

	Sketch Plan Application Delaware County, Ohio (for unincorporated areas only)	RPC Sketch Plan Number 25-10-S <i>(RPC Staff will assign)</i>
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PROJECT	SHAKTI DHARA RIDGE DEVELOPMENT	(circle one) Residential Commercial
TOWNSHIP	DELAWARE TOWNSHIP	

APPLICANT/ CONTACT	Name DGL CONSULTING ENGINEERS, LLC	Phone (440) 387-4113
	Address 6060 ROCKSIDE WOODS BLVD N	E-mail badams@dgl-ltd.com
	City, State, Zip INDEPENDENCE, OHIO 44131	

PROPERTY OWNER	Name FINCON DEVELOPERS, LTD	Phone (732) 501-6055
	Address 203 OLENTANGY CROSSING W	E-mail ipadmanabhareddy@hotmail.com
	City, State, Zip DELAWARE, OHIO 43015	

SURVEYOR/ ENGINEER	Name DGL CONSULTING ENGINEERS, LLC	Phone (440) 387-4113
	Address 6060 ROCKSIDE WOODS BLVD N	E-mail badams@dgl-ltd.com
	City, State, Zip INDEPENDENCE, OHIO 44131	

LOCATION	Property Address 2880 LIBERTY RD., DELAWARE, OH 43015	
	(circle one) N S E W side of LIBERTY	Road/Street
	approx. 2,160 feet N S E W of BUNTY STATION	Road/Street

DETAILS	Number of Lots 79	Septic Systems yes no
	Total Acreage 23.73	Central Sanitary System yes no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	One (1) copy of Sketch Plan (max. 11" x 17") including:
	Approximate lot dimensions and acreage;
	Information to locate site (complete section above: LOCATION);
	North Arrow (scale preferred also);
	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	Completed and Signed Application;
	Fee (Refer to Fee Schedule) \$ <u>600</u>

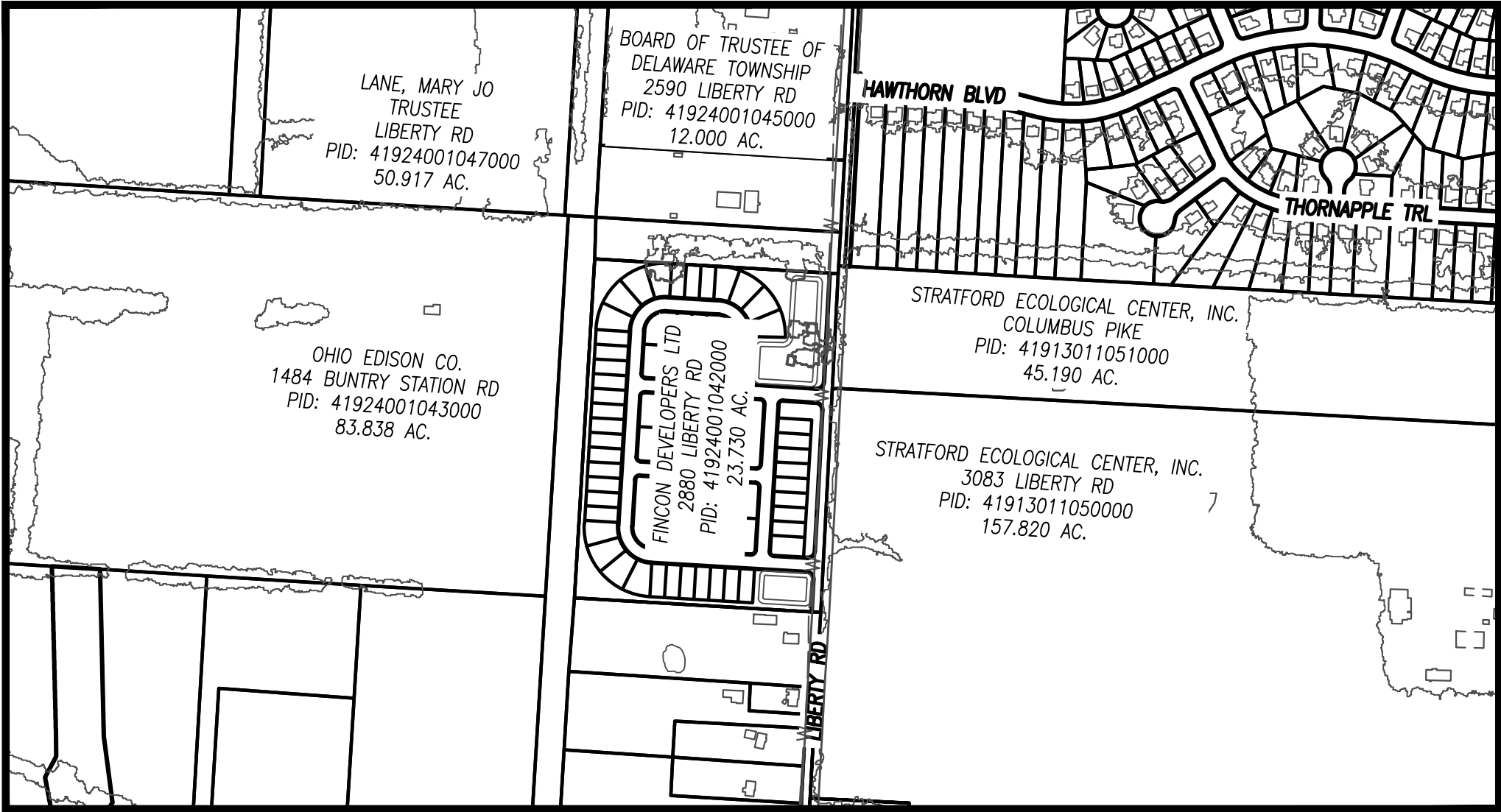
 8/1/2025

 Owner (or agent for owner) and Date

INDEX OF SHEETS

DESCRIPTION	SHEET	REVISED		
CIVIL TITLE SHEET	C1	6/4/25		
TYPICAL SECTION & DETAILS	C2			
EXISTING CONDITIONS	C3			
SITE LAYOUT PLAN	C4	6/4/05		
SITE UTILITY PLAN	C5	6/4/25		
SITE UTILITY PLAN	C6			
SITE DISTANCE EXHIBIT	C7	6/4/25		

SHAKTI DHARA RIDGE
PRELIMINARY ENGINEERING PLANS



VICINITY MAP

NOT TO SCALE

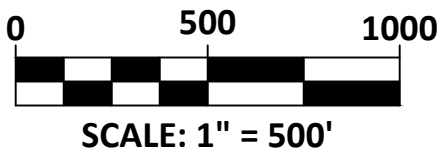


SITE ADDRESS

2880 LIBERTY RD
DELAWARE, OH 43015
DELAWARE COUNTY

ZONING: PRD (PLANNED RESIDENTIAL DISTRICT)
FLOOD ZONE: X (AREA OF MINIMAL FLOOD HAZARD)

SCALE: HORIZONTAL



PROJECT DESCRIPTION:

DEVELOPMENT OF A RESIDENTIAL SUBDIVISION, TO INCLUDE 78 RESIDENTIAL PARCELS, ASSOCIATED DRIVES AND ROADWAYS, ASSOCIATED UTILITIES, AND TWO RETENTION BASINS WILL BE CONSTRUCTED IN CONJUNCTION WITH THIS PROJECT.

OWNER

FINCON DEVELOPERS LTD.
PADMANABHAREDDY IRAGAMREDDY
203 OLENTANGY CROSSING W
DELAWARE, OHIO 43015
PHONE: (732) 501-6055

CIVIL ENGINEER

DGL CONSULTING ENGINEERS, LLC
6060 ROCKSIDE WOOD BLVD, SUITE 317
INDEPENDENCE, OHIO 44131
PHONE: (440) 387-4113

SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
		MONUMENT
		IRON PIN
		MONUMENT BOX
		PK NAIL
		MAG NAIL
		DRILL HOLE
		MONUMENT SPIKE
		TACKED HUB
		CATCH BASIN
		CURB INLET
		STORM MANHOLE
		SANITARY MANHOLE
		CLEANOUT
		ELECTRIC RISER/PULL BOX
		ELECTRIC METER
		ELECTRIC MANHOLE
		ELECTRIC TRANSFORMER
		GAS METER
		GAS MARKER
		GAS VALVE
		POWER POLE
		LIGHT POLE
		POWER/LIGHT POLE
		TELEPHONE POLE
		GUY WIRE
		TELEPHONE PEDESTAL
		FIRE HYDRANT
		WATER GATE VALVE
		WATER METER
		WATER MANHOLE
		STUMP
		SHRUB
		TREE-DECIDUOUS
		TREE-EVERGREEN
		AIR CONDITIONER
		MAIL BOX
		POST
		SATELLITE DISH
		SPRINKLER HEAD
		SIGN
		SIGNAL

ABBREVIATION
LEGEND

SYMBOL	DESCRIPTION
BLDG	BUILDING
BL	BUILDING LINE
BM	BENCHMARK
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
CP	CONTROL POINT
CPP	CORRUGATED POLYETHYLENE PIPE
DE	DRAINAGE EASEMENT
E	EAST, EASTING
ELEV	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FO	FIBER OPTIC
FM	FORCE MAIN
FND	FOUNDATION
FT	FOOT, FEET
HW	HEADWALL
IMPERV	IMPERVIOUS
ICW	INTEGRAL CURB AND WALK
INV	INVERT
LL	LOWER LEVEL
MH	MANHOLE
MON	MONUMENT
N	NORTH, NORTHING
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OFF	OFFSET
RCP	ROCK CHANNEL PROTECTION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RYS	REAR YARD SETBACK
S	SOUTH
SAN	SANITARY
SE	SOUTHEAST
SS	SUMP SERVICE
STA	STATION
STM	STORM
SW	SOUTHWEST
TBR	TO BE REMOVED
TC	TOP OF CURB
T/GR	TOP OF GR
T/RIM	TOP OF RIM
TYP	TYPICAL
UD	UNDERDRAIN
UE	UTILITY EASEMENT
VT	VITREOUS
W	WEST
WM	WATER MAIN
WS	WATER SERVICE



Know what's below.
Call before you dig.

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig



OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

ODOT STANDARD CONSTRUCTION DRAWINGS			
DRAWING	DATE	DRAWING	DATE
BP-4.1	07/19/13	CB-3	07/16/21
BP-5.1	07/15/22	CB-6	01/21/22
BP-7.1	07/01/24	DM-4.4	01/15/16
CB-2-2ABC	01/20/23		
CB-2-34	1/20/2023		

LINETYPE LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		INDEX CONTOURS			INTERMEDIATE CONTOURS
		CABLE			TELEPHONE
		ELECTRIC			SANITARY
		FORCE MAIN			SANITARY LATERAL
		WATER			WATER SERVICE

PRELIMINARY
Aug 04, 2025

NO	REVISION	DATE
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SHAKTI DHARA RIDGE
HOUSING DEVELOPMENT

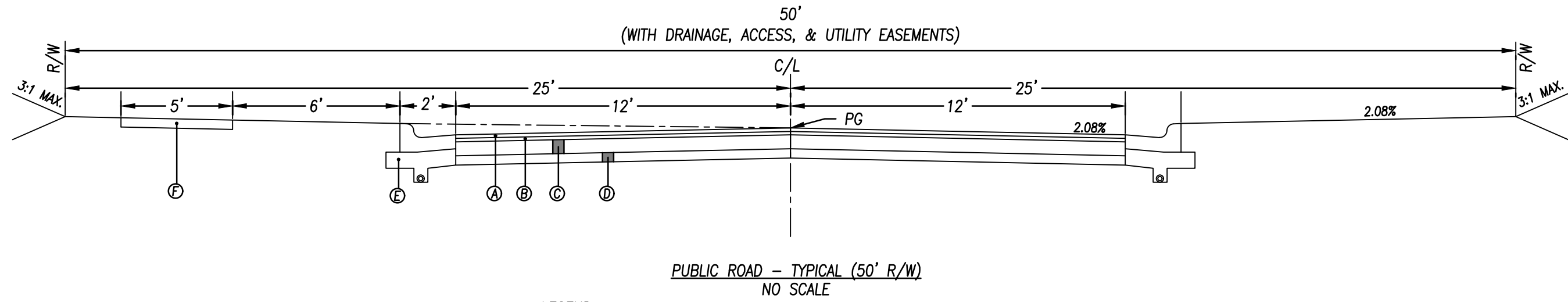
2880 LIBERTY RD
DELAWARE TOWNSHIP
FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
DELAWARE COUNTY

CIVIL TITLE SHEET

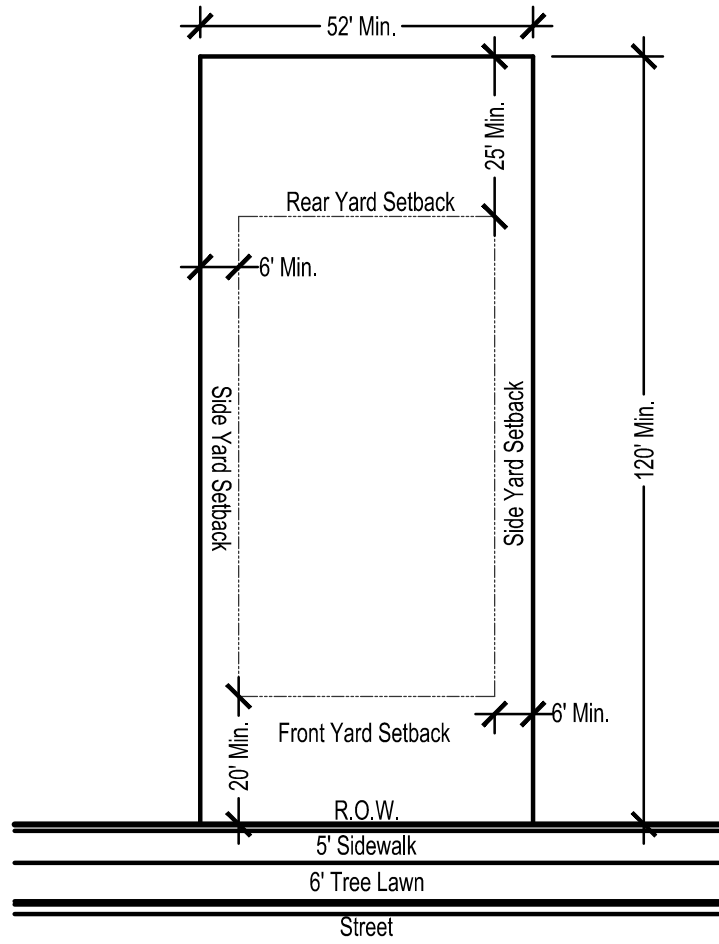
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JOB NO.: 24353
DRAWN BY: DKP
ISSUED: 8/4/25

C1

PLOTTED: Aug 04, 2025 -- 9:33am
DRAWING: M:\24353 (Falcon Developers -- Shakti Dhara Ridge Residential Development)\PLANNING\DWG\24353 GN.dwg: C02 -- DTLs

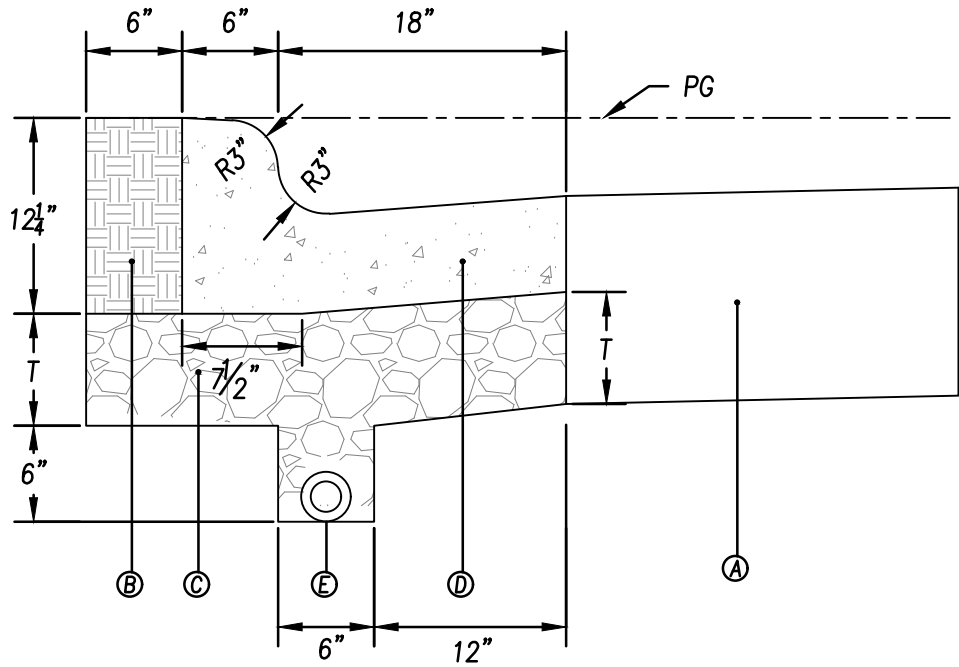


- PUBLIC ROAD -- TYPICAL (50' R/W)
NO SCALE
- LEGEND:
A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 404
B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 402
C. 6" BITUMINOUS AGGREGATE BASE, ITEM 301
D. 4" CRUSHED AGGREGATE BASE, ITEM 304
E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2300
F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-2300
G. SEEDING AND MULCHING, ITEM 659



Typical 52' Lot

SCALE: 1" = 30'



6" CONCRETE COMBINED CURB & GUTTER
(FOR LOCAL ROADS)
NO SCALE

- LEGEND:
A. PAVEMENT SECTION
B. EARTH
C. 6" #57 AGGREGATE
D. 6" CONCRETE CLASS "C", ITEM 499
E. 4" PIPE UNDERDRAIN

SHAKTI DHARA RIDGE
HOUSING DEVELOPMENT

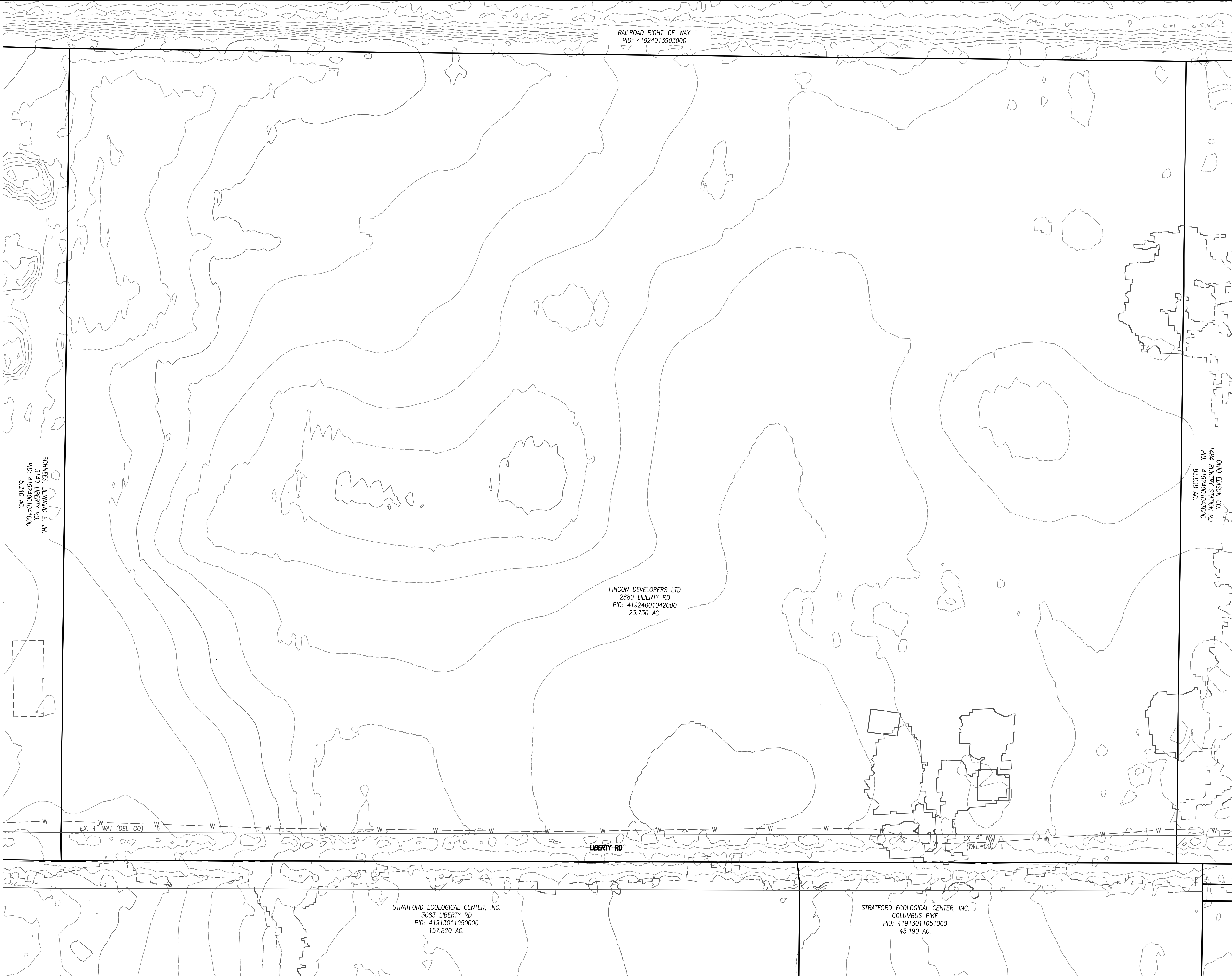
2880 LIBERTY RD
DELAWARE TOWNSHIP
FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
DELAWARE COUNTY

TYPICAL SECTION & DETAILS

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JOB NO.: 24353
DRAWN BY: DKP
ISSUED: 8/4/25

C2

PLOTTED: Aug 04, 2025 -- 9:34am
 DRAWING: M:\24353 (Fincon Developers -- Shakti Dhara Ridge Residential Development)\PLANNING\DWG\24353 CD.dwg: C3 -- EXCOND



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100

SCALE: 1" = 50'

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DGL CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD, SUITE E
 MAUMEE, OH 43537
 PHONE: 419.535.1015
 www.dgl-ltd.com

SHAKTI DHARA RIDGE

HOUSING DEVELOPMENT

2880 LIBERTY RD
 DELAWARE TOWNSHIP
 FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
 DELAWARE COUNTY

EXISTING CONDITIONS

FILE:

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JOB NO.:

24353

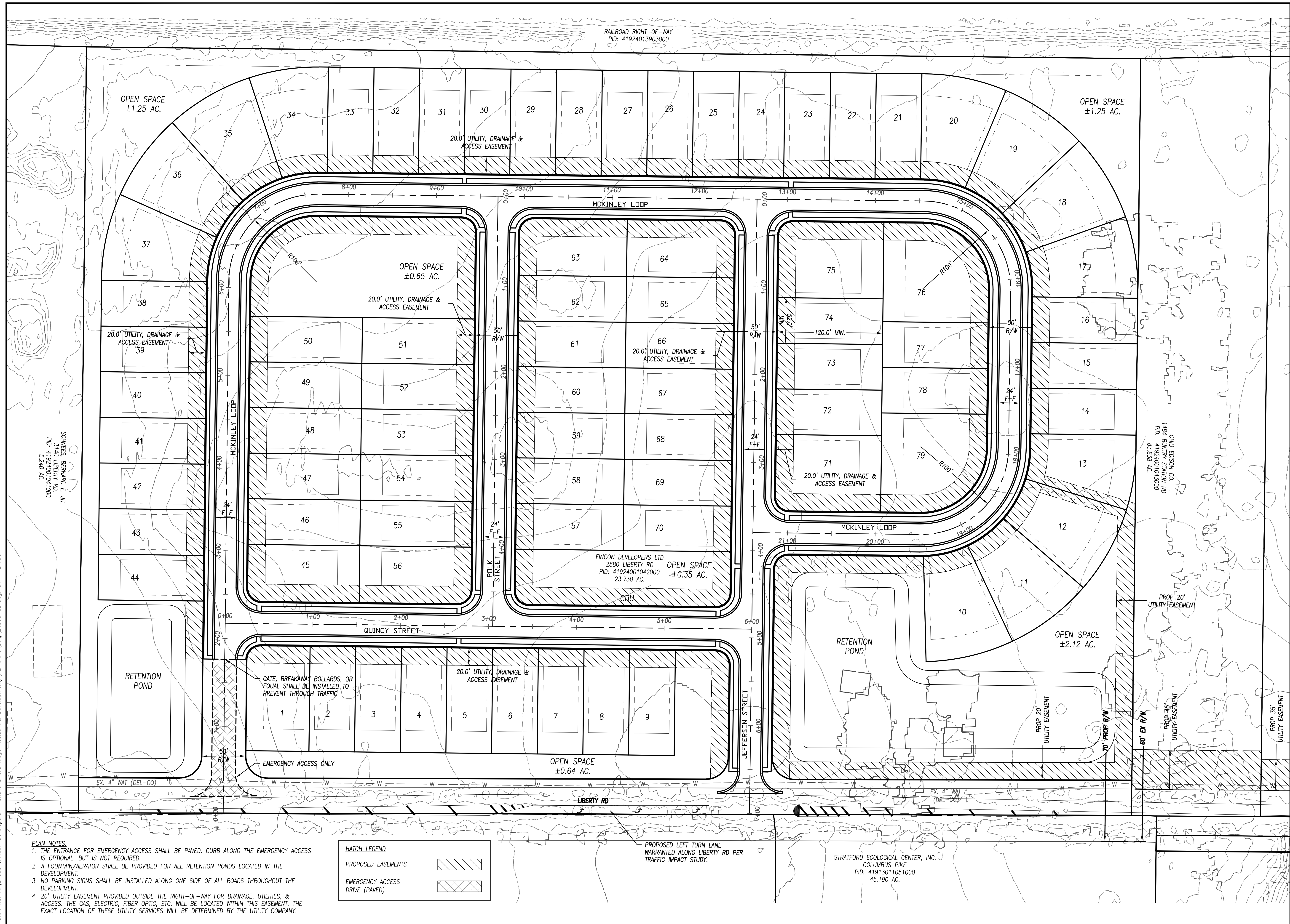
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DKP

ISSUED:

8/4/25

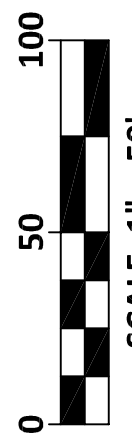
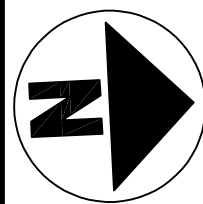
C3



PLAN NOTES:

1. THE ENTRANCE FOR EMERGENCY ACCESS SHALL BE PAVED, CURB ALONG THE EMERGENCY ACCESS IS OPTIONAL, BUT IS NOT REQUIRED.
2. A FOUNTAIN/AERATOR SHALL BE PROVIDED FOR ALL RETENTION PONDS LOCATED IN THE DEVELOPMENT.
3. NO PARKING SIGNS SHALL BE INSTALLED ALONG ONE SIDE OF ALL ROADS THROUGHOUT THE DEVELOPMENT.
4. 20' UTILITY EASEMENT PROVIDED OUTSIDE THE RIGHT-OF-WAY FOR DRAINAGE, UTILITIES, & ACCESS. THE GAS, ELECTRIC, FIBER OPTIC, ETC. WILL BE LOCATED WITHIN THIS EASEMENT. THE EXACT LOCATION OF THESE UTILITY SERVICES WILL BE DETERMINED BY THE UTILITY COMPANY.

PROPOSED LEFT TURN LANE
WARRANTED ALONG LIBERTY RD PER
TRAFFIC IMPACT STUDY.



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SHAKTI DHARA RIDGE HOUSING DEVELOPMENT

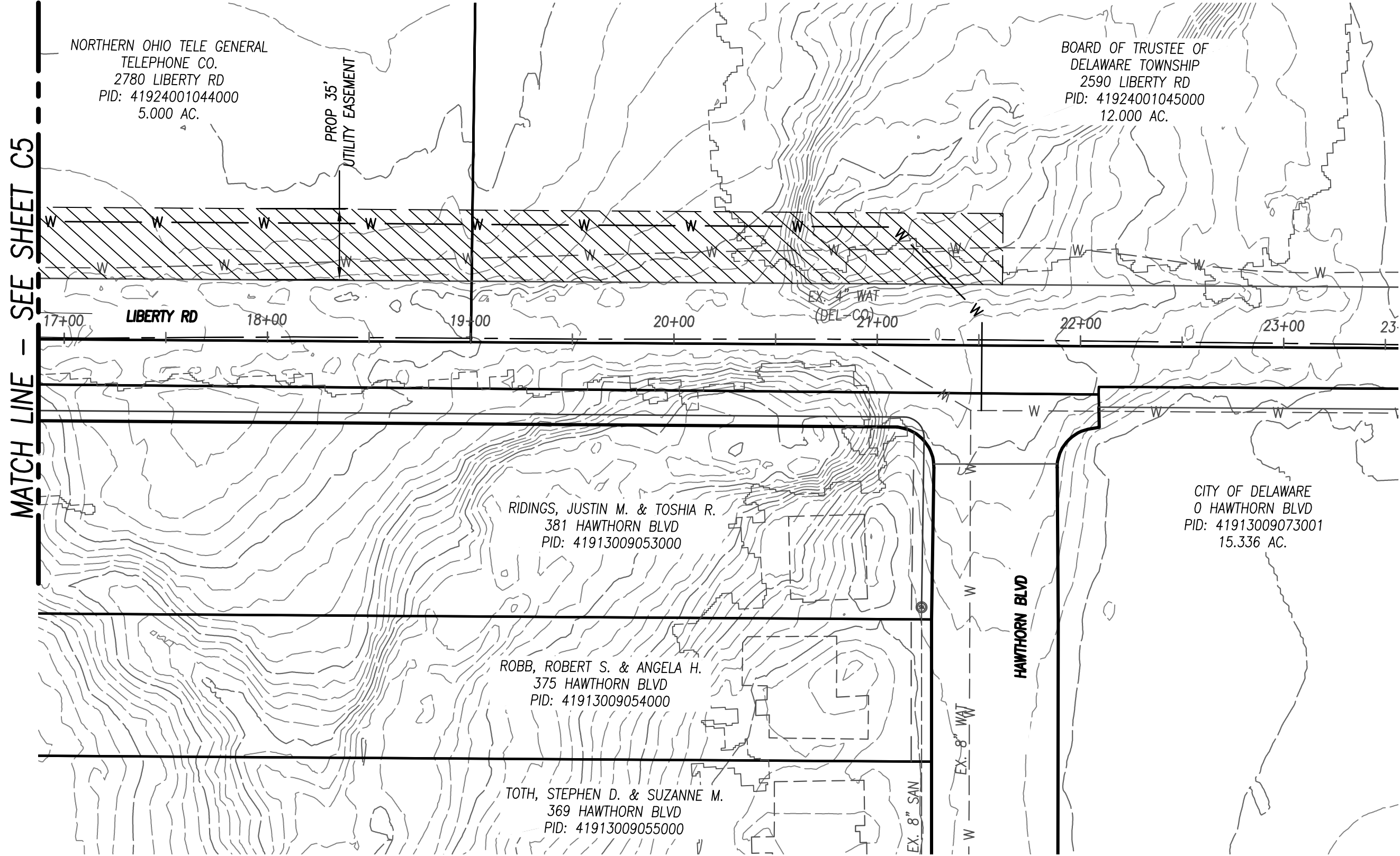
2880 LIBERTY RD
DELAWARE TOWNSHIP
FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
DELAWARE COUNTY

SITE LAYOUT PLAN

FILE:	24353 CD.dwg
JOB NO.:	24353
DRAWN BY:	DKP
ISSUED:	8/4/25

C4

PLOTTED: Aug 04, 2025 -- 9:37am
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SHAKTI DHARA RIDGE
 HOUSING DEVELOPMENT
 2880 LIBERTY RD
 DELAWARE TOWNSHIP
 FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
 DELAWARE COUNTY
 SITE UTILITY PLAN

FILE: 24353 CD.dwg
 JOB NO.: 24353
 DRAWN BY: DKP
 ISSUED: 8/4/25

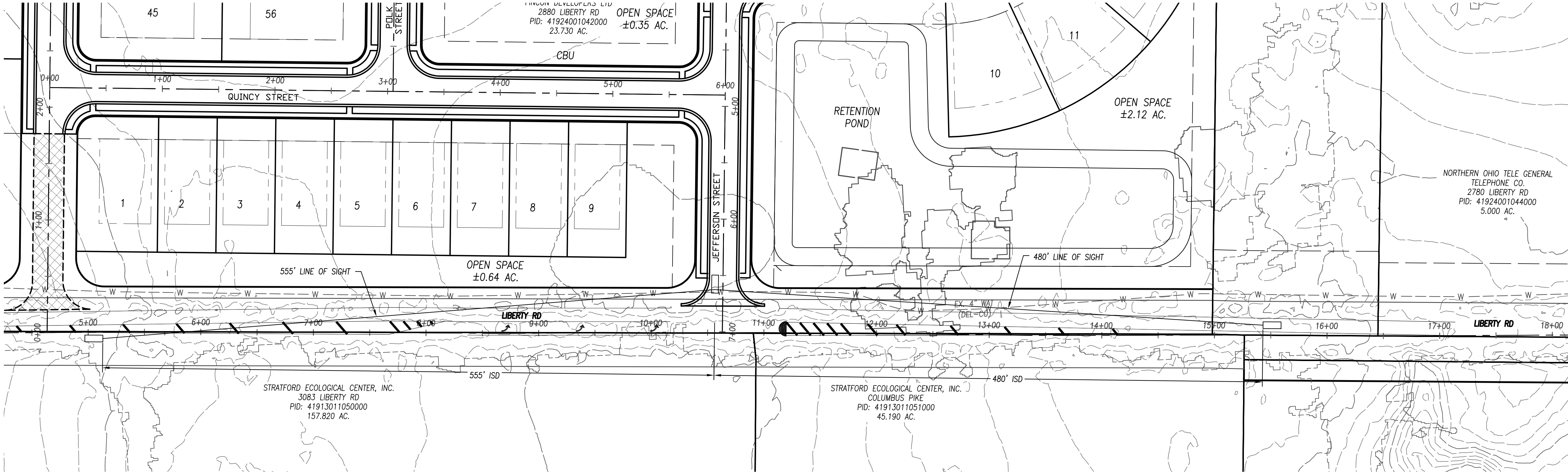
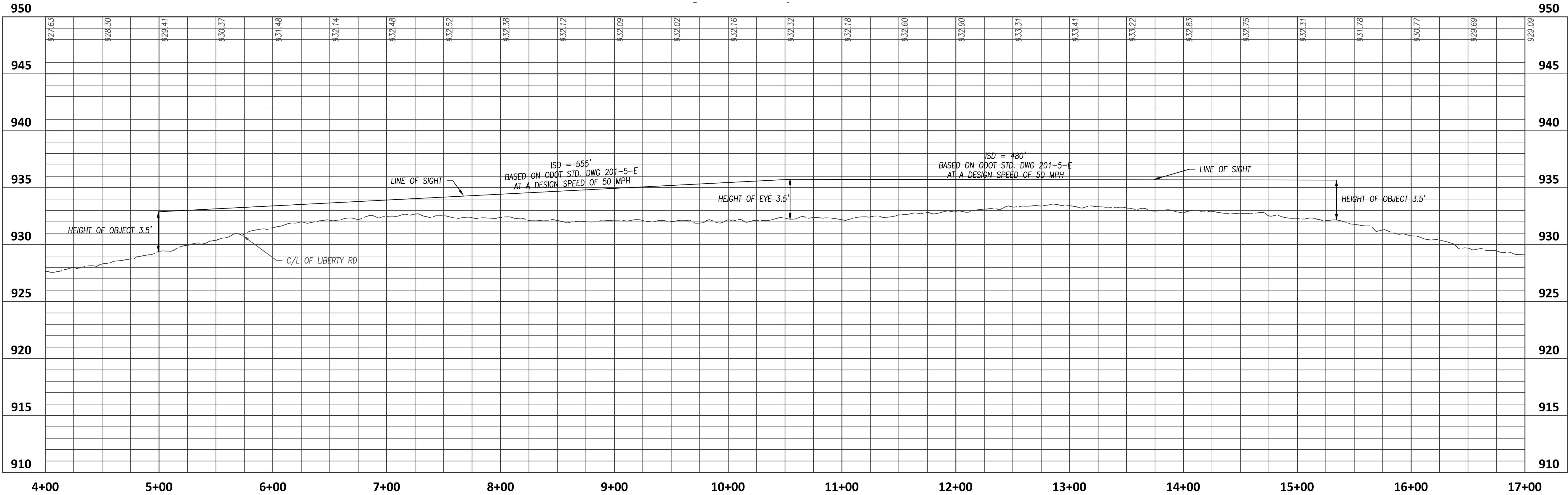
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PLOTTED: Aug 04, 2025 - 9:38am
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SHAKTI DHARA RIDGE
HOUSING DEVELOPMENT
 2880 LIBERTY RD
 DELAWARE TOWNSHIP
 FARM LOT 31, QTR TWP 2, TWP 4, RANGE 19, USML
 DELAWARE COUNTY

SITE DISTANCE EXHIBIT

FILE:	24353 CD.dwg
JOB NO.:	24353
DRAWN BY:	DKP
ISSUED:	8/4/25