

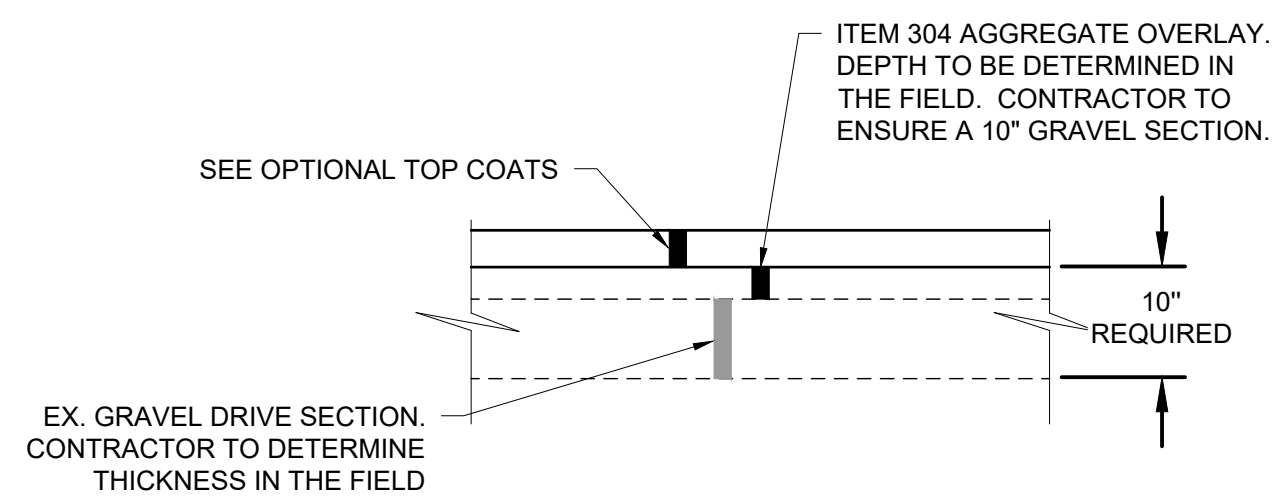
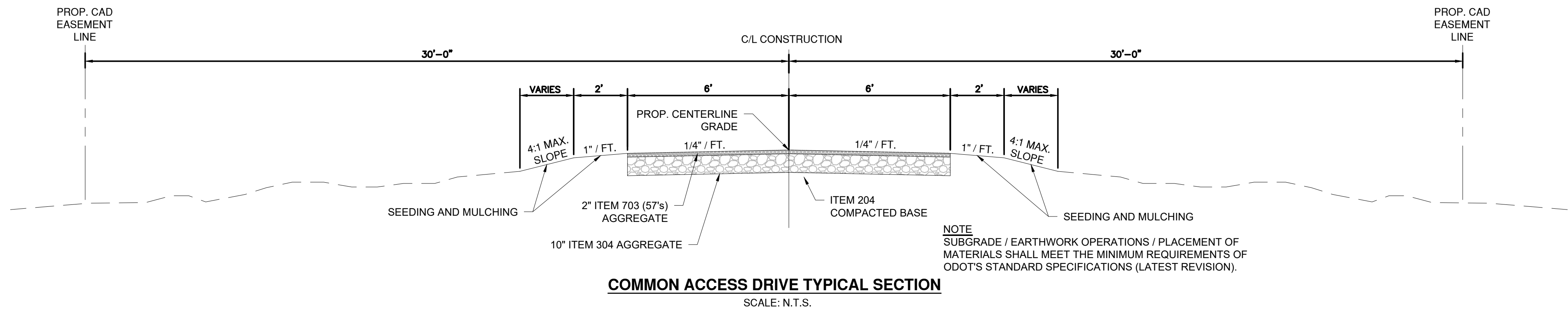
SITE REQUIREMENT - NOTES TO DEVELOPER

A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDE'S EXPENSE, LOCATED AT THE CAD INTERSECTION WITH THE CONNECTING PUBLIC OR PRIVATE ROAD. SUCH SIGN MAY BE INTEGRATED INTO A COMMON MAILBOX STRUCTURE. THE POLE-SIGN SHALL BE MADE OF ROT-RESISTANT WOOD OR COMPARABLE WEATHER-RESISTANT MATERIAL. THE POLE SIGN SHALL BE PLACED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND SHALL INCLUDE THE WORDS "PRIVATE DRIVE" IN CONTRASTING LETTERS. THE "PRIVATE DRIVE" SIGN SHALL BE NO LARGER THAN TWO SQUARE FEET (1 FOOT BY 2 FEET) ON EACH SIDE. ALL CAD ADDRESSES SHALL BE DISPLAYED COLLECTIVELY ON THE POLE-SIGN AT THE CAD ENTRANCE AND SHALL BE MADE OF REFLECTIVE MATERIAL. THE "PRIVATE DRIVE" SIGN AND ADDRESSES SHALL BE LEGIBLE FROM THE CONNECTING PUBLIC OR PRIVATE ROAD AND CONTINUOUSLY MAINTAINED AT THIS LOCATION. A RENDERING OF THE SIGN INCLUDING PROPOSED MATERIALS SHALL BE SUBMITTED AT THE TIME OF PRELIMINARY PLAN APPLICATION.

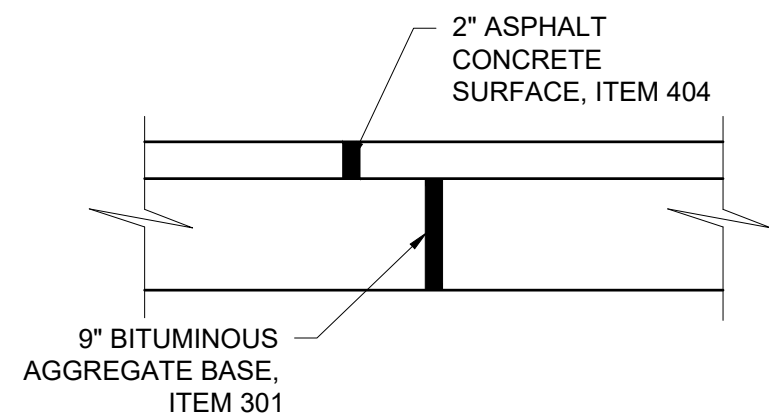
B EACH LOT SHALL INDIVIDUALLY DISPLAY ITS ADDRESS AT THE DRIVEWAY ENTRANCE TO THE CAD WHEN THE ADDRESS IS ASSIGNED. THE ADDRESS/ SIGN BE MADE OF REFLECTIVE MATERIAL AND BE LEGIBLE FROM EACH LOT'S DRIVEWAY ENTRANCE.

C ALL TREES AND SHRUBS INCLUDING PROTRUDING BRANCHES WITHIN 16' HORIZONTALLY AND 20' VERTICALLY FROM THE CENTERLINE OF THE CAD SHALL BE REMOVED AND MAINTAINED AS CLEARED AREA UNLESS THERE IS A MORE RESTRICTIVE STANDARD IN THE TOWNSHIP.

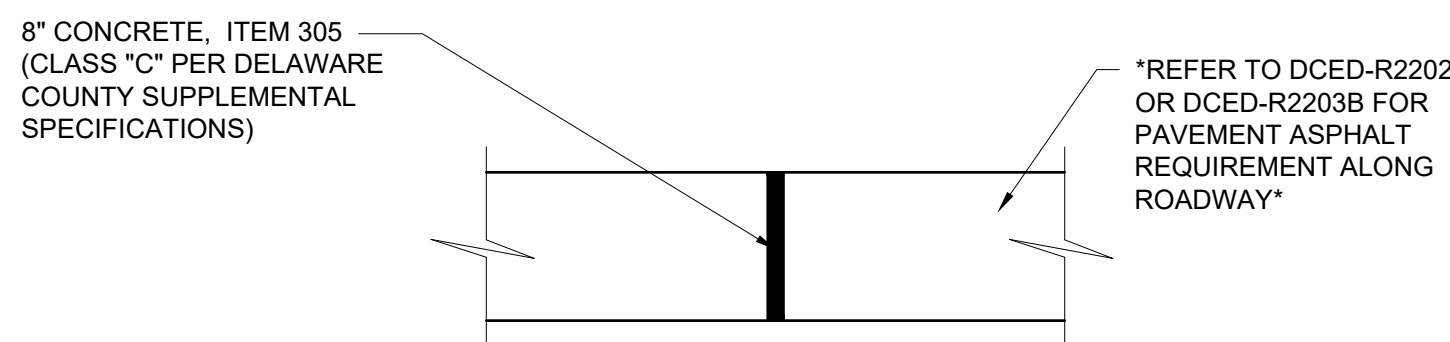
D THERE SHALL BE NO FUTURE EXTENSION OF OR OFF THE CAD TO ADDITIONAL LANDS UNLESS APPROVED BY THE RCP AT ITS DISCRETION.



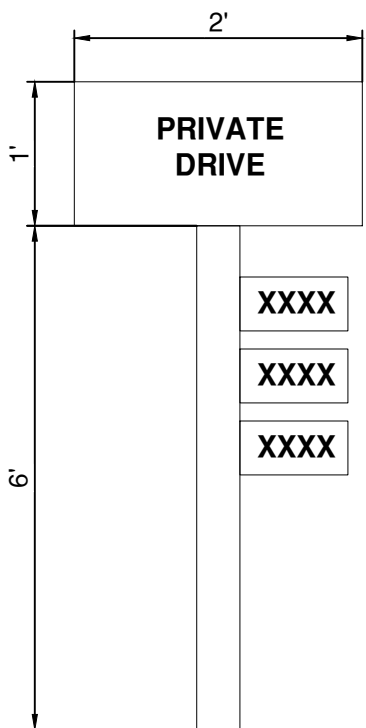
GRAVEL OVERLAY TYPICAL SECTION



DRIVEWAY APPROACH ASPHALT PAVEMENT SECTION
IN PUBLIC RIGHT-OF-WAY
NOT TO SCALE



DRIVEWAY APPROACH CONCRETE PAVEMENT SECTION
IN PUBLIC RIGHT-OF-WAY
(IN LIEU OF ASPHALT)
NOT TO SCALE



NOTES

1. POST TO BE 4"X4" TREATED WOOD
2. POST TO BE SET AT LEAST 36" DEEP AND BACKFILLED WITH FASTSETTING CONCRETE
3. SIGN TO BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY.

EXAMPLE OF CAD DRIVE SIGN
(SEE SITE REQUIREMENT NOTE A)

TYPICAL SECTIONS

EVERGREEN CAD

6360 HOME ROAD, DELAWARE OHIO 43015

[illegible]

EXISTING CONDITIONS -
DEMOLITION PLAN

EVERGREEN CAD

6360 HOME ROAD, DELAWARE OHIO 43015

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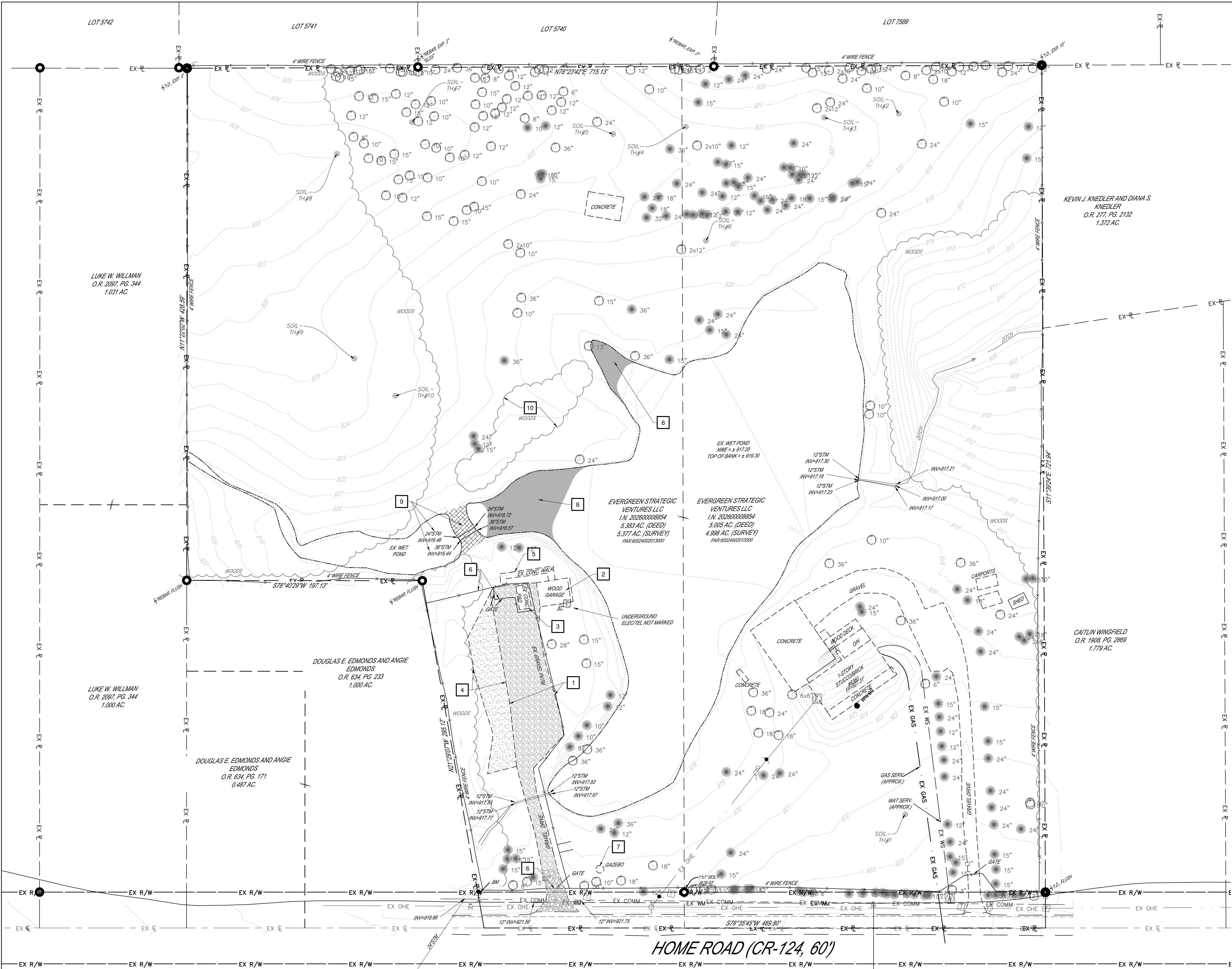
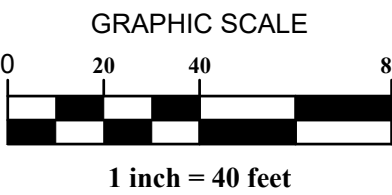
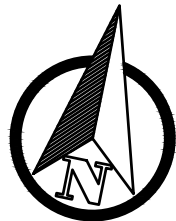
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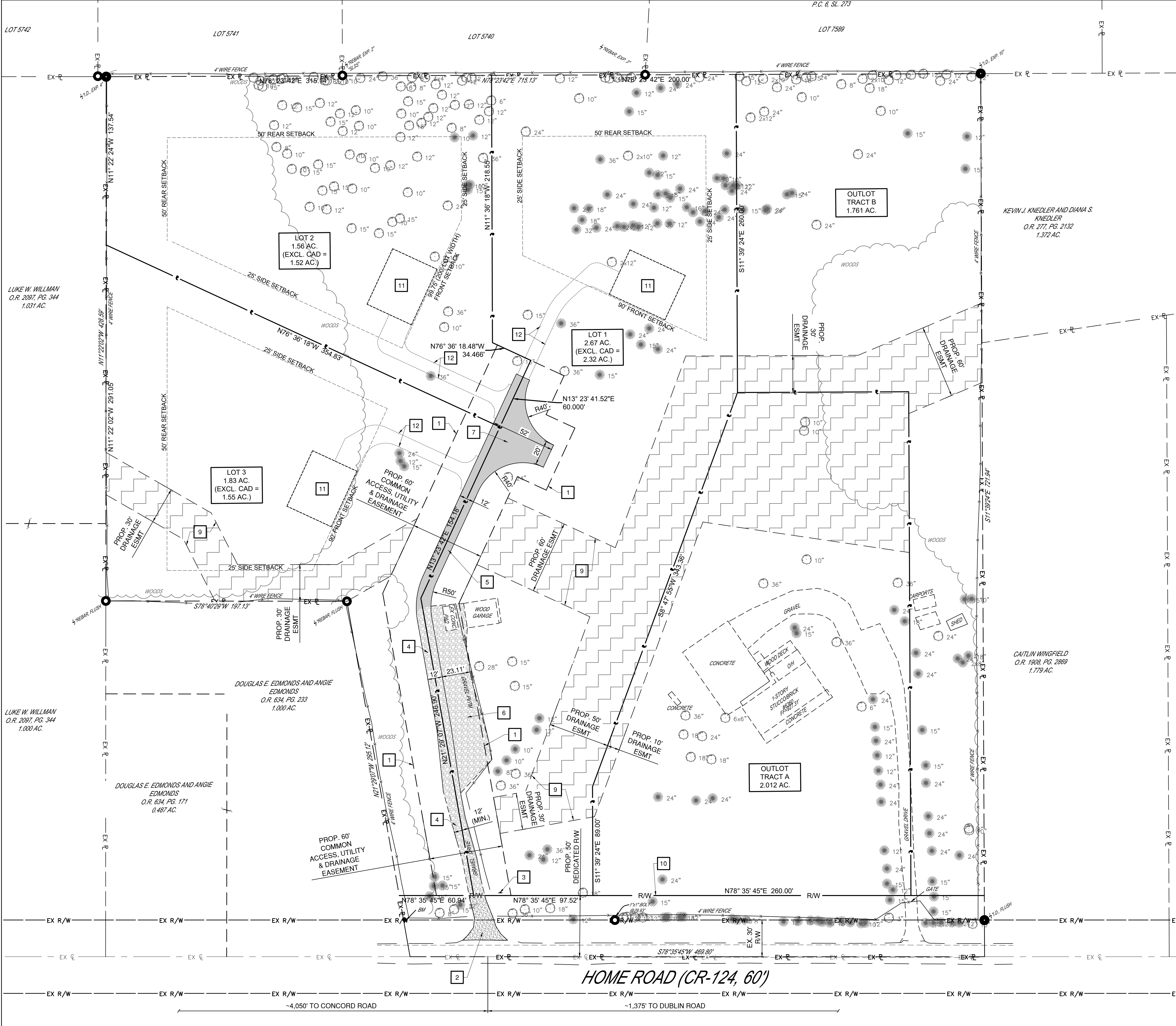
KEYED NOTES

- EXISTING GRAVEL DRIVE/ PAVEMENT TO REMAIN
- EXISTING GARAGE TO REMAIN.
- EXISTING CONCRETE PAD TO REMAIN.
- EXISTING GRAVEL DRIVE/ PAVEMENT TO BE REMOVED.
- EXISTING CONCRETE WALK TO BE REMOVED.
- EXISTING FENCE / GATE TO BE REMOVED.
- EXISTING GAZEBO TO BE REMOVED.
- PORTION OF EXISTING POND TO BE FILLED. OWNER/ CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO DETERMINE APPROPRIATE MEASURES AND PERFORM QUALITY CONTROL.
- EXISTING EMBANKMENT / DRIVE AND STORM SEWER PIPES TO BE REMOVED. EXISTING PIPES TO BE RE-USED IF POSSIBLE.
- EXISTING TREES TO BE REMOVED

EXISTING CONDITIONS LEGEND

	EXISTING CONTOURS
	EXISTING SWALE
	EXISTING TREE LINE
	EXISTING GRAVEL PVMT TO REMAIN
	EXISTING GRAVEL PVMT TO BE REMOVED
	PORTION OF EXISTING POND TO BE FILLED
	EXISTING EMBANKMENT/ DRIVE TO BE REMOVED





GENERAL NOTES:
ENVIRONMENTAL HEALTH
THE OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THESE LOT(S) AGREE WHEN A CENTRAL SEWER SYSTEM BECOMES AVAILABLE, SAID LOT(S) SHALL BE CONNECTED TO IT. ACCEPTANCE OF TITLE TO A LOT SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOT(S). ALL FEES AND COST ASSOCIATED WITH THE CONNECTION TO CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOWNER AT THE TIME OF INSTALLATION AND CONNECTION.

THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) AREA(S) COMPLIES WITH §3701-29 OF THE OHIO ADMINISTRATIVE CODE. DEPICTED STS FIELDS ASSUMED MOUND SYSTEM ON ALL LOTS 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 DGH. DESIGNER PLAN FOR SEPTIC SYSTEM MUST BE APPROVED BY THE DGH. DRIVEWAY AND UTILITY LOCATIONS THROUGH LOTS ARE NOT TO RUN OVER PROPOSED SEWAGE TREATMENT AREAS (PRIMARY OR SECONDARY) UNLESS ALTERNATIVE AREAS ARE APPROVED BY THE DGH. TREES FALLING WITHIN STS AREA(S) MUST BE CLEAR-CUT BEFORE INSTALLATION.

PRIOR TO ANY ADDITIONAL BUILDINGS ON THE SITE, THE OWNER MUST COORDINATE WITH THE DGH TO DETERMINE THAT THE APPROVED ON-SITE STS AREA (PRIMARY & 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.

SOIL REPORT BY MITCHEL STRAIN ON JULY 15, 2026 ON FILE AT DELAWARE GENERAL HEALTH DISTRICT.

DRAINAGE: WITHIN THE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" AN EASEMENT IS HEREBY RESERVED FOR THE MAINTENANCE OF DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DITCHES, SWALES AND SUBSURFACE DRAINAGE FOR THE BENEFIT AND USE OF THE PUBLIC. DEVELOPMENT AND FUTURE USE OF THESE LOT(S) SHALL NOT CREATE OBSTRUCTIONS TO THE FLOW OF WATER WITHIN THE EASEMENT. DRIVEWAY MAY CROSS EASEMENT IF AN APPROPRIATE CULVERT IS MAINTAINED TO ALLOW NATURAL FLOW OF WATER.

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

SIGHT DISTANCE: ALL OBSTRUCTIONS WITHIN THE REQUIRED LINE OF SIGHT TRIANGLE HAVE BEEN MARKED ONSITE AND WILL BE REMOVED DURING CONSTRUCTION, PER COUNTY ENGINEER'S REQUEST.

EASEMENTS: ALL REPRESENTED EASEMENTS, NOT PREVIOUSLY RECORDED, WILL BE RECORDED WITH THE DELAWARE COUNTY RECORDER'S OFFICE BEFORE OR AT THE TIME THIS LOT SPLIT IS RECORDED.

CAD MAINTENANCE: A COMMON ACCESS DRIVEWAY MAINTENANCE AGREEMENT WILL BE RECORDED PRIOR TO FINAL PLAT BEING RECORDED. THE DRIVE SHALL BE BUILT IN ACCORDANCE WITH SUBSEQUENTLY APPROVED ENGINEERING PLANS INCLUDING THE PICTURED CAD SIGN.

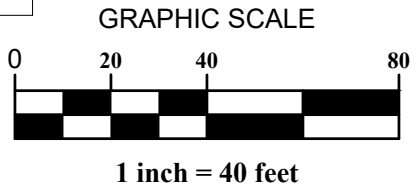
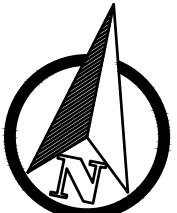
CRITICAL RESOURCES: THERE ARE NO KNOWN CEMETERIES, HISTORICAL SITES OR ARCHEOLOGICAL SIGNIFICANCE ON SITE OR WITHIN 200 FEET OF ITS BOUNDARIES. A PRELIMINARY REPORT OF THE WATERS OF THE UNITED STATES WAS COMPLETED BY MITCHEL STRAIN ON SEPTEMBER 28, 2026

KEYED NOTES

- 1 PROPOSED 60' COMMON ACCESS, UTILITY AND DRAINAGE EASEMENT
- 2 EXISTING DRIVEWAY APPROACH (WITHIN ROW) TO BE A PAVED SURFACE PER DELAWARE COUNTY STANDARDS. SEE TYPICAL SECTIONS ON SHEET 2 FOR PAVEMENT OPTIONS.
- 3 PROPOSED PRIVATE DRIVE SIGN. SEE EXAMPLE ON SHEET 3
- 4 EXISTING GRAVEL DRIVE TO BE USED AS CAD DRIVE. OWNER / CONTRACTOR TO ENSURE DRIVE MEETS THE MINIMUM 12' WIDTH AND VERIFY GRAVEL SECTION MEETS DEPTH REQUIREMENTS PER DETAIL ON SHEET 3.
- 5 PROPOSED 12' GRAVEL CAD DRIVE. SEE SECTION ON SHEET 3.
- 6 EXISTING GRAVEL PAVEMENT TO BE USED AS BYPASS AREA.
- 7 PROPOSED T-TURNAROUND
- 8 NOT USED
- 9 PROPOSED DRAINAGE EASEMENT. SEE PLAN FOR EASEMENT WIDTH
- 10 PROPOSED 50' R/W DEDICATION SHALL BE PROVIDED ON THE FINAL PLAT
- 11 POTENTIAL FUTURE HOUSE (BY OTHERS). FINAL LOCATION TO BE DETERMINED AT TIME OF THE BUILDING PERMIT.
- 12 POTENTIAL FUTURE DRIVE (BY OTHERS). FINAL LOCATION TO BE DETERMINED AT TIME OF THE BUILDING PERMIT.

PLAN LEGEND

	EXISTING GRAVEL PAVEMENT
	PROPOSED GRAVEL DRIVE
	PROPOSED PAVED DRIVEWAY APPROACH
	EXISTING TREE LINE
	PROPOSED DRAINAGE EASEMENT
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK LINE



RPC # XX-XX

PLANS PREPARED FOR:

Plan 4 Land

1 SOUTH HARRISON STREET
PO BOX 306
ASHLEY, OHIO 43003
P: 614.752.6462
PLANLAND.NET

PLANS PREPARED BY:

brock engineering
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SITE PLAN

EVERGREEN CAD

6360 HOME ROAD, DELAWARE OHIO 43015

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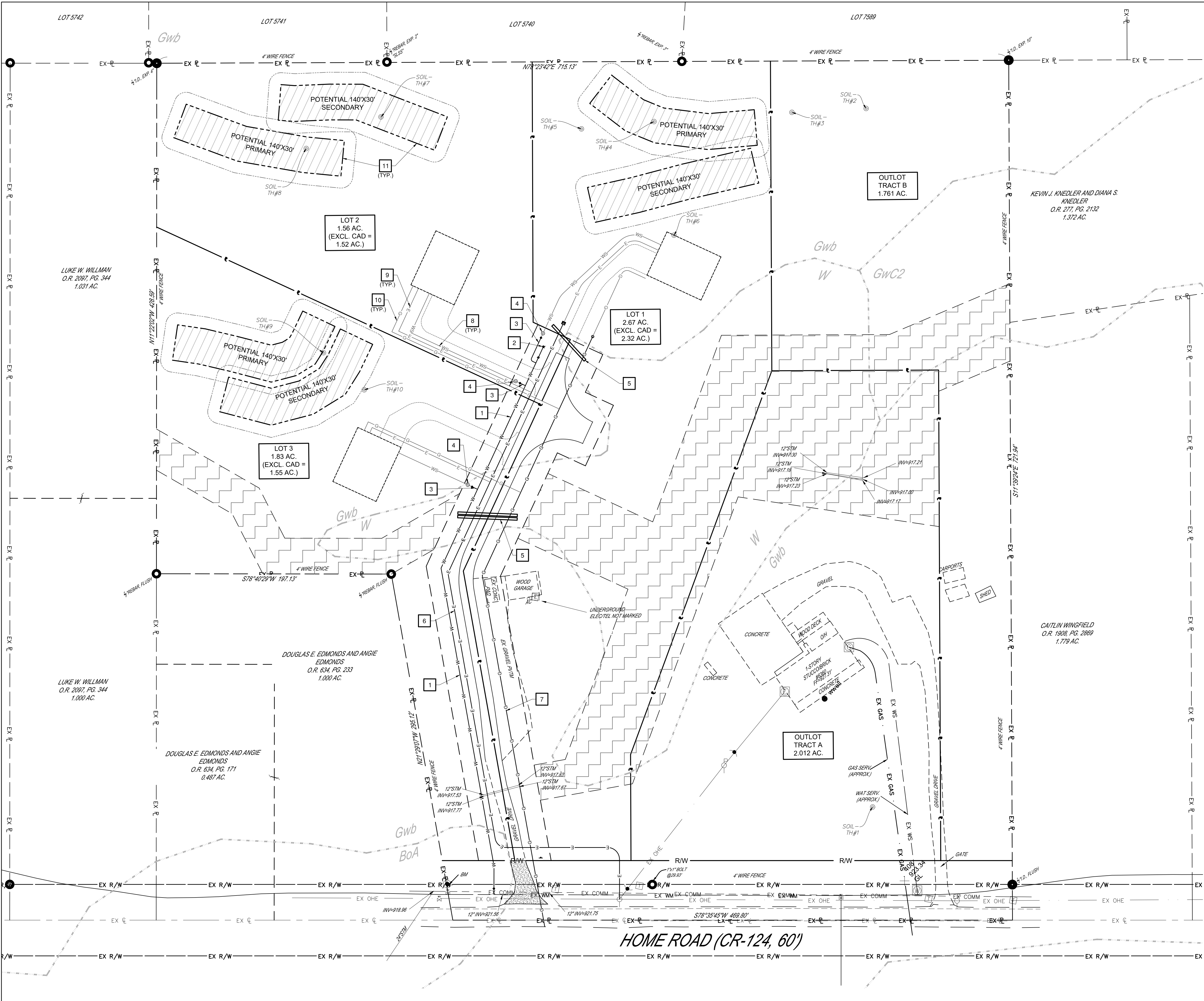
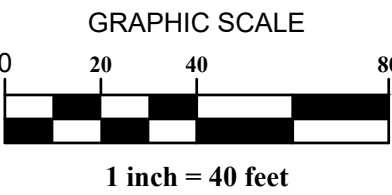
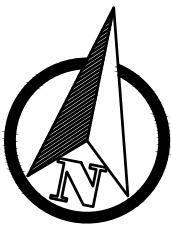
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KEYED NOTES

- 1 PROPOSED 2" WATER MAIN
- 2 PROPOSED END OF LINE FIRE HYDRANT PER DELCO STD D-22
- 3 PROPOSED 1" SHORT WATER SERVICE PER DELCO STD D-33
- 4 WATER METER TO BE PERFORMED BY DEL-CO. LOCATION ARE APPROXIMATES, FUTURE OWNER/ DEVELOPER TO DETERMINE LOCATION.
- 5 PROPOSED STORM CULVERTS, STRUCTURES AND PIPING. SEE GRADING PLAN FOR DETAILS.
- 6 APPROXIMATE ELECTRIC MAIN (SERVICE LAYOUT AND LOCATION TO BE DESIGNED BY OTHERS)
- 7 APPROXIMATE GAS MAIN (SERVICE LAYOUT AND LOCATION TO BE DESIGNED BY OTHERS)
- 8 POTENTIAL FUTURE WATER SERVICE LINE (BY OTHERS)
- 9 POTENTIAL FUTURE ELECTRIC SERVICE LINE (BY OTHERS)
- 10 POTENTIAL FUTURE GAS SERVICE LINE (BY OTHERS)
- 11 POTENTIAL PRIMARY AND SECONDARY 140'X30' STS FIELD. FINAL SIZE AND LOCATION TO BE DETERMINED BY FUTURE LAND OWNER. DISPOSAL SYSTEMS SHALL NOT VIOLATE OAC 3701-29. STS FIELDS TO BE 10' FROM ANY PROPERTY LINE OR EASEMENT AND 50' FROM WATER COURSE.

PLAN LEGEND

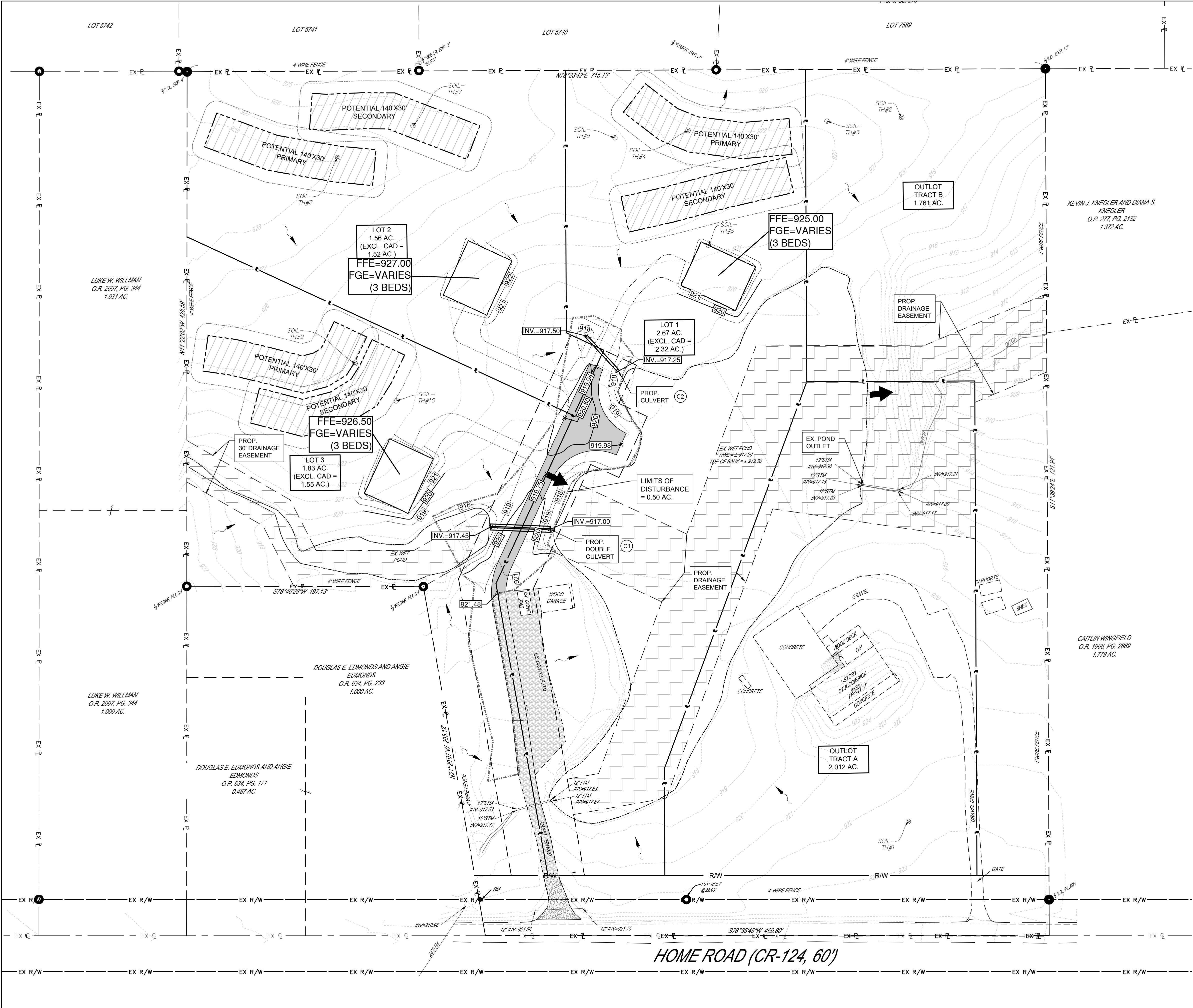
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED PROPERTY LINE
	PROPOSED WATER MAIN
	PROPOSED ELECTRIC MAIN
	PROPOSED GAS MAIN
	FUTURE WATER SERVICE
	FUTURE ELECTRIC SERVICE
	FUTURE GAS SERVICE
	POTENTIAL SEPTIC FIELD. (AREA TO REMAIN UNDISTURBED)
	POTENTIAL FIELD TILE
	PROPOSED DRAINAGE EASEMENT



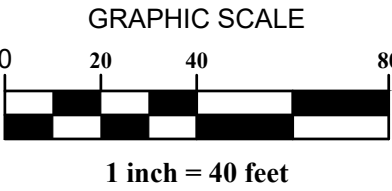
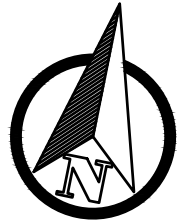
GRADING & DRAINAGE PLAN

EVERGREEN CAD

6360 HOME ROAD, DELAWARE OHIO 43015



GRADING PLAN LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED SWALE
	PROPOSED STORM STRUCTURE
	FUTURE CULVERT BY OTHERS
	FLOW ARROW
	PROPOSED FINISH GRADE ELEVATION (FINAL FFE & FGE SHALL BE DETERMINED BY FUTURE OWNER)
	MAJOR FLOOD ROUTING
	PROPOSED DRAINAGE EASEMENT
	CONSTRUCTION LIMITS / LIMITS OF DISTURBANCE
	PRELIMINARY SEPTIC FIELDS. FINAL SIZE AND LOCATION MAY VARY WITH FINAL DESIGN. ALL PROPOSED DISPOSAL SYSTEMS SHALL NOT VIOLATE OAC 3701-29. NO GRADING OR CONSTRUCTION ACTIVITY WITHIN 10' OF SEPTIC FIELDS.



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