

EXISTING FEATURE & UTILITY LEGEND

- ST — ST — EXISTING STORM SEWER
- SA — SA — EXISTING SANITARY SEWER
- WA — WA — EXISTING WATER MAIN
- G — G — EXISTING GAS MAIN
- OHE — EXISTING OVER HEAD ELECTRIC
- T — EXISTING OVER HEAD COMMUNICATION
- 780 --- EXISTING MAJOR CONTOUR
- 781 --- EXISTING MINOR CONTOUR

- IRON PIN FOUND
- ⊗ IRON PIN SET W / CAP
- ⊗ PK NAIL FOUND
- ⊗ PK NAIL SET
- ▲ RR SPIKE FOUND
- ▲ RR SPIKE SET
- ⊠ MONUMENT BOX
- ⊠ MONUMENT
- ⊠ CONCRETE POST
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TACKED HUB / TRAV PT
- ⊠ COMM MANHOLE
- ⊠ POST SIGN / LAMP
- ⊠ TEL PEDESTAL
- ⊠ SIGN
- ⊠ BILLBOARD / OH SIGN
- ⊠ POLE ELECTRIC
- ⊠ DECIDUOUS TREE
- ⊠ POLE ELEC TEL
- ⊠ PINE TREE
- ⊠ POLE ELEC TEL LIGHT
- ⊠ SHRUB
- ⊠ POLE TEL
- ⊠ SANITARY MANHOLE
- ⊠ POLE TEL LIGHT
- ⊠ SANITARY CLEANOUT
- ⊠ POLE LIGHT
- ⊠ STORM MANHOLE
- ⊠ POLE SIGNAL
- ⊠ CATCH BASIN
- ⊠ TRAFFIC BOX
- ⊠ CURB INLET W / GRATE
- ⊠ GUY POLE
- ⊠ GAS VALVE
- ⊠ GUY WIRE
- ⊠ GAS METER
- ⊠ FIRE HYDRANT
- ⊠ UNDERGROUND LINE MARKER
- ⊠ WATER VALVE
- ⊠ SPRINKLER VALVE BOX
- ⊠ MAILBOX
- ⊠ MONITORING WELL

PLAN PREPARED BY:
 781 Science Blvd, Suite 100
 Columbus, Ohio 43230
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 fax 614.428.7755
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CIVIL DESIGN
ENGINEERS SURVEYORS

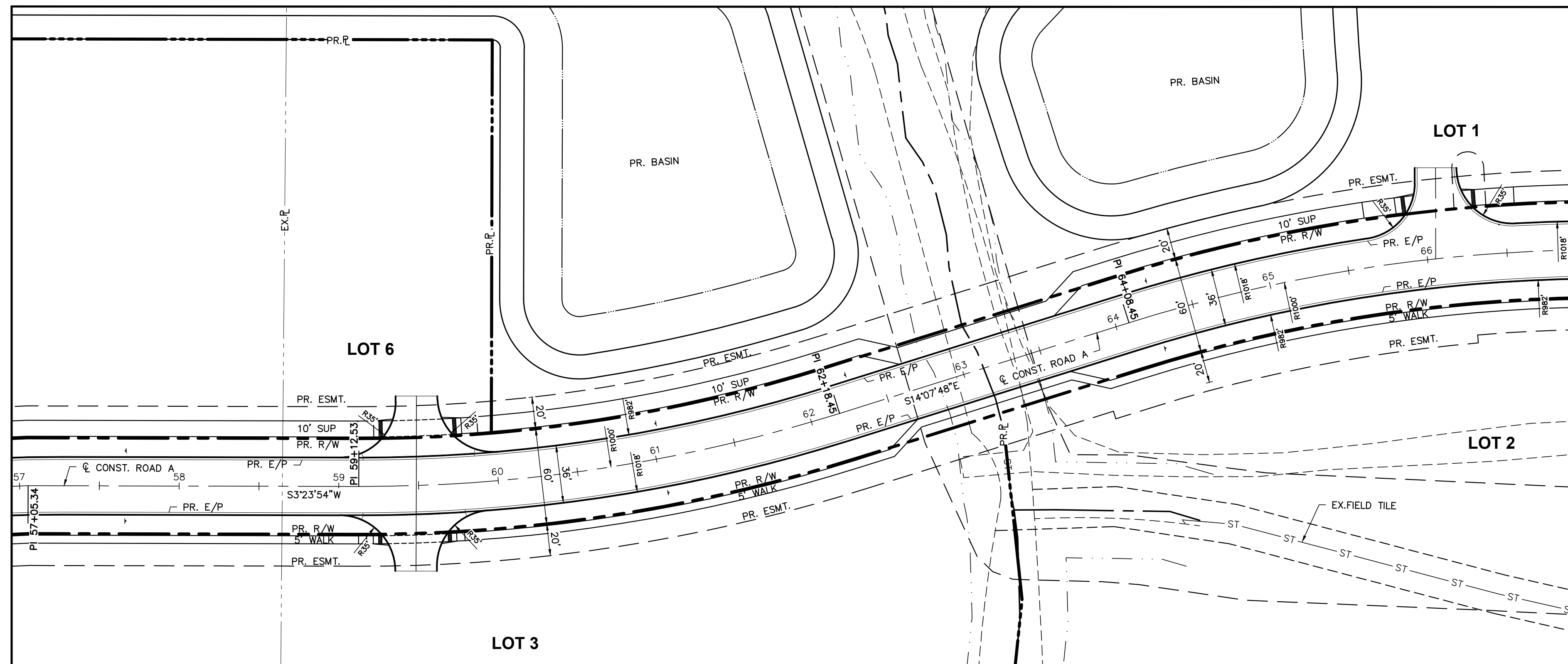
PLAN PREPARED FOR:
PEACHBLOW LTD
 6660 N HIGH STREET, SUITE 1E
 WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
 FOR
OAK PARK DEVELOPMENT
EXISTING CONDITIONS PLAN

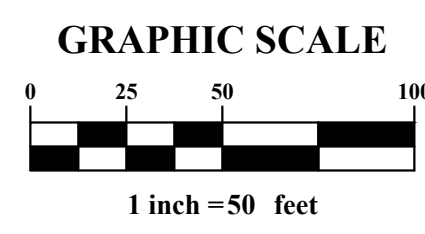
Revision	Date	Approved
No.		

Date: 4/22/2026
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 Project Number:
 22-0001-1326
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2 / 16

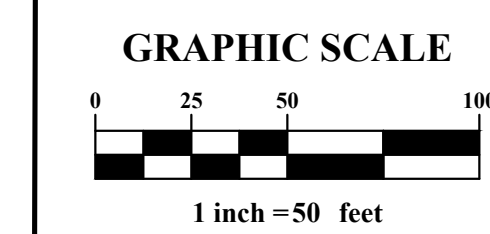
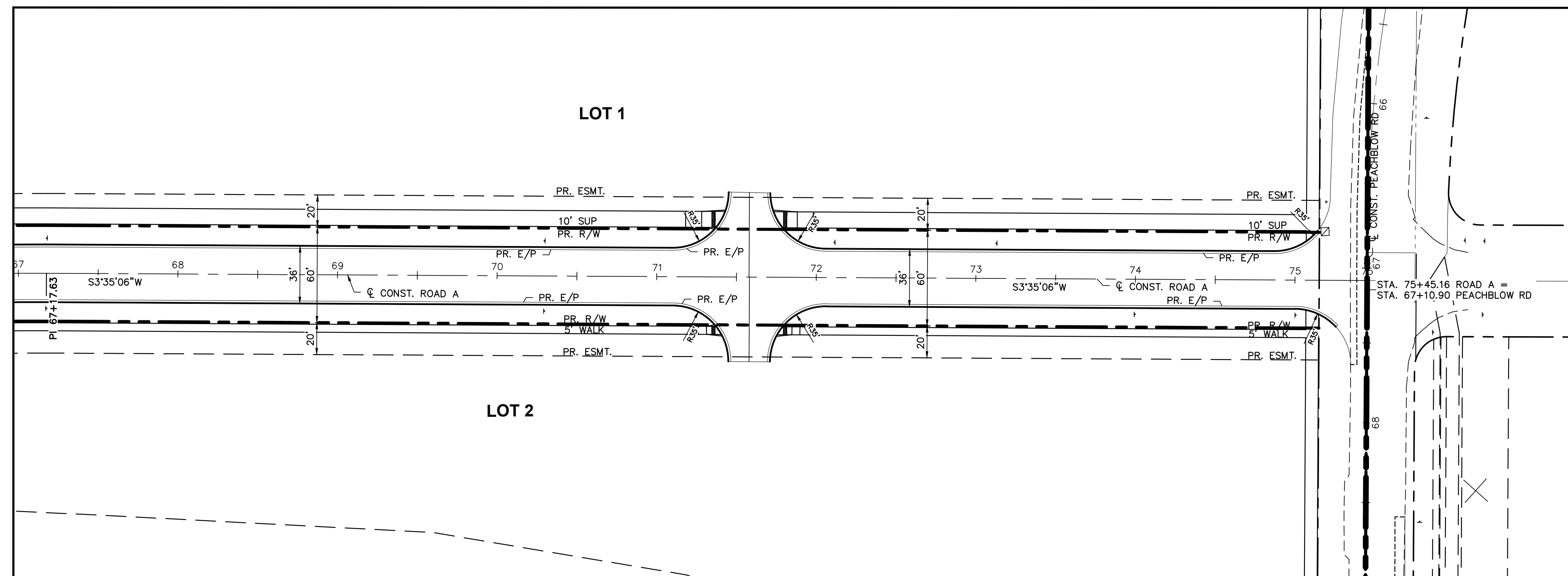
MATCH LINE STA 57+00.00 - SEE SHEET 3



MATCH LINE STA 67+00.00 - SEE BELOW



MATCH LINE STA 67+00.00 - SEE ABOVE



PLAN SHEET REFERENCES	
SHEET #	DESCRIPTION
9	EROSION & SEDIMENT CONTROL
15-16	PEACHBLOW RD PLAN & PROFILE
17-21	PEACHBLOW RD CROSS SECTIONS
33-45	ROAD A CROSS SECTIONS
46-51	ROAD B PLAN & PROFILE
52-64	ROAD B CROSS SECTIONS
65-69	INTERSECTION & CURB RAMP DETAILS
81-84	ROAD A TRAFFIC CONTROL PLAN
85-86	ROAD B TRAFFIC CONTROL PLAN
87	PEACHBLOW RD TRAFFIC CONTROL PLAN
89-96	WATERMAIN PLAN & PROFILES
97-105	STORM SEWER PROFILES

PAVEMENT LEGEND	
	AREA OF COMMERCIAL DRIVE PER STD DWG DCED-R2203B
	PROP. 5' WIDE CONCRETE SIDEWALK PER STD DWG DCED-R2300
	PROP. 10' WIDE SHARED USE PATH (SEE TYPICAL SECTION FOR DETAILS, SHEET 3)

PROPOSED WORK LEGEND	
(TBR)	TO BE REMOVED AND DISPOSED (ODOT CMS ITEM 202)
(TBRL)	TO BE RELOCATED (COORDINATE WORK W/ OWNER OF AFFECTED UTILITY OR AS NOTED)
(ATG)	ITEM TO BE ADJUSTED TO THE PROPOSED GRADING CONDITIONS
(TR)	ITEM TO REMAIN, PROTECT FROM DAMAGE
(TBA)	TO BE ABANDONED (ODOT CMS ITEM 202)
(BO)	TO BE BUILT BY OTHERS

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WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT

ROADWAY PLAN

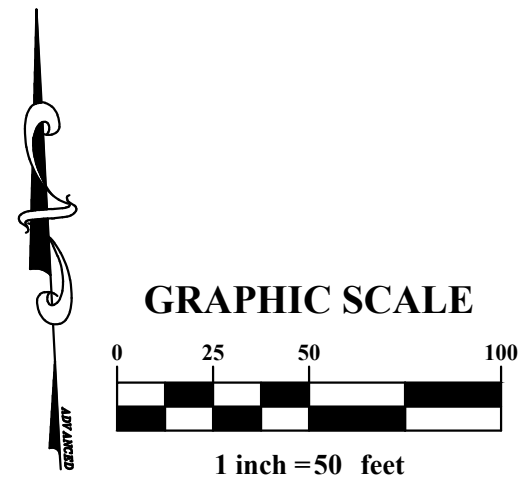
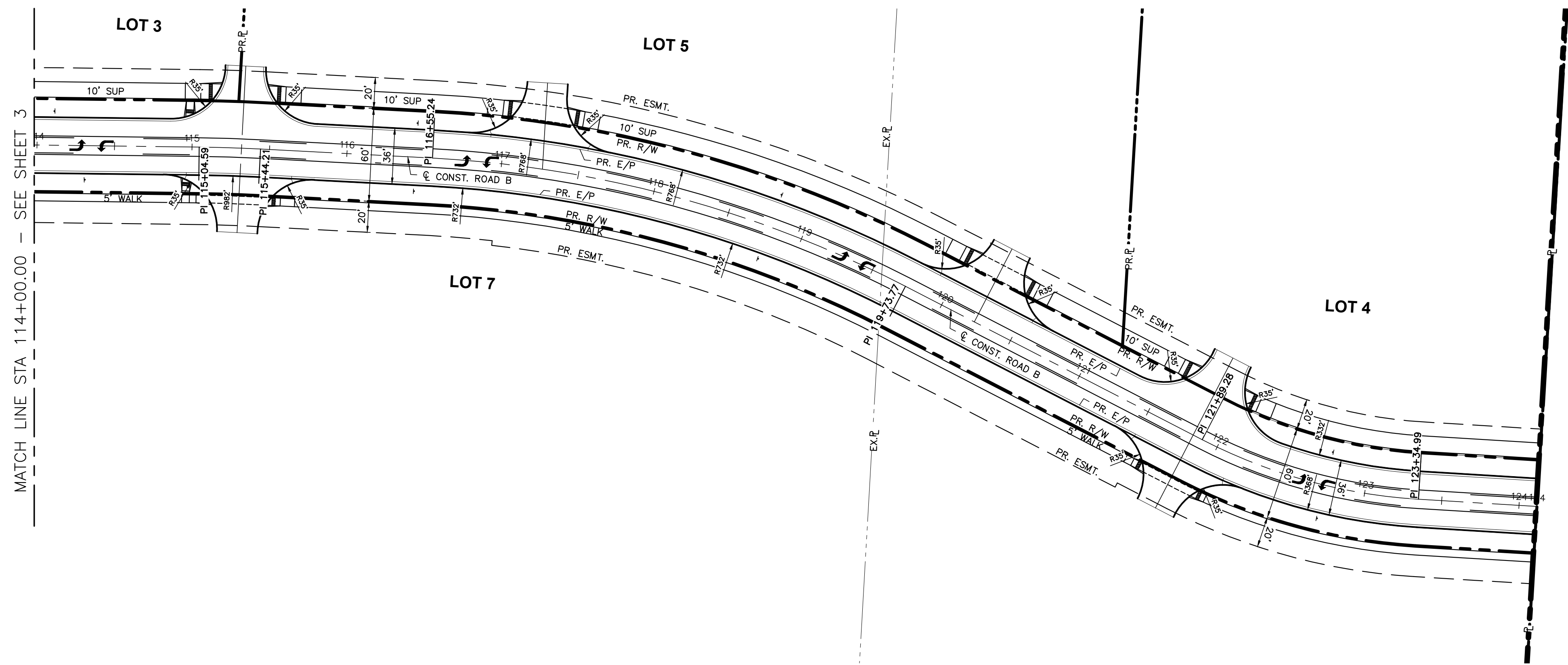
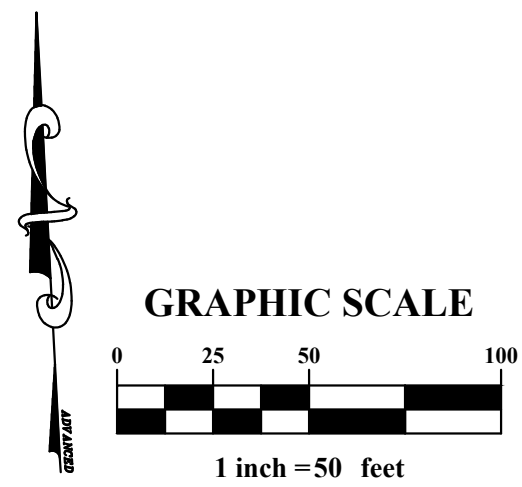
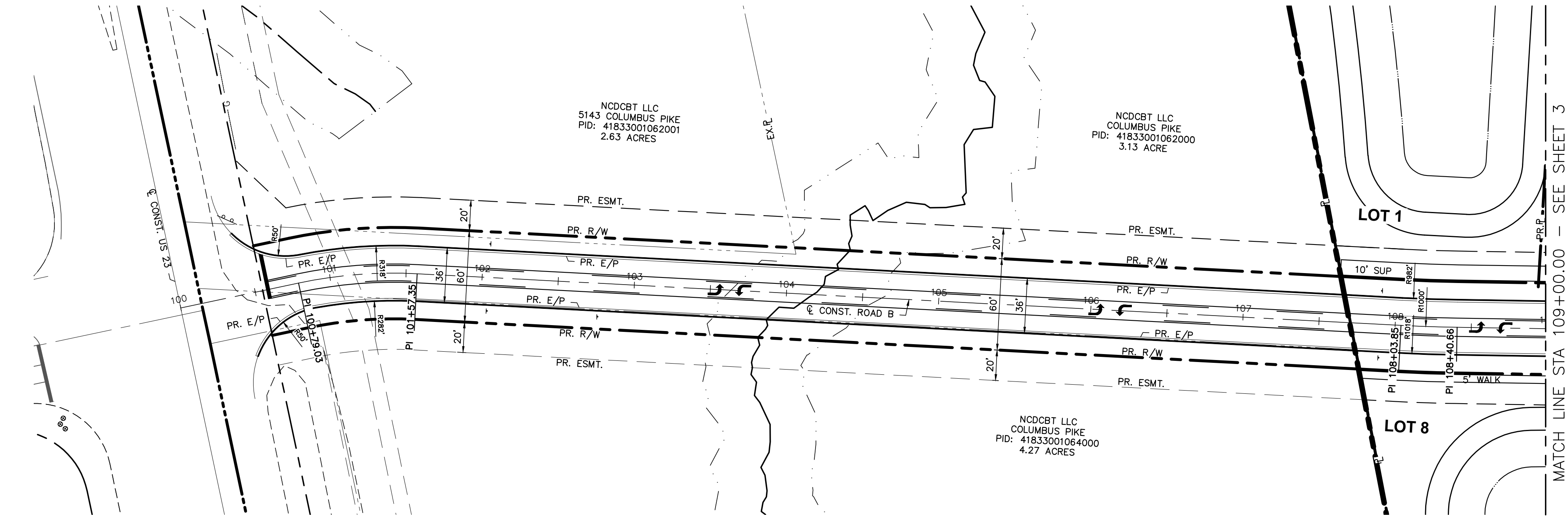
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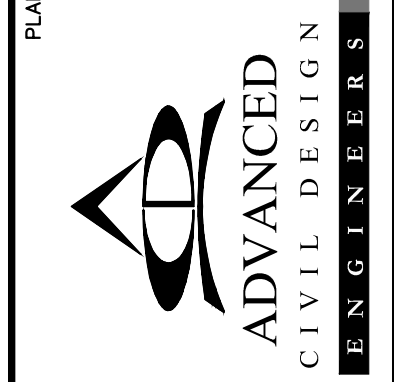
Drawn By: ANH
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22-0001-1326

Drawing Number:
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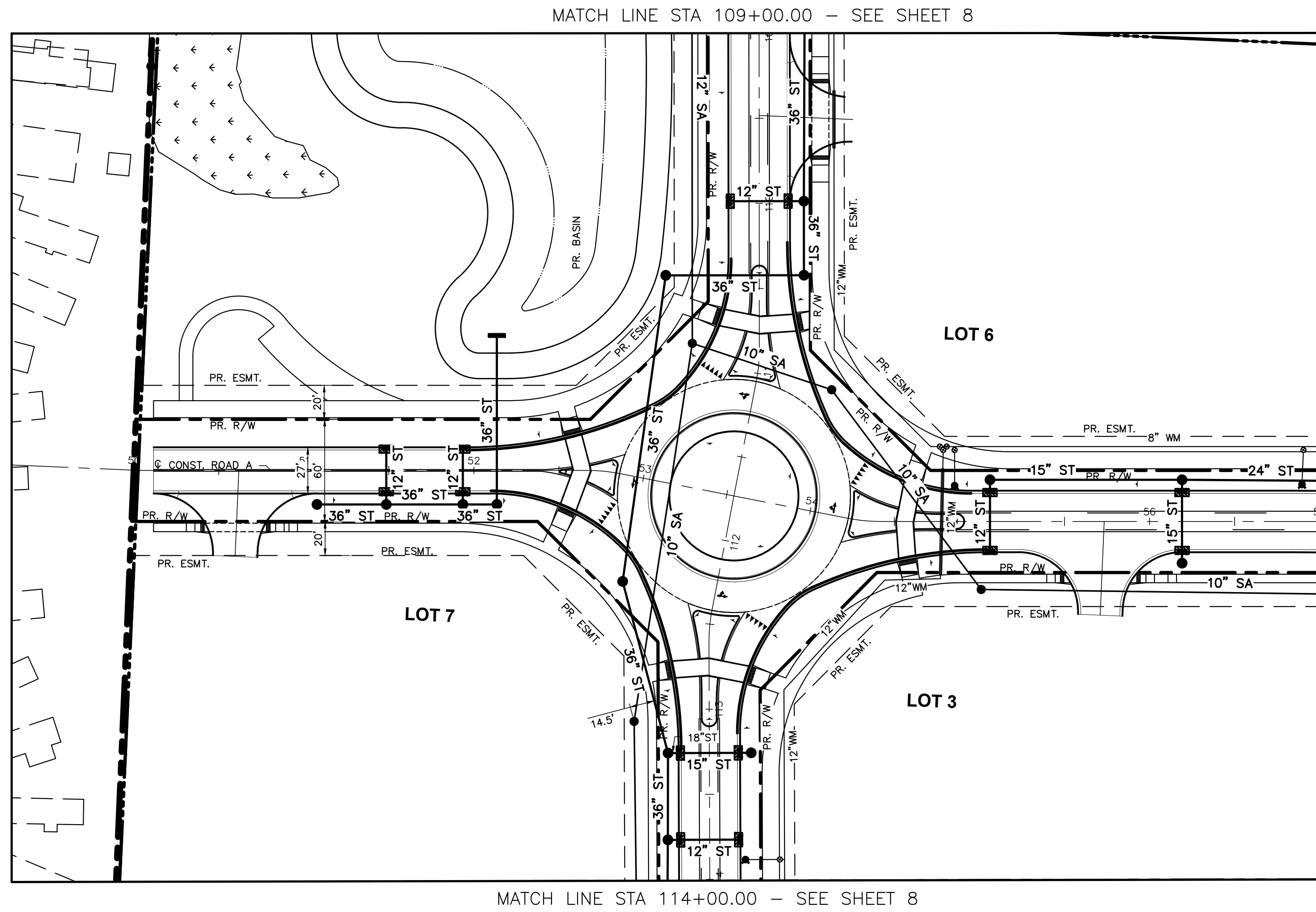
PLAN PREPARED FOR:
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6660 N HIGH STREET, SUITE 1E
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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT
ROADWAY PLAN

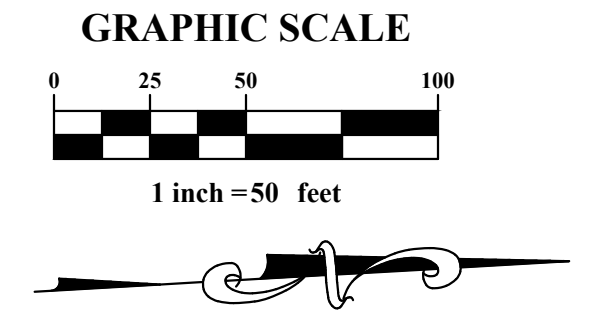
Revision	Date	Approved
No.		

Date: 4/22/2026
Scale: As Noted
Drawn By: ANH
Checked By: CLE
Project Number: 22-0001-1326
Drawing Number: **5 / 16**

E:\22-0001-1326\DWG\PRODUCTION DRAWINGS\PRELIMINARY PLAN\UTILITY PLANDWG ROADWAY PLAN April 24, 2026, AHOCKSTOK



MATCH LINE STA 52+00.00 - SEE SHEET 7



PLAN SHEET REFERENCES	
SHEET #	DESCRIPTION
9	EROSION & SEDIMENT CONTROL
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97-105	STORM SEWER PROFILES

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT

UTILITY PLAN

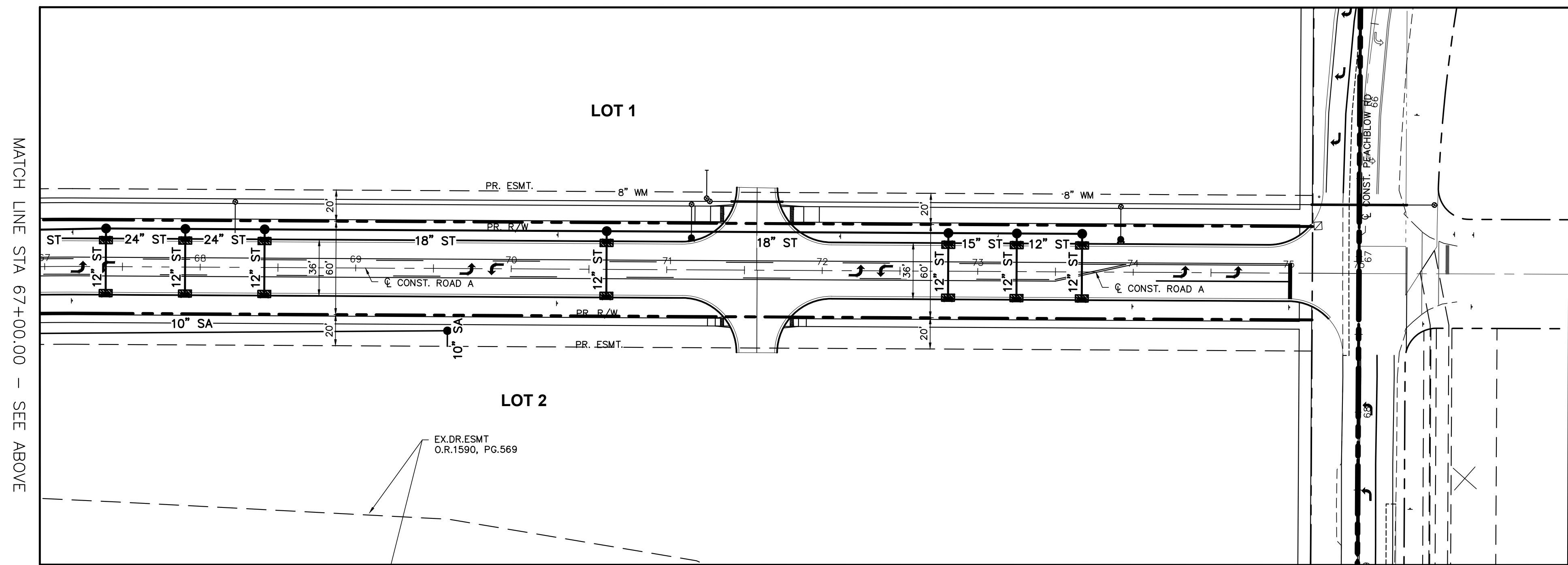
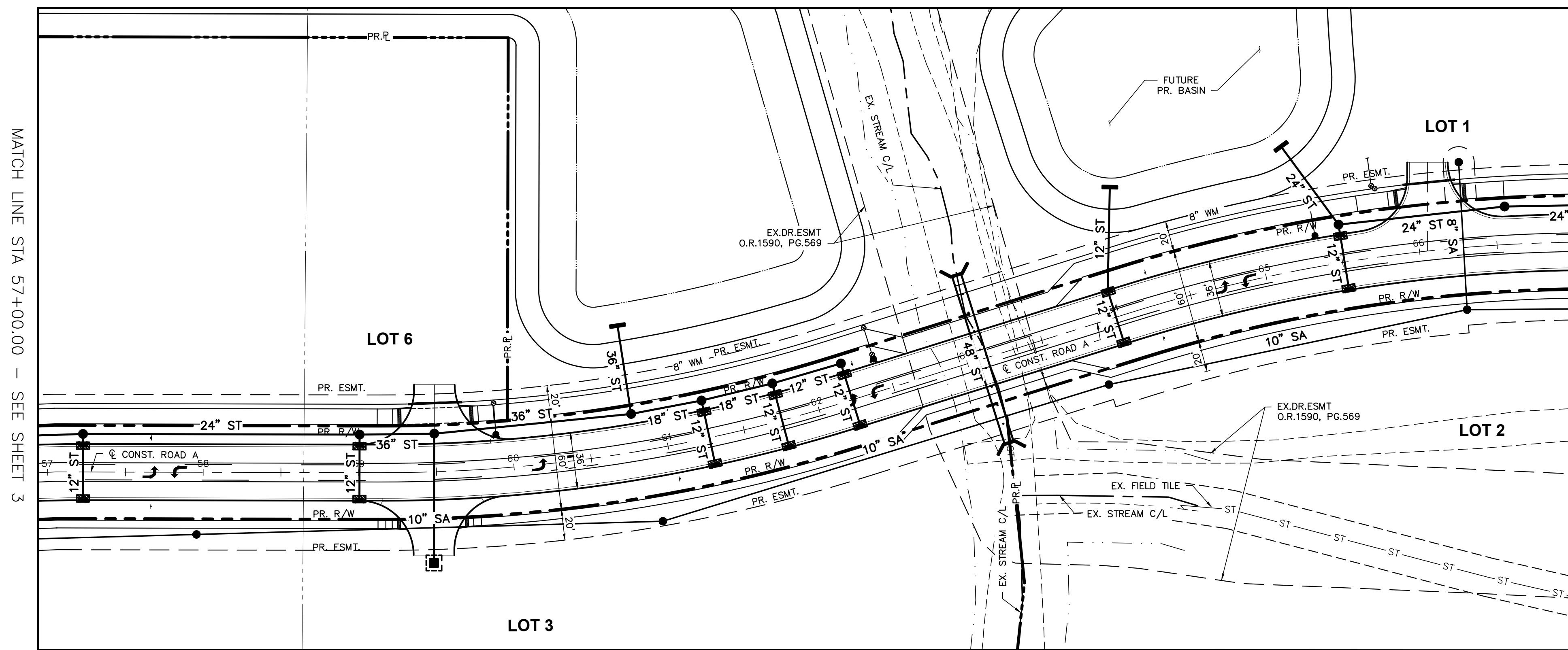
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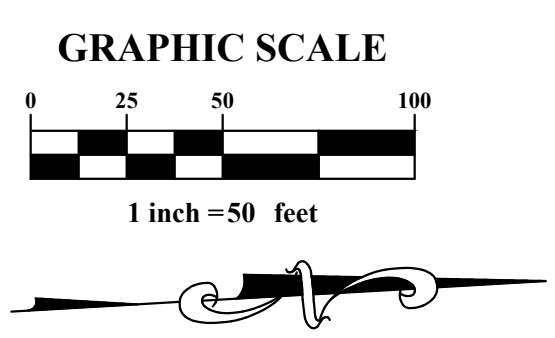
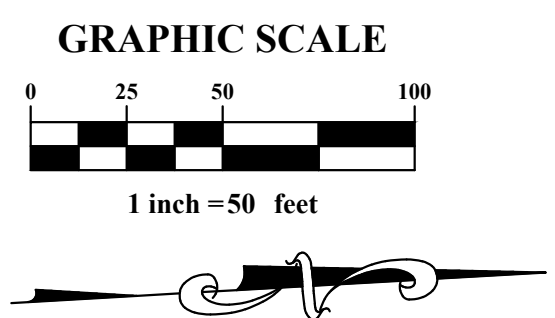
Drawing Number:
6 / 16



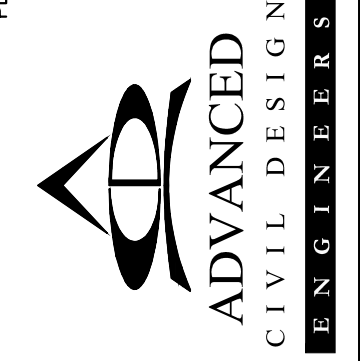
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- PAVEMENT LEGEND**
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 - PROP. 5' WIDE CONCRETE SIDEWALK PER STD DWG DCED-R2300
 - PROP. 10' WIDE SHARED USE PATH (SEE TYPICAL SECTION FOR DETAILS, SHEET 3)

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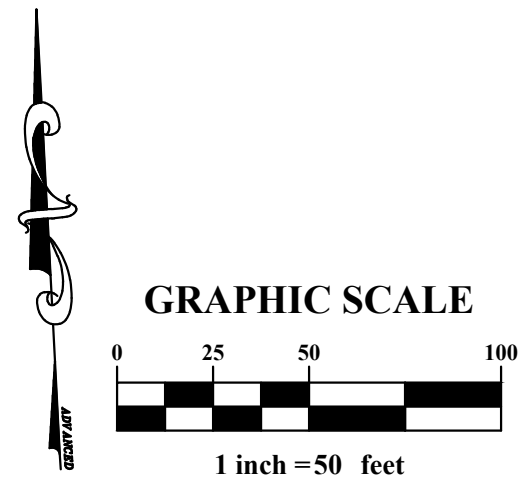
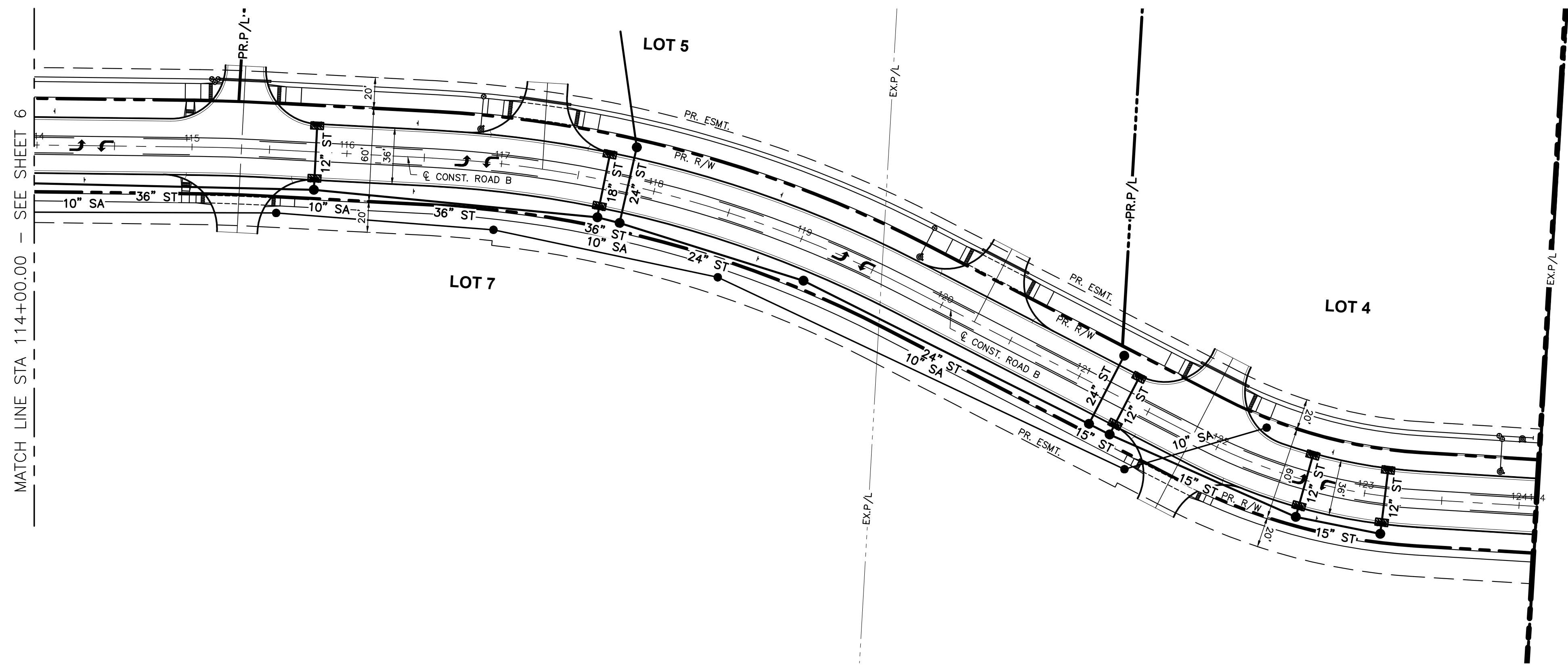
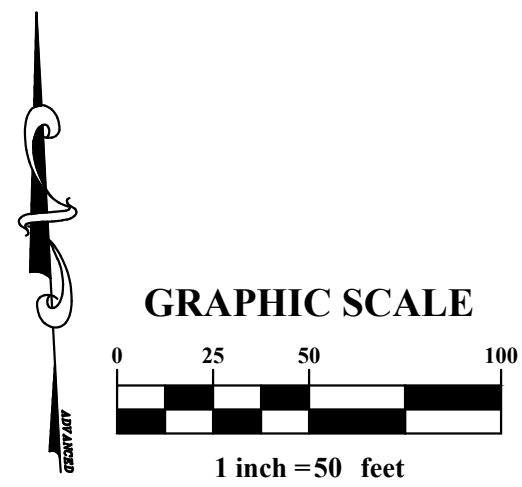
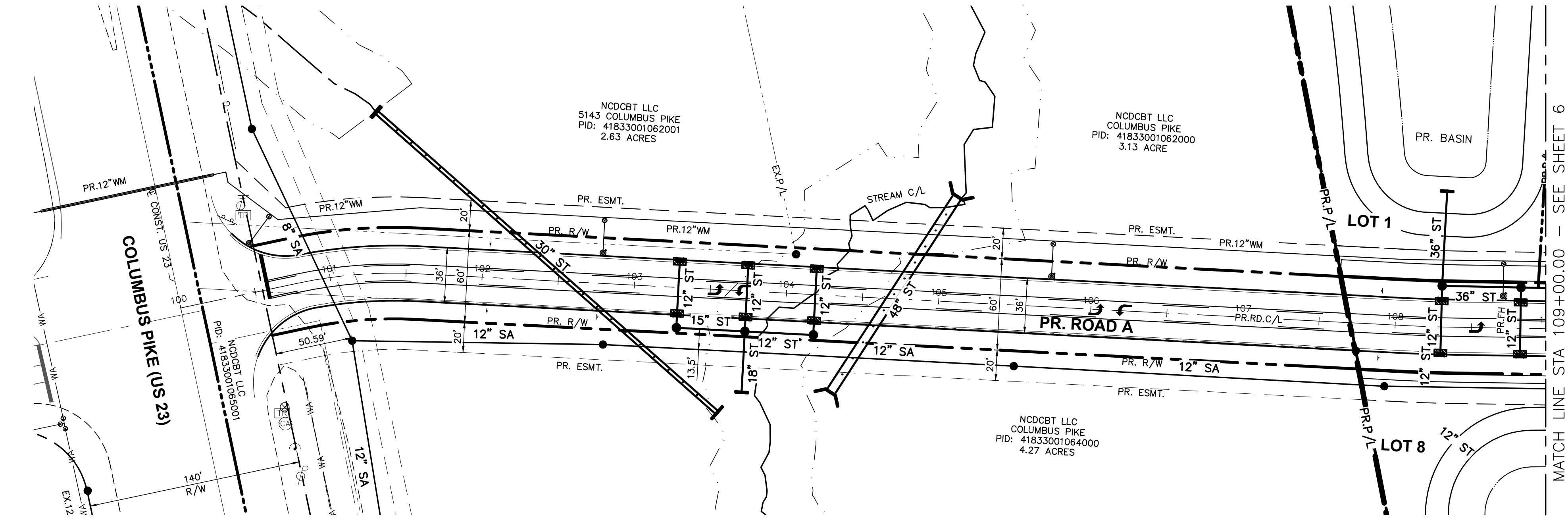


PLAN PREPARED FOR:
 PEACHBLOW LTD
 6660 N HIGH STREET, SUITE 1E
 WORTHINGTON, OHIO 43085

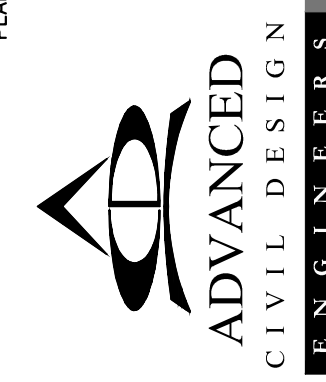
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
 FOR
OAK PARK DEVELOPMENT
UTILITY PLAN

Revision	Date	Approved

Date: 4/22/2026
 Scale: 1" = 50'
 Drawn By: ANH
 Checked By: CLE
 Project Number:
 22-0001-1326
 Drawing Number:
7 / 16



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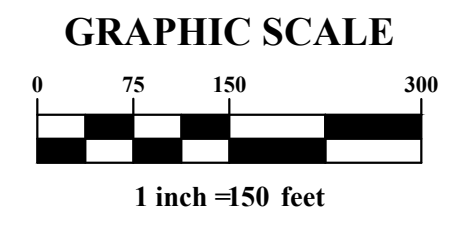
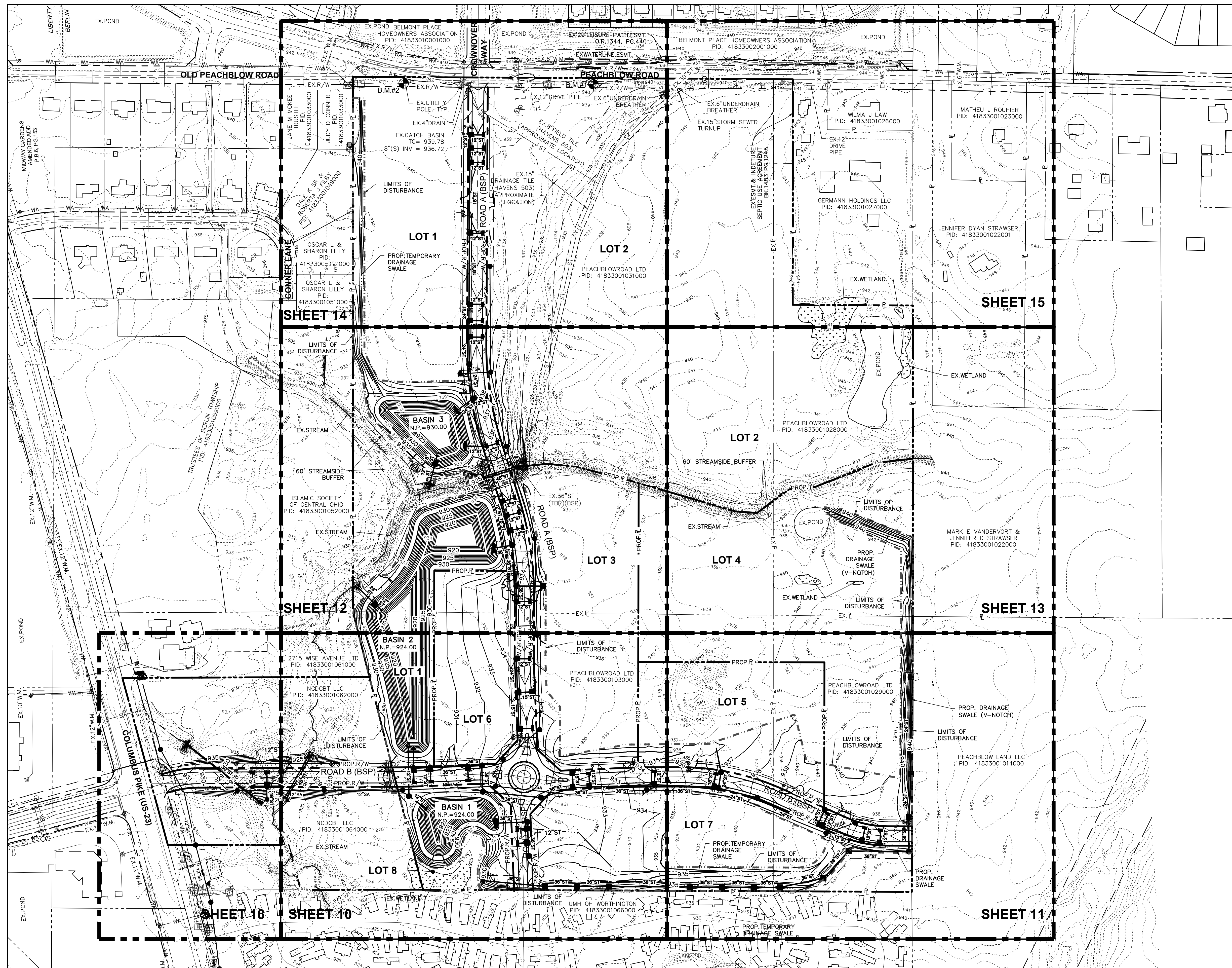


PLAN PREPARED FOR:
PEACHBLOW LTD
6660 N HIGH STREET, SUITE 1E
WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT
UTILITY PLAN

Revision	Date	Approved
No.		

Date: 4/22/2026
Scale: 1" = 50'
Drawn By: ANH
Checked By: CLE
Project Number:
22-0001-1326
Drawing Number:
8 / 16



- NOTES:
- EXISTING FIELD TILE DRAINAGE FACILITIES ARE POSSIBLY LOCATED ON THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE. THE DESIGN ENGINEER AND CONTRACTOR SHALL COORDINATE ALL RECONNECTIONS (OR ABANDONMENTS) OF EXISTING TILE WITH THE DELAWARE COUNTY ENGINEERING DEPARTMENT AND THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT.
 - FOR GRADING PLAN REFERENCE SHEETS 10 - 15
 - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
 - PROPOSED DRAINAGE SWALES SHALL HAVE A 2 FOOT BOTTOM WIDTH UNLESS OTHERWISE NOTED.

LEGEND

- | | | |
|--|--|--|
| | | WATER MAIN |
| | | SANITARY SEWER |
| | | STORM SEWER |
| | | SPOT ELEVATION |
| | | TOP OF CASTING ELEVATION |
| | | EXISTING LOT ELEVATION |
| | | MINOR FLOW |
| | | MAJOR ROUTING PATH |
| | | EXISTING MAJOR CONTOUR |
| | | EXISTING MINOR CONTOUR |
| | | PROPOSED MAJOR CONTOUR |
| | | PROPOSED MINOR CONTOUR |
| | | EXISTING FIELD TILE (APPROXIMATE LOCATION) |
| | | LIMITS OF DISTURBANCE |

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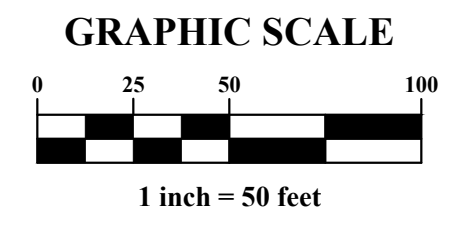
PLAN PREPARED FOR:
PEACHBLOW LTD
 6660 N HIGH STREET, SUITE 1E
 WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
 FOR
OAK PARK DEVELOPMENT
OVERALL GRADING PLAN

Approved	Date	Revision	No.

Date: 4/22/2026
 Scale: 1" = 150'
 Drawn By: ANH
 Checked By: CLE
 Project Number:
 22-0001-1326
 Drawing Number:
9 / 16

MATCH LINE - SEE SHEET 12



MATCH LINE - SEE SHEET 11

- NOTES:
- EXISTING FIELD TILE DRAINAGE FACILITIES ARE POSSIBLY LOCATED ON THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE. THE DESIGN ENGINEER AND CONTRACTOR SHALL COORDINATE ALL RECONNECTIONS (OR ABANDONMENTS) OF EXISTING TILE WITH THE DELAWARE COUNTY ENGINEERING DEPARTMENT AND THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT.
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LEGEND

	Prop. Service Valve		Prop. Hydrant	WATER MAIN
	Short Service (Typ.)		Manhole	SANITARY SEWER
	Curb & Gutter Inlet		Catch Basin	STORM SEWER
	Manhole			
	× 936.20			SPOT ELEVATION
	× TC 936.20			TOP OF CASTING ELEVATION
	× Ex. 936.00			EXISTING LOT ELEVATION
	~			MINOR FLOW
	→			MAJOR ROUTING PATH
	- - - 935			EXISTING MAJOR CONTOUR
	- - - 936			EXISTING MINOR CONTOUR
	— 935			PROPOSED MAJOR CONTOUR
	— 936			PROPOSED MINOR CONTOUR
	- - - 4' U.D.			EXISTING FIELD TILE (APPROXIMATE LOCATION)
	- - - - -			LIMITS OF DISTURBANCE

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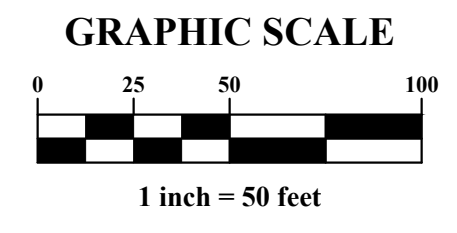
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 WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
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OAK PARK DEVELOPMENT
GRADING PLAN

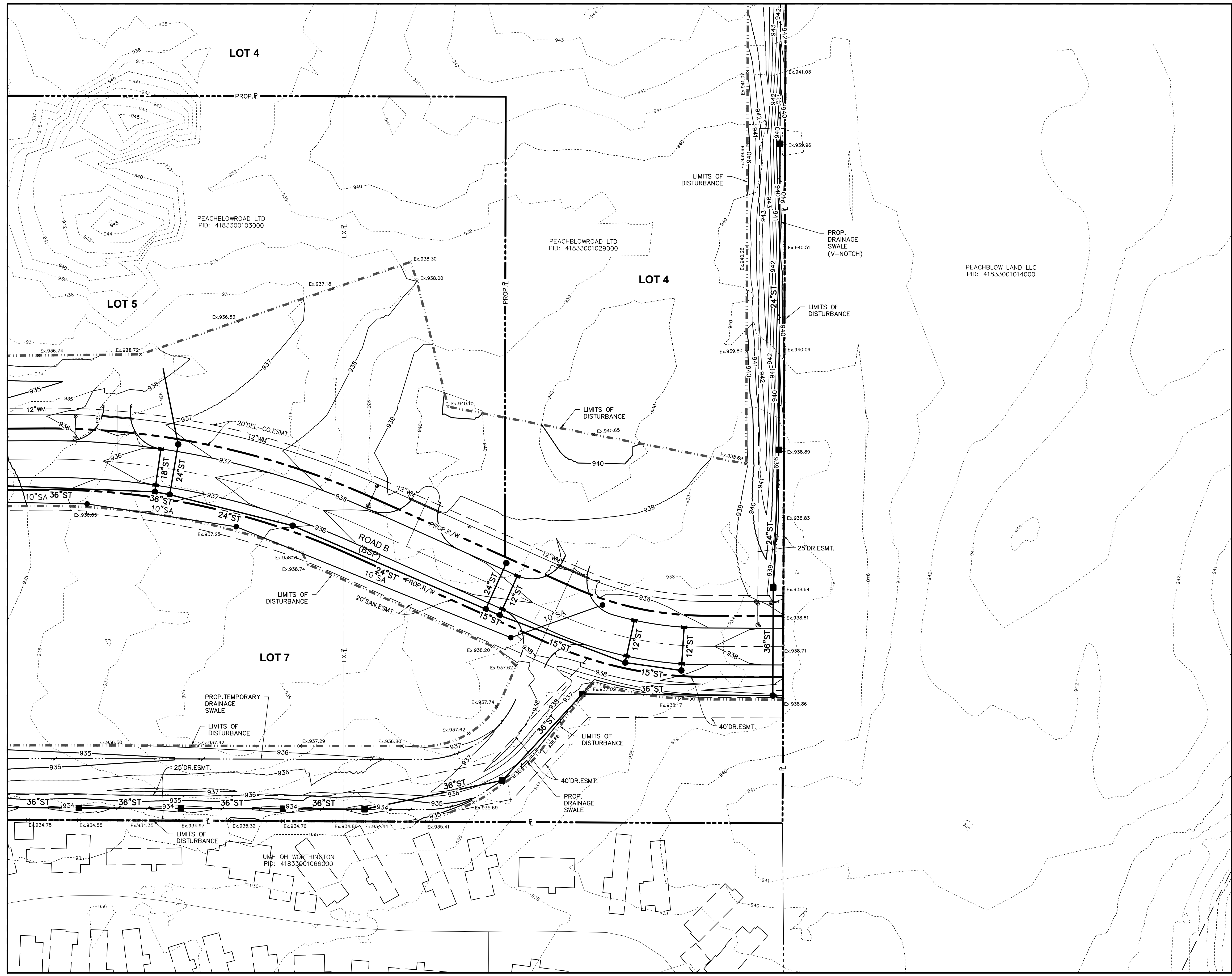
Approved	Date	Revision	No.

Date: 4/22/2026
 Scale: 1" = 50'
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 Project Number:
 22-0001-1326
 Drawing Number:
10 / 16

MATCH LINE - SEE SHEET 13



MATCH LINE - SEE SHEET 10



- NOTES:
- EXISTING FIELD TILE DRAINAGE FACILITIES ARE POSSIBLY LOCATED ON THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE. THE DESIGN ENGINEER AND CONTRACTOR SHALL COORDINATE ALL RECONNECTIONS (OR ABANDONMENTS) OF EXISTING TILE WITH THE DELAWARE COUNTY ENGINEERING DEPARTMENT AND THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT.
 - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
 - PROPOSED DRAINAGE SWALES SHALL HAVE A 2 FOOT BOTTOM WIDTH UNLESS OTHERWISE NOTED.

LEGEND	
	Prop. Service Valve
	Prop. Hydrant
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	SPOT ELEVATION
	TOP OF CASTING ELEVATION
	EXISTING LOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING FIELD TILE (APPROXIMATE LOCATION)
	LIMITS OF DISTURBANCE

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 WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN FOR OAK PARK DEVELOPMENT
GRADING PLAN

Approved	Date	Revision	No.

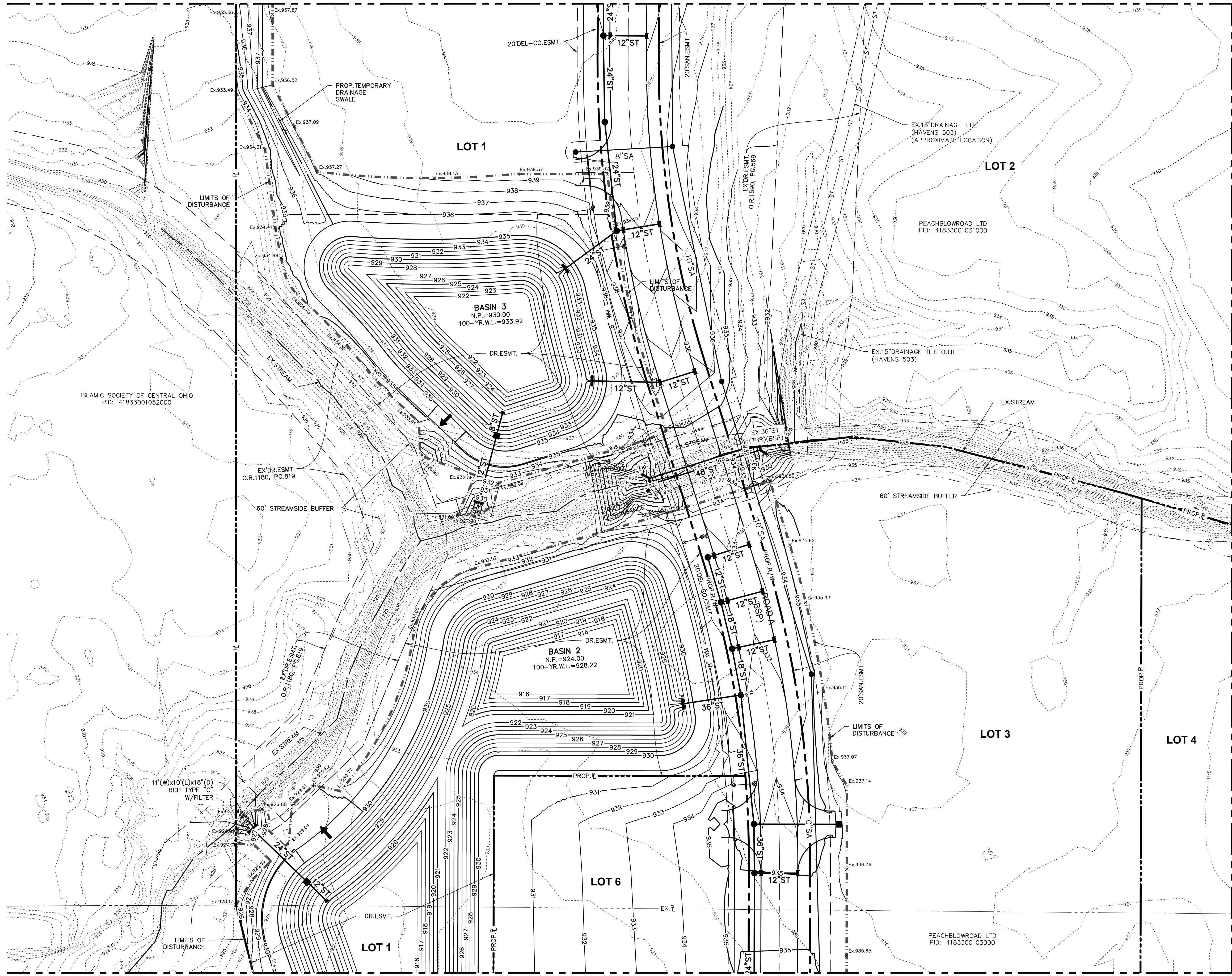
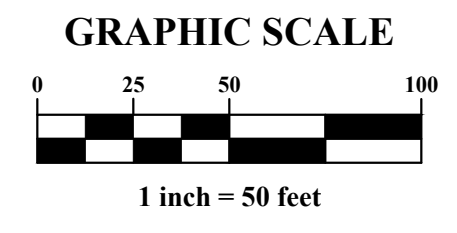
Date: 4/22/2026
 Scale: 1" = 50'

Drawn By: ANH
 Checked By: CLE

Project Number:
 22-0001-1326

Drawing Number:
11 / 16

MATCH LINE - SEE SHEET 14



MATCH LINE - SEE SHEET 10

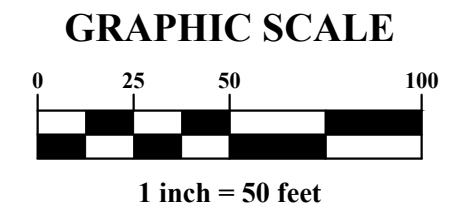
MATCH LINE - SEE SHEET 13

- NOTES: 1. EXISTING FIELD TILE DRAINAGE FACILITIES ARE POSSIBLY LOCATED ON THIS PROJECT... 2. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED. 3. PROPOSED DRAINAGE SWALES SHALL HAVE A 2 FOOT BOTTOM WIDTH UNLESS OTHERWISE NOTED.

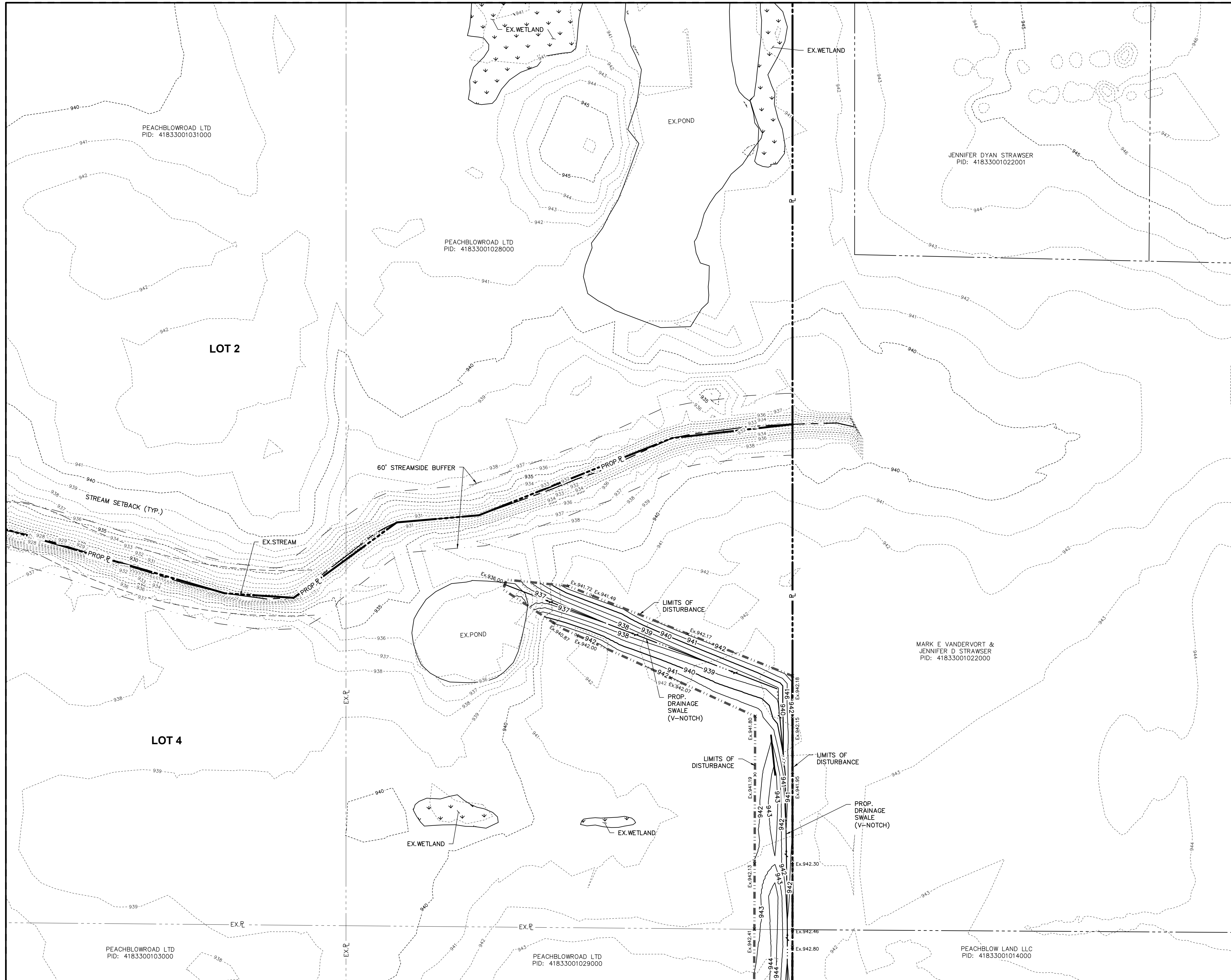
LEGEND table with symbols for Prop. Service, Valve, Sanitary Sewer, Storm Sewer, Spot Elevation, etc.

Project information including: PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS; PLAN PREPARED FOR: PEACHBLOW LTD 6660 N HIGH STREET, SUITE 1E WORTHINGTON, OHIO 43085; PRELIMINARY PLAN FOR OAK PARK DEVELOPMENT GRADING PLAN; Date: 4/22/2026; Scale: 1" = 50'; Drawing Number: 12 / 16

MATCH LINE - SEE SHEET 15



MATCH LINE - SEE SHEET 12



MATCH LINE - SEE SHEET 11

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 - PROPOSED DRAINAGE SWALES SHALL HAVE A 2 FOOT BOTTOM WIDTH UNLESS OTHERWISE NOTED.

LEGEND	
	WATER MAIN
	WATER MAIN
	SANITARY SEWER
	SANITARY SEWER
	STORM SEWER
	STORM SEWER
	SPOT ELEVATION
	TOP OF CASTING ELEVATION
	EXISTING LOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING FIELD TILE (APPROXIMATE LOCATION)
	LIMITS OF DISTURBANCE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 781 Science Blvd, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

PLAN PREPARED FOR:
PEACHBLOW LTD
 6660 N HIGH STREET, SUITE 1E
 WORTHINGTON, OHIO 43085

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
 FOR
OAK PARK DEVELOPMENT
GRADING PLAN

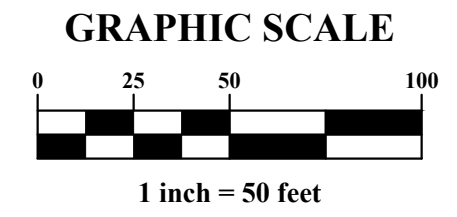
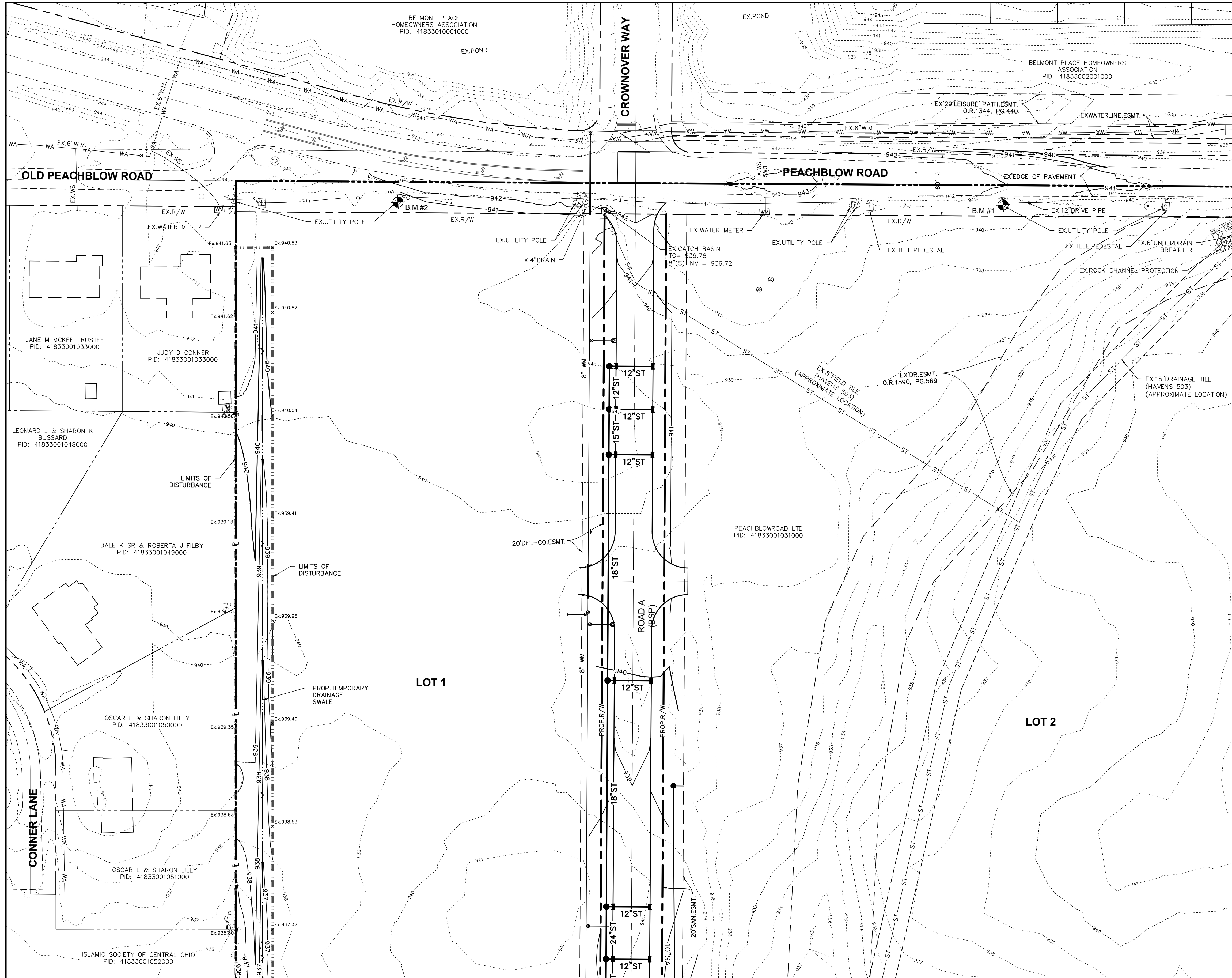
Approved	Date	Revision	No.

Date: 4/22/2026
 Scale: 1" = 50'

Drawn By: ANH
 Checked By: CLE

Project Number:
 22-0001-1326

Drawing Number:
13 / 16



MATCH LINE - SEE SHEET 15

- NOTES:
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LEGEND	
	Prop. Service Valve
	Prop. Hydrant
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	SPOT ELEVATION
	TOP OF CASTING ELEVATION
	EXISTING LOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING FIELD TILE (APPROXIMATE LOCATION)
	LIMITS OF DISTURBANCE

MATCH LINE - SEE SHEET 12

PLAN PREPARED BY:

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ADVANCED CIVIL DESIGN

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN FOR OAK PARK DEVELOPMENT

GRADING PLAN

Approved	Date	Revision	No.

Date: 4/22/2026
Scale: 1" = 50'

Drawn By: ANH Checked By: CLE

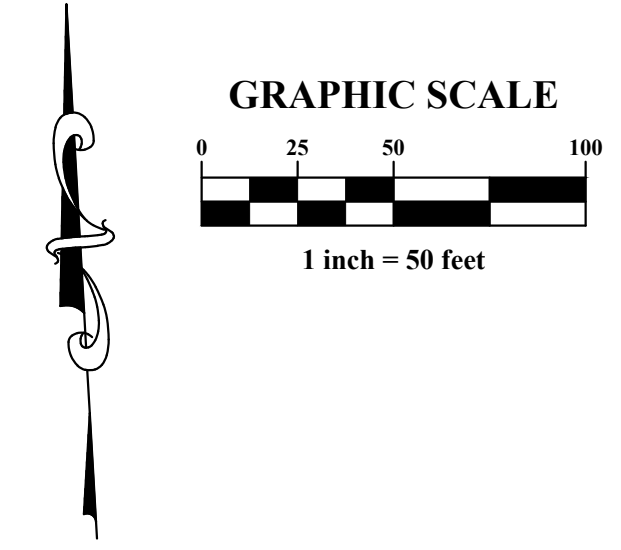
Project Number:
22-0001-1326

Drawing Number:
14 / 16

MATCH LINE - SEE SHEET 14



MATCH LINE - SEE SHEET 13



- NOTES:
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LEGEND	
	Prop. Service Valve
	Prop. Hydrant
WATER MAIN	
	Short Service (Typ.) Manhole
SANITARY SEWER	
	Curb & Gutter Inlet with Protection Catch Basin w/ Sediment Filter
STORM SEWER	
	SPOT ELEVATION
	TOP OF CASTING ELEVATION
	EXISTING LOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING FIELD TILE (APPROXIMATE LOCATION)
	LIMITS OF DISTURBANCE

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WORTHINGTON, OHIO 43085**

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
**PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT
GRADING PLAN**

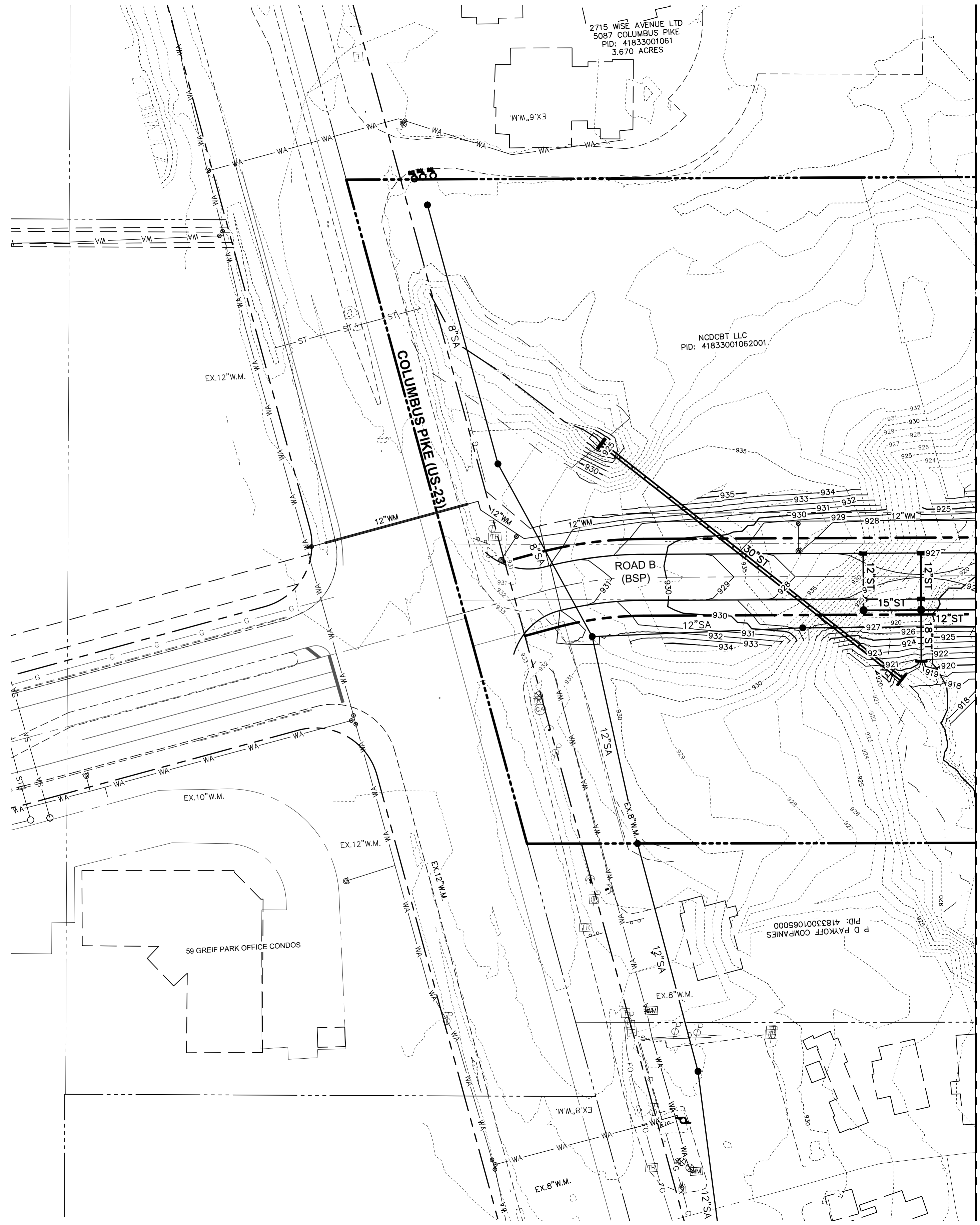
No.	Revision	Date	Approved

Date: 4/22/2026
Scale: 1" = 50'

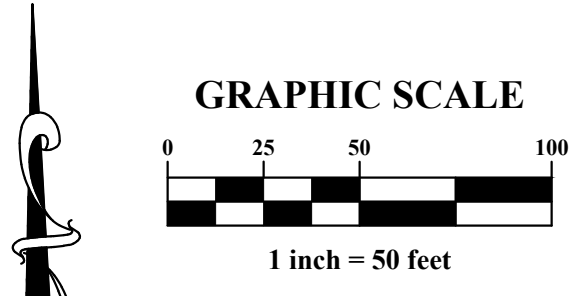
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Project Number:
22-0001-1326

Drawing Number:
15 / 16



MATCH LINE - SEE SHEET 10



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LEGEND	
	Prop. Service Valve
	Prop. Hydrant
	WATER MAIN
	Short Service (Typ.)
	Manhole
	SANITARY SEWER
	STORM SEWER
	SPOT ELEVATION
	TOP OF CASTING ELEVATION
	EXISTING LOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING FIELD TILE (APPROXIMATE LOCATION)
	LIMITS OF DISTURBANCE

PLAN PREPARED BY:

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
OAK PARK DEVELOPMENT

GRADING PLAN

Approved	Date	Revision	No.

Date: 4/22/2026
Scale: 1" = 50'

Drawn By: ANH Checked By: CLE

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Drawing Number:
16 / 16

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ENGINEERS SURVEYORS

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