



Preliminary Subdivision Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

RPC Number 18-25
(RPC Staff will assign)

PROJECT	Aurora Farms Residential Subdivision	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Orange	
APPLICANT/ CONTACT	Name Jared Schiff, Coltown Acquisitions	Phone 614-221-1808
	Address 115 West Main Street, Suite 100	E-mail js@schiffre.com
	City, State, Zip Columbus, Ohio 43215	

PROPERTY OWNER	Name Jared Schiff, Coltown Acquisitions	Phone 614-221-1808
	Address 115 West Main Street, Suite 100	E-mail js@schiffre.com
	City, State, Zip Columbus, Ohio 43215	

SURVEYOR/ ENGINEER	Name Cody Gable, DGL Consulting Engineer's, LLC	Phone 419-535-1015
	Address 3455 Briarfield Boulevard, Suite E	E-mail cgable@dgl-ltd.com
	City, State, Zip Maumee, Ohio 43537	

LOCATION	(circle one) N S <u>E</u> W side of North Road	Road/Street
	approx. 50 feet N <u>S</u> E W of Shanahan Road	Road/Street

DETAILS	Is a CAD involved? yes <u>no</u>	
	Current Land Use Use Code 503	Del-Co Water <u>yes</u> no
	Current Zoning District SF-PRD	Private wells yes <u>no</u>
	Buildable lots 68	Sanitary Sewer <u>yes</u> no
	Non-buildable (3 lots dedicated to open space)	Electric Provider AEP
	Total Acreage 23.901	Gas Provider Suburban Gas
	Open Space Acreage 5.66	School District 2104 Olentangy

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) \$ _____

10/3/2025

Owner (or agent for owner) and Date

INDEX OF SHEETS					
DESCRIPTION	SHEET	PRELIMINARY PLANNING	PRELIMINARY ENGINEERING	COUNTY REVIEW	REVISIONS
TITLE SHEET	C1	10/3/2025			
SCHEMATIC PLAN	C2	10/3/2025			
TYPICAL SECTIONS	C3	10/3/2025			
LAYOUT PLAN	C4	10/3/2025			
UTILITY PLAN	C5	10/3/2025			
GRADING PLAN	C6	10/3/2025			
PREDEVELOPED TRIBUTARY	C7	10/3/2025			

DRAWING SET STATUS

- ☒ PRELIMINARY PLAN
- ☐ PRELIMINARY ENGINEERING SET
- ☐ COUNTY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-CONSTRUCTED DOCUMENT SET

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

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

AURORA FARMS RESIDENTIAL DEVELOPMENT



VICINITY MAP

NOT TO SCALE

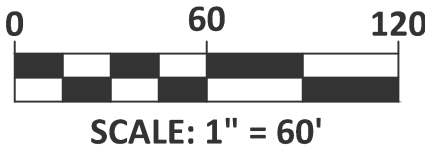
SITE ADDRESS

5351 NORTH ROAD
LEWIS CENTER, OHIO 43035
ORANGE TOWNSHIP, DELAWARE COUNTY

ZONING: SF-PRD (SINGLE-FAMILY PLANNED RESIDENCE DISTRICT)

FLOOD ZONE: X (NOT MAPPED) FEMA MAP (39041C0234K)

SCALE: HORIZONTAL



ROADWAY & STORM
STANDARD DRAWINGS

DELAWARE COUNTY	DATE
DCED-R100	11/10/2016
DCED-R2185	01/23/2018
DCED-R2201-A	08/09/2021
DCED-R2470	01/14/2010
DCED-S133A	01/04/2010
DCED-S133B	01/04/2010
DCED-S133C	01/04/2010
DCED-S133D	01/04/2010
DCED-S139	01/04/2010
DCED-S145	01/04/2010

WATER STANDARD
DRAWINGS

DEL-CO D-01	10/09/2018
DEL-CO D-02	10/09/2018
DEL-CO D-04	12/01/2004
DEL-CO D-10	05/20/2020
DEL-CO D-11	01/20/2017
DCED-SA-S-7	12/01/2018
DEL-CO D-24	04/26/2016
DEL-CO D-33	04/01/2019
DEL-CO D-34	04/01/2019

LINETYPE LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		INDEX CONTOURS			FIBER OPTIC
		INTERMEDIATE CONTOURS			GAS
		CABLE			TELEPHONE
		ELECTRIC			SANITARY
		OVERHEAD ELECTRIC			FORCE MAIN
		OVERHEAD CABLE			SANITARY LATERAL
		OVERHEAD TELEPHONE			WATER
		OVERHEAD UTILITIES			WATER SERVICE

PROJECT DESCRIPTION:

DEVELOPMENT OF A 68 LOT RESIDENTIAL SUBDIVISION. EXISTING PUBLIC WATER, SANITARY, STORM AND OTHER UTILITIES WILL ALSO BE EXTENDED TO SERVE THE ADDITION.

THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES ON OR NEAR THIS DEVELOPMENT.

DEVELOPER

COLTOWN ACQUISITIONS
115 WEST MAIN STREET, SUITE 100
COLUMBUS, OHIO 43215
PHONE: (614) 221-1808

ARCHITECT

ARBOR HOMES
6797 NORTH HIGH STREET, SUITE 238
WORTHINGTON, OHIO 43085
PHONE: (614) 896-3167

CIVIL ENGINEER

DGL CONSULTING ENGINEERS, LLC
3455 BRIARFIELD BLVD. SUITE E
MAUMEE, OHIO 43537
PHONE: (419) 535-1015

LANDSCAPE ARCHITECT

FARIS PLANNING & DESIGN, LLC
4876 CEMETERY ROAD
HILLIARD, OHIO 43026
PHONE: (614) 487-1964



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)

AURORA FARMS
RESIDENTIAL DEVELOPMENT

5351 NORTH ROAD
LEWIS CENTER, OHIO 43035
ORANGE TOWNSHIP, DELAWARE COUNTY
QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST

TITLE SHEET

FILE: 25140 CD.dwg
JOB NO.: 25140
DRAWN BY: CJG
ISSUED: OCT 3, 2025

C1

PLOTTED: Oct 03, 2025 - 3:27pm
 DRAWING: W:\25140 (Schiff Real Estate - Residential Development)\CIVIL\DWG\25140_CD.dwg: C02 SCHEM AURORA

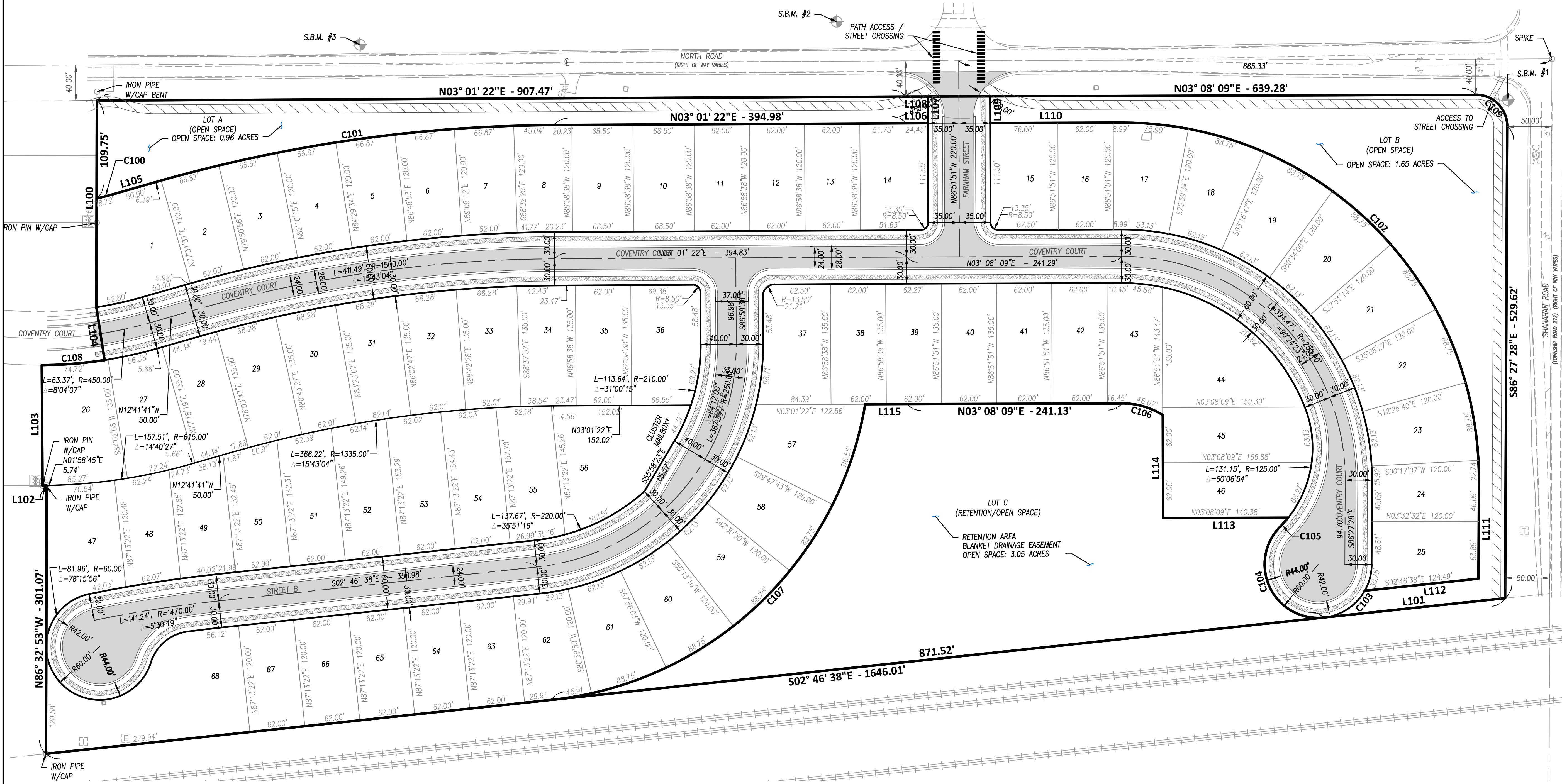
Parcel Line Table		
Line #	Length	Direction
L100	231.84	N86° 32' 52.93"W
L101	204.64	N2° 46' 37.93"W
L102	4.73	S2° 48' 38.07"W
L103	135.02	N87° 02' 44.93"W
L104	60.00	S84° 30' 27.07"W
L105	50.00	N12° 41' 41.46"W
L106	24.45	N3° 08' 09.07"E
L107	30.00	N86° 51' 50.93"W
L108	24.48	N3° 08' 09.07"E

Parcel Line Table		
Line #	Length	Direction
L109	30.00	S86° 51' 50.93"E
L110	146.99	S3° 08' 09.07"W
L111	109.98	N86° 27' 27.93"W
L112	128.49	S2° 46' 37.93"E
L113	140.38	N3° 08' 09.07"E
L114	115.53	N86° 51' 50.93"W
L115	47.16	N3° 01' 22.07"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	18.72	300.00	3.58	N10° 54' 26"W	18.72
C101	452.64	1650.00	15.72	N4° 50' 10"W	451.22
C102	631.16	400.00	90.41	S48° 20' 21"W	567.69
C104	147.56	60.00	140.91	N67° 40' 37"E	113.08
C105	13.53	125.00	6.20	N44° 58' 15"W	13.53
C106	48.07	85.00	32.40	N19° 20' 09"E	47.43
C107	519.47	400.00	74.41	S39° 58' 55"E	483.73
C108	70.76	480.00	8.45	N1° 16' 08"W	70.70
C109	55.23	35.00	90.41	S48° 20' 21"W	49.67

SITE DATA	
TOTAL ACRES	±23.901 ac
TOTAL UNITS	68
DENSITY	±2.85 D.U./AC
REQUIRED PARKING RESIDENTIAL	204 (3/D.U.)
PROVIDED PARKING	272 (4/D.U.)

OPEN SPACE SITE DATA	
TOTAL ACRES	±23.901 ac
TOTAL OPEN SPACE	5.66
% TOTAL OPEN SPACE (20% REQUIRED)	23.67



PRELIMINARY

Oct 03, 2025

NO	REVISION	DATE
9		
8		
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DGL CONSULTING ENGINEERS, LLC
 3455 BRIARLEAF BLVD., SUITE E
 WHEELING, OHIO 43085
 PHONE: 419-353-5015
 www.dgl-rtd.com

AURORA FARMS

RESIDENTIAL DEVELOPMENT

5351 NORTH ROAD

LEWIS CENTER, OHIO 43035

ORANGE TOWNSHIP, DELAWARE COUNTY

QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST

SCHEMATIC PLAN

FILE: 25140 CD.dwg

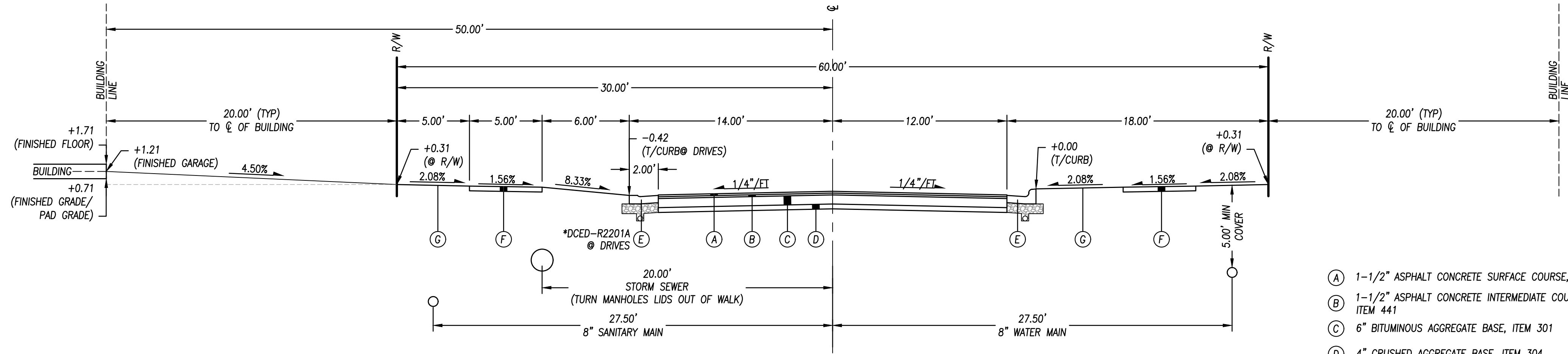
JOB NO.: 25140

DRAWN BY: CJG

ISSUED: OCT 3, 2025

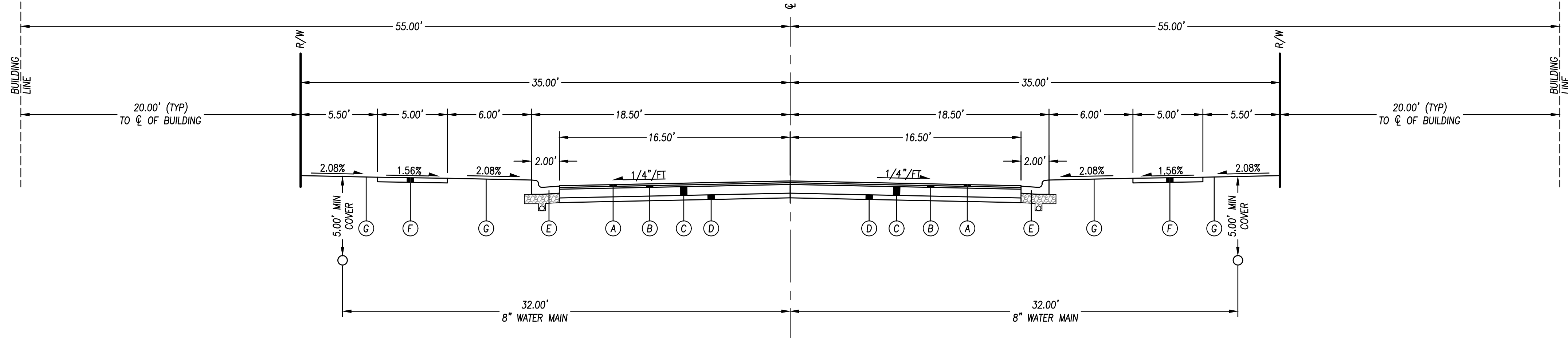
C2

PLOTTED: Oct 03, 2025 - 3:44pm
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TYPICAL PAVEMENT SECTION
 COVENTRY COURT & STREET B (DCED-R2135C)
 SCALE 1"=5'

- (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



TYPICAL SUBDIVISION ENTRANCE
 FARNHAM STREET (DCED-R2135A)
 SCALE 1"=5'

PRELIMINARY
Oct 03, 2025

REVISION		DATE
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DGL CONSULTING ENGINEERS, LLC
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 WILMINGTON, OHIO 43081
 PHONE: 419-353-1015
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AURORA FARMS
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 5351 NORTH ROAD
 LEWIS CENTER, OHIO 43035
 ORANGE TOWNSHIP, DELAWARE COUNTY
 QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST
TYPICAL SECTIONS

FILE: 25140 CD.dwg
 JOB NO.: 25140
 DRAWN BY: CJG
 ISSUED: OCT 3, 2025

C3

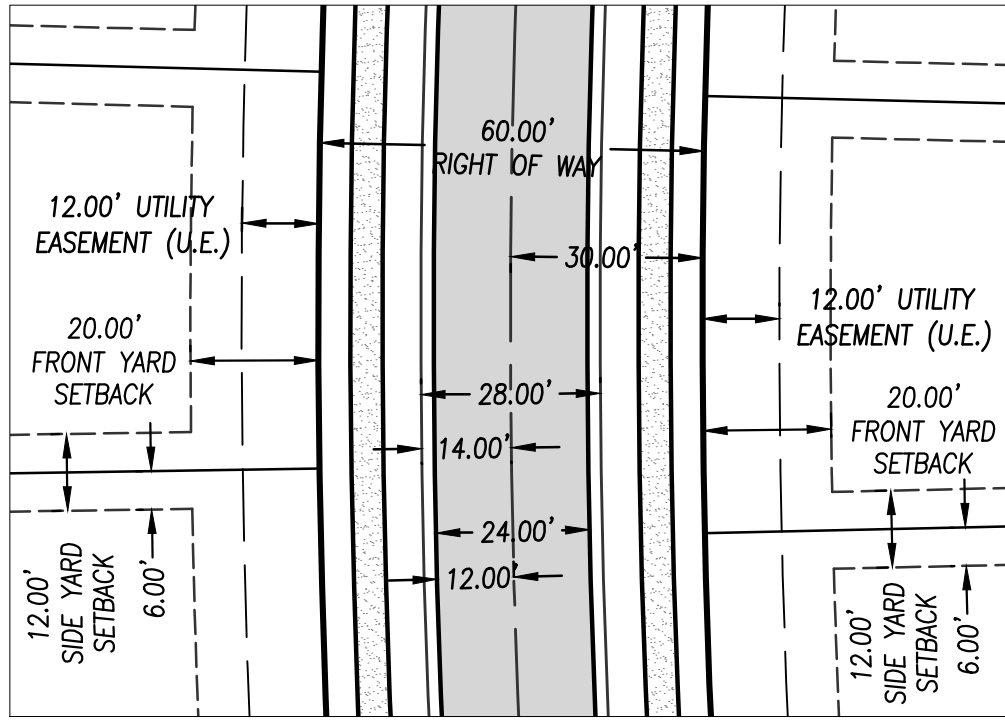
PLOTTED: Oct 03, 2025 - 3:25pm
 DRAWING: W:\25140 (Schiff Real Estate - Residential Development)\CIVIL\DWG\25140 CD.dwg: 004 LAYOUT AURORA

LOTS 1-25,47,48,49, 57-67 SETBACK SUMMARY		
ZONING: SF-PRD	SINGLE FAMILY	
LOT WIDTH	62	FT
LOT DEPTH	120	FT
FRONT YARD	20	FT
SIDE YARD	6 (12 TOTAL)	FT
REAR YARD	25	FT
MAX HEIGHT	35	FT

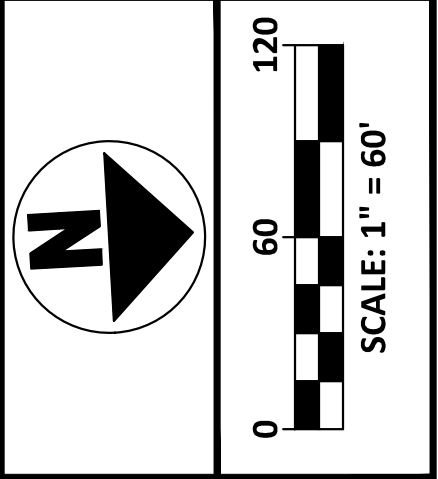
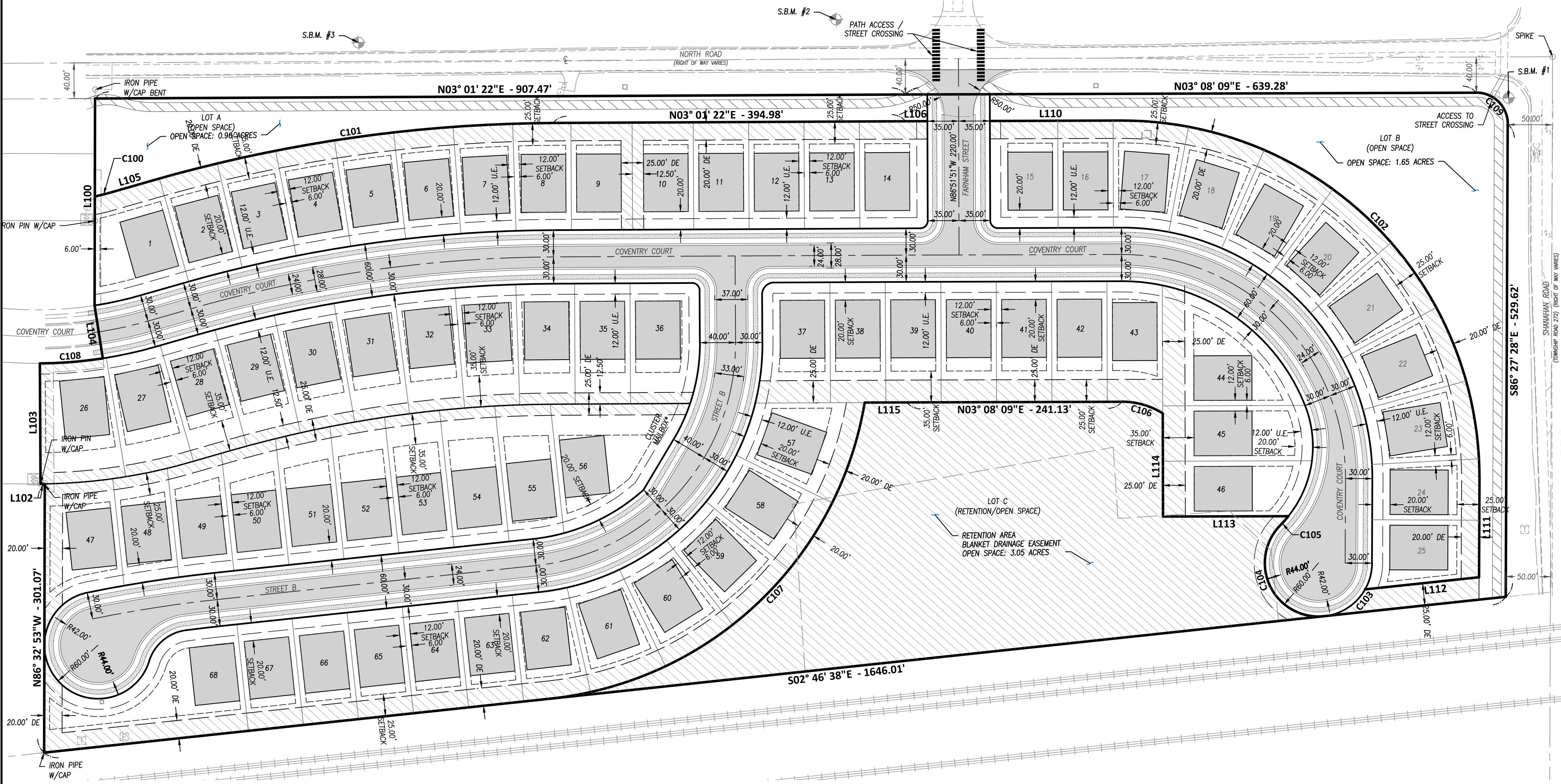
LOTS 26-46, 50-56 SETBACK SUMMARY		
ZONING: SF-PRD	SINGLE FAMILY	
LOT WIDTH	62	FT
LOT DEPTH	135	FT
FRONT YARD	20	FT
SIDE YARD	6 (12 TOTAL)	FT
REAR YARD	35	FT
MAX HEIGHT	35	FT



DRAINAGE EASEMENT



TYPICAL LOT LAYOUT
SCALE: 1"=30'



PRELIMINARY
Oct 03, 2025

NO	REVISION	DATE
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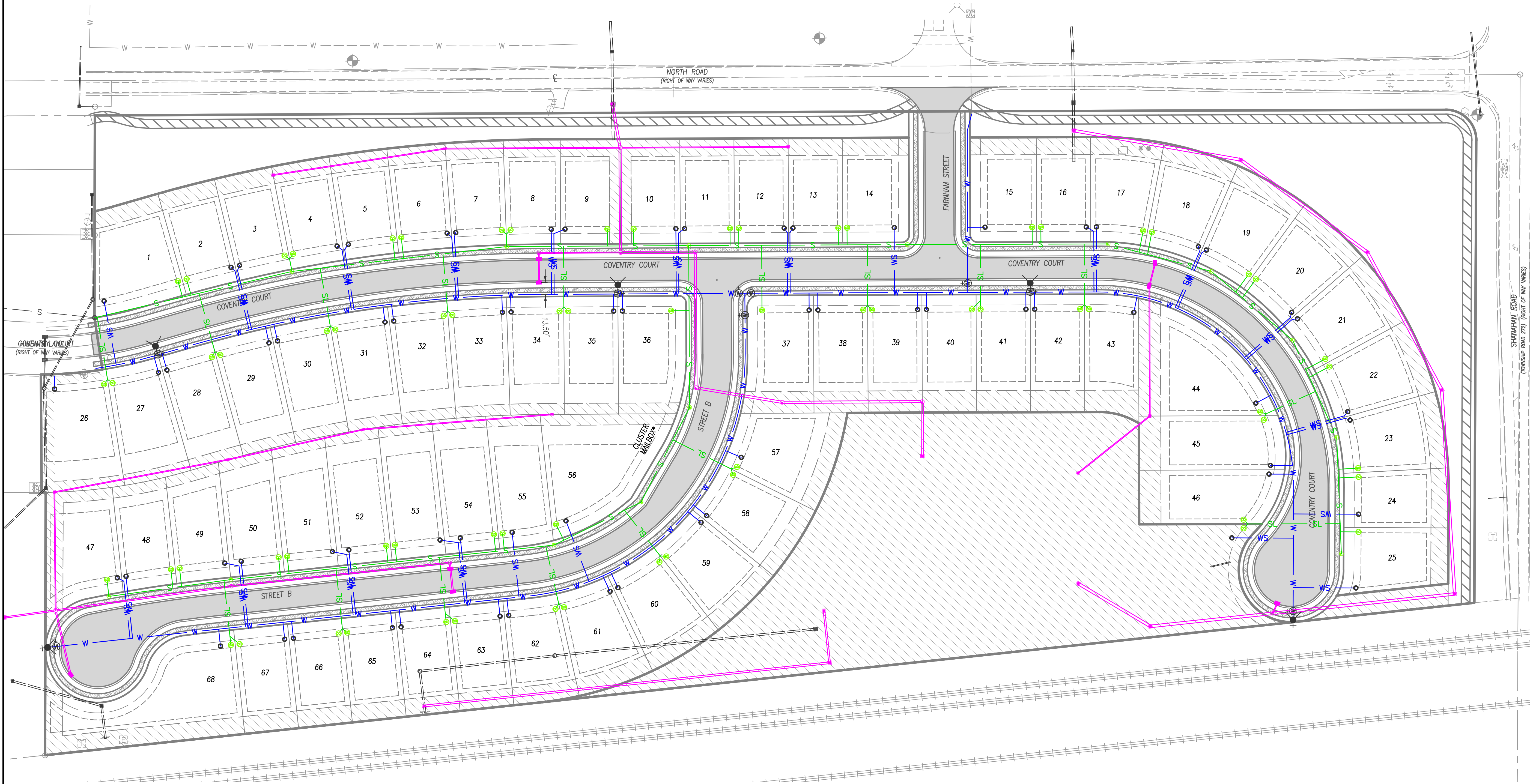
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 PHILADELPHIA, OHIO 43055
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 WWW.DGL-LLC.COM

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 5351 NORTH ROAD
 LEWIS CENTER, OHIO 43035
 ORANGE TOWNSHIP, DELAWARE COUNTY
 QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST
SCHEMATIC PLAN

FILE: 25140 CD.dwg
 JOB NO.: 25140
 DRAWN BY: CJG
 ISSUED: OCT 3, 2025

C4

PLOTTED: Oct 03, 2025 - 3:23pm
 DRAWING: M:\25140 (Schiff Real Estate - Residential Development)\CIVIL\DWG\25140 UT.dwg: 003 UTILITY AURORA



PRELIMINARY
Oct 03, 2025

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 WILMINGTON, OHIO 43081
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AURORA FARMS
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 ORANGE TOWNSHIP, DELAWARE COUNTY
 QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST

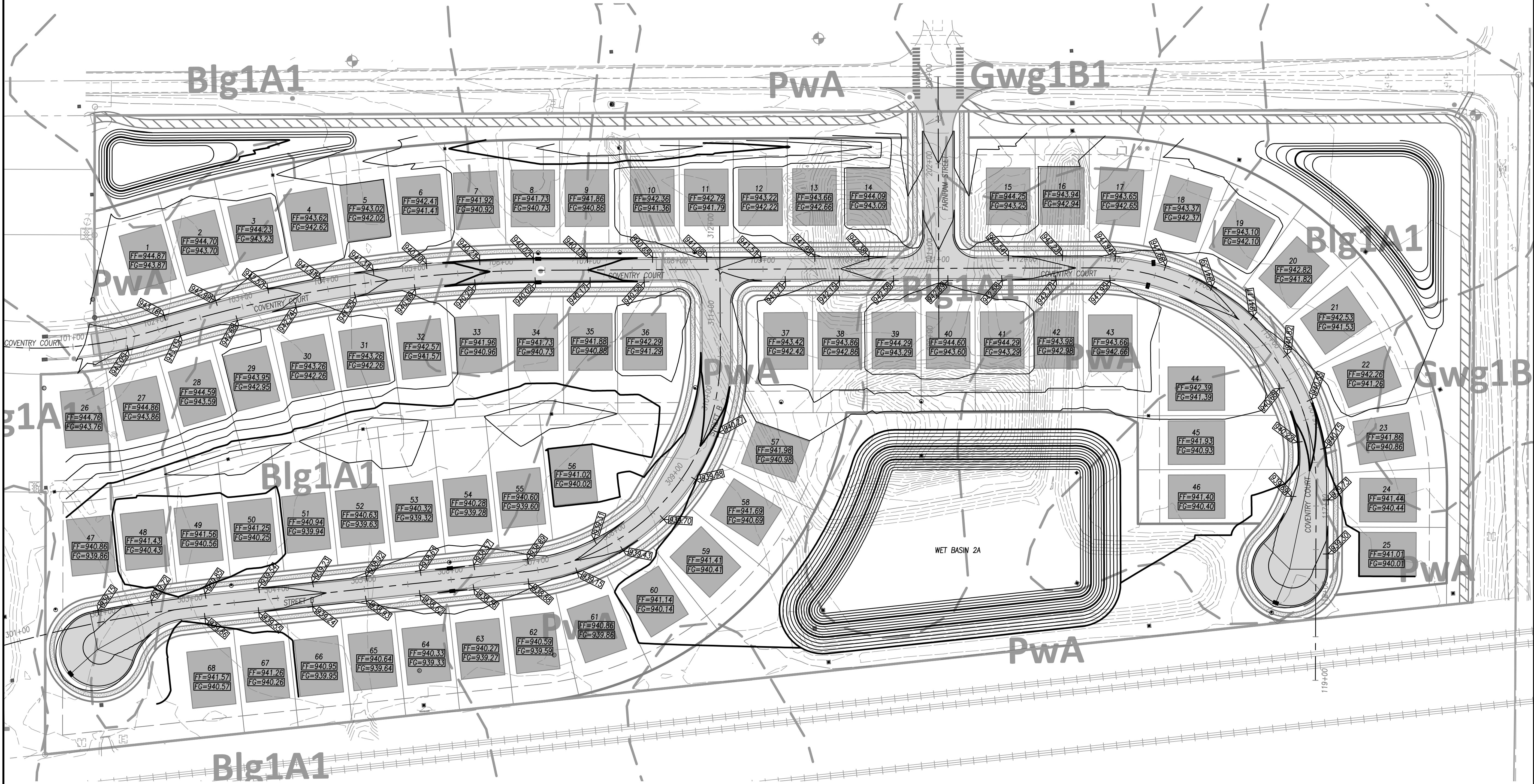
UTILITY PLAN

FILE:	25140 UT.dwg
JOB NO.:	25140
DRAWN BY:	CJG
ISSUED:	OCT 3, 2025

C5

PLOTTED: Oct 03, 2025 -- 4:03pm
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SOIL SUMMARY		
DELINEATION	SOIL NAME	SLOPES
Blg1A1	BLOUNT SILT LOAM	0-2%
Gwg1B1	GLYNWOOD SILT LOAM	2-6%
LYD2	LYBRAND SILT LOAM	12-18%
PwA	PEWAMO SILTY CLAY LOAM	0-1%



0

60

120

SCALE: 1" = 60'

PRELIMINARY

Oct 03, 2025

NO	REVISION	DATE
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DGL CONSULTING ENGINEERS, LLC
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AURORA FARMS

RESIDENTIAL DEVELOPMENT

5351 NORTH ROAD

LEWIS CENTER, OHIO 43035

ORANGE TOWNSHIP, DELAWARE COUNTY

QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST

GRADING PLAN

FILE: 25140 GR.dwg

JOB NO.: 25140

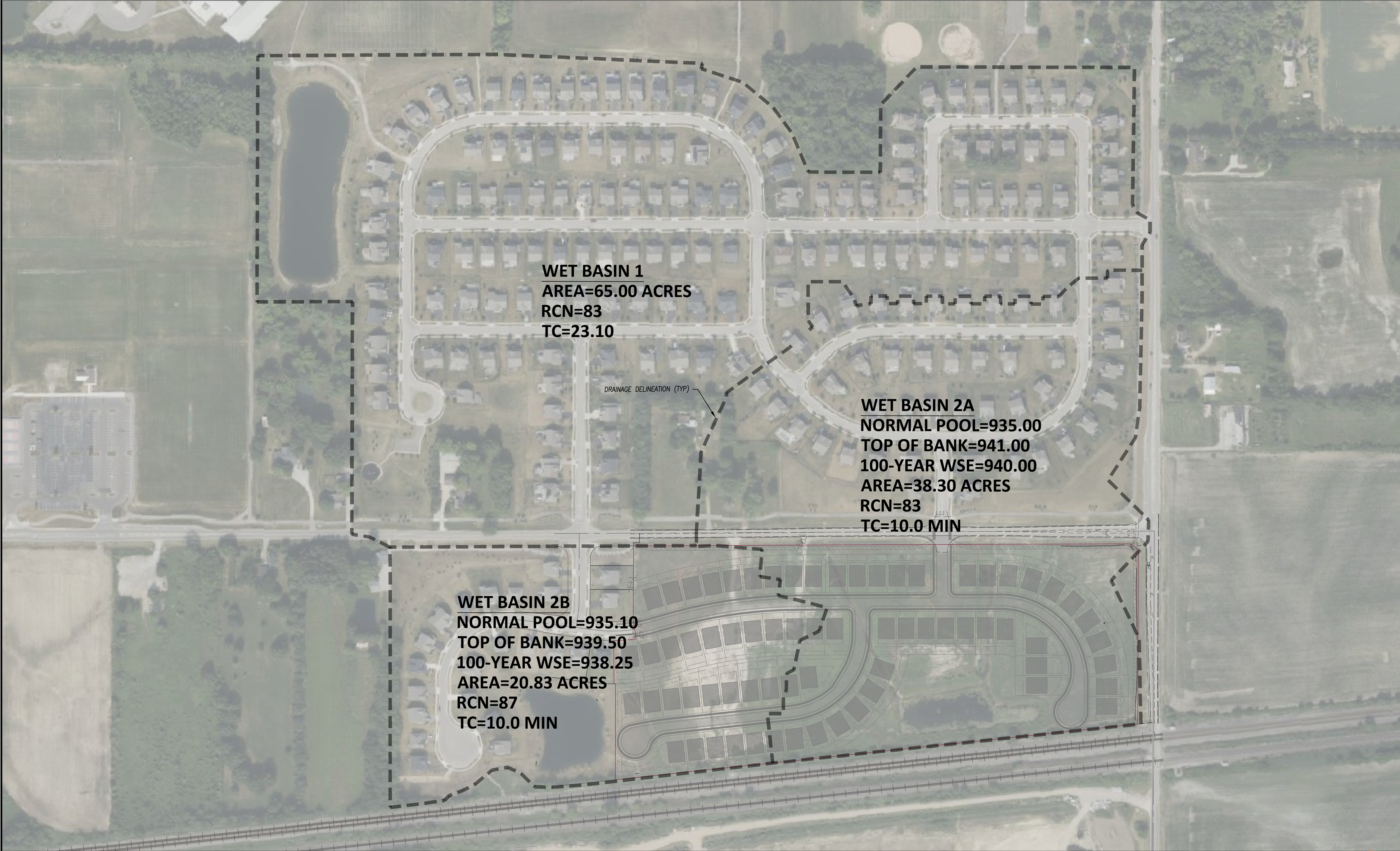
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ISSUED: OCT 3, 2025

C6

PLOTTED: Oct 03, 2025 -- 4:02pm
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BASIN 2A & BASIN 2B OUTFLOW SUMMARY												
	A	B		A+B	C	D	E=D+A	LESS THAN E				
STORM EVENT	OFFSITE FLOW (PASS THROUGH) FLOWS ROUTED THROUGH BASIN, IF ANY (CFS)	BASIN 2A ONSITE POST DEVELOPED PEAK DISCHARGE (CFS)	BASIN 2B ONSITE POST DEVELOPED PEAK DISCHARGE (CFS)	(A+B) TOTAL ONSITE & OFFSITE DISCHARGE ROUTED THROUGH BASIN (CFS)	ONSITE PRE-DEVELOPED PEAK DISCHARGE BY EMH&T MARCH 4, 2019 (CFS)	ALLOWABLE ONSITE RELEASE RATE (CFS)	ALLOWABLE BASIN RELEASE RATE INCLUDING OFFSITE FLOWS (CFS)	BASIN 2A DESIGN RELEASE RATE (CFS)	BASIN 2B DESIGN RELEASE RATE (CFS)	COMBINED DESIGN RELEASE RATE (CFS)	BASIN 2A PONDING ELEVATION FOR GIVEN STORM (FEET)	BASIN 2B PONDING ELEVATION FOR GIVEN STORM (FEET)
1 YEAR	0.00											
2 YEAR	0.00											
5 YEAR	0.00											
10 YEAR	0.00											
25 YEAR	0.00											
50 YEAR	0.00											
100 YEAR	0.00											



PRELIMINARY
 Oct 03, 2025

NO	REVISION	DATE
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 ORANGE TOWNSHIP, DELAWARE COUNTY
 QUARTER TOWNSHIP 2 TOWN 3 NORTH RANGE 18 WEST
PREDEVELOPED TRIBUTARY

FILE: 25140 GR.dwg
 JOB NO.: 25140
 DRAWN BY: CJG
 ISSUED: OCT 3, 2025

C7