

**Development Plan
for
Neighborhood Commercial District with an
Old Cheshire Planned Unit
Development District (OCPUD) overlay**

THE SHIRE

Berlin Township, Delaware County, Ohio



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October 17, 2022

THE SHIRE

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THE SHIRE

Development Plan and Text NCD with OCPUD Overlay

October 17, 2022

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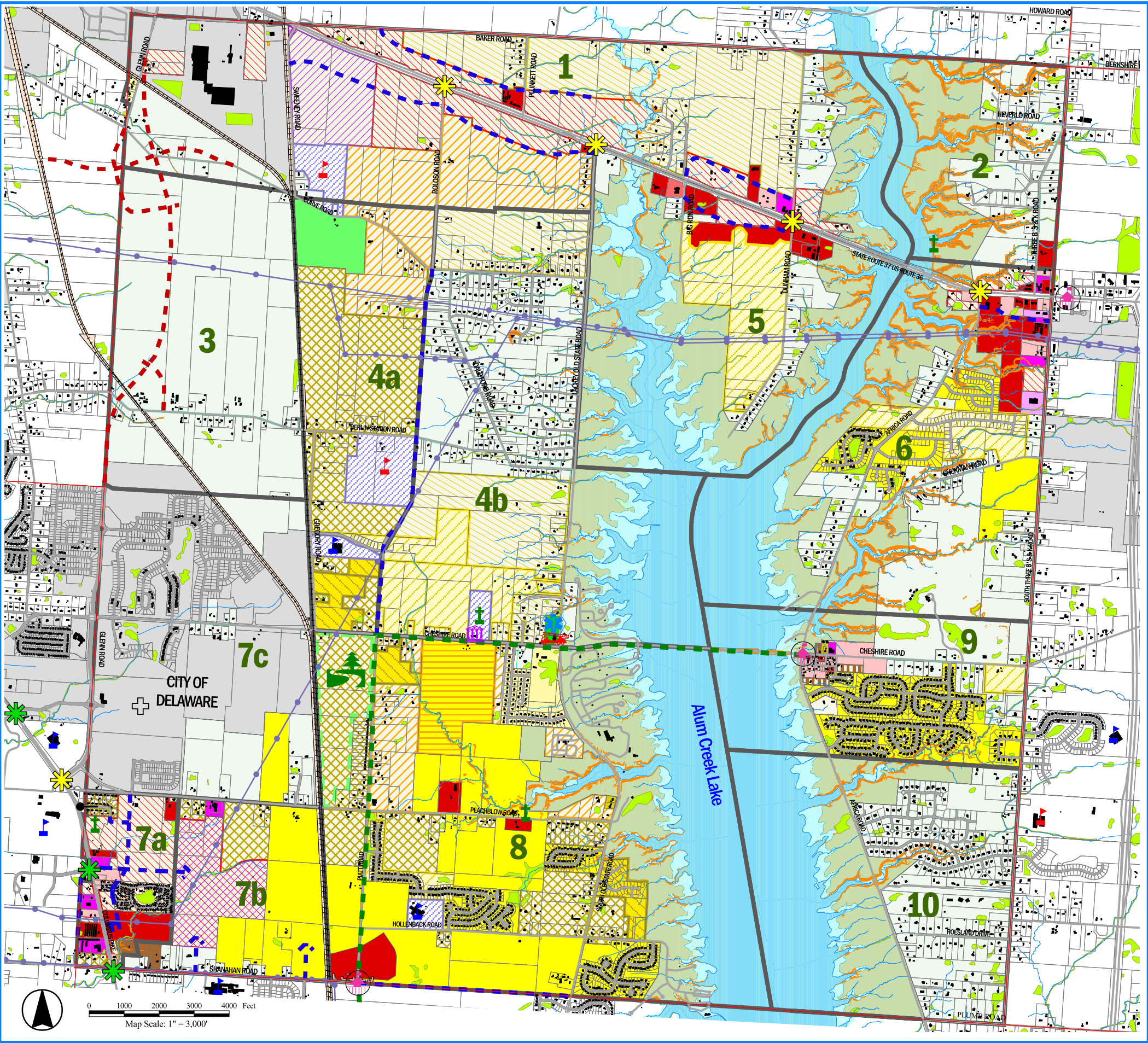
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Zoning Inspector
Berlin Township, Delaware County, Ohio

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Berlin Township Comprehensive
Land Use Plan
Adopted January 10, 2011



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ARTICLE 18 OLD CHESHIRE PLANNED UNIT DEVELOPMENT DISTRICT (OCPUD)

SECTION 18.01: PURPOSE

See Section 5.060 (Note: The Old Cheshire Planned Unit District was adopted on 6/28/04 as an overlay district defined by the boundaries attached herein.)

SECTION 18.02: PERMITTED USES

Land and buildings in the OCPUD DISTRICT shall be used only for the following purposes:

- A.) **Residential Development:** Residential use in the form of single family detached dwellings, two family dwellings, and single family common wall attached dwellings, and multi-family dwellings developed in a unified manner in accordance with the approved Development Plan.

Multi-family dwelling units held back by the developer for lease shall not exceed 25% of the total number of multi-family dwelling units within the OCPUD development plan. All other units must be available for sale to individual owners. Multi-family developments zoned R-3 within the OCPUD designated area on the date of the adoption of this amendment may exceed the 25% rental amount and may add additional rental units if they have vacant land within their R-3 zoned area and can meet the standards of the OCPUD.

Maximum density is five units per net developable acre. All dwelling units constructed within this district shall contain the following minimum living area:

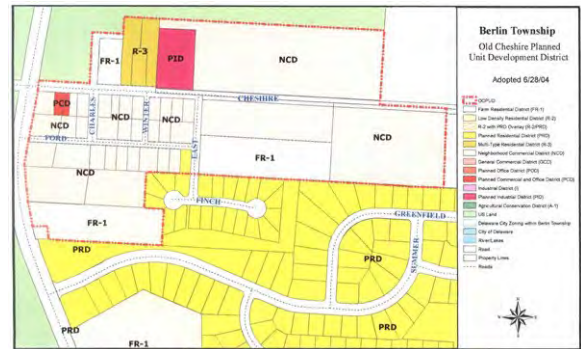
One (1) bedroom unit	600 square feet
Two (2) bedroom unit	700 square feet
Three or more bedroom units	1000 square feet

The single-family detached and two-family attached dwelling units residential land uses as defined in this section are permitted uses. Multi-family dwelling residential uses (more than two-unit structures) are prohibited.

A maximum of ten (10) dwelling units shall be permitted on this +/- 11.0 acres. This is a gross density of 0.90 du/ac. And a net density of 1.06 du/ac. These dwelling units are clustered south of and outside the steep and wooded slopes located to the north property line, to the east of the drainage course that bisects the site, and to the north of the meadow/ prairie area.

The Development Plan includes +/- 9.50 acres of open space. This open space will be used for gardening purposes, to retain, preserve, and re-establish wooded areas and to establish a prairie.

All dwelling units shall meet or exceed the minimum living areas defined in this section.



- B.) **Home Occupation:** Home occupation in association with a permitted dwelling and in accordance with the provisions of Sections 24.15 and 24.16.

This land use as defined in this section and Sections 24.15 and 24.16 is a permitted use.

- C.) **Accessory Use:** Accessory structures and uses in association with a permitted dwelling as defined in Article 4.

The accessory structures and uses, as defined in this section, are permitted uses. Accessory, garden-related, uses/structures are included in this Development Plan. A barn (may be heated and include a working kitchen and restroom) used for support of the garden plantings, harvest processes and storage; a storage/ workshop barn for equipment storage and equipment maintenance; and a future greenhouse are among the permitted accessory structures and uses. Accessory dwelling units are permitted and encouraged.

- D.) **Office Facilities:** For the management function, including property sales, necessary to the development and operation of the area included in the OCPUD Development Plan.

The office facility uses as defined in this section are prohibited uses.

- E.) **Other Facilities or Amenities:** Including recreation facilities, provided for the use of the residents, provided they are an approved part of the Development Plan.

Among other facilities and amenities that are permitted uses are gardens, planting areas and walking trails for the residents of the Shire. Additionally, among the permitted facilities and amenities are garden structures, shade structures, compost bins, private trails, and fencing, for use in the garden/ agriculture area.

Green technology, including residential-scaled solar and wind uses, are permitted uses.

- F.) **Schools:** Public and private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students.

Public and private schools are prohibited use. Boarding of students is a prohibited use.

- G.) **Parks, Playgrounds and Playfields:** Open to the public without fee.

Public parks, playgrounds and playfields are a prohibited use.

- H.) **Religious Uses:** Church or other place of worship provided it occupies a lot adequate for all structures, required setbacks, water supply, sewage disposal, and off-street parking.

Churches and other places of worship are a prohibited use.

- I.) **Commercial Uses:** Within the OCPUD District the following commercial uses, according to their NAICS code number, developed in strict compliance with the approved development plan and standards, shall be permitted. The precise use or type of use of the tract shall be specified in the plan as submitted and

approved.

Note: The NAICS code numbers are inclusive in ascending order. All 2-digit sector numbers listed in the left hand column below include, as permitted uses, all 3 to 6-digit numbers beginning with those two digits. All three digit codes include all 4 to 6-digit codes beginning with those three digits, and so on. If a specific 6-digit code is used, it refers to only one permitted use. For example, Code 52 means that any use listed in the 2002 NAICS code under Sector 52 (such as 52212 Savings Institutions) is permitted.

2002 U.S. NAICS CODE #	PERMITTED USE
1114	Greenhouse, Nursery and Floriculture Production
311811	Retail Bakeries
336612	Boat Yards, including Boat Storage
442	Furniture and Home Furnishings Stores, less than 5,000 square feet of gross leasable area.
443	Electronics and Appliance Stores, less than 5,000 square feet of gross leasable area.
445	Food and Beverage Stores
446	Health and Personal Care Stores
447	Gasoline Stations
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Book, and Music Stores
453	Miscellaneous Store Retailers, (except Adult-Related Entertainment establishments, and 45393 Manufactured Home Dealers)
484220	Boat Hauling, Local
491	Postal Service
51113	Book Publishers
512131	Motion Picture Theaters (except Adult-Related Entertainment establishments)
51224	Sound Recording Studios
5133	Telecommunications
514	Information and Data Processing Services
52	Finance and Insurance
5312	Offices of Real Estate Agents and Brokers
532292	Boat Rental, Pleasure
5322	Consumer Goods Rental
54	Professional, Scientific and Technical Services (includes Medical, Veterinarians, Computer and Related Hardware and Research and Development, etc.)
55	Management of Companies and Enterprises
561	Administrative and Support Services
61	Educational Services

621	Ambulatory Health Care Services
623	Nursing and Residential Care Facilities
71111	Theater Companies and Dinner Theaters
71112	Dance Companies
71211	Museums
71394	Fitness and Recreational Centers
71395	Bowling Centers
72111	Hotels (except casino) and Motels
722	Food Services and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar adult entertainment or services).
811	Repair and Maintenance (Auto, Electronic, etc.)
812	Personal and Laundry Services
813	Religious, Grant Making, Civil, Professional and Similar Organizations
92	Public Administration

Commercial uses are prohibited uses.

SECTION 18.03: PROCEDURE TO CREATE AN OCPUD

- A.) **Prepare an Existing Features (Site Analysis) Plan:** The applicant shall prepare an existing features (Site Analysis) plan and calculate the net developable acreage and yield as provided herein.

See the Development Plan. Included on the Development Plan are identified areas of steep slopes. There are no existing utility easements outside of the perimeter setback areas. Wooded areas will be preserved, with the exception of minimal clearing for necessary infrastructure extensions.

- B.) **Submit an Existing Features (Site Analysis) Plan without Fee:** The applicant shall submit to the Zoning Commission the existing features (site analysis) plan for a tract(s) of land to be considered under this section for the OCPUD.

See the Development Plan. Included on the Development Plan are identified areas of steep slopes. There are no existing utility easements outside of the perimeter setback areas. Wooded areas will be preserved, with the exception of minimal clearing for necessary infrastructure extensions.

- C.) **On-Site Walkabout:** At a jointly agreeable time, the applicant and the Zoning Commission may walk the site. At the site walk or thereafter a very conceptual development plan should be quickly sketched on the site analysis map by the applicant or his consultant for impromptu comments from the Zoning Commission. No binding decisions or votes are made at the on-site walkabout. Based upon such comments, a formal development plan can be prepared for public hearing. The On-Site Walkabout is a public meeting pursuant to Ohio Sunshine law and must be properly noticed.

An On-Site Walkabout was conducted on August 10, 2022 with the applicant and members of the Berlin Township Zoning Commission.

- D.) **Prepare Application and Final Development Plan:** Applicant shall prepare and submit a formal application and development plan, with twenty (20) copies and fees, to the Zoning Commission. The Zoning Commission schedules a public hearing. Abutting landowners within 200 feet of the subject tract shall be notified. Zoning Commission may request the DCRPC to comment. Zoning Commission's review is administrative.

The Final Development Plan shall include in text and map form the following unless such individual requirement is waived by the Zoning Commission.

- 1.) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the proposed development.

The legal description is included in Section 5 of this Development Plan.

- 2.) A finished grading plan drawn at a scale of 1"=100', showing all information pertaining to surface drainage.

The surface drainage and stormwater management design is included as part of the Development Plan.

- 3.) A landscape plan drawn by a landscape architect to an overall scale of at least 1"=100', with larger scale elevations and cross sections.

The Landscape Plans are included in Section 2, Landscape Plan and Architecture of this Development Plan.

- 4.) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually preserve the required open space.

The Condominium Documents establishing the methods and structures for the operation and maintenance of the community, including the open space area, are included in Section 4 of this Development Plan.

- 5.) The Development Plan shall be to a scale of at least 1"=100' and shall show the proposed uses of the site, location of buildings and structures, streets and roadways, and parking areas, all required design features, including the following:

The Development Plan illustrates the general development layout, the location of structures and building envelopes, the alignment of existing roads, the proposed drives and parking areas, and locations of the land uses and setbacks. Other development features, such as the infrastructure design (surface drainage, sanitary, storm, and water) are included in the Development Plan.

- a.) The general development character, the permitted and accessory uses, buildings and structures to be located on the tract including the limitations or controls to be placed on each, with proposed lot sizes, and minimum setback and spacing requirements. Other development features, shall be shown including landscaping, entrance features, signage, pathways, sidewalks, recreational facilities and open space areas. All commonly owned structures shall be shown in detail that identifies the location, quantity, type and typical section of each. The Development Plan shall identify dwelling unit densities for any proposed residential development, dwelling unit types, the total number of dwelling units proposed for the site, and the method and manner used to calculate density.
- b.) No structure (other than approved drainage structures as shown on The Development Plan) shall be constructed within the limits of the 100-year floodplain as mapped by FEMA on the Flood Insurance Rate Maps for Delaware County.

No Structure shall be constructed within the limits of the 100-year floodplain. This Development Plan will comply with this Section.

- c.) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown. Primary and secondary conservation areas to be conserved and such areas to be impacted or altered shall be identified on the Plan. Primary conservation areas such as the 100-year floodplain, wetlands, and slopes greater than 20% shall be mapped.

The Development Plan illustrates the steep slope locations (+20% slope) as well as the surface drainage patterns, streams, swales, ponds, and water courses on the site.

Wooded areas are shown on the Development Plan. Wooded areas, outside of the Potential Build Areas and the narrow corridors of necessary infrastructure extensions, shall be preserved.

- d.) Architectural design criteria including materials, colors and renderings for all structures and criteria for proposed signs, with proposed control procedures. These shall also include specific renderings of the elevations of structures. Any modification of these structures shall require re-approval of the Development Plan by the Township Zoning Commission. Materials and colors shall be submitted for approval.

The Architectural elevations of the structures are included in Section 2, Landscape Plan and Architecture of this Development Plan.

- e.) The proposed provisions for water, fire hydrants, sewage disposal and surface drainage with engineering feasibility studies or other evidence of reasonableness. Pipe sizes and locations, detention basins and drainage structures shall be drawn.

The Development Plan illustrates the locations of all of the utilities and the infrastructure for this site. Sanitary service will be provided by the Delaware County Regional Sewer District, water service will be provided by

Del-Co Water.

- f.) A traffic impact analysis, if required by the Zoning Commission, prepared by a competent traffic engineer, showing the proposed traffic patterns, public and private streets and other transportation facilities, including their relationship to existing streets and conditions.

As a residential community consisting of 6 residential building pads on +/- 11.0 acres, a traffic impact analysis was not conducted.

- g.) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

The Shire is located on the north side of Cheshire Road, approximately 1,000 ft. east of the intersection of Cheshire Rd and Africa Rd., in Berlin Township.

Northern use: Alum Creek State Park is located to the north of this site.

Eastern use: Double Eagle Golf Club is located to the east of this site.

Southern use: Open fields are located south of Cheshire Rd.

Western use: Optek (zoned PID), is located to the west of the site. Also, a small bit of frontage is shared with a R-3 zoned attached residential use.

The eastern, southern and western areas are each included in the Old Cheshire PUD District.

The uses/ adjacent properties to the east and west are each buffered by existing wooded areas that are proposed to remain.

- h.) Identification and location of all uses and structures proposed within the site and the location of schools, parks and other public facility sites within or adjacent to the site. This includes a showing of:

See the Development Plan for the identification and location of all uses and structures on this site. There are no schools or other public structures located adjacent to this site. Alum Creek State Park is located immediately north of this site. Schools, churches and public facilities have not been identified adjacent to this site and are not permitted uses in this Development Plan.

- 1.) The exact location and dimension of private streets, common drives and public street rights-of-way;

See the Development Plan for the location of private drives and public roads.

- 2.) The exact location of building footprints or envelopes within which dwelling units are to be constructed, and lot lines with dimensions for all residential units for which individual ownership is proposed;

See the Development Plan for the location of accessory buildings and residential building envelopes.

- 3.) The dimensions of building/unit spacing;

See the Development Plan for the spacing between buildings.

- 4.) The exact location of forested no cut/no disturb zones;

Wooded areas are shown on the Development Plan. Wooded areas, outside of the Potential Build Areas and the narrow corridors of necessary infrastructure extensions, shall be preserved.

- 5.) The designated open space areas and a description of proposed open space improvements; and

See the Landscape Plans for the landscape treatment for the open space areas. The proposed open space will serve the residents of the Shire as follows:

- **Wooded areas, outside of the Potential Build Areas and the corridors of necessary infrastructure extensions, shall be preserved.**
- **Open areas will be utilized for gardens and a prairie to be established as amenities and passive outdoor recreation area for the residents.**

- 6.) The exact location of all utility easements.

See the Development Plan for the location of the existing and proposed utility easements.

- 7.) The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

The estimated time schedule for development is as follows:

- **2023** **Start the Barn and Workshop; start soil amendments for gardens and prairie**
- **2024** **Start the drive and infrastructure for homesites (includes storm, sanitary and water installations); start plantings along Cheshire Rd., garden plantings and prairie seeding**
- **2024 - 2025** **Start first and second houses**
- **2026** **Start third and fourth houses**

- **2027** **Start fifth house**
- **2028** **Start sixth house**

Note each development item includes plan preparation and approvals from the appropriate agencies. We estimate that each home construction will take 9-12 months to complete. The development schedule is subject to change pending economic and market conditions.

- 8.) If the proposed timetable for development includes developing the land (including open space) in phases, all phases shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
- 9.) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.

The applicant owns this property, The Shire LLC, under consideration with this zoning amendment. As such, the applicant controls the property and has the ability to carry forth this Development Plan.

- 10.) Except for density, the applicant may request a divergence from the other development standards set forth in Article 26. An applicant making such a request shall specifically and separately list each requested divergence and the justification thereof on the Development Plan, with a request that the proposed divergence be approved "per plan." Unless specifically supplemented by the standards contained in Article 26 or those standards approved in the Development Plan, the development shall comply with the General Development Standards applicable to all zoning districts, as set forth in Article 24.

The applicant is not requesting any divergences with this submission.

- 11.) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained as well as the open space.

The Condominium Documents establishing the methods and structures for the operation and maintenance of the community, including the open space area, are included in Section 4 of this Development Plan.

- 12.) Other information, as may be required by the Zoning Commission in order to determine compliance with this Resolution.
 - i.) The Development Plan shall bear the seal of a registered engineer or surveyor, plus an architect or landscape architect, each of whom shall be licensed to practice in the State of Ohio.

- E.) **Public Hearing:** The Zoning Commission shall hold a public hearing on the request within a reasonable period of time after receipt of the application, final development plan and submission of fees.

F.) **Action by Zoning Commission:** The Zoning Commission may approve the application and final development plan for the OCPUD provided it finds that:

- 1.) The proposed use complies with all purposes, requirements and standards established in this zoning resolution and that any divergence is warranted by the design and amenities incorporated in the development plan;

The Shire complies with all of the purposes, requirements and standards in Article 18 – Old Cheshire PUD District and the Berlin Township Zoning Resolution. No divergences are requested with this Development Plan.

- 2.) The design preserves and protects primary conservation areas, and adequately provides useable open space in residential areas;

The Shire preserves and enhances the Old Cheshire area with the wooded area preservation, the proposed native plantings and the planting of the prairie area. These areas, coupled with the proposed gardens, provides useable open space for the residential area.

- 3.) The proposed use is in accord with applicable plans or policies for the area;

The Shire complies with all of the plans and policies for this area. No divergences are requested with this Development Plan.

- 4.) The proposed development will be adequately served by essential public facilities and services such as roads, walks, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; and

The Shire is adequately served by the essential public services and facilities of Berlin Township, Delaware County and Olentangy Local Schools.

- 5.) The proposed development is in keeping with the existing land use character and physical development potential of the area. In approving the application and Final Development Plan, the Zoning Commission may impose such conditions, safeguards and restrictions in order to carry out the purpose and intent of this district.

The Shire retains the rural, agricultural character of Berlin Township. This is in keeping with the desired land use character and physical development of the area. No divergences are requested with this Development Plan.

G.) **Subdivision Plat:**

No zoning certificate shall be issued for any structure in any portion of a planned unit development for which a plat is required by the Delaware County Subdivision Regulations unless and until:

- 1.) The final subdivision plat for that portion has been approved by the Delaware County Regional Planning Commission and the Delaware County Commissioners and been recorded.

- 2.) A full size (typically 24" x 36") and an 11"x 17" copy of the recorded plat have been filed with the zoning inspector.

No modification of the provisions of the Final Development Plan, or part thereof, as finally approved shall be made unless the provisions of Article 26 are followed. The applicant shall submit the subdivision plat to the Zoning Inspector for review in order to assure the notes and agreed conditions on the Final Development Plan are not compromised by final engineering.

H.) **Zoning Certificate:**

After the Final Development Plan is approved and any required final Subdivision Plat is recorded, the Zoning Inspector may issue a zoning permit upon payment of the required fees and submission of the detailed landscaping plan for each platted lot. The zoning permit for a planned development shall be for a period not to exceed three (3) years or that period approved in the final development plan. If no construction has begun within three (3) years after approval is granted the Final Development Plan approval shall be void.

SECTION 18.04: OCPUD DEVELOPMENT PLAN STANDARDS

- A.) **Minimum Tract Size for an OCPUD:** As approved per development plan.

The Shire site is +/- 11.0 acres. See the Development Plan.

- B.) **Open Space:** Dedication of land for public purposes approved with the development plan including trails, active recreation, spray irrigation fields, etc. may be encouraged by the Township. The decision whether to accept an applicant's offer to dedicate open space for public use shall be at the discretion of the Township Trustees. The development plan shall specify the purposes for which open space areas are proposed. Any recreational facilities proposed to be constructed within open space areas shall be clearly shown on the final development plan.

- 1.) In calculating open space, the areas of fee simple lots conveyed to homeowners shall not be included.
- 2.) Any area of natural open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on the final development plan and shall be restored with vegetation that is compatible with the natural characteristics of the site. The method and timing of any restoration shall be set forth in the development plan.

The Shire is an 11.0 acre, single-family residential community based on an agrarian approach to development, with the residential community oriented towards the gardens, the restored natural prairie landscape and the preserved wooded areas. Private open space, containing the preserved wooded areas, gardens and prairie is +/- 9.5 acres.

See the Section 2, Landscape Plans, for the layout and improvements associated with the gardens area and the prairie. There are walkways proposed in the gardens and prairie areas for the residents. No public open space and/or walkways are proposed.

- C.) **Sewage Disposal:** Connection to centralized sewer is required.

The Shire will be serviced by the Delaware County Regional Sewer District, see Section 3, Infrastructure for the County's service letter.

- D.) **Storm Water:** No features shall be designed which are likely to cause erosion or flooding.

The Development Plan for the Shire illustrates the surface drainage and stormwater management and that no development will occur on the steep slopes of the site that would cause erosion. Stormwater will comply with all County Engineering and Soil and Water Conservation District standards.

- E.) **Subdivision Standards:** Street and drainage improvements shall conform to the subdivision standards for Delaware County, Ohio.

The applicant will comply with the Subdivision Standards.

- F.) **Paths:** Sidewalks or walking paths may be required for residential areas of more than 15 dwellings. Sidewalks/paths shall be separated from the paved street surface by at least five feet (5') of landscaped or grassed strip. The Zoning Commission may require paved walkways to connect residential areas and open spaces.

Sidewalks and walking paths do not exist along the north side of Cheshire Rd. through the Old Cheshire PUD District. The owners to the east and to the west have not extended walks to this site. The Shire does not plan to extend walks along the frontage of the site.

- G.) **Street Trees:** Deciduous, broad leaf street trees with a minimum caliper of two inches (2") at planting shall be planted (or retained) at least every fifty (50) lineal feet along at least one side of the street and placed behind the sidewalk or walking paths.

The Shire is committed to an extensive Landscape Plan for this site, see Section 2. Plantings on the Shire, along the north side of Cheshire Rd., are more naturalistic with the plan illustrating the reforestation of portions of the Cheshire Rd. frontage and the mounded natural plantings (many native plants) proposed at the entrance to the community.

- H.) **Minimum Front Setbacks:** Dwelling Units shall be set back thirty (30) feet from the street right of way. Front load garages shall be setback at least ten (10) feet behind the front building line of the dwelling unit, or may be flush with the dwelling unit front if the dwelling unit sets back at least fifty (40) feet from the street right of way. Side load garages shall be setback at least thirty (30) feet from the street right of way.

The applicant will comply with the Front Setbacks.

- I.) **Minimum Lot Size:** As approved per plan.

The Shire site is +/- 11.0 acres. As a condominium development with shared community space throughout the development, there are no individual lots. See the Development Plan for buildable areas for each potential residential site.

- J.) **Minimum Lot Width at the Building Line:** As approved per plan.

As a condominium development there are no individual lots. The building pad width for each residential site is 75' (min.).

- K.) **Minimum Side Yard:** As approved per plan.

As a condominium development there are no individual lots. There is a minimum of 25' between building pad areas.

- L.) **Driveway Setbacks:** Two feet from side lot line. Side-load garages shall provide at least 24 feet of paved apron, exclusive of the 2-foot side lot line for single family detached dwellings on fee simple ownership lots. Attached units or detached condominiums as approved per the final development plan.

As a condominium development there are no individual lots. Drives shall be as illustrated on the Development Plan. With the residences being no closer than 250' from the centerline of Cheshire Rd., garage-orientation is not required, but side-load garages will be encouraged.

- M.) **Minimum Rear Yard:** 30 feet for single family detached dwellings on fee simple ownership lots and attached garages. Fifteen (15) feet for accessory buildings. Attached units or detached condominiums as approved per the final development plan.

The applicant will comply with the Minimum Rear Yard standard.

- N.) **Building Height Requirement:** No principal building in this district shall exceed thirty-five (35) feet in height.

The applicant will comply with the Building Height Requirement.

- O.) **Street Lighting:** If provided must be of white light, maximum height 16 feet, with downward cast lighting.

The Shire does not include extensions of new public roads. The applicant will comply with the Street Lighting standard, should lighting be proposed along the driveway.

- P.) **Landscaping:** All yards, front, side and rear, shall be landscaped per Article 26. All improved common open space shall be landscaped per the approved development plan. A landscape plan for the common open space and streetscape within road right of way shall be prepared by a licensed landscape architect showing the caliper, height, numbers, name and placement of all material, and shall be submitted with and approved as a part of the final development plan. The landscape plan shall identify each plant, shrub, or tree, its name, its size at planting and rendering of how that section of the development would look in elevation.

See Section 2, Landscape Plans.

There is over 200' (avg.) of preserved wooded area (all located on the Shire property) between the office and residential uses to the west and the Shire that buffers each use.

This 200' wooded buffer provides more than the required 50% winter opacity and more than the required 70% summer opacity. The + 200' average wooded distance exceeds the required 15' height screening of plantings, hedges, mounding and/or wall buffer.

There is over 200' (avg.) of preserved wooded area between the golf use to the east and the Shire that buffers each use. This 200' wooded buffer provides more than the required 50% winter opacity and more than the required 70% summer opacity. The +200' average wooded distance exceeds the required 10' height screening of plantings, hedges, mounding and/or wall buffer.

- Q.) **Parking:** Off-street parking shall be provided at the time of construction of each principal structure or building, with adequate provisions for ingress and egress in accordance with the development plan. Off-street parking shall comply with the provisions of this resolution, or as approved per plan.

The applicant will comply with the Parking standards. Each residence will provide 4 parking spaces (min.). See the Development Plan for overflow parking locations.

- R.) **Signs:** All signs shall be in accordance with Article 25.

The applicant will comply with Article 25. As a private residential community, no signage is proposed.

- S.) **Supplemental Conditions and Safeguards:** The Berlin Township Zoning Commission may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed, landscaping, development, improvement and maintenance of open space (whether improved common open space or natural open space), and any other pertinent development characteristics.

The applicant understands and will work with the Zoning Commission for any Supplemental Conditions and Safeguards.

- T.) **Divergence:** The Zoning Commission as a part of development plan approval, may grant divergences from any standard or requirement in this Section with the exception of density and the percentage of required open space. An applicant requesting a divergence shall specifically and separately list each requested divergence and the justification therefore on the development plan submittals with a request that the proposed divergence be approved "per plan".

No divergences from the Old Cheshire Planned Unit Development District, nor any from the Berlin Township Zoning Resolution, are being requested by the applicant.

SECTION 18.05: EXTENSION OR MODIFICATION OF FINAL DEVELOPMENT PLAN

- A.) An extension of the time limit for the approved Final Development Plan may be granted by the Zoning Commission without public hearing provided the Zoning Commission finds that such extension is not in conflict with public interest.

- B.) A request for minor changes to the Final Development Plan may be approved by the Zoning Commission without being subject to the same procedures as the original application. In approving such requests, the Zoning Commission may impose such conditions, safeguards, and restrictions in order to carry out the purpose and intent of this district.
- C.) In the case of a request for a modification or amendment to the Final Development Plan that represents a substantial departure from the intent of the original proposal, said modification or amendment shall be subject to the same procedure and conditions of approval as the original application. The following shall be considered substantial departures from the original application:
 - 1.) A change in the use or character of the development
 - 2.) An increase in overall coverage of structures
 - 3.) An increase in the density (for residential development)
 - 4.) An increase in traffic circulation.
 - 5.) A reduction in approved open space
 - 6.) A reduction of off-street parking and loading space
 - 7.) A reduction in required pavement widths
 - 8.) A reduction of the acreage in the planned development

In approving such requests, the Zoning Commission may impose such conditions, safeguards, and restrictions in order to carry out the purpose and intent of this district.

ARTICLE 24 GENERAL DEVELOPMENT STANDARDS

SECTION 24.00: GENERAL

It is the purpose of these development standards to establish certain general rules to be adhered to regardless of the type or classification of development. These development standards apply throughout the township. If a conflict exists between these standards and more specific standards prescribed in any individual zoning district, the specific provisions of the zoning district in question shall prevail. The standards set forth herein are to be considered minimum standards to be augmented by standards set forth elsewhere in this Resolution or prescribed or agreed to by the land owner in any rezoning or variance.

SECTION 24.01: PARKING

Wherever parking areas are to be provided as required by the provisions of this Zoning Resolution the following conditions shall apply:

The applicant will comply with all Parking standards.

- A.) **Design:** Width and angle of parking stalls, drive aisle widths for automobile parking lots and truck loading docks shall conform to the design standards promulgated by the Eno Foundation for Transportation, Saugatuck, Connecticut (See Appendix A). Handicap accessible spaces shall be provided in compliance with the Americans with Disabilities Act.
- B.) **Paving:** Except in the Farm Residential Zoning District (FR-1) and the Agricultural Conservation District (A-1) all common parking areas and adjacent aisles or driveways shall be paved with asphalt material or concrete.
- C.) **Driveways:** All driveways serving parking lots for five (5) or more vehicles shall be served by a driveway not less than twenty (20) feet in width but adequate in width to permit easy access to parking spaces. No driveway shall be located so that it enters a public road within one-hundred (100) feet of the intersection of any two (2) public roads unless there are two (2) driveways serving the lot, one (1) of which is more than one-hundred (100) feet and the other not less than forty (40) feet from said intersection. All driveways shall be located and the adjoining lots graded so that vehicular traffic entering a public road has an unobstructed sight distance of at least three-hundred (300) feet.
- D.) **Parking Area Location:** Except in the residential districts (A-1), (FR-1), (R-2), (R-3), (R-4) and (PRD), no parking lot or parking areas shall be located nearer than six (6) feet to the side or rear line of the tract on which the structure is located, and parking in front of the main structure is permitted, but not more than forty percent (40%) of the front setback area may be used for parking (such parking area shall be at least twenty (20) feet from the nearest right-of-way). All parking spaces required herein shall be located on the same lot with the building or use served unless otherwise approved as part of a development plan for a Planned District. The parking lot shall be situated so that no vehicle will be required to back on to a public street or road.
- E.) **Required Off-Street Parking Spaces:** The user of any tract shall provide off-street parking for all employees, customers, and visitors. The following table shall specify the minimum parking areas to be provided.

Each residence will provide 4 off-street parking spaces (min.).

USE	REQUIRED PARKING SPACES
1. Single Family Residential	Four (4) per dwelling unit (garages and driveways count).
2. All Other Residential	Three (3) per dwelling unit (garages and driveways count).
USE	REQUIRED PARKING SPACES
3. Hotels, Motels, Lodges (without public meeting facilities)	1 per rental unit plus 1 per employee on largest shift plus 1 for each four (4) seats in the dining room or restaurant areas.
4. Hotels, Motels, Lodges, Exhibition Halls and Public Assembly Areas (except churches)	1 per rental unit plus 1 per employee on the largest shift plus 1 per seventy-five (75) sq. ft. of floor area used for exhibition or assembly purposes plus 1 per four (4) seats in any restaurant therein.
5. Churches or Places of Public Assembly	1 for each three (3) seats or 1 for each forty-five (45) sq. ft. of assembly area, whichever is greater.
6. Hospitals	1 1/2 for each bed plus 1 for each employee on the largest shift.
7. Nursing Homes	1 for each three (3) beds plus 1 for each employee on the largest shift.
8. Museums, Libraries, etc.	1 for each four-hundred (400) sq. ft. of area open to public plus 1 for each employee on the largest shift.
9. Primary or Elementary Schools	One and one half for each classroom
10. Secondary Schools. Colleges, Trade Schools, etc.	Four (4) for each classroom plus 1 for each four (4) students.
11. Restaurants	1 for each two (2) seats plus 1 for each employee on the largest shift.
12. Offices	1 for each three hundred (300) square feet of floor area.
13. Funeral Homes	Eight spaces per parlor or 2.3 spaces for each 100 square feet of assembly area.
14. Large Retail Stores (65,000 s.f. or larger)	Five (5) per one thousand square feet of gross leasable area.
15. Specialty Retail Stores (less than 65,000 s.f.)	Five (5) per two thousand square feet of gross leasable area.
16. All Industrial, Warehousing	.65 spaces per employee on the largest shift, plus 1 for each vehicle maintained on the premises.
17. Country Club or Golf Course	Twenty (20) plus 1 for each two (2) employees, or 1 for each four (4) members, or 1 for each two-hundred (200) sq. ft. of floor area, whichever is greater.

Any application for initial construction or use or for the expansion of any structure or use shall include plans for adequate off-street parking as required herein.

SECTION 24.02: HEIGHT LIMITATIONS

The building height limitations set forth in this resolution shall not apply to church spires, domes, chimneys, cooling towers, elevator shafts, fire towers, belfries, monuments, stacks, derricks, conveyors,

storage towers, tanks, water towers, or necessary mechanical appurtenances which may be erected to any safe and lawful height, but not to exceed one-hundred (100) feet in height.

The applicant will comply with the Height Limitations.

SECTION 24.03: STRUCTURE SEPARATION

No principal structure shall be located closer than twenty-five (25) feet to another principal structure.

The applicant will comply with the Structure Separation standards.

SECTION 24.04: SANITARY SEWER REQUIREMENTS AND POLLUTION CONTROL

All uses shall be conducted in compliance with the respective regulations of the Ohio Environmental Protection Agency, the Delaware General Health District and/or the Delaware County Sanitary Engineer's Office. Prior to issuance of any zoning certificate, evidence of compliance with said regulations shall be presented to the Zoning Inspector.

The Shire will be served by the Delaware County Regional Sewer District. See Section 3 for the service letter.

SECTION 24.05: SETBACK REGULATIONS

The applicant will comply with the Setback Regulations as stated in this section as well as in Section 18.04, (H, (K, and (M.

No building or use (except parking areas) shall be located closer to the center line of adjoining streets, roads, highways, alleys, or approved private roadways than the distances set forth in the following table or chart. For purposes of this chart or table and for all other purposes of the Zoning Resolution, streets, roads, highways and approved private roadways shall be classified in one of the three following classes:

- A.) **CLASS A:** The Township designates the following roads as Class A roads: U.S. 23, and U.S. Rt. 36, Cheshire Road, South Old State Road, and Africa Road and any other roads as later designated by the Trustees of the Township.
- B.) **CLASS B:** Any through public street or road or any private road or street approved by the Delaware County Engineer connecting two or more public roads.
- C.) **CLASS C** – Dead-end roads or streets ending at a cul-de-sac or approved turn-around when the lot configuration or approved plan precludes future extension of said roadway or any branch there from to create a connecting street between two (2) or more existing or future streets or roads.

MINIMUM SETBACK DISTANCES

All distances are measured from the center line of the existing or proposed right-of-way to the nearest use or improvement, except parking areas or signs which may be located within the setback area as regulated by Article 24 of this Resolution.

Setback requirements shall meet the designated distance from centerline in the following chart. Lots, tracts, or parcels which adjoin more than one (1) county approved street, road, alley, or easement (corner lots or double frontage lots) shall meet the required setback requirement for each adjoining street, road, alley, or easement.

USE CLASSIFICATION		ROAD CLASSIFICATION		
		CLASS A	CLASS B	CLASS C
FR-1	Farm Residential	130	100	90
R-2	Low Density Residential	130	80	70
R-3	Residential High Density	130	80	70
R-4	Residential Medium Density	130	80	70
PRD	Planned Residential	A*	A*	A*
NCD	Neighborhood Commercial	130	100	90
TPUD	Transitional Planned Unit Development	A*	A*	A*
POD	Planned Office	A*	A*	A*
PCD	Planned Commercial and Office	A*	A*	A*
OCPUD	Old Cheshire Planned Unit District	A*	A*	A*
I	Industrial	130	130	100
PID	Planned Industrial	A*	A*	A*
A-1	Agricultural Conservation	130	100	90

A*: As Approved in the development plan.

Note: No building or use except signs or parking areas as permitted in Article 24 or 25 of this Resolution shall be permitted closer than eighty (80) feet to the nearest right-of-way line of US 23 or US 36-37.

SECTION 24.06: DRAINAGE

The applicant will comply with the Drainage standards to ensure proper drainage and erosion prevention. All drainage plans shall adhere to the Delaware County Soil and Water Conservation District and Delaware County Engineer's standards. See the Development Plan for surface drainage and stormwater management design.

All construction within Berlin Township shall be accomplished in a manner consistent with maintenance of good surface drainage. In all improvements or uses where submittal of drainage plans is not specifically required, every reasonable effort shall be made to ensure that proper drainage on the subject property and adjacent or subservient properties is maintained or improved.

In no event shall any person interfere with any existing tile or surface drainage channel unless it is determined that such tile or channel can be removed or relocated without interfering with the drainage on adjacent properties. All drainage conditions must adhere to and be approved by the Delaware County Soil and Water Conservation District.

SECTION 24.07: CUL-DE-SACS

The size of all Cul-de-sacs shall meet or exceed the current Delaware County standard.

The applicant will comply with the Delaware County Engineer's standards.

SECTION 24.08: WATER IMPOUNDMENTS

All water impoundments such as ponds, lakes or swimming pools shall be constructed and developed in compliance with the following standards:

- A.) No impoundment shall be located closer than twenty-five (25) feet to the nearest right-of-way or fifty-five (55) feet of the center line of any adjacent approved road.
- B.) Except for those impoundments located within the FR-1 or A-1 district, no impoundment shall be located in the front yard in any district except upon issuance of a conditional use permit pursuant to Article 32 of this Resolution or as approved in plans of development or approved subdivision plans.

The applicant will comply with the Water Impoundment standards.

SECTION 24.09: DRIVEWAY REGULATIONS

It being considered important that driveways serving any property or use be constructed in a manner which ensures access by emergency vehicles and the free and safe flow of traffic from public streets or roads, the following standards are required for such driveways:

The applicant will comply with the residential Driveway regulations.

- A.) All driveways (any use): In addition to the conditions or specifications imposed in subsections (B) or (C) hereinafter established the following specifications are required for all driveways, regardless of the use served:
 - 1.) Driveway shall not have a grade, up or down, from the public road pavement level exceeding eight percent (8%) for a minimum of twenty-five (25) feet.
 - 2.) Driveway shall not contain a grade exceeding ten percent (10%) at any point over its entire length.
 - 3.) At the point the driveway intersects the public road, the same shall have such radii and drain pipe as specified or required by the governmental agency (State, County or Township) which controls the public roadway. Drainage pipes shall be a minimum of twelve (12) inches in diameter and should be sized to handle a five (5) year storm.
 - 4.) If the driveway leaves the public road on an up-grade the design and construction shall include a vertical curve or saddle to prevent the flow of surface drainage from said driveway onto the traveled portion of the public road.
 - 5.) If any driveway crosses a drainage swale, stream or ditch the same should be bridged by pipe or such structure as required to permit the unobstructed passage of all surface water generated by a five-year storm. All pipes shall be a minimum of thirty (30) feet long and shall be of sufficient length to extend not less than three (3) feet beyond the toe of the slope of the fill over said pipe unless a properly designed head-wall is installed to protect the end of such pipe. Any bridge or structure

spanning a stream or ditch shall be designed and approved by a Professional Engineer. No bridge should be less than twelve (12) feet in width. If the driveway serves a commercial or industrial use, the bridge should be not less than eighteen (18) feet in width.

- 6.) If fill is placed over any drainage structure or placed to alter the grade of any driveway, the vertical slopes on said fill shall be no steeper than a two-by-one slope. All fill areas shall be scalped of vegetation and excavated to load-bearing soil before fill material is placed over it. Such fill shall be free of all humus and organic material and should be compacted to a density of ninety-five percent (95%) proctor. The fill shall be of sufficient width to include a compacted berm beside the graveled or paved area of reasonable width to facilitate safe passage of vehicles. Guardrails or barriers shall be installed when necessary to create safe conditions.
 - 7.) Drainage ditches, as necessary, shall be constructed parallel to said driveway; such ditches should be graded to a good and sufficient outlet. Siltation control should be placed in any ditch, and such siltation should not flow to roadside ditches along public roads. All drainage conditions must adhere to and be approved by the Delaware County Soil and Water Conservation District.
 - 8.) All curves in the driveway shall be of sufficient radius (not less than fifty (50) feet centerline) to permit unhindered passage of public safety vehicles including fire vehicles and all other vehicles reasonably expected to utilize the same.
 - 9.) All trees, overhanging branches or other obstructions to the free passage of public safety vehicles shall be removed.
 - 10.) Obstructions on the prevailing wind-ward side of the driveway which contribute to drifting snow shall be removed when possible.
 - 11.) An adequate open area shall be provided at the end of the driveway to allow emergency and fire vehicles to turn around.
 - 12.) The first phase of any construction project shall be the construction of a driveway of aggregate to provide off-street parking for construction vehicles and to prevent tracking dirt onto the public roadway.
- B.) Residential Driveways: In addition to the conditions imposed by Section 24.09(A) previously set forth, the following standards are required for driveways serving residential structures or uses:
- 1.) Driveways serving individual residential structures shall not be less than ten (10) feet in width and shall be constructed over an aggregate base of reasonable depth.
 - 2.) If the driveway serves two (2) or more residences, the same shall be twelve (12) feet in width and shall be constructed over an aggregate base of reasonable depth.
 - 3.) If any residential driveway is over five-hundred (500) feet in length, widened paved passing areas at least fifteen (15) feet in width shall be provided at reasonable intervals, not more than three-hundred (300) feet distance from each other, to permit the free passage to traffic over said drive.
 - 4.) Dust control shall be provided on an "as needed" basis.
- C.) Commercial, Industrial, Public Facility and Apartment Complex Driveways: In addition to the conditions required by Section 24.09(A) previously set forth, the following standards are required for driveways

serving all commercial and industrial uses and apartment complexes containing 10 or more units and served by a common parking area:

- 1.) Driveways shall be not less than twenty (20) feet in width.
- 2.) Driveway base and surface shall be designed by a professional engineer to sufficient depth for anticipated use and access by public safety vehicles.
- 3.) The finished surface of the driveway shall be hard-surfaced and may be of any Ohio Department of Transportation approved materials.

SECTION 24.10: STRUCTURES IN THE RIGHT-OF-WAY

No structures shall be permitted to be placed in the right-of-way except mail boxes which shall be designed to be "break-away" to prevent traffic hazards.

The applicant will comply with the Structures In The Right-of-Way.

SECTION 24.11: CONSTRUCTION DEBRIS OR REFUSE

Upon the initiation of construction, a steel container must be provided on site for the containment and the regular disposal of construction debris and refuse. Said container must be emptied monthly or when full.

The applicant will comply with the Construction Debris or Refuse standards.

SECTION 24.12: INSTALLATION OF SATELLITE SIGNAL RECEIVING STATIONS

Installation of dish type satellite signal receiving stations shall be governed by this Article and the following regulations shall be imposed:

The applicant will comply with the Satellite Signal Receiving Stations standards.

- A.) This section does not apply and no permit for installation of a dish shall be required for a dish measuring one (1) meter or thirty-nine and thirty-seven one-hundredths (39.37) inches or less in diameter.
- B.) No installations may be made forward of the rear building line of the principal structure and no antenna or no part of a dish shall be placed nearer than twenty (20) feet to any property line.
- C.) No dish shall be placed on the roof of any residential structure and the top of the dish may not exceed twelve (12) feet above the natural grade.
- D.) No dish shall be installed on the roof or mounted more than six (6) feet above the natural grade in a commercial or industrial district, unless the mounting of the same is designed to withstand a wind force of eighty-five (85) miles per hour and a certificate is furnished to the Zoning Inspector, signed by a licensed and qualified engineer, that the installation is in conformity to the above limitations.
- E.) No dish over twelve (12) feet in diameter shall be permitted in a residential district.

SECTION 24.13: LIGHTING REGULATIONS

The applicant will comply with the Lighting Regulations.

- A.) General Requirements: All lighting shall be controlled to avoid shining on the neighboring properties or into the sky. Examples of ways in which this shall be accomplished:
 - 1.) Using light fixtures on which the light source is directed and fully shielded or covered;
 - 2.) Direct light fixtures downward rather than upward;
 - 3.) Shielding the light in such a manner that the light emitting portion of the fixture does not shine onto adjacent property.
 - 4.) Searchlights are prohibited under any condition.
- B.) Specific Requirements:
 - 1.) Where used for security purposes or to illuminate walkways, roadways, equipment yards, and parking lots, only fully shielded style outdoor light fixtures shall be used.
 - 2.) Where used for signs, decorative effects, or recreational facilities, such as for building landscaping or sports-field illumination, the outdoor light fixtures shall be equipped with automatic timing devices and shielded and focused to minimize light pollution.
 - 3.) All outdoor light pole fixtures shall not exceed a maximum height of thirty (30) feet above the surrounding grade.
- C.) Exemptions:
 - 1.) All outdoor light fixtures producing light directly from fossil fuel, such as kerosene lanterns or gas lamps.
 - 2.) All low-voltage lighting and holiday lighting.
 - 3.) Flag poles bearing the insignia of the United States and/or the State of Ohio.

SECTION 24.14: STREET SIGN POLES

All street sign poles shall be made of galvanized steel or comparable non-biodegradable material.

The applicant will comply with the Street Sign Pole standards.

SECTION 24.15: LIMITED HOME OCCUPATION

A limited home occupation (business) shall be permitted within a dwelling in all residential zoning districts (not in detached garages or pole barns) in accordance with the following provisions:

The applicant will comply with the permitted use Home Occupation standards of Article 18, Old

Cheshire Planned Unit Development District and this Section.

- A.) The home occupation does not occupy more than twenty percent (20%) of the gross floor area of the dwelling unit or two hundred (200) square feet, whichever is larger.
- B.) Requirements:
- 1.) The appearance of the structure shall not be altered or the occupation within the residence shall not be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or unauthorized signs. A home occupation shall be clearly incidental and secondary to the use of the unit for dwelling purposes.
 - 2.) There are no non-resident employees.
 - 3.) No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers, computers, wireless phones or hand held wireless transmitting devices off the premises, or causes fluctuations in line voltage off the premises.
 - 4.) There shall be no outside storage of any kind.
 - 5.) Specialized instruction or tutoring shall be limited to one (1) individual at a time.
 - 6.) No traffic shall be generated in substantially greater volumes than would be generated by a single family home.
 - 7.) No direct, face to face sales to the public on site.
 - 8.) There shall be no signs permitted.

SECTION 24.16: EXPANDED HOME OCCUPATION (BUSINESS)

It is recognized that there may be some Home Occupations which do not meet the criteria of Section 24.15 but which may be appropriate for a residential area provided the following additional standards are addressed through the Conditional Use Permit procedure conducted by the Board of Zoning Appeals (BZA). Deviation from any of the following standards may be reason for the BZA to deny the application or limit the number of non-resident employees.

Prior to any approval for a conditional use permit, the BZA shall determine that because of the location and orientation of the residence and property in question, the proposed business use will not become a detriment to the existing residential character of the property or the general area through an increase in traffic, street parking, or any other factor resulting in an adverse impact as determined by the Board of Zoning Appeals. The conditional use permit applies to the applicant and will expire upon sale of said property.

A business plan outlining the specifics of said business such as hours, traffic and other potential detrimental or enhancing values to surrounding properties and neighbors shall be submitted for review. The BZA may deny the application or limit the number of employees if the plan indicates that the business will be detrimental to the existing, prevailing residential character of the neighborhood. This plan shall be used to help evaluate the following items.

The applicant will comply with the permitted use Home Occupation standards of Article 18, Old Cheshire Planned Unit Development District and this Section.

- A.) The home occupation shall be carried on within the confines of the residential structures within zoning districts that specifically list an Expanded Home Occupation as a Conditional Use and/or within architecturally compatible accessory buildings, which are customarily associated with the residential use and character of the neighborhood.
- B.) There can be up to three non-resident employees as determined by the Board of Zoning Appeals. The BZA determination will be based on the following criteria and their potential impact on the neighborhood:
 - a.) Property size and shape, and layout of proposed business and parking.
 - b.) Building and parking set-backs from property lines, and distance from surrounding properties.
 - c.) No non-resident employees shall be allowed for properties less than three-quarters (3/4) of an acre in size.
- C.) No outside storage of any kind associated with a home occupation conditional use shall be permitted unless it is totally screened from the adjacent residential lots and the abutting street.
- D.) Only one sign may be erected advertising the home occupation. The sign may be mounted flat against a building or on a pole in the front yard. The sign shall be of a design compatible with the residential character, shall not be animated or lighted, and shall comply with the requirements as specified in Article 25, Section 25.02(B).
- E.) All parking demands created by the conduct of a home occupation shall be met with parking located off the street and other than in a front yard. Off-street parking may be permitted in a side yard or rear yard, but shall not be located any closer to the street than the required setback line. Parking surface shall be consistent with the materials used for the surfaces of parking and driveways of the surrounding properties. The required number of off-street parking spaces shall equal the spaces required for the residential use plus those required for the commercial use which constitutes the home occupation (if no parking requirement is given for a particular home occupation, the parking requirements for the most similar commercial use shall be used in order to calculate the required minimum number of spaces.)
- F.) No equipment, process, or storage associated with the home occupation shall create odors, noise, vibration, glare, electrical interference, or other nuisance detectable to normal senses off the lot. All activities, materials, and equipment associated with the business shall be totally maintained within a building. In the case of electrical interference, no equipment or process shall create visual or audible interference in any radio or television receivers, computers, hand held wireless devices or other audio appliances used off the premises, or cause fluctuation in line voltage off the premises. No equipment, process, or storage associated with a home occupation shall create any fire or explosion hazard, or involve the storage or use of hazardous materials in any concentration greater than that which would normally be found in a dwelling containing no home occupation.
- G.) Solid or liquid waste materials shall not be created on the premises at a level greater than normal to the residential use, unless provisions for the disposition of said wastes are acceptable to the Delaware General Health District and do not create a burden on adjoining property.

- H.) No activity shall be conducted or permitted which creates a nuisance to neighboring properties.
- I.) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and not more than twenty percent of the total floor area of the dwelling unit shall be used in the conduct of the home occupation nor more than fifty percent of the floor space of any garage or accessory building.
- J.) No traffic shall be generated in substantially greater volumes than would be generated by a single family home.

ARTICLE 26 LANDSCAPING

SECTION 26.01: PURPOSE

The intent of this article is to improve the appearance of vehicular use areas and property abutting public right-of-ways; to require buffering between non-compatible land uses; and to protect, preserve and promote the aesthetic appeal, character and value of the surrounding neighborhoods; to promote public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature and artificial glare.

It is further the purpose of this article to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development as a buffer between certain land uses to minimize nuisance.

SECTION 26.02: APPLICATION

- A.) **New Sites:** No certificate of zoning compliance shall be issued for any site development or the construction or improvement of any building, structure, or vehicular use except where landscaping for such development has been approved as required by the provisions of this Article. Farm residential uses and agricultural conservation uses shall be exempt from the requirements of Section 26.03(D)(2), but all other requirements of this Article shall apply.
- B.) **Existing Sites:** No building, structure, or vehicular use area shall be constructed or expanded unless the minimum landscaping required by the provisions of this article is provided to the property to the extent of its alteration or expansion and not for the entire property of which the alteration or expansion is a part unless the alteration or expansion is substantial. An alteration or expansion to an existing property is substantial when:
 - 1.) In the case of a building or structure expansion which does not involve additional land, the square footage of the alteration or expansion exceeds twenty-five percent (25%) of the square footage of the existing building exclusive of the alteration or expansion, and
 - 2.) In the case of an alteration or expansion involving both an existing building or structure and additional land, and, as applicable, additional structures or buildings, the area or square footage of the expanded or altered land or structure or building, respectively, exceeds twenty-five percent (25%) of the area or square footage of the existing land or structure or building respectively, exclusive of alteration or expansion.
 - 3.) "Land," as used herein, includes land used for space, parking or building purposes.

SECTION 26.03: MINIMUM LANDSCAPING REQUIREMENTS

This section describes the minimum requirements that shall be met in regards to perimeter landscaping for non-compatible land use areas landscaping for service areas and interior landscaping for businesses, buildings, structures or other new developments of land.

- A.) **Perimeter Landscaping Requirements:** Unless otherwise provided, landscaping material shall be installed to provide a minimum of fifty percent (50%) winter opacity and a seventy percent (70%) summer opacity, between one foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within four years after installation. The required landscaping shall be provided either in easements in certain zones or adjacent to vehicular use area.

See Section 2, Landscape Plans.

There is over 200' (avg.) area of preserved wooded area (all located on the Shire property) between the PID property and residential uses to the west and the Shire that buffers each use. This 200' wooded buffer provides more than the required 50% winter opacity and more than the required 70% summer opacity. The + 200' average wooded distance exceeds the required 15' height screening of plantings, hedges, mounding and/or wall buffer.

There is over 200' (avg.) area of preserved wooded area between the golf use to the east and the Shire that buffers each use. This 200' wooded buffer provides more than the required 50% winter opacity and more than the required 70% summer opacity. The +200' average wooded distance exceeds the required 10' height screening of plantings, hedges, mounding and/or wall buffer.

1.) Property Perimeter Requirements:

- a.) Grass or ground cover shall be planted on all portions of the easements not occupied by other landscape material.

	A.	B.	C.	D.
	When the following	adjoins the following or (vice versa)	the minimum landscaping (within a buffer zone of this average side width (with 3 ft. as the least dimension) is required. See footnote **.	which will contain this material, to achieve opacity required.
1.	Any Residential Zone	Mobile Home Park	10 ft., adjacent to all common boundaries including street Frontage.	1 tree/40 ft. of lineal boundary, OFT (*) continuous 6 ft. high planting, hedge, fence, wall or earth mound.
2.	Any Residential	Any Office Zone	6 ft., adjacent to all common boundaries except street frontage.	1 tree/40 ft. of lineal boundary, OFT (*) continuous 6 ft. high planting, hedge, fence, wall or earth mound.
3.	Any Residential Zone	Any Commercial Use	10 ft., adjacent to all common boundaries except street frontage.	1 tree/40 ft. of lineal boundary, OFT (*) continuous 6 ft. high planting, hedge, fence, wall or earth mound.

4.	Any Residential Zone	Any Industrial Use	15 ft., adjacent to all common boundaries except street frontage.	1 tree/40 ft. of lineal boundary, OFT (*) continuous 6 ft. high planting, hedge, fence, wall or earth mound.
5.	Any Office or Commercial Use	Any Industrial Use	15 ft., adjacent to all common boundaries except street frontage.	1 tree/40 ft. of lineal boundary, OFT (*) continuous 6 ft. high planting, hedge, fence, wall or earth mound.

	A.	B.	C.	D.
6.	Any zone (unless the property within the zone is used for vehicular sales or service) Except Agricultural Zone	A Freeway or Arterial Street	20 ft. for residential zones and 10 ft. for all other zones adjacent to freeway or arterial	1 tree/30 ft., OFT (*), plus continuous 6 ft. high planting, hedge, wall, fence or earth mound.
7.	Any Zone except Agricultural and Industrial Zones	Railroad (except spur tracks)	20 ft. for residential zones and 10 ft. for all other zones adjacent to freeway or arterial	1 tree/30 ft., OFT (*), plus continuous 6 ft. high planting, hedge, wall, fence or earth mound.
8.	Any property boundary, Including road or street right-of-ways	Utility sub-station, junk yards, landfills, sewage plants or similar uses	15 ft. adjacent to all boundaries except only 5 ft. for utility substations measured adjacent to the enclosure	1 tree/30 ft., OFT (*), plus continuous 6 ft. high planting, hedge, wall, fence or earth mound.
9.	Any property used for vehicular sales or service	a freeway or arterial	10 ft. adjacent to freeway or arterial	1 tree/50 ft., plus 1 low shrub/10 ft. OFT (*) opacity requirements do not apply) for the first 300 linear feet of easement; if an easement for the property exceeds 300 ft. in length, then the remaining easement shall contain 1 tree/30 ft. OFT, plus a continuous 6 ft. high wall, hedge, planting, or earth mound.

*"OFT" means "OR FRACTION THEREOF". Trees do not have to be equally spaced, but may be grouped.

**Six (6) feet shall be the least dimension for any commercial or industrial zone with three (3) feet as the least dimension for any other district.

2.) **Vehicular Use Area (VUA) Perimeter Requirements:**

This section does not apply.

A vehicular use area (VUA) is any open or unenclosed area containing more than one-thousand eight-hundred (1800) square feet of area and/or used by six or more of any type of vehicle, whether moving or at rest, including, but not limited to, parking lots, loading and unloading areas, mobile home parks, and sales and service areas.

Driveways are considered to be vehicular use areas whenever they are adjacent to public streets or roads or other vehicular use elements described previously in this paragraph, and where intervening curbs, sidewalks, landscape strips, etc. Do not eliminate adjacency.

Grass or ground cover shall be planted on all portions of easements not occupied by other landscape material.

			A.	B.	C.
	When the following		Adjoins the following or vice versa	the minimum landscape buffer zone of this width is required,	which will contain this material, to achieve opacity required
1.	Any property in any zone		any vehicular use areas (VUA) on any (see note 1) on any adjacent property	4 ft. Minimum to all trees from edge of paving where vehicles overhang, and 3 ft. strip that prohibits any vehicular overhang for areas adjacent to VUA on adjacent property	1 tree/40 ft. of boundary of vehicular area, plus a 3 ft. average height continuous planting, hedge, fence, wall or earth mound.
2.	Any public street or private street right-of-way or service road, except freeways.		any VUA, (except vehicular sales facility) in any zone	4 ft. Minimum to all trees from edge of paving where vehicles overhang, and 3 ft. strip that prohibits any vehicular overhang for areas adjacent to VUA facing public or private street or road	1 tree/40 ft. Or private OFT(*), plus a 3 ft. Average height continuous planting, hedge, fence, wall or earth mound
3.	Any public street or private street right-of-way or service road, except freeways.		any vehicular Sales or service area	4 ft. Minimum to all trees from edge of paving where vehicles overhang, and 3 ft. strip that prohibits any vehicular overhang for areas adjacent to VUA facing public or private street or road.	1 tree/50 ft. OFT(*), plus 1 low shrub 10 ft. OFT (*) (opacity requirements do not apply)

*"OFT" means "or fraction thereof".

- 3.) **Landscape Buffer Zone:** The landscape buffer zone and material required adjacent to any street under this article shall be provided by the property owner adjoining street, unless the authority building the street right-of-way. When adjacent to other common boundaries, the landscape buffer zone and materials:

The applicant will comply with this section. See the Landscape Plan.

- a.) May be placed on either adjoining parcel, or astride the boundary, if both owned and being processed by the same owner; or
 - b.) Generally be placed on the activity listed under property perimeter requirement chart, column B and vehicular use area perimeter chart, column b when adjoining parcels have different owners; or
 - c.) May be placed astride the boundary of adjoining parcels having different owners if a written agreement, signed by both owners, is filed with the Township Zoning Office, as a public record; or
 - d.) Shall be placed on the parcel being processed when adjoining property is already developed with the exception of property perimeter requirement chart, lines 6 and/or 9; or
 - e.) Shall not be required along the common boundary if the requirements of this article have been fully complied with on the adjoining property, in fulfillment of the requirements of this article.
- 4.) **Requirements Conflicts:** Wherever a parcel or activity falls under two or more of the categories listed in the tables the most stringent requirements shall be enforced.
- 5.) **Landscape Buffer Zone Conflicts:** The required landscape buffer zone may be combined with a utility easement as long as all of the landscape requirements can be provided in addition to, and separate from, any other easement. Cars or other objects shall not overhang or otherwise intrude upon the required landscape buffer zone more than two and one-half (2-1/2) feet, and wheel stops or curbs shall be required.
- 6.) **Existing Landscape Material:** Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the public approval authority, such material meets the requirements and achieves the objectives of this article.
- 7.) **Landscaping at Driveway and Street Intersections:** To insure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within this sight triangle, neither landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within this sight triangle, trees shall be permitted as long as, except during the early growth stages, only the tree trunk is visible between the ground and eight (8) feet above the ground, or otherwise does not present a traffic hazard. The sight triangle is defined in the following sections.

- a.) Driveway Intersection Triangle: At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb or edge with the driveway edge, and by measuring from this point and a distance of ten (10) feet along the driveway to a point and a distance of twenty (20) feet along the street curb to a point connecting these points.
 - b.) Street Intersection Sight Triangle: At the street intersections, the sight triangle shall be formed by measuring at least fifty (50) feet along curb lines or edge of pavement and connecting these points.
- B.) **Interior Landscaping for Vehicular Use Areas:** Any open vehicular use area, excluding loading, and unloading and storage areas in an industrial zone or business zone, containing more than six-thousand (6000) square feet of area, or twenty (20) or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be peninsular or island types.

The section does not apply to the Shire.

- 1.) **Landscape Area:** For each one-hundred (100) square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided.
 - a.) Minimum Area - The minimum landscape area permitted shall be sixty-four (64) square feet with a four (4)-feet minimum dimension to all trees from edge of pavement where vehicles overhang.
 - b.) Maximum Contiguous Area - In order to encourage the required landscaped areas to be properly dispersed, no individual areas shall be larger than three-hundred fifty (350) square feet in size, and no individual area shall be larger than 1500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four (4) feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
- 2.) **Minimum Trees:** The following minimums are required, based upon total ground coverage of structures and vehicular use areas.
 - a.) Up to 20,000 square feet: a minimum of one (1) tree per 5000 square feet of ground coverage and, a total tree planting equal to one (1) inch in tree trunk size for every 2000 square feet of ground coverage.
 - b.) Between 20,000 and 50,000 square feet: a minimum of one (1) tree for every 5000 square feet of ground coverage and, a total tree planting equal to ten (10) inches plus one-half (1/2) inch in tree trunk size for every 2000 square feet over 20,000 square feet in ground coverage.
 - c.) Over 50,000 square feet: A minimum of one (1) tree for every 5000 square feet of ground coverage and , a total tree planting equal to twenty-five (25) inches plus one-half (1/2) inch in tree trunk size for every 4000 square feet over 50,000 square feet in

ground coverage.

- d.) Trees shall have a clear trunk of at least five (5) feet above the ground, and the remaining area shall be landscaped with shrubs, or ground cover, not to exceed two (2) feet in height.

- 3.) **Vehicular Overhang:** Parked vehicles may hang over the interior landscaping area no more than two and one-half (2-1/2) feet long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscape area.

- A.) **Landscaping for Service Structures:** Any service structure, or accessory use structure, shall be screened whenever located in any residential zone, commercial zone, or when located on property abutting any residential zone, freeway or arterial street prohibiting driveway access. Structures may be grouped together; however, screening height requirements shall be based upon the tallest of the structures.

The barn and garden structures are an inherent element in the gardening use of the Shire and identified in Article 18 as accessory structures to the garden use. Landscaping will be provided for the barns, as would be found in other Berlin Township agricultural areas. The barns are identified in Article 18 as accessory uses/ structures and are not identified, considered, and/or governed as service structures in this Landscape section.

The landscaping of service structures, such as utility boxes and dumpster enclosures, will comply with this section.

- 1.) **Location of Screening:** A continuous (having ninety percent (90%) opacity year round) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides unless such structure must be frequently moved, in which case screening on all but one side is required. The average height of the screening material shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed ten (10) feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material may fulfill the screening requirements for that side of the service structure if that wall or screening material is of an average height, sufficient to meet the height requirement set out in this section. Whenever service structures are screened by plant material, such material may count towards the fulfillment of required interior or perimeter landscaping. No interior landscaping shall be required within an area screened for service structures.
 - 2.) **Curbs to Protect Screening Material:** Whenever screening material is placed around any trash disposal unit or waste collection unit that is emptied or removed mechanically on a regular occurring basis, a curb to contain the placement of the container shall be provided within the screening material on those sides where there is such material. The curbing shall be at least one (1) foot from the material and shall be designed to prevent possible damage to the screening when the container is moved.
- B.) **Interior Landscaping for All New Developments:** All new developments, regardless of type and all alterations or expansions to existing developments shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall consist primarily of new tree

planting or the preservation of existing trees or hedges within the development site.

The Development Plan illustrates the wooded areas of the site. Wooded areas, outside of the Potential Build Areas and the corridors of necessary infrastructure extensions, shall be preserved and supplemented. See the Landscape Plan for additional Interior Landscaping.

- 1.) **Preservation of Existing Landscape Materials:** All trees having a trunk diameter of six (6) inches or greater as measured twenty-four (24) inches from ground level shall be preserved unless such trees are exempted as follows:
 - a.) Trees within public rights-of-way or utility easements, or a temporary construction easement approved by the County Engineer.
 - b.) Trees within the ground coverage of proposed structures or within twelve (12) feet of the perimeter of such structure.
 - c.) Trees within the driveway access to parking or service areas or proposed areas to service a single family home.
 - d.) Trees that in the judgment of the township authority are damaged, disease, over-mature, which interfere with utility lines or are an inappropriate or undesirable species for that specific location.

It is encouraged that exempted trees subject to destruction be preserved by relocating and replanting of such trees.

Preservation of Wooded Areas: It is encouraged that efforts be made to preserve natural vegetation areas. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens. It is further encouraged that whenever possible, heavily wooded areas be designated as park reserves.

2.) **Tree Planting Requirements:**

- a.) For all new development the following landscape requirements shall apply:

USE	REQUIREMENTS
PRD DISTRICTS, R-2 and R-3	There shall be tree plantings equal to one-half (1/2) inch in tree trunk size for every 150 square feet in ground coverage by a single- family structure. Such plantings shall be required within the property lot lines of each structure.

Business and Community Shopping Uses per lot	In addition to the requirements of Section 23.03 (G) for vehicular use areas, the following shall apply: There shall be landscaped areas equal to 20 square feet for every 1000 square feet of building ground coverage area, or fraction thereof. Such landscaping areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches, or other material designed and located in a manner complimentary to the overall architecture to the surrounding buildings.
Office, Institutional	In addition to the requirements of sub-section (G) Uses hereof, for vehicular use areas, the following shall apply: there shall be tree plantings equal to one inch in tree size for every 1500 square feet of building ground coverage, or fraction thereof.
Industrial Uses	In addition to the requirements of sub-section (G) hereof, for vehicular use areas, the following shall apply: There shall be tree plantings equal to one inch in tree size for every 2000 square feet of building ground coverage, or fraction thereof.

- b.) **Parking Lots:** See Section 26.03 (B).
- c.) No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this article and providing that such trees are evenly distributed throughout the developed area and not confined either to out-of-the-way dense clusters or to the permeate of developed area. The minimum tree size for such tree plantings shall be no less than one and one-half (1-1/2) inch in trunk diameter.
- d.) For new development or construction, if new tree plantings are required for conformance to the landscaping requirements of this article, the applicant or owner shall indicate on the landscape plan the location and size of such tree plantings. If such tree landscape plan is approved, the applicant or owner shall plant such trees as may be required within one (1) year or the next spring planting season after issuance of a zoning permit.

SECTION 26.04: PLAN SUBMISSION AND APPROVAL

Whenever any property is affected by these landscaping requirements, the property owner or developer shall prepare a landscape plan. Where such plans are part of an application for rezoning, variance, conditional use or other matters which must be approved by the Township Zoning Commission or Township Board of Zoning Appeals, such plans shall be submitted as part of the required application and other required plans. All other landscape plans shall be approved by the Township Zoning Department.

The applicant will comply with this section.

- A.) **Plan Content:** The contents of the plan shall include the following:

- 1.) Plot plan, drawn to an easily readable scale no smaller than one (1) inch equals sixty (60) feet; showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings and other structures, vehicular use areas including parking stalls, driveways, service areas square footage, location or structures on adjoining parcels, water outlets and landscape materials, including botanical names and common names, installation sizes, on center planting dimensions where applicable, and qualities for all plants used and all existing trees.
 - 2.) Typical elevations and/or cross sections are required.
 - 3.) Title block with the pertinent names and addresses, property owner, person drawing plan, scale, date, north arrow, general orientation plan so that north is to top of plan and zoning district.
- B.) **Zoning Permit and Certification of Compliance:** Where landscaping is required, no zoning permit shall be issued until the required final landscaping plan has been submitted and approved and no certificate of compliance shall be issued until landscaping is completed as certified by an on-site inspection by the zoning department, unless a performance bond, or irrevocable letter of credit from a banking institution, has been posted. If the required landscaping has not been completed and a temporary certificate of compliance is issued, a performance bond or irrevocable letter of credit from a banking institution shall be posted at that time.

The final landscaping plan as submitted to the township zoning inspector shall include the following information:

- 1.) Plot plan, drawn to an easily readable scale no smaller than one inch equal sixty (60) feet; showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings and other structures, vehicular use areas including parking stalls, driveways, service areas square footage, etc., location of structures on adjoining parcels, water outlets and landscape materials, including botanical names and common names, installation sizes, on center planting dimensions where applicable, and qualities for all plants used and all existing trees.
 - 2.) Typical elevations and/or cross sections are required.
 - 3.) Title block with the pertinent names and addresses, property owner, person drawing plan, scale, date, north arrow, general orientation plan so that north is to top of plan and zoning district.
- C.) **Posting of Bond or Irrevocable Letter of Credit:** After a posting of bond or an irrevocable letter of credit has been approved, the landscaping material required in the approved landscaping plan shall be installed within six (6) months after the date of posting the bond or irrevocable letter of credit. A one (1) month extension of the planting period may be granted by the zoning department upon a demonstration by the property owner or developer that such an extension is warranted because of adverse weather conditions or unavailability of required plant material. No more than three (3) such one (1) month extensions may be granted. Foreclosure proceedings shall be brought against the performance bond or irrevocable letter of credit if the required landscaping plans have not been complied with by the end of the approved planting period.

SECTION 26.05: LANDSCAPE MATERIALS

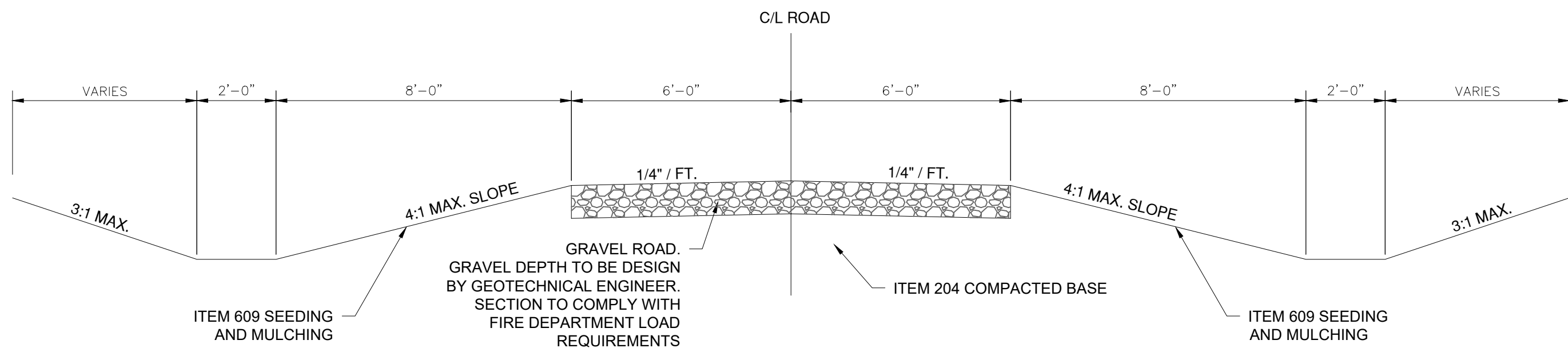
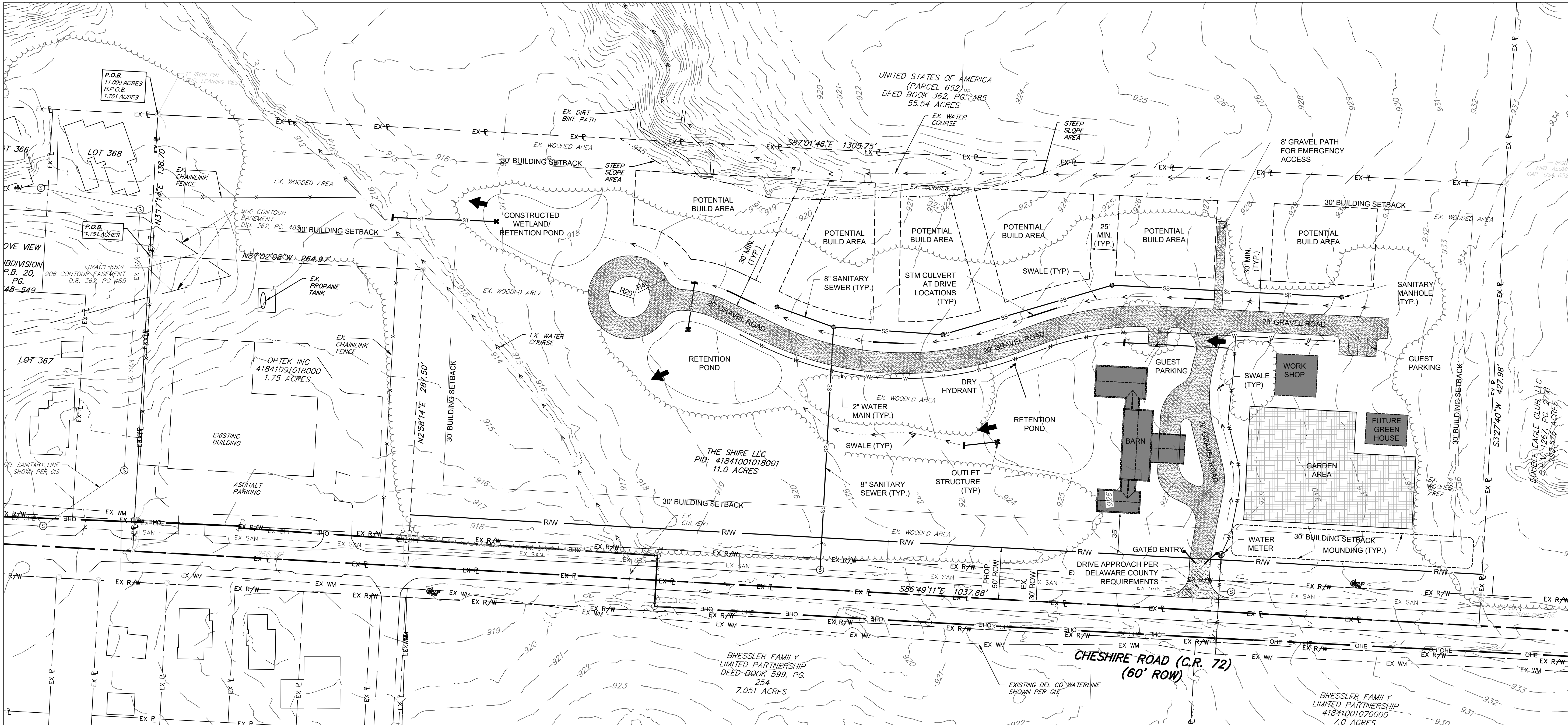
The landscaping materials shall consist of the following and are described in more detail in the plant list on file in the zoning office. The proposed landscape material should complement the form of the existing trees and plantings, as well as the development's general design and architecture. The type of sun or shade should be considered in selecting plant materials.

The applicant understands and agrees with the descriptions of these landscape elements. See the Landscape Plan. Additional landscape elements will be included in the landscape design, including native plants, no-mow lawns, prairie plantings, etc.

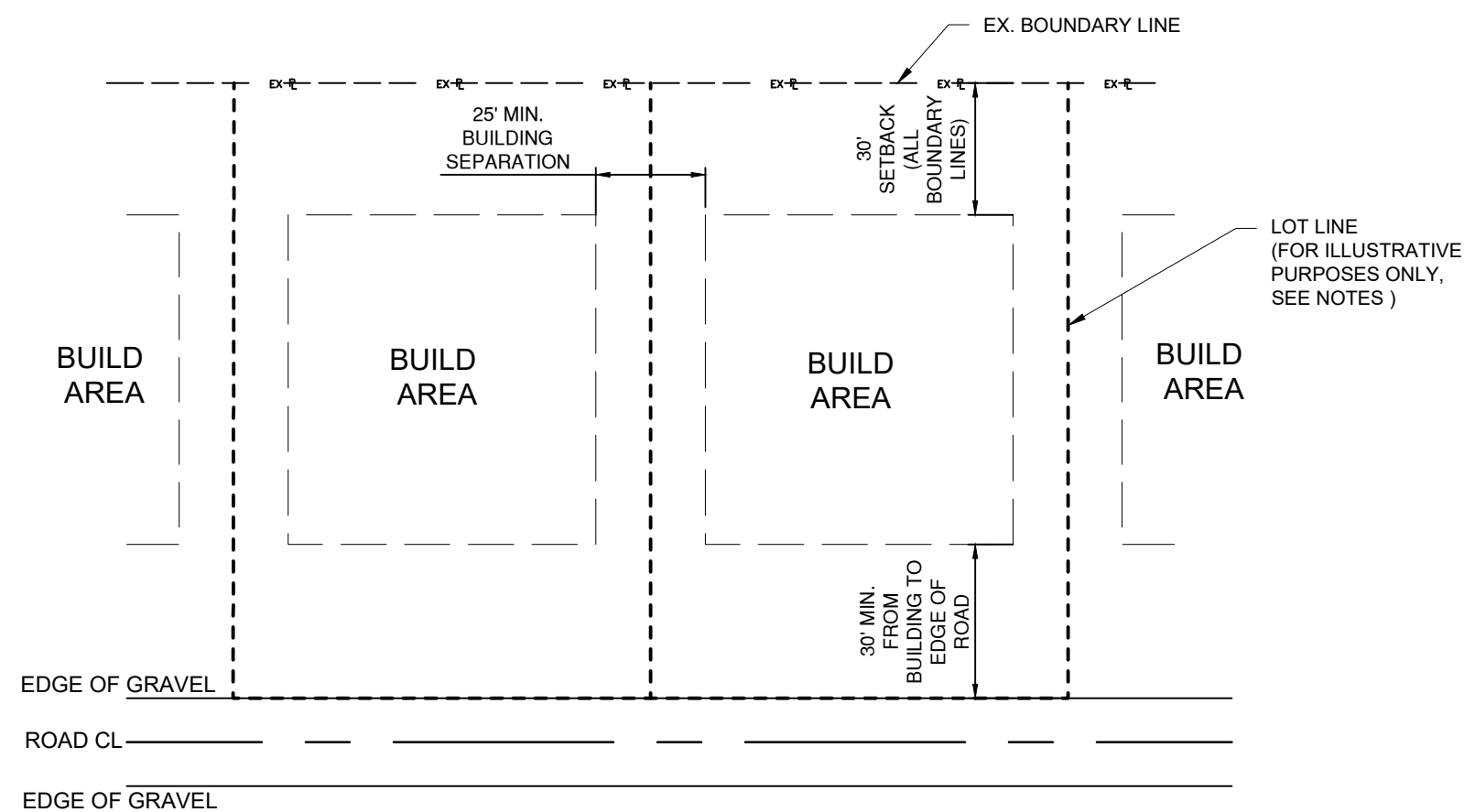
- A.) **Earth Mounds:** Earth mounds shall be physical barriers which block the view to a hedge, fence, or wall. Mounds shall be constructed with proper and adequate plant materials to prevent erosion. A difference in elevation between areas requiring screening does not constitute an existing earth mound and shall not be considered as fulfilling any screening requirements.
- B.) **Plants:** Artificial plants are prohibited. All plant material shall be living plants and shall meet the following requirements:
 - 1.) **Quality:** Plant material used in conformance with provisions of this chapter shall conform to the standards of the American Association of Nurserymen and shall pass inspections required by state regulations.
 - 2.) **Deciduous Trees:** Trees which normally shed their leaves in the fall shall be species having an average mature crown spread greater than fifteen (15) feet in central Ohio and having trunks which can be maintained with over five (5) feet of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight (8) feet clear wood requirements shall control. Trees having a mature crown spread less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) feet crowns spread. A minimum of ten (10) feet overall height or a minimum caliper, trunk diameter, measured six (6) inches above ground for trees up to four (4) inches of at least one and three-fourths (1-3/4) inches immediately after planting shall be required. Trees of species whose root systems are known to cause damage to public roadways or other public works shall not be planted closer than fifteen (15) feet to such public works.
 - 3.) **Prohibited Trees:** Shall be those currently listed on Berlin Township's prohibited tree list.
 - 4.) **Evergreens:** Evergreens shall be a minimum of five (5) feet high with a minimum caliper of one and three-fourths (1-3/4) inches immediately after planting.
 - 5.) **Shrubs and Hedges:** Shall be at least two (2) feet in average height and shall conform to the opacity and other requirements within four (4) years of planting.
 - 6.) **Grass or Ground Cover:** Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in central Ohio, and may be sodded or seeded: except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, nurse-grass seed shall be sewn for immediate protection

until complete coverage otherwise obtained. Ground cover shall be planted in such a manner as to present a finished appearance and seventy-five percent (75%) of complete coverage after complete growing seasons.

- C.) **Maintenance and Installation:** All landscape material shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in proper, neat, and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one (1) year, or by the next planting period, whichever comes first: while other defective landscape material shall be replaced or repaired within three (3) months. Violation of these installations and maintenance provisions shall be grounds for the zoning inspector to refuse a certificate of compliance permit or institute legal proceedings, or to take any other enforcement action as allowed by this zoning resolution or Ohio law.



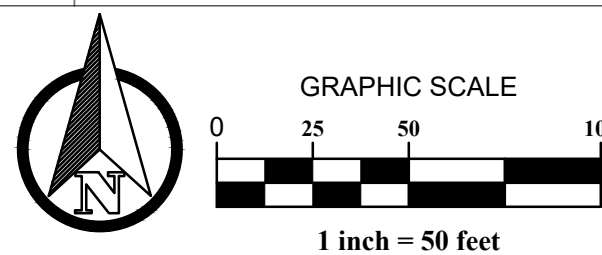
TYPICAL ROAD SECTION
SCALE: N.T.S.



TYPICAL BUILDING AREA LAYOUT
SCALE: N.T.S.

BUILD AREA: SHOWN FOR PLANNING PURPOSES ONLY. EXACT BUILDING LAYOUT AND LOCATIONS TO BE DETERMINED WITH BUILDING PERMITS.
BUILDING SEPARATION: 20' MIN.
DRIVEWAYS: 30' MIN FROM EDGE OF ROAD TO BUILDING. 12' MIN. WIDTH
NOTES: BUILDING AREAS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. LOT LINES SHOWN ARE FOR ILLUSTRATIVE AND PLANNING PURPOSES ONLY. NO LOT LINES ARE PROPOSED.

PLAN LEGEND	
	PROPOSED GRAVEL ROAD
	PROPOSED BUILDING
	PROPOSED GARDEN AREA
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	POTENTIAL BUILD AREA
	PROPOSED WATER MAIN
	PROPOSED SANITARY
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED STORM SEWER
	MAJOR FLOOD ROUTE (GREATER THAN 100 EVENT)
	PROPOSED SWALE/ DITCH LINE



PLANS PREPARED FOR:

PLANS PREPARED BY:

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

DEVELOPMENT PLAN

THE SHIRE

5441 CHESHIRE ROAD, GALENA OHIO 43021

REVISIONS
NO. DATE DESCRIPTION

DATE: 10/13/2022
JOB NO.: 2022-11
DESIGN: NBH
CHECKED: NBH
SHEET NO.



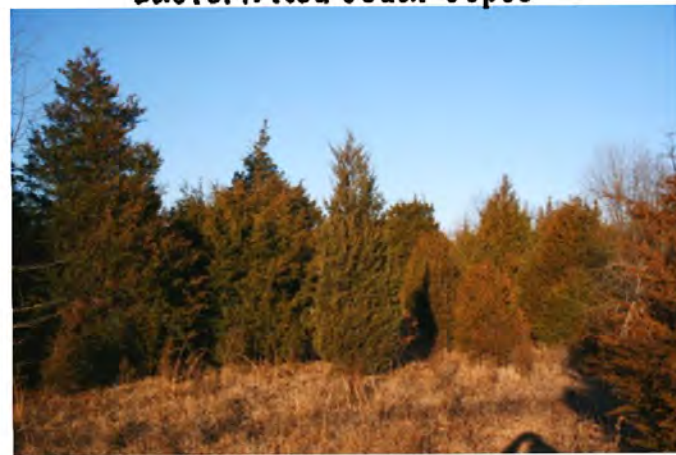
Preserve Woodlands

Reforest

Dry Shortgrass Prairie



Eastern Red Cedar Copse



Intentional Meadow Gardens



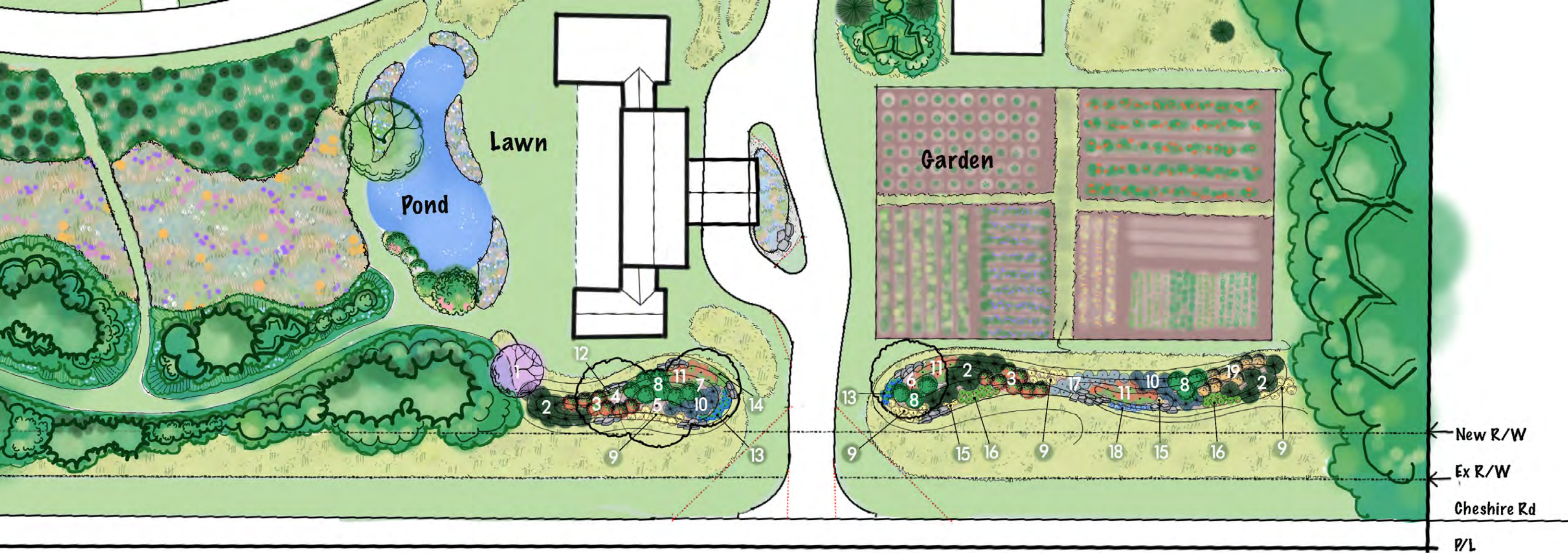
Alternative Lawns



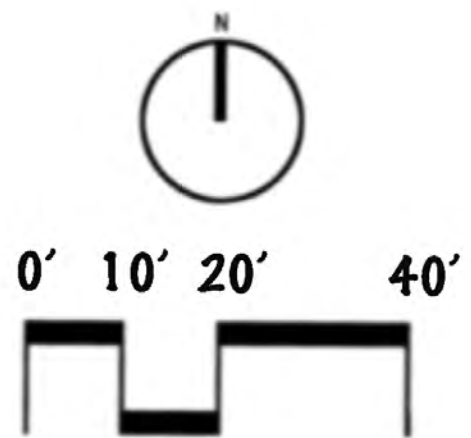
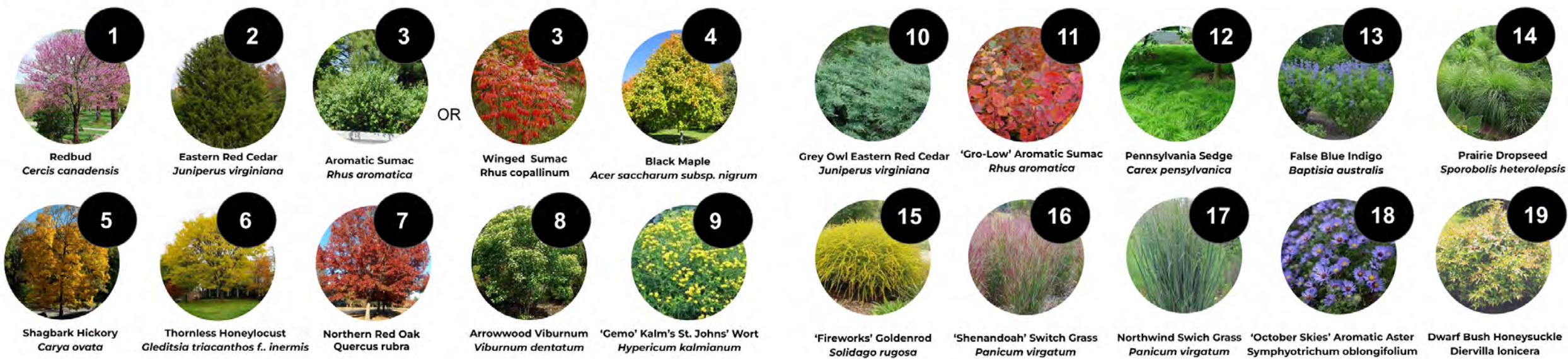
0' 20' 40' 80'



New R/W
Ex R/W
Cheshire Rd
R/L



Plants - Front Perimeter/Landscape Buffer Zone



Intentional Meadow Gardens - use these in addition to any dry prairie plant

ORNAMENTAL NATIVE GRASSES		
CaP	Carex pensylvanica	Pennsylvania sedge
PaVN	Panicum virgatum	Northwind switchgrass
PaVS	Panicum virgatum	Shenandoah switchgrass
ScS	Schizachyrium scoparium	Standing Ovation little bluestem
SoN	Sorghastrum nutans	Indian Grass
SpH	Sporobolus heterolepis	prairie dropseed
FLOWERS		
AcM	Achillea mollis	Oertel's Rose yarrow
AIC	Allium cernuum	nodding onion
AmBI	Amsonia Blue Ice	Blue Ice' blue star
AmH	Amsonia Hubrichtii	threadleaf blue star
AsO	Aster oblongifolia	October Skies' aromatic aster
BaA	Baptisia australis	blue false indigo
CaN *not native	Calamintha nepeta	White Cloud' calamint
CoVZ	Coreopsis verticillata	Zagreb' tickseed
NeF* not native	Nepeta faassenii	Catmint
SiT	Silphium terbinthinaceum	Prairie Dock
SoR	Solidago rugosa	Fireworks goldenrod
StB * not native	Stachys byzantina	Helen Von Stein Lamb's Ear

Edible Hedge Plants		
KEY	BOTANICAL NAME	COMMON NAME
SHADE TREE CHOICES		
AcS	Acer saccharum	sugar maple
CaO	Carya ovata	shagbark hickory
NyS	Nyssa sylvatica	black gum
EDGE / UNDERSTORY TREE CHOICES		
AmL	Amelanchier laevis	Allegheny serviceberry
AsT	Asimina triloba	paw paw
PrA	Prunus americana	American plum
PrS	Prunus serotina	black cherry
CoA	Corylus americana	American hazelnut
LiB	Lindera benzoin	spicebush
MyP	Myrica pensylvanica	bayberry
RoC	Rosa carolina	pasture rose
SaC	Sambucus canadensis	red elderberry
ViT	Viburnum trilobum	high bush cranberry
FLOWERS		
AIC	Allium cernuum	nodding onion
AsC	Asarum canadense	wild ginger
MoF	Monarda fistulosa	wild bergamot
PyM	Pycnanthemum muticum	short tooth mountain mint

The Shire Front Perimeter / Landscape Mound and Buffer Zone Plantings

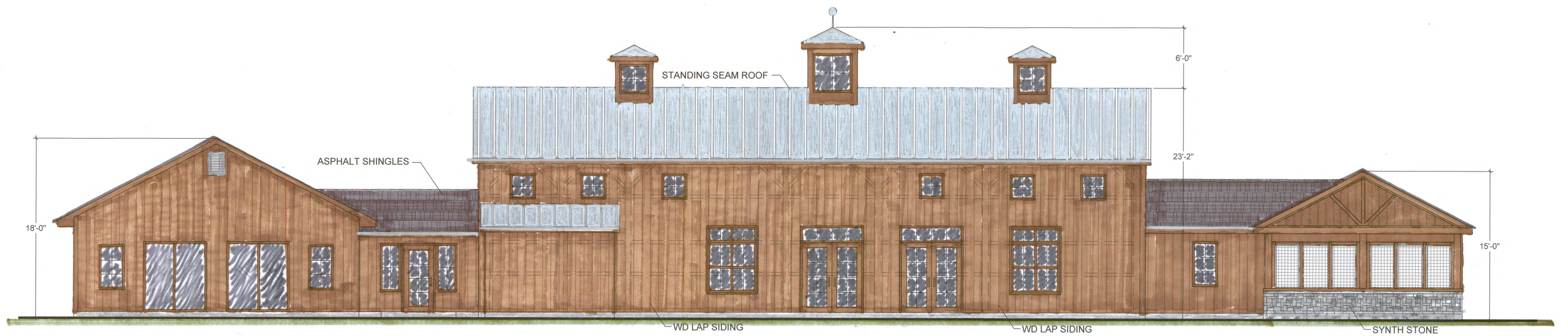
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE AT PLANTING
NATIVE CANOPY TREE CHOICES FOR MED-DRY SOIL				
4	Acer saccharum subsp. nigrum	black maple	1	2" caliper DBH
5	Carya ovata	shagbark hickory	1	15 gal, 6' height
6	Gleditsia triacanthos f. inermis	thornless honeylocust	1	2" caliper DBH
7	Quercus rubra	northern red oak	1	1.5" caliper DBH
alternate	Liriodendron tulipifera	tulip tree		1.5" caliper DBH
alternate	Quercus alba	white oak		1.5" caliper DBH
alternate	Quercus muehlenbergii	chinkapin oak		1.5" caliper DBH
NATIVE EDGE and UNDERSTORY TREE CHOICES FOR MED-DRY SOIL				
1	Cercis canadensis	eastern redbud	1	6-7' M-Stem or 1.5" caliper DBH
alternate	Aesculus glabra	Ohio buckeye		1.5" caliper DBH
alternate	Asimina triloba	paw paw		6'
alternate	Amelanchier laevis	Allegheny serviceberry		6-7' M-Stem
alternate	Cornus florida	flowering dogwood		1.5" caliper DBH
alternate	Prunus virginiana	'Canada Red Select' chokecherry		1.5" caliper DBH
NATIVE EVERGREEN TREE/SHRUBS FOR MED-DRY SOIL				
2	Juniperus virginiana	eastern red cedar	19	5-6' height
10	Grey Owl' Juniperus virginiana	eastern red cedar	17	3 gal, 15-18" height
NATIVE DECIDUOUS SHRUB CHOICES FOR MED-DRY SOIL				
3	Rhus aromatica	aromatic sumac	14	3 gal
3 alt	Rhus copallinum	winged sumac		
8	Viburnum dentatum	arrowwood viburnum	13	3 gal
9	Hypericum kalminum	'Gemo' Shrubby St John's Wort	29	3 gal
11	Dwarf Rhus aromatica	'Gro-Low' aromatic sumac	21	3 gal
19	Diervilla lonicera	dwarf bush honeysuckle	8	3 gal
alternate	Calycanthus floridus	sweet shrub		3 gal
alternate	Corylus americana	American hazelnut		3 gal
alternate	Hamamelis virginiana	common witchhazel		3 gal
alternate	Myrica pensylvanica	bayberry		3 gal
alternate	Rhus typhina	staghorn sumac, or 'Tiger Eyes'		3 gal
alternate	Physocarpus opulifolius	'Summer Wine' ninebark		3 gal
*non native alt	Hydrangea paniculata	'Fire and Ice' panicle hydrangea		3 gal
NATIVE, DEER RESISTANT GRASSES, SEDGES and PERENNIAL FLOWERS				
12	Carex pensylvanica	Pennsylvania/oak sedge	9	1 gal
13	Baptisia australis	blue false indigo	17	1 gal
14	Sporobolus heterolepis	prairie dropseed	11	1 gal
15	Solidago rugosa	'Fireworks' goldenrod	4	1 gal
16	Panicum virgatum	'Shenandoah' switchgrass	20	2 gal
17	Panicum virgatum	'Northwind' switchgrass	13	2 gal
18	Aster oblongifolia	'October Skies' aromatic aster	10	1 gal

LAWN AND LAWN ALTERNATIVE				
KEY		COMMON NAME	REMARK	
Lawn	RTF or Titan	Tall fescue blend	Ostrander Seed or Ohio Prairie Nursery	
LAlt1	Freedom Lawn II or similar	Fescue blend w/bluegrass and annual rye	Ostrander Seed or Ohio Prairie Nursery	
LAlt3	Bee Lawn Mix or similar	Fescue blend with clover, micro clover, creeping thyme, and yarrow	Ohio Prairie Nursery	

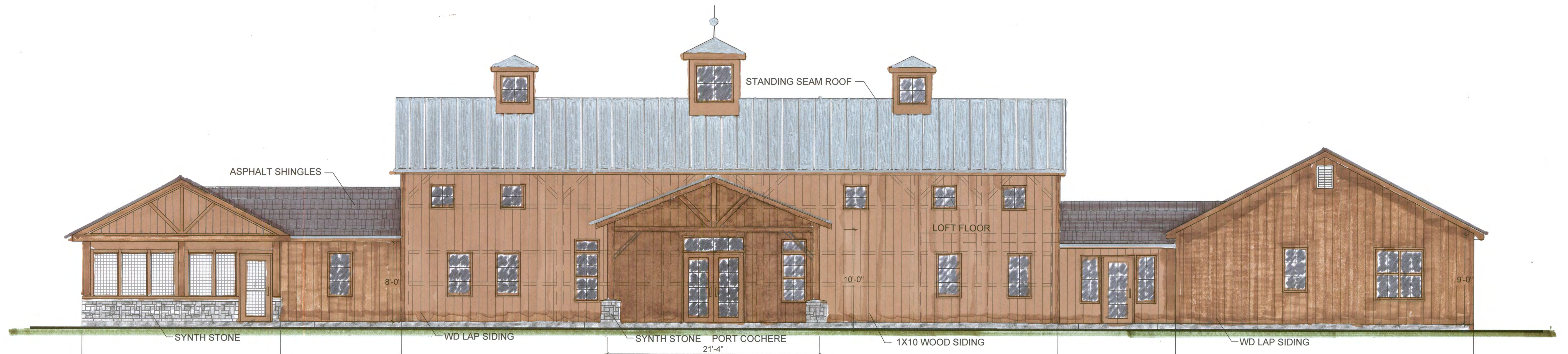
OPEN AREA - SHORTGRASS PRAIRIE SPECIES FOR MESIC TO DRY SOIL

KEY	BOTANICAL NAME	COMMON NAME
GRASSES		
Gr1	<i>Bouteloua curtipendula</i>	side-oats grama
Gr2	<i>Bouteloua gracilis</i>	blue grama
Gr3	<i>Eragrostis spectabilis</i>	purple lovegrass
Gr4	<i>Koeleria cristata</i>	june grass
Gr3	<i>Panicum virgatum</i>	switch grass
Gr4	<i>Schizachyrium scoparium</i>	little bluestem
Gr5	<i>Sporobolus heterolepis</i>	prairie dropseed
DEER RESISTANT FLOWERS		
Ac	<i>Allium cernuum</i>	nodding onion
AmC	<i>Amorpha canescens</i>	leadplant
AnP	<i>Antennaria plantaginifolia</i>	plantain pussytoes
AqC	<i>Aquilegia canadensis</i>	columbine
AscT	<i>Asclepias tuberosa</i>	butterfly weed
AscS	<i>Asclepias syriaca</i>	common milkweed
AgF	<i>Agastache foeniculum</i>	lavender hyssop
BaA	<i>Baptisia australis</i>	blue false indigo
ChF	<i>Chamaecrista fasciculata</i>	partridge pea
CoL	<i>Coreopsis lanceolata</i>	lanceleaf coreopsis
DaP	<i>Dalea purpurea</i>	purple prairie clover
EcP	<i>Echinacea pallida</i>	pale purple coneflower
ErY	<i>Eryngium yuccifolium</i>	rattlesnake master
FrV	<i>Fragaria virginiana</i>	wild strawberry
GeT	<i>Geum triflorum</i>	prairie smoke
HeM	<i>Helianthus mollis</i>	downy sunflower
LiS	<i>Liatris spicata</i>	dense blazingstar
LoS	<i>Lobelia siphilitica</i>	great blue lobelia
MoF	<i>Monarda fistulosa</i>	wild bergamot
MoP	<i>Monarda punctata</i>	spotted bee balm
Pal	<i>Parthenium integrifolium</i>	wild quinine
PeD	<i>Penstemon digitalis</i>	foxglove beardtongue
PeH	<i>Penstemon hirsutus</i>	hairy penstemon
PyT	<i>Pycnanthemum tenuifolium</i>	narrow leaved mountain mint
RaC	<i>Ratibida columnifera</i>	upright coneflower
RuH	<i>Rudbeckia hirta</i>	black-eyed susan
RuHu	<i>Ruellia humilis</i>	wild petunia
Sc	<i>Scutellaria incana</i>	hoary skullcap
SiA	<i>Sisyrinchium angustifolium</i>	blue eye grass
SiR	<i>Silene regia</i>	royal catchfly

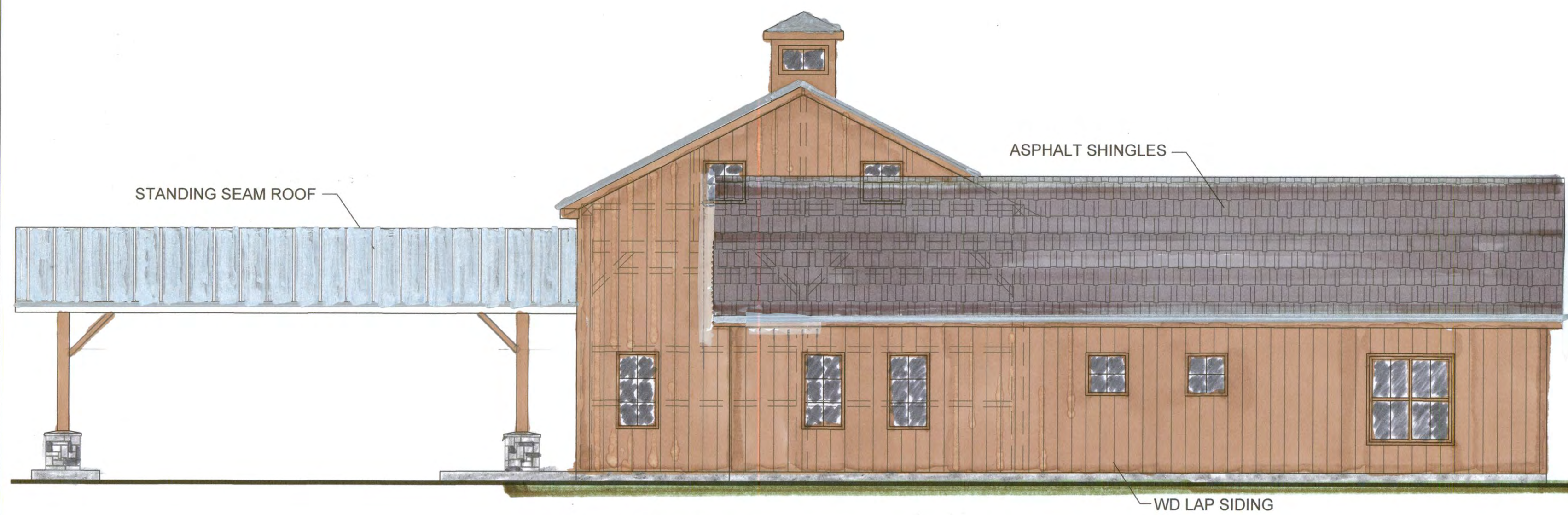
SoN	Solidago nemoralis	dwarf goldenrod
SyO	symphyotrichum oblongifolia	aromatic aster
SyA	symphyotrichum azureus	sky blue aster
SyE	symphyotrichum ericoides	heath aster
TrO	Tradescantia ohiensis	Ohio spiderwort
ViP	Viola pedata	birdfood violet
ZiA	Zizea aurea	golden alexanders



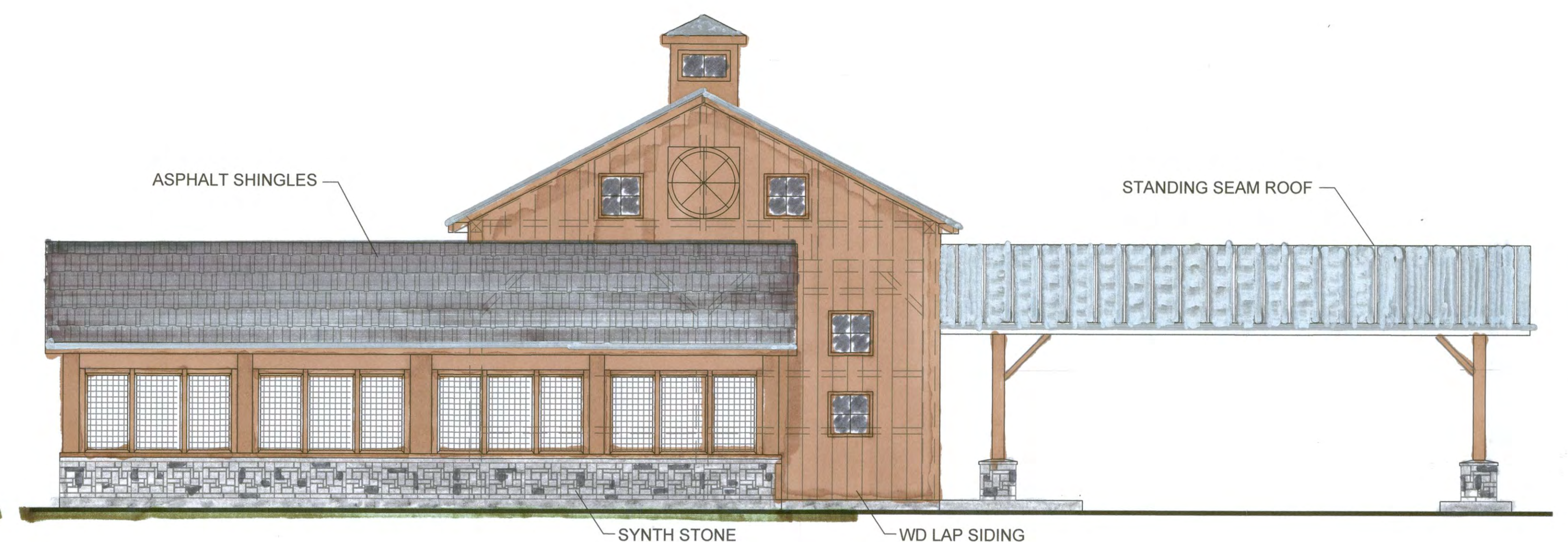
WEST ELEVATION
SCALE: 3/16" = 1'-0"



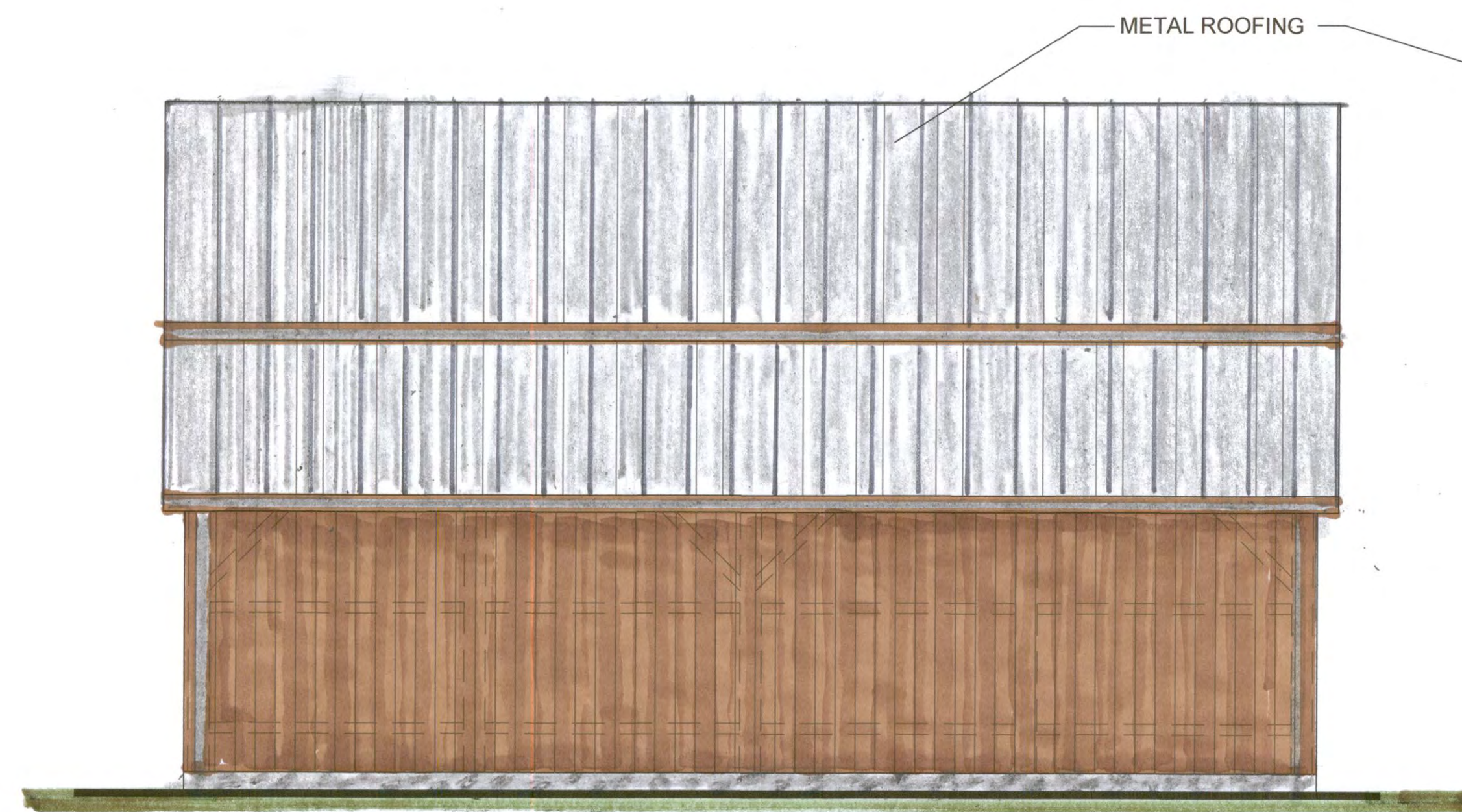
EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



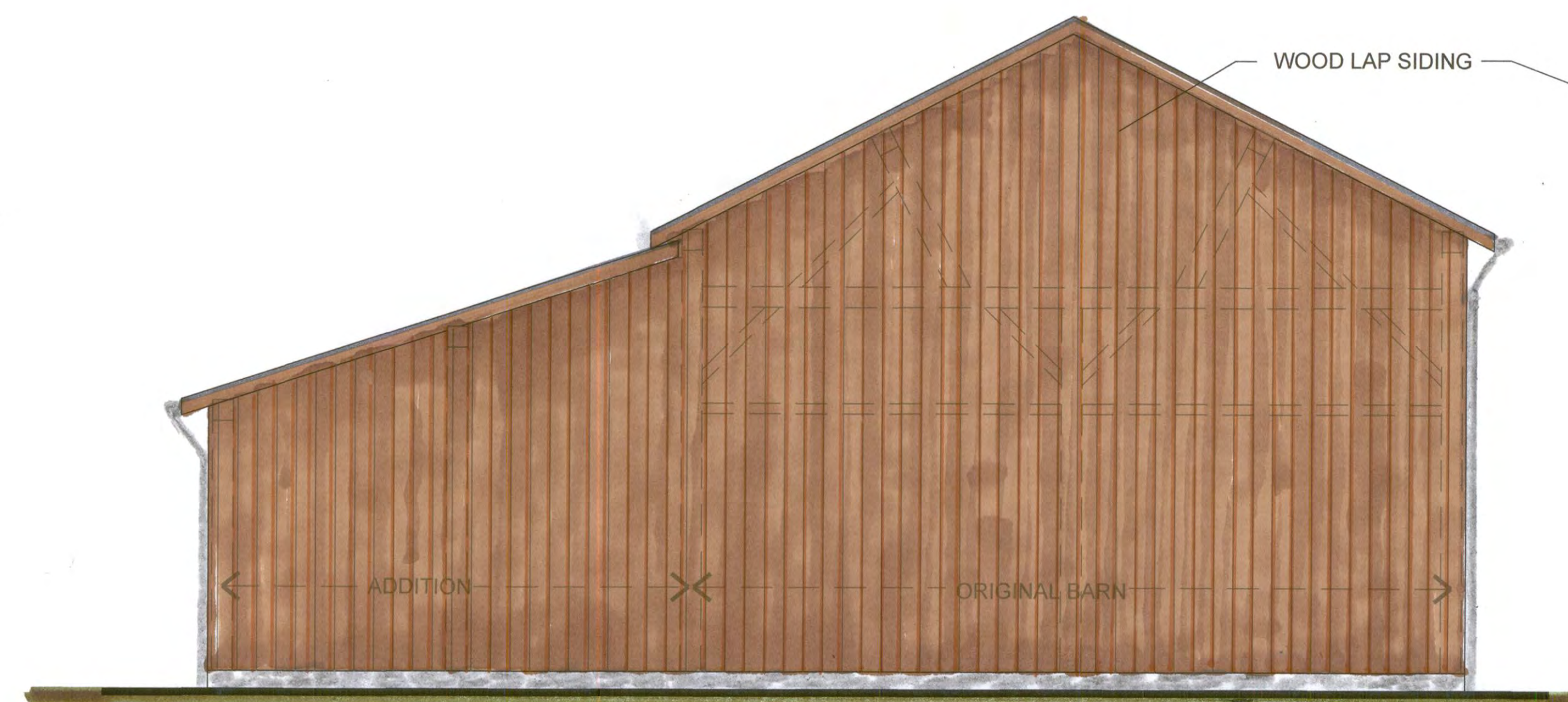
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE : 1/4" = 1'-0"



WEST ELEVATION
SCALE : 1/4" = 1'-0"



NORTH ELEVATION
SCALE : 1/4" = 1'-0"



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"





Digital Download
*No physical item
will be shipped









Delaware County

Regional Sewer District

Director/Sanitary Engineer
Tiffany M. Maag, P.E.

October 12, 2022

Nathan Harrington, PE
Brack Engineering
5659 Greystone Lane
Hilliard, OH 43026

sent via email: nharrington@brackeng.com

Re: **Request for Sewer Capacity**
The Shire, Berlin Township
Parcels: 41841001018001

Dear Mr. Harrington:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 8 Equivalent Residential Unit(s) (ERU).

Capacity is available to serve the proposed project. Extensions from the existing 8" sanitary sewer on the south side of the parcel will be necessary to provide service to the proposed buildings. Each building will need a service lateral and any building that is not a residential unit will need an inspection manhole.

The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

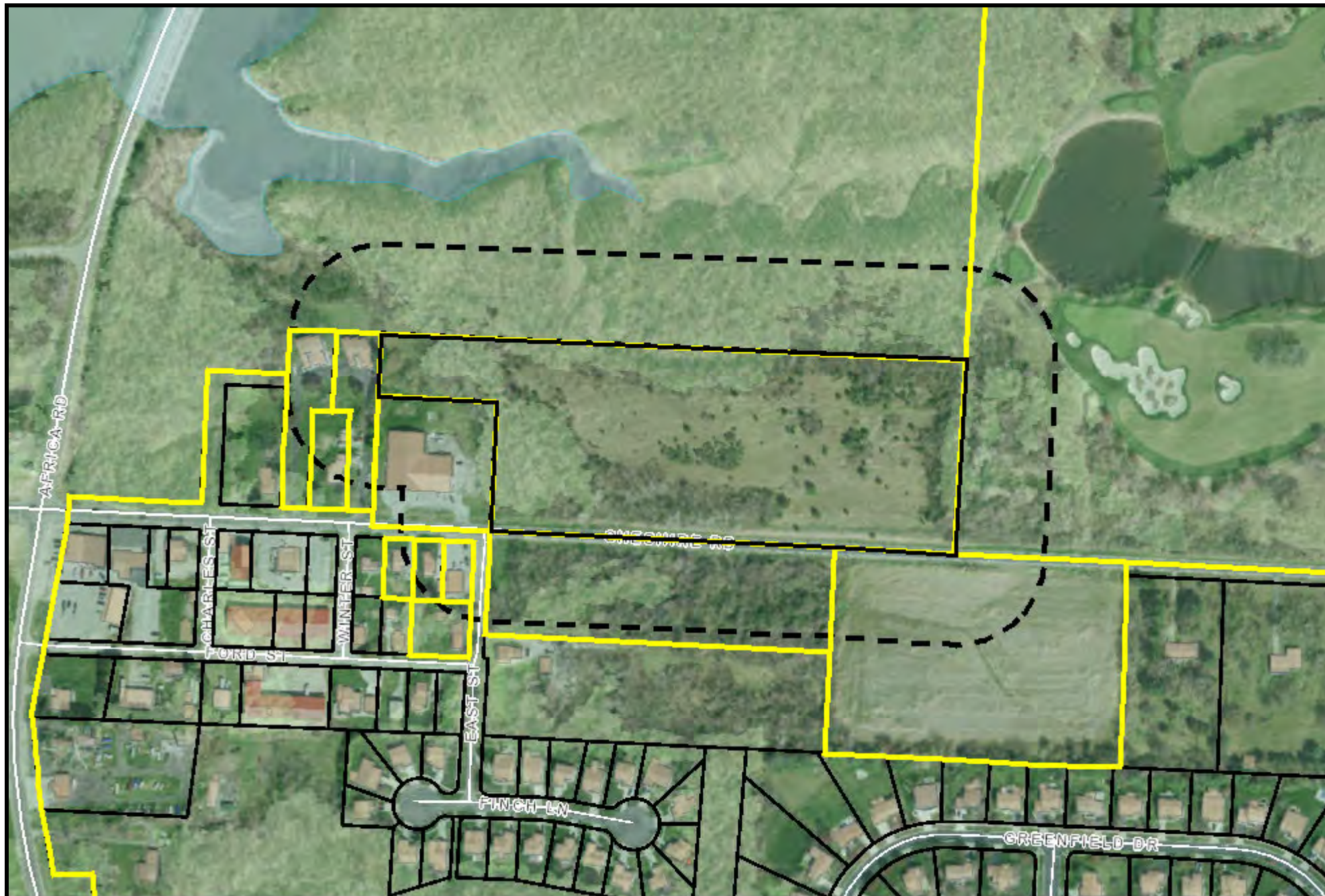
Kelly Thiel
Staff Engineer III
Delaware County Regional Sewer District

cc: Correspondence File

Parcel Number	Owner Name	Address	Market Value	Conveyance Date	Year Built	Bedrooms	Baths	Finished Sq Ft	Acreage
41841001021000	5199CV LLC	5199 CHESHIRE RD APT C GALENA	405700	10/24/2014	1997	6	6	4476	0.71
41841001021000	5199CV LLC	5199 CHESHIRE RD APT A GALENA	405700	10/24/2014	1997	6	6	4476	0.71
41841001021000	5199CV LLC	5199 CHESHIRE RD APT B GALENA	405700	10/24/2014	1997	6	6	4476	0.71
41841001020000	5205CV LLC	5205 CHESHIRE RD GALENA	134100	10/24/2014	1901	3	1	2176	0.42
41841001019000	5211CV LLC	5211 CHESHIRE RD APT A GALENA	319000	10/24/2014	1989	6	3	3684	0.71
41841001019000	5211CV LLC	5211 CHESHIRE RD APT C GALENA	319000	10/24/2014	1989	6	3	3684	0.71
41841001019000	5211CV LLC	5211 CHESHIRE RD APT B GALENA	319000	10/24/2014	1989	6	3	3684	0.71
41841001069000	BRESSLER FAMILY LIMITED PARTNERSHIP	CHESHIRE RD GALENA	152800	1/12/1996	0	0	0	0	4
41841001070000	BRESSLER FAMILY LIMITED PARTNERSHIP	CHESHIRE RD GALENA	232500	1/12/1996	0	0	0	0	7
41841001016000	DOUBLE EAGLE CLUB LLC	5935 CHESHIRE RD GALENA	7200000	1/13/2014	1976	3	1	1335	293.576
41841001016000	DOUBLE EAGLE CLUB LLC	6025 CHESHIRE RD GALENA	7200000	1/13/2014	1976	3	1	1335	293.576
41841001059000	FEENEY SHANNON N & JODIE L	5238 CHESHIRE RD GALENA	138000	10/23/2015	1952	3	1	1288	0.2
41841001060000	HEBERT THOMAS J & AMY L	5250 CHESHIRE RD GALENA	197800	8/23/2019	1901	3	1	1417	0.2
41841001061000	HEBERT THOMAS J & AMY L	5260 CHESHIRE RD GALENA	107200	8/23/2019	0	0	0	0	0.2
41841001018000	OPTEK INC	5229 CHESHIRE RD GALENA	723000	5/16/2022	0	0	0	0	12.75
41841001018000	OPTEK INC	5229 CHESHIRE RD GALENA	723000	5/16/2022	0	0	0	0	12.75
41841001018002	OPTEK INC	5229 CHESHIRE RD GALENA	0	5/16/2022	0	0	0	0	1.751
41841001018001	SHIRE LLC THE	5441 CHESHIRE RD GALENA	0	10/6/2022	0	0	0	0	11
41841001062000	SIGLER RONALD W & ELEANOR L	2412 EAST ST GALENA	141200	4/29/1996	1901	3	1	1564	0
41841001018001	TAXABLE PARCEL FOR 2023; PAYABLE 2024		0		0	0	0	0	0
41841001018002	TAXABLE PARCEL FOR 2023; PAYABLE 2024		0		0	0	0	0	0
41842001001000	U S A	2028 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61

41842001001000	U S A	2909 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	4004 HOLLENBACK RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	6000 STATE ROUTE 37 E DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	606 BIG RUN RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	201 AFRICA RD GALENA	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3100 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3307 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3310 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3311 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3996 HOLLENBACK RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	2350 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	2911 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3984 HOLLENBACK RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3992 HOLLENBACK RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	670 BIG RUN RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	1933 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	819 LACKEY OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	1380 DUNHAM RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3988 HOLLENBACK RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	1767 LACKEY OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	2266 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	2911 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	1759 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61

41842001001000	U S A	4066 AFRICA RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3305 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	3615 S OLD STATE RD DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	6200 STATE ROUTE 37 E DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61
41842001001000	U S A	6410 STATE ROUTE 37 E DELAWARE	23430400	1/1/1990	0	0	0	0	3469.61



200 ft. Owners & Address

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
 Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
 Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
 Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
 Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor
 George Kaitsa

Printed on 10/11/2022



EXHIBIT A

LOT SPLIT DESCRIPTION

11.000 Acres

Situated in the State of Ohio, County of Delaware, Township of Berlin, part of Farm Lot 7 in Quarter 4, Township 4 North, Range 18 West, United States Military Lands, and being all out of that land as conveyed to Optek, Inc, of record in Deed Book 484, Page 503, all deed references refer to the records of the recorder's office in Delaware County, Ohio and described as follows:

Beginning at a 1" iron pin found leaning west at the northeasterly corner of Lot 368 of a subdivision entitled "Cone View Subdivision" of record in Plat Book 20, Pages 548 and 549 and also being on the southerly line of Parcel 652 as conveyed to United States of America of record in Deed Book 362, Page 485;

Thence, South 87° 01' 46" with said southerly line a distance of 1305.75 feet to iron pin found with an aluminum cap inscribed "USA 652-2" at a southeasterly corner of said Parcel 652 and on the easterly line of a 293.576 acre tract as conveyed to Double Eagle Club, LLC, of record in Official Record Volume 1267, Pages 2791-2803;

Thence, South 03° 27' 40" West with said easterly line, passing an iron pin set at a distance of 397.98 feet, passing a 2" iron pin found with no cap at a distance of 402.05 feet, a total distance of 427.98 feet to a mag nail set in the centerline of Cheshire Road;

Thence, North 86° 49' 11" West with said centerline of said Cheshire Road, a distance of 1037.87 feet to a mag nail set;

Thence with a new division line through said 12.7556 acre tract the following courses:

North 02° 58' 14" East, passing an iron pin set at a distance of 30.00 feet, a total distance of 287.50 feet to an iron pin set;

North 87° 02' 08" West a distance of 264.97 feet to the **Point of Beginning** and containing **11.000** total acres of land, more or less.

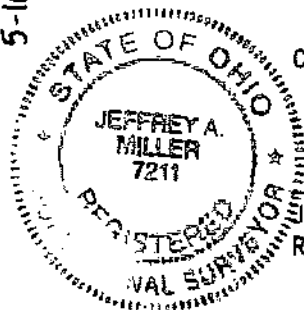
The bearings shown hereon are based on a portion of the centerline of Cheshire Road as being North 86° 49' 11" West, as determined by GPS observations, based on Ohio State Plane Coordinate system, North Zone (NAD83, 2011).

Based on an actual field survey performed on November 30, 2021.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

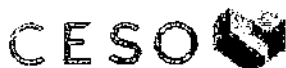
RL

5-16-22



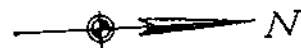
CESO, Inc.

[Signature] 4-4-22
Jeffrey A. Miller, PS
Registered Surveyor No. 7211

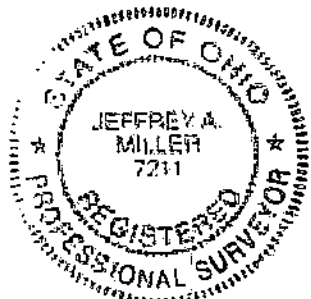
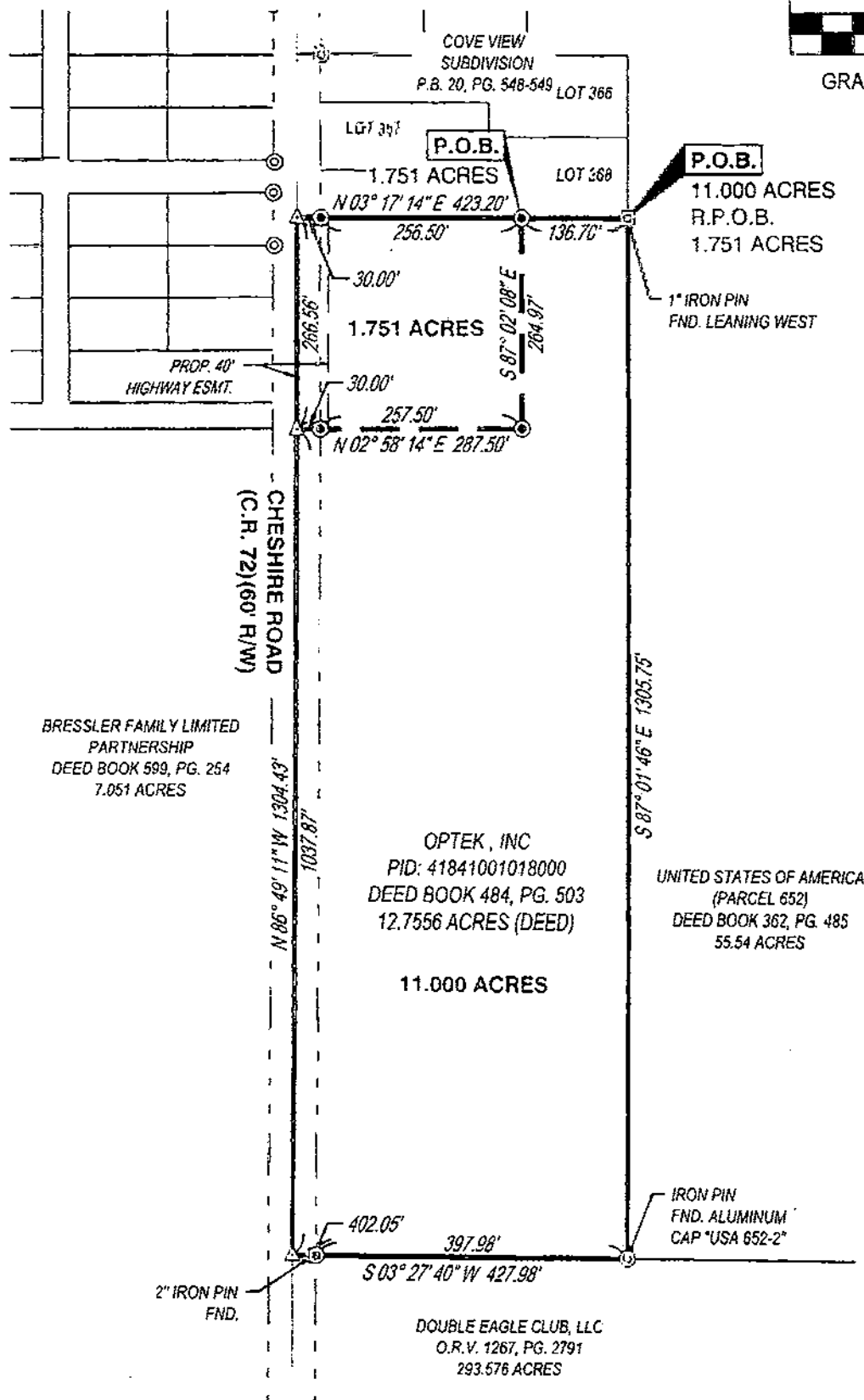


PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN,
PART OF FARM LOT 7, SECTION 4, TOWNSHIP 4 NORTH,
RANGE 18 WEST, UNITED STATES MILITARY LANDS



GRAPHIC SCALE (IN FEET)




CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND
- ⊙ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE
CENTERLINE OF CHESHIRE ROAD AS BEING NORTH 86° 49' 11" WEST, AS
DETERMINED BY GPS OBSERVATIONS, BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NAD83, 2011.

Jeffrey A. Miller 5-4-22
JEFFREY A. MILLER, P.S. #7211 DATE

PLAT OF SURVEY		
COUNTY OF DELAWARE		TOWNSHIP OF BERLIN STATE OF OHIO
SCALE: 1" = 200'	DATE: 5/5/2022	
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 760515
DRAWN: DAY		SHEET NO.
CHECKED: ALB		1 OF 1

W:\PROJECTS\OPTER\760515\CHESHIRE RD - SURVEY.DWG\760515 SURV-PLAT OF SURVEY.DWG - 5/5/2022 9:23 AM