

# PRELIMINARY PLAN / PRELIMINARY ENGINEERING PLAN FOR PEACHBLOW CROSSING

QUARTER TOWNSHIP SW, TOWNSHIP 4N, RANGE 18W  
UNITED STATES MILITARY LANDS  
BERLIN TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	SITE PLAN
5	SITE PLAN
6	GRADING AND UTILITY PLAN
7	GRADING AND UTILITY PLAN
8	ROAD PROFILES
9	ROAD PROFILES
10	SIGHT DISTANCE

## SITE STATISTICS

CURRENT ZONING:	PLANNED RESIDENTIAL DISTRICT (PRD)
TOTAL SITE ACREAGE:	±48.60 AC
TOTAL OPEN SPACE:	±19.48 AC
TOTAL DISTURBED AREA:	±48.60 AC
TOTAL NUMBER OF DWELLING UNITS:	76
NET DEVELOPABLE AREA:	±41.31 AC
GROSS DENSITY:	±1.56 UNITS/AC
NET DENSITY:	±1.82 UNITS/AC
PRE-DEVELOPED IMPERVIOUS:	±0.00 AC
POST-DEVELOPED IMPERVIOUS:	±14.01 AC

SETBACKS:  
FRONT: 30'  
REAR: 25'  
SIDE: 12.5' FRONTLOAD GARAGE  
5' SIDELOAD GARAGE - BUILDING SIDE

MIN. LOT FRONTAGE = 80 FT  
MIN LOT SIZE = 10,980 SQ FT

## OPEN SPACE SUMMARY

OPEN SPACE A:	±7.19 AC
OPEN SPACE B:	±11.67 AC
OPEN SPACE C:	±0.45 AC
OPEN SPACE D:	±0.17 AC
TOTAL:	±19.48 AC

## REFERENCES

EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS JANUARY 2026. EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIELD RUN SURVEY PERFORMED BY CESO, INC DECEMBER 2025.

## NOTES

- THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.
- AMENITIES, OPEN SPACE, AND ON-SITE MULTI-USE PATHS TO BE OWNED AND MAINTAINED BY HOMEOWNERS' ASSOCIATION.

## FLOODPLAIN

PEACHBLOW CROSSING IS ENTIRELY WITHIN THE FLOOD HAZARD ZONE X. THIS IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39041C0232K, EFFECTIVE DATE APRIL 16, 2009.

## PROPERTY OWNER

DEL FONTAINE LTD. (AUDITOR)

## SURVEYOR

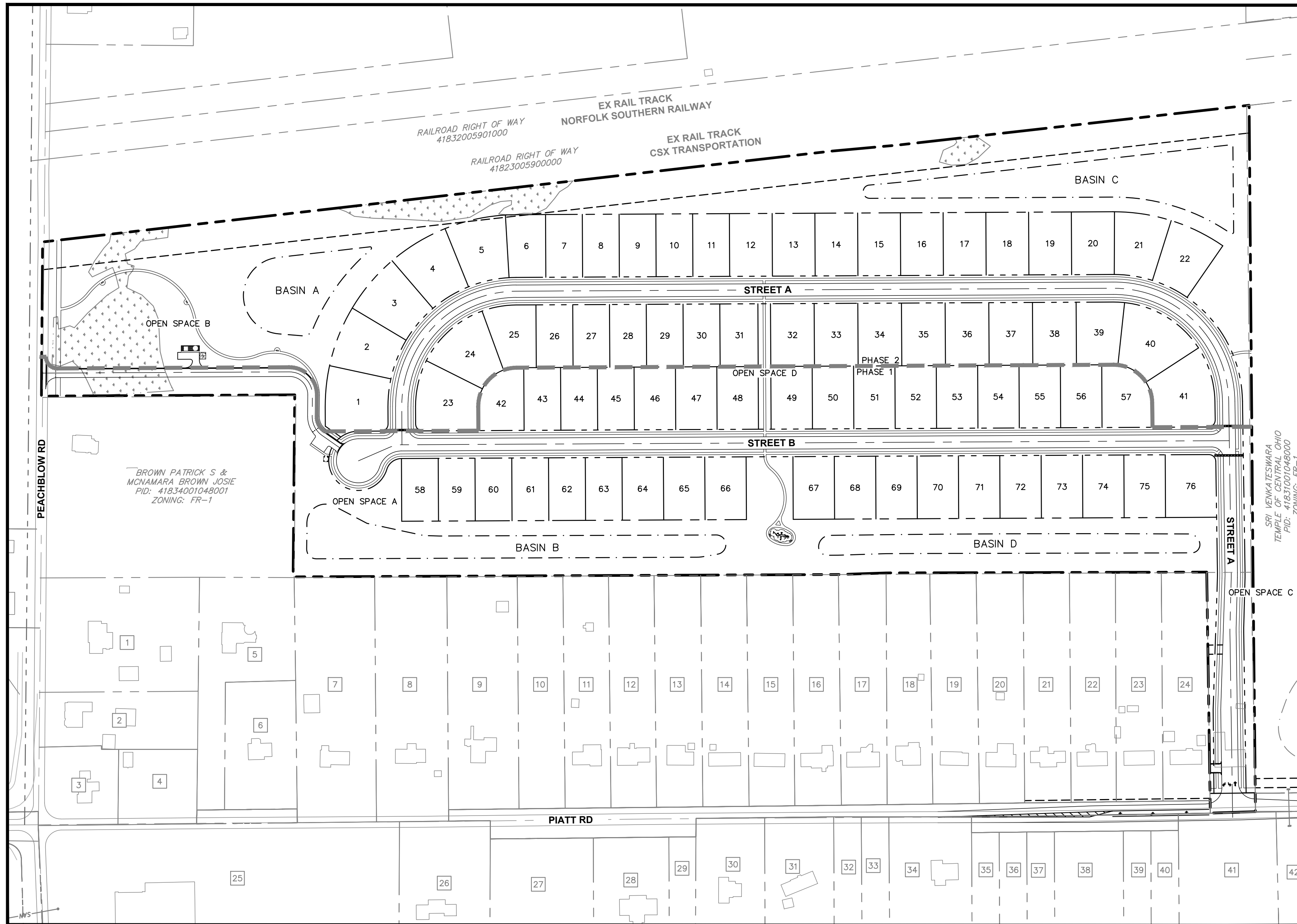
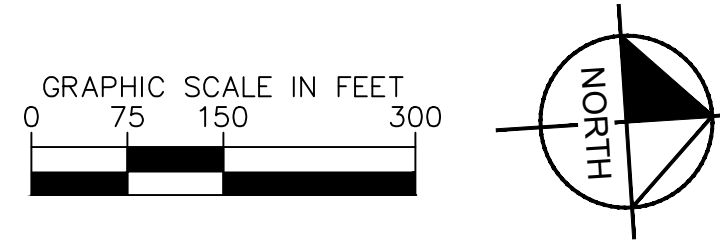
CESO, INC.  
2800 CORPORATE EXCHANGE DR, SUITE 400  
COLUMBUS, OH 43231  
CONTACT: MATT ACKROYD  
TEL: (614) 619-0515  
EMAIL: MATT.ACKROYD@CESOINC.COM

## CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
7965 NORTH HIGH ST, SUITE 200  
COLUMBUS, OH 43235  
CONTACT: KEVIN KERSHNER  
TEL: (614) 472-8963  
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

## DEVELOPER

DEL FONTAINE LTD.  
6660 N. HIGH STREET, SUITE 1E  
WORTHINGTON, OH 43085  
CONTACT: KIRAN BASIREDDY  
TEL: (614) 636-6648  
EMAIL: KIRAN@STADLOGIC.COM



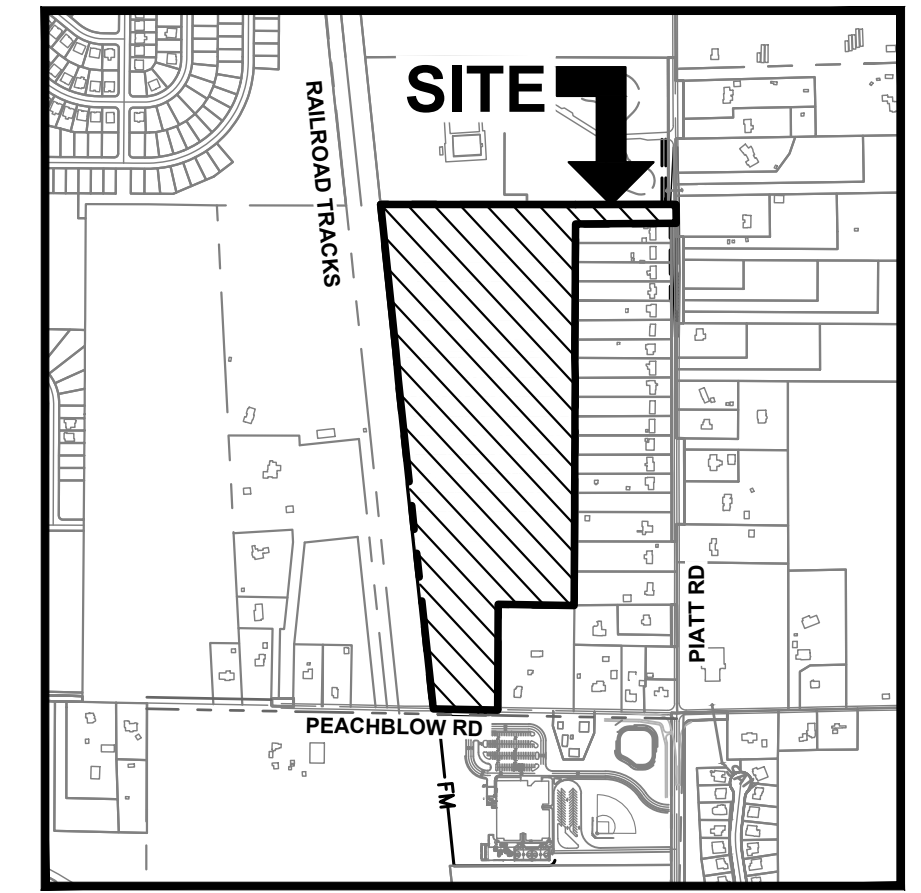
## INDEX MAP

SCALE: 1" = 150'

## VARIANCES

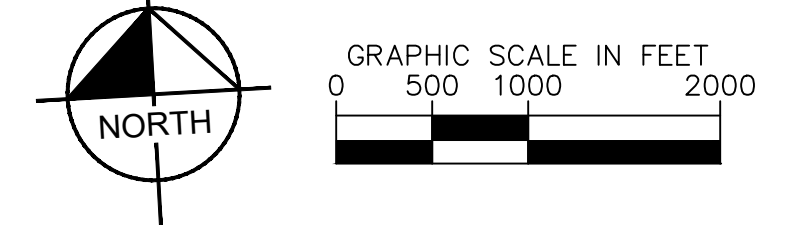
- TO ARTICLE IV, SECTION 403, PART B, REMOVE CROSS SECTION REQUIREMENTS FOR CURB AND GUTTER STREETS IN 3' OF FILL OR LESS.
- TO ARTICLE IX, SECTION 904 B.5, ELIMINATE THE REQUIREMENT OF MATCHING CROWNS ON STORM SEWER PIPES, SO THAT CROWN OF PIPES (AT THE JUNCTIONS) ARE AT THE SAME ELEVATION.
- TO ARTICLE IX, SECTION 904 A.8, REDUCE REQUIREMENTS FOR MINIMUM COVER TO SUBGRADE: TWENTY-FOUR INCHES MEASURED FROM TOP OF PIPE TO BOTTOM OF SUBGRADE SHALL BE MINIMUM DEPTH OF COVER.

RPC SKETCH PLAN NUMBER: 25-19-S



## VICINITY MAP

SCALE: 1" = 1000'



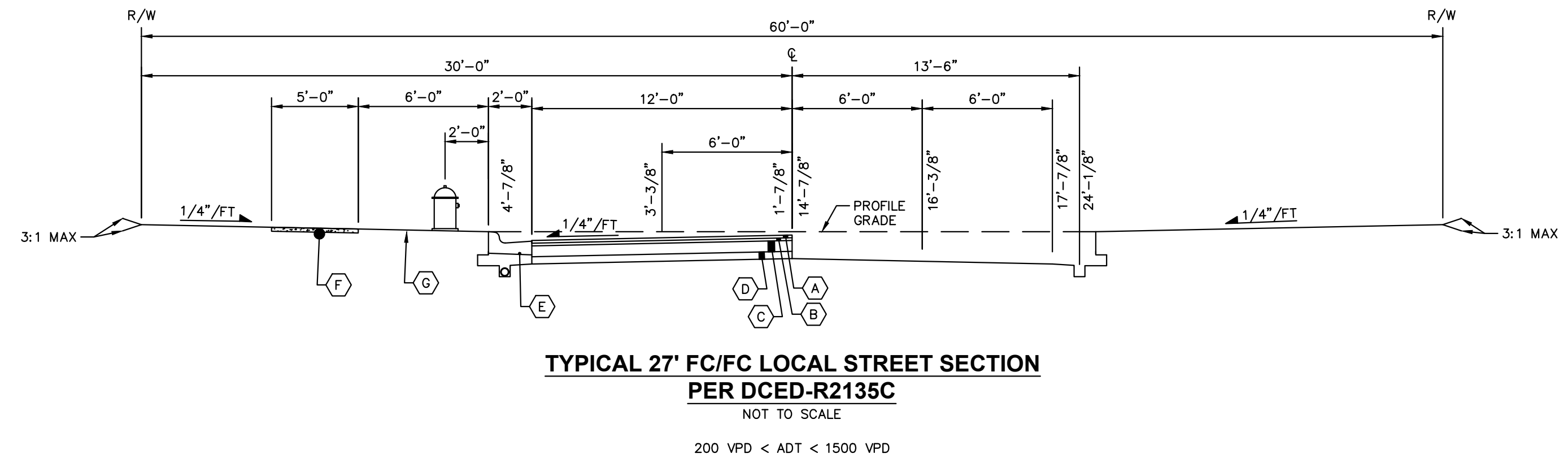
## SURROUNDING PROPERTY OWNERS

- |  |  |
|--|--|
| 1 HOWARD DONALD & SHEREE<br>PID: 41834001047000<br>ZONING: FR-1                | 26 GRUBB WILLIAM & LINDA<br>PID: 41834001027000<br>ZONING: FR-1                                |
| 2 MOLITOR BRIAN W & NEALEIGH KIMBERLY S<br>PID: 41834001046000<br>ZONING: FR-1 | 27 HERCULES HEATHER H TEJADA & GILBERTO TEJADA<br>PID: 41834001045000<br>ZONING: FR-1          |
| 3 SHIELDS TARA & PHILLIP<br>PID: 41834001044000<br>ZONING: FR-1                | 28 VUJPPALA KRISHNA PRASAD & PAMULAPATI SATYA SREE VASU<br>PID: 41834001028000<br>ZONING: FR-1 |
| 4 BERGMAN ADAM T<br>PID: 41834001043000<br>ZONING: FR-1                        | 29 MARTELLI BARRT & CAROL ANN TRSUTEES<br>PID: 41834001029000<br>ZONING: FR-1                  |
| 5 GARY CHARLES & TRACY<br>PID: 41834001042000<br>ZONING: FR-1                  | 30 PEE GIM<br>PID: 418340103000<br>ZONING: FR-1  |
| 6 PAYNE THOMAS B<br>PID: 41834001041000<br>ZONING: FR-1                        | 31 SMITH BEVERLY F<br>PID: 41834001031000<br>ZONING: FR-1                                      |
| 7 WILSON BRIAN D & DEBORAH L<br>PID: 41834001040000<br>ZONING: FR-1            | 32 SUMNER KYLE S & JUDITH<br>PID: 41831001059004<br>ZONING: FR-1                               |
| 8 SANSOM RUSTY L TRUSTEE<br>PID: 41834001039000<br>ZONING: FR-1                | 33 BROWN DIANNE & RANDALL<br>PID: 41831001059003<br>ZONING: FR-1                               |
| 9 TINCHER NORMA<br>PID: 41834001038000<br>ZONING: FR-1                         | 34 CULCIAR ALEXANDRA D & SHATTUCK KENT A<br>PID: 41831001059002<br>ZONING: FR-1                |
| 10 HERNANDEZ SHARON L & MARIO A<br>PID: 41834001037000<br>ZONING: FR-1         | 35 BRESSMAN MICHELLE L<br>PID: 41831001060005<br>ZONING: FR-1                                  |
| 11 HAYNES TRIMBLE G & JANICE<br>PID: 41834001036000<br>ZONING: FR-1            | 36 PANDEY KAMAL & SHALINI<br>PID: 41831001060004<br>ZONING: FR-1                               |
| 12 KINNEL NICOLE R<br>PID: 41834001035000<br>ZONING: FR-1                      | 37 VARIKKOL RAJESH & PAVITHRAN SRUTHI<br>PID: 41831001060003<br>ZONING: FR-1                   |
| 13 SHEPHARD BILLY R & STEVIE JO<br>PID: 41834001034000<br>ZONING: FR-1         | 38 BURT BRUCE EUGENE & JOYCE ELEANOR<br>PID: 41831001060002<br>ZONING: FR-1                    |
| 14 RAWDON CHAD J<br>PID: 41834001033000<br>ZONING: FR-1                        | 39 DEWESSE STEPHEN S & ALBRIGHT TRENT DAVIS CO TRUSTEES<br>PID: 41831001061001<br>ZONING: FR-1 |
| 15 DEL FONTAINE LTD<br>PID: 41834001032000<br>ZONING: FR-1                     | 40 MOODY LINDSAY NICOLE & ANDREW R<br>PID: 41831001062003<br>ZONING: FR-1                      |
| 16 WHIPPLE TRACY ANN<br>PID: 41831001057000<br>ZONING: FR-1                    | 41 CERST BRANDON & JESSICA<br>PID: 41831001062002<br>ZONING: FR-1                              |
| 17 SMITH ROBERT D<br>PID: 41831001056000<br>ZONING: FR-1                       | 42 HENNESSY AMANDA & DEPROFIO DOUGLAS J<br>PID: 41831001063003<br>ZONING: FR-1                 |
| 18 CAPLINGER ROGER & BEVERLY<br>PID: 41831001055000<br>ZONING: FR-1            |  |
| 19 BRYAN JAMES E & KAREN R<br>PID: 41831001054000<br>ZONING: FR-1              |  |
| 20 LINTON NATHAN MARTIN & LONI R<br>PID: 41831001053000<br>ZONING: FR-1        |  |
| 21 STEED JAMES R<br>PID: 41831001052000<br>ZONING: FR-1                        |  |
| 22 RAB HOLDINGS & RENTALS LLC<br>PID: 41831001051000<br>ZONING: FR-1           |  |
| 23 ULLMAN JON W TRUSTEE<br>PID: 41831001050000<br>ZONING: FR-1                 |  |
| 24 GRACE POINT COMMUNITY CHURCH<br>PID: 41834001025000<br>ZONING: FR-1         |  |
| 25   |  |

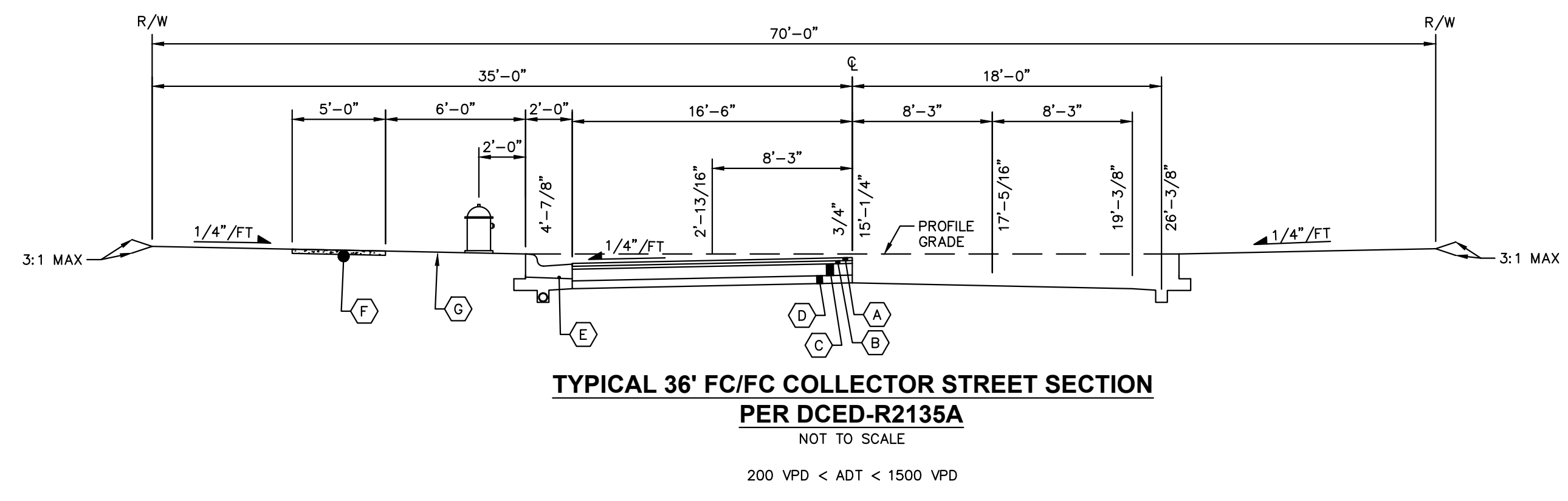
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	DESIGNED BY: NSM	DATE	BY	APR	DATE	BY	APR
	DRAWN BY: MTS	REVISIONS	DATE	BY	DATE	BY	APR
	CHECKED BY: NSM	No.					
	SCALE: AS NOTED						
<h3>TITLE SHEET</h3>		PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP., DELAWARE COUNTY, OHIO					
ORIGINAL ISSUE: 5/04/2026		KHA PROJECT NO. 190148000		SHEET NUMBER			
				1			
				OF 10			

Drawing name: K:\CIB\_LDEA\190148000 Peachblow\_47 Ac - Berlin Twp\2 Design\CAD\PlanSheets\ Preliminary\Plan\TYPICAL SECTIONS.dwg Layout1 May 04, 2026 2:00pm By: Mitchell Steele  
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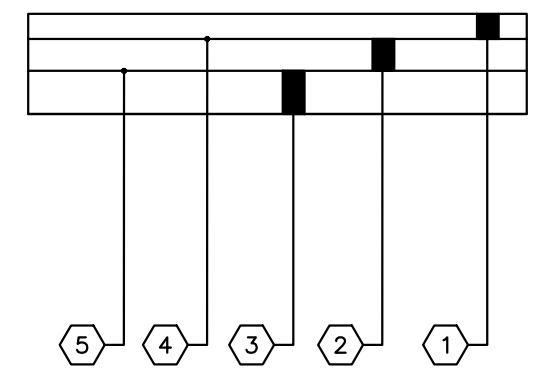


- PAVEMENT LEGEND**
- A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
  - B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
  - C. 6" BITUMINOUS AGGREGATE BASE, ITEM 301
  - D. 4" CRUSHED AGGREGATE BASE, ITEM 304
  - E. 6" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2010
  - F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
  - G. SEEDING AND MULCHING, ITEM 659
- NOTES:**
1. CBR VALUE (SECTION 705) = 2.9  
SN VALUE = 3.71
  2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)



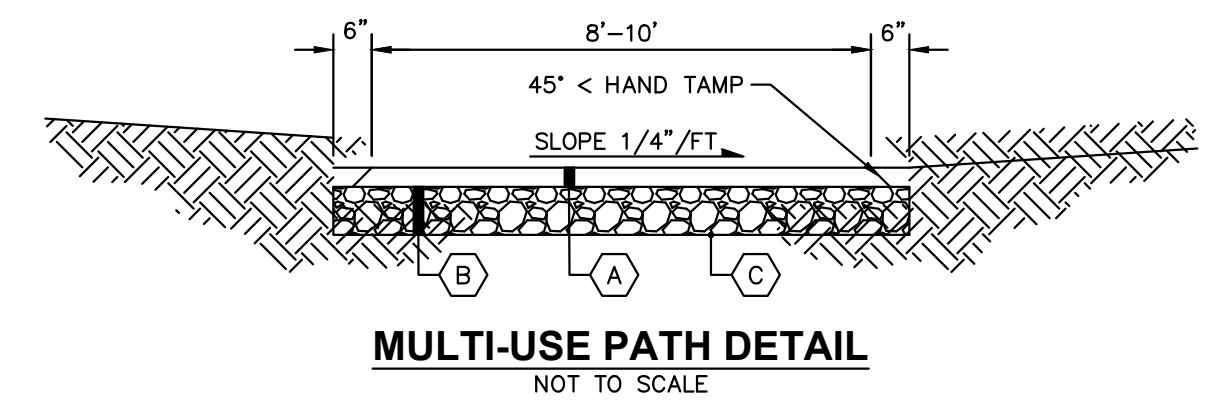
- PAVEMENT LEGEND**
- A. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 441
  - B. 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 441
  - C. 7-1/2" BITUMINOUS AGGREGATE BASE, ITEM 301
  - D. 4" CRUSHED AGGREGATE BASE, ITEM 304
  - E. 8" CONCRETE COMBINED CURB & GUTTER PER DRAWING DCED-R2020
  - F. STANDARD SIDEWALK (4" THICK) PER DRAWING DCED-R2300
  - G. SEEDING AND MULCHING, ITEM 659
- NOTES:**
1. CBR VALUE (SECTION 705) = 2.9  
SN VALUE = 4.24
  2. ALL STREETS HAVE A TERRAIN CLASSIFICATION LEVEL (0% TO 4% GRADES)

**EMERGENCY ACCESS DRIVE PAVEMENT SECTION**

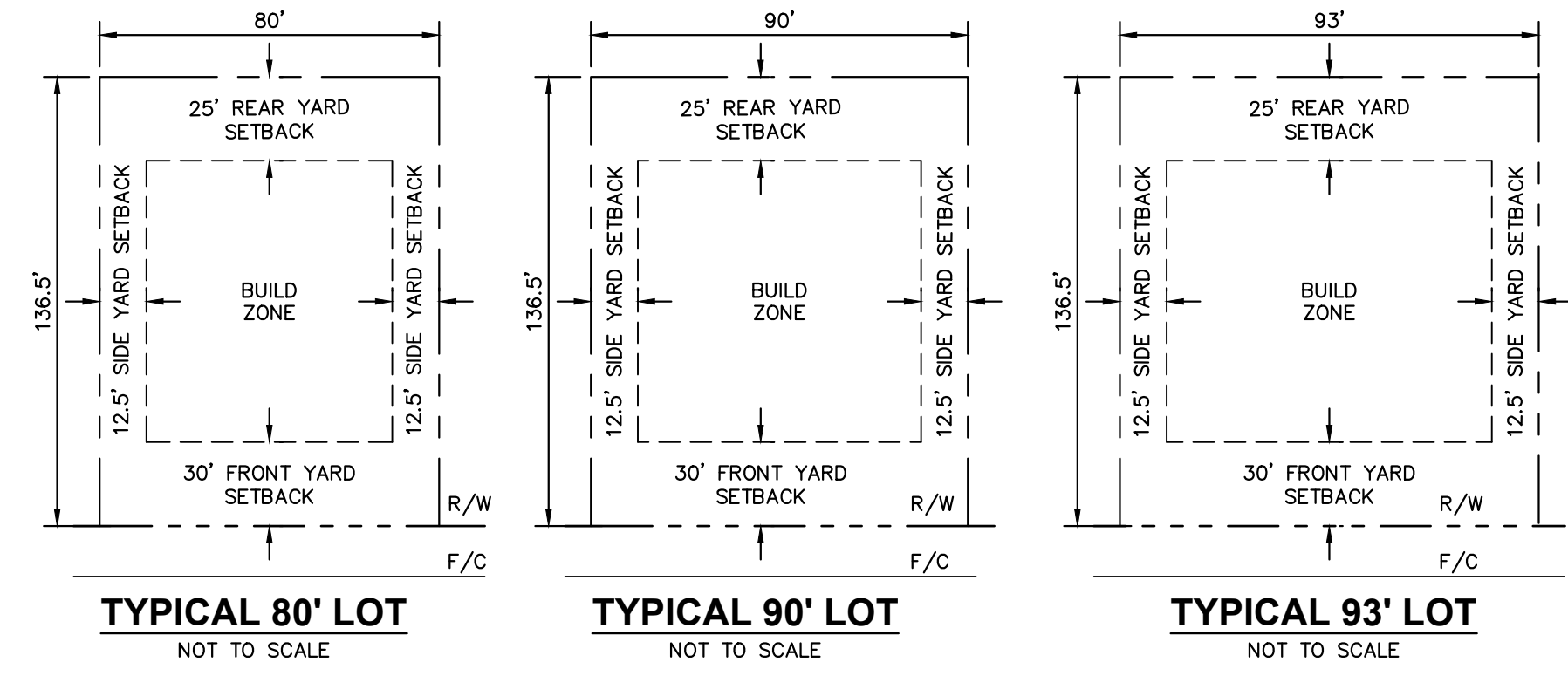


- PAVEMENT LEGEND**
- 1 ITEM 441, 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
  - 2 ITEM 441, 1-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
  - 3 ITEM 307, 6" ROLLER COMPACTED CONCRETE BASE-RESIDENTIAL
  - 4 ITEM 407, TRACKLESS TACK COAT (APPLIED AT 0.05 GAL/SY)
  - 5 ITEM 407, TRACKLESS TACK COAT, 702.13 RUBBERIZED ASPHALT, EMULSION COURSE (APPLIED AT 0.08 GAL/SY)
- \*STA. 0+00.00 TO 8+99.97

NOTE: THE THICKEST PAVEMENT COMPOSITION, OF THE INTERSECTING ROADS SHALL BE UTILIZED WITHIN THE ENTIRE LIMITS OF SAID INTERSECTION.



- PAVEMENT LEGEND**
- A. ITEM 441, 2.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448), PG70-22 (SINGLE LIFT)
  - B. ITEM 304, 6" CRUSHED AGGREGATE BASE
  - C. ITEM 204, SUBGRADE COMPACTION



No.	REVISIONS	DATE	BY	APR DATE	APR BY

SCALE: AS NOTED

DESIGNED BY: NSM

DRAWN BY: MTS

CHECKED BY: NSM

**Kimley-Horn**  
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7960 COLUMBUS, OH 43235  
PHONE: 614-454-6699  
WWW.KIMLEY-HORN.COM

**TYPICAL SECTIONS**

PRELIMINARY PLAT  
**PEACHBLOW CROSSING**  
BERLIN TWP., DELAWARE COUNTY, OHIO

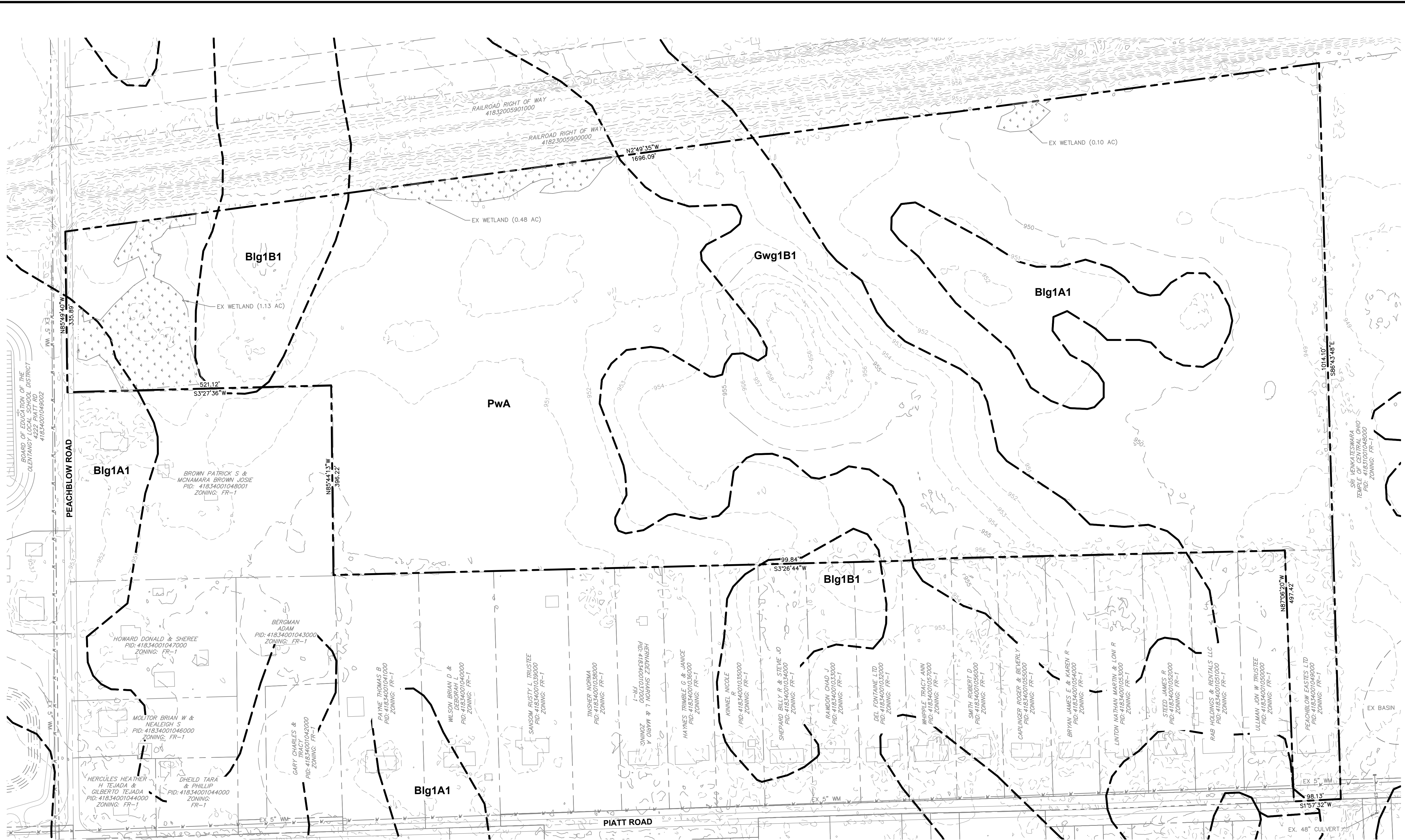
ORIGINAL ISSUE:  
5/04/2026

KHA PROJECT NO.  
190148000

SHEET NUMBER  
**2**

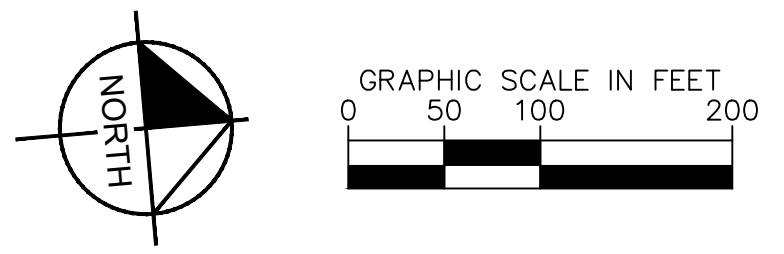
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**LEGEND**

	EXISTING PROPERTY BOUNDARY		EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE		EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY		EXISTING RIGHT-OF-WAY
	EXISTING WATERLINE		EXISTING SOIL BOUNDARY
	EXISTING SANITARY SEWER		
	EXISTING STORM SEWER		
	EXISTING MAJOR CONTOUR		
	EXISTING MINOR CONTOUR		
	EXISTING SOIL BOUNDARY		
	EXISTING FENCE		



**SOIL INDEX**

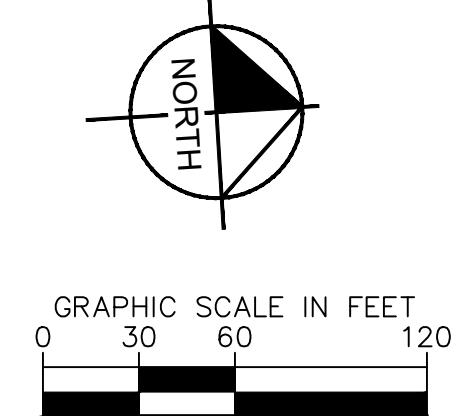
Blg1A1	BLOUNT SILT LOAM, GROUND MORAIN, 0 TO 2 PERCENT SLOPES (SOIL GROUP D)
Blg1B1	BLOUNT SILT LOAM, GROUND MORAIN, 2 TO 4 PERCENT SLOPES (SOIL GROUP D)
Gwg1B1	GLYNWOOD SILT LOAM, GROUND MORAIN, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)
PwA	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D)

PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP, DELAWARE COUNTY, OHIO	<b>EXISTING CONDITIONS</b>	SCALE: AS NOTED DESIGNED BY: NSM DRAWN BY: MTS CHECKED BY: NSM	© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7965 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM
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SHEET NUMBER <b>3</b>		REVISIONS No. DATE BY APR DATE APR BY	

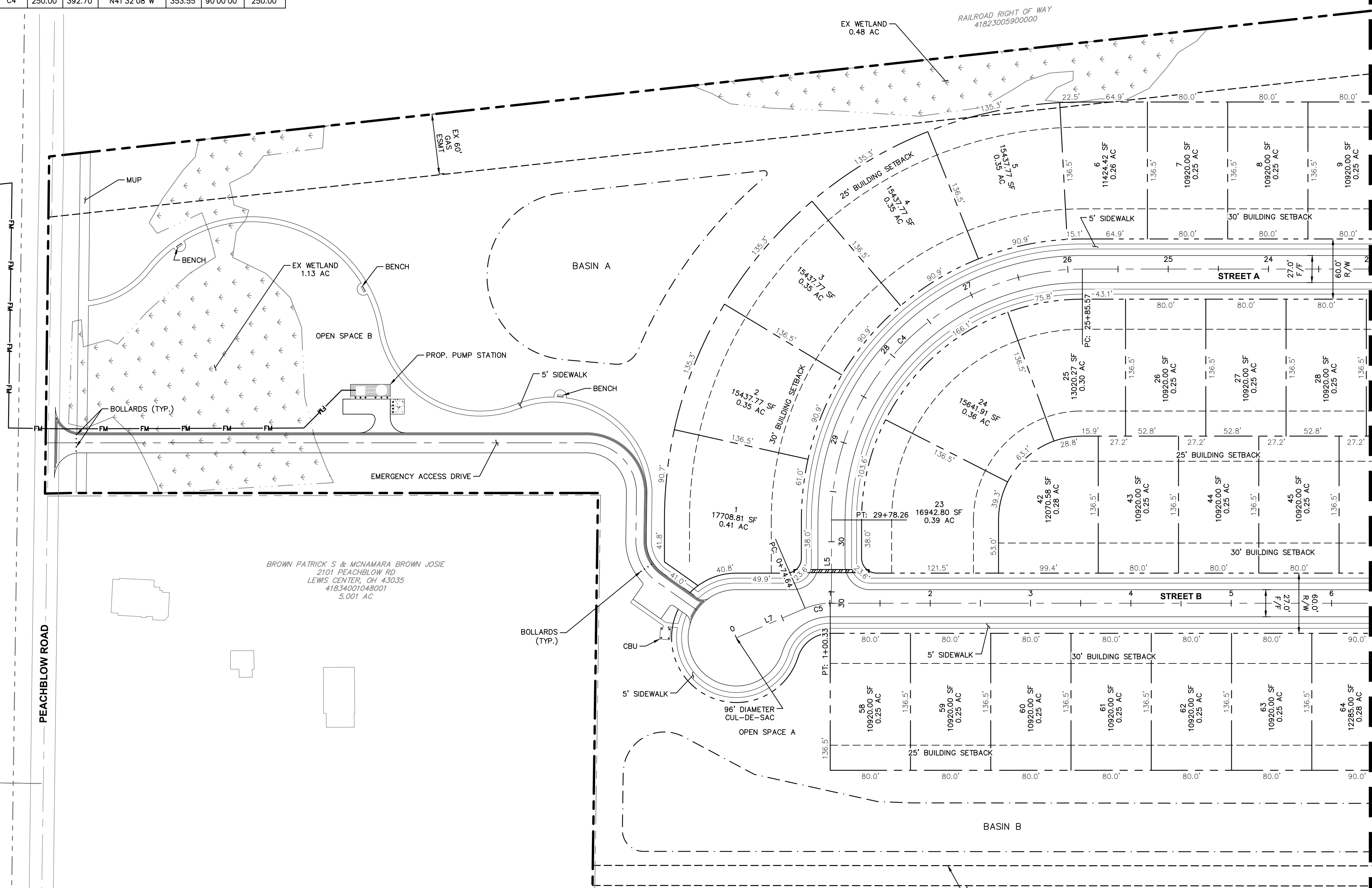
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STREET A									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L1	403.32	S87°06'19.93"E	C1	250.00'	10.09'	S85°56'57"E	10.09'	2'18'46"	5.05'
L2	109.23	S84°47'33.89"E	C2	250.00'	10.09'	S85°56'57"E	10.09'	2'18'46"	5.05'
L3	372.90	N87°06'19.93"W	C3	250.00'	390.21'	N48°10'46"E	351.79'	89°25'48"	247.53'
L4	1299.26	N3°27'52.01"E	C4	250.00'	392.70'	N41°32'08"W	353.55'	90°00'00"	250.00'
L5	83.00	N86°32'07.99"W							

STREET B									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L6	1801.38	N3°27'52.01"E	C5	63.50'	25.69'	N8°07'23"W	25.51'	23°10'32"	13.02'
L7	74.64	N19°42'39.05"W							



- 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



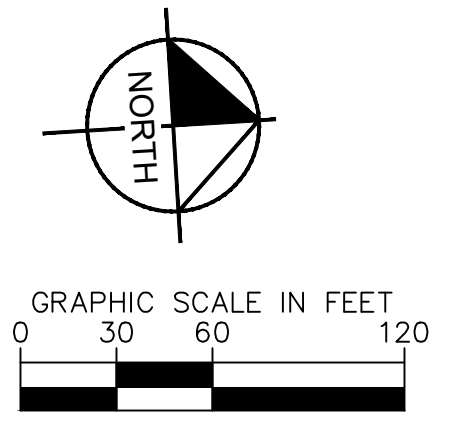
MATCHLINE - SEE SHEET 5 FOR CONTINUATION

SCALE: AS NOTED	<b>Kimley-Horn</b>		DESIGNED BY: NSM		DRAWN BY: MTS		CHECKED BY: NSM				
<b>SITE PLAN</b>											
PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP., DELAWARE COUNTY, OHIO											
ORIGINAL ISSUE: 5/04/2026											
KHA PROJECT NO. 190148000											
SHEET NUMBER <b>4</b>											
							DATE	BY	APR	DATE	BY

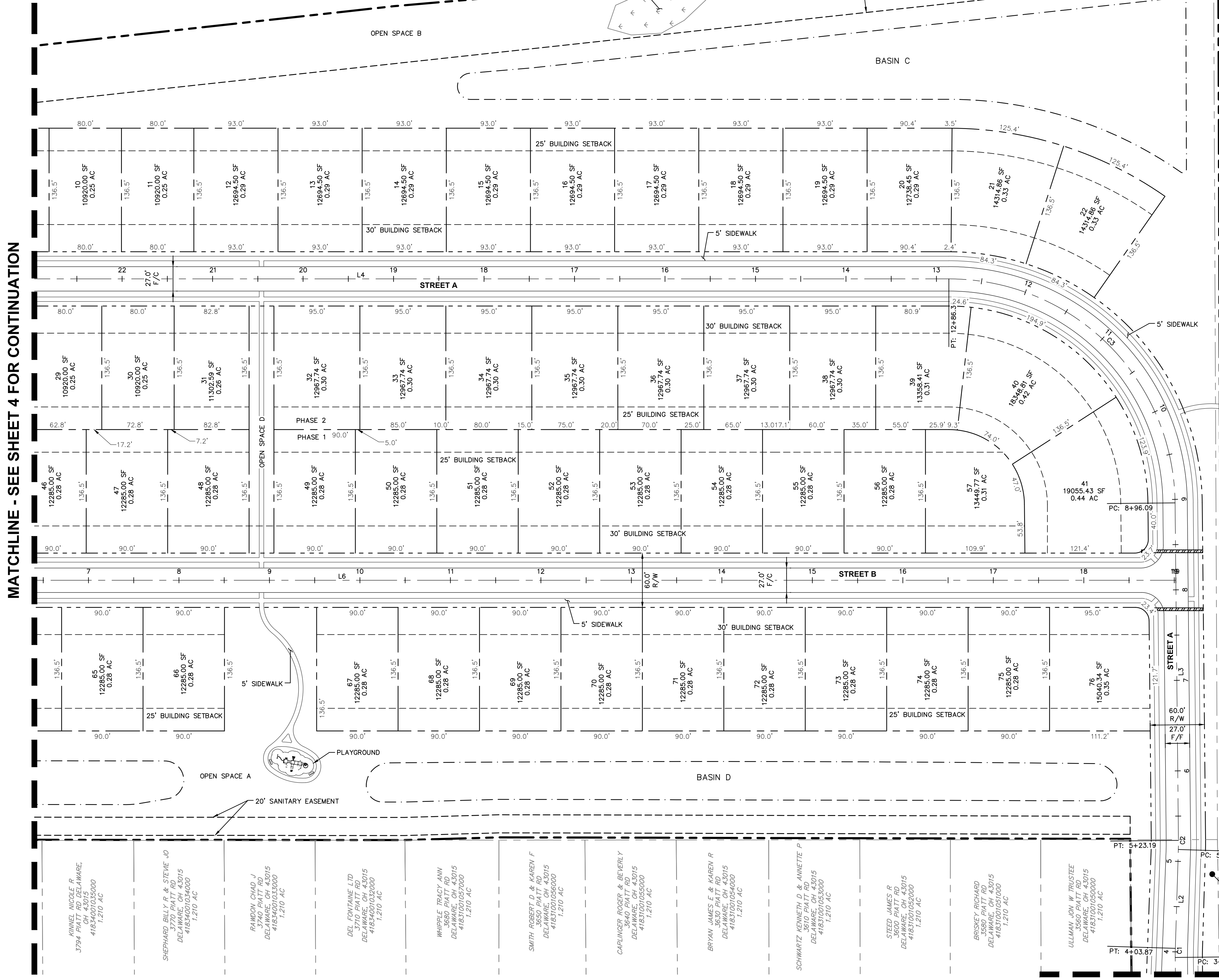
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STREET A									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L1	403.32	S87°06'19.93"E	C1	250.00'	10.09'	S85°56'57"E	10.09'	2'18"46"	5.05'
L2	109.23	S84°47'33.89"E	C2	250.00'	10.09'	S85°56'57"E	10.09'	2'18"46"	5.05'
L3	372.90	N87°06'19.93"W	C3	250.00'	390.21'	N48°10'46"E	351.79'	89°25'48"	247.53'
L4	1299.26	N3°27'52.01"E	C4	250.00'	392.70'	N41°32'08"W	353.55'	90°00'00"	250.00'
L5	83.00	N86°32'07.99"W							

STREET B									
LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
L6	1801.38	N3°27'52.01"E	C5	63.50'	25.69'	N8°07'23"W	25.51'	23°10'32"	13.02'
L7	74.64	N19°42'39.05"W							

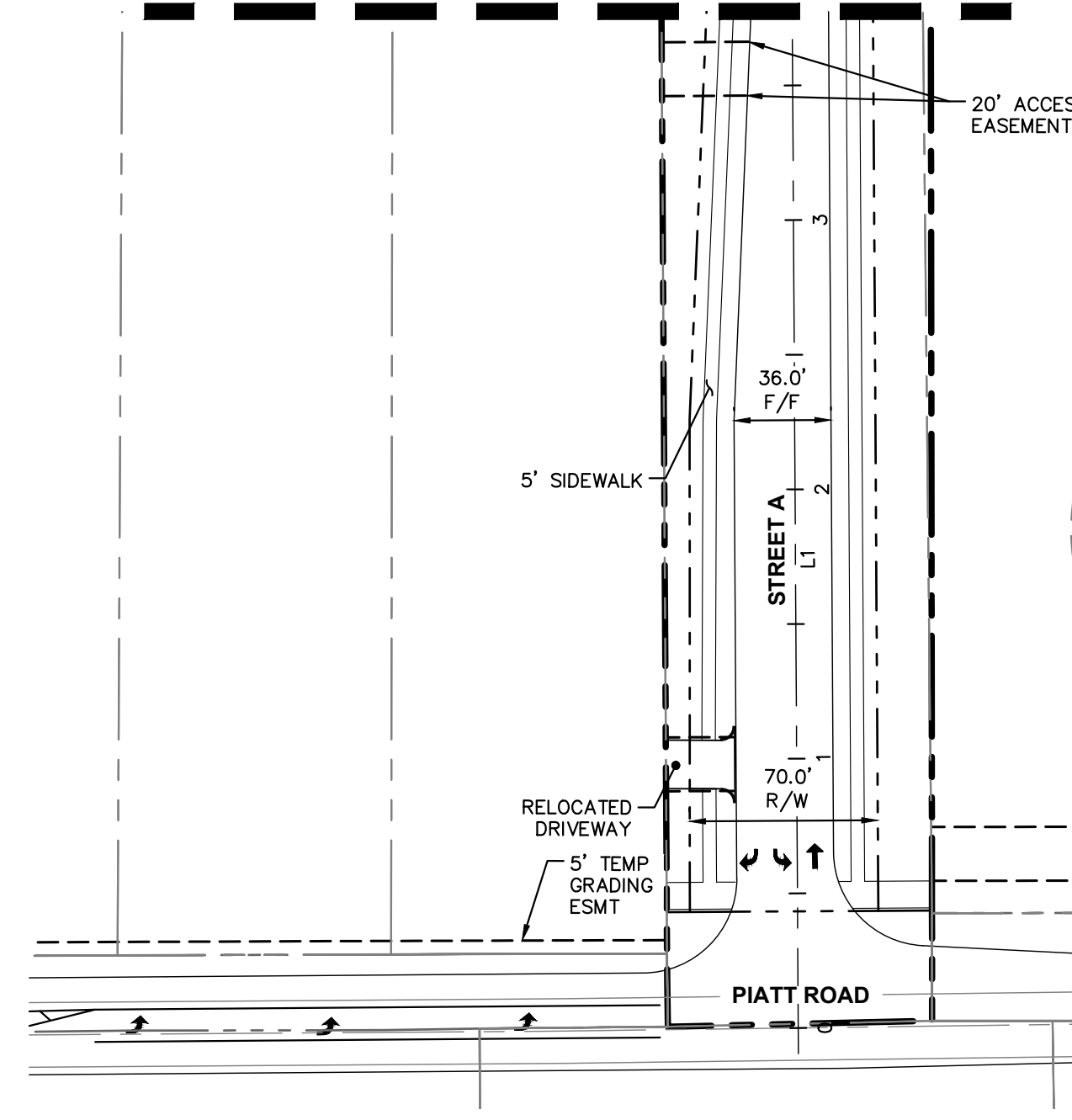


- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED SETBACK
  - PROPOSED CENTERLINE
  - PROPOSED FACE OF CURB
  - PROPOSED SIDEWALK



SRI KEMKATESWARA TEMPLE OF CENTRAL OHIO  
 3466 PIATT RD  
 DELAWARE, OH 43015  
 41831001048000  
 25.644 AC

**MATCHLINE - SEE THIS SHEET FOR CONTINUATION**



**MATCHLINE - SEE THIS SHEET FOR CONTINUATION**

<b>Kimley Horn</b>							
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SCALE: AS NOTED DESIGNED BY: NSM DRAWN BY: MTS CHECKED BY: NSM							
SITE PLAN							
PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP., DELAWARE COUNTY, OHIO							
ORIGINAL ISSUE: 5/04/2026 KHA PROJECT NO. 190148000 SHEET NUMBER <div style="text-align: center; font-size: 14px; font-weight: bold;">5</div>							
DATE: APR 2026 BY: NSM REVISIONS:							

Drawing name: K:\CIB\_LDEA\190148000\_peachblow\_47.ac - bertha\_top2 Design\CAD\Drawings\Preliminary Pkg\Grading and Utility Plan.dwg Layout1 May 04, 2026 2:00pm by: Mitchell Steeds

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BE REALTY LLC  
2174 PEACHBLOW RD  
LEWIS CENTER, OH 43035  
41834001048000  
41,690 AC

BROWN PATRICK S & McNAMARA BROWN JOSIE  
2101 PEACHBLOW RD  
LEWIS CENTER, OH 43035  
41834001048001  
5,001 AC

BERGMAN ADAM T  
4020 PIATT RD  
DELAWARE, OH 43015  
41834001043000  
1,480 AC

PAINE THOMAS B  
DELAWARE, OH 43015  
41834001041000  
2,000 AC

WILSON BRIAN D & DEBORAH L  
DELAWARE, OH 43015  
41834001040000  
2,000 AC

YARNELL DANIEL A  
3880 PIATT RD  
DELAWARE, OH 43015  
41834001039000  
1,680 AC

THYSER NORMA  
41834001038000  
1,210 AC

HERNANDEZ SHARON L & MARIO A  
3638 PIATT RD  
DELAWARE, OH 43015  
41834001037000  
1,210 AC

HAYNES TRIMBLE G & JANICE  
3810 PIATT RD  
DELAWARE, OH 43015  
41834001036000  
1,210 AC

HOWARD DONALD & SHEREE  
2211 PEACHBLOW RD  
LEWIS CENTER, OH 43035  
41834001047000  
1,770 AC

RAILROAD RIGHT OF WAY  
41823005900000

PEACHBLOW ROAD

STREET A

STREET B

BASIN 1  
NWSE=947.50  
TOB 951.50

BASIN 2  
NWSE=946.00  
TOB 950.00

OPEN SPACE A

OPEN SPACE B

PROP. MOUNDING (TYP.)

10"x10" VALVE VAULT

PUMP CONTROLS

8" WET WELL

BACKUP GENERATOR

FG=954.80

FG=954.60

FG=954.70

FG=955.30

FG=955.80

FG=954.20

FG=954.10

FG=954.50

FG=954.30

FG=954.20

FG=952.90

FG=953.90

FG=955.10

FG=955.60

FG=954.50

FG=955.10

FG=955.80

FG=953.30

FG=952.80

FG=952.70

FG=953.50

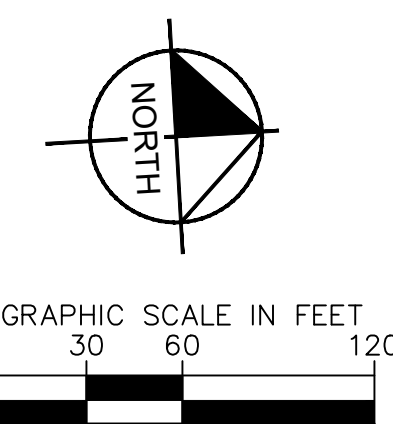
FG=954.60

FG=955.60

FG=955.30

FG=955.80

20' SANITARY EASEMENT



**LEGEND**

	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER LINE
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	FLOOD ROUTING ARROW
	WATERLINE CASING PIPE

**LEGEND**

ALL STREET ELEVATIONS SHOWN ON THE STREET CENTERLINE ARE PROFILE GRADE.

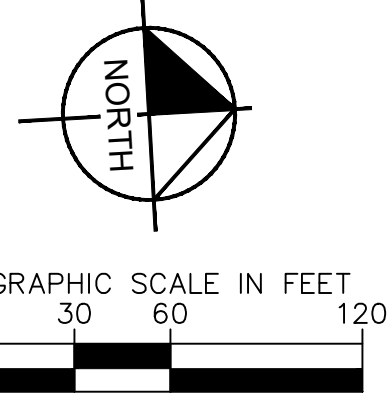
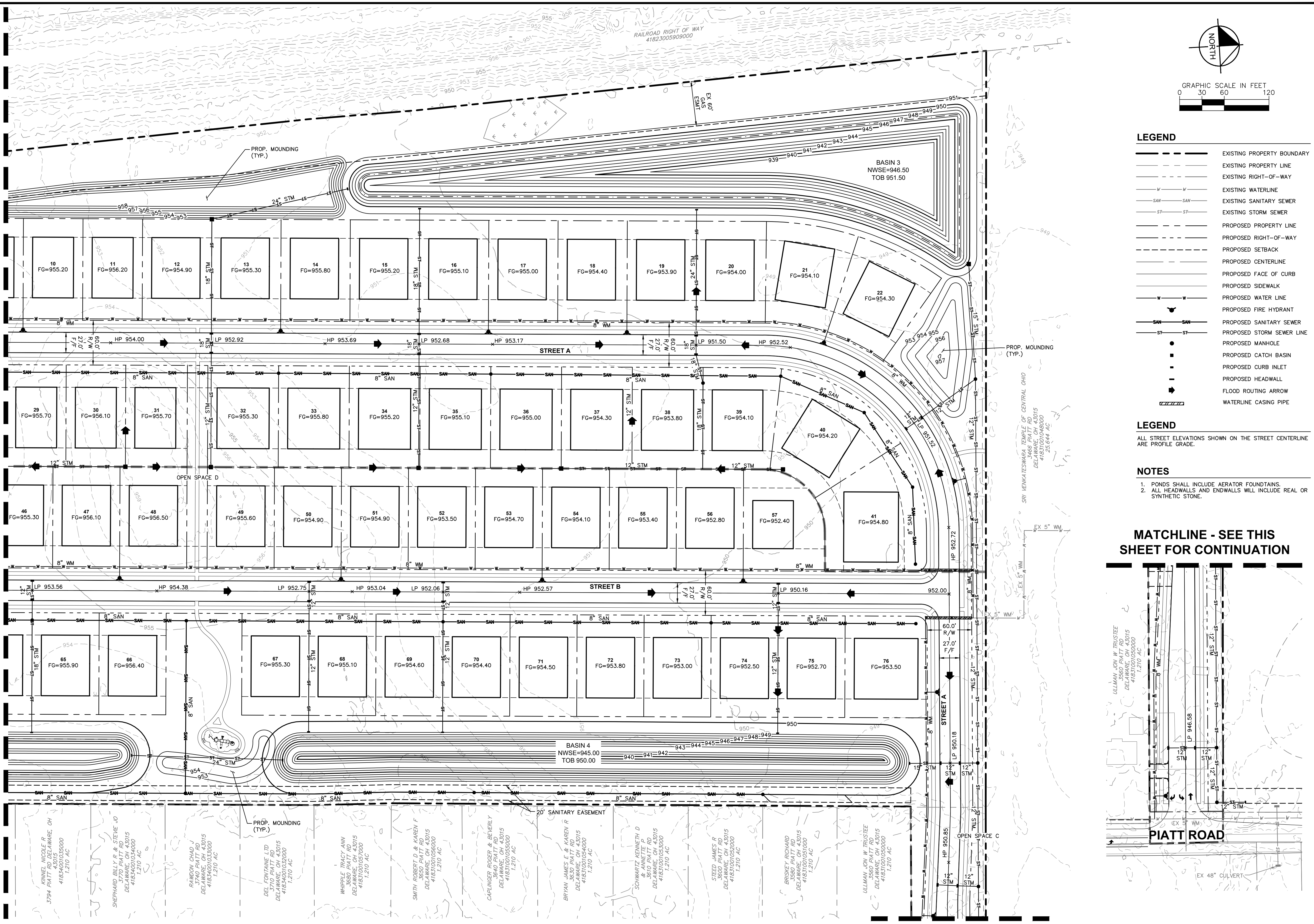
- NOTES**
1. PONDS SHALL INCLUDE AERATOR FOUNDATIONS.
  2. ALL HEADWALLS AND ENDWALLS WILL INCLUDE REAL OR SYNTHETIC STONE.

MATCHLINE - SEE SHEET 7 FOR CONTINUATION

DESIGNED BY: NSM	SCALE: AS NOTED
DRAWN BY: MTS	DATE: APR 2026
CHECKED BY: NSM	BY: APR DATE: APR BY:
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<p><b>GRADING AND UTILITY PLAN</b></p>	
<p>PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP., DELAWARE COUNTY, OHIO</p>	
<p>ORIGINAL ISSUE: 5/04/2026</p>	
<p>KHA PROJECT NO. 190148000</p>	
<p>SHEET NUMBER <b>6</b></p>	
<p>OF 10</p>	

Drawing name: K:\CBA\DEBA\190148000\_peachblow\_47.ac - berth\_1\tp2 Design\CAD\Drawings\Pre\Utility\Plan.dwg Layout1 (2) May 04, 2026, 2:00pm. By: Michael Steele  
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MATCHLINE - SEE SHEET 6 FOR CONTINUATION



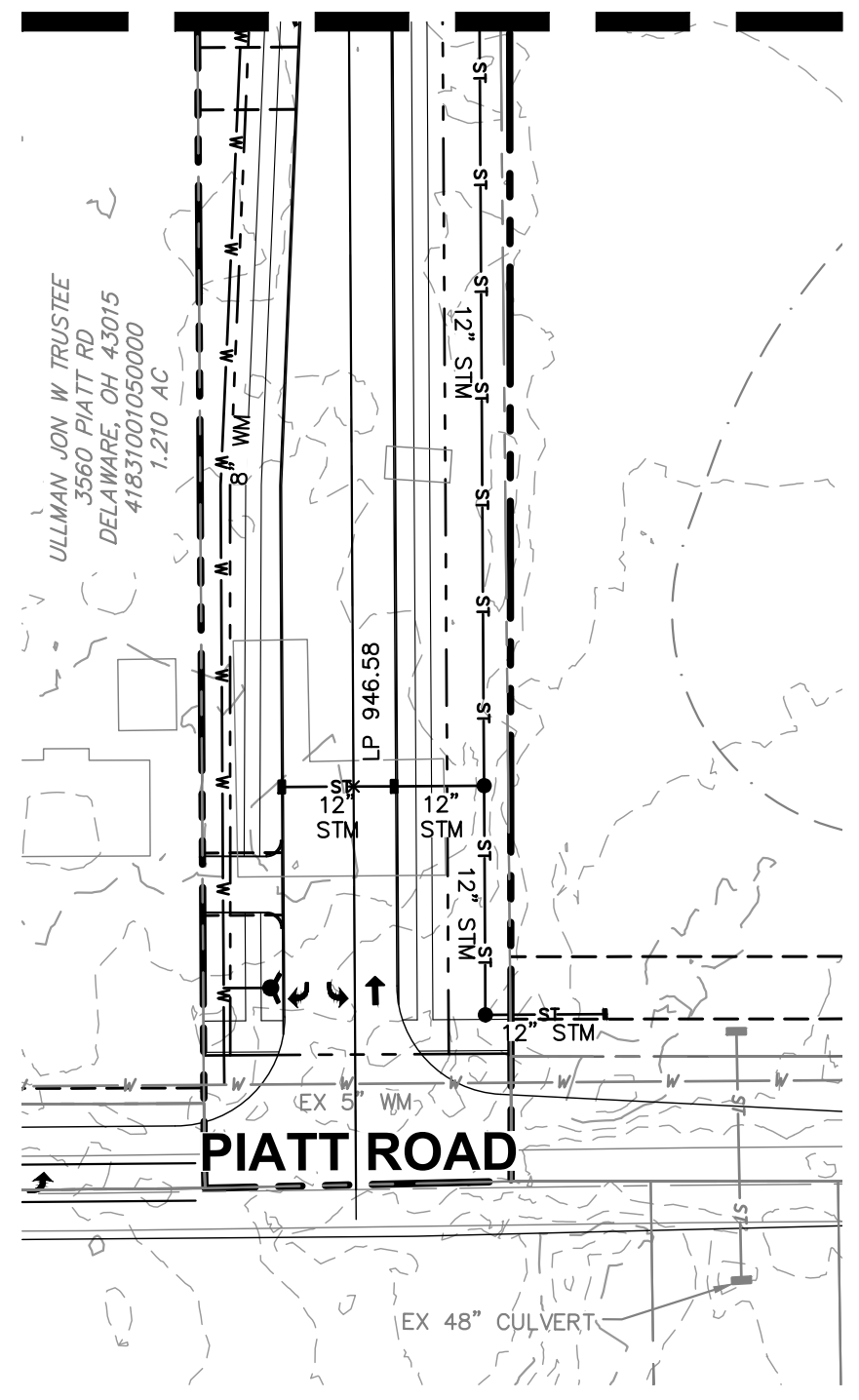
**LEGEND**

---	EXISTING PROPERTY BOUNDARY
- - - -	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY
W - W	EXISTING WATERLINE
SAN - SAN	EXISTING SANITARY SEWER
ST - ST	EXISTING STORM SEWER
---	PROPOSED PROPERTY LINE
- - - -	PROPOSED RIGHT-OF-WAY
---	PROPOSED SETBACK
---	PROPOSED CENTERLINE
---	PROPOSED FACE OF CURB
---	PROPOSED SIDEWALK
W - W	PROPOSED WATER LINE
HP	PROPOSED FIRE HYDRANT
SAN - SAN	PROPOSED SANITARY SEWER
ST - ST	PROPOSED STORM SEWER LINE
●	PROPOSED MANHOLE
■	PROPOSED CATCH BASIN
□	PROPOSED CURB INLET
---	PROPOSED HEADWALL
→	FLOOD ROUTING ARROW
---	WATERLINE CASING PIPE

**LEGEND**  
 ALL STREET ELEVATIONS SHOWN ON THE STREET CENTERLINE ARE PROFILE GRADE.

**NOTES**  
 1. PONDS SHALL INCLUDE AERATOR FOUNDATIONS.  
 2. ALL HEADWALLS AND ENDWALLS WILL INCLUDE REAL OR SYNTHETIC STONE.

MATCHLINE - SEE THIS SHEET FOR CONTINUATION



MATCHLINE - SEE THIS SHEET FOR CONTINUATION

DESIGNED BY: NSM	DATE	BY	APR	DATE	BY
DRAWN BY: MTS	REVISIONS				
CHECKED BY: NSM	No.				

SCALE: AS NOTED

DESIGNED BY: NSM

DRAWN BY: MTS

CHECKED BY: NSM

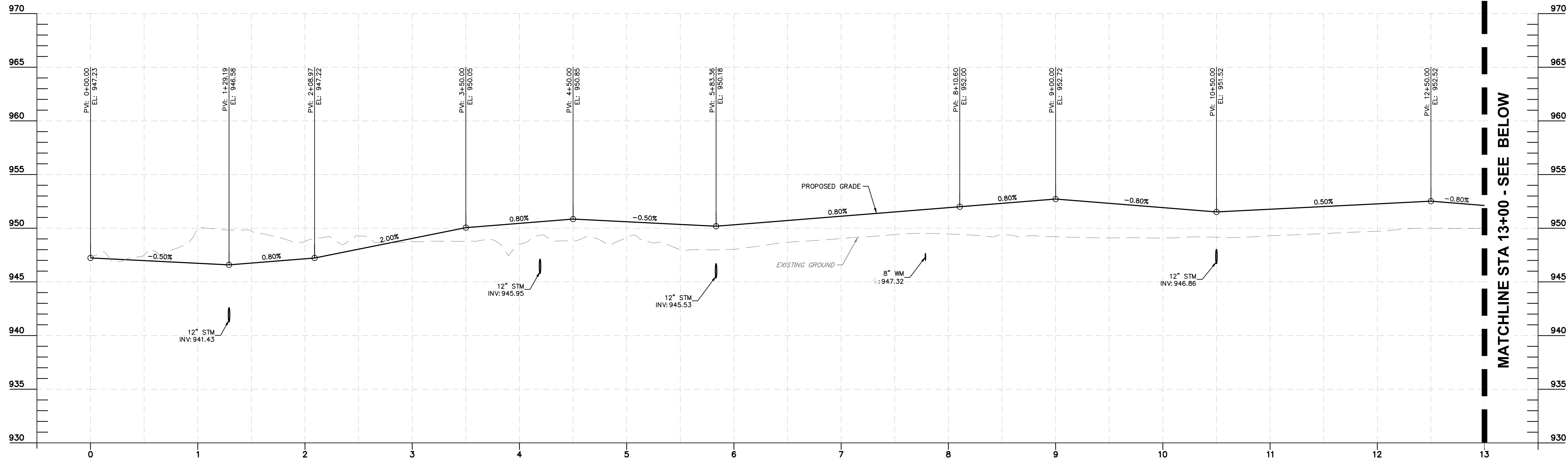
PRELIMINARY PLAN  
**PEACHBLOW CROSSING**  
 BERLIN TWP., DELAWARE COUNTY, OHIO

GRADING AND UTILITY PLAN

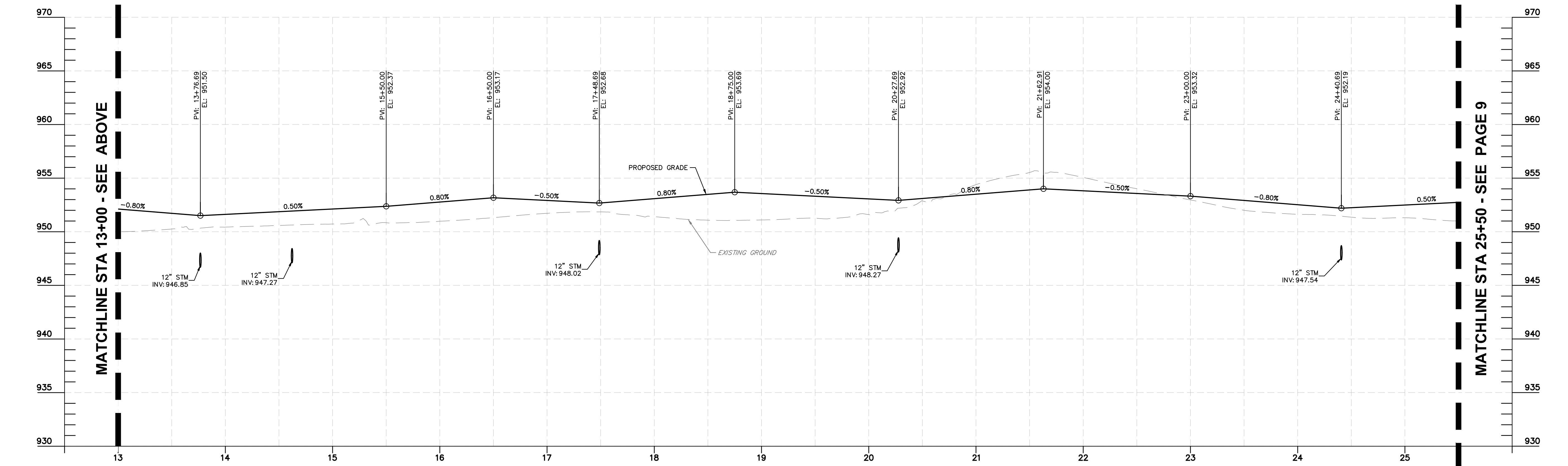
ORIGINAL ISSUE: 5/04/2026  
 KHA PROJECT NO. 190148000  
 SHEET NUMBER  
**7**  
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Drawing name: K:\CIBL\190148000 Peachblow 47 Ac - Berlin Twp\2 Design\CAD\PlanSheets\190148000 Road Profiles.dwg Layout1 May 04, 2026 2:00pm By: Mitchell Steele  
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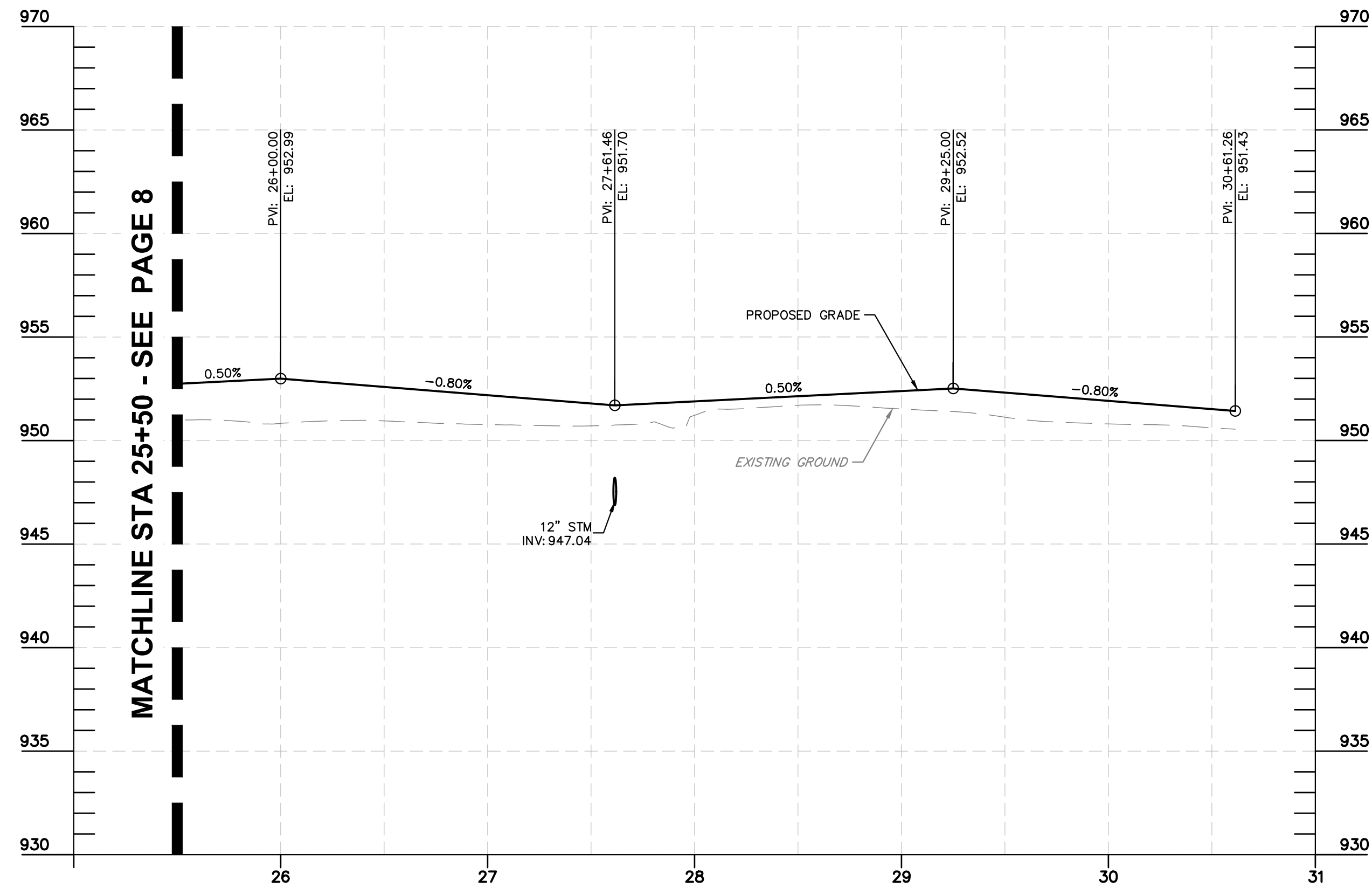
**STREET A - 0+00.00 TO 13+00.00**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



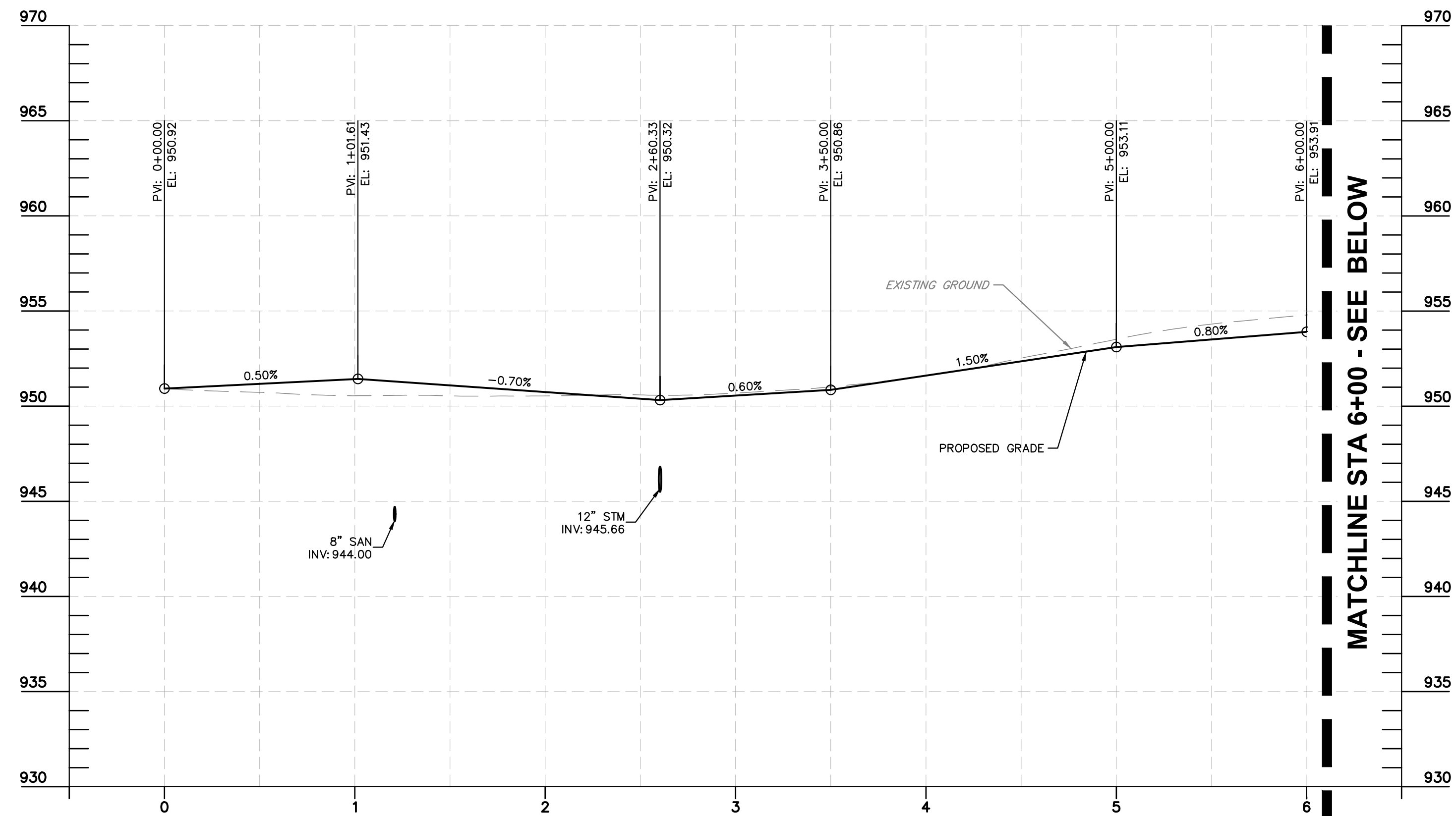
**STREET A - 13+00.00 TO 25+50.00**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'

	<b>ROAD PROFILES</b>	PRELIMINARY PLAT <b>PEACHBLOW CROSSING</b> BERLIN TWP, DELAWARE COUNTY, OHIO
© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7960 N. STATE ST., SUITE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: NSM DRAWN BY: MTS CHECKED BY: NSM	ORIGINAL ISSUE: 5/04/2026 KHA PROJECT NO. 190148000 SHEET NUMBER <b>8</b>
No.	REVISIONS	DATE BY APR DATE APR BY

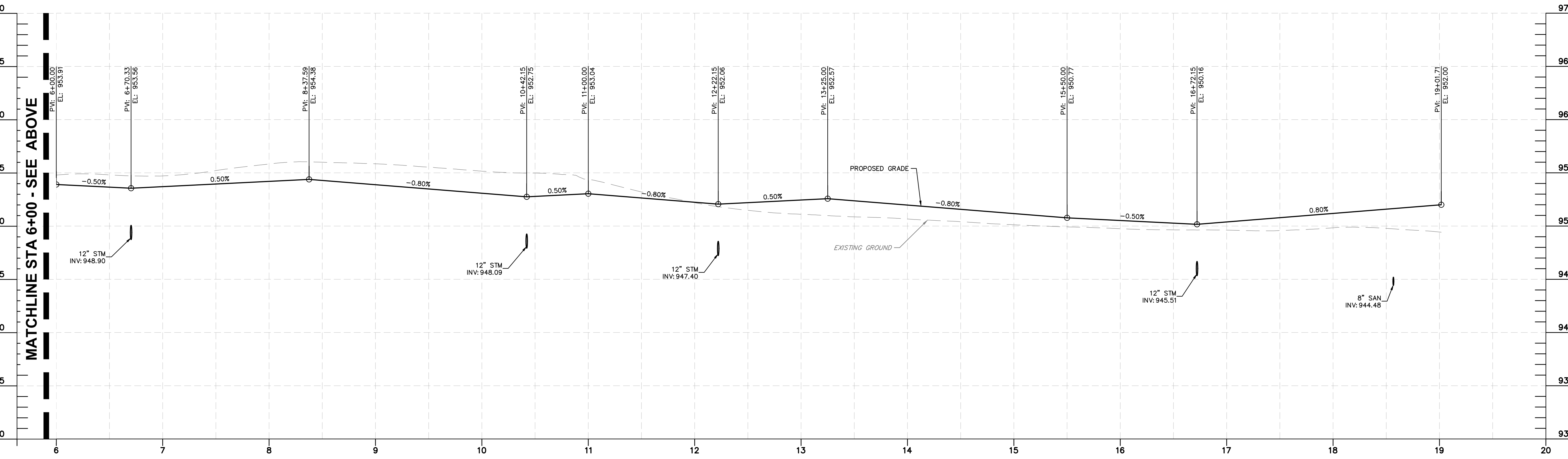
Drawing name: K:\CBE\190148000 Peachblow 47 Ac - Berlin Twp\2 Design\CAD\PlanSheets\190148000 Road Profiles.dwg Layout1 (2) May 04, 2026 2:00pm by: Mitchell Steede  
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**STREET A - 25+50.00 TO 30+61.26**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



**STREET B - 0+00.00 TO 6+00.00**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



**STREET B - 6+00.00 TO 19+01.71**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'

No.	REVISIONS	DATE	BY	APR DATE	APR BY

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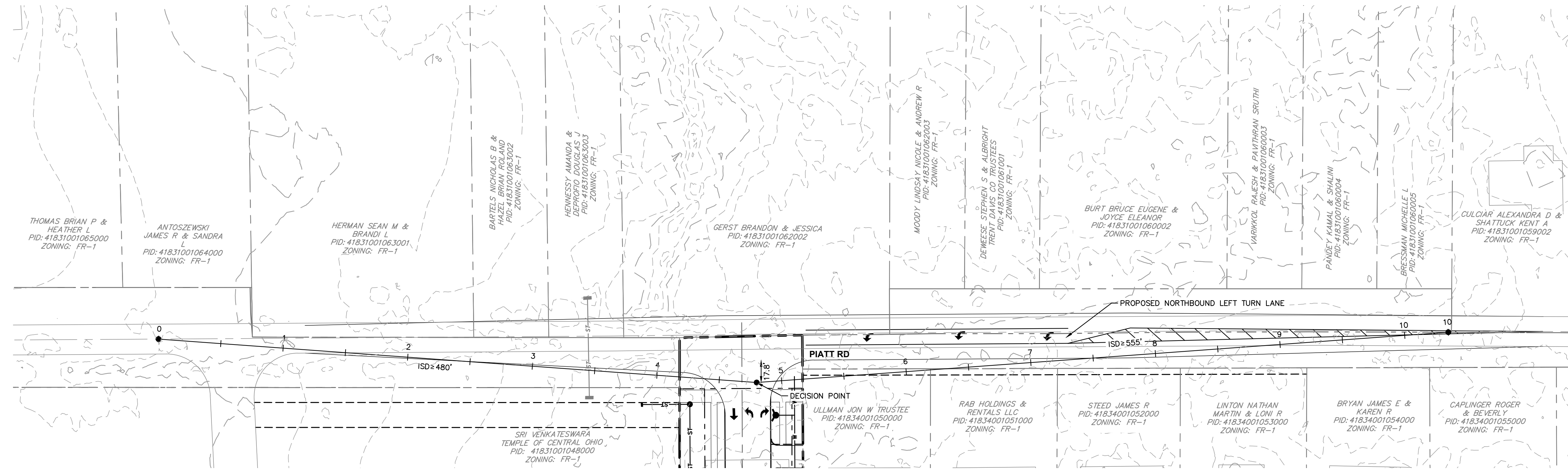
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**ROAD PROFILES**

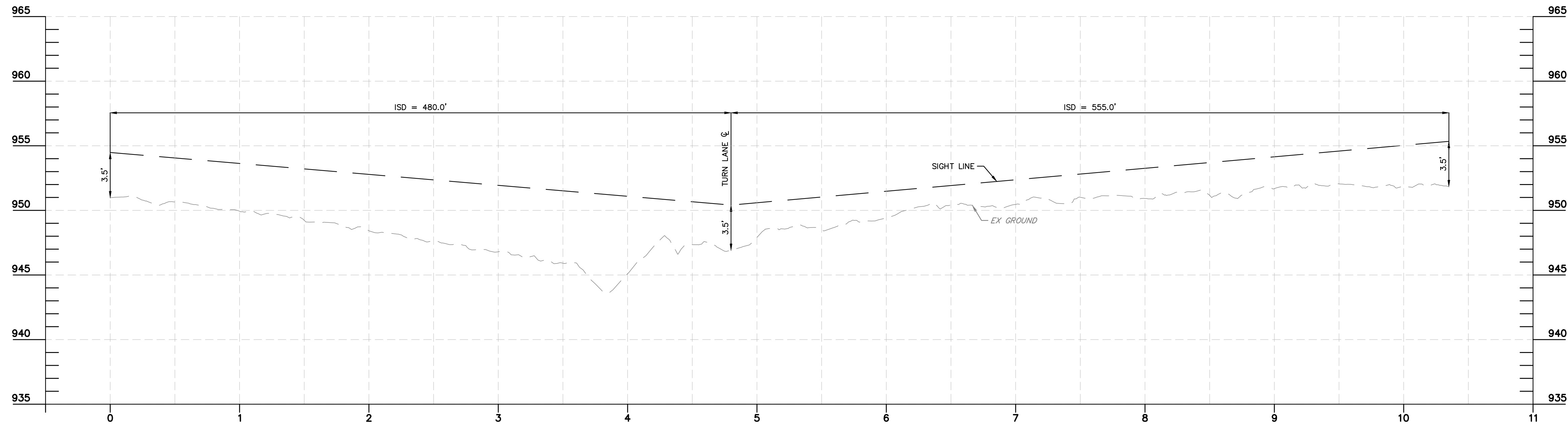
PRELIMINARY PLAT  
**PEACHBLOW CROSSING**  
 BERLIN TWP., DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 5/04/2026  
 KHA PROJECT NO. 190148000  
 SHEET NUMBER **9**  
 OF 10

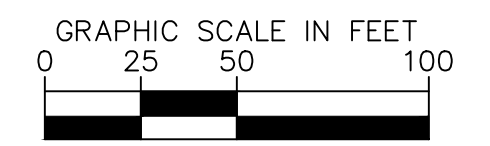
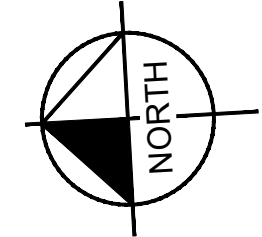
Drawing name: K:\CIB\_LDEA\190148000 Peachblow 47 Ac - Berlin Twp\2 Design\CAD\PlanSheets\Preliminary\PIATT\SIGHT\_DISTANCE.dwg Layout1 May 04, 2026 2:00pm by: Mitchell,Steele  
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**SIGHT DISTANCE PLAN - PIATT RD**  
 DESIGN SPEED = 50 MPH



**SIGHT DISTANCE PROFILE - PIATT RD**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



**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
- SIGHT LINE

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**SIGHT DISTANCE**

PRELIMINARY PLAT  
**PEACHBLOW CROSSING**  
 BERLIN TWP, DELAWARE COUNTY, OHIO

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