



Preliminary Subdivision Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number
24-16-S

RPC Number 02-25
(RPC Staff will assign)

PROJECT	Plumb Creek	(circle one) Residential Commercial
TOWNSHIP	Berkshire	
APPLICANT/ CONTACT	Name Plumb Creek, LLC	Phone (614) 578-3581
	Address 6760 Colt Court	E-mail cbradley9@hotmail.com
	City, State, Zip Galena, Ohio 43201	

PROPERTY OWNER	Name Berkshire Investments LLC	Phone (614) 578-3581
	Address 6269 Plumb Road	E-mail cbradley9@hotmail.com
	City, State, Zip Galena, Ohio 43021	

SURVEYOR/ ENGINEER	Name Kimley-Horn and Associates, Inc.	Phone (614) 472-8548
	Address 7965 N High Street, Suite 200	E-mail nick.stauffenger@kimley-horn.com
	City, State, Zip Columbus, Ohio 43235	

LOCATION	(circle one) N S E W side of Plumb	Road/Street
	approx. feet N S E W of Dustin	Road/Street

DETAILS	Is a CAD involved? yes no	
	Current Land Use Vacant	Del-Co Water yes no
	Current Zoning District Planned Residential District	Private wells yes no
	Buildable lots 91	Sanitary Sewer yes no
	Non-buildable 0	Electric Provider AEP Ohio
	Total Acreage 87.70	Gas Provider Columbia Gas
	Open Space Acreage 35.82	School District 2101 Big Walnut LSD

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) \$ 10,510

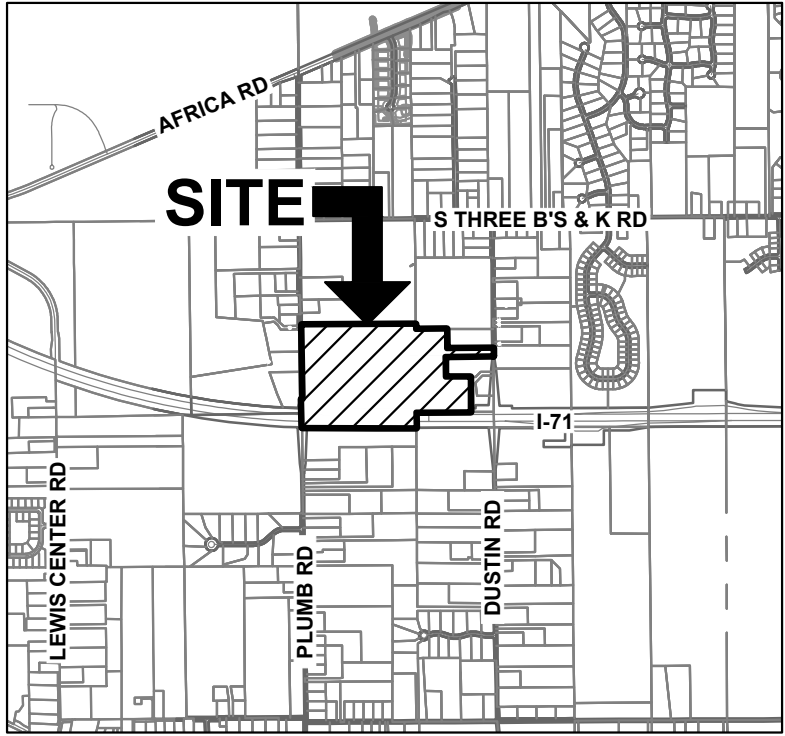
Owner (or agent for owner) and Date

Drawing name: K:\CIB_LDEA\190365001_Camber Plumb Creek Delaware_OH_V2_Design\CAD_PlotSheets\ Preliminary Engineering\TITLE SHEET.dwg TITLE SHEET Jun 06, 2025 1:30pm by: Jacob Wertz
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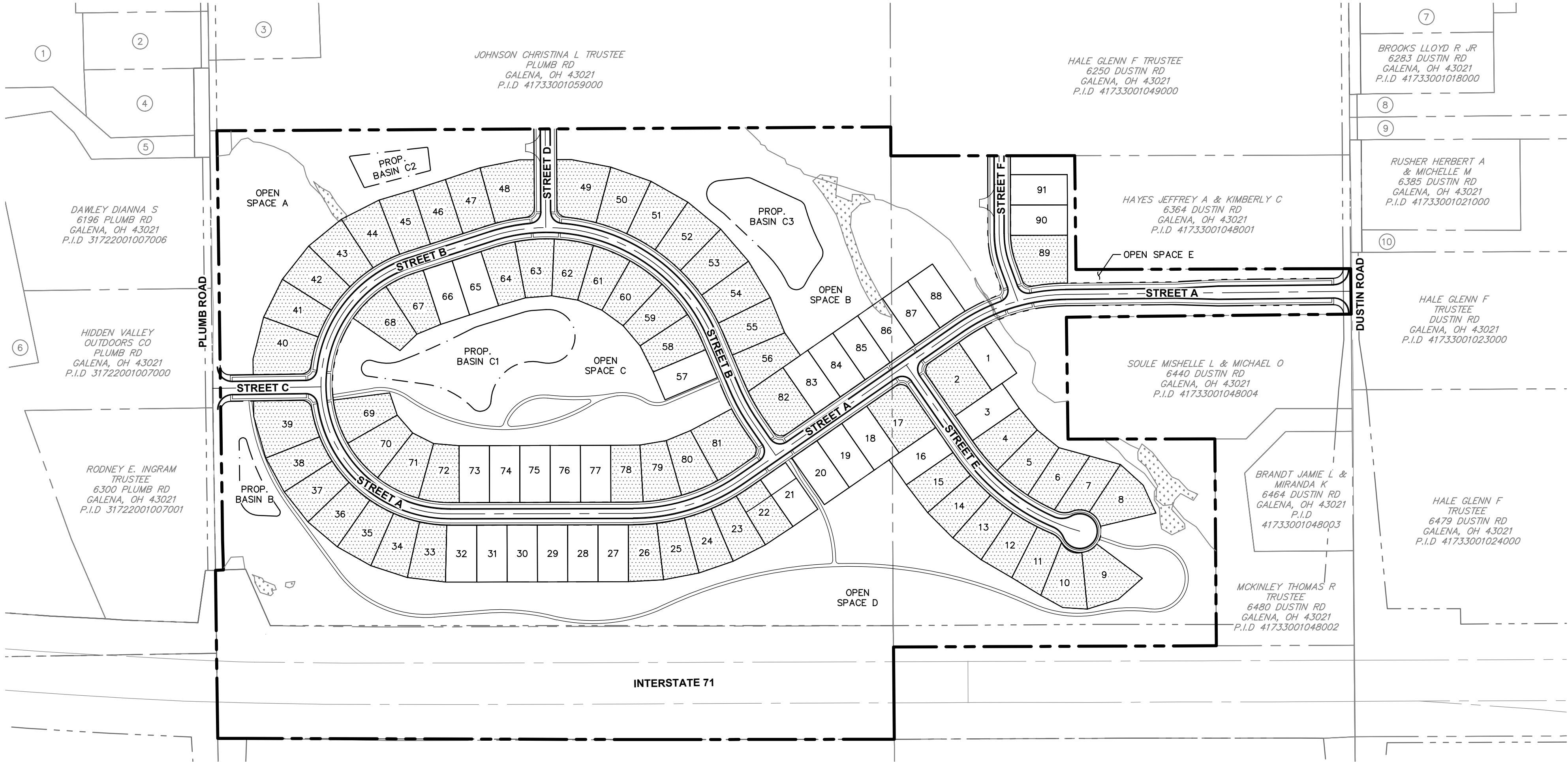
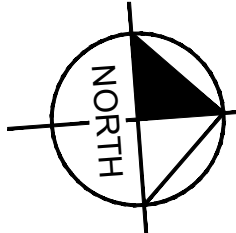
Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	TYPICAL SECTIONS
3	ADT EXHIBIT
4	EXISTING CONDITIONS
5	SITE PLAN
6	OVERALL UTILITY PLAN
7	UTILITY PLAN
8	UTILITY PLAN
9	GRADING PLAN
10	ROAD PROFILES
11	ROAD PROFILES
12	SIGHT DISTANCE

PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN FOR PLUMB CREEK

LOTS 32 & 33, SECTION 3, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO



VICINITY MAP
SCALE: 1" = 3000'



SITE STATISTICS

ZONING: PRD
TOTAL SITE ACREAGE: ±87.70 AC
TOTAL OPEN SPACE: ±35.82 AC
TOTAL NUMBER OF DWELLING UNITS: 91

NET DENSITY: ±3.15 UNITS/AC
GROSS DENSITY: ±1.92 UNITS/AC
TOTAL DISTURBED AREA: ±170.53 AC
PRE-DEVELOPED IMPERVIOUS: ±1.15 AC
POST-DEVELOPED IMPERVIOUS: ±63.03 AC

FRONT SETBACK: 50'
REAR SETBACK: 30'
SIDE SETBACK: 12.5'

OPEN SPACE SUMMARY

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

OPEN SPACE A: ±4.94 AC
OPEN SPACE B: ±8.39 AC
OPEN SPACE C: ±6.32 AC
OPEN SPACE D: ±15.33 AC
OPEN SPACE E: ±0.84 AC
TOTAL: ±35.82 AC

REFERENCES

EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS DECEMBER 2024.

EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) DECEMBER 2024.

FLOOD PLAIN

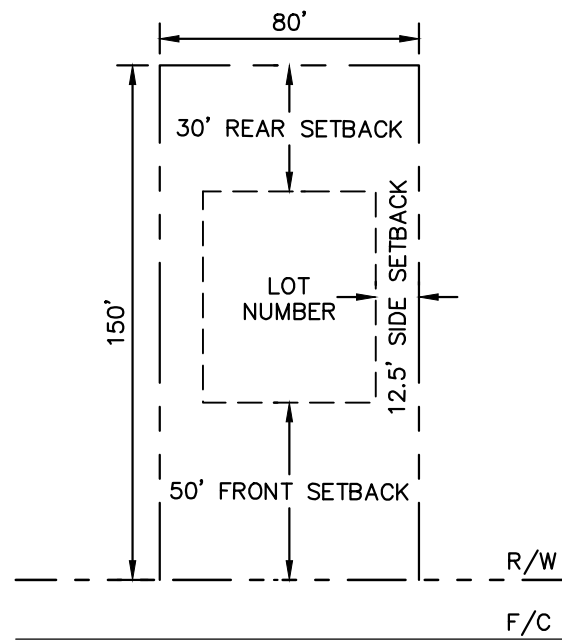
ALL OF THE PLUMB CREEK DEVELOPMENT IS WITHIN THE FOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39041C0260K & 39041C0255K, EFFECTIVE DATE APRIL 16, 2009.

NOTE

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

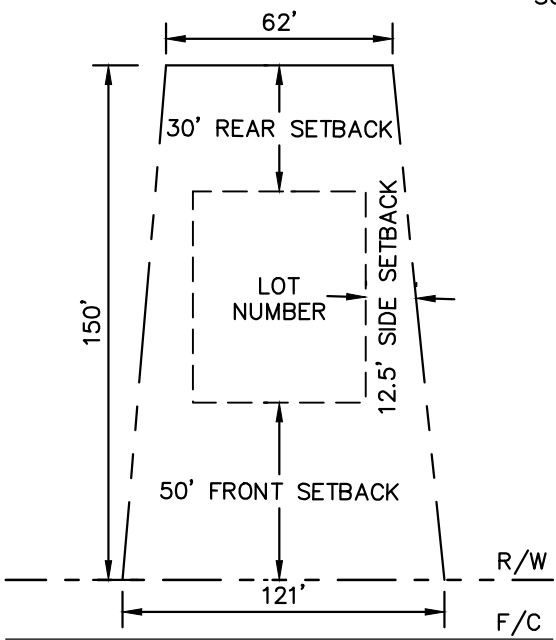
EXISTING PARCEL INFORMATION

- HUFF LAUREN S & ALEX
6156 PLUMB RD,
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P.I.D 31722001007004
- PALMER CHRISTOPHER A & BRITTANY
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P.I.D 31722001007003
- DIBLING DENNIS M
6081 PLUMB RD,
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P.I.D 41733001059002
- SKANDAMIS KONSTANTINOS G & MAGDELENE C
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GALENA, OH 43021
P.I.D 31722001007005
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- NELSON KRISTIN M & CHAD T
6319 DUSTIN RD,
GALENA, OH 43021
P.I.D 41733001020000
- CANO DODDS TERESA DAWN & DODDS STACEY B
6387 DUSTIN RD,
GALENA, OH 43021
P.I.D 41733001022000



TYPICAL LOT

NOT TO SCALE



TYPICAL VARIES LOT

NOT TO SCALE

LOT LEGEND

- TYPICAL LOTS
- VARIES LOTS

INDEX MAP

SCALE: 1" = 200'

OWNER

BERKSHIRE INVESTMENTS, LLC
6269 PLUMB RD
GALENA, OHIO 43021

DEVELOPER

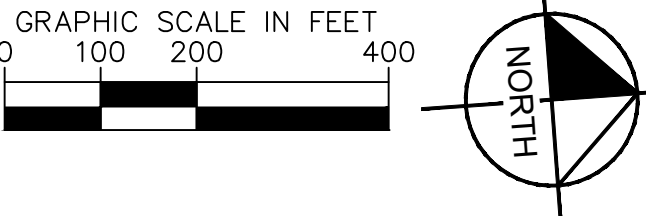
PLUMB CREEK, LLC
6760 COLT COURT
DUBLIN, OH 43014
CONTACT: CHRIS BRADLEY
TEL: (614) 578-3581
EMAIL: CBRADLEY9@HOTMAIL.COM

SURVEYOR

CESO INC.
2800 CORPORATE EXCHANGE DR, SUITE 160
COLUMBUS, OHIO 43231
CONTACT: MATT ACKROYD
TEL: (614) 794-7080
EMAIL: MATT.ACKROYD@CESOINC.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: NICK STAUFFENGER
TEL: (614) 472-8548
EMAIL: NICK.STAUFFENGER@KIMLEY-HORN.COM



PRELIMINARY ENGINEERING PLAN
PLUMB CREEK
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
1/6/2024
KHA PROJECT NO.
190365001
SHEET NUMBER

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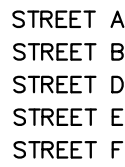
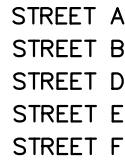
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PREPARED
FOR:
**THE CAMBER
COMPANIES**

SCALE: AS NOTED
DESIGNED BY: GLP
DRAWN BY: BA
CHECKED BY: JF

TITLE SHEET

COUNTY ENGINEER
DELAWARE COUNTY, OHIO



Drawing name: K:\CIE_LDE\190365001_Corbar_Plumb_Creek_Delaware_OH\2_Design\CAD\PlotSheets\Preliminary Engineering\ADT EXHIBIT.dwg ADT EXHIBIT Jun 06, 2025 1:20pm by: Lamar.Bland

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P.I.D. 41733001059002
- 4

SKANDAMIS KONSTANTINOS G & MAGDELENE C
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- 5

SKANDAMIS GEORGE C
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P.I.D. 31722001007002
- 6

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GALENA, OH 43021
P.I.D. 31722001014000
- 7

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P.I.D. 41733001017000
- 8

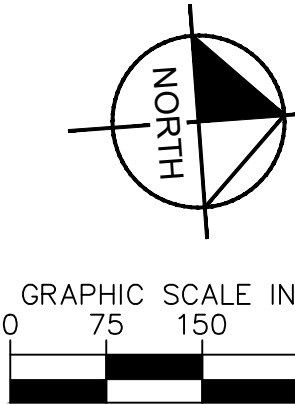
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- 10

CANO DODDS TERESA DAWN & DODDS STACEY B
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LEGEND

- ADT < 200
- 200 < ADT < 1500



PRELIMINARY ENGINEERING PLAN
PLUMB CREEK

BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
1/6/2024
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190365001
SHEET NUMBER

3

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SCALE:
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DESIGNED BY: GLP
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CHECKED BY: JF

ADT EXHIBIT

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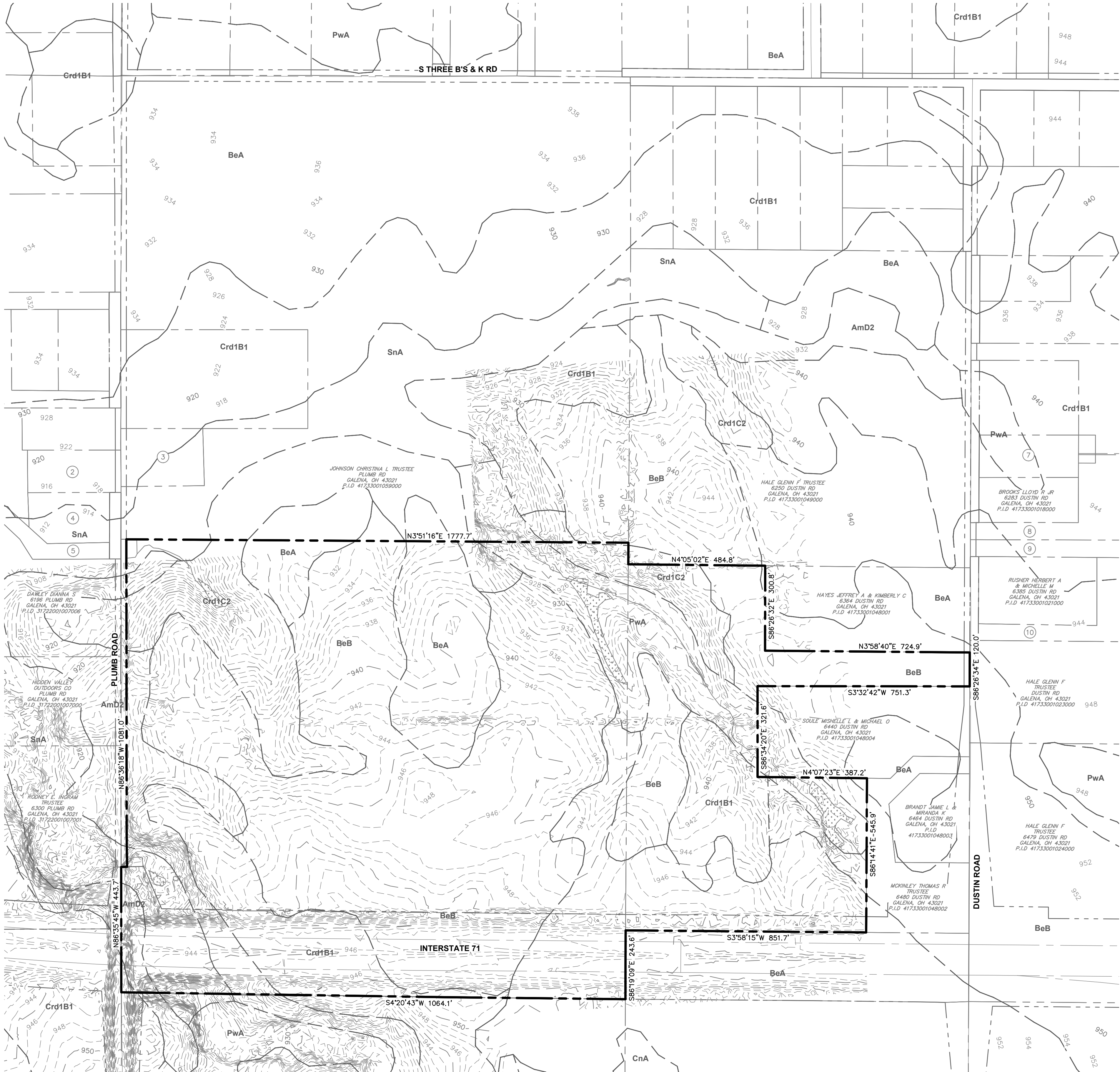
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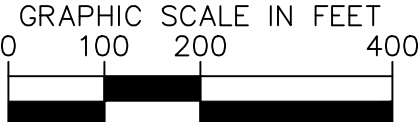
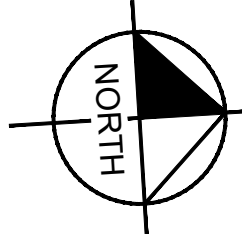
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- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SOIL BOUNDARY
- EXISTING WETLAND

SOIL INDEX

- AmD2 – AMANDA SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED.
- BeA – BENNINGTON SILT LOAM, 0 TO 2 PERCENT SLOPES.
- BeB – BENNINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES.
- CnA – CONDIT SILT LOAM, 0 TO 1 PERCENT
- Crd1B1 – CARDINGTON SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED.
- Crd1C2 – CARDINTON SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED.
- PwA – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES.
- SnA – SLOAN SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES.

NOTE

EXISTING TOPOGRAPHIC INFORMATION DOWNLOADED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGrip), 12/05/2024.



PRELIMINARY ENGINEERING PLAN PLUMB CREEK BERKSHIRE TOWNSHIP DELAWARE COUNTY, OHIO

EXISTING CONDITIONS

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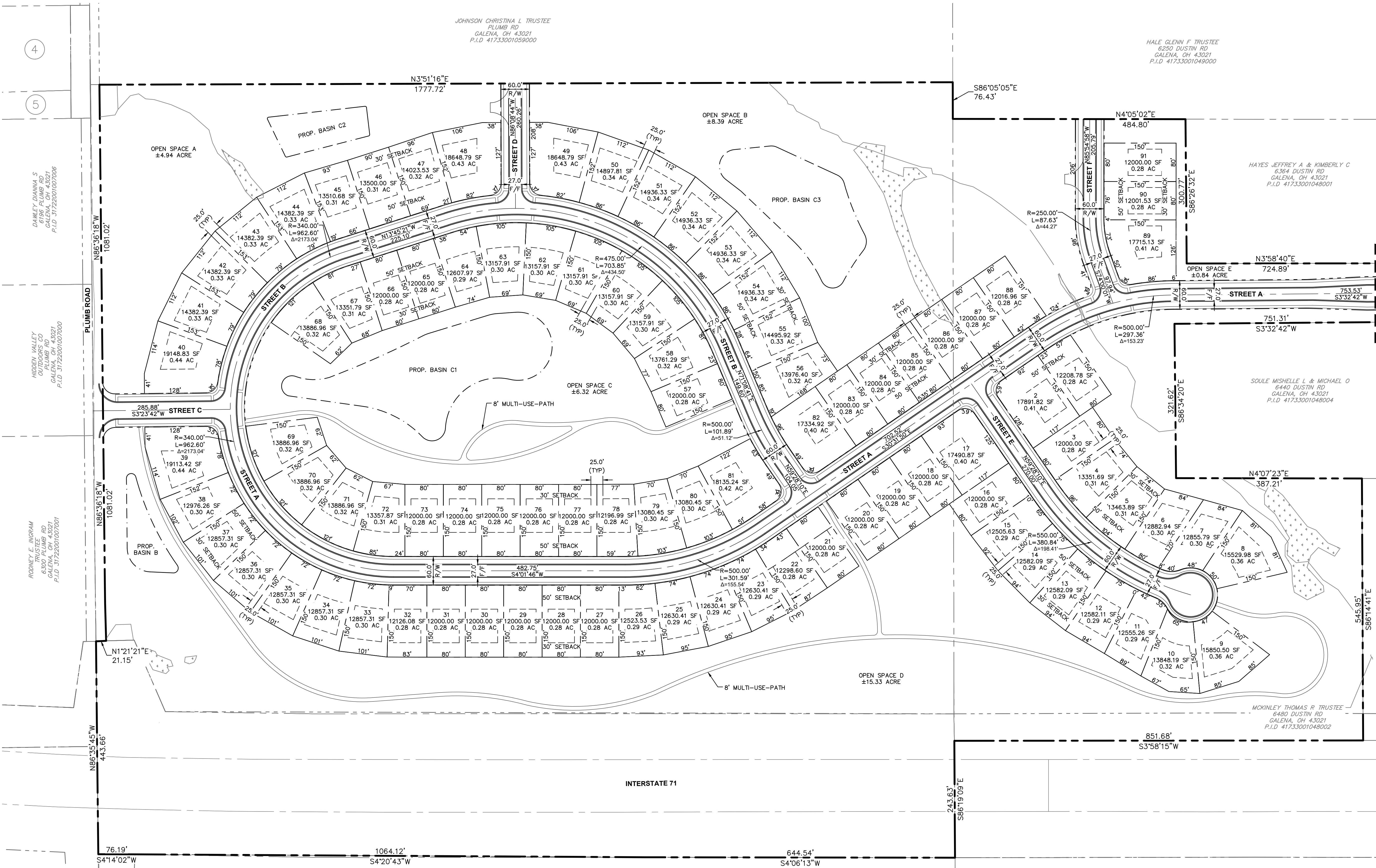
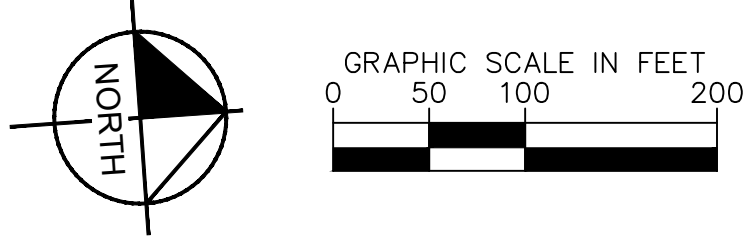
REVISIONS
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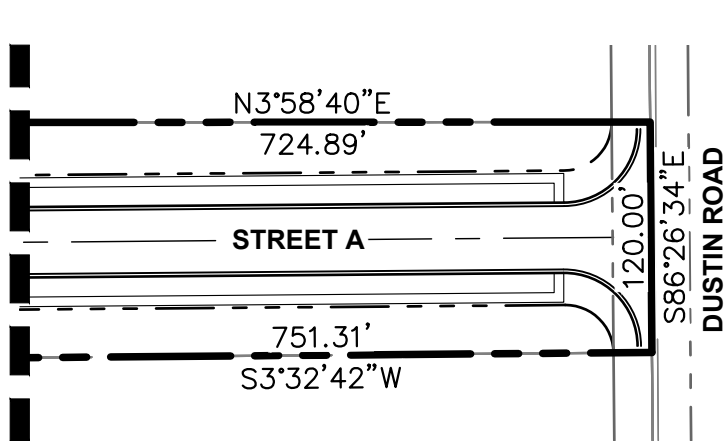
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P.I.D. 31722001007002



MATCHLINE - SEE THIS SHEET



HALE GLENN F TRUSTEE
DUSTIN RD
GALENA, OH 43021
P.I.D. 41733001023000

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

MATCHLINE - SEE THIS SHEET

PRELIMINARY ENGINEERING PLAN
PLUMB CREEK

PREPARED FOR:
THE CAMBER COMPANIES

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SCALE: AS NOTED
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DRAWN BY: BA
CHECKED BY: JF

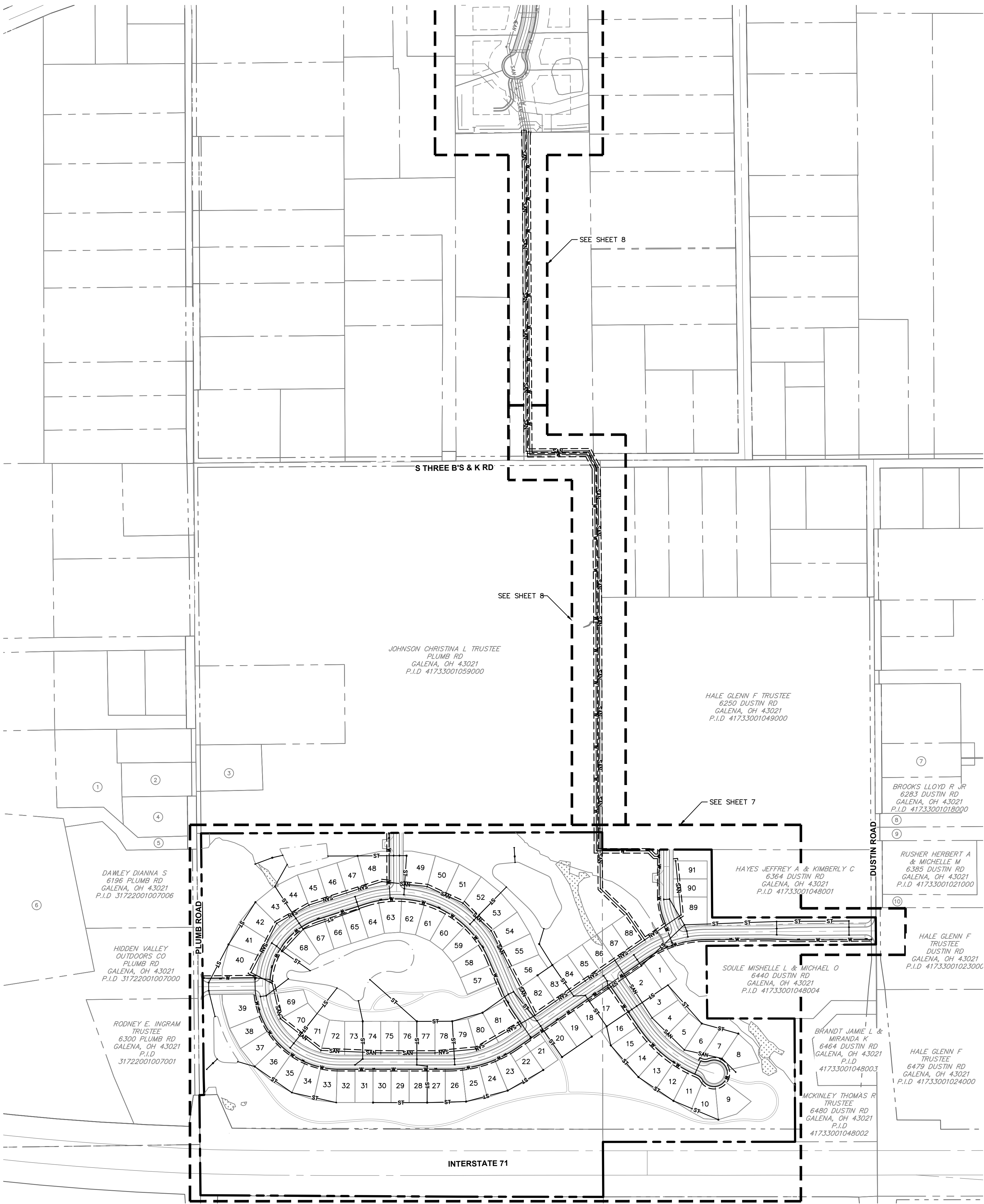
SITE PLAN

ORIGINAL ISSUE:
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KHA PROJECT NO.
190365001
SHEET NUMBER

5

OF 12

No.	REVISIONS	DATE	BY



LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
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	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL

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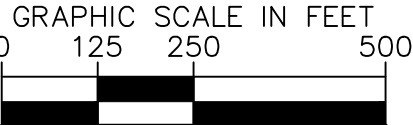
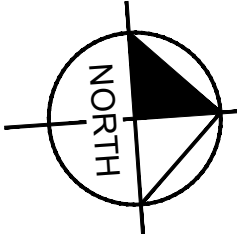
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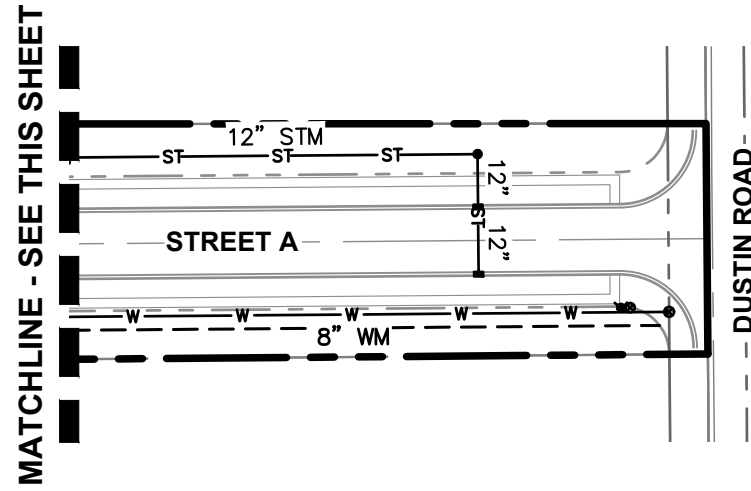
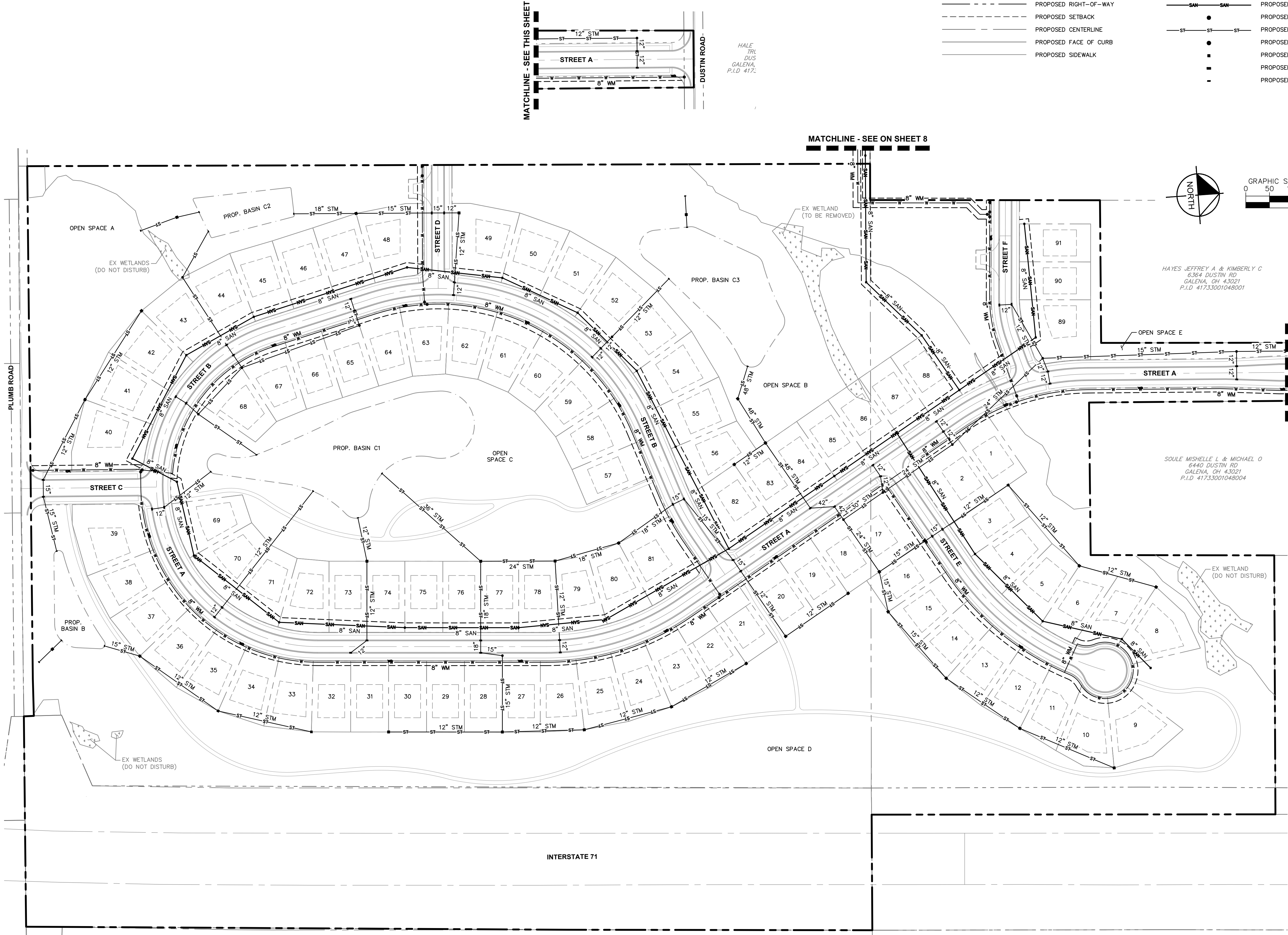
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THE CAMBER COMPANIES

SCALE: AS NOTED
DESIGNED BY: GLP
DRAWN BY: BA
CHECKED BY: JF

PRELIMINARY ENGINEERING PLAN
PLUMB CREEK
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

OVERALL UTILITY PLAN

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190365001
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OF 12

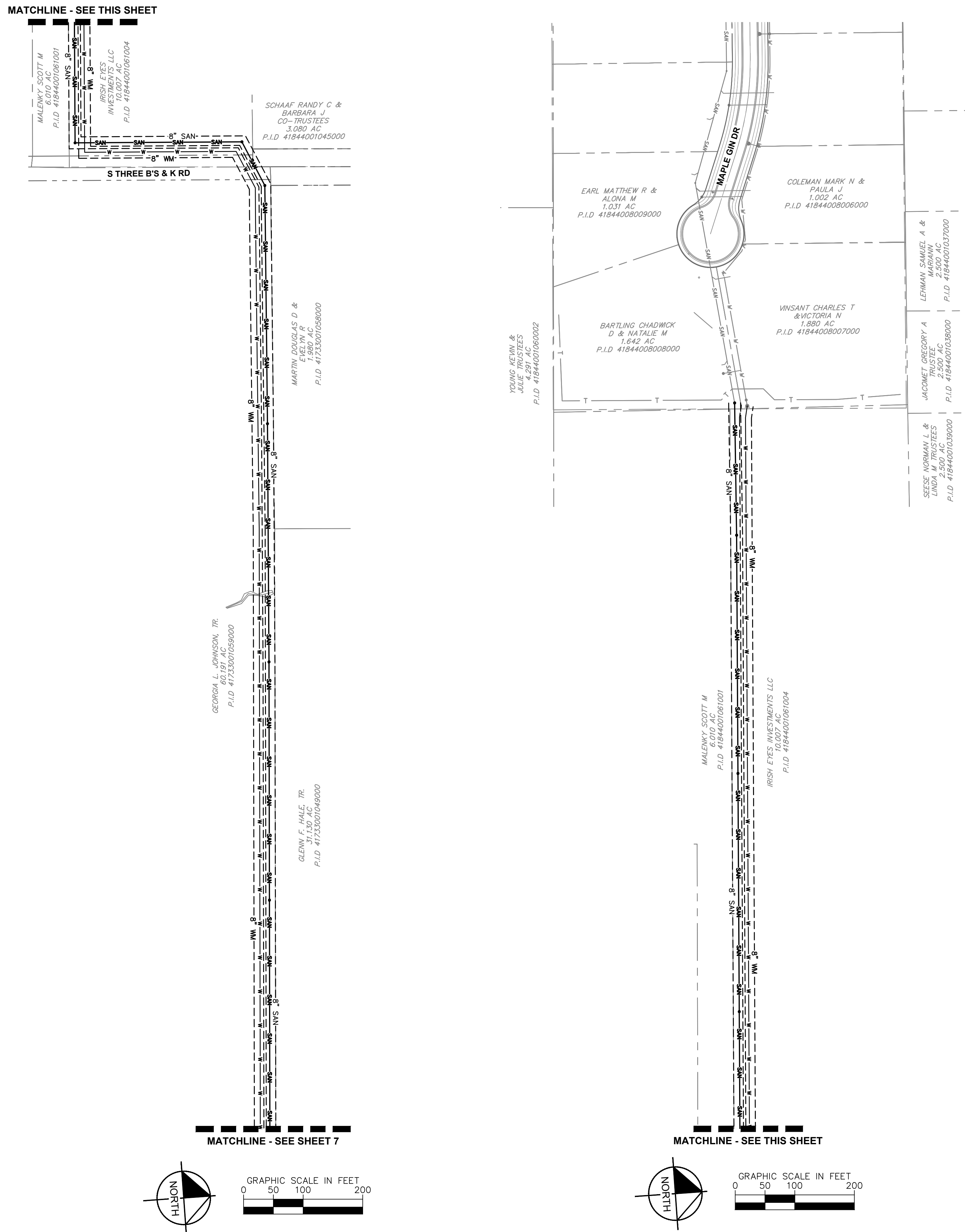


HALE TRU DUS GALENA, P.I.D 417:

LEGEND

- | | | | |
|-----|----------------------------|------------|---------------------------|
| --- | EXISTING PROPERTY BOUNDARY | -x-x- | PROPOSED FENCE |
| --- | EXISTING PROPERTY LINE | -w-w-w- | PROPOSED WATER LINE |
| --- | EXISTING RIGHT-OF-WAY | • | PROPOSED WATER VALVE |
| --- | PROPOSED PROPERTY LINE | • | PROPOSED FIRE HYDRANT |
| --- | PROPOSED RIGHT-OF-WAY | -SAN-SAN- | PROPOSED SANITARY SEWER |
| --- | PROPOSED SETBACK | • | PROPOSED SANITARY MANHOLE |
| --- | PROPOSED CENTERLINE | -ST-ST-ST- | PROPOSED STORM SEWER |
| --- | PROPOSED FACE OF CURB | • | PROPOSED STORM MANHOLE |
| --- | PROPOSED SIDEWALK | • | PROPOSED CATCH BASIN |
| | | ■ | PROPOSED CURB INLET |
| | | - | PROPOSED HEADWALL |

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		UTILITY PLAN		PRELIMINARY ENGINEERING PLAN PLUMB CREEK BERKSHIRE TOWNSHIP DELAWARE COUNTY, OHIO	
ORIGINAL ISSUE: 1/6/2024 KHA PROJECT NO. 190365001 SHEET NUMBER 7		REVISIONS No. DATE BY			

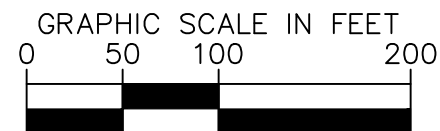
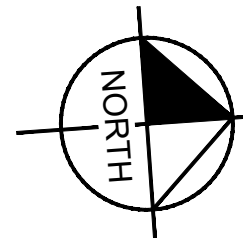
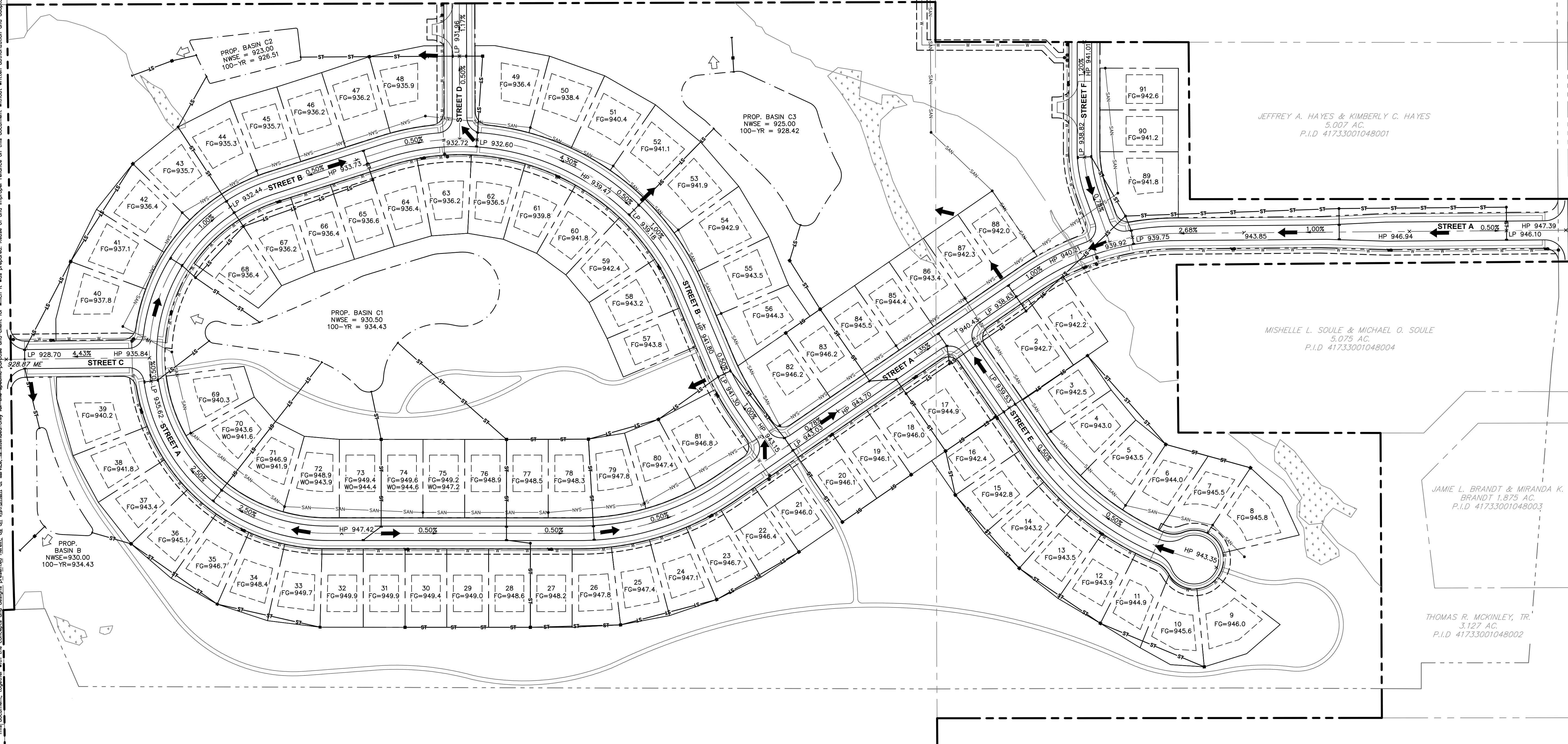


	EXISTING PROPERTY BOUNDARY
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	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL

PRELIMINARY ENGINEERING PLAN PLUMB CREEK BERKSHIRE TOWNSHIP DELAWARE COUNTY, OHIO		UTILITY PLAN		PREPARED FOR: THE CAMBER COMPANIES		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7985 W. HIGH STREET, SUITE 200, COLUMBIANA, OHIO 44828 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM			
ORIGINAL ISSUE: 1/6/2024		SCALE: AS NOTED		DESIGNED BY: GLP					
SHEET NUMBER		DRAWN BY: BA		CHECKED BY: JF					
8									
OF 12									

Drawing name: K:\CIE\DEA\190365001_Corbar Plumb Creek Delaware OH\2 Design\CAD\PlotSheets\ Preliminary Engineering\GRADING PLAN.dwg GRADING PLAN Jan 06, 2025 1:21pm by Lomazblond

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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
- PROPOSED 8' MULTI-USE PATH
- PROPOSED 10' MULTI-USE PATH
- PROPOSED FENCE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- FLOOD ROUTING ARROW
- BASIN EMERGENCY ROUTING ARROW

NOTE

ALL SPOT ELEVATIONS AT ROAD CENTERLINES REFLECT PROFILE GRADE.

PRELIMINARY ENGINEERING PLAN

PLUMB CREEK

BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: AS NOTED

DESIGNED BY: GLP

DRAWN BY: BA

CHECKED BY: JF

PREPARED FOR:
THE CAMBER
COMPANIES

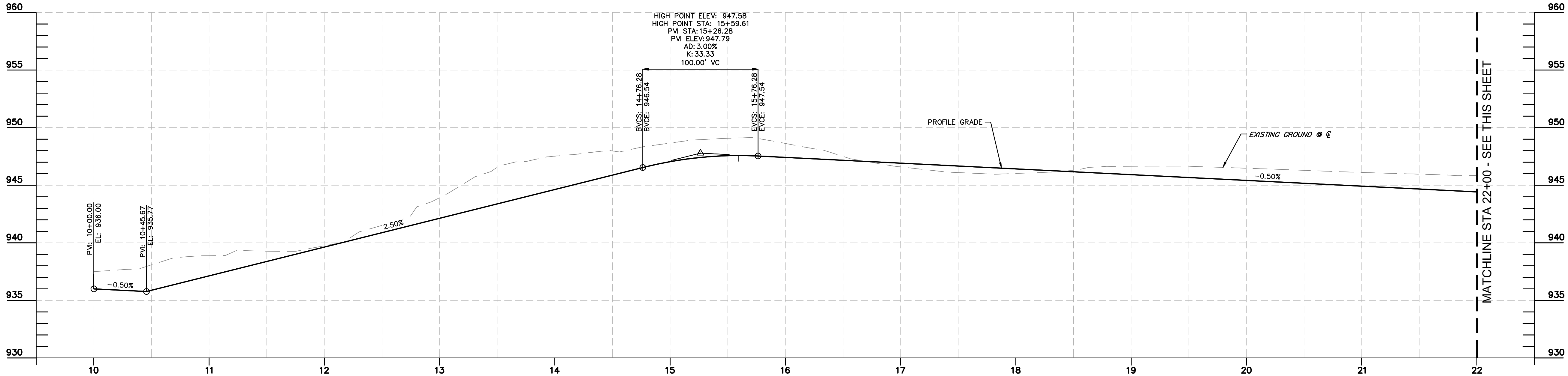
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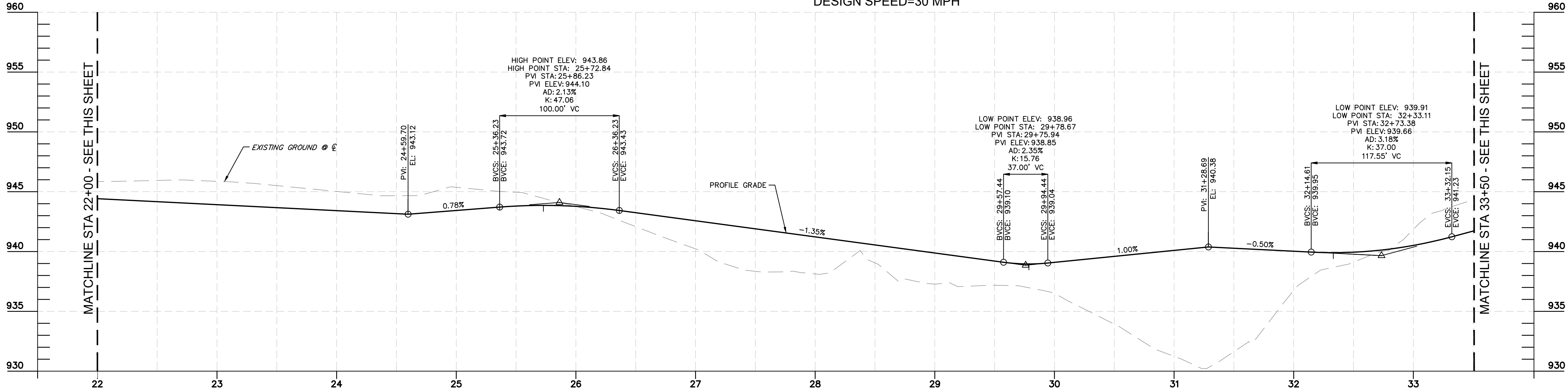
ORIGINAL ISSUE:
1/6/2024
KHA PROJECT NO.
190365001
SHEET NUMBER

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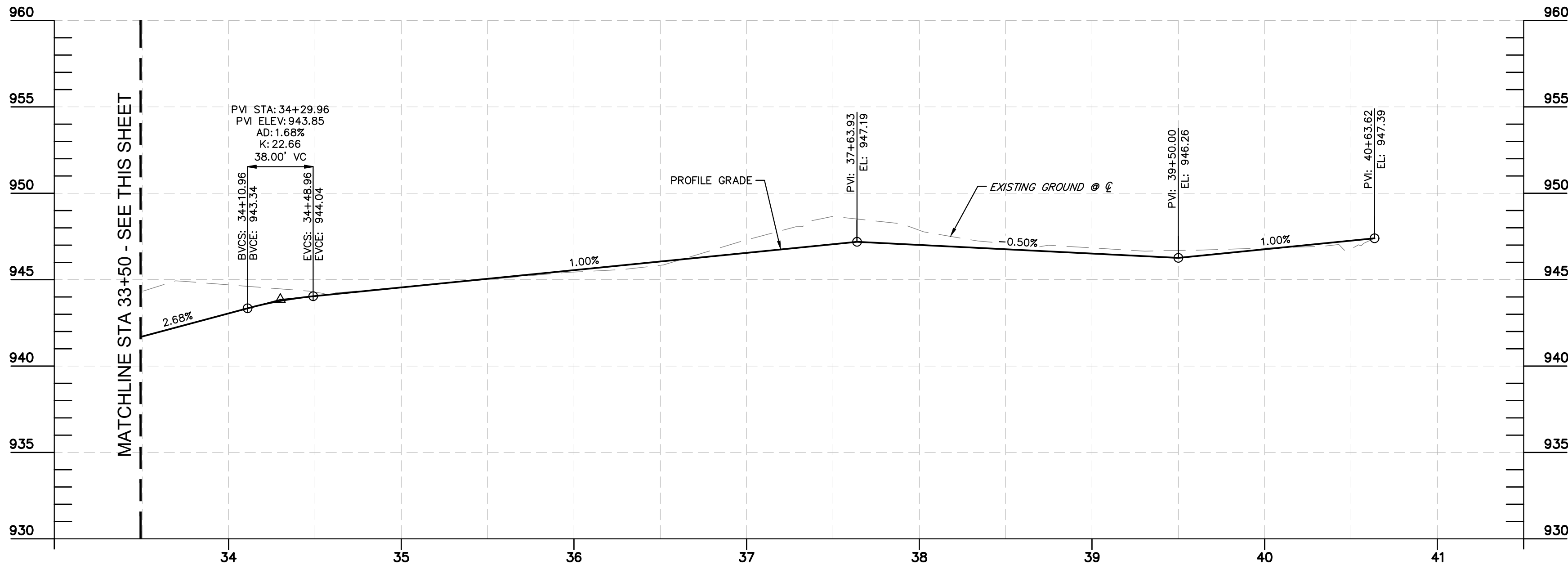
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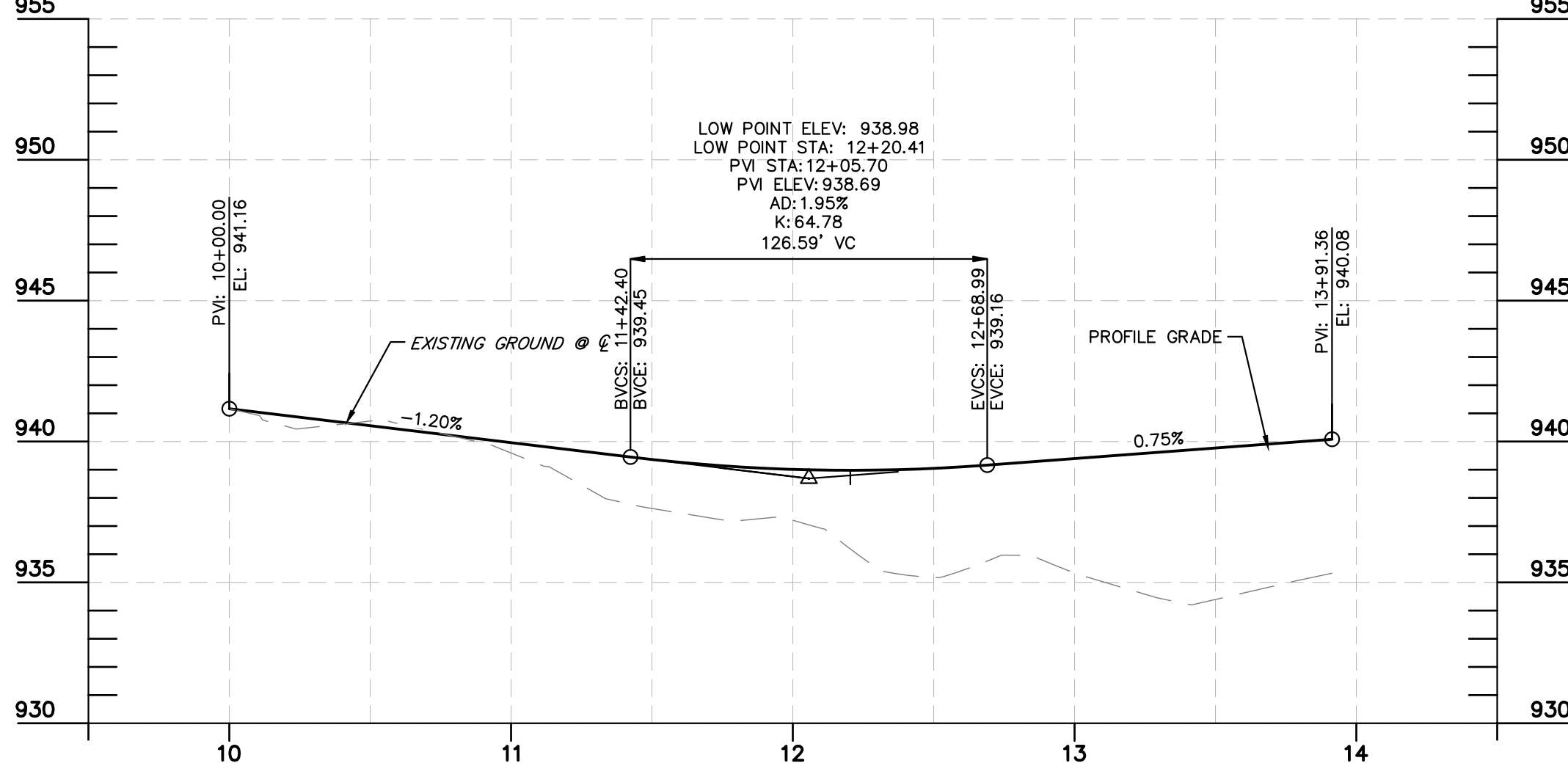
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PRELIMINARY ENGINEERING PLAN
PLUMB CREEK
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: AS NOTED
DESIGNED BY: GLP
DRAWN BY: BA
CHECKED BY: JF

PREPARED FOR:
THE CAMBER COMPANIES

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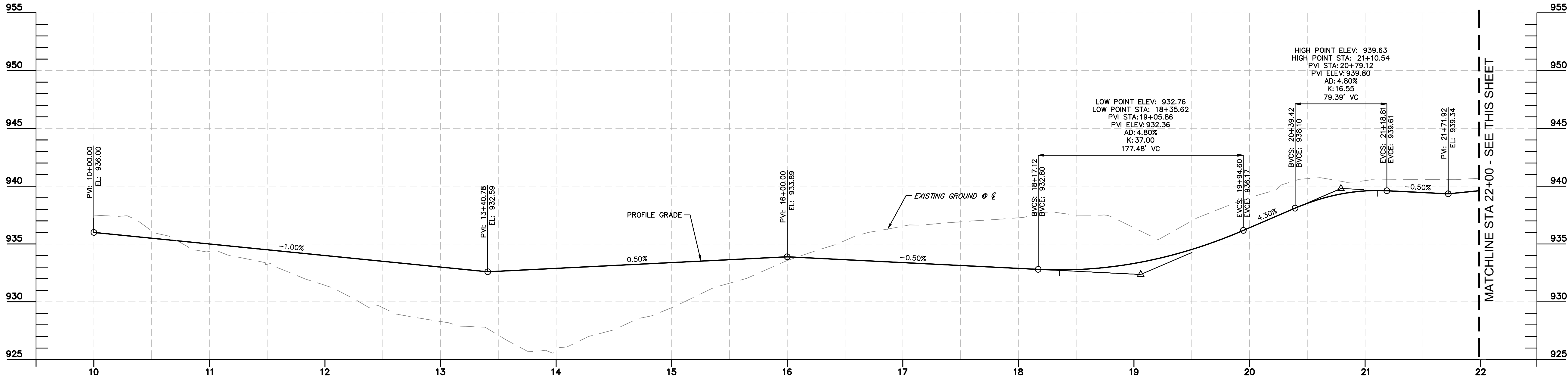
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No.			

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1/6/2024
KHA PROJECT NO.
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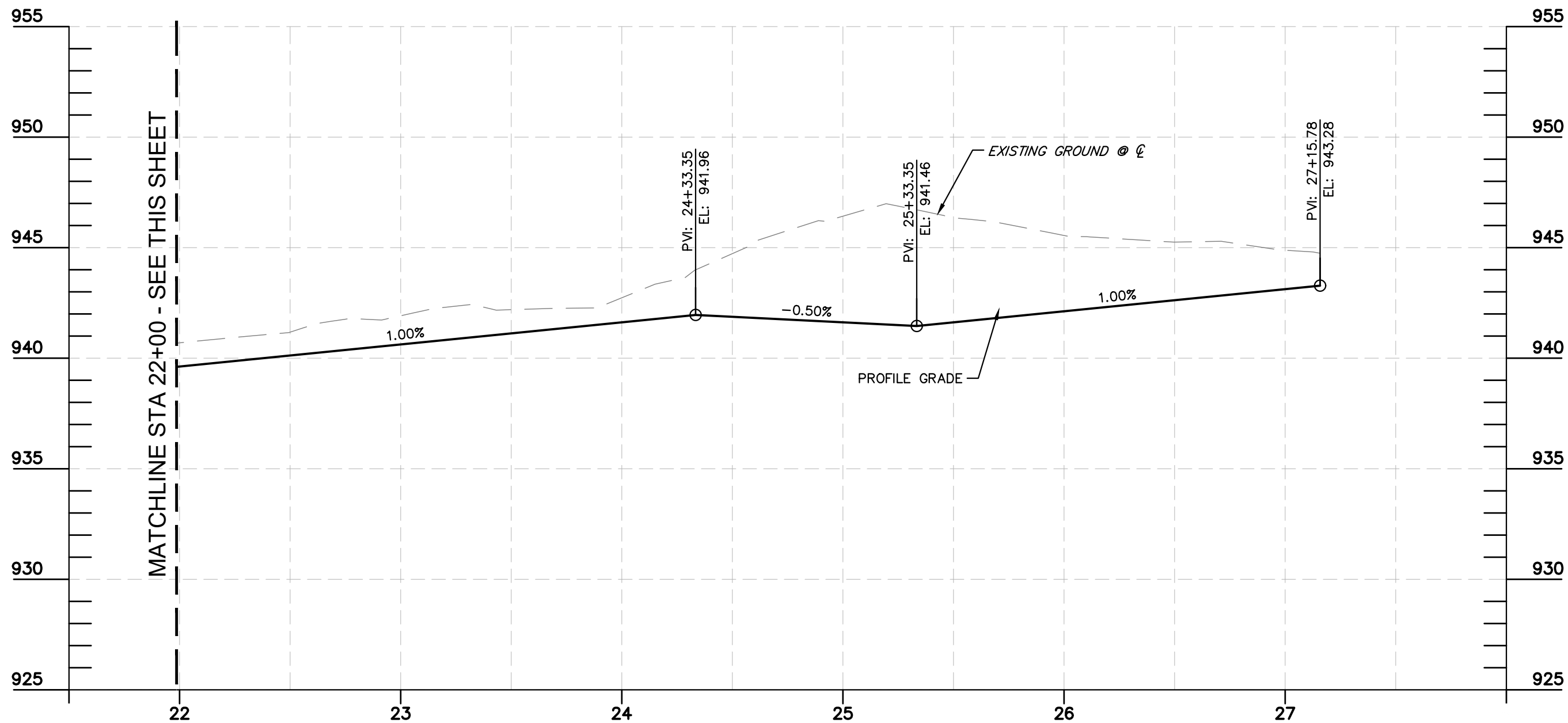
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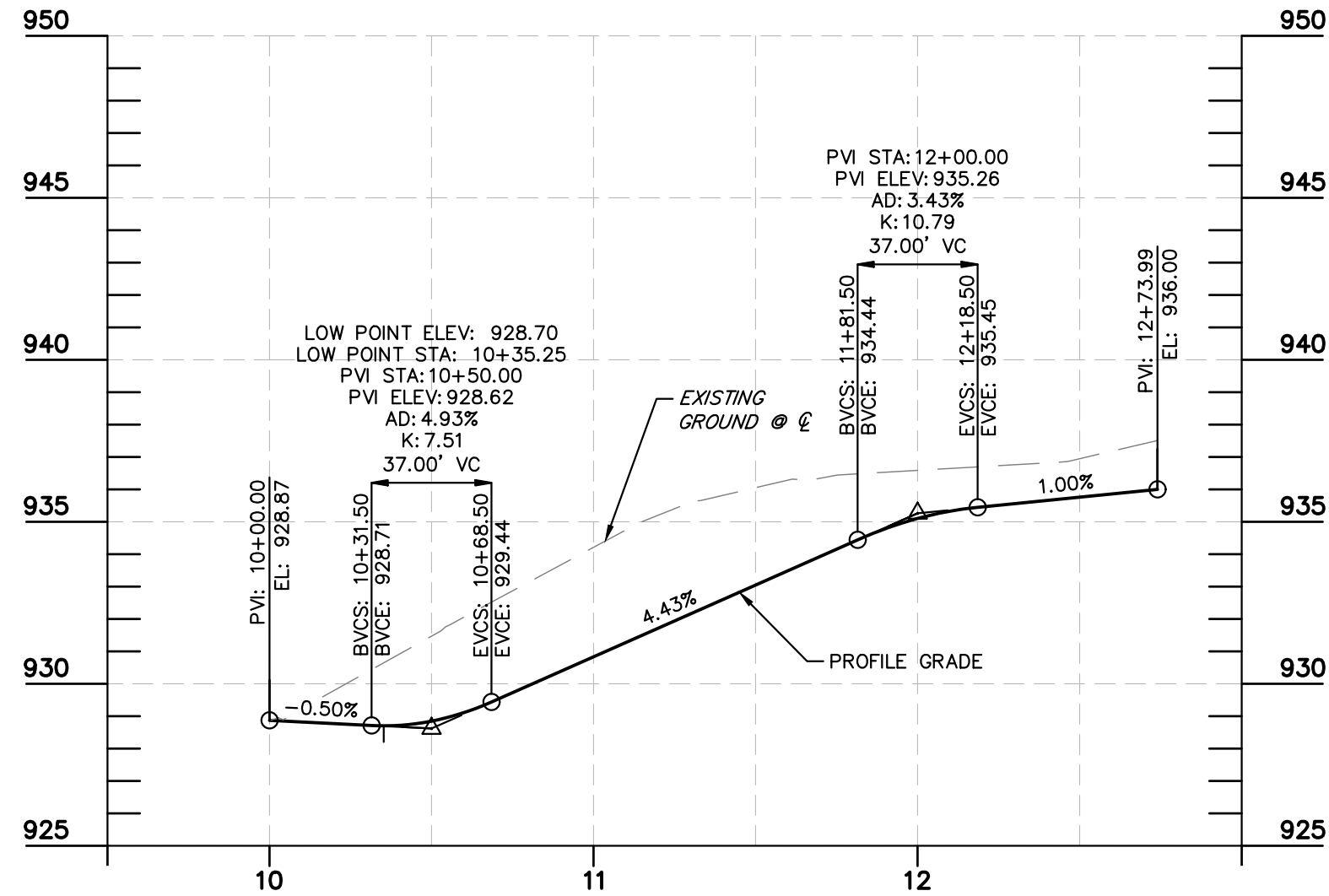
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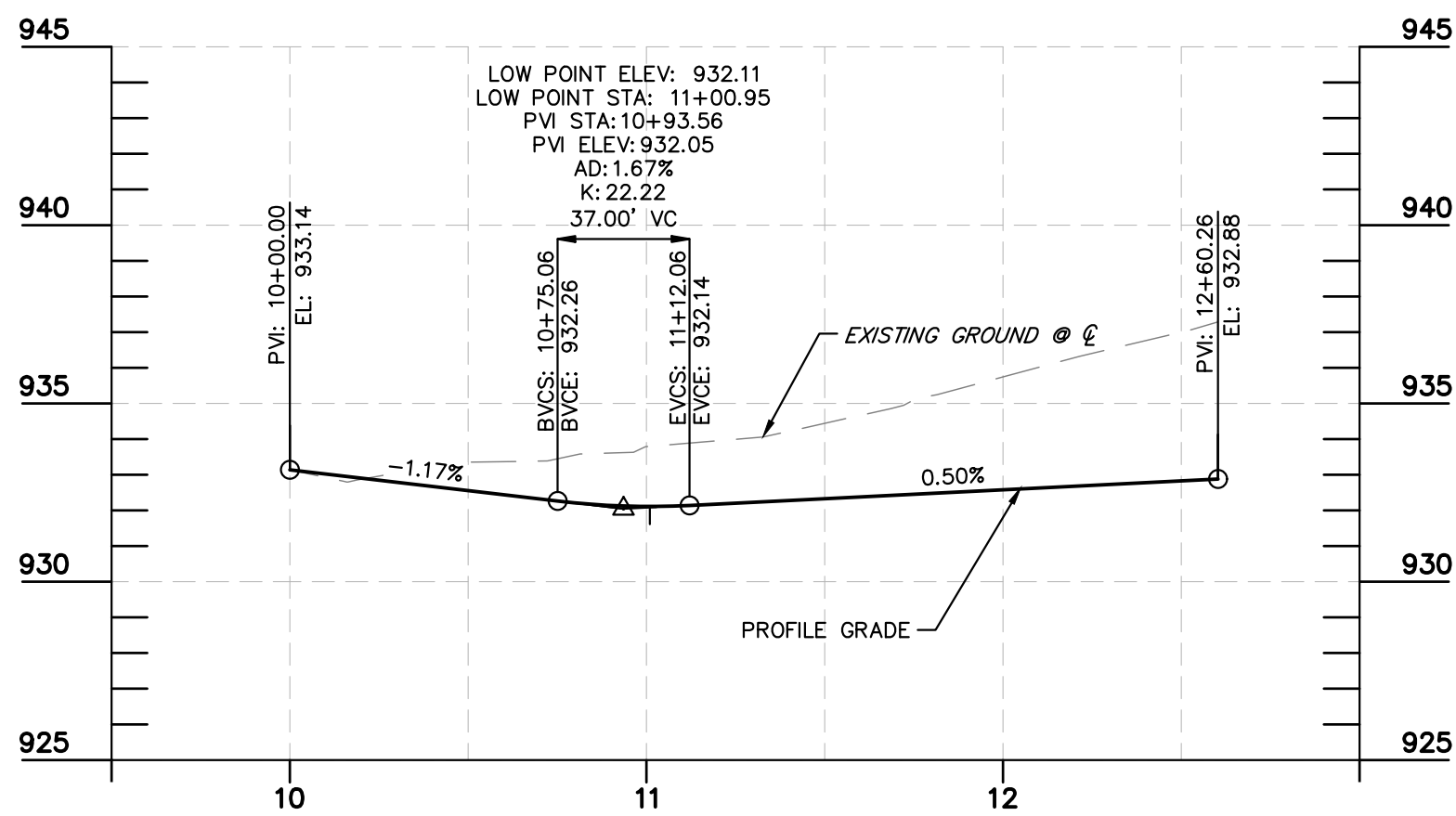
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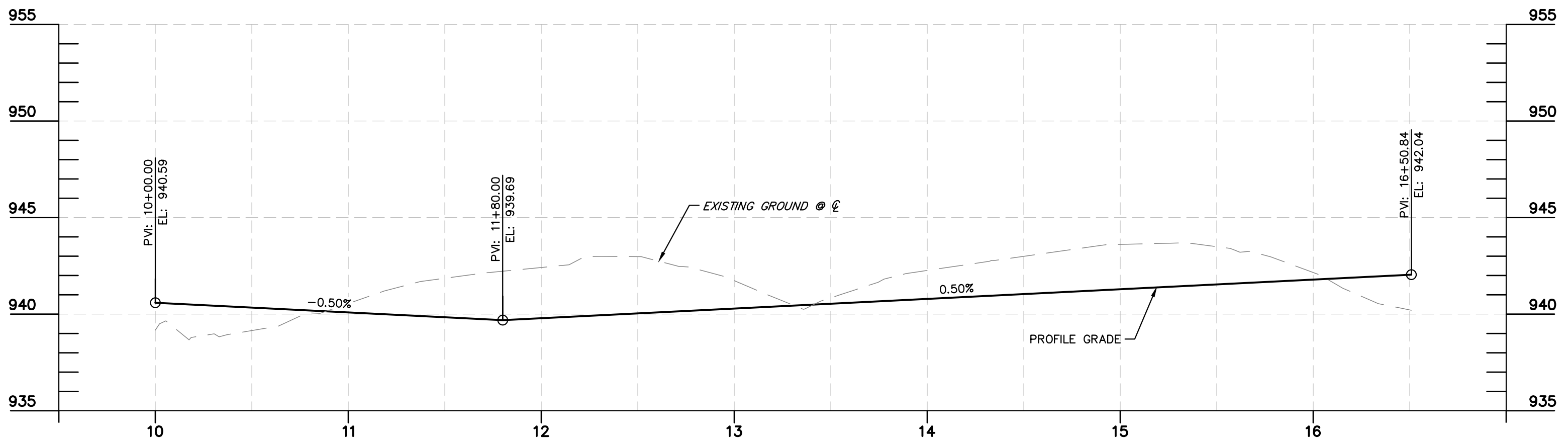
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PRELIMINARY ENGINEERING PLAN
PLUMB CREEK
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

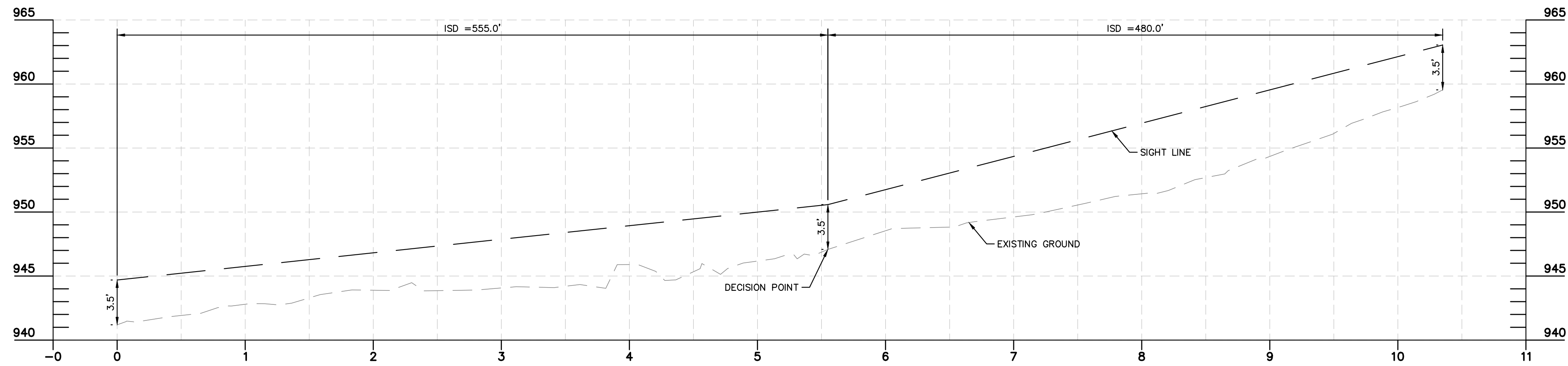
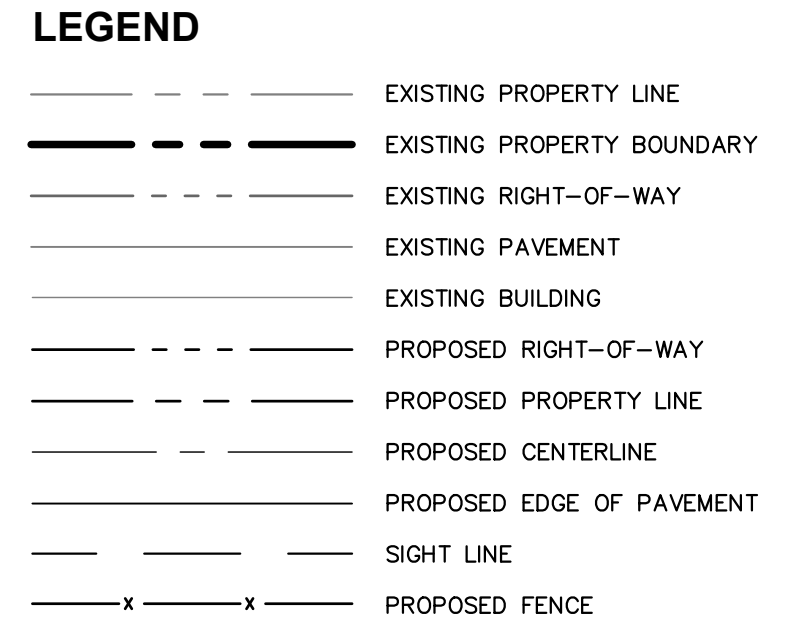
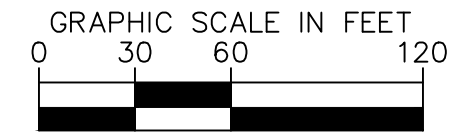
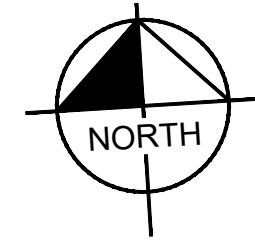
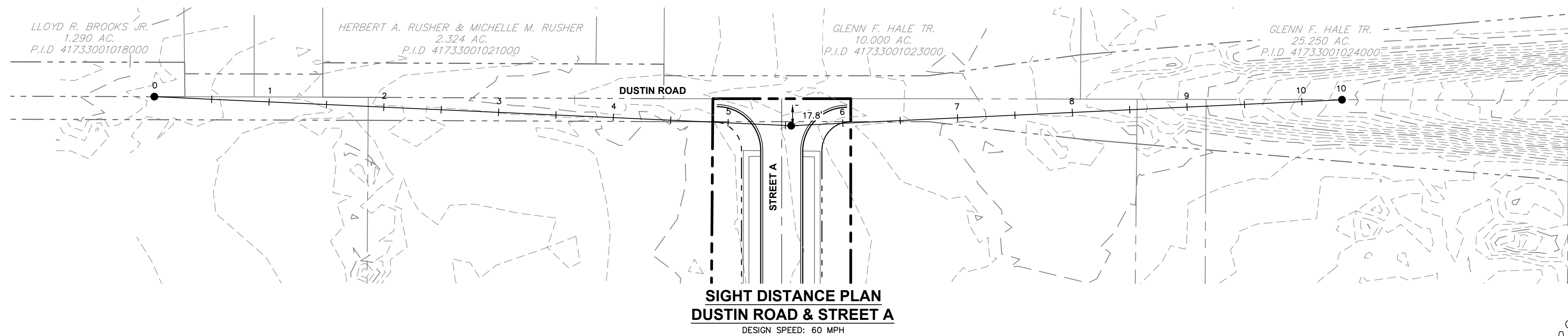
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**THE CAMBER
COMPANIES**

SCALE: AS NOTED
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DRAWN BY: BA
CHECKED BY: JF

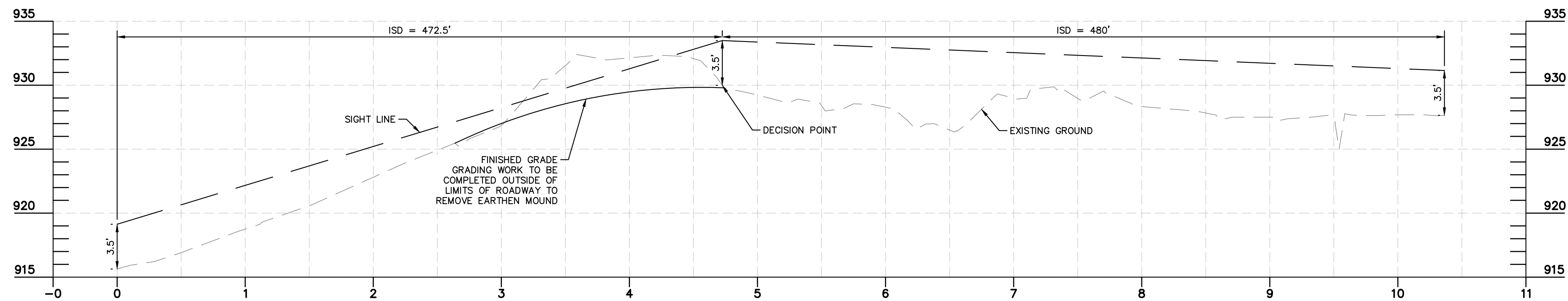
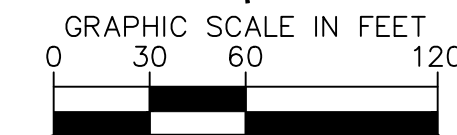
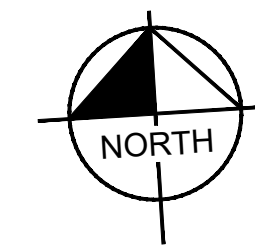
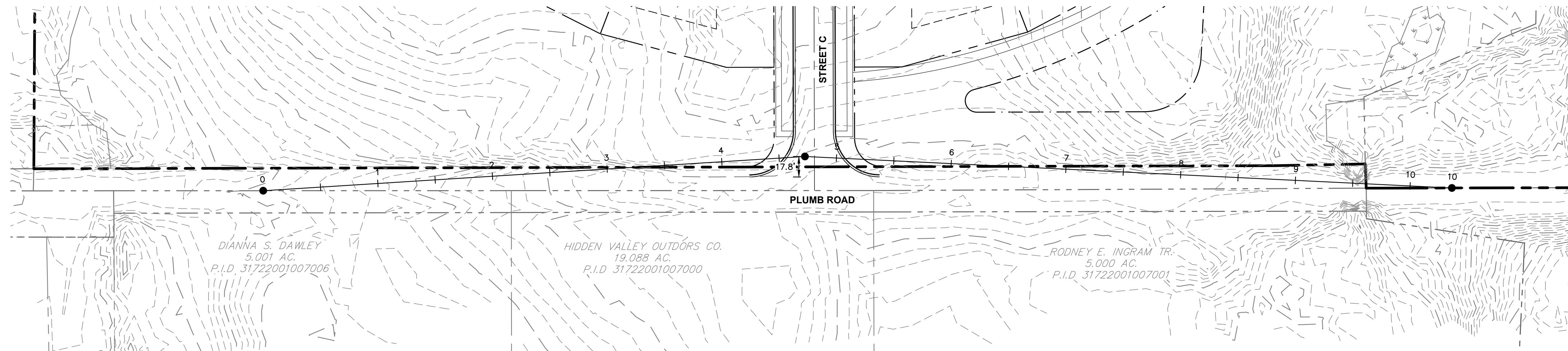
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SIGHT DISTANCE PROFILE
DUSTIN ROAD & STREET A
SCALE: H: 1"=60'; V: 1"=6'



SIGHT DISTANCE PROFILE
PLUMB ROAD & STREET C
SCALE: H: 1"=60'; V: 1"=6'

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THE CAMBER
COMPANIES**

SCALE:	AS NOTED
DESIGNED BY:	GLP
DRAWN BY:	BA
CHECKED BY:	JF

SIGHT DISTANCE

PRELIMINARY ENGINEERING PLAN

PLUMB CREEK

ORIGINAL ISSUE:
1/6/2024

A PROJECT NO.
190365001

SHEET NUMBER