

BENCHMARKS	
BASED UPON FIELD OBSERVATION PERFORMED BY GANDEE HEYDINGER GROUP, JUNE 2025.	
SOURCE	SOURCE BENCHMARK 97-003
	THE STATION IS A BRASS TABLET SET IN CONCRETE, STAMPED "97-003". IT IS LOCATED ON COOK ROAD 35' EAST OF SUNDOWN DRIVE AND IS APPROXIMATELY 5' SOUTH OF THE EDGE OF PAVEMENT OF COOK ROAD. NORTHING - 186316.7040 EASTING - 1786449.883 ELEV. - 905.08
BM# 1	MAG NAIL SET IN TOP OF CURB, 3.3 FEET EAST OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF MEADOWLARK LANE, NORTH OF THE DRIVEWAY TO HOUSE NUMBER 8358. NORTHING= 190421.00 EASTING= 1787179.70 ELEV. = 923.973

PRELIMINARY PLANS FOR

WHISPER TRACE 2

LOCATED IN JOHN SCOTT'S VIRGINIA MILITARY SURVEY NO. 2642 ,
IN CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

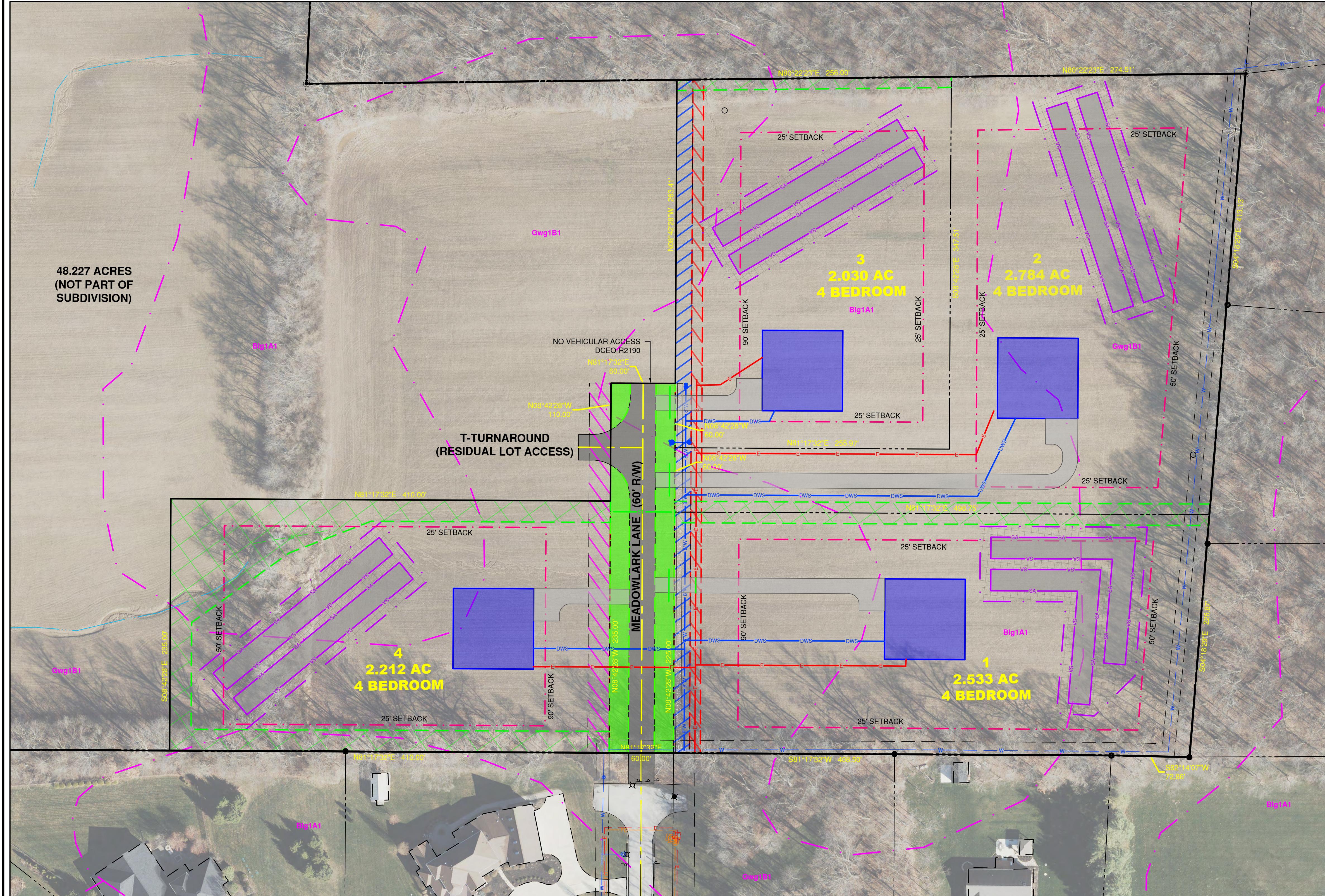
RPC SKETCH PLAN NUMBER: 25-07-S

RPC PRELIMINARY PLAN: xx-xx

FE PLAN: DEV2026-xxxx

PLAN PREPARED FOR:

GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614-942-6042



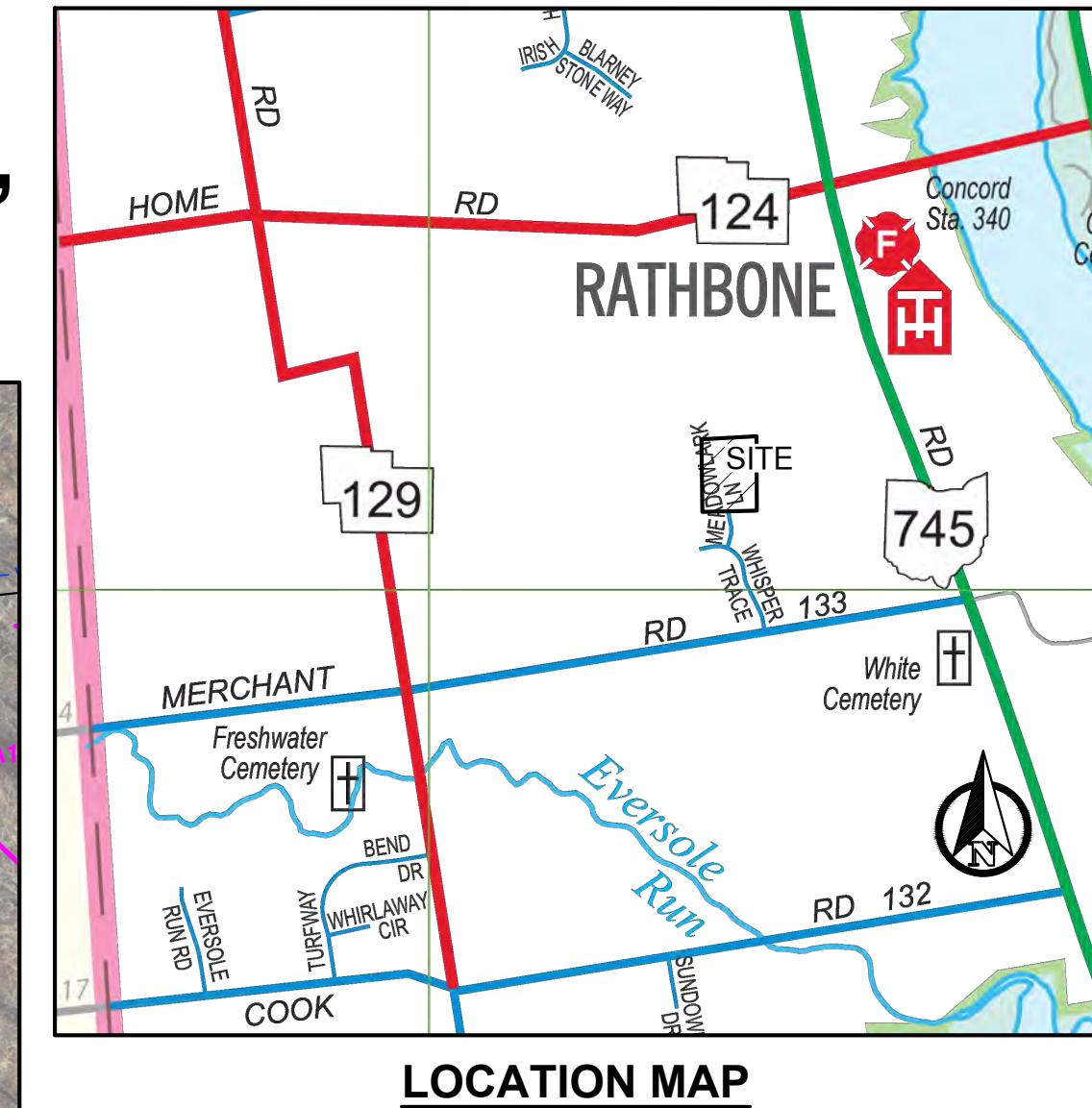
AVERAGE DAILY TRAFFIC	FLOOD PLAIN
MEADOWLARK LANE, ADT = 60 DESIGN SPEED = 25 MPH	THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, MAP NUMBER 39041C0220K, EFFECTIVE DATE APRIL 16, 2009.

PROJECT INDEX MAP

SCALE: 1" = 50'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

VARIANCES	APPROVAL
N/A	

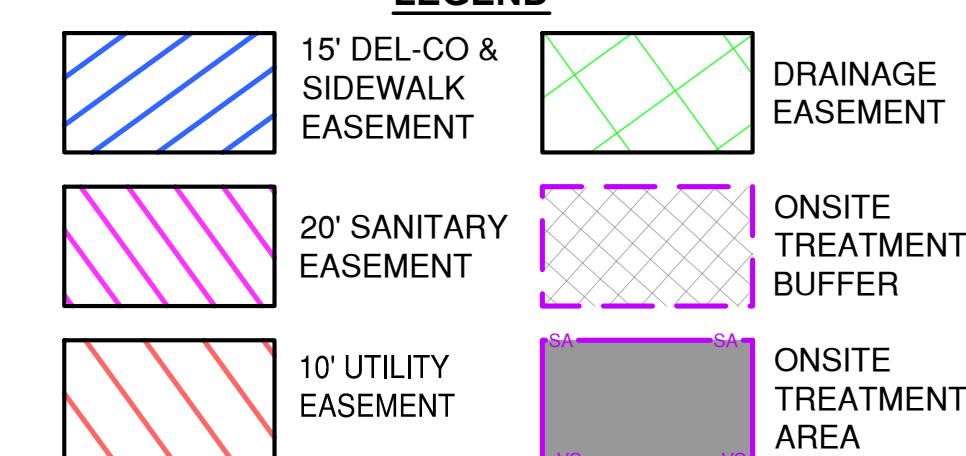


Sheet List Table

SHEET NUMBER	SHEET TITLE
PP1	TITLE SHEET
PP2	GENERAL NOTES & DETAILS
PP3	EXISTING CONDITIONS
PP4	GRADING & UTILITY PLAN
PP5	PLAN AND PROFILE

GENERAL SUMMARY	
TOTAL ACRES ORIGINAL SITE	58.261 AC.
NET ACRES WITHIN SUBDIVISION	10.034 AC.
NUMBER OF LOTS	4
GROSS DENSITY	2.509 UNIT/AC.
RIGHT OF WAY	0.475 AC.
LOTS	9.559 AC.
NET DENSITY	0.397 UNITS / ACRE
LIMITS OF DISTURBANCE ACREAGE	1.5 AC.
ZONING	FR-1
MINIMUM LOT SIZE	1.5 AC.
MINIMUM FRONTAGE	200' - < 5.0 ACRES
MINIMUM FRONTAGE	300' - > 5.0 ACRES
FRONT YARD SET BACK - MEADOWLARK LANE	90'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'
MEADOWLARK LANE RIGHT OF WAY	60'

LEGEND



DATE: 1/5/2026	SCALE: AS SHOWN
DRAWN BY AH / JB	CHECKED BY NH / AH
PROJECT NUMBER 25-195-01	
DRAWING NUMBER PP1	
SHEET NUMBER 1 / 5	

OWNER/DEVELOPER

SIEKMANN ROBERT W & ROBIN S
9000 MEMORIAL DRIVE
PLAIN CITY, OH 43064
ATTN: ROBERT SIEKMANN
EMAIL: ROB@SIEKMANNCO.COM
PHONE: (614) 530-6045

ENGINEER

GANDEE HEYDINGER GROUP
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
ATTN: AARON HEYDINGER
EMAIL: AHEYDINGER@GHGCIVIL.COM
PHONE: 740-224-0809

WHISPER TRACE 2

LOCATED IN JOHN SCOTT'S VIRGINIA MILITARY SURVEY NO. 2642, IN
CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

SIEKMANN ROBERT W & ROBIN S
EXTENSION OF MEADOWLARK LANE

PROPERTY INFORMATION
JURISDICTION: CONCORD TWP
PROPERTY ADDRESS: MEADOWLARK LANE
DELAWARE, OH 43015
PARCEL NUMBER: 6002400309002
ZONING: FR-1

GENERAL DEVELOPMENT NOTES

ALL LOTS SHALL TAKE ACCESS FROM THE MEADOWLARK LANE.

THE EARTHWORK CONTRACTOR SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" AS ADOPTED BY THE COUNTY COMMISSIONERS.

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED, ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES PROPOSED ABOVE AND BEHIND THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL LOTS AND LANDS, AND FOR STORM WATER DRAINAGE.

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN A PERPETUAL, EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA HEREIN DELINEATED, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, SOLELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SANITARY SEWER SERVICE CONNECTIONS, SANITARY FORCE MAINS, SANITARY MANHOLES, SANITARY VALVES, AND OTHER SANITARY APPURTENANCES.

NO OTHER UTILITY SHALL BE LOCATED WITHIN THE SANITARY EASEMENT EXCEPT FOR CROSSINGS AS DESCRIBED HEREIN; RIGHT ANGLE OR NEAR RIGHT ANGLE UTILITY CROSSINGS ("NEAR RIGHT ANGLE" IS DEFINED AS AN ANGLE BETWEEN EIGHTY (80) DEGREES AND ONE-HUNDRED (100) DEGREES) OVER, ACROSS, OR UNDER THE SANITARY LINE AND OVER, ACROSS, UNDER, OR THROUGH THIS SANITARY EASEMENT ARE NOT RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER THE SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER; ANY UTILITY CROSSING WITHIN THE SANITARY EASEMENT RESULTING IN AN ANGLE LESS THAN 80 DEGREES SHALL ONLY BE PERMITTED IF APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

ZONING

ZONING HANDLED BY CONCORD TOWNSHIP. CURRENT SETBACKS ARE SHOWN TO DEMONSTRATE COMPLIANCE TODAY. ALL CONSTRUCTION MUST BE COMPLIANT WITH THE CURRENT ZONING AT THAT TIME.

DRAINAGE AND ACCESS

BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THE PROPERTY MUST BE MAINTAINED AT ALL TIMES.

UTILITIES STATEMENT

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND OR ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN HERE IN THE EXACT LOCATION INDICATED ALTHOUGH WE CERTIFY THAT THEY AREA LOCATED AS ACCURATELY AS POSSIBLE.

LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (STATE OF OHIO BUILDING CODE).

GOOD EROSION CONTROL PRACTICES SHALL BE USED DURING CONSTRUCTION OF HOMES ON THE LOTS.

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, AND HEALTH DEPARTMENT ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING FINISH GRADE ELEVATIONS, SEWAGE TREATMENT SYSTEM LOCATIONS, AND BUILDING ENVELOPES.

NO KNOWN CEMETERIES, HISTORICAL SITES, OR ARCHEOLOGICAL SITES.

THE EARTHWORK CONTRACTOR SHALL COMPLY WITH THE OHIO EPA LAND DEVELOPMENT MANUAL, AND MARION COUNTY SUBDIVISION REGULATIONS.

BOUNDARY / TOPOGRAPHY

AS PART OF THIS WORK IRON PINS WILL BE SET AT THE PROPERTY CORNERS.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

UTILITY CONTACT LIST

THE LOCATION OF THE UTILITIES SHOWN ON THE PLANS HAS BEEN OBTAINED THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES AND BY FIELD SURVEY. THE FOLLOWING LIST IS OF KNOWN UTILITY COMPANIES WITH FACILITIES WITHIN THE CONSTRUCTION AREA:

DELAWARE COUNTY ENGINEER CHRIS BAUSERMAN THE BYXBE BUILDING 1610 STATE ROUTE 521 DELAWARE, OHIO 43015 (740) 833-2400	DEL-CO WATER COMPANY, INC. 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 (740) 548-7746 (EXT. 2403)	COLUMBIA GAS OF OHIO MATT COYNE 3550 JOHNNY APPLESEED CT. COLUMBUS, OH 43231 (614) 818-2107
DELAWARE COUNTY DRAINAGE KURT SIMMONS THE BYXBE BUILDING 1610 STATE ROUTE 521 DELAWARE, OHIO 43015 (740) 833-2400	CONSOLIDATED COOPERATIVE 4993 STATE ROUTE 521 DELAWARE, OHIO 43035 (740) 363-2641	SUBURBAN NATURAL GAS 2626 LEWIS CENTER ROAD LEWIS CENTER, OH 43035 ATTENTION: SAM REDA (740) 548-2450
DELAWARE COUNTY SOIL & WATER THE BYXBE BUILDING 1610 STATE ROUTE 521 DELAWARE, OHIO 43015 (740) 833-1921	AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OHIO 43230 ATTENTION: RICK ECKLE (614) 481-5262	CHARTER COMMUNICATIONS 1266 DUBLIN ROAD COLUMBUS, OHIO 43215 (614) 481-5262
DELAWARE COUNTY SANITARY ENGINEER TIFFANY MAA, P.E. THE BYXBE BUILDING 1610 STATE ROUTE 521 DELAWARE, OHIO 43015 (740) 833-2240	EMBARQ 441 WEST BROAD STREET PATASKALA, OH 43062 (740) 927-8282	FRONTIER COMMUNICATIONS 550 LEADER STREET MARION, OH 43302 (740) 383-0575

UTILITIES STATEMENT

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND OR ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN HERE IN THE EXACT LOCATION INDICATED ALTHOUGH WE CERTIFY THAT THEY AREA LOCATED AS ACCURATELY AS POSSIBLE.

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NO KNOWN CEMETERIES, HISTORICAL SITES, OR ARCHEOLOGICAL SITES.

THE EARTHWORK CONTRACTOR SHALL COMPLY WITH THE OHIO EPA LAND DEVELOPMENT MANUAL, AND MARION COUNTY SUBDIVISION REGULATIONS.

ENVIRONMENTAL HEALTH / SEPTIC DESIGN

PRIOR TO PERMIT APPROVAL, A SEWAGE TREATMENT SYSTEM DESIGN PLAN WILL NEED TO BE SUBMITTED AND APPROVED BY DELAWARE PUBLIC HEALTH (DPH).

THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) AREA(S) COMPLIES WITH (OAC) 3701-29 OF OHIO ADMINISTRATIVE CODE. UNLESS OTHERWISE NOTED, ALL STS HAVE BEEN EVALUATED AS A SEPTIC TANK WITH AERATOR TO MOUND SYSTEM DESIGN. ALTERNATIVE DESIGNS MAY BE FEASIBLE AS DEEMED APPROPRIATE BY THE DESIGNER AND/OR DPH. DESIGNER PLAN FOR SEPTIC SYSTEM MUST BE APPROVED BY DPH. DRIVEWAY AND UTILITY LOCATIONS THROUGH LOT(S) ARE NOT TO BE RUN OVER PROPOSED SEWAGE TREATMENT AREAS (PRIMARY OR SECONDARY) UNLESS ALTERNATIVE AREAS ARE APPROVED BY THE DCHD. TREE FALLING WITHIN THE STS AREA(S) MUST BE CLEAR-CUT BEFORE INSTALLATION.

PRIOR TO ANY ADDITIONAL BUILDINGS ON THE SITE, THE OWNER MUST COORDINATE WITH DELAWARE PUBLIC HEALTH TO DETERMINE THAT THE APPROVED ON-SITE STS AREA (PRIMARY AND SECONDARY) ARE COMPATIBLE WITH THE OWNERS DESIRED CONSTRUCTION AND EXCAVATION PLANS. DEPENDING ON FINAL HOUSE AND PLUMBING ELEVATIONS, PUMPS MAY BE REQUIRED FOR DELIVERING SEWAGE EFFLUENT TO STS AREAS. IF PROPOSED STS DISCHARGES OFF THE PROPERTY AN EASEMENT SHALL BE OBTAINED TO POINT OF DISCHARGE.

COMPLETE SOILS REPORT ON FILE WITH DELAWARE PUBLIC HEALTH (DPH). REPORT COMPLETED BY SOIL SCIENTIST STEVE MILLER ON JANUARY 2026.

LIFT PUMP WITH AUDIBLE/VISIBLE ALARM MAY BE REQUIRED FOR SEWAGE EFFLUENT DISTRIBUTION.

CLEAR-CUTTING MAY BE REQUIRED FOR STS IN WOODED AREAS.

ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

THE OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THE HEREIN DELINEATED LOT AGREE THAT WHEN A CENTRAL SEWAGE SYSTEM BECOMES AVAILABLE, SAID LOT(S) SHALL BE CONNECTED TO SAID CENTRAL SEWER. ACCEPTANCE OF TITLE TO A DELINEATED LOT SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED TO TITLE FOR SAID LOT(S). ALL FEES AND COSTS ASSOCIATED WITH THE CONNECTION TO THE CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOWNER AT THE TIME OF INSTALLATION AND CONNECTION.

NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF THE SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER; ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT AREA SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION; ANY LANDSCAPING FEATURES PLACED WITHIN THE SANITARY EASEMENT MAY BE REMOVED AT ANY TIME BY THE DELAWARE COUNTY SANITARY ENGINEER OR HIS/HER REPRESENTATIVES; THE COST OF RESTORATION SHALL BE THE RESPONSIBILITY OF THE GRANTOR, OR, UPON CONVEYANCE BY THE GRANTOR, BY THE GRANTOR'S SUCCESSORS AND ASSIGNS.

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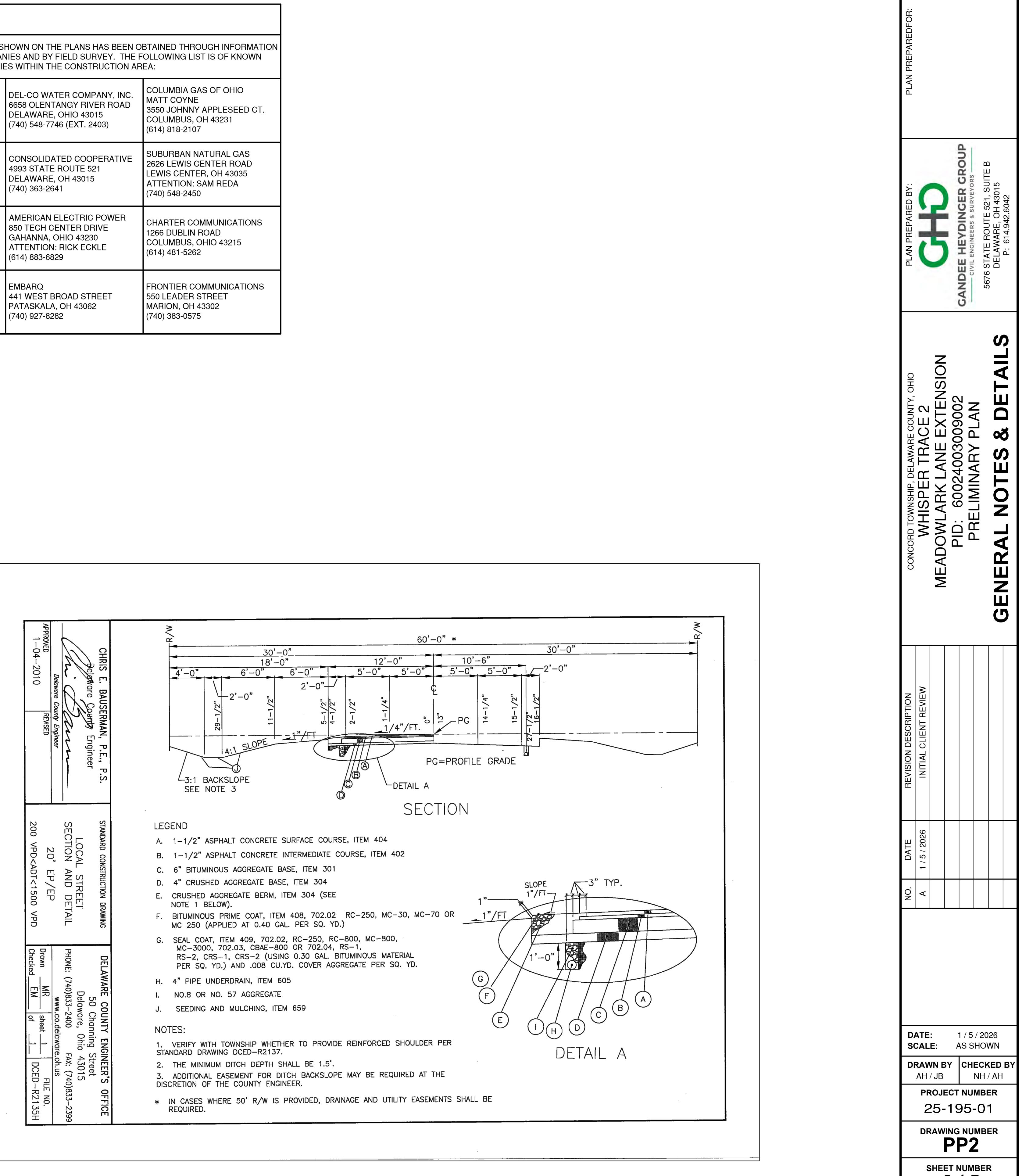
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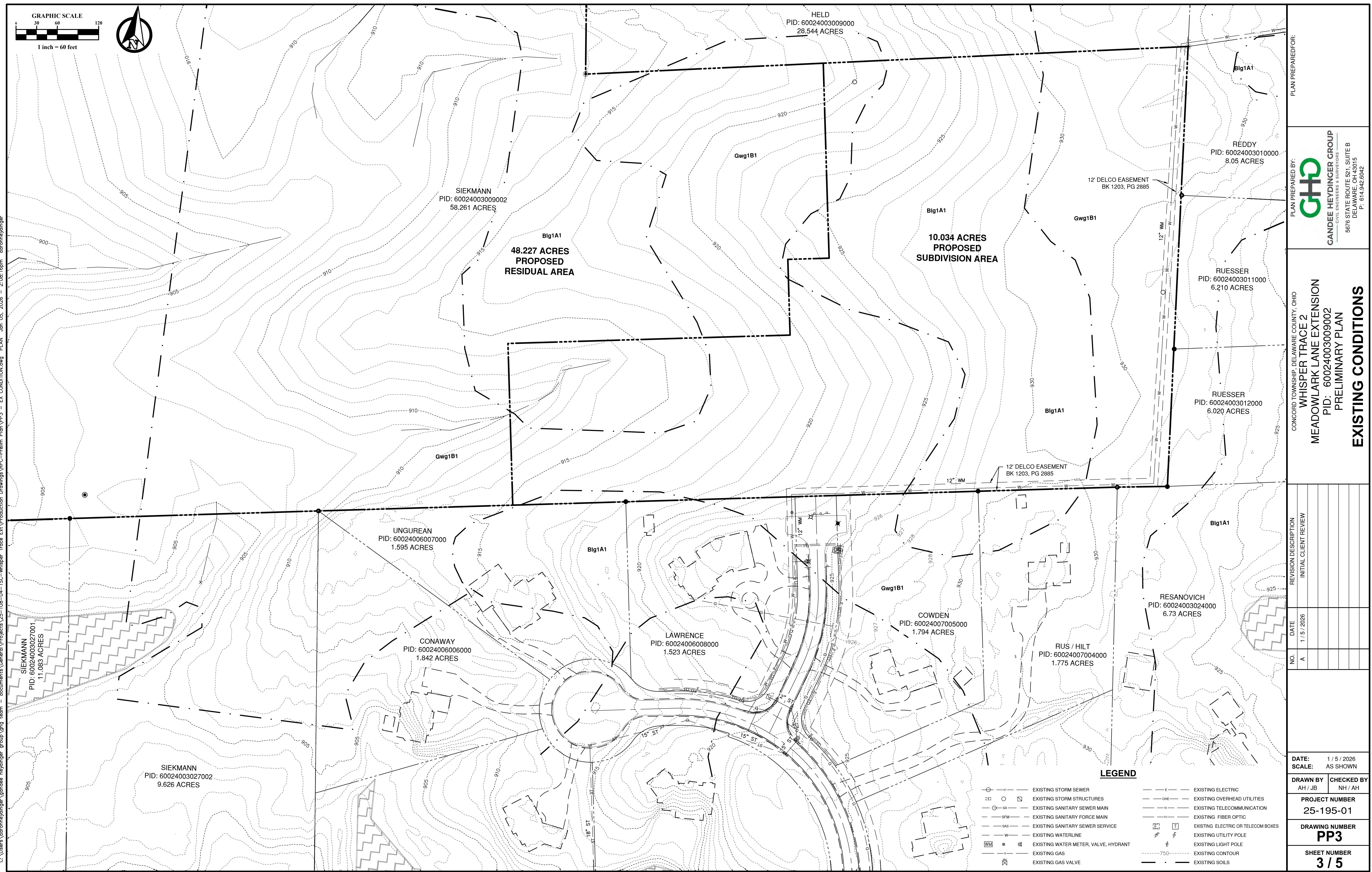
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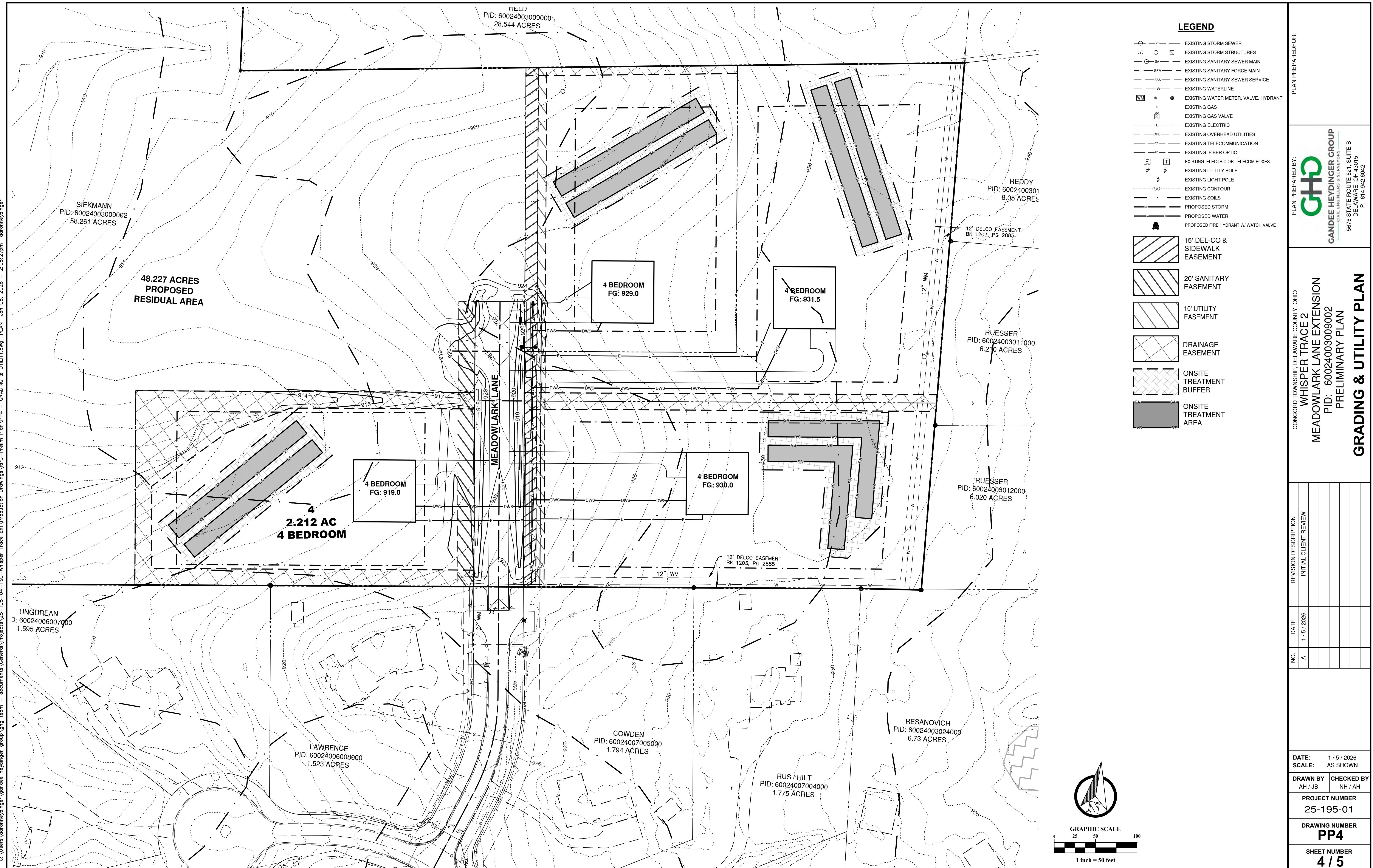
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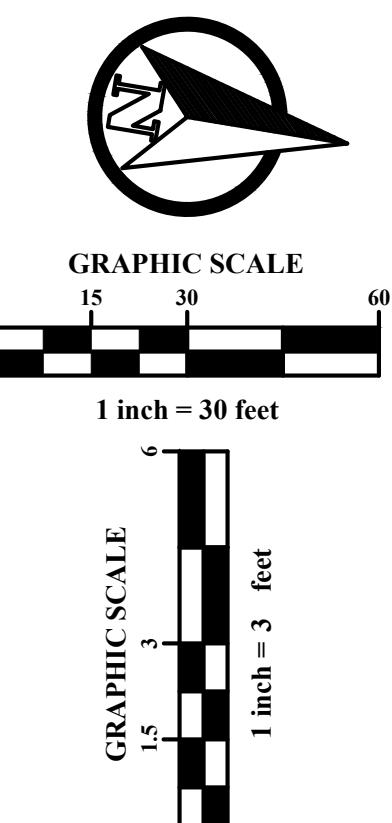
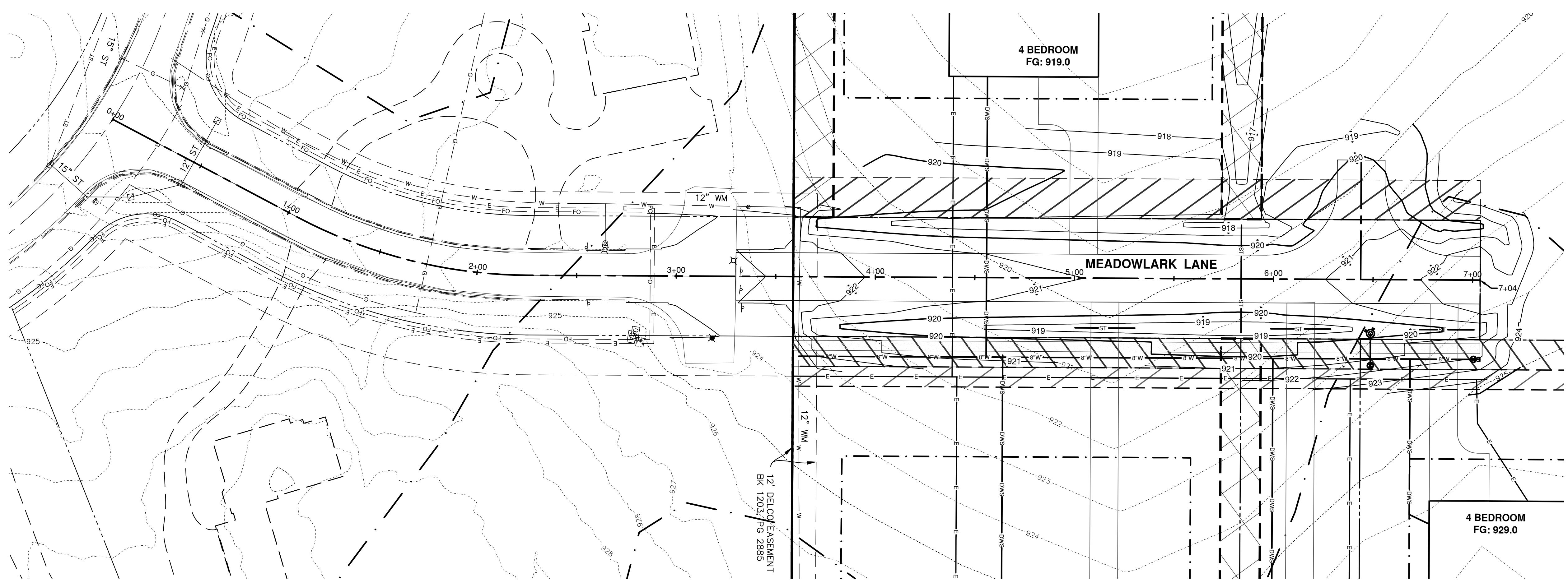
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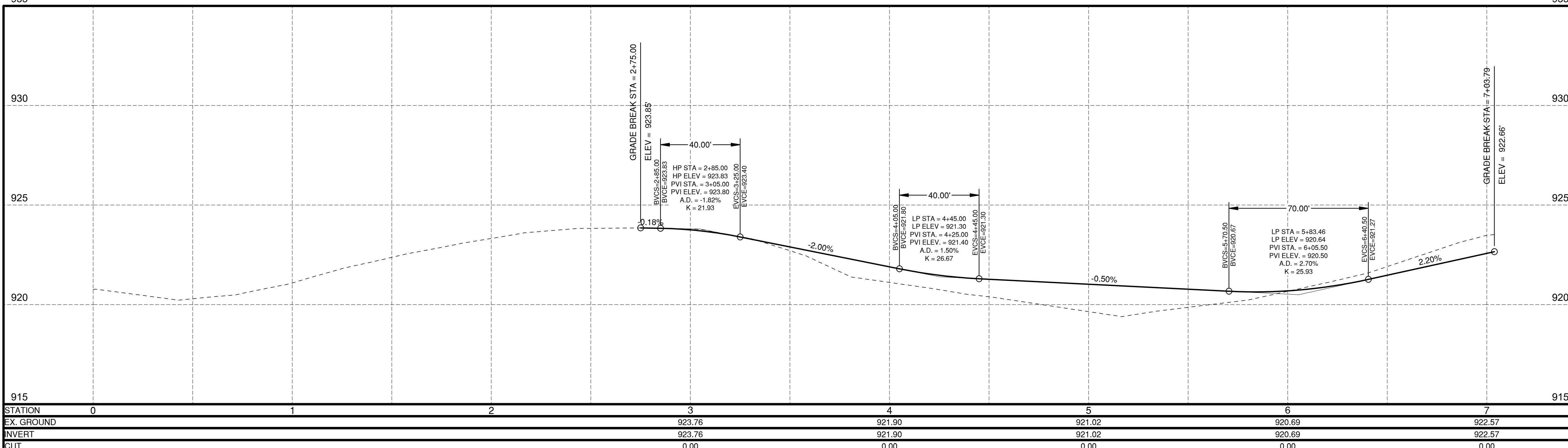








PROFILE VIEW OF MEADOWLARK L.



LE

 ST	EXISTING STORM SEWER
 SA	EXISTING STORM STRUCTURES
 SA	EXISTING SANITARY SEWER MAIN
 SFM	EXISTING SANITARY FORCE MAIN
 SAS	EXISTING SANITARY SEWER SERVICE
 W	EXISTING WATERLINE
 WM	EXISTING WATER METER, VALVE, HYDRANT
 G	EXISTING GAS
 E	EXISTING ELECTRIC
 OHE	EXISTING OVERHEAD UTILITIES
 TE	EXISTING TELECOMMUNICATION
 FO	EXISTING FIBER OPTIC
 E	EXISTING ELECTRIC OR TELECOM BOXES
 T	
 P	EXISTING UTILITY POLE
 P	
 L	EXISTING LIGHT POLE
 750	EXISTING CONTOUR
 AC	EXISTING AIR CONDITIONER
 S	EXISTING SIGN
 T	EXISTING TREE
 T	EXISTING TREELINE
 ST	PROPOSED STORM
 S	
 ST	PROPOSED STORM STRUCTURE

Legend for site plan symbols and easements:

- PROPOSED WATER: Horizontal line with two 'W' markers.
- PROPOSED WATER VALVE & HYDRANT: Circle with a valve and a circle with a hydrant.
- PROPOSED WATER SERVICE: Horizontal line with 'DWS' markers at both ends.
- BENCHMARK: Circle with a vertical line and 'SB' marker.
- SOIL BORING: Circle with a vertical line and a cross.
- EXISTING BUILDINGS: L-shaped line.
- 15' DEL-CO & SIDEWALK EASEMENT: Hatched area.
- 20' SANITARY EASEMENT: Hatched area.
- 10' UTILITY EASEMENT: Hatched area.
- DRAINAGE EASEMENT: Blank area.
- ONSITE TREATMENT BUFFER: Hatched area with 'SA' markers at the ends.
- ONSITE TREATMENT AREA: Solid gray area with 'SA' markers at the ends.

PLAN PREPARED FOR:

PLAN PREPARED BY:

CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO
WHISPER TRACE 2
MEADOWLARK LANE EXTENSION
PID: 60024003009002
PRELIMINARY PLAN
PLAN AND PROFILE

DATE:	1 / 5 / 2026
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