAWN BY: AGH
CHECKED BY: KDK

# TYPICAL SECTIONS

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035

SHEET NUMBER
**2**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\TITLE SHEET.dwg Layout1 (2) Jan 06, 2025 1:11pm by: Jalen.Brown
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## EXISTING PARCEL INFORMATION

1. TRUAX BRIAN C & TRACI J
4518 MCNAMARA PL
LEWIS CENTER 43035
41834006009000

2. OMEARA PETER & LEWIS KELSEY
2278 SILVER HILL ST
LEWIS CENTER 43035
41834005001000

3. CANTOR DANIEL & JENNIFER A
2298 SILVER HILL ST
LEWIS CENTER 43035
41834005002000

4. MROZ CEZARY JAN
2314 SILVER HILL ST
LEWIS CENTER 43035
41834005003000

5. DOBLE JANE M & JUSTIN A
2332 SILVER HILL ST
LEWIS CENTER 43035
41834005004000

6. SANUSI ADEBAMIBO O
2350 SILVER HILL ST
LEWIS CENTER 43035
41834005005000

7. KRAFT KENNETH E & DEBRA K
2370 SILVER HILL ST
LEWIS CENTER 43035
41834005006000

8. DONOHOE DREW A
2388 SILVER HILL ST
LEWIS CENTER 43035
41834005007000

9. MERICSKO PAUL J III & GINA M
2406 SILVER HILL ST
LEWIS CENTER 43035
41834005008000

10. HAYES JACOB & PAIGE
2424 SILVER HILL ST
LEWIS CENTER 43035
41834005009000

11. NELSON ADAM & CAROLINE
2442 SILVER HILL ST
LEWIS CENTER 43035
41834005010000

12. THAKER GIRISH P & JYOTI G
2478 SILVER HILL ST
LEWIS CENTER 43035
41834005011000

13. BARNES EVERETT WADE JR & JESSICA LYNN COY
2439 WEYANT ST
LEWIS CENTER 43035
41834005013000

14. SIEGMAN MICHAEL & ANGELA
2438 WEYANT ST
LEWIS CENTER 43035
41834004040000

15. EVANS FARM DELAWARE LLC
PIATT RD
LEWIS CENTER OH 43035
41834001055000

## LEGEND

- EXISTING PROJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING CENTERLINE
- EXISTING SOIL BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING TREE LINE
- EXISTING STRUCTURE

## SOIL INDEX

Big1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (SOIL GROUP D)

Big1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (SOIL GROUP D)

Gwg1B1 – GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)

PwA – PEWAMO SILT CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D)

| No. | REVISIONS | DATE | BY | APR DATE | APR BY |
|---|---|---|---|---|---|

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-4499
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AGH
DRAWN BY: AGH
CHECKED BY: KDK

# EXISTING CONDITIONS

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**3**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\EXISTING CONDITIONS.dwg Layout1 Jan 06, 2025 1:12pm by: Jalen.Brown
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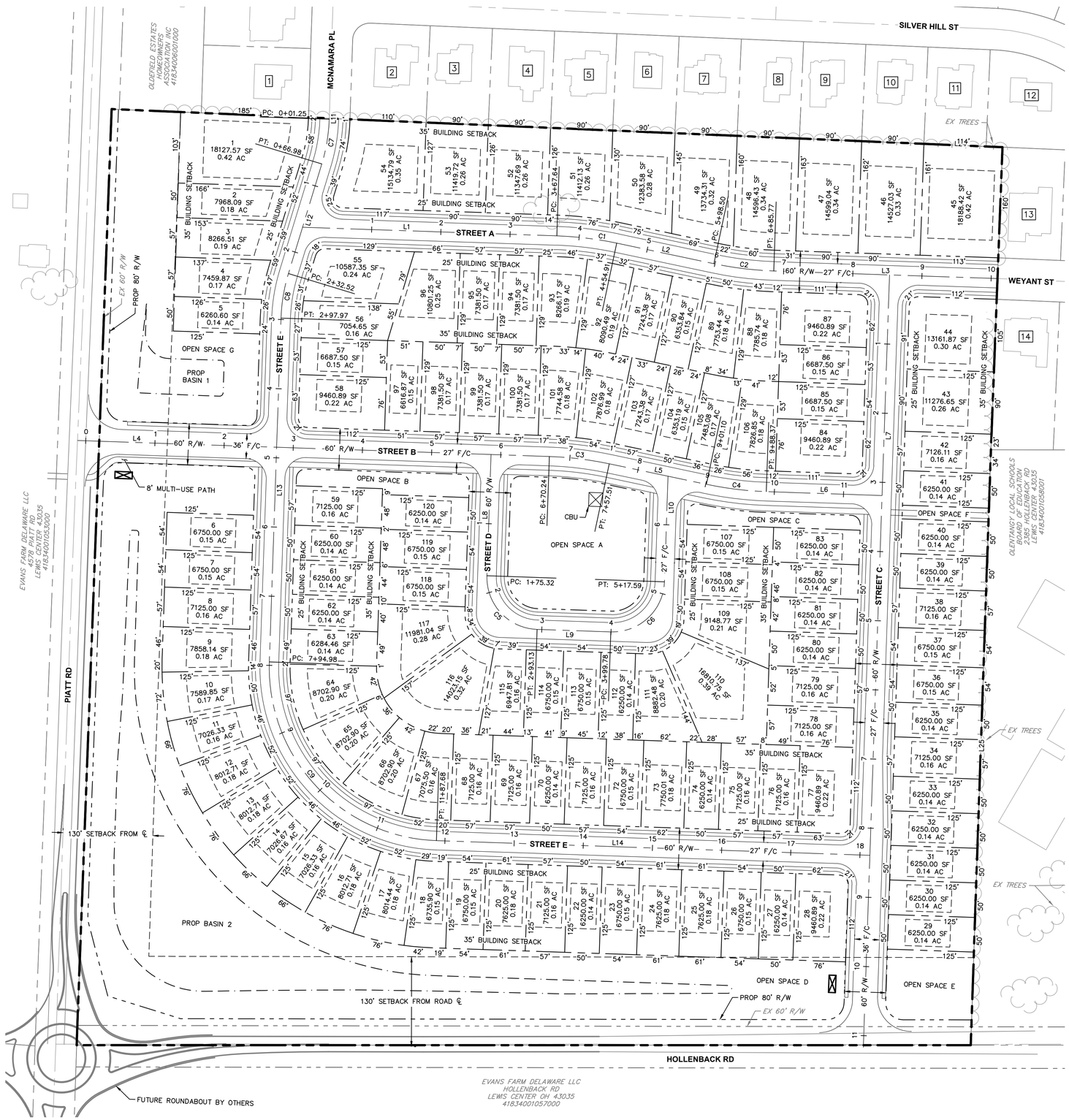


NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

## EXISTING PARCEL INFORMATION

1. TRUAX BRIAN C & TRACI J
4518 MCNAMARA PL
LEWIS CENTER 43035
41834006009000

2. OMEARA PETER & LEWIS KELSEY
2278 SILVER HILL ST
LEWIS CENTER 43035
41834005001000

3. CANTOR DANIEL & JENNIFER A
2298 SILVER HILL ST
LEWIS CENTER 43035
41834005002000

4. MROZ CEZARY JAN
2314 SILVER HILL ST
LEWIS CENTER 43035
41834005003000

5. DOBLE JANE M & JUSTIN A
2332 SILVER HILL ST
LEWIS CENTER 43035
41834005004000

6. SANUSI ADEBAMIBO O
2350 SILVER HILL ST
LEWIS CENTER 43035
41834005005000

7. KRAFT KENNETH E & DEBRA K
2370 SILVER HILL ST
LEWIS CENTER 43035
41834005006000

8. DONOHOE DREW A
2388 SILVER HILL ST
LEWIS CENTER 43035
41834005007000

9. MERICSKO PAUL J III & GINA M
2406 SILVER HILL ST
LEWIS CENTER 43035
41834005008000

10. HAYES JACOB & PAIGE
2424 SILVER HILL ST
LEWIS CENTER 43035
41834005009000

11. NELSON ADAM & CAROLINE
2442 SILVER HILL ST
LEWIS CENTER 43035
41834005010000

12. THAKER GIRISH P & JYOTI G
2478 SILVER HILL ST
LEWIS CENTER 43035
41834005011000

13. BARNES EVERETT WADE JR & JESSICA LYNN COY
2439 WEYANT ST
LEWIS CENTER 43035
41834005013000

14. SIEGMAN MICHAEL & ANGELA
2438 WEYANT ST
LEWIS CENTER 43035
41834004040000

15. EVANS FARM DELAWARE LLC
PIATT RD
LEWIS CENTER OH 43035
41834001055000

## 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 SETBACK

### STREET A

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 367.64 | S86°45'56.15"E |
| L2 | 143.60 | S76°45'56.15"E |
| L3 | 323.40 | S86°45'56.15"E |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 500.00' | 87.27' | S81°45'56"E | 87.16' | 10°00'00" | 43.74' |
| C2 | 500.00' | 87.27' | S81°45'56"E | 87.16' | 10°00'00" | 43.74' |

### STREET B

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L4 | 682.24 | S86°45'56.15"E |
| L5 | 143.60 | S76°45'56.15"E |
| L6 | 167.32 | S86°45'56.15"E |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C3 | 500.00' | 87.27' | S81°45'56"E | 87.16' | 10°00'00" | 43.74' |
| C4 | 500.00' | 87.27' | S81°45'56"E | 87.16' | 10°00'00" | 43.74' |

### STREET C

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L7 | 1116.89 | S3°14'03.85"W |

### STREET D

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L8 | 175.32 | N3°14'03.85"E |
| L9 | 106.65 | N86°45'56.15"W |
| L10 | 152.64 | S3°14'03.85"W |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C5 | 75.00' | 117.81' | N41°45'56"W | 106.07' | 90°00'00" | 75.00' |
| C6 | 75.00' | 117.81' | S48°14'04"W | 106.07' | 90°00'00" | 75.00' |

### STREET E

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L11 | 1.25 | S3°10'14.82"W |
| L12 | 165.54 | S18°14'03.85"W |
| L13 | 497.02 | S3°14'03.85"W |
| L14 | 626.65 | S86°45'56.15"E |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C7 | 250.00' | 65.73' | S10°42'09"W | 65.54' | 15°03'49" | 33.05' |
| C8 | 250.00' | 65.45' | S10°44'04"W | 65.26' | 15°00'00" | 32.91' |
| C9 | 250.00' | 392.70' | S41°45'56"E | 353.55' | 90°00'00" | 250.00' |

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SCALE: AS NOTED
DESIGNED BY: AGH
DRAWN BY: AGH
CHECKED BY: KDK

# SITE PLAN

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**4**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\SITE PLAN.dwg Layout1 Jan 06, 2025 1:12pm by: Jalen.Brown
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## EXISTING PARCEL INFORMATION

1. TRUAX BRIAN C & TRACI J
4518 MCNAMARA PL
LEWIS CENTER 43035
418340060090 00

2. OMEARA PETER & LEWIS KELSEY
2278 SILVER HILL ST
LEWIS CENTER 43035
418340050010 00

3. CANTOR DANIEL & JENNIFER A
2298 SILVER HILL ST
LEWIS CENTER 43035
418340050020 00

4. MROZ CEZARY JAN
2314 SILVER HILL ST
LEWIS CENTER 43035
418340050030 00

5. DOBLE JANE M & JUSTIN A
2332 SILVER HILL ST
LEWIS CENTER 43035
418340050040 00

6. SANUSI ADEBAMIBO O
2350 SILVER HILL ST
LEWIS CENTER 43035
418340050050 00

7. KRAFT KENNETH E & DEBRA K
2370 SILVER HILL ST
LEWIS CENTER 43035
418340050060 00

8. DONOHOE DREW A
2388 SILVER HILL ST
LEWIS CENTER 43035
418340050070 00

9. MERICSKO PAUL J III & GINA M
2406 SILVER HILL ST
LEWIS CENTER 43035
418340050080 00

10. HAYES JACOB & PAIGE
2424 SILVER HILL ST
LEWIS CENTER 43035
418340050090 00

11. NELSON ADAM & CAROLINE
2442 SILVER HILL ST
LEWIS CENTER 43035
418340050100 00

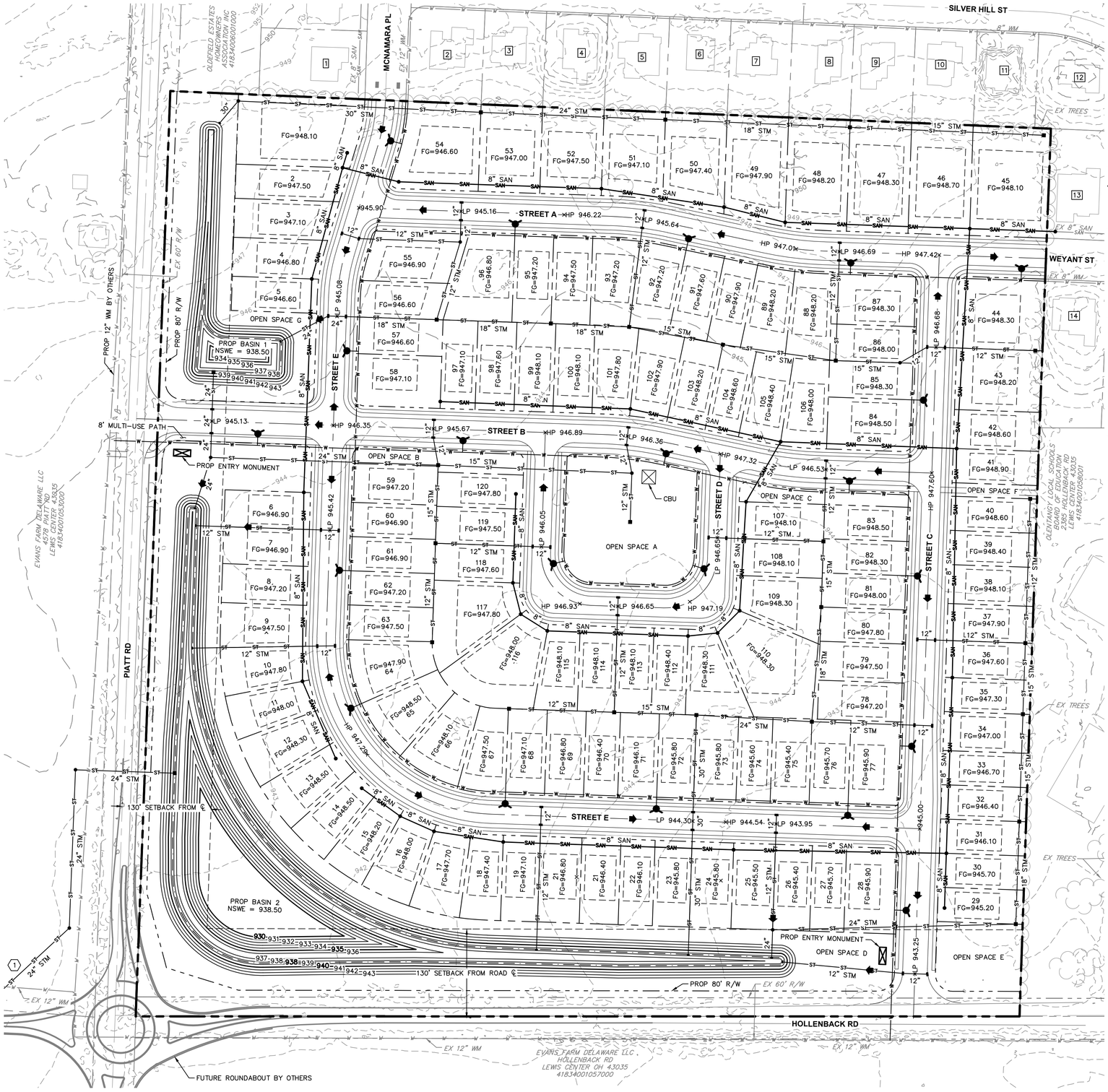
12. THAKER GIRISH P & JYOTI G
2478 SILVER HILL ST
LEWIS CENTER 43035
418340050110 00

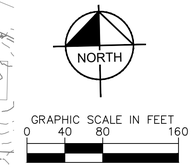
13. BARNES EVERETT WADE JR & JESSICA LYNN COY
2439 WEYANT ST
LEWIS CENTER 43035
418340050130 00

14. SIEGMAN MICHAEL & ANGELA
2438 WEYANT ST
LEWIS CENTER 43035
418340040400 00

## NOTE

(1) SEE STORMWATER REPORT FOR BASIN OUTLET.




## 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

## NOTE

ALL STREET ELEVATIONS SHOWN ON THE CENTERLINE ARE PROFILE GRADES.

| No. | REVISIONS | DATE | BY | APR DATE | APR BY |
|---|---|---|---|---|---|
| | | | | | |

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SCALE: AS NOTED
DESIGNED BY: AGH
DRAWN BY: AGH
CHECKED BY: KDK

# GRADING & UTILITY PLAN

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**5**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\GRADING & UTILITY PLAN.dwg Layout1 Jan 06, 2025 1:13pm by: JoanBrown
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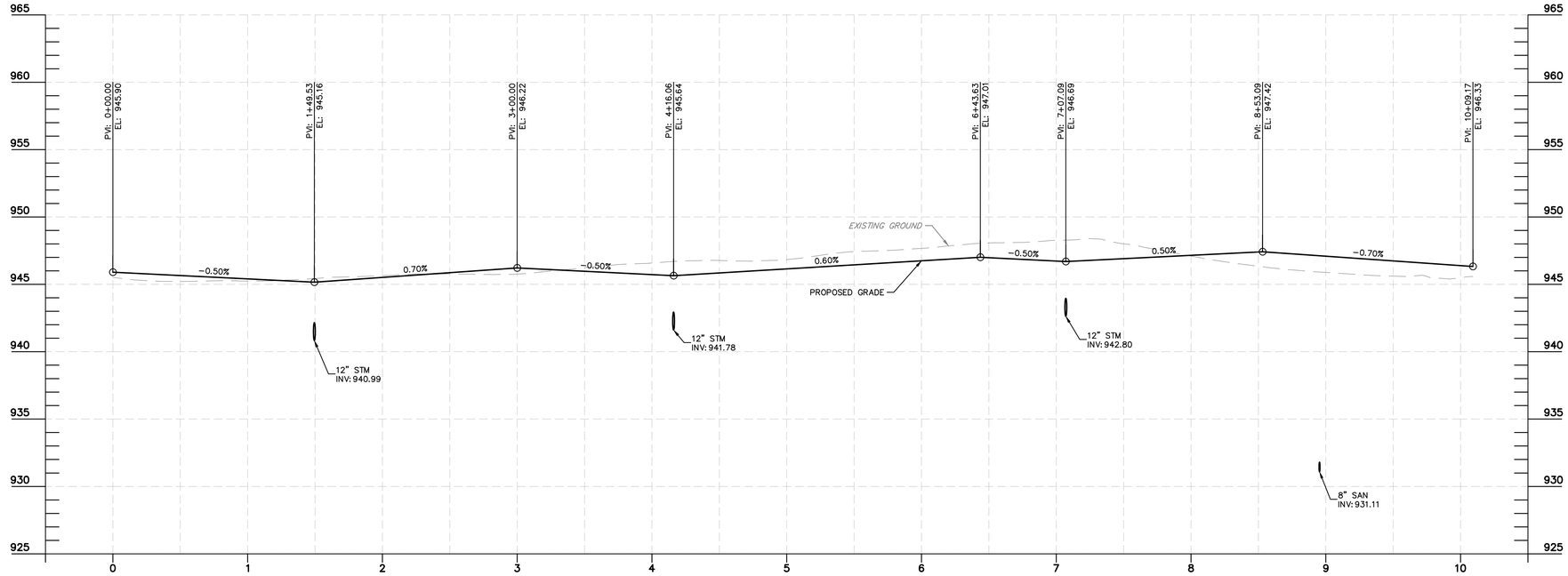


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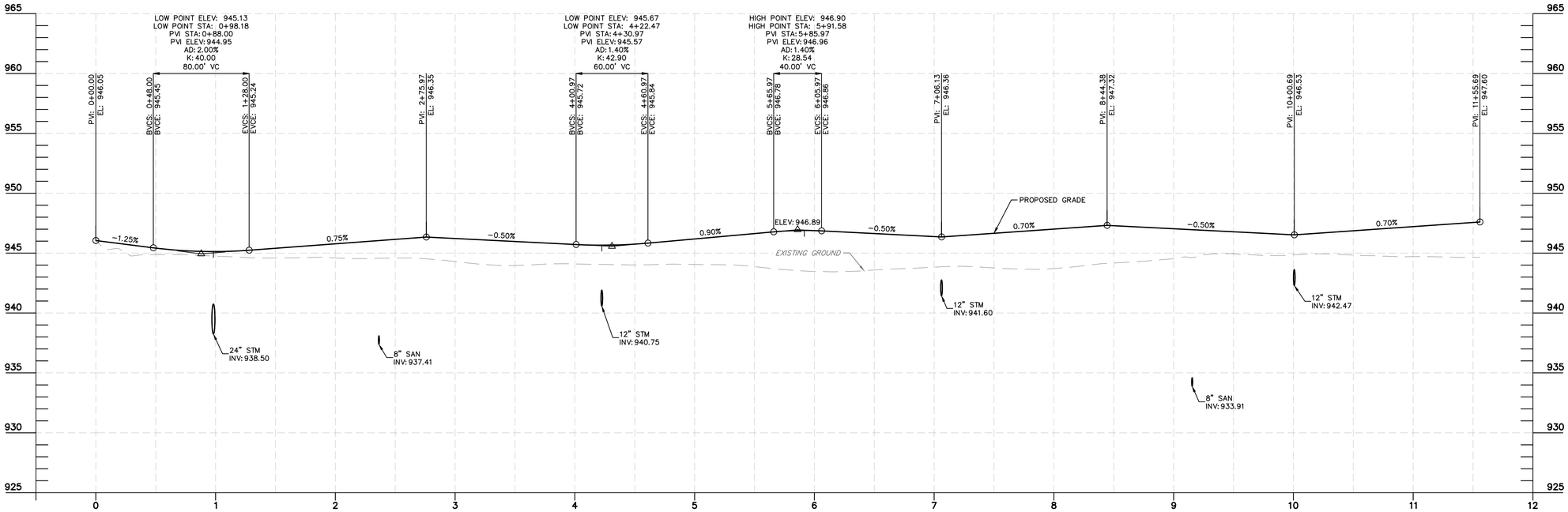
VERTICAL SCALE: 1"=5'




## STREET B - 0+00.00 TO 11+67.69

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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CHECKED BY: KDK

# ROADWAY PROFILES

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**6**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\ROADWAY PROFILES.dwg Layout1 Jan 06, 2025 1:14pm by: Jalen.Brown
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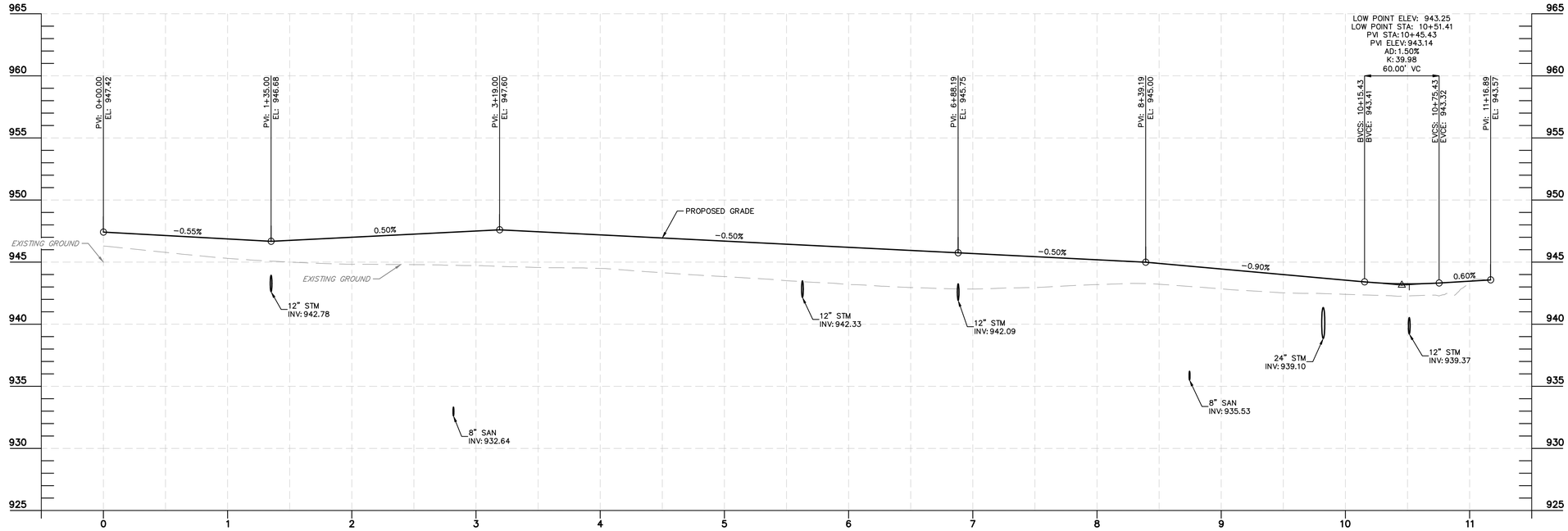


## STREET C - 0+00.00 TO 11+16.89

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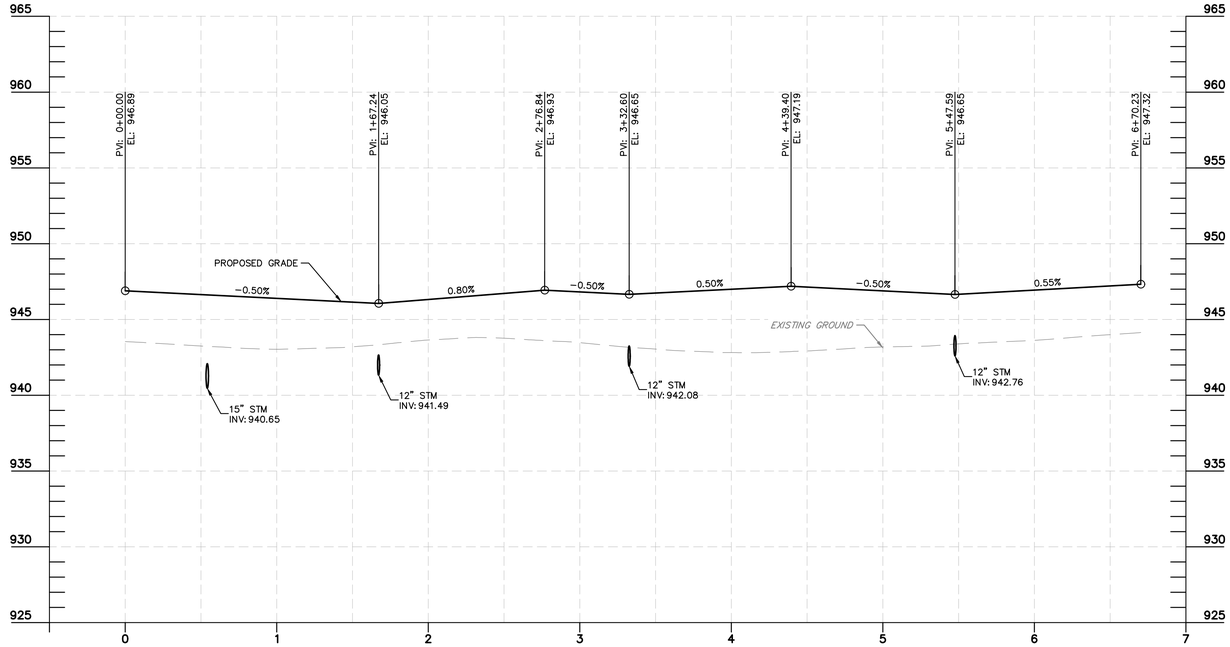
VERTICAL SCALE: 1"=5'




## STREET D - 0+00.00 TO 6+70.23

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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# ROADWAY PROFILES

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**7**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\ROADWAY PROFILES.dwg Layout1 (2) Jan 06, 2025 1:14pm by: Jalen.Brown
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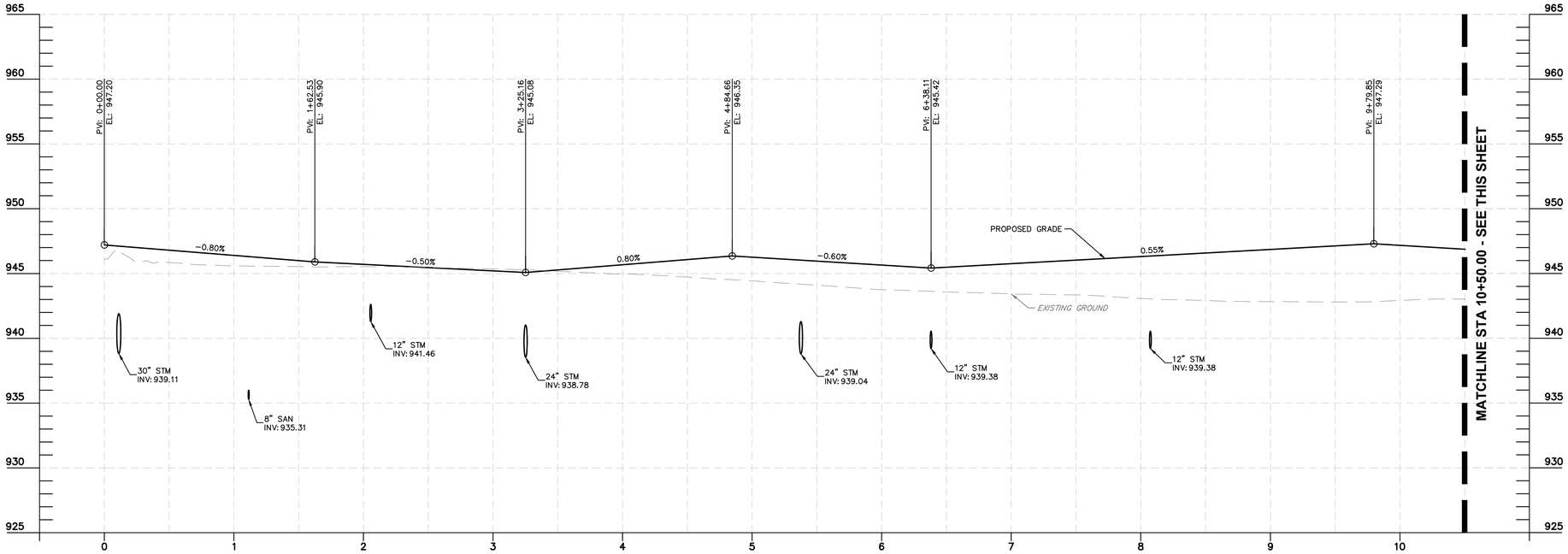


## STREET E - 0+00.00 TO 10+50.00

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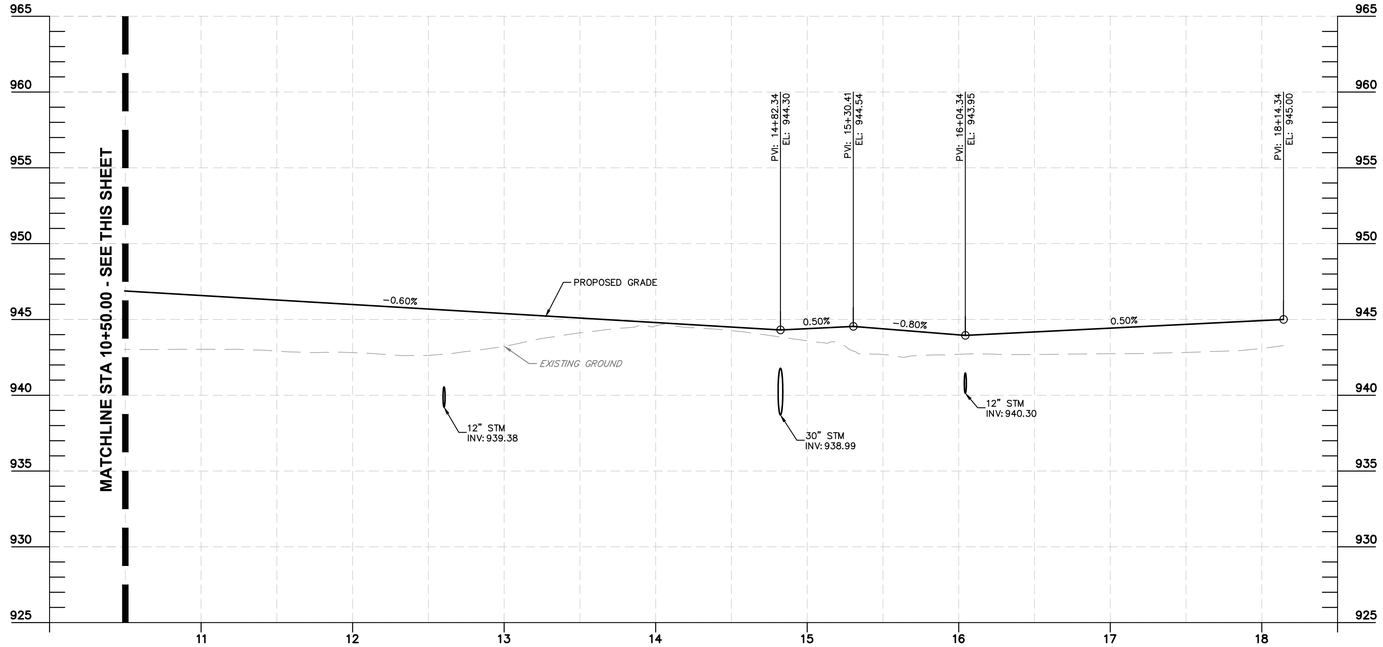
VERTICAL SCALE: 1"=5'




## STREET E - 10+50.00 TO 18+14.34

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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# ROADWAY PROFILES

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035

SHEET NUMBER
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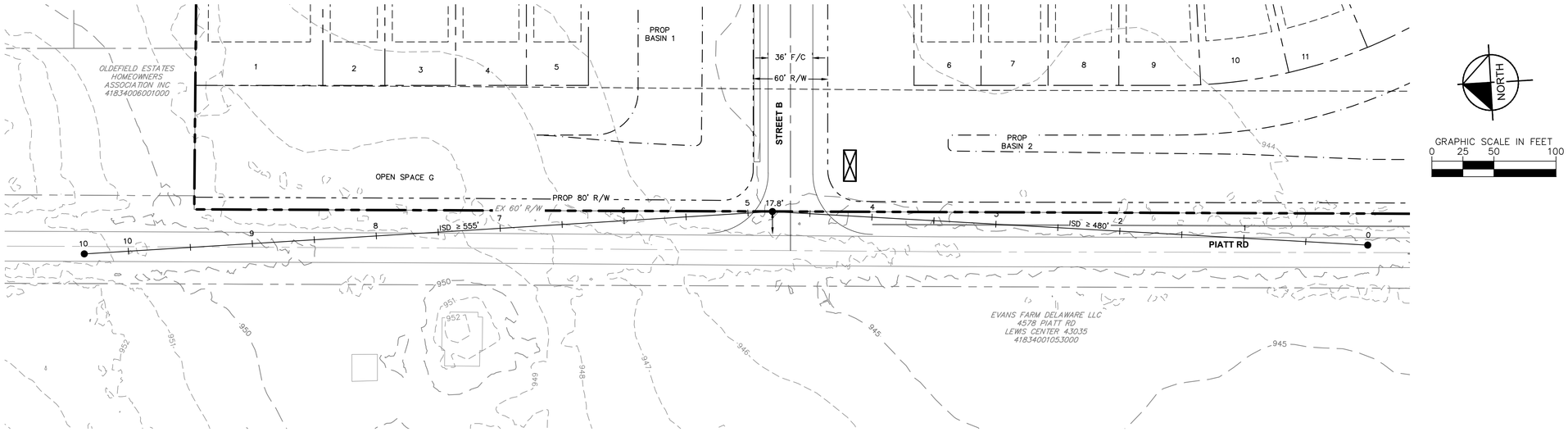
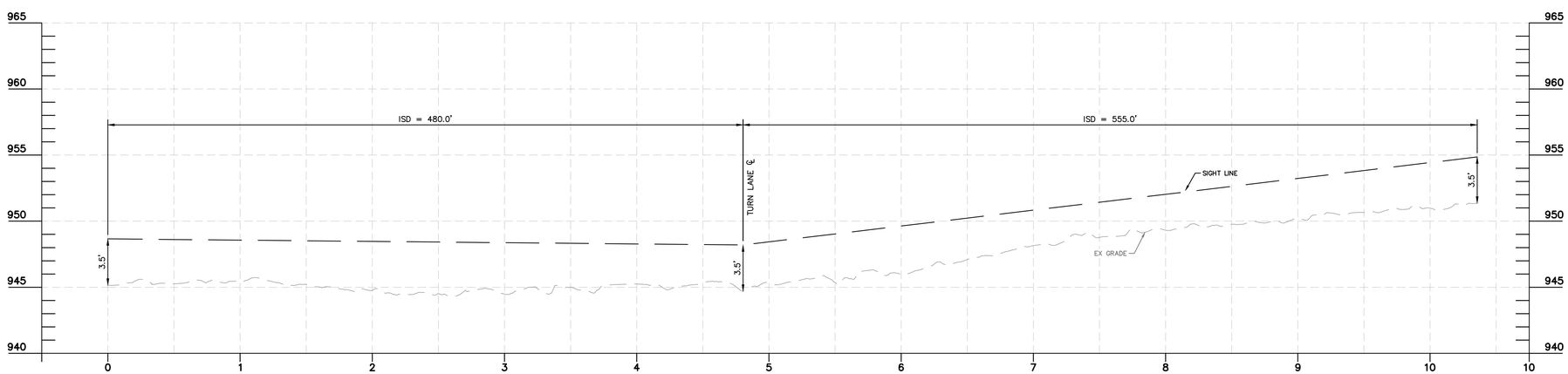



**SIGHT DISTANCE PLAN**
**PIATT ROAD**
DESIGN SPEED = 50 MPH




**SIGHT DISTANCE PROFILE**
**PIATT ROAD**
SCALE H:1"=50' ; V:1"=5'

## LEGEND

| | |
|---|---|
| EXISTING PROPERTY LINE | PROPOSED RIGHT-OF-WAY |
| EXISTING PROPERTY BOUNDARY | PROPOSED PROPERTY LINE |
| EXISTING RIGHT-OF-WAY | PROPOSED CENTERLINE |
| EXISTING PAVEMENT | PROPOSED FACE OF CURB |
| EXISTING BUILDING | SIGHT LINE |

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**SIGHT DISTANCE**

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035
SHEET NUMBER
**9**
OF 10

Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\SIGHT DISTANCE.dwg Layout1 Jan 06, 2025 1:15pm by: Jalen.Brown
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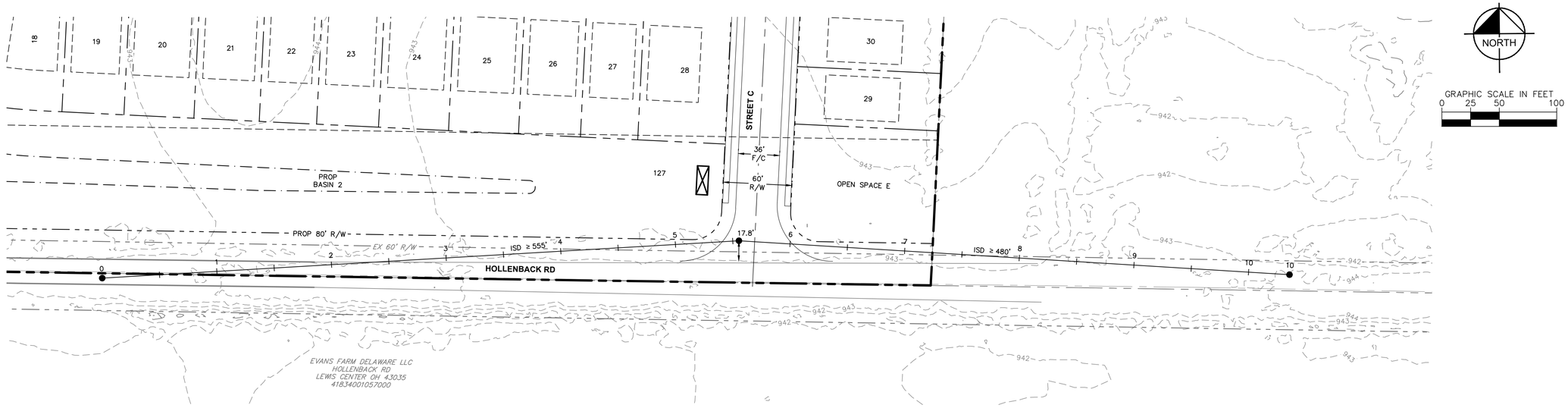
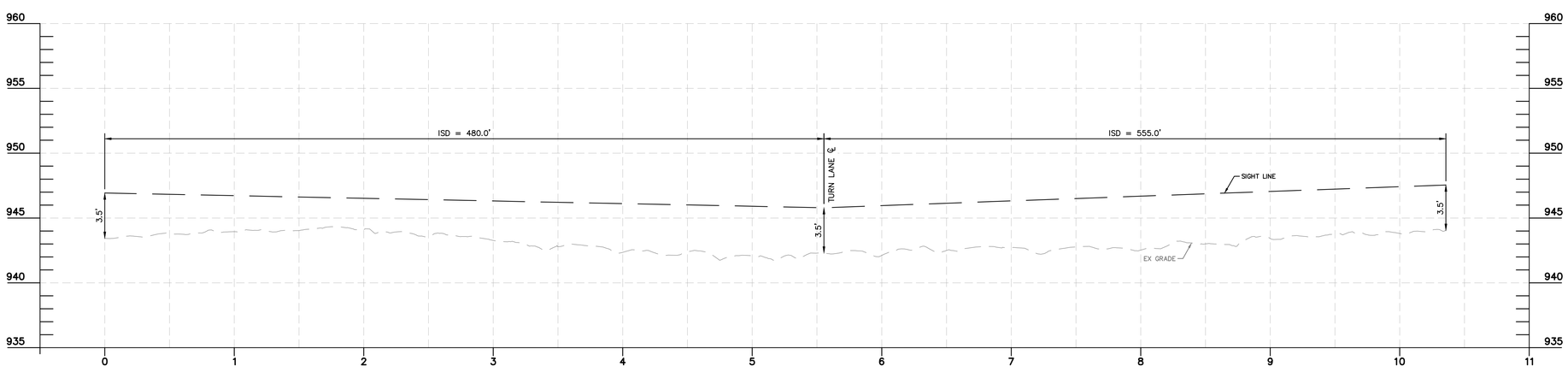



**SIGHT DISTANCE PLAN**
**HOLLENBACK ROAD**
DESIGN SPEED = 50 MPH




**SIGHT DISTANCE PROFILE**
**HOLLENBACK ROAD**
SCALE H:1"=50' ; V:1"=5'

## LEGEND

| | |
|---|---|
| EXISTING PROPERTY LINE | PROPOSED RIGHT-OF-WAY |
| EXISTING PROPERTY BOUNDARY | PROPOSED PROPERTY LINE |
| EXISTING RIGHT-OF-WAY | PROPOSED CENTERLINE |
| EXISTING PAVEMENT | PROPOSED FACE OF CURB |
| EXISTING BUILDING | SIGHT LINE |

| No. | REVISIONS | DATE | BY | APR DATE | APR BY |
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**SIGHT DISTANCE**

PRELIMINARY PLAT
**EVANS FARM ARROWHEAD**
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 12/27/2024
KHA PROJECT NO. 190013035

SHEET NUMBER
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Drawing name: K:\CLB_LDEV\190013035_Pulte_Evans Farm Arrowhead\2 Design\CAD\PlanSheets\Preliminary Plat\SIGHT DISTANCE.dwg Layout1 (2) Jan 06, 2025 1:15pm by: Jalen.Brown
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