

No.	REVISIONS	DATE	BY	APR DATE

2025 KIMLEY-HORN AND ASSOCIATES, INC.
 7965 N. HIGH STREET, SUITE 200
 COLUMBUS, OH 43235
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SCALE: AS NOTED
 DESIGNED BY: JAB
 DRAWN BY: AGH
 CHECKED BY: SDM

CLARKSHAW VILLAGE
 IMPROVEMENT PLAN
 STREET, STORM, AND WATER
 CONCORD TOWNSHIP
 DELAWARE COUNTY, OH

ORIGINAL ISSUE:
 2/26/2026
 KHA PROJECT NO.
 190275001
 SHEET NUMBER
1
 OF 44

FINAL ENGINEERING PLAN FOR CLARKSHAW VILLAGE

SECTION 1, PHASES A, B, & C
 FARM LOTS 23, 24 & 25
 SECTION 3, TOWNSHIP 4, RANGE 19
 UNITED STATES MILITARY DISTRICT
 TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS
4	QUANTITIES & MISCELLANEOUS DETAILS
5-6	DEL-CO WATER DETAILS
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BENCHMARKS

DATUM: NAVD 88
 BM #3
 RAILROAD SPIKE SET IN THE SOUTH FACE OF POWER POLE 20', NORTH OF CENTERLINE OF BEAN OLLER ROAD 2717', EAST OF INTERSECTION OF BEAN OLLER ROAD AND SOUTH SECTION LINE ROAD.
 ELEV=936.58'
 BM #4
 WHITE PAINTED SQUARE ON FLAT METAL 3' ABOVE GROUND ON NORTH POWER TOWER LEG 70' SOUTH OF CENTERLINE OF BEAN OLLER ROAD 3510' EAST OF INTERSECTION OF BEAN OLLER ROAD AND SOUTH SECTION LINE ROAD.
 ELEV=939.78'
 BM #5
 RAILROAD SPIKE IN SOUTH EAST FACE OF POWER POLE 27' NORTH OF CENTERLINE OF BEAN OLLER ROAD 4186' EAST OF INTERSECTION OF BEAN OLLER ROAD AND SOUTH SECTION LINE ROAD.
 ELEV=941.28'
 BM #6
 X-ON NORTH BOLT OF HYDRANT 27' NORTH OF CENTERLINE OF CLARKSHAW ROAD 3108' EAST OF INTERSECTION OF CLARKSHAW ROAD AND SOUTH SECTION LINE ROAD.
 ELEV=936.55'
 BM #7
 X-ON NORTH BOLT OF HYDRANT 22' NORTH OF CENTERLINE OF CLARKSHAW ROAD 3450' EAST OF INTERSECTION OF CLARKSHAW ROAD AND SOUTH SECTION LINE ROAD.
 ELEV=937.89'

VARIANCES

1. TO ARTICLE IV, SECTION 403 PART B, REMOVE CROSS SECTION REQUIREMENTS FOR CURB AND GUTTER STREETS IN 3' OF FILL OR LESS. - APPROVED 9/23/2025
 2. MATCHING CROWN ON STORM SEWER PIPES SO THAT CROWN OF PIPES (AT THE JUNCTIONS) ARE AT THE SAME ELEVATION. APPLICABLE STRUCTURES (JUNCTIONS): 1, 2, 3, 4, 5, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 24, 27, 33, 34, 35, 39, 40, 65, 67, 68, 70, 73, 75, 76, 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OPEN SPACE SUMMARY

OPEN SPACES A, C AND D, PROMOTE STORMWATER RETENTION. AREAS FOR ALL OPEN SPACES ARE LISTED BELOW.
 COMMON OPEN SPACE A: ±12.08 AC
 COMMON OPEN SPACE B: ±12.13 AC
 COMMON OPEN SPACE C: ±4.49 AC
 COMMON OPEN SPACE D: ±3.38 AC
TOTAL: ±32.08 AC

SITE STATISTICS

CURRENT ZONING: PRD
 TOTAL SITE AREA: ±63.75 AC
 TOTAL OPEN SPACE: ±32.08 AC
 TOTAL NUMBER OF DWELLING UNITS: 95
 GROSS DENSITY: 1.48 UNITS/AC
 TOTAL DISTURBED AREA: ±50.13 AC
 PRE-DEVELOPED IMPERVIOUS: ±0.35 AC
 POST-DEVELOPED IMPERVIOUS: ±15.64 AC

FLOOD PLAN

ALL OF CLARKSHAW VILLAGE DEVELOPMENT IS IN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PLAN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. MAP NUMBER 390410230K, EFFECTIVE DATE 4/16/2009 (NOT PRINTED)

NOTE

THERE ARE NO KNOWN CEMETERIES, HISTORICAL OR ARCHAEOLOGICAL SITE LOCATED WITHIN THE PROPERTY BOUNDARY.

REFERENCES

EXISTING BASE MAP AND TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM THE DELAWARE COUNTY ENGINEERING DEPARTMENT, NOVEMBER 2024 AND FIELD SURVEY PERFORMED APRIL 2025

OWNER

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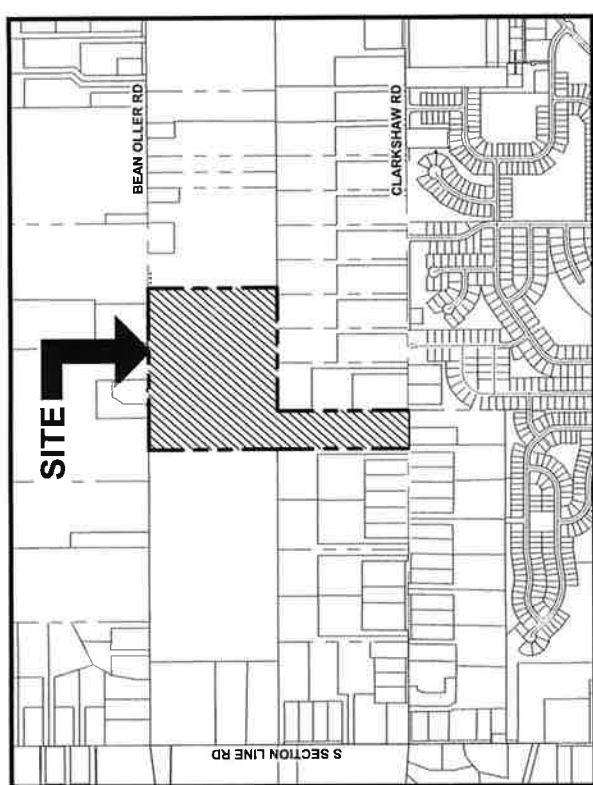
SURVEYOR

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DELAWARE COUNTY APPROVALS

THE DELAWARE COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS PREPARED AND CERTIFIED BY THESE PLANS.

COUNTY ENGINEER
 DELAWARE COUNTY, OHIO

CHIEF OPERATING OFFICER, DEL-CO WATER

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS REQUIRED IN THE DELAWARE COUNTY ENGINEERING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCE TO THE ABOVE STANDARDS ARE CONSIDERED TO BE NECESSARY TO PROTECT THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY SANITARY ENGINEER.

STANDARD CONSTRUCTION DRAWINGS

CITY OF COLUMBUS	DELAWARE COUNTY ENGINEER
DCED-R100	DCED-R2180
DCED-R141A	DCED-S106
DCED-R1450	DCED-S107
DCED-R2010	DCED-S108
DCED-R2020	DCED-S109
DCED-R2135A (M00)	DCED-S110
DCED-R2135C	DCED-S111
DCED-R21350	DCED-S112
DCED-R2175	DCED-S113
DCED-R2185	DCED-S114
DCED-R2200	DCED-S115
DCED-R2201A	DCED-S116
DCED-R2300	DCED-S117
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