

www.berlintwp.us

BERLIN TWP. ZONING OFFICE
3271 CHESHIRE ROAD
DELAWARE, OH 43015
740.548.5217 – PHONE / 740.548.7458 – FAX

Date _____
BZC# _____
Fee: \$ _____ Rec# _____
Hearing Date: _____

APPLICATION FOR PRELIMINARY DEVELOPMENT REZONING PLAN
(Resolution to Amend Berlin Township Zoning Text)

Name of Owner: Peachblowroad LTD.

Mailing Address: 6660 N High Street, Suite 1E, Worthington, OH 43085

Email Address: basireddy.kiran@gmail.com

Business Telephone: _____ Home Telephone: 309-825-8585

Address of Property: 526 Peachblow Rd, Lewis Center, OH 43035

Parcel (s): 418-330-01-031-000, 418-330-01-028-000,
418-330-01-030-000, & 418-330-01-029-000 Acreage: ±19.412 Present Zoning: FR-1

Range: 18 Twp: 4 Section: 3 Farm Lot No: 34 & 35

Subdivision Name: N/A

Present Use: Vacant Single Family/Agricultural Requested Zoning: NCD

Proposed Plan: Neighborhood Commercial District with commercial and multi-
family apartments

The undersigned certifies that this application and the attachments thereto contain all information required by the Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the Zoning Map. Applicant agrees to be bound by the provisions of the Zoning Resolution of Berlin Township, Delaware County, Ohio. Revised 12/27/19

Date: 11/30/2023 Agent/Applicant Signature: [Signature]

Agent/Applicant Address: _____

Phone: _____ Fax: _____

Email address: _____

Date: _____ Zoning Inspector Signature: _____

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

**REQUIREMENTS FOR THE COMPLETE APPLICATION FOR HEARING BY
THE BERLIN TOWNSHIP ZONING COMMISSION (BZC)**

Original completed application form, dated, and signed by the owner or lessee.

All fees **must** be paid in full when application is presented, and are non-refundable, **\$500.00 plus \$200.00 per acre**, maximum charge of 500 acres. If there should be a **THIRD** hearing due to applicant's request and/or negligence there will be an additional fee of **\$600.00**. Also, 2nd review of a 2-step process will require a payment of an additional **\$600.00** fee before the scheduled meeting.

A **certified** real estate tax mailing address list of current property owners within 200 feet of subject property obtained from **Delaware County Auditors Office, with mailing addresses and two sets of mailing labels, including applicant and/or applicant's representative.**

THESE ITEMS MUST BE PRESENTED WITH THE APPLICATION:

A survey plat signed by a registered Ohio Surveyor showing:

1. Legal Description of the property,
2. Plat Plan of the parcel to scale, including:
 - a.) Area of property including, streets, roadways and parking, and
 - b.) Placement of all existing & proposed buildings,
3. The lot number and/or street address
4. Topographical map

In addition, the survey plat and/or application must include the following as specified in the Berlin Township Zoning Resolution:

5. All setback and frontage dimensions, Article 24.
6. Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25.
7. Landscape Plan, in accordance with the Berlin Township Zoning Resolution, Article 26.

Note: Need text describing design features/standards.

Other requirements to be submitted are as follows:

8. Location of schools, parks and other public facility sites, within one (1) mile,
9. Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.
10. The proposed time schedule for development of the site including streets, buildings, utilities and other facilities,
11. If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in

textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases.

Include the following original letters if applicable:

Letter approving agent for owner if applicable
Letter from the Del-Co. Water Company attesting to water availability.
Letter from Gas Company attesting to gas availability (if applicable).
Letter from the Delaware County Sanitary Engineer attesting to sewer capability
or Letter from the Delaware County Health Department attesting to septic feasibility.
Letter from Ohio Department of Transportation (O.D.O.T) or a registered engineer, addressing traffic issues.
Letter from Berlin Township Fire Chief addressing protective service issues they may have.
Letter from the Environmental Protection Agency (E.P.A).
Letter from the Delaware County Engineer. (should include county ditch/drainage plan).
All information concerning Model Homes, Signs, Landscaping, Lighting, and Parking, if applicable.
A drainage plan prepared by a registered engineer.

ALL TOWNSHIP DEVELOPMENT STANDARDS MUST BE ADDRESSED.
Refer to Article 24 of the Berlin Township Zoning Resolution.

PROVIDE AN ELECTRONIC COPY (CD) OF ALL DOCUMENTATION TO BE SUBMITTED.

TWENTY (20) COPIES OF ALL NECESSARY AND RELEVANT INFORMATION MUST BE SUBMITTED WITH THE APPLICATION.

TWENTY (20) COPIES OF ALL AMENDMENTS OR REVISIONS MUST BE SUBMITTED AND AT LEAST 7 DAYS BEFORE ANY TABLING HEARING.

APPLICATIONS WILL ONLY BE PROCESSED WHEN THEY ARE 100% COMPLETE.

A MINIMUM OF THREE SIGNS SHALL BE PROVIDED BY APPLICANT.

Submit any questions to:

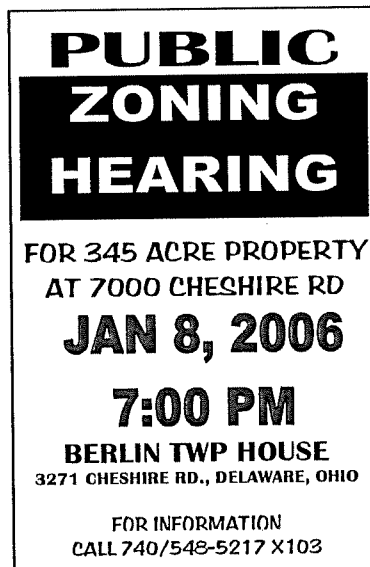
David Loveless
Berlin Township
Zoning Inspector
Phone: 740.548.5217 x103
Fax: 740.548.7458
zoninginspector@berlintwp.us

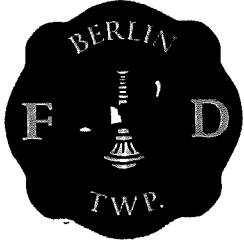
Addendum to BZC Checklist – Signs:

For proposed amendments to the Zoning District Map and/or the Comprehensive Land Use Map the applicant shall provide (3) three signs conforming to the following:

- (a) One sign shall be posted for each 500' of road frontage or at the discretion of the Zoning Inspector on the parcel in the area proposed in the amendment in a location visible from an adjacent street. One sign shall be posted on the corner of the township property located on the northwest corner of Lackey Old State and Cheshire Roads, and one sign shall be posted in front of the township hall.
- (b) The signs shall be two (2) feet by three (3) feet with letters not less than two (2) inches in height notifying the public of the location of the upcoming hearing and the affected parcel as well as a contact number for additional information.
- (c) The signs shall be posted continuously for at least fourteen (14) days prior to the date of the required public hearing and be removed within seven (7) days after board action.
- (d) The signs shall be posted by the applicant with the direction of the zoning inspector or be given to the zoning inspector for posting.

Example:





***Berlin Township
Fire Department***

*2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031*

***Fire Chief Adam Miller
Lt. Steve Arnold, Fire Prevention***

- 1) Entry into a subdivision/project development shall have 1 lane in and 2 lanes out. When required by Berlin Township FD there shall be at least 2 entry points into the subdivision/project development.
- 2) No Parking signage shall be on the Fire Hydrant side of the street. This signage shall meet the Delaware County Sheriff's office enforcement requirements.
- 3) There shall be a Fire Hydrant installed within the first 50' going into the project development.
- 4) After the first Fire Hydrant going into the project fire hydrants shall be installed every 300'-throughout the project development.
- 5) Any street stubs or ending point shall have a fire hydrant installed at the end point. If determined by Berlin Township FD a flush hydrant is acceptable to be installed in the project development however once the street extension takes place a fire hydrant shall be installed in place of the flush hydrant at the developer's cost.
- 6) The minimum water main size within any project development shall be at least 8" that shall flow a minimum 1000 GPM. Actual water main size for the project development shall be determined at plan review by Berlin Township Fire Department.
- 7) Cul-de-sac shall meet the turning radius per the Orange Twp. FD attachment of 48'
- 8) Berlin Twp. FD shall have access to all green space. The width of the hard surface shall be a minimum 6'. Berlin Township FD will determine hard service requirements.
- 9) Model homes shall have an EXIT sign non-illuminated in the Office area and a 5# ABC Fire Extinguisher.
- 10) To scale drawings shall be provided for all new and revised projects. The scale can be 1"=100' or 1/2"=100' for large projects.

This is not an all-inclusive list

Rev. 03/22

Article 12

Neighborhood Commercial District

Peachblow Development

Proposed Zoning – NCD

November 20, 2023

Section 12.01: PURPOSE: SEE SECTION 5.056

Section 12.02: PERMITTED USES

Within the Neighborhood Commercial District (NCD), 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. The maximum gross leaseable area of each permitted use shall be 3,000 square feet.

Note: The NAICS code numbers are inclusive in ascending order. All two digits sector numbers listed in the left hand column below include as permitted uses all 3-6 digit numbers beginning with those two digits. All three digit codes include all 4-6-digit codes beginning with those three digits, and so on. If a specific six-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 USES
1114	Greenhouse, Nursery, and Floriculture Production
311811	Retail Bakeries
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
445	Food and Beverage Stores
446	Health and Personal Care Stores
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)
491	Postal Service
5133	Telecommunications
514	Information and Data Processing Services
52	Finance and Insurance
5312	Offices of Real Estate Agents and Brokers
5322	Consumer Goods Rental except Adult-Related Entertainment or Adult Materials

54	Professional, Scientific and Technical Services (includes Medical, Veterinarians, Computer and Related Hardware and Research and Development etc.)
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.) except 811111 Truck Repair Shops
8112	Personal and Laundry Services
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
8114	Personal and Household Goods Repair and Maintenance

All NAICS Codes listed above in black shall be permitted in this development, all crossed out in red shall not be permitted.

Section 12.03: Conditional Uses

Within this zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals pursuant to the provisions of Article 32 of this Resolution. Conditionally permitted uses shall be considered abandoned if said use or uses are not commenced within one year from the date of Board of Zoning Appeals approval, or if said use is discontinued for a period in excess of two (2) years. Unless the conditional use permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land and/or structure wherein the same is located or upon which the same is granted shall void the conditional use permit, and the subsequent owner(s) or lessee shall be required to reapply for a continuation and/or modification of such use(s) to the Board of Zoning Appeals. Failure to comply with the terms of a conditional use permit shall result in a zoning violation. No conditional use shall be implemented until a permit of compliance is issued by the Zoning Inspector.

- A. Offices of veterinarians provided that there are no outside runs.
- B. Apartments in areas over or adjacent to the commercial store-room or office facility, provided that apartments constructed within this district shall contain the following minimum living area, exclusive of porches, basements, or garages:

One (1) bedroom unit	800 square feet
Two (2) bedroom unit	900 square feet
Three (3) bedroom unit	1000 square feet

- C. Outside display of products for sale, not including automobiles, trucks, boats, recreational vehicles, farm equipment, mobile or manufactured homes, building materials, or storage buildings.
- D. Outdoor storage of goods related to the primary business, not including automobiles, trucks, boats, recreational vehicles, farm equipment, mobile or manufactured homes, building materials, or storage buildings.
- E. Kindergarten or child care facilities provided the building occupied by the use is architecturally compatible with the neighborhood and provisions are made for vehicular access, parking, and fences to control accessibility of the children to adjoining hazardous conditions such as roads, streets, lakes, ponds, etc., or

adjacent yards.

- F. Permitted as a Conditional Use, drive-in or drive-through facilities for restaurants, financial institutions, and similar type businesses.

Development shall comply, all above uses may be used in proposed development. There are 194 apartments proposed for this development, along with 52,850 sq. ft. of leasable commercial space. There shall be a mix of 1 bedroom and 2 bedroom units, these units shall meet the minimum, or exceed, the square footage shown above in Section 12.03.B.

Building 1 – All floors residential, 51 units

Building 2 – 1st floor commercial, 29,655 sq. ft. / 2nd & 3rd floors residential, 52 units

Building 3 – 1st floor commercial, 23,195 sq. ft. / 2nd & 3rd floors residential, 40 units

Building 4 – All floors residential, 51 units

Section 12.04: Prohibited Uses

- G. Uses not specifically authorized by the express terms of this article of the Zoning Resolution shall be prohibited.
- H. Outdoor storage of inoperable unlicensed, or unused vehicles or trailers, or trailers detached from semi-tractors, for a period exceeding fourteen 14 days is prohibited. Said vehicles if stored on the premises shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- I. Unless specifically permitted by the Board of Zoning Appeals as incidental and necessary to a permitted or conditional use in this district, no trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front setback line on any parcel within this district for a period exceeding twenty-four (24) hours. If a dwelling is located behind the minimum setback on said lot the setback line shall be considered to be the front wall of the dwelling.
- J. Except as specifically permitted in Section 12.03(C) no manufactured/mobile home or manufactured/mobile office structure shall be placed or occupied in this district.
- K. Except as permitted as a conditional use, the sale, display or storage of automobiles, trucks, trailers, campers, boats, motor homes, mobile homes/offices, or manufactured homes/offices.
- L. No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any lot or parcel which creates an eyesore, hazard or nuisance to the neighborhood or general public.
- M. Adult entertainment and adult entertainment facilities are prohibited.

Development shall comply, all above uses shall be prohibited in proposed development.

Section 12.05: Development Plans

- A.) Application: The owner(s) of lots or land within the Township may request that the zoning map be amended to include such tracts in the Neighborhood Commercial District in accordance with the provisions of this Resolution.

The applicant is encouraged to engage in informal consultations with the Zoning

Commission and Regional Planning Commission prior to requesting an amendment of the zoning map. No statement by officials of the Township or County made prior to formal submission of a development plan and application to the Zoning Commission under 12.05 shall be binding. Any and/or all such informal consultations may be subject to Ohio's open meeting laws (ORC §121.22) and may be required to be held in an open public meeting.

Applicant is the owner of the land and is requesting a zoning district change from FR-1 to NCD. Applicant has met with the Zoning Commission and the DCRPC.

Section 12.06: Development Standards

- A. Lot Size: A minimum lot of one (1) net acre (exclusive of road right-of-way) shall be required; however, the lot size shall be adequate to provide the required yard spaces and off-street parking as herein required.

Development has a gross acreage of ±19.412 acres, and a net acreage of ±16.500 acres. See Tab 3, Exhibit C-1 for Preliminary Development Plan.

- B. Lot Width: A minimum continuous lot width of one-hundred fifty (150) feet shall be required on a County or township approved road or street; the tract shall have access to approved streets and shall be of sufficient width to provide required yard spaces and off-street parking.

Development shall have a minimum width of 150' along Road 'A' and Road 'B', see Tab 3, Exhibit C-1 for Preliminary Development Plan.

- C. Building Height Limits: No building in this district shall exceed thirty-five (35) feet in height measured from the elevation of the threshold plate at the front door to the highest point of the roof. Chimneys, spires, domes, flag poles, and elevator shafts are exempted from the height regulations and may be erected to any safe height, but not to exceed one-hundred (100) feet in height, no windmills, antenna, or tower shall be constructed to a height greater than the distance from the center of the base to the nearest property line of said tract and not to exceed one-hundred (100) feet in height.

A divergence is requested to allow for pitched roofs, for 45' maximum height, with a maximum of 3 storys.

- D. Building Setback: No building or use shall be located closer to the right-of-way line or center line of the adjacent public or private road than permitted in Section 24.05.

Building setback shall not meet this requirement. Section 24.05 requires that the development have 100' front yard building setbacks (from centerline), the proposed building setback shall be 65' from centerline. A divergence has been requested. This divergence brings the buildings closer to the streets, with parking and service areas behind, creating a town square walkable environment for the retail and residential uses.

- E. Side Yards: There shall be a yard on each side of the main building constructed in

this district of not less than twenty-five (25) feet. No accessory building or outdoor storage area shall encroach in said side yard.

All side yard setbacks shall be a minimum of 25', see Tab 3, Exhibit C-1 for Preliminary Development Plan.

- F. Rear Yards: No building shall be located closer than thirty (30) feet to the rear line of any lot.

All rear yard setbacks shall be a minimum of 25', a divergence has been requested.

- G. Maximum Lot Coverage: On no lot or parcel in this zoning district shall structures and paving be constructed which cover more than fifty percent (50%) of the lot area. Structures shall cover no more than twenty-five percent (25%) of the lot or parcel.

The development shall comply. See Tab 3, Exhibit C-1 for Preliminary Development Plan.

- H. Building Size: Permitted structures in this district shall contain no more than three thousand (3000) square feet gross lease-able area. Second floor apartments when included as part of a Neighborhood Commercial structure are exempted from the maximum square footage measurement.

Proposed gross lease-able area square footage shall be a maximum of 52,850 sq. ft. total, with 29,655 sq. ft. in Building 2, and 23,195 sq. ft. in Building 3 a divergence has been requested. Apartments shall be allowed on the 1st floors, as well as 2nd, and 3rd.

- I. Landscaping: All yards, front, side, and rear shall be landscaped, and all organized open spaces or areas shall be landscaped as required in Article 26 of this Resolution.

All landscape shall comply with Article 26, see Tab 4, Exhibits D-1, D-2, D-3, & D-4 for landscape plans.

Ponds with headwalls and end walls that are exposed to view shall be treated with real or synthetic stone to resemble stone walls. All stone shall extend to or below grade so that any low water conditions only reveal stone.

Ponds will have aerator fountains to maintain water quality. Fountains shall have a spray pattern of 10' height minimum.

- J. Parking: Off-street parking shall be provided within this district in strict compliance with the provisions of Article 24 of this Resolution.

All parking shall comply with Article 24, see Tab 3, Exhibit C-1 for Preliminary Development Plan.

- K. Signs: Except as controlled by Article 25 of this resolution and except as permitted by the Board of Zoning Appeals incidental to conditional uses, no signs shall be permitted in this district except a "for sale" or "for rent or lease" sign advertising the tract on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each side.

Permanent monument signage is proposed for this site, 2 monument signs are proposed and will be located at The Flats at Oak Park North entry along Road 'A', and at The Flats at Oak Park South entry along Road 'B'. See Tab 4, Exhibits D-2, D-3, & D-4.

Wall & arm signage is also proposed for this site, so that each proposed commercial business located on the 1st floor of the buildings can advertise their operation. Final signage shall be submitted at the time of final development plan submission, as it is still unknown at this time. Signage concepts are shown and meant to show basic parameters for all signage. They do not represent any final signage for the commercial areas.

A divergence has been requested for site signage.

The owner or developer of a subdivision or similar area may, upon the conditions and for the time period established by the Zoning Appeals, erect one sign not exceeding thirty-two (32) square feet in area per side advertising said subdivision, development, or tract for sale.

Temporary signage is proposed for this development, 2 marketings signs are proposed and shall be located adjacent to The Flats at Oak Park entries along Road 'A' and Road 'B'. These signs shall be double sided and are shown on Tab 4, Exhibit D-4. A divergence has been requested.

- L. Lighting: Exterior lighting shall meet the lighting requirements of the general development section in Article 24.

All exterior lighting shall comply with Article 24.

- M. Freight Loading Areas: When any use within this district requires the pickup or delivery of merchandise or supplies, an adequate loading area for such activity shall be provided on the lot occupied by the use. No such loading area shall be located on any public street or alley. Such loading area as provided shall be adequate in size to accommodate tractor-trailer (semi) units with adequate room to permit entry to such loading area without interfering with traffic on adjacent streets or highways.

Development shall comply, loading areas shall be contained to adjacent parking lots of the commercial buildings, no loading area will impede the flow of traffic on public roads.

N. Performance Standards: No use shall be conducted within this district which fails to maintain the following standards:

1. Fire and Explosive Hazards: All activities, including storage, involving flammable, explosive, or hazardous materials shall include the provisions of adequate safety devices against the hazard of spill, fire and/or explosion. All standards enforced by the Occupational Safety and Health Administration (OSHA) shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.

Development shall comply with this requirement.

2. Air Pollution: No emission of air pollutants shall be permitted which violate the Clean Air Act Amendments of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.

Development shall comply with this requirement.

3. Glare Heat and Exterior Light: Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other, shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted.

Development shall comply with this requirement.

4. Dust and Erosion: Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities. Applicants shall meet the required standards of the Delaware County Engineer.

Development shall comply with this requirement.

5. Liquid or Solid Wastes: No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.

Development shall comply with this requirement.

6. Vibrations: No use shall be located and no equipment shall be installed in such a way as to produce intense earth shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises.

Development shall comply with this requirement.

7. Odors: No use shall be operated so as to produce the continuous, frequent, or repetitive emission of odors or odor-causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the

property on which the use is located. The applicable standards of the Environmental Protection Agency shall be adhered to.

Development shall comply with this requirement.

8. Noise: All neighborhood commercial uses shall meet the applicable township noise regulations.

Development shall comply with this requirement.

9. A traffic impact report may be required if deemed necessary by the Berlin Township Zoning Commission.

See Tab 5, Exhibit E-10 for Traffic Impact Study

B.) Other Submittal Requirements

- 1.) A certified real estate tax mailing address list of current property owners within 200 feet of subject property obtained from Delaware County Auditor's Office, with mailing addresses and two sets of mailing labels, including applicant and/or applicant's representative.

See Tab 1, Exhibit A-1, for Surrounding Property Owner addresses

- 2.) Legal Description of the property

See Tab 2, Exhibit B-1, for Legal Description

- 3.) Plat plan of the parcel to scale, including:

- a) Area of property including, streets, roadways, and parking
- b) Placement of all existing and proposed buildings

See Tab 2, Exhibit B-2, for Boundary Survey

- 4.) The lot number and/or street address

Parcel Number Identification Numbers: 418-330-01-028-000, 418-330-01-029-000, 418-330-01-030-000, & 418-330-01-031-000

- 5.) Topographical map

See Tab 3, Exhibit C-5, for Existing Features Plan

- 6.) All setback and frontage dimensions, Article 24

See Tab 3, Exhibit C-1, for Preliminary Development Plan

- 7.) Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25

The following architectural design and building construction requirements shall apply to the commercial parcels.

The building shall have architectural features, finishes, and patterns that provide visual interest, contribute to a pedestrian scale, and recognize local as well as community wide character.

- a.) Building facades shall incorporate a repeating pattern that includes color, texture, and material change.
- b.) Expression of architectural or structural bay through a change in plane is recommended. Recommended expressions include offsets, reveals, and recessed flat arches.

Facades shall be articulated to provide visual interest that will be consistent with the Township, community character, and scale. The façade will also take into account the materials and colors from the surrounding schools to match and/or look cohesive with the surrounding structures to create a campus community feel. The intent is to encourage development incorporating high quality materials and a pedestrian friendly scale to contribute to and identify an overall theme.

- a.) No uninterrupted length of any front/visible façade shall exceed 40 horizontal feet.
- b.) No uninterrupted length of wall shall exceed 14 vertical feet.
- c.) Ground floor facades that face public streets or parking areas should have display windows, awnings, verandas, entry areas, or other such elements incorporated into their design.

Entryway design elements and variations should give orientation and aesthetically pleasing character and pedestrian scale to the building. Each principal building shall have a highly visible customer entrance featuring architectural elements, which may include the following.

- a.) Overhands
- b.) Recesses and projections
- c.) Verandas
- d.) Arches
- e.) Landscaped areas with places for pedestrian seating
- f.) Architectural details such as tile work and moldings which are integrated into the building structure and design
- g.) Peaked roof form
- h.) Tower elements
- i.) Canopies or porticos
- j.) Night lighting (as allowed by Township zoning code)

Brick, stone veneer (including limestone and synthetic stone), architectural precast concrete, stucco, and wood are acceptable siding materials for both office and commercial uses. Rear facades of commercial uses may incorporate architecturally unified standard concrete masonry units, or pre-

engineered building systems (such as architectural precast concrete or tilt up precast concrete panels, either formed on site or elsewhere) painted to match the rest of the building. All rear man doors, overhead doors, and metal work shall be painted to match. All dock padding shall be black.

Variation in rooflines shall be used to reduce the mass and add interest. Roof features should complement the character of adjoining buildings/developments where applicable. All roof top mechanical equipment must not be visible from any public roads. Signage shall conform to the Township zoning resolution.

See Tab 7, Exhibit G-1 for Architectural Character Concepts

- 8.) Landscape Plan, in accordance with the Berin Township Zoning Resolution, Article 26 **Landscape plans and site details are attached as Tab 4, Exhibits D-1, D-2, D-3, & D-4 and shall meet the requirements of Article 26**

- 9.) Location of schools, parks, and other public facility sites, within one (1) mile **The site is within proximity to Fairview Memorial Park, Columbus State Community College, Delaware Area Career Center, and the Shale Meadows Elementary School. See Tab 3, Exhibit C-5.**

- 10.) Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer **See Tab 6, Exhibit F-1, for Bank Letter**

- 11.) The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities **It is anticipated that the subdivision construction would begin shortly after approval of a final development plan, final engineering plans, and plats, which is likely to occur in the summer of 2025. The site utilities, street, and landscape will be installed, and homes will be constructed. The project shall be completed in 2 phases, and each phase will take approximately 12-18 months to complete construction.**

- 12.) If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases. **Phase 1 shall begin in the summer of 2025 and 12-18 months to complete. Phase 2 shall commence shortly thereafter of completion of Phase 1 and take an additional 12-18 months to complete.**

Phase 1 shall be 103 units, and ±.4 acres in size
Phase 2 shall be 91 units, and ±11.0 acres in size

- 13.) Letter approving agent for owner if applicable
Applicant is the owner of the property.

- 14.) Specific statements of divergence, if any, from the development standards in this Article or the general standards of this resolution such as setbacks, parking, landscaping, lighting, signage, and so forth.

Section 12.06.C – Building Height Limits

It is requested, if utilizing pitched roofs, that the buildings be allowed to exceed the 35' height limit for this development. Flat roofed structure would comply with this requirement, but utilizing sloped roofs would increase the height to 45'. There may be a combination of pitched and flat roofed elements to vary the roof lines and provide architectural diversity. No building shall have more than 3 storys.

Section 12.06.D – Building Setback

It is requested that the building setback be reduced from 100' to 65' from the road centerline. This is to promote a sense of walkability in the area by having the commercial buildings closer to the road, with parking service areas at the rear. This will emulate a typical town square, historical, and pedestrian friendly environment.

Section 12.06.F – Rear Yards

It is requested that the building setback for the rear yards be reduced from 30' to 25'. This is for the garages along the southern property line that abuts the Worthington Arms development. These garages provide a greater visual buffer to the south than vegetation or fences and this divergence will allow for a better buffer.

Section 12.06.H – Building Size

It is requested that the maximum gross lease-able area of the structures in this district be increased from 3,000 to 52,850 square feet. These are mixed use buildings with commercial area on the 1st floor of two of the buildings. The buildings shall contain multiple tenants in buildings 2 & 3 with apartment residential units on the 2nd and 3rd floors, buildings 1 & 4 contain 3 floors of apartment residential units.

Section 12.06.K – Signs

It is requested that 2 permanent monument signs, along with wall and arm signage for each individual commercial space be allowed. This is to promote the residential areas along with the commercial spaces.

Section 12.06.K – Signs

It is requested that 2 temporary marketing signs be allowed in this development, instead of just 1. There are two distinct areas/road frontages to market the mixed-use

buildings from and the development will need signs at both entries as to promote the sale/leasing of the spaces.

PROPERTY OWNER**PARCEL NUJMBER**

BELMONT PLACE HOMEOWNERS'
ASSOCIATION
MCNAMARA LOOP
LEWIS CENTER, OH 43015

41833002001000
41833010001000

NAVALKAR NIPUN
EVATI NIPUN
91 GRACELYN WAY
LEWIS CENTER OH 43035

41833010002000

VENKATA MALLADI
120 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002002000

GOWSIKA RAJAN PALANIVEL
HEMA PRIYA MAHARAJAN
126 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002003000

SHANNON N ISRAEL
URIEL BE ISRAEL
132 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002004000

KEVIN R COUTHEN
CAITLIN N COUTHEN
138 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002005000

HAROLD L REAY
LINDA M REAY
144 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002006000

VIKRAM HOODA
EKTA BHARTI
150 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002007000

JAMES ANDREW THOMPSON
AARON M REA
156 MCNAMARA LOOP
LEWIS CENTER OH 43035

41833002008000

PING WANG
CHU MIN
162 MCNAMARA LOOP
LEWIS CENTER, OH 43035

41833002009000

MEAGAN E LAW
MITCHELL D LAW
168 MCNAMARA LOOP
LEWIS CENTER, OH 43035

41833002010000

MAHESH S MANE
VAISHALI M MANE
174 MCNAMARA LOOP
LEWIS CENTER, OH 43035

41833002011000

JAMES A CASTRODALE
KIMBERLY L CASRODALE
180 MCNAMARA LOOP
LEWIS CENTER, OH 43035

41833002012000

JITENDRA PRATAP SINGH RAJORIA
VANDANA RAJORIA
186 MCNAMARA LOOP
LEWIS CENTER, OH 43035

41833002013000

KIRAN SHASHI THANDRA
192 MCNAMARA LOOP
LEWIS CENTER, OH 43035
41833001026000

41833002014000

WILMA J LAW
838 PEACHBLOW RD
LEWIS CENTER, OH 43035

41833001026000

GERMANN HOLDINGS LLC
774 PEACHBLOW RD
LEWIS CENTER, OH 43035

41833001027000

JENNIFER DYAN STRAWSER 886 PEACHBLOW RD LEWIS CENTER, OH 43035	41833001022001
MARK E VANDERVORT JENNIFER D STRAWSER 1010 PEACHBLOW RD LEWIS CENTER OH 43035	41833001022000
PEACHBLOW LAND LLC 470 OLD WORTHINGTON RD WESTERVILLE OH 43082	41833001014000
UMH OH WORTHINGTON ARMS LLC 5277 COLUMBUS PIKE LEWIS CENTER OH 43035	41833001066000
NDCCBT LLC 102 HIDDEN PASTURES DR CRAMERTON NC 28032	41833001064000 41833001062000
2715 WISE AVENUE LTD 5087 COLUMBUS PIKE LEWIS CENTER OH 43035	41833001061000
ISLAMIC SOCIETY OF CENTRAL OHIO PO BOX 29392 COLUMBUS OH 43229	41833001052000
CHARLES SHIPMAN ANN SHIPMAN 375 CONNER LN LEWIS CENTER OH 43035	41833001051000 41833001050000
DALE FILBY RICHARDS 345 CONNER LN LEWIS CENTER OH 43035	41833001049000
LEONARD L BUSSARD SHARON K BUSSARD 305 CONNER LN LEWIS CENTER OH 43035	41833001048000

JANE M MCKEE, TRUSTEE
350 PEACHBLOW RD
LEWIS CENTER OH 43035

41833001034000

JUDY D CONNER
380 PEACHBLOW RD
LEWIS CENTER OH 43035

41833001033000

**Zoning Description ~ 64.9 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-1-

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Farm Lot 34 and 35, Section 3, Township 4, Range 18, United States Military District and containing 64.9+/- acres of land, more or less, said 64.9+/- acres being part of the Original 75.454 acre tract of land conveyed to PeachblowRoad Ltd., of Record in Official Record 1978, Page 1436 and part of a 19.029 acre tract of land conveyed to PeachblowRoad Ltd. of record in Official Record 2015, Page 2804, said 64.9+/- acres more particularly described as follows:

Beginning, at the northwesterly corner of said Original 75.454 and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 86° 24' 54" E**, along a northerly line of said Original 75.454 acre tract and said 19.029 acre tract and along said centerline, **1366.5 feet+/-** to an angle point at a northeasterly corner of said 19.029 acre tract and being a northwesterly corner of a 5.040 acre tract of land conveyed to Gemann Holdings LLC of record in Official Record 1468, Page 1022;

Thence along the common lines of said 19.029 tract and said 5.040 acre tract, the following two (2) courses:

S 03° 16' 24" W, 699.9 feet+/- to an angle point thereof;

S 86° 23' 39" E, 372.7 feet+/- to an angle point thereof and being in the westerly line of a 12.941 acre tract of land conveyed to Mark E. Vandervart and Jennifer D. Strawser;

Thence **S 03° 22' 25" W**, along the easterly line of said 19.929 acre tract, along the westerly line of said Vandervart/Strawser tract and along the westerly line of a 145.432 acre tract of land conveyed to Peachblow Land LLC of record in Official Record 1728, Page 328, **1820.3 feet+/-** to a southeasterly corner of said 19.029 acre tract and being the northeasterly corner of a tract of land conveyed to UMH OH Worthington Arms, LLC of record in Official Record 1371, Page 730;

Thence **N 86° 36' 06" W**, along a southerly line of said 19.029 acre tract and along the northerly line of said UMH OH tract, **272.5 feet+/-** to an angle point;

Thence across said 19.029 acre tract and said Original 75.454 acre tract, the following twelve (12) courses;

N 03° 22' 25" E, 711.7 feet+/- to an angle point thereof;

N 86° 37' 35" W, 578.1 feet+/- to an angle point thereof;

N 03° 23' 54" E, 544.9 feet+/- to a point of curvature;

with a curve to the right, having a central angle of **18° 08' 41"** and a radius of **244.99 feet**, an arc length of **77.58 feet**, a chord bearing and chord distance of **N 61° 02' 08" W, 77.3 feet+/-** to a point of reverse curvature;

with a curve to the left, having a central angle of **39° 22' 52"** and a radius of **184.64 feet**, an arc length of **126.91 feet**, a chord bearing and chord distance of **N 72° 57' 50" W, 124.4 feet+/-** to a point of reverse curvature;

with a curve to the left, having a central angle of **11° 48' 16"** and a radius of **987.07 feet**, an arc length of **203.37 feet**, a chord bearing and chord distance of **N 88° 46' 58" W, 203.0 feet+/-** to a point of curvature;

EXHIBIT B-1

**Zoning Description ~ 64.9 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-2-

with a curve to the left, having a central angle of **01° 56' 08"** and a radius of **1972.46 feet**, an arc length of **66.83 feet**, a chord bearing and chord distance of **S 79° 48' 36" W, 66.8 feet+/-** to an angle point;

S 14° 07' 48" E, 97.6 feet+/- to a point of curvature;

with a curve to the right, having a central angle of **12° 37' 08"** and a radius of **970.00 feet**, an arc length of **213.63 feet**, a chord bearing and chord distance of **S 07° 49' 14" E, 213.2 feet+/-** to an angle point;

N 86° 36' 06" W, 246.4 feet+/- to a point of point;

S 03° 23' 54" W, 610.0 feet+/- to a point of point;

N 86° 59' 41" W, 129.8 feet+/- to a westerly line of said Original 75.454 acre tract and being in the easterly line of a 2.631 acre tract of land described as Tract 2 and conveyed to NCDCBT LLC of record in Official Record 1035, page 227;

Thence **N 10° 50' 52" W**, along the westerly line of said Original 75.454 acre tract, along the easterly line of said Tract 2 and along an easterly line of a 3.67 acre tract of land conveyed to 2715 Wise Avenue Ltd. of record in 1546, Page 2133, **498.3 feet** to an angle point of said Original 75.454 acre tract, being the northeasterly corner of said 3.67 acre tract and being the southeasterly corner of a 8.325 acre tract of land conveyed to the Islamic Society of Central Ohio of record in Official Record 1788, Page 2311;

Thence **N 03° 15' 13" E**, along the westerly line of said Original 75.454 acre tract, along the easterly line of said 8.325 acre tract and along the easterly line of a subdivision of lots named "Midway Gardens" of record in Plat Book 4, Page 125, **1660.5 feet** to the **True Point of Beginning**. Containing **64.9+/- acres**.

The above description was prepared by Advanced Civil Design Inc. on November 20, 2023 and is based on existing County Auditor records, County Recorder records and an actual field survey by Advanced Civil Design, Inc in January of 2023.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

**Zoning Description ~ 19.4 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-1-

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Farm Lot 34 and 35, Section 3, Township 4, Range 18, United States Military District and containing 19.4+/- acres of land, more or less, said 19.4+/- acres being part of the Original 75.454 acre tract of land conveyed to PeachblowRoad Ltd., of Record in Official Record 1978, Page 1436 and being part of a 19.029 acre tract of land conveyed to PeachblowRoad Ltd of record in Official Record 2015, Page 2084rea , said 19.4+/- acres more particularly described as follows:

Beginning for Reference, at the northwesterly corner of said Original 75.454 and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 03° 15' 13" W**, along the westerly line of said Original 75.454 acre tract, across the right-of-way of said Peachblow Road (C.R. 98), along the easterly line of a subdivision of lots named "Midway Gardens" of record in Plat Book 4, Page 125 and along the easterly line of a 8.325 acre tract of land conveyed to the Islamic Society of Central Ohio of record in Official Record 1788, Page 2311, **1660.5 feet+/-** to an angle point at a southeasterly corner of said 8.325 acre tract and being a northeasterly corner of a 3.67 acre tract of land conveyed to 2715 Wise Avenue Ltd. of record in Official Record 1546, Page 2133;

Thence **S 10° 50' 52" E**, along the westerly line of said Original 75.454 acre tract, along the easterly line of said 3.67 acre tract and along easterly line of a 2.631 acre tract of land described as Tract 2 and conveyed to NDCBT LLC of record in Instrument Number 1035, Page 227, **498.3 feet+/-** to a point, the **True Point of Beginning**;

Thence across said Original 75.454 acre tract, the following fourteen (14) courses:

S 86° 59' 41" E, 314.0 feet+/- to a point;

N 48° 23' 54" E, 93.1 feet+/- to a point;

N 03° 23' 54" E, 459.9 feet+/- to a point of curvature;

with a curve to the left, having a central angle of **12° 37' 08"** and a radius of **970.00 feet**, an arc length of **213.63 feet**, a chord bearing and chord distance of **N 07° 49' 14" W, 213.2 feet+/-** to a point of tangent;

N 14° 07' 48" W, 97.6 feet+/- to a point of curvature;

with a curve to the right, having a central angle of **01° 56' 28"** and a radius of **1972.46 feet**, an arc length of **66.83 feet**, a chord bearing and chord distance of **N 79° 48' 36" E, 66.8 feet+/-** to a point of curvature;

with a curve to the right, having a central angle of **11° 48' 16"** and a radius of **987.07 feet**, an arc length of **203.37 feet**, a chord bearing and chord distance of **S 88° 46' 58" E, 203.0 feet+/-** to a point of curvature;

with a curve to the right, having a central angle of **39° 22' 52"** and a radius of **184.64 feet**, an arc length of **126.91 feet**, a chord bearing and chord distance of **S 72° 57' 50" E, 124.4 feet+/-** to a point of curvature;

with a curve to the left, having a central angle of **18° 02' 08"** and a radius of **244.99 feet**, an arc length of **77.58 feet**, a chord bearing and chord distance of **S 61° 02' 08" E, 77.3 feet+/-** to a point;

S 03° 23' 54" W, 871.8 feet+/- to an angle point in a curve;

with a curve to the right, having a central angle of **24° 20' 01"** and a radius of **780.00 feet**, an arc length of **331.27 feet**, a chord bearing and chord distance of **S 74° 49' 40" E, 328.8 feet+/-** to a point of tangent;

**Zoning Description ~ 19.4 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-2-

with a curve to the right, having a central angle of **24° 20' 01"** and a radius of **780.00 feet**, an arc length of **331.27 feet**, a chord bearing and chord distance of **S 74° 49' 40" E, 328.8 feet+/-** to a point of tangent;

S 62° 39' 39" E, 142.1 feet+/- to an angle point;

S 03° 22' 25" W, 260.6 feet+/- to an angle point in the southerly line of said Original 75.454 acre tract and being in the northerly line of a tract of land conveyed to UMH OH Worthington Arms, LLC of record in Official Record 1371, Page 730;

Thence **N 86° 36' 06" W**, along said common line, **1245.1 feet+/-** to the southwesterly corner of said Original 75.454 acre tract and being the southeasterly corner of said 4.713 acre tract;

Thence **N 10° 50' 52" W**, along the westerly line of said Original 75.454 acre tract and the easterly line of said 4.713 acre tract, **394.6 feet+/-** to the **True Point of Beginning**.
Containing **19.4+/- acres**.

The above description was prepared by Advanced Civil Design Inc. on November 20, 2023 and is based on existing County Auditor records, County Recorder records and an actual field survey by Advanced Civil Design, Inc in January of 2023.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

**Zoning Description ~ 4.8 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-1-

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Farm Lot 34 and 35, Section 3, Township 4, Range 18, United States Military District and containing 4.8+/- acres of land, more or less, said 4.8+/- acres being part of the Original 75.454 acre tract of land conveyed to PeachblowRoad Ltd., of Record in Official Record 1978, Page 1436 and part of the 19.029 acre tract of land conveyed to PeachblowRoad Ltd of record in Official Record 2015, Page 2804, said 4.8+/- acres more particularly described as follows:

Beginning for Reference, at the southeasterly corner of said 19.029 acre tract, being the northeasterly corner of a tract of land conveyed to UMH OH Worthington Arms, LLC of record in Official Record 1371, Page 730 and being in the westerly line of a 145.432 acre tract of land conveyed to Peachblow Road LLC of record in Official Record 1728, Page 328;

Thence **N 86° 36' 06" W**, along the southerly line of said 19.029 acre tract and along the northerly line of said UMH OH tract, **272.5 feet+/-** to an point;

Thence **N 03° 22' 25" E**, across said 19.029 acre tract, **260.6 feet+/-** to a point, the **True Point of Beginning**;

Thence across said 19.029 acre tract and said Original 75.454 acre tract, the following six (6) courses:

N 62° 39' 39" W, 142.1 feet+/- to a point in a curve;

with a curve to the left, having a central angle of **24° 20' 01"** and a radius of **780.00 feet**, an arc length of **331.27 feet**, a chord bearing and chord distance of **N 74° 49' 40" W, 328.8 feet+/-** to a point of tangency;

N 83° 10' 50" W, 126.6 feet+/- to an angle point;

N 03° 23' 54" E, 326.9 feet+/- to an angle point;

S 86° 37' 35" E, 578.1 feet+/- to an angle point;

S 03° 22' 25" W, 451.0 feet+/- to the **True Point of Beginning**.
Containing **4.8+/- acres**.

The above description was prepared by Advanced Civil Design Inc. on November 20, 2023 and is based on existing County Auditor records, County Recorder records and an actual field survey by Advanced Civil Design, Inc in January of 2023.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

**Zoning Description ~ 3.4 Acre +/-
South at the Intersection of Crownover Way
And Peachblow Road**

-1-

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Farm Lot 34 and 35, Section 3, Township 4, Range 18, United States Military District and containing 3.4+/- acres of land, more or less, said 3.4+/- acres being part of the Original 75.454 acre tract of land conveyed to PeachblowRoad Ltd., of Record in Official Record 1978, Page 1436, said 3.4+/- acres more particularly described as follows:

Beginning for Reference, at the northwesterly corner of said Original 75.454 and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 03° 15' 13" W**, along the westerly line of said Original 75.454 acre tract, across the right-of-way of said Peachblow Road (C.R. 98), along the easterly line of a subdivision of lots named "Midway Gardens" of record in Plat Book 4, Page 125 and along the easterly line of a 8.325 acre tract of land conveyed to the Islamic Society of Central Ohio of record in Official Record 1788, Page 2311, **1660.5 feet**+/- to an angle point at a southeasterly corner of said 8.325 acre tract and being a northeasterly corner of a 3.67 acre tract of land conveyed to 2715 Wise Avenue Ltd. of record in Official Record 1546, Page 2133;

Thence **S 10° 50' 52" E**, along the westerly line of said Original 75.454 acre tract, along the easterly line of said 3.67 acre tract and along a portion of a 2.631 acre tract of land described as Tract 2 and conveyed to NCDCBT LLC of record in Instrument Number 1035, Page 227, **498.3 feet**+/- to a point;

Thence **S 86° 59' 41" E**, across said 75.464 acre tract, **129.8 feet**+/- a point, the **True Point of Beginning**;

Thence across said Original 75.454 acre tract, the following five (5) courses:

N 03° 23' 54" E, 610.0 feet+/- to an angle point;

S 86° 36' 06" E, 246.4 feet+/- to a point a point;

S 03° 23' 54" W, 459.9 feet+/- to a point;

S 48° 23' 54" W, 93.1 feet+/- to a point;

N 86° 59' 41" W, 184.2 feet+/- to the **True Point of Beginning**.

Containing **3.4+/- acres**.

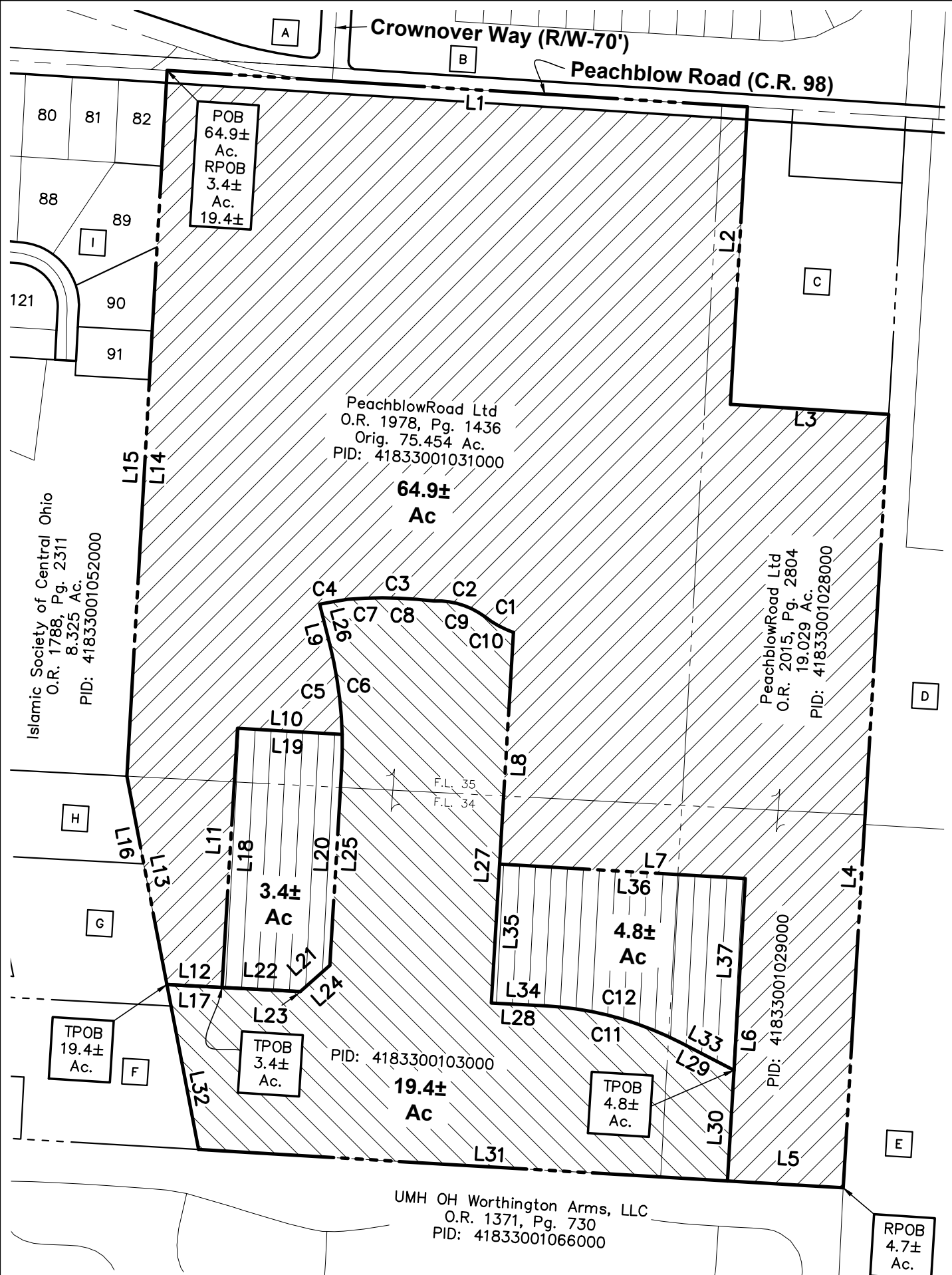
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All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

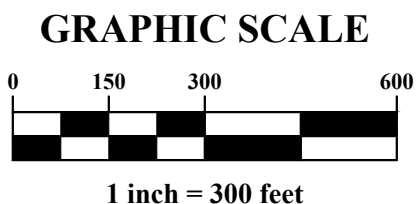
This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, RANGE 18,
TOWNSHIP 4, SECTION 3, FARM LOTS 34 AND 35 UNITED STATES MILITARY DISTRICT



This exhibit is created from information obtained from the Delaware County Auditor's Office and the Delaware County Recorder's Office. This exhibit is not to be used for the transfer of land.



CHECKED BY:



ENGINEERS SURVEYORS

ph 614.428.7750
fax 614.428.7755

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, RANGE 18,
TOWNSHIP 4, SECTION 3, FARM LOTS 34 AND 35 UNITED STATES MILITARY DISTRICT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°24'54"E	1366.5'±
L2	S03°16'24"W	699.9'±
L3	S86°23'39"E	372.7'±
L4	S03°22'25"W	1820.3'±
L5	N86°36'06"W	272.5'±
L6	N03°22'25"E	711.7'±
L7	N86°37'35"W	578.1'±
L8	N03°23'54"E	544.9'±
L9	S14°07'48"E	97.6'±
L10	N86°36'06"W	246.4'±
L11	S03°23'54"W	610.0'±
L12	N86°59'41"W	129.8'±
L13	N10°50'52"W	498.3'±
L14	N03°15'13"E	1660.5'±
L15	S03°15'13"W	1660.5'±
L16	S10°50'52"E	498.3'±
L17	S86°59'41"E	129.8'±
L18	N03°23'54"E	610.0'±
L19	S86°36'06"E	246.4'±

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S03°23'54"W	459.9'±
L21	S48°23'54"W	93.1'±
L22	N86°59'41"W	184.2'±
L23	S86°59'41"E	314.0'±
L24	N48°23'54"E	93.1'±
L25	N03°23'54"E	459.9'±
L26	N14°07'48"W	97.6'±
L27	S03°23'54"W	871.8'±
L28	S86°59'41"E	126.6'±
L29	S62°39'39"E	142.1'±
L30	S03°22'25"W	260.6'±
L31	N86°36'06"W	1245.1'±
L32	N10°50'52"W	394.6'±
L33	N62°39'39"W	142.1'±
L34	N86°59'41"W	126.6'±
L35	N03°23'54"E	326.9'±
L36	S86°37'35"E	578.1'±
L37	S03°22'25"W	451.0'±

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	18°08'41"	244.99'	77.58'	N61°02'08"W	77.3±
C2	39°22'52"	184.64'	126.91'	N72°57'50"W	124.4±
C3	11°48'16"	987.07'	203.37'	N88°46'58"W	203.0±
C4	1°56'28"	1972.46'	66.83'	S79°48'36"W	66.8±
C5	12°37'08"	970.00'	213.63'	S07°49'14"E	213.2±
C6	12°37'08"	970.00'	213.63'	N07°49'14"W	213.2±
C7	1°56'28"	1972.46'	66.83'	N79°48'36"E	66.8±
C8	11°48'16"	987.07'	203.37'	S88°46'58"E	203.0±
C9	39°22'52"	184.64'	126.91'	S72°57'50"E	124.4±
C10	18°08'41"	244.99'	77.58'	S61°02'08"E	77.3±
C11	24°20'01"	780.00'	331.27'	S74°49'40"E	328.8±
C12	24°20'01"	780.00'	331.27'	N74°49'40"W	328.8±

A Belmont Place Section 7
P.C. 5, Sl. 575
Lot 12719
6.479 Ac.

Belmont Place Homeowners Assoc.
O.R. 2032, Pg. 1310
PID: 41833002001000

B Belmont Place Section 1
P.C. 4, Sl. 40
Lot 10967
5.267 Ac.

Belmont Place Homeowners Assoc.
O.R. 1765, Pg. 1775
PID: 41833002001000

C Germann Holdings LLC
O.R. 1468, Pg. 1022
5.040 Ac.
PID: 41833001027000

D Mark E. Vandervort &
Jennifer D. Strawser
12.941 Ac.
PID: 41833001022000

E Peachblow Land LLC
O.R. 1728, Pg. 328
Orig. 145.432 Ac.
PID: 41833001014000

F NCDCBT LLC
O.R. 1035, 227
4.713 Ac.
PIE: 41833001064000

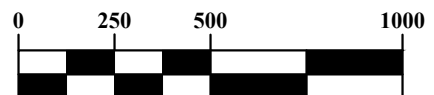
G NCDCBT LLC
O.R. 1035, 227
Tract 2
2.631 Ac.
PID: 41833001062000

H 2715 Wise Avenue Ltd.
O.R. 1546, Pg. 2133
3.67 Ac.
PID: 41833001061000

I Midway Gardens
P.B. 4, Pg. 125


This exhibit is created from information obtained from the Delaware County Auditor's Office and the Delaware County Recorder's Office. This exhibit is not to be used for the transfer of land.

GRAPHIC SCALE



1 inch = 500 feet

DRAWN BY: DRB	JOB NO.: 22-0001-1326
DATE: 11/20/23	CHECKED BY:

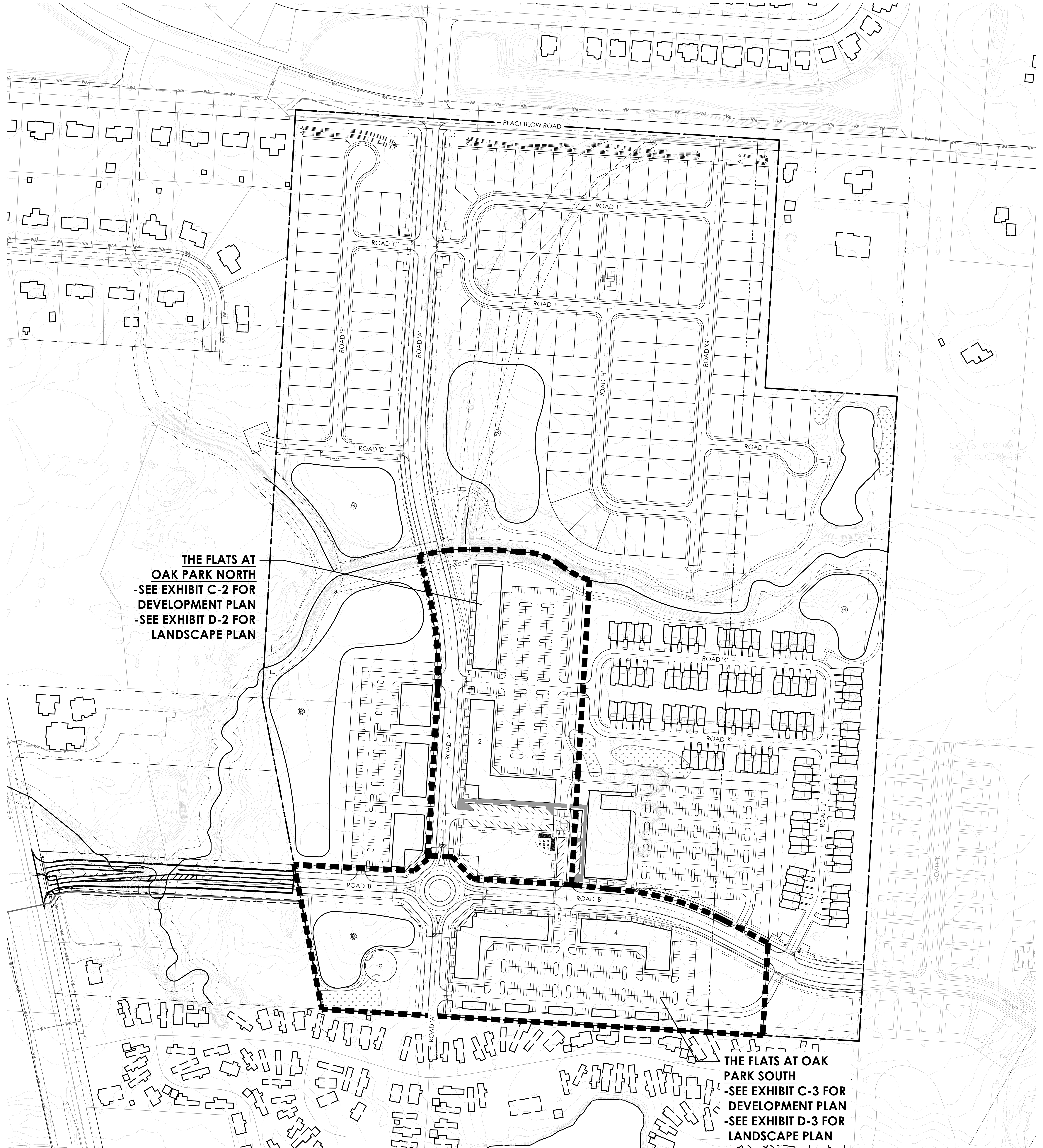


ADVANCED
CIVIL DESIGN

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

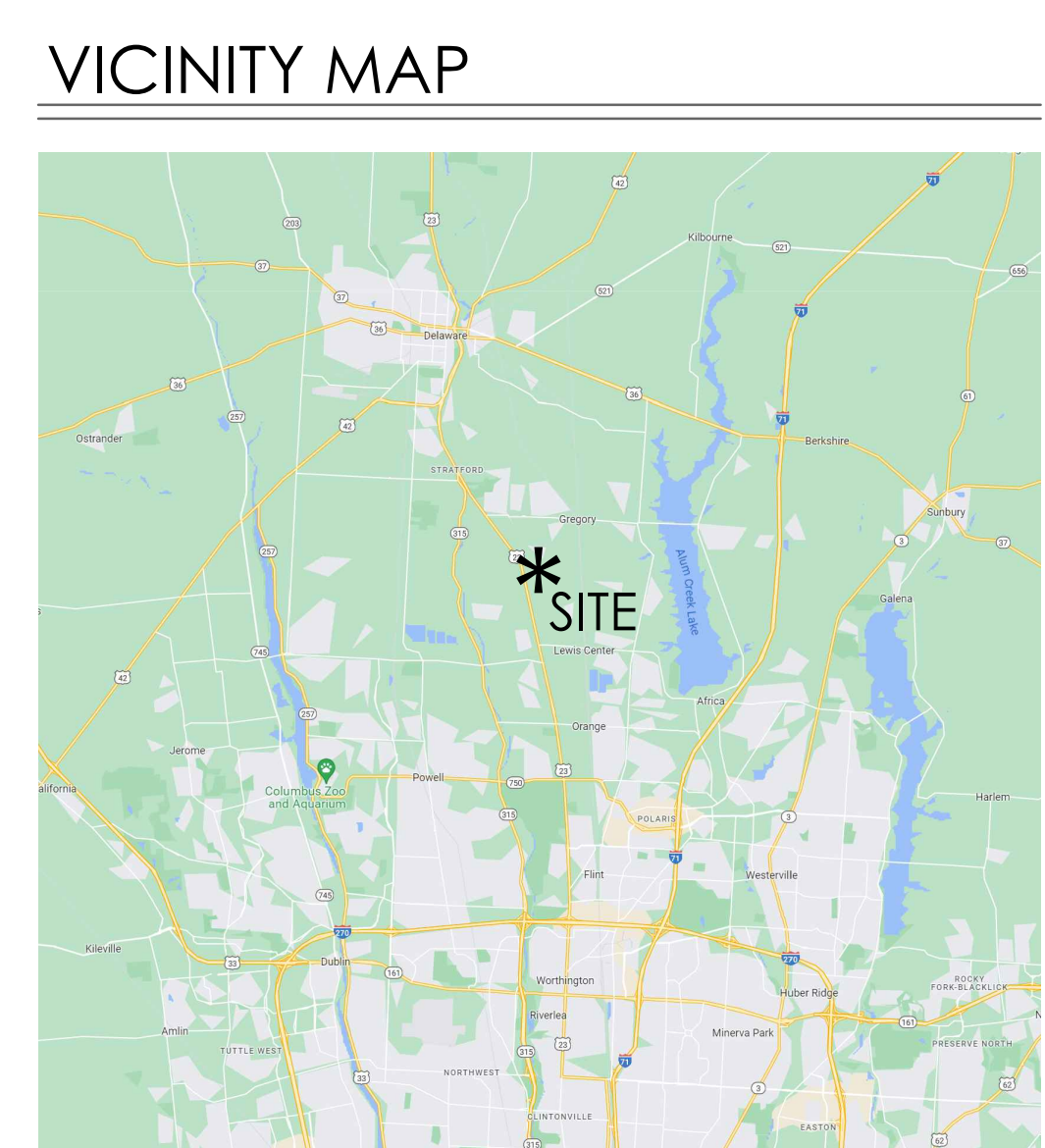
1
2

ENGINEERS
SURVEYORS



THE FLATS AT OAK PARK NORTH
-SEE EXHIBIT C-2 FOR DEVELOPMENT PLAN
-SEE EXHIBIT D-2 FOR LANDSCAPE PLAN

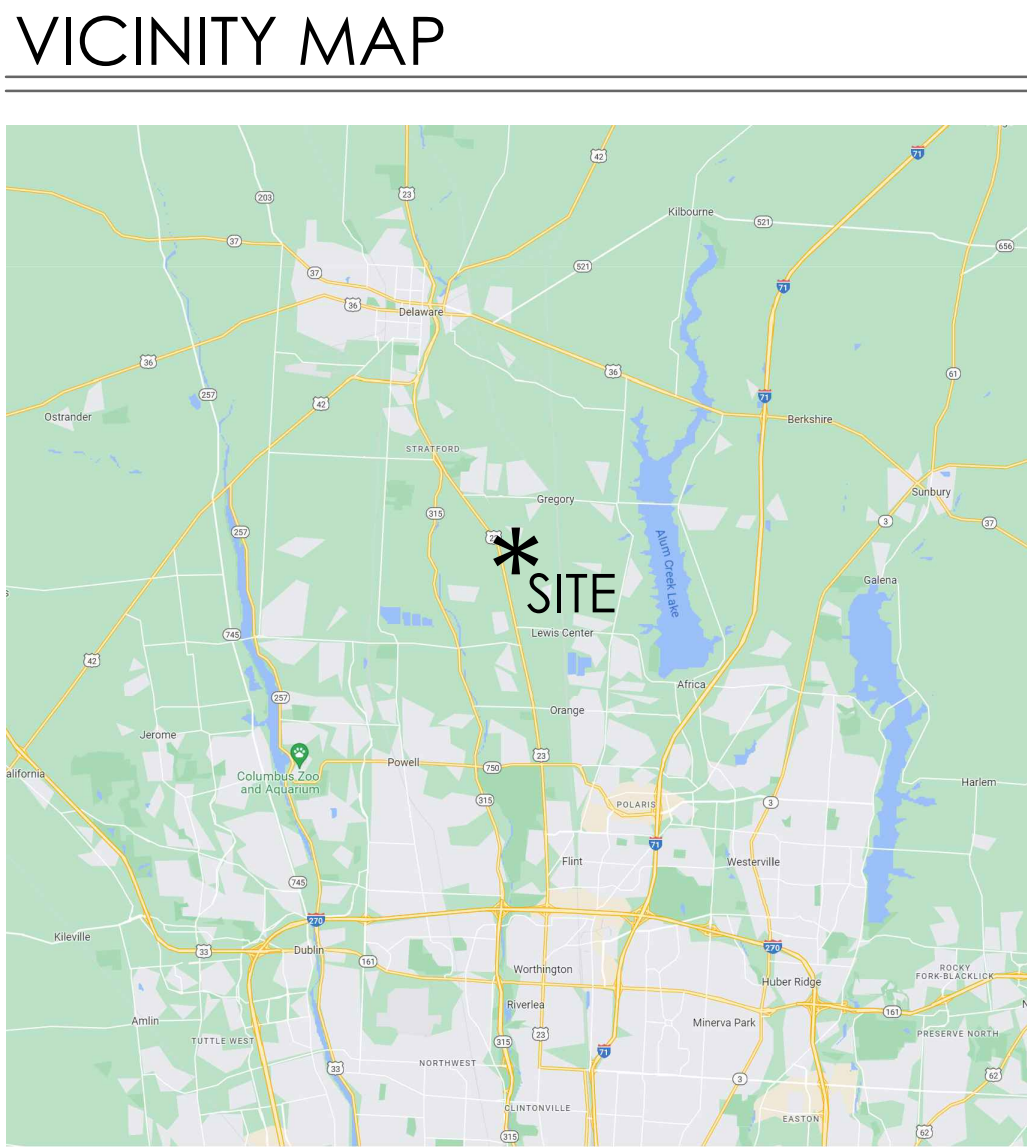
THE FLATS AT OAK PARK SOUTH
-SEE EXHIBIT C-3 FOR DEVELOPMENT PLAN
-SEE EXHIBIT D-3 FOR LANDSCAPE PLAN



SITE DATA	
TOTAL ACRES	±19.412 AC
NET DEVELOPABLE ACRES	±16.500 AC
TOTAL UNITS	194 UNITS
GROSS DENSITY	±9.99 D.U./AC.
NET DENSITY	±11.76 D.U./AC.
TOTAL OPEN SPACE ACRES	±8.00 (±41.2%)

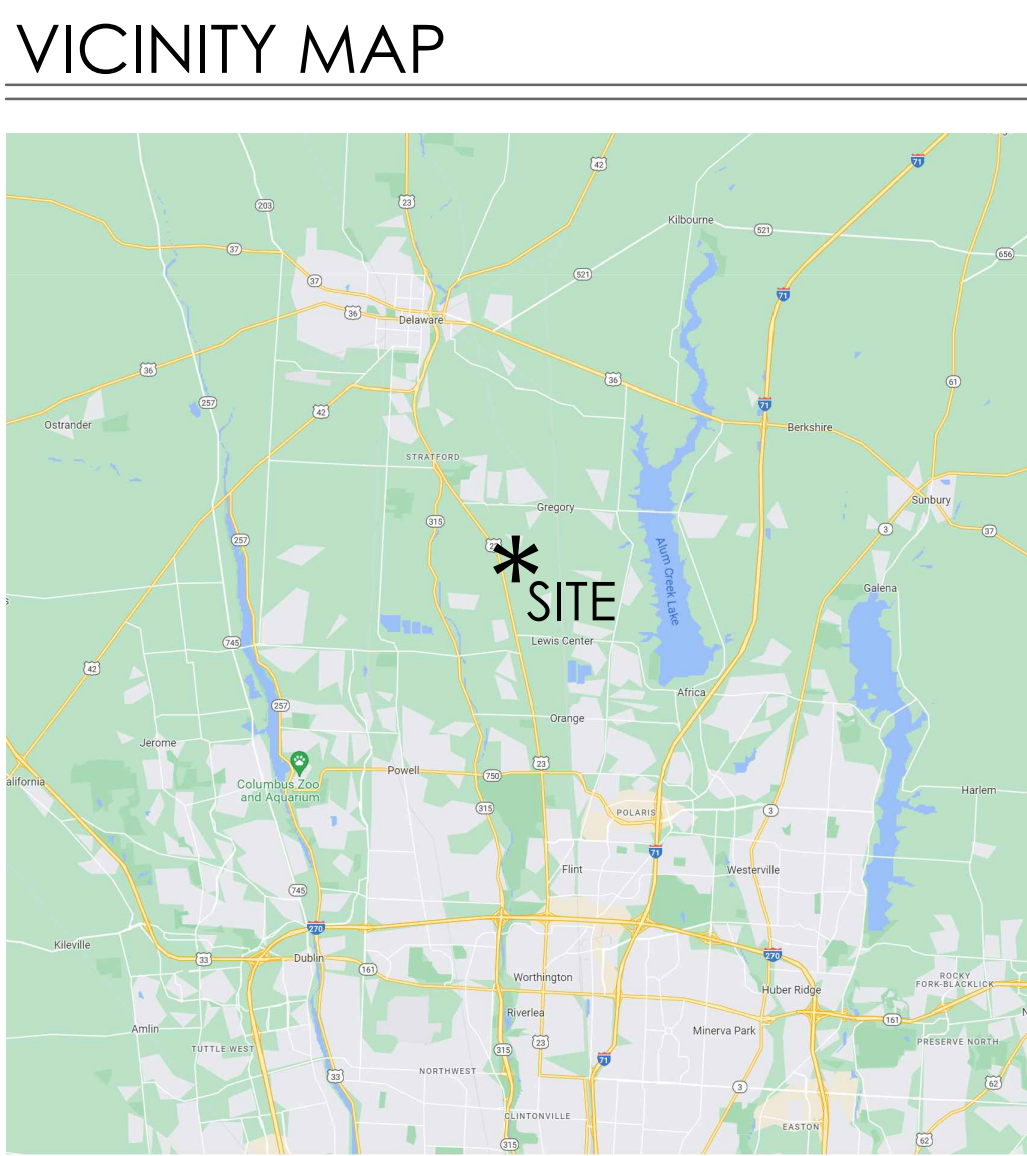
PRELIMINARY OVERALL DEVELOPMENT PLAN

EXHIBIT C-1



SITE DATA	
TOTAL ACRES	±19.412 AC
NET DEVELOPABLE ACRES	±16.500 AC
TOTAL UNITS	194 LOTS
GROSS DENSITY	±9.99 D.U./AC.
NET DENSITY	±11.76 D.U./AC.
TOTAL OPEN SPACE ACRES	±8.28 (±42.7%)

SITE DATA: BUILDINGS 1 & 2	
TOTAL UNITS	103 UNITS
TOTAL COMMERCIAL SQ. FT.	29,655 SQ. FT.



SITE DATA	
TOTAL ACRES	±19.412 AC
NET DEVELOPABLE ACRES	±16.500 AC
TOTAL UNITS	194 LOTS
GROSS DENSITY	±9.99 D.U./AC.
NET DENSITY	±11.76 D.U./AC.
TOTAL OPEN SPACE ACRES	±8.28 (±42.7%)

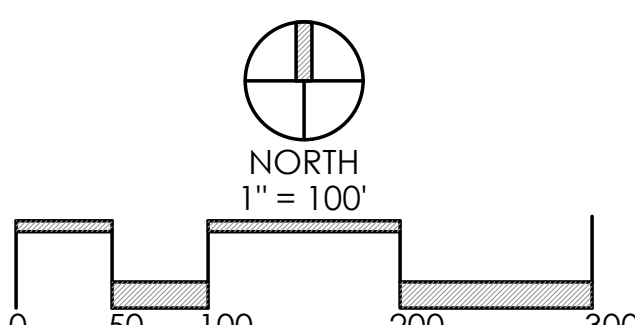
SITE DATA: BUILDINGS 3 & 4	
TOTAL UNITS	91 UNITS
TOTAL COMMERCIAL SQ. FT.	23,195 SQ. FT.



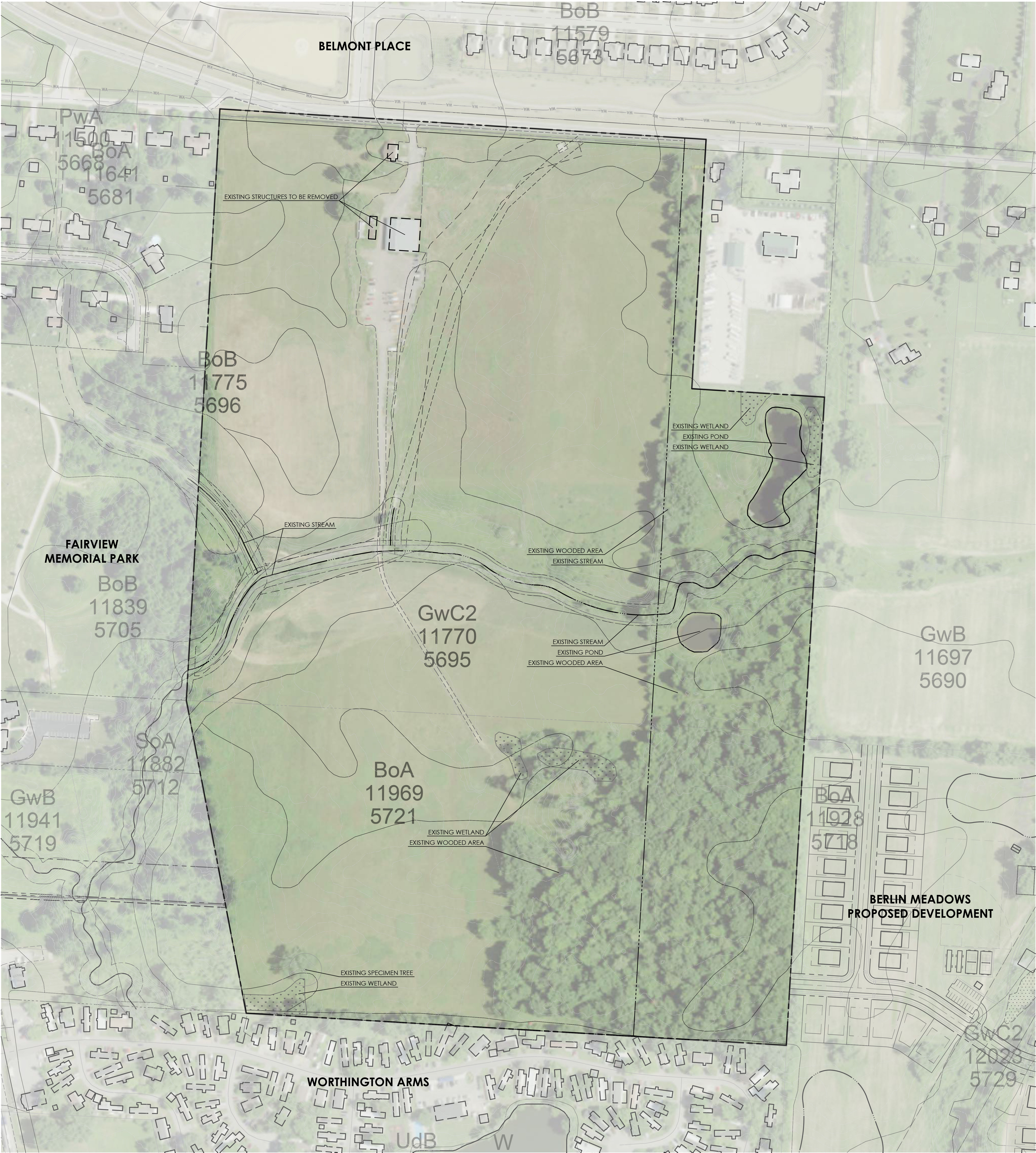
PHASING PLAN

EXHIBIT C-4

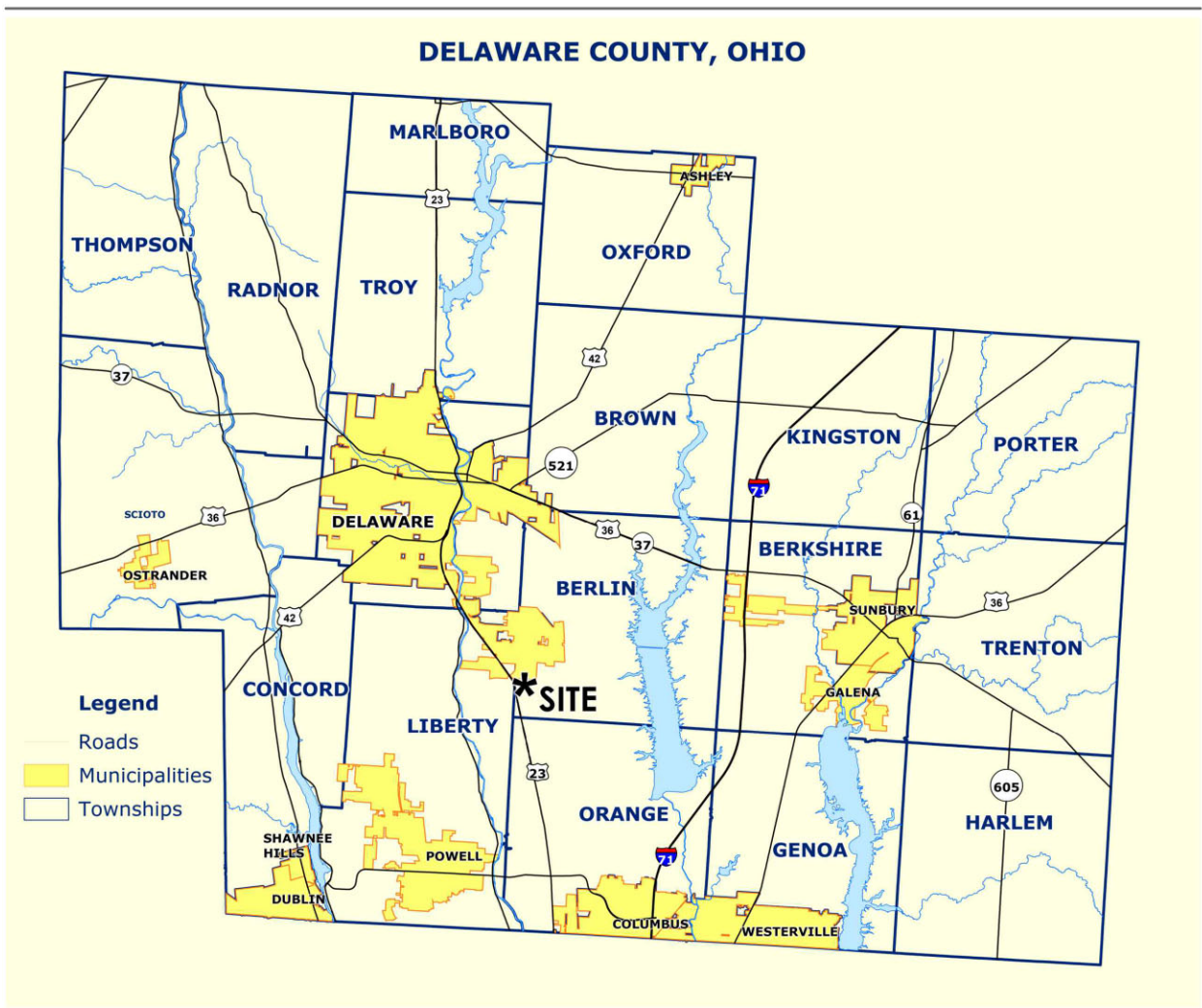
OAK PARK
PREPARED FOR KIRAN BASIREDDY
DATE: 11/20/23



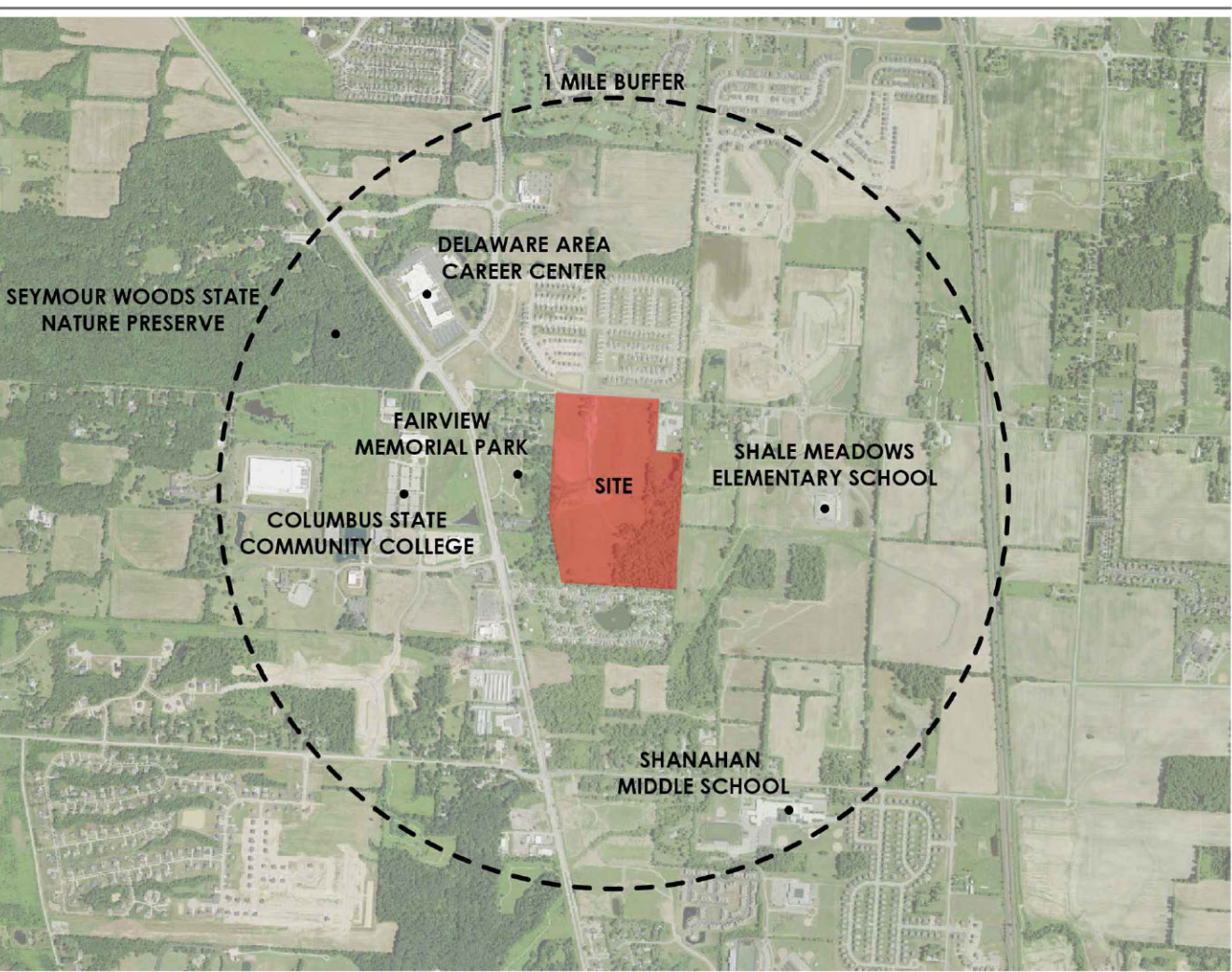
Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



VICINITY MAP

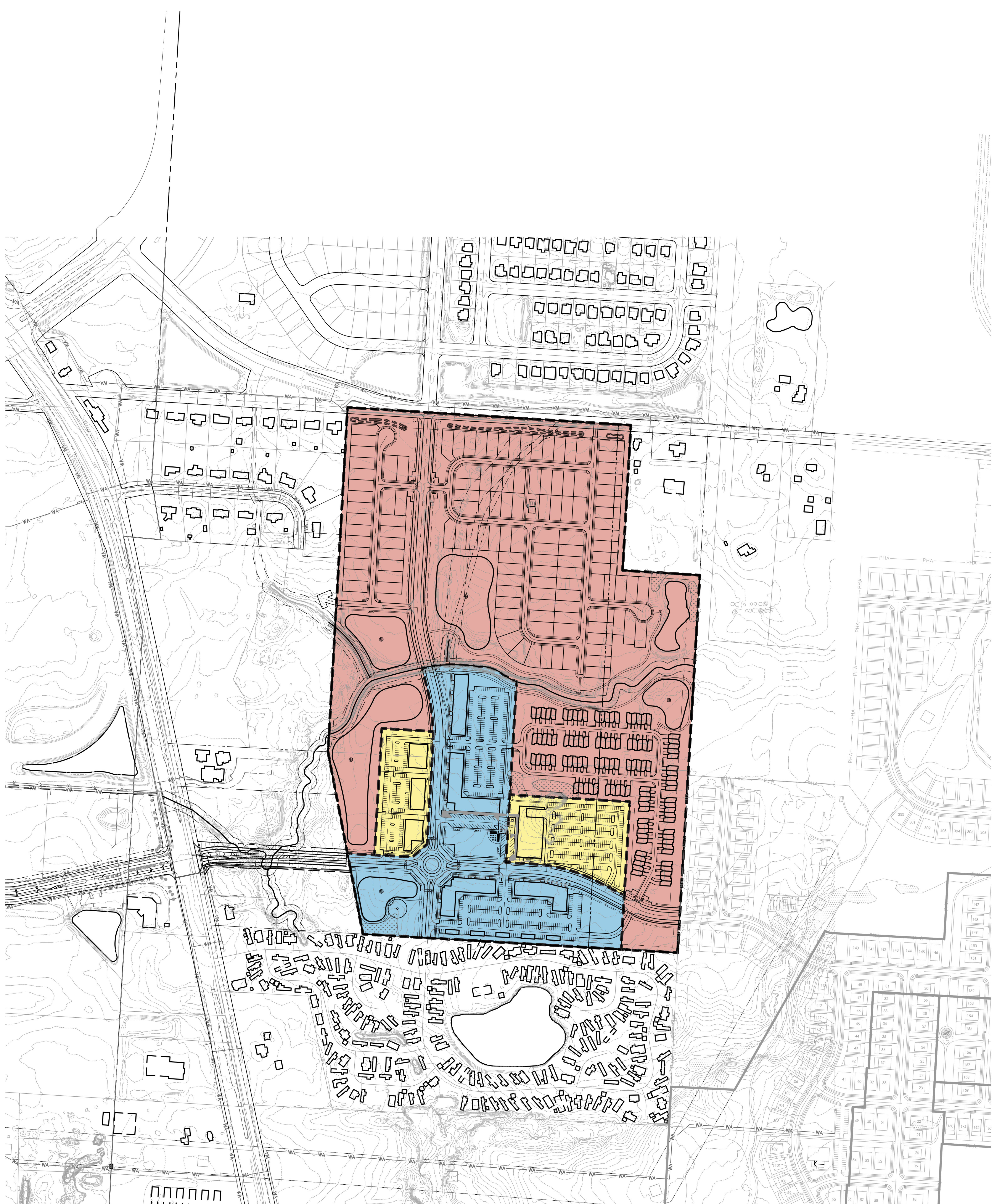


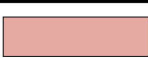


BUFFER MAP



EXISTING FEATURES PLAN

EXHIBIT C-5

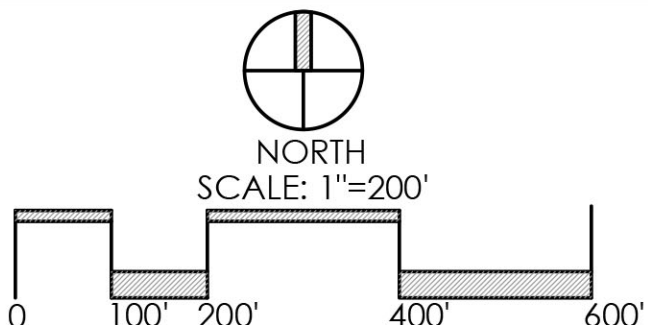


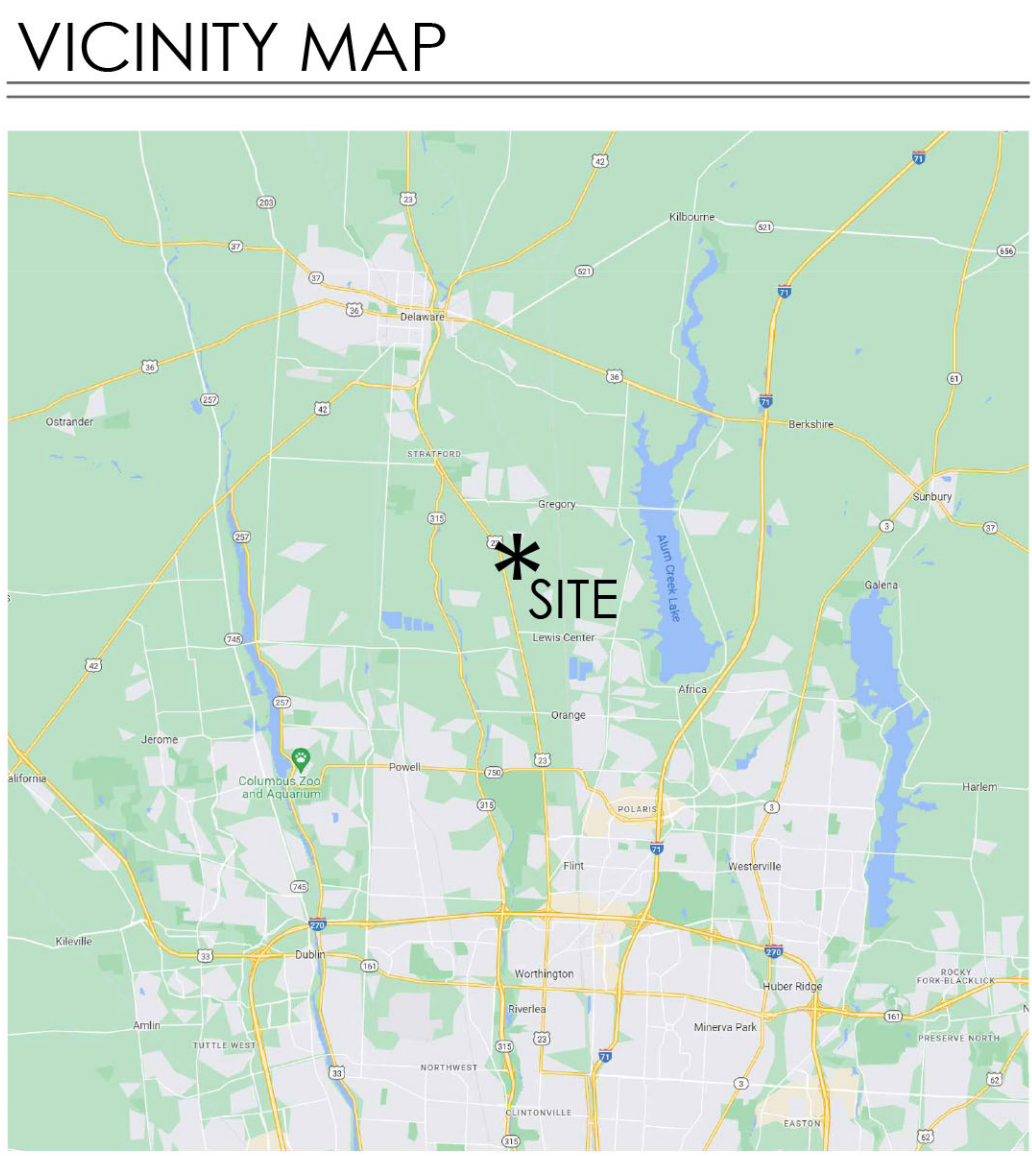
SITE DATA					
TRANSITIONAL PLANNED UNIT DEVELOPMENT (TPUD) 		NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) 		PLANNED COMMERCIAL AND OFFICE DISTRICT (PCD) 	
TOTAL ACRES	±64.865 AC	TOTAL ACRES	±19.412 AC	TOTAL ACRES	±8.221 AC
NET DEVELOPABLE ACRES	±54.172 AC	NET DEVELOPABLE ACRES	±16.500 AC		
TOTAL UNITS	234 UNITS - 124 CONDOMINIUMS - 110 TOWNHOMES	TOTAL UNITS	194 MULTI-FAMILY UNITS		
NET DENSITY	±4.32 D.U./AC	NET DENSITY	±11.76 D.U./AC		

NET DEVELOPABLE PLAN

EXHIBIT C-6

OAK PARK
PREPARED FOR KIRAN BASIREDDY
DATE: 11/20/23



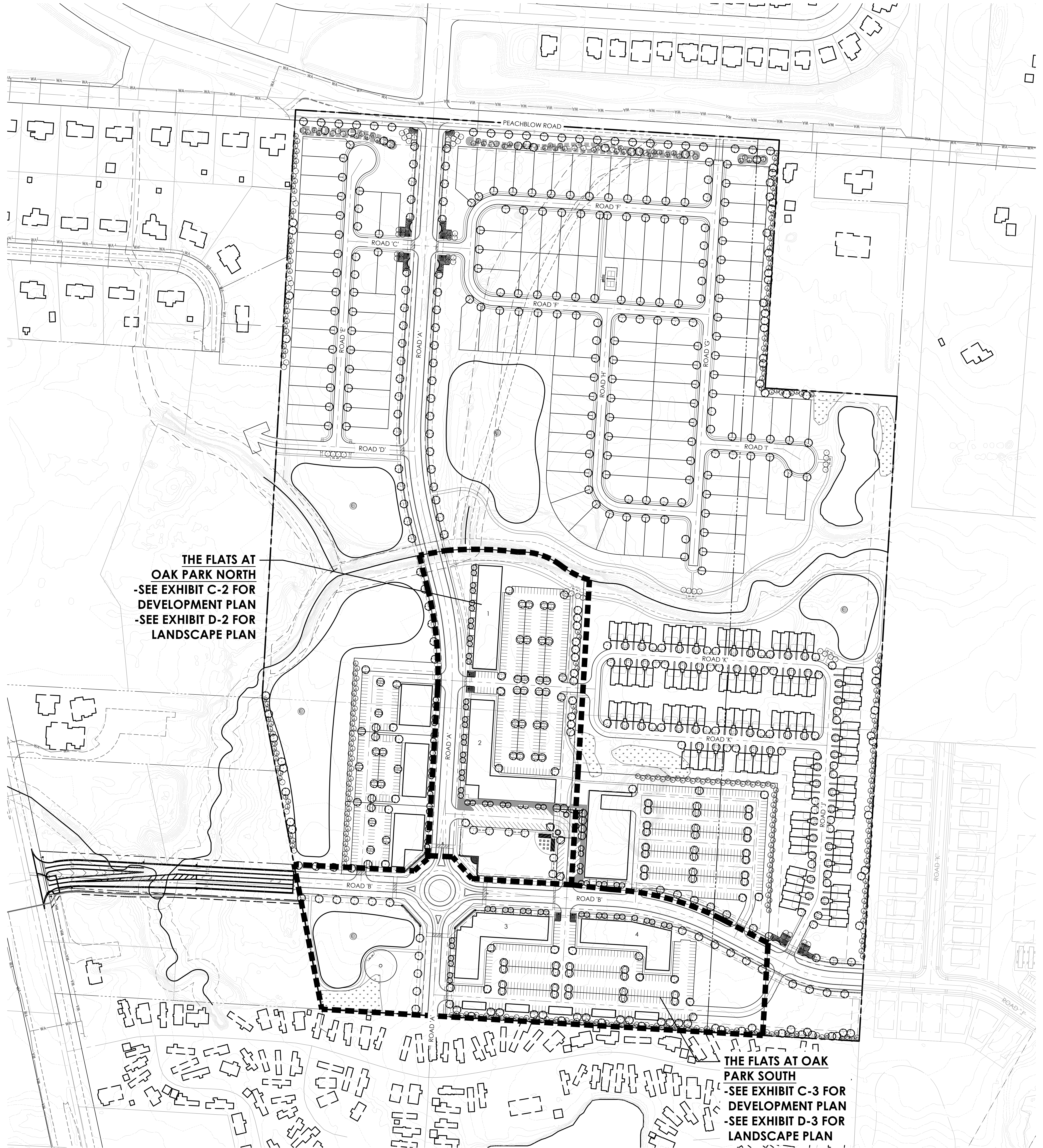


SITE DATA	
TOTAL ACRES	±64.865 AC
NET DEVELOPABLE ACRES	±54.172 AC
TOTAL UNITS	234 LOTS
GROSS DENSITY	±3.61 D.U./AC.
NET DENSITY	±4.32 D.U./AC.
TOTAL OPEN SPACE ACRES	±28.00 (±43.2%)

ILLUSTRATIVE PLAN

EXHIBIT C-7





**THE FLATS AT
OAK PARK NORTH**
-SEE EXHIBIT C-2 FOR
DEVELOPMENT PLAN
-SEE EXHIBIT D-2 FOR
LANDSCAPE PLAN

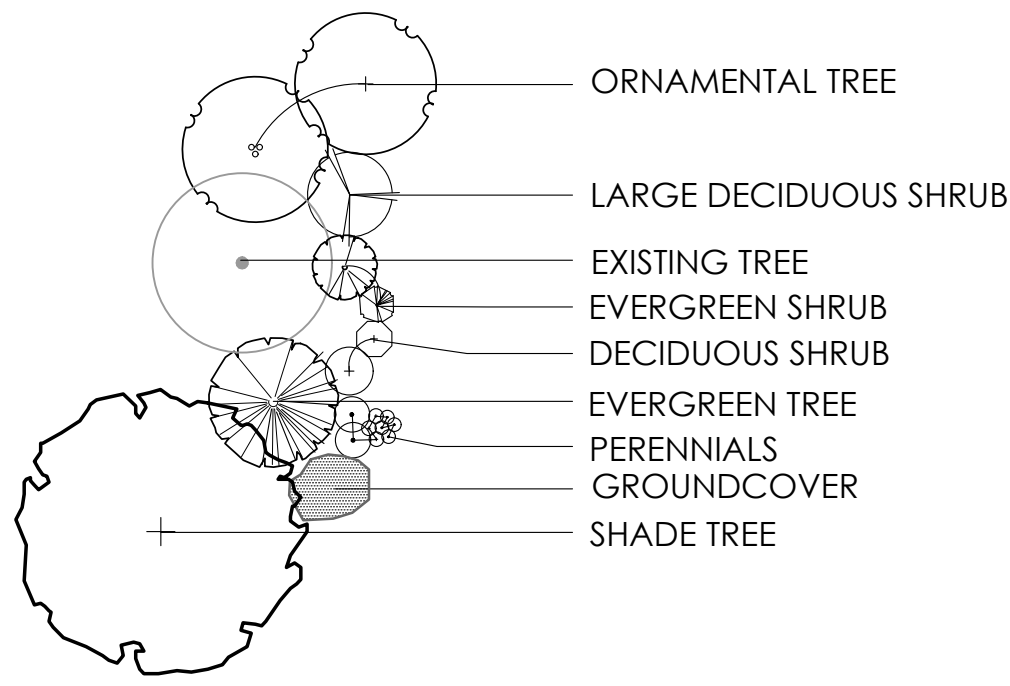
**THE FLATS AT OAK
PARK SOUTH**
-SEE EXHIBIT C-3 FOR
DEVELOPMENT PLAN
-SEE EXHIBIT D-3 FOR
LANDSCAPE PLAN

CONSTRUCTION NOTES

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

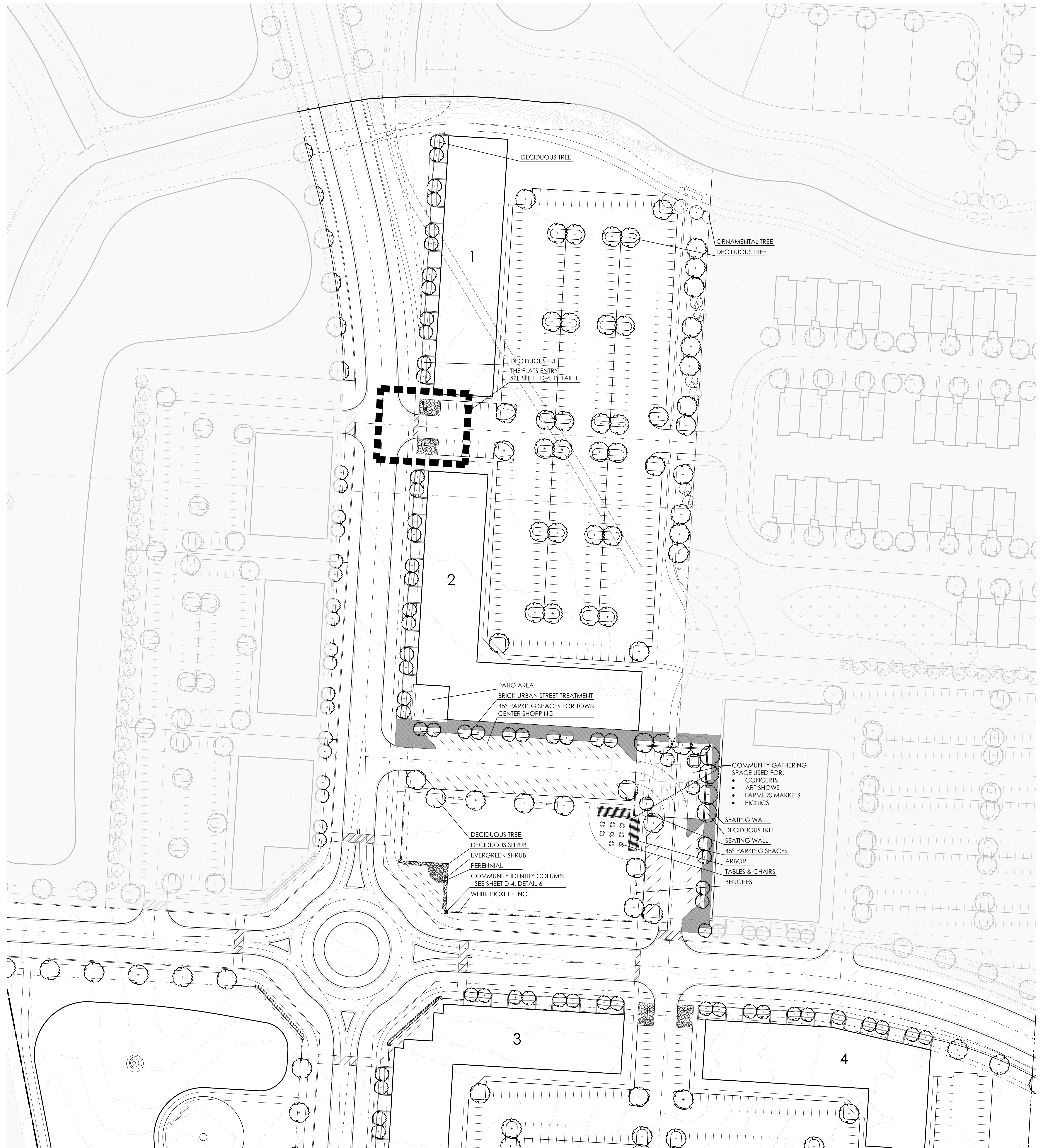
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



OVERALL LANDSCAPE PLAN

EXHIBIT D-1

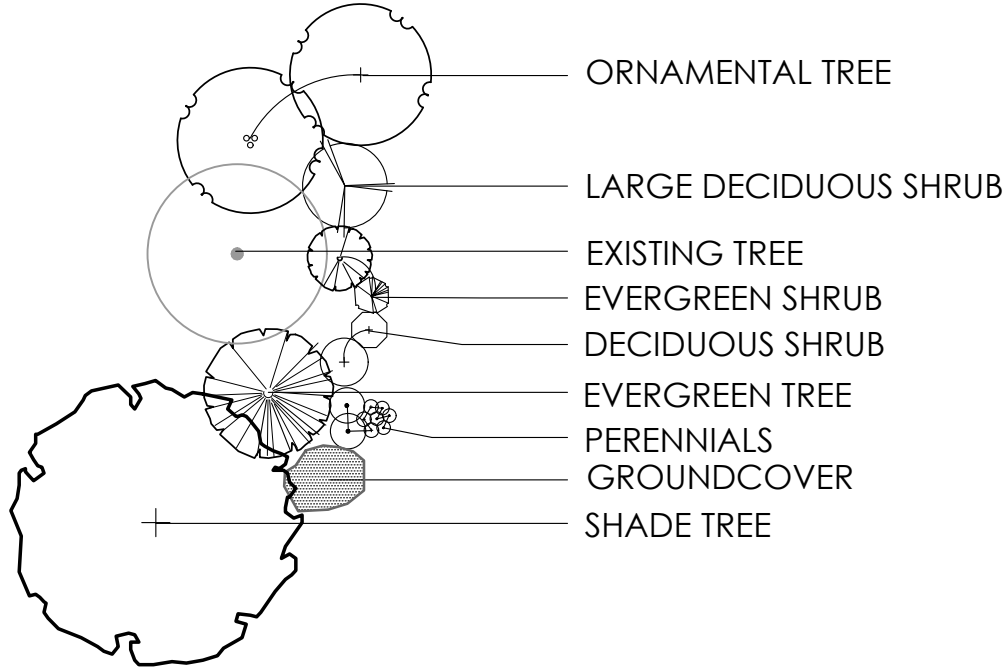


CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

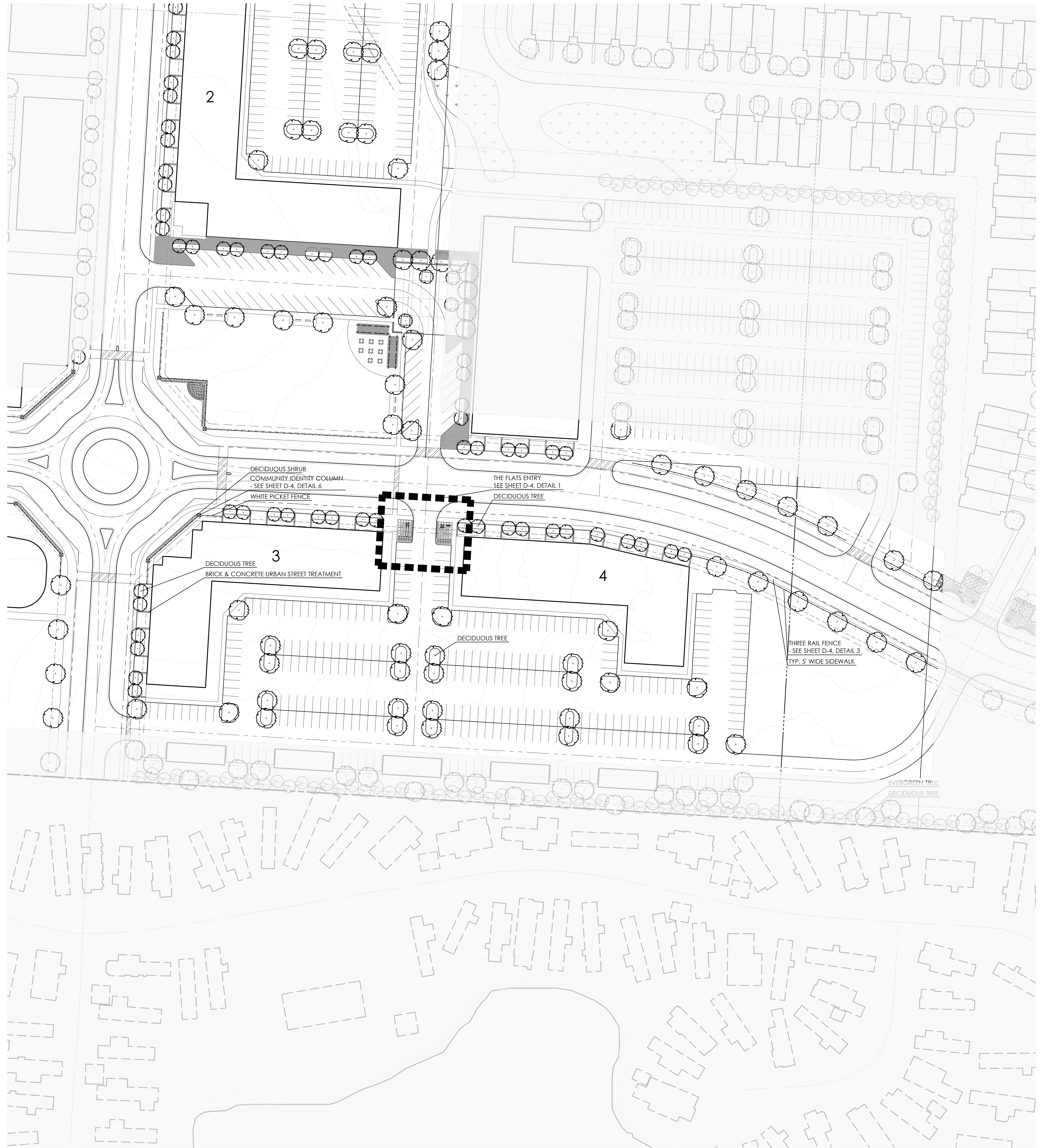
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE PLAN - THE FLATS NORTH

EXHIBIT D-2

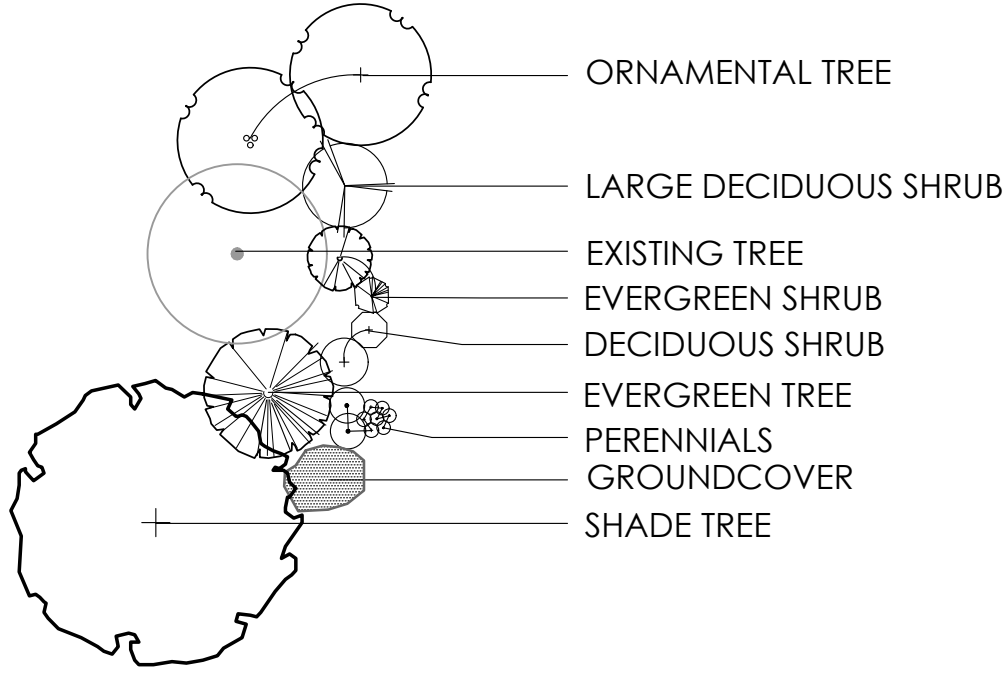


CONSTRUCTION NOTES

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

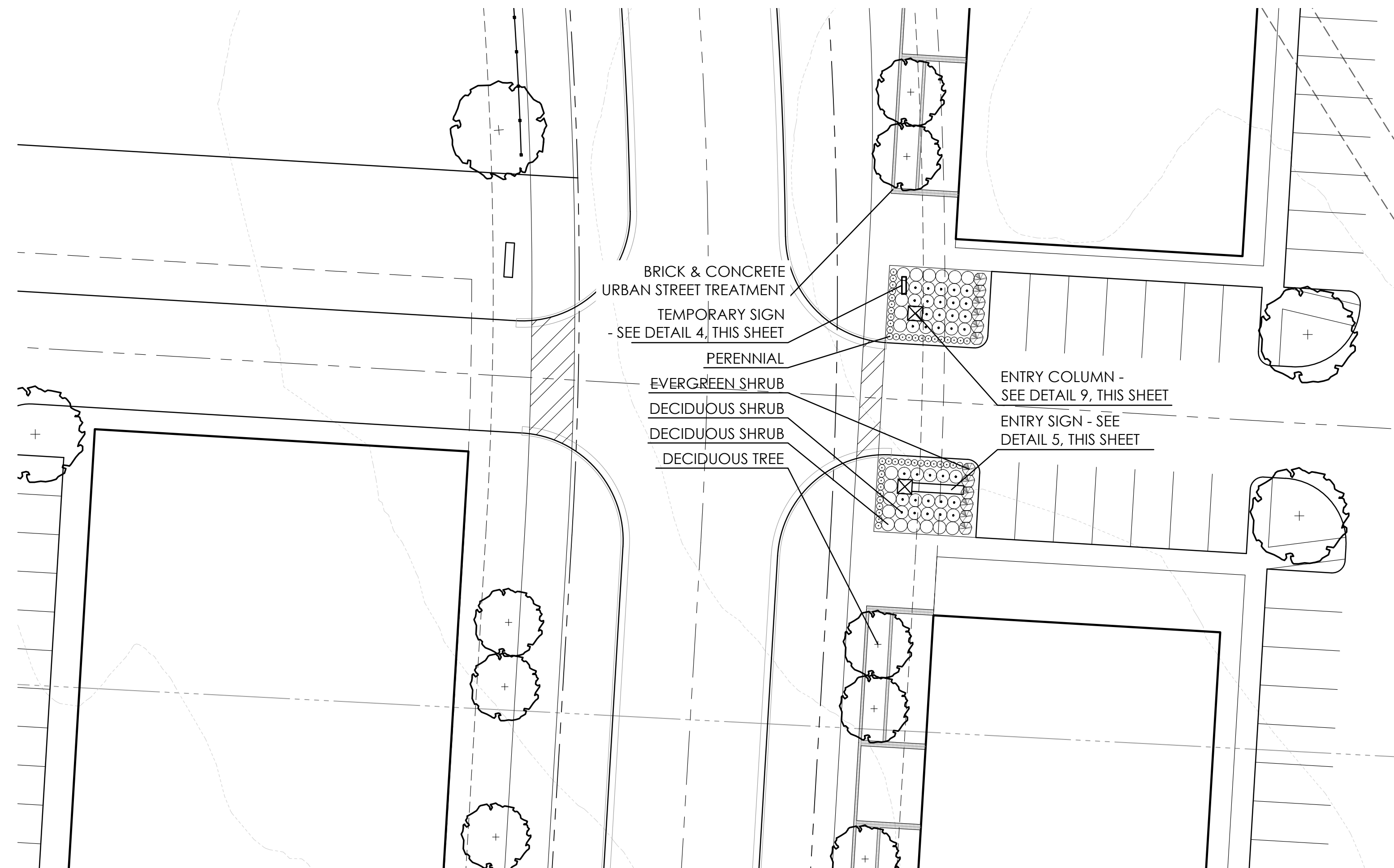
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

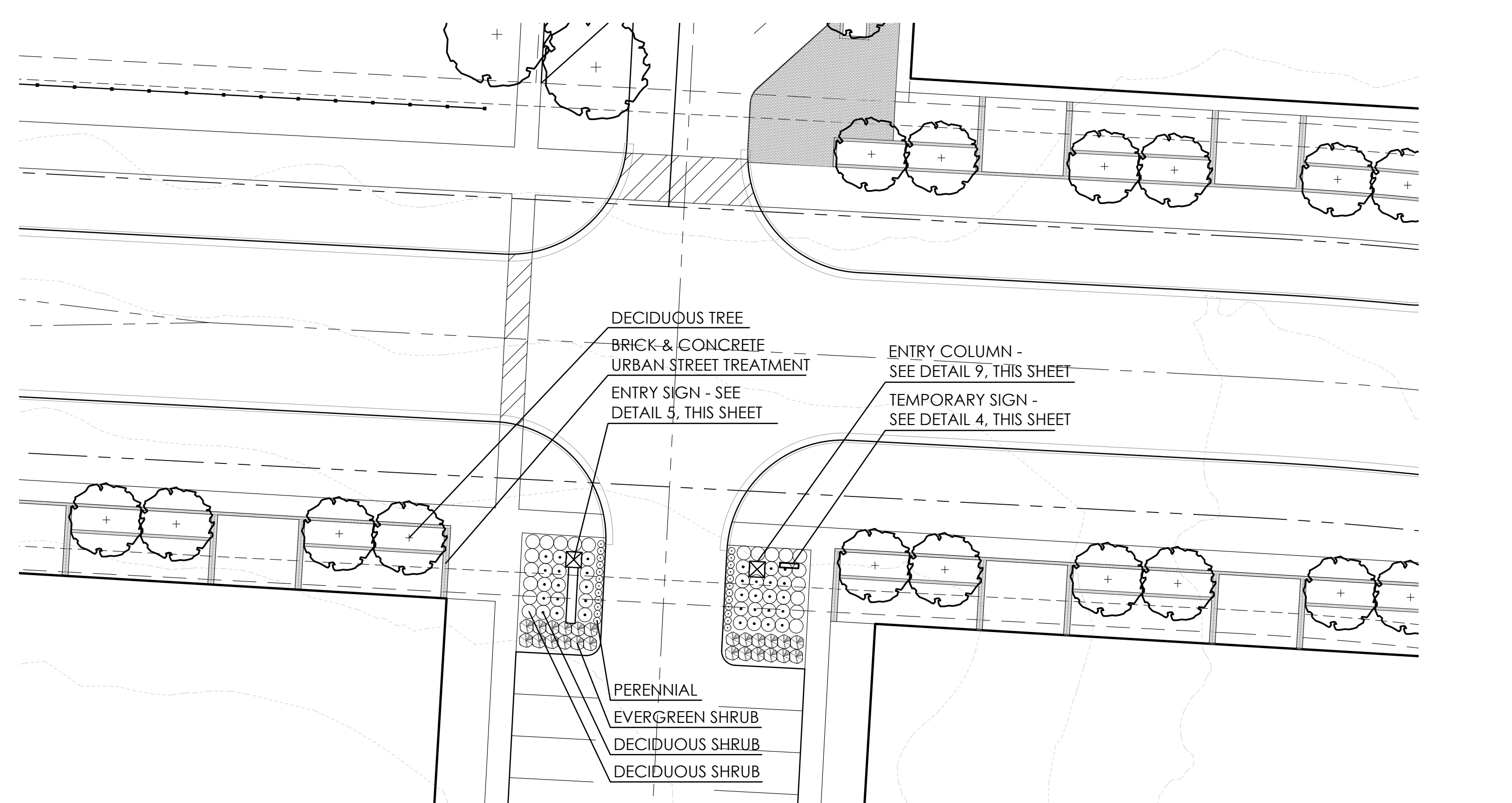


LANDSCAPE PLAN - THE FLATS SOUTH

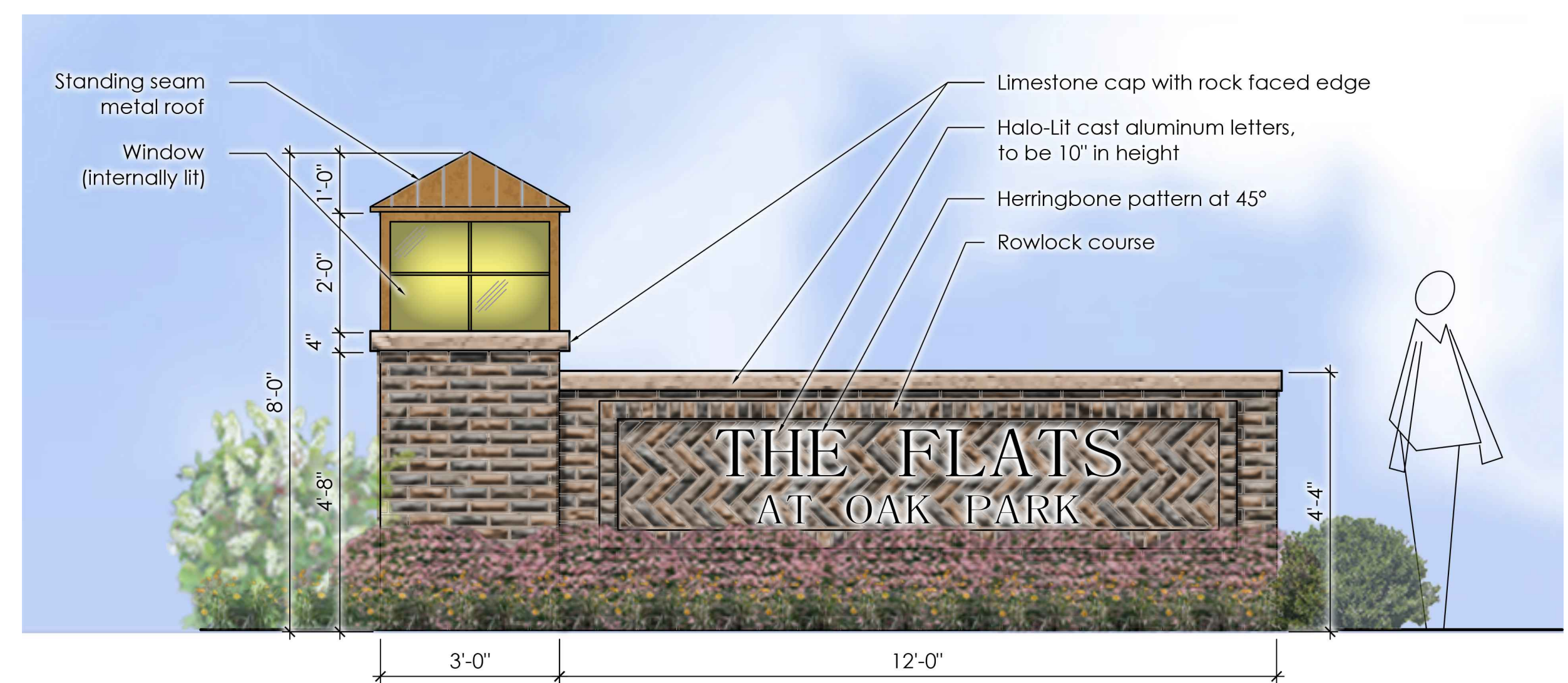
EXHIBIT D-3



1 CONDOMINIUM ENTRY
SCALE: 1" = 20'



2 TOWNHOME ENTRY
SCALE: 1" = 20'



5 ENTRY SIGN
SCALE: N.T.S.

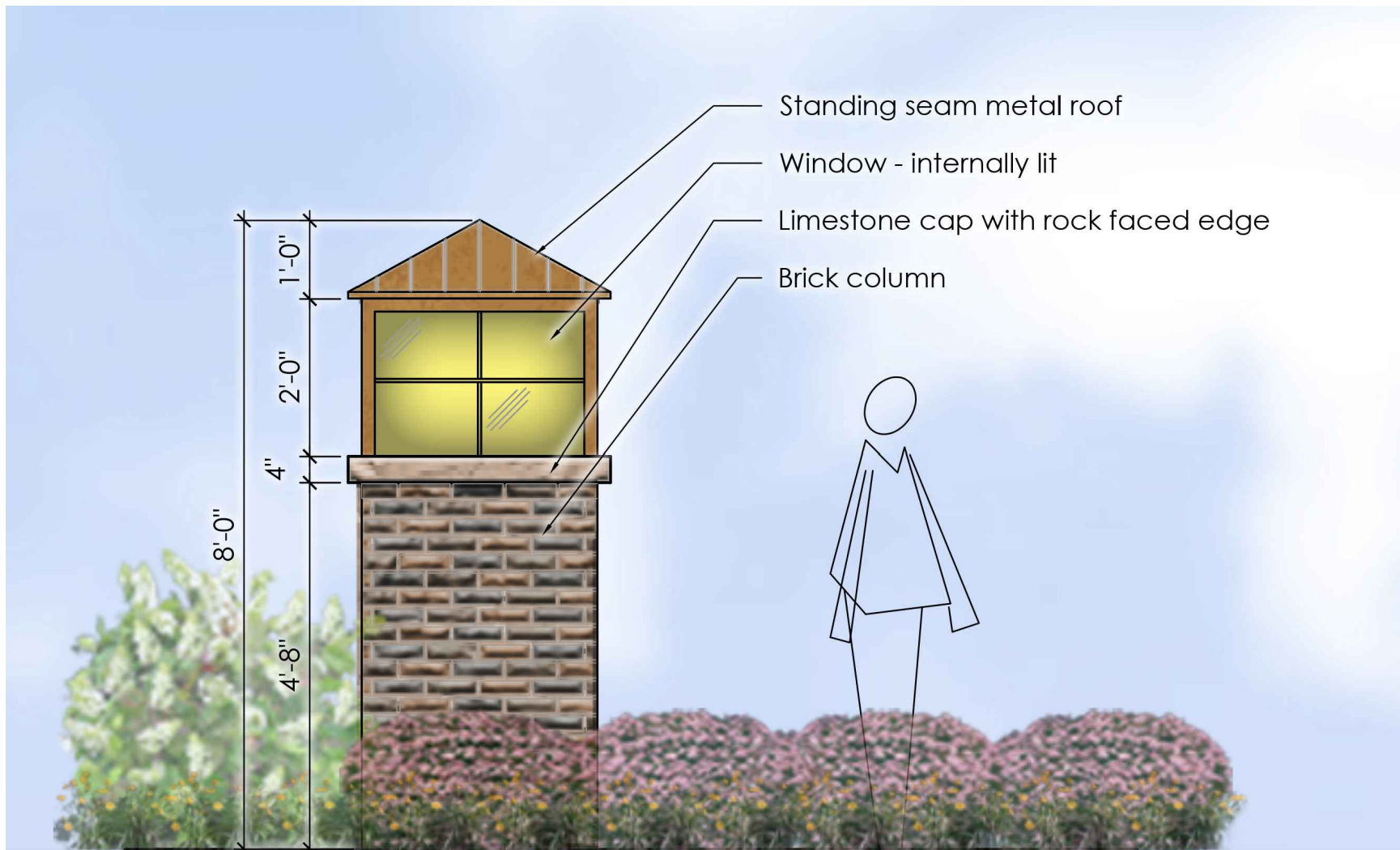


6 COMMUNITY IDENTIFYING COLUMN
SCALE: N.T.S.



NOTES:
• Sign to be placed a minimum of 8' HGT. above the sidewalk (maximum of 15')
• All leaseable commercial space to be allowed 1 wall sign

8 WALL SIGN-SMALL COMMERCIAL
SCALE: N.T.S.

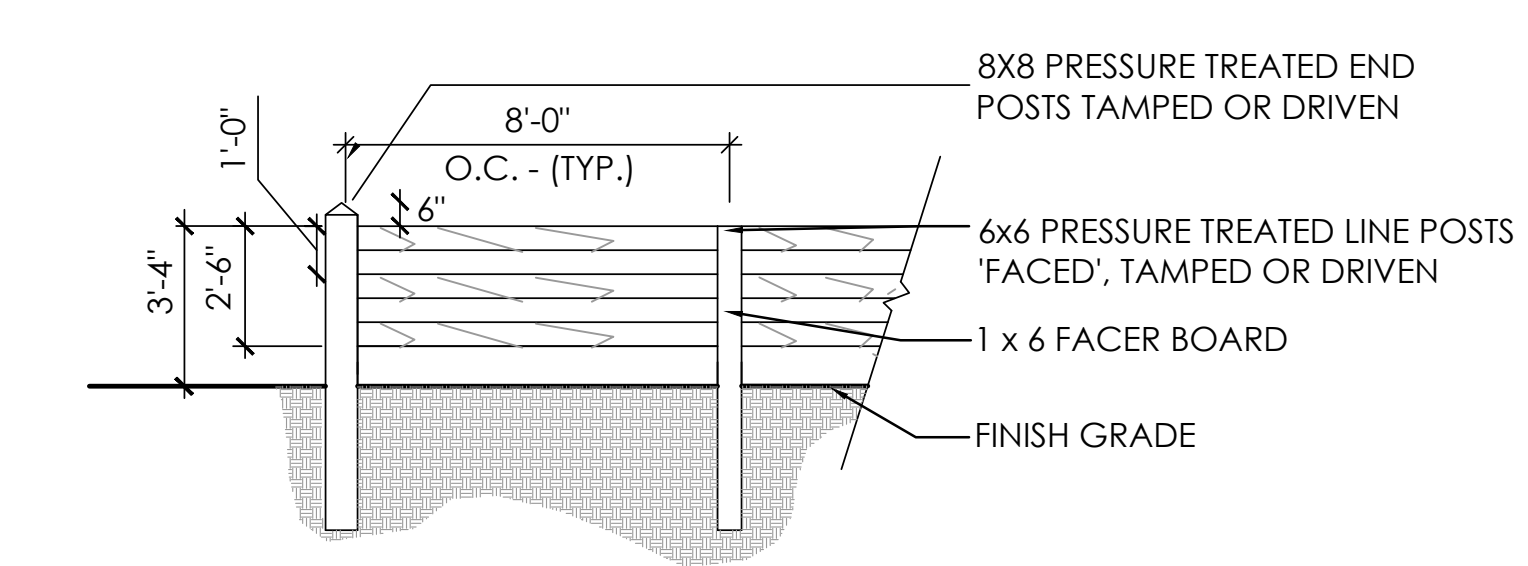
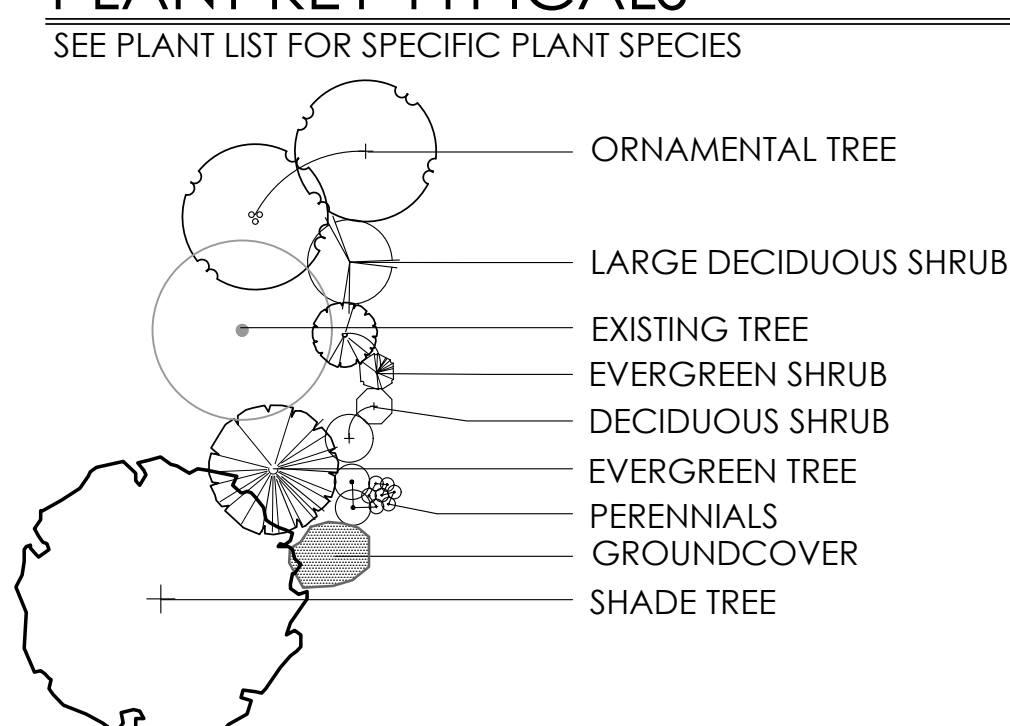


9 ENTRY SIGN COLUMN
SCALE: N.T.S.

CONSTRUCTION NOTES

- 1 LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA. PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 ENTRY SIGN. SEE DETAIL X, SHEET X-X FOR MORE INFORMATION.

PLANT KEY TYPICALS



NOTES:
POSTS SHALL BE SOUND, STRAIGHT, AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

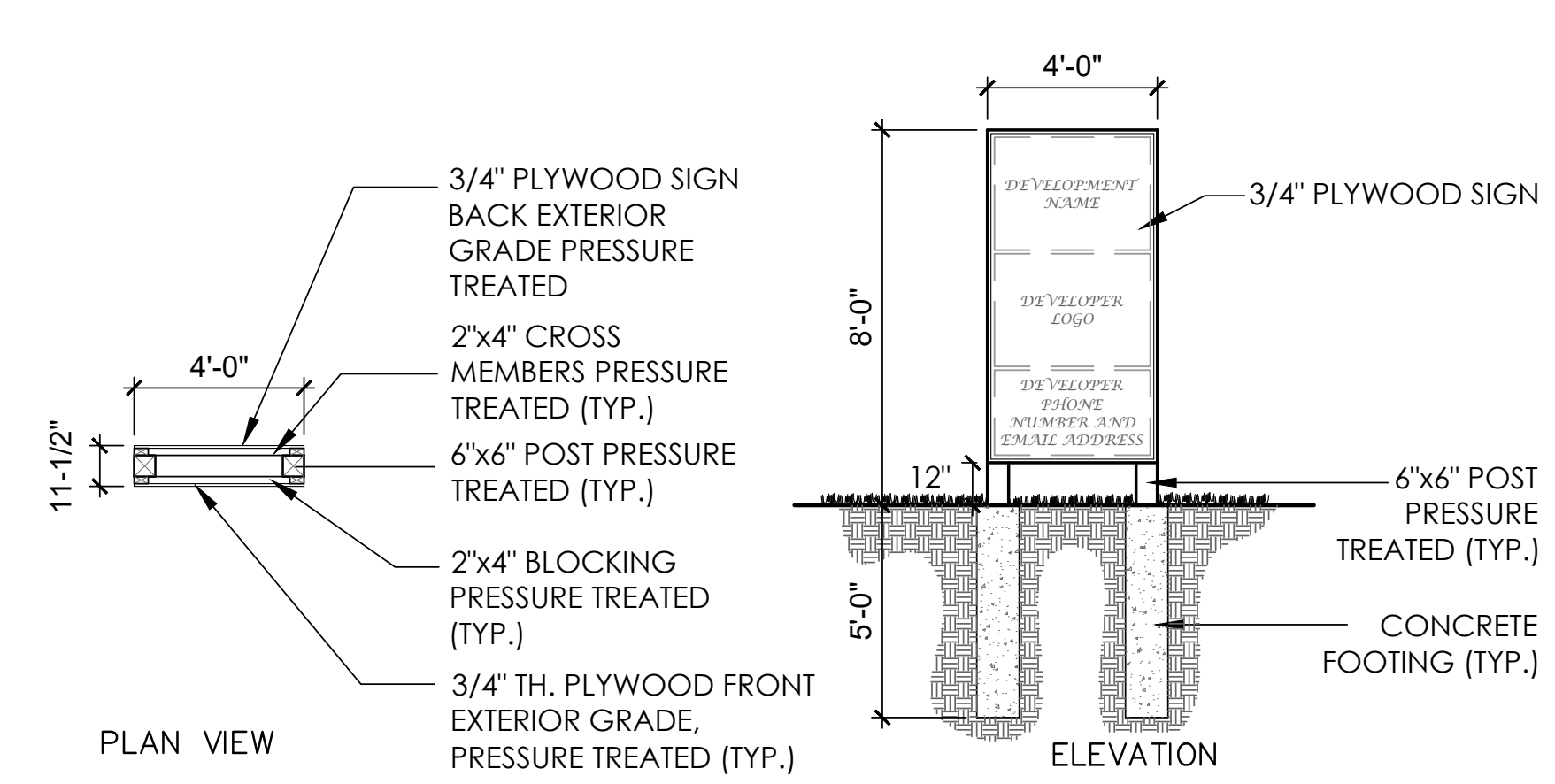
FENCE BOARDS
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED, THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT
PAINT SHALL BE A SEMI GLOSS BLACK

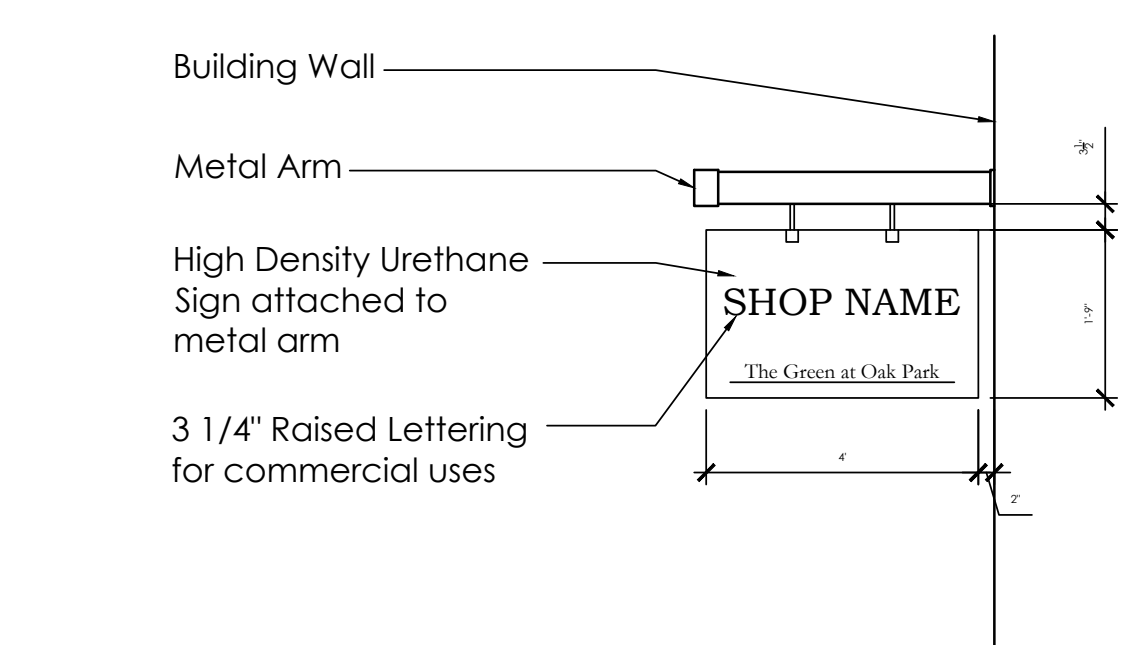
FASTENERS
NAILS- 10D PLAIN SHANK BOX GALVANIZED

3 3 RAIL FENCE
N.T.S.

NOTE: 19' MIN. SETBACK FROM R.O.W. SIGNAGE TO BE DOUBLE SIDED



4 TEMPORARY SIGN DETAIL
N.T.S.



NOTES:
• Sign to be placed a minimum of 8' HGT. above the sidewalk
• All leaseable commercial space to be allowed 1 arm sign

7 HANGING ARM SIGNAGE
N.T.S.

LANDSCAPE ENLARGEMENT PLANS

OAK PARK
PREPARED FOR KIRAN BASIREDDY
DATE: 11/20/23

EXHIBIT D-4

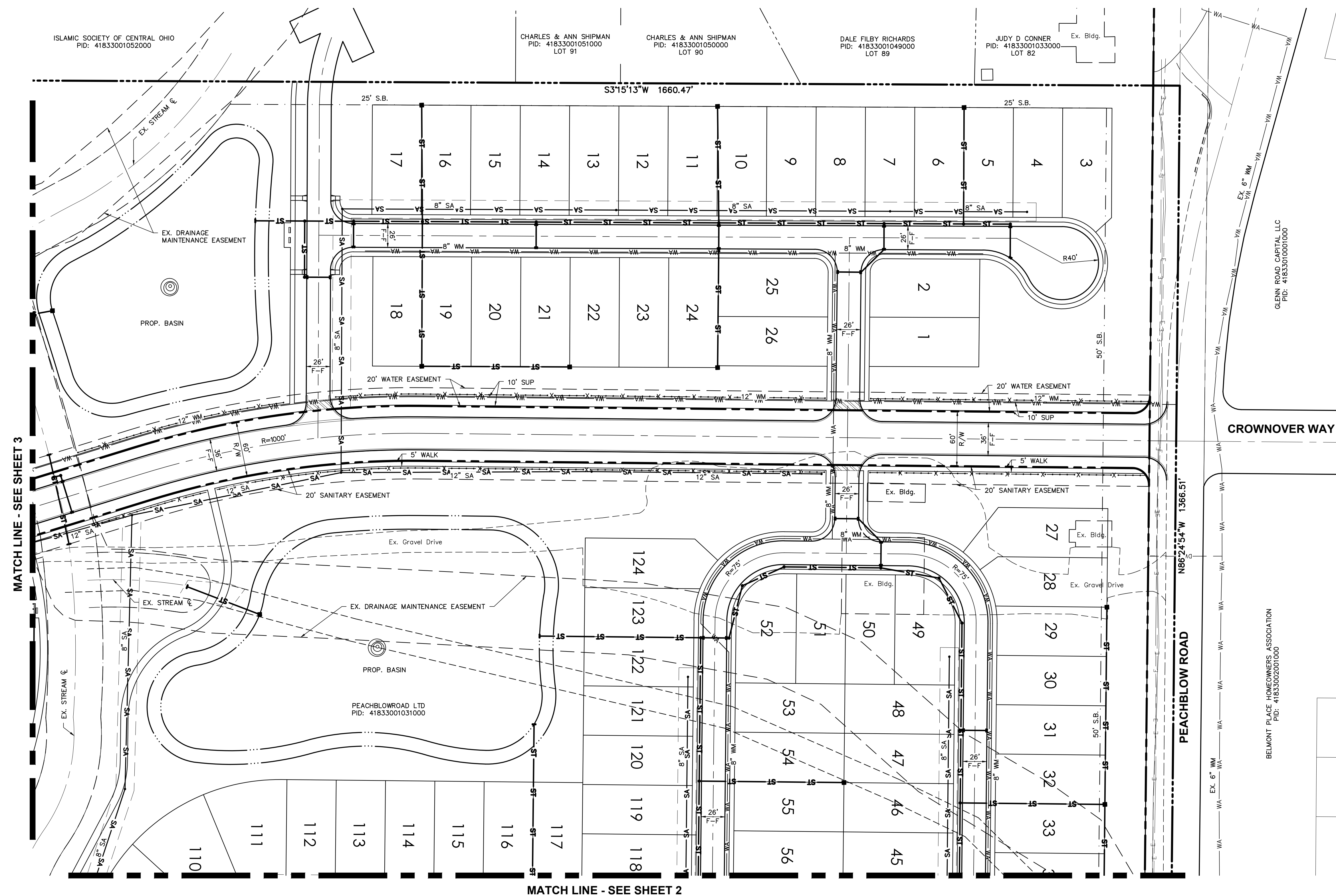


OPEN SPACE DATA	
TOTAL ACRES	±19.412 AC
OPEN SPACE REQUIRED (10%)	±1.94 AC
OPEN SPACE PROVIDED	±8.00 AC
PERCENTAGE OPEN SPACE PROVIDED	±41.2%

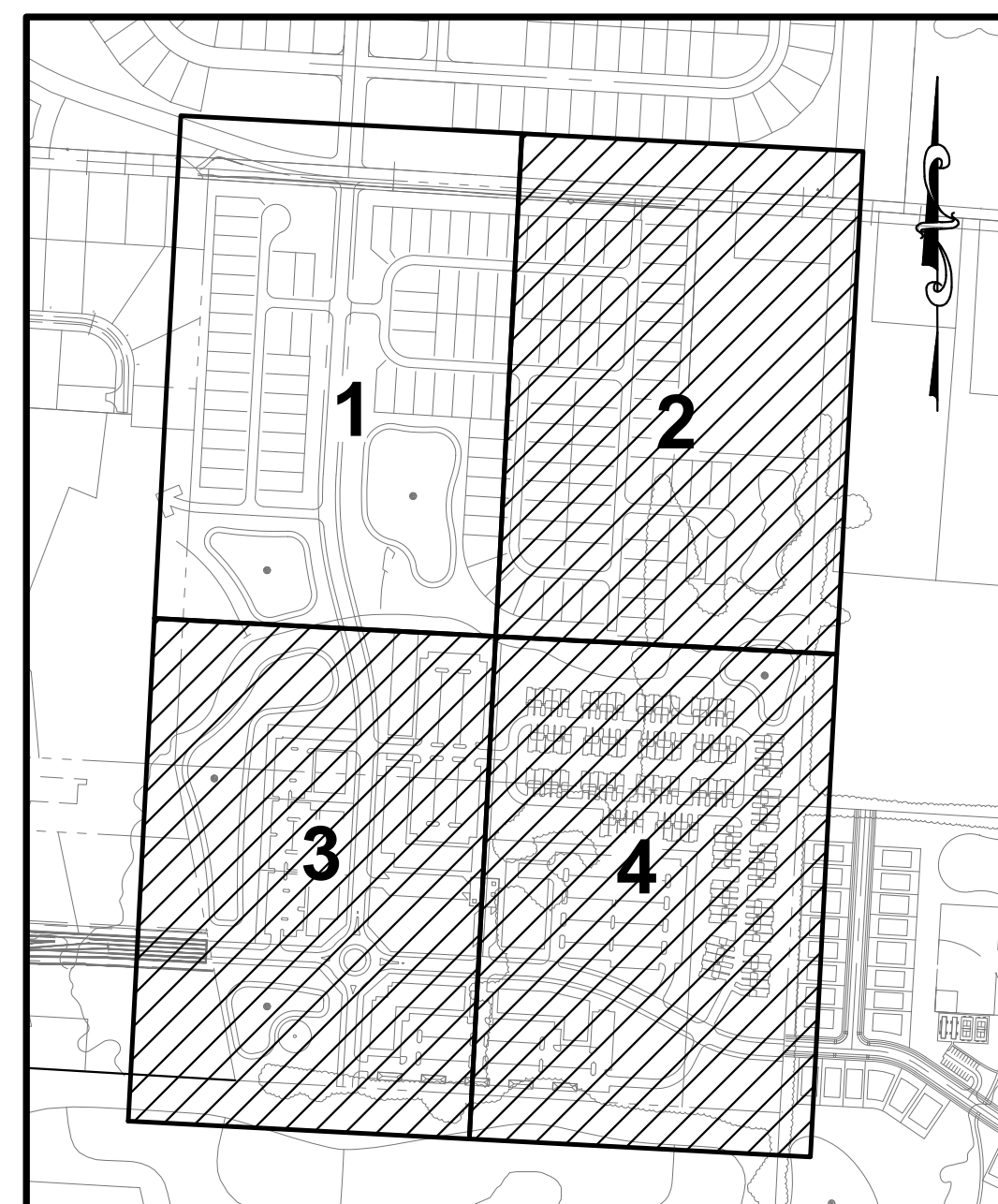
OPEN SPACE PLAN

OAK PARK
PREPARED FOR KIRAN BASIREDDY
DATE: 11/20/23

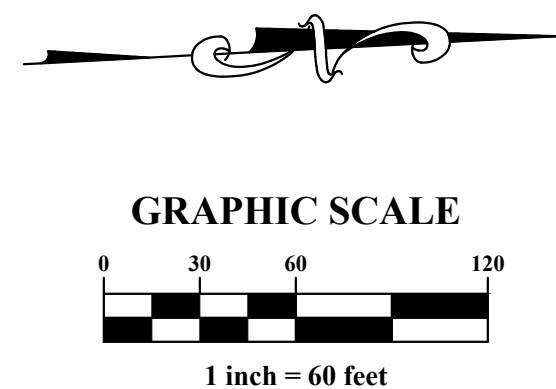
EXHIBIT D-5



NOTE: The utility sizes and locations shown hereon are approximate only and general in nature. Minor relocations and/or changes in sizing during final engineering design are to be expected. Such changes will not affect the serviceability or viability of the project.

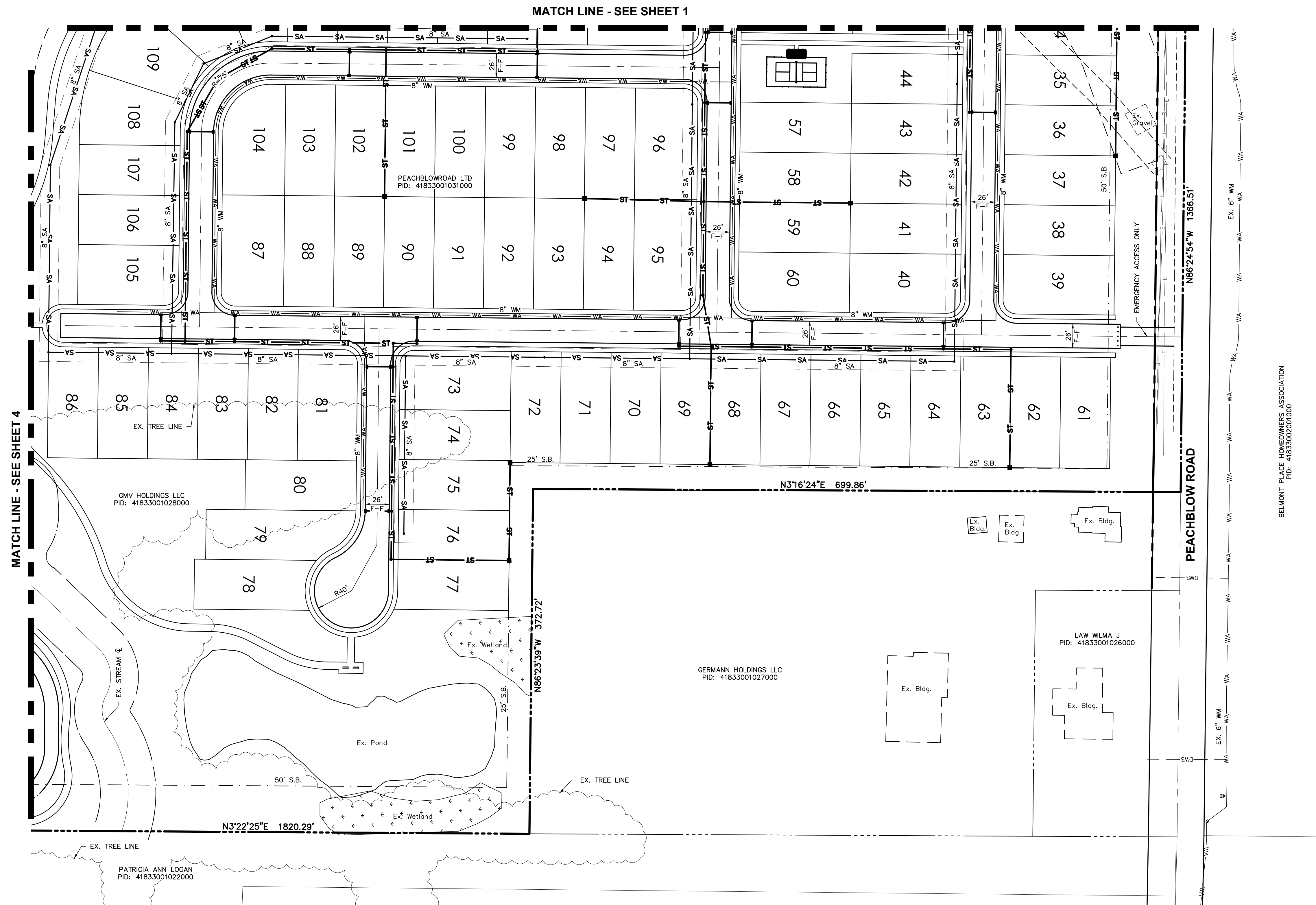


SHEET KEY
SCALE: 1"=500'



LEGEND

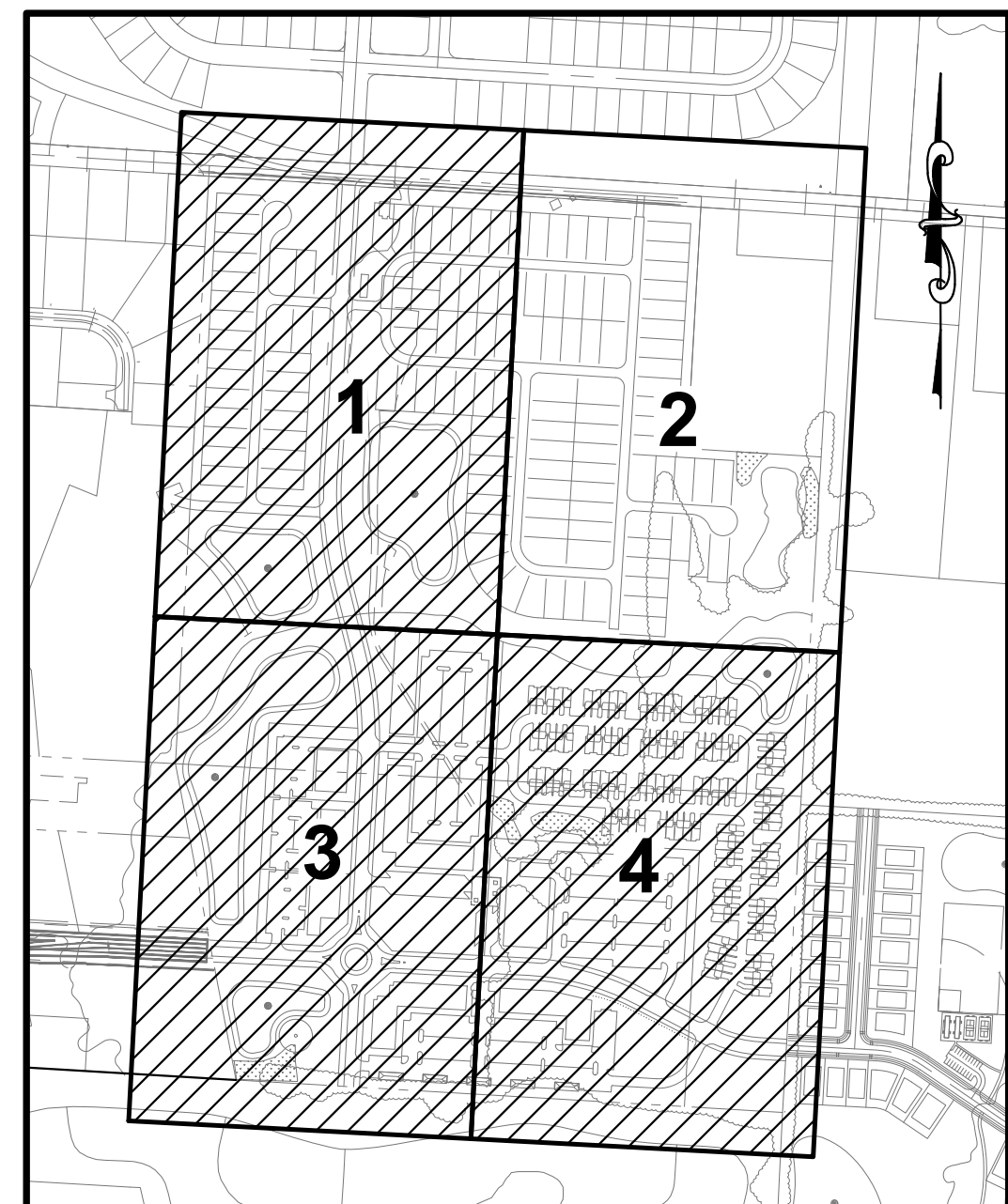
PROPOSED	
8" SA	SANITARY SEWER
6" SAS	SANITARY SEWER SERVICE
CATCH BASIN	STORM SEWER
8" WM VALVE	WATER MAIN
4" WS	WATER SERVICE
EXISTING	
SA MANHOLE	SANITARY SEWER
ST CATCH BASIN ST MANHOLE	STORM SEWER
WA VALVE	WATER
T	UNDERGROUND TELEPHONE
G	GAS MAIN
E	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
⚡	PUBLIC STREET LIGHT
●	FIRE DEPARTMENT CONNECTION (FDC)



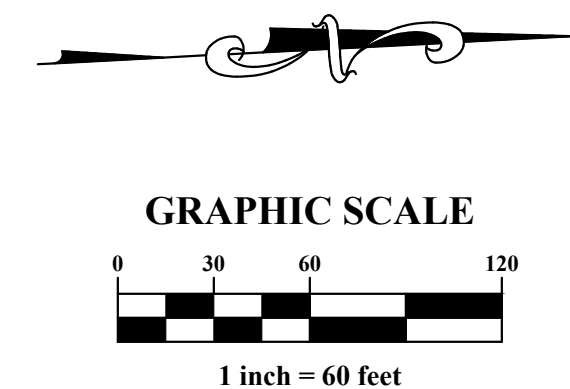
LEGEND

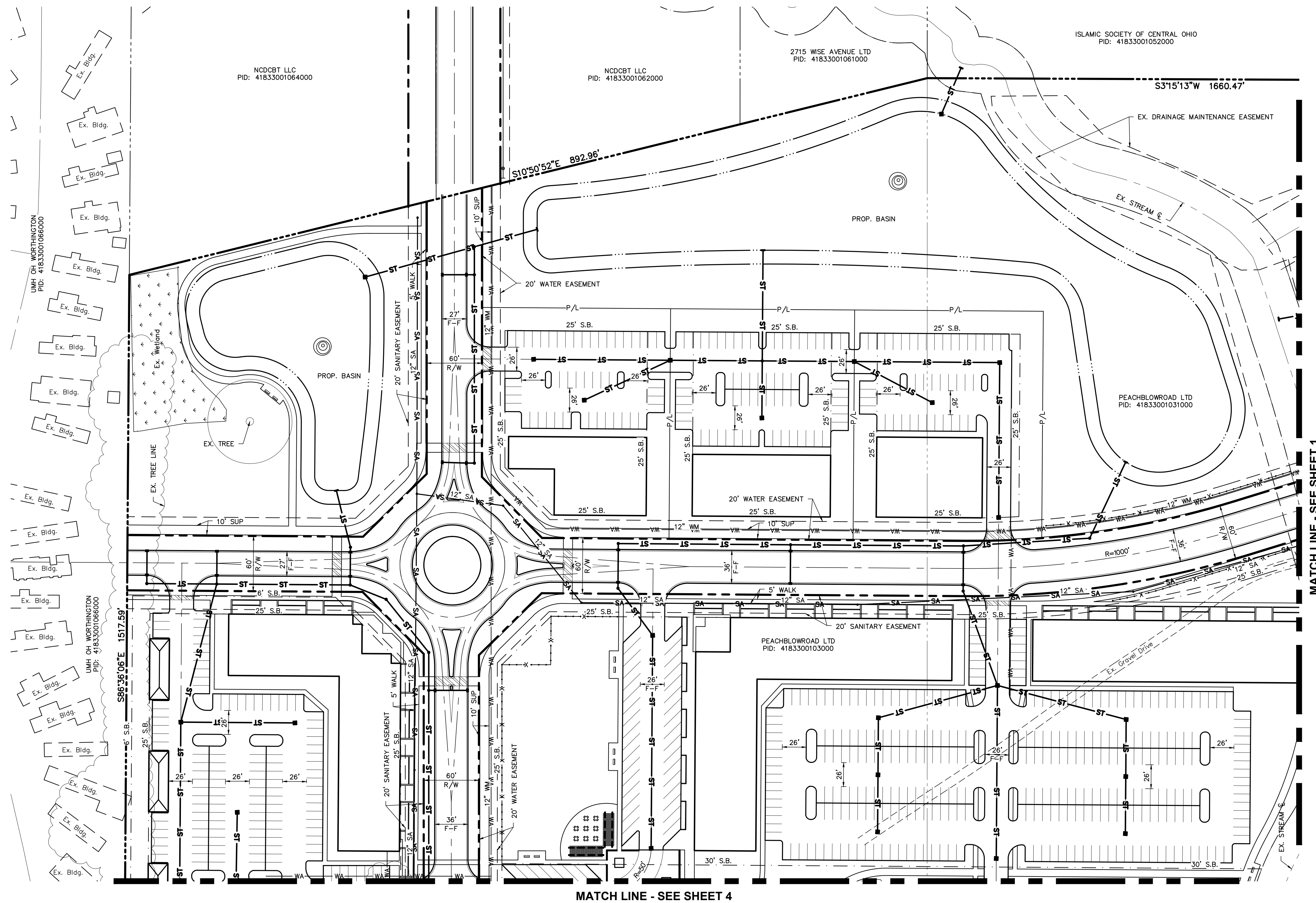
		8" SA 6" SAS CATCH BASIN 12" ST 8" WM VALVE 4" WS	SANITARY SEWER SANITARY SEWER SERVICE STORM SEWER WATER MAIN WATER SERVICE
		SA ST CATCH BASIN HYDRANT T G E OHE FDC	MANHOLE MANHOLE VALVE UNDERGROUND TELEPHONE GAS MAIN UNDERGROUND ELECTRIC OVERHEAD ELECTRIC PUBLIC STREET LIGHT FIRE DEPARTMENT CONNECTION (FDC)

NOTE: The utility sizes and locations shown hereon are approximate only and general in nature. Minor relocations and/or changes in sizing during final engineering design are to be expected. Such changes will not affect the serviceability or viability of the project.






SHEET KEY
SCALE: 1"=500

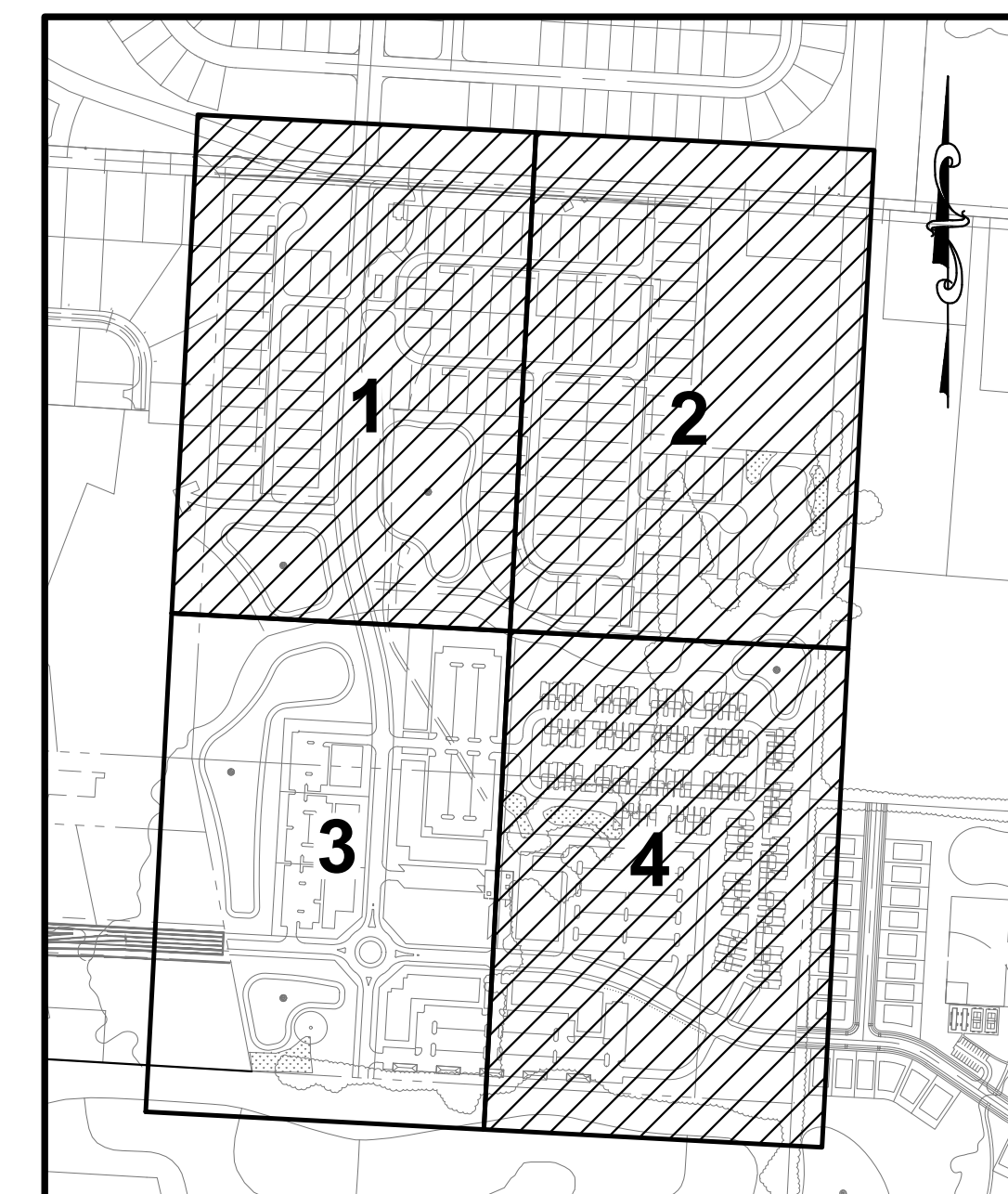




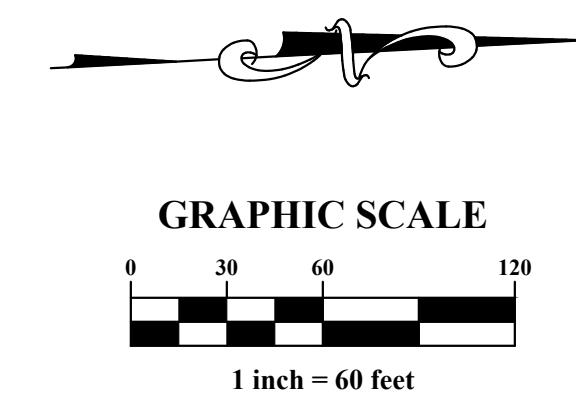
LEGEND

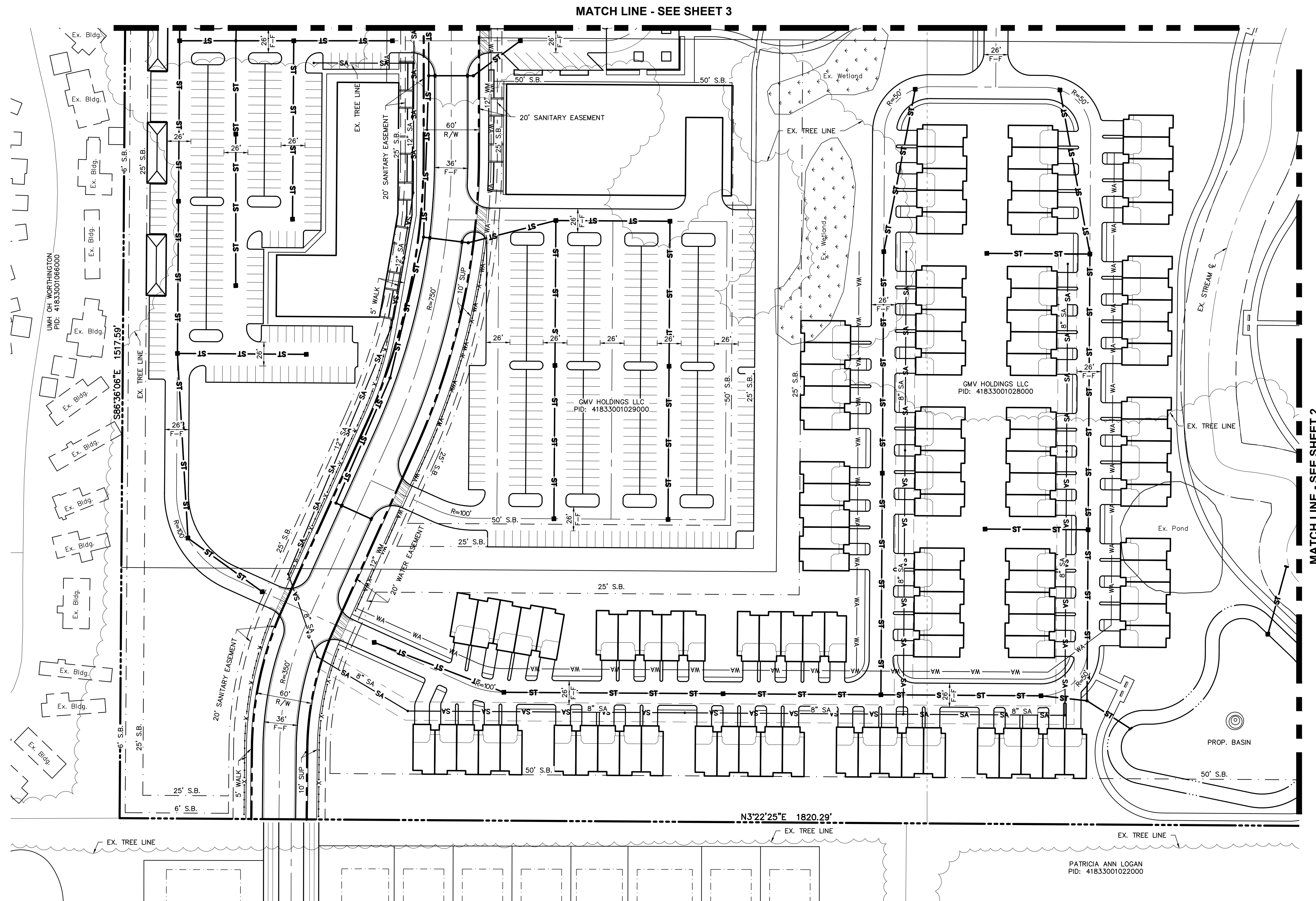
PROPOSED					
8" SA		SANITARY SEWER			
6" SAS		SANITARY SEWER SERVICE			
CATCH BASIN	12" ST	STORM SEWER			
8" WM	VALVE	WATER MAIN			
4" WS		WATER SERVICE			
EXISTING					
SA	SA	SA	MANHOLE		SANITARY SEWER
ST	CATCH BASIN	ST	ST	MANHOLE	STORM SEWER
WA	HYDRANT	WA	VALVE		WATER
T					UNDERGROUND TELEPHONE
G	G	G	G		GAS MAIN
E	E				UNDERGROUND ELECTRIC
OHE	OHE				OVERHEAD ELECTRIC
					PUBLIC STREET LIGHT
FIRE DEPARTMENT CONNECTION (FDC)					
FIRE HYDRANT (FH)	 				

NOTE: The utility sizes and locations shown hereon are approximate only and general in nature. Minor relocations and/or changes in sizing during final engineering design are to be expected. Such changes will not affect the serviceability or viability of the project.



SHEET KEY
SCALE: 1"=500'





The diagram illustrates the layout of various utility lines and structures, divided into 'PROPOSED' and 'EXISTING' sections.

PROPOSED:

- 8" SA** (Sanitary Sewer) line.
- 6" SAS** (Sanitary Sewer Service) line.
- CATCH BASIN** and **12" ST** (Storm Sewer) line.
- 8" WM** (Water Main) line with a **VALVE**.
- 4" WS** (Water Service) line.

EXISTING:

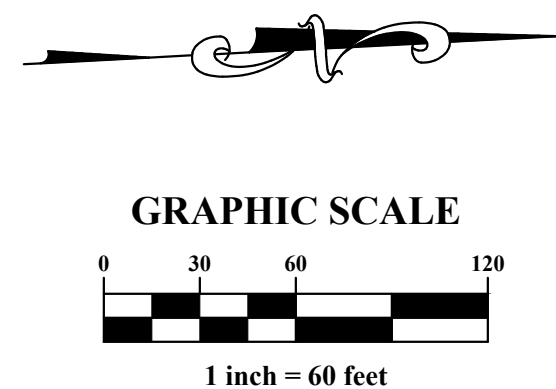
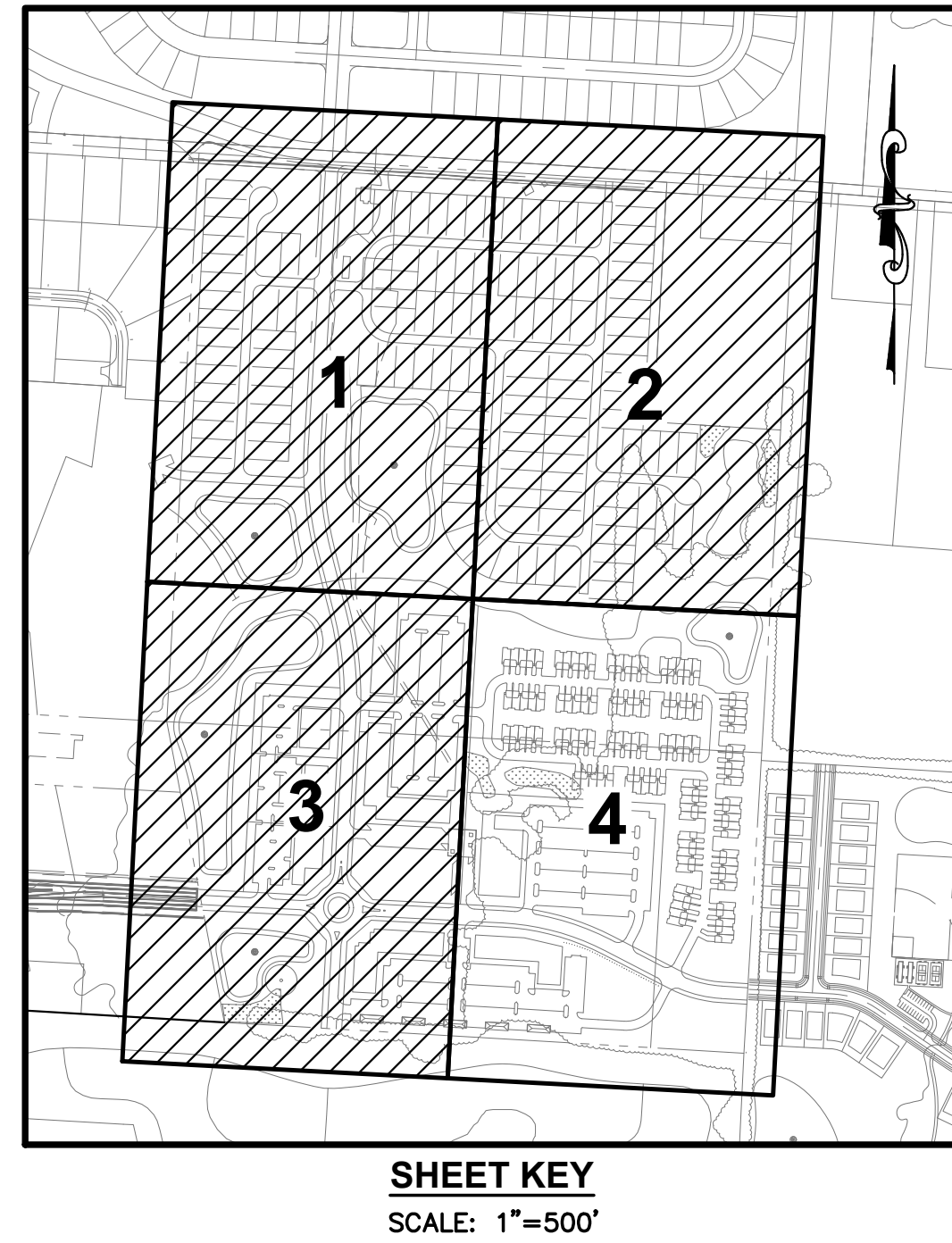
- SA** (Sanitary Sewer) lines.
- ST** (Storm Sewer) lines.
- WA** (Water) lines.
- T** (Underground Telephone) line.
- G** (Gas Main) lines.
- E** (Underground Electric) lines.
- OHE** (Overhead Electric) lines.
- MANHOLE** and **ST** (Storm Sewer) structures.
- HYDRANT** and **VALVE** structures.

LEGEND:

- SANITARY SEWER**
- SANITARY SEWER SERVICE**
- STORM SEWER**
- WATER MAIN**
- WATER SERVICE**
- UNDERGROUND TELEPHONE**
- GAS MAIN**
- UNDERGROUND ELECTRIC**
- OVERHEAD ELECTRIC**
- PUBLIC STREET LIGHT**

FIRE HYDRANT (FH) and **FIRE DEPARTMENT CONNECTION (FDC)** symbols are shown at the bottom.

NOTE: The utility sizes and locations shown hereon are approximate only and general in nature. Minor relocations and/or changes in sizing during final engineering design are to be expected. Such changes will not affect the serviceability or viability of the project.





Delaware County

Regional Sewer District

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

July 31, 2023

Tom M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, OH 43230

sent via email: oh-intern@advancedcivildesign.com

Re: **Request for Sewer Capacity**
Peachblow Road, Berlin Township
Parcels: 41833001031000, 41833001030000, 41833001029000, 41833001028000

Dear Mr. Warner:

Pursuant to your request dated June 19, 2023, for a sanitary sewer service letter for the aforementioned parcels, we offer the following conditional sanitary sewer availability:

Availability

The Delaware County Sanitary Engineer's Office can confirm that public sanitary sewer is available to serve the above referenced parcels provided that the development obtain sanitary service via the 12" sanitary sewer south of the subject parcel that will be constructed as part of the Greenery project. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed development.

Capacity

Capacity is conditionally available to serve the proposed development. Capacity for the proposed development **is not reserved** until such time that all the requirements for the sewer extension or commercial tap permit have been fulfilled. Sewer capacity is dynamic and subject to decrease pending ongoing development.

If you should have any questions or concerns about this correspondence, please feel free to contact me.

Sincerely,

Kelly Thiel
Staff Engineer III

cc: Correspondence File

EXHIBIT E-2

Officers

PAMALA L. HAWK
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Deputy General Manager



6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • (800) 521-6779

Directors

MARC A. ARMSTRONG

DAVID A. BENDER

DOUGLAS D. DAWSON

TIMOTHY D. MCNAMARA

MICHAEL (NICK) D. SHEETS

June 20, 2023

Mr. Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

Via Email: oh-intern@advancedcivildesign.com

RE: Peachblow Road Mixed Residential Commercial Development

Dear Mr. Warner:

Please know that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

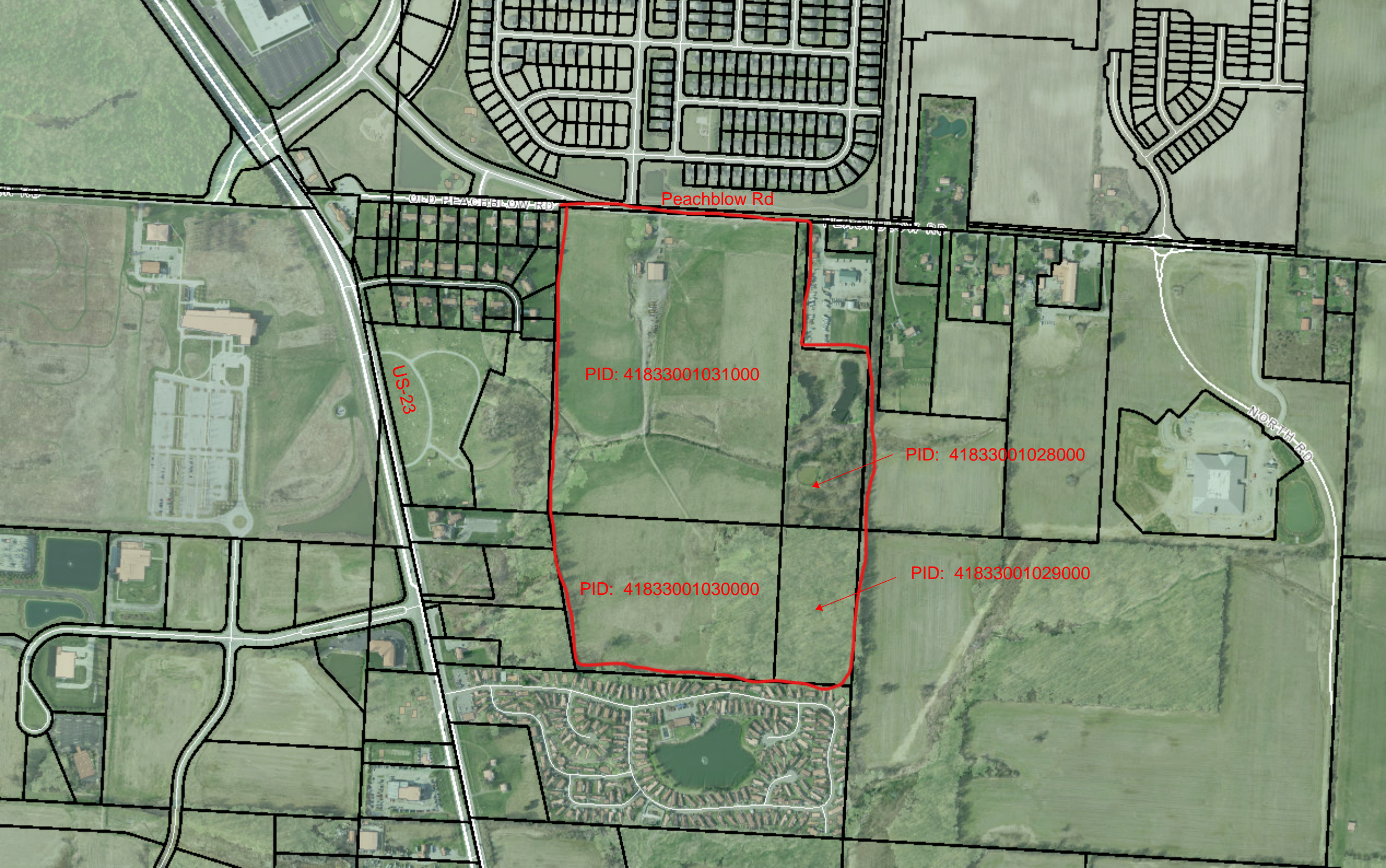
Proposed Land Use: Mixed residential and commercial development
Location: South side of Peachblow Road, $\pm 2,100$ feet east of Columbus Pike (US 23)
Land Size: ± 92.5 acres

This site can be served from an existing 12-inch waterline located on Columbus Pike. The developer will be required to construct an offsite waterline to the proposed development site.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.
Deputy General Manager



Peachblow Rd

US-23

NORTH RD

PID: 41833001031000

PID: 41833001028000

PID: 41833001030000

PID: 41833001029000



An **AEP** Company

BOUNDLESS ENERGYSM

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

6/30/2023

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard
Gahanna, Ohio 43230

RE: AVAILABILITY OF ELECTRICAL SERVICE

P.I.D. 41833001031000, 41833001030000, 41833001028000, 41833001029000

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a residential and commercial development on 92± acres, is located east of Columbus Pike and south of Peachblow Rd, in Berlin Township, Delaware County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor

From: Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>
Sent: Monday, June 19, 2023 3:44 PM
To: OH-Intern
Subject: FW: Utility Serviceability Letter requested- Peachblow Rd Site
Attachments: [Site Location.pdf](#); [Sample Utility Serviceability Letter.docx](#); [GIS Peachblow Rd.PNG](#)

We no longer send out serviceability letters. I have attached our gas map showing our mainlines in green.

When final plans have been submitted, I can work with my engineering team on design and to see if any up front cost needs paid by customer. The mainline would need extended into the development. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

Todd Schwarz
Development Manager
Columbia Gas of Ohio
614-506-7023

From: OH-Intern <OH-Intern@advancedcivildesign.com>
Sent: Monday, June 19, 2023 1:01 PM
To: Williams \ Brandi \ Nicole <brandiwilliams@nisource.com>
Subject: Utility Serviceability Letter requested- Peachblow Rd Site

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

Good morning,

Our design team is working on rezoning efforts for a mixture of residential and commercial development on ±92 acres in the Berlin Township, Delaware County. On behalf of our client, we would like to request a signed "Utility Serviceability" letter from your agency detailing the availability and the proximity of gas service to the prospective site.

Please find attached a vicinity map showing the project location south of Peachblow Road and east of US-23.

We request the following information:

- Service availability
- Infrastructure location(s), in map form if possible
- Charges or fees related to service connections

- Submittal/application requirements to obtain services
- Timelines to design proposed service to our site (if applicable)

A sample Utility Serviceability Letter is attached for your reference. The letter should be addressed to:

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

Please send the letter and supplemental information by email to oh-intern@advancedcivildesign.com by June 26th, 2023, if possible. If you should have any questions, please feel free to contact me at 614-944-5097.

Thank you for your time and consideration.

Best,

Ashley Hockstok

Advanced Civil Design, Inc.

781 Science Boulevard, Suite 100
Gahanna, OH 43230

ph 614.428.7750

fax 614.428.7755

dir 614.944.5097

<https://link.edgepilot.com/s/6560f0cb/496o8AH4z0iOhKmXI1863g?u=http://www.advancedcivildesign.com/>

SUBURBAN NATURAL GAS COMPANY

ESTABLISHED 1882

211 FRONT STREET, P.O. BOX 130
CYGNET, OHIO 43413-0130

(419) 655-2345
FAX: (419) 655-2274

2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206

(740) 548-2450
FAX: (740) 549-4939

June 20, 2023

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
VIA EMAIL: oh-intern@advancedcivildesign.com

RE: Peachblow Road Site

Dear Mr. Warner:

In response to your request for natural gas service availability to the approximately 92 acres located south of Peachblow Road, east of US-23, Berlin Township, Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,



Aaron Roll
Vice President
System Development

AR/hc

cc: D. Joseph Pemberton



Berlin Township Fire Department
Fire Prevention Bureau
2708 Lackey Old State Road
Delaware, Ohio 43015
(740) 548-6031

Fire Chief AJ Miller
Lt. Craig A. Hall, Fire Prevention

June 20, 2023

Thomas M. Warner
Advanced Civil Design, Inc.
781 Science Boulevard
Gahanna, Oh. 43230

Dear Mr. Warner,

I am writing in response to your request regarding the proposed land use development known as PID 41833001031000, 41833001030000, 41833001028000 & 4183300102900

Berlin Township Fire Department does provide fire protection to the above referenced parcels located within Berlin Township.

It has been determined that service is available for a mixture of residential and commercial development on 92.5 acres on the above referenced parcels

We appreciate the opportunity to work with you in the future and thank you for your interest in Berlin Township. If you further questions or concerns please do not hesitate to call or visit our 2708 Lackey Old State location.

Respectfully,

Lt. Craig A. Hall, CFSI
chall@berlintwp.us



**MOU Comments– 1st submittal
Peachblow Mixed Use Development
Issued 9/5/2023**

TO: Mark Mann, PE, Advanced Civil Design, MMann@advancedcivildesign.com
Mike Love, PE, PTOE, Delaware County Engineer's Office, mlove@co.delaware.oh.us
Jessica Ormeroid, PE, PTOE, ODOT District 6, Jessica.Ormeroid@dot.ohio.gov

<<sent via email>>

The comments included herein are not intended to be all-inclusive. Please review all comments and revise all required documents accordingly. It is the responsibility of the design engineer to revise the study accordingly and address each comment in a comment response letter.

1ST SUBMISSION RECEIVED 8/28/23 FROM DCEO MIKE LOVE (MOU DATED 8/24/2023)

1. Agree with study intersections identified.
2. Agree with 20-year forecasting.
3. Trip generation to include estimates from undeveloped properties north of Peachblow, per city zoning, and including the porty on the southeast corner of Glenn Parkway and 23 (which will have access only from Peachblow Rd).
4. Analysis should consider impacts to 23 and Glenn Parkway if 23 Connect project eliminates SBLT to proposed new public road access point.

August 24, 2023

To: Michael Love, PE PTOE (Delaware County)

Subject: Peachblow Mixed Use Development – Traffic Impact Study
Memorandum of Understanding

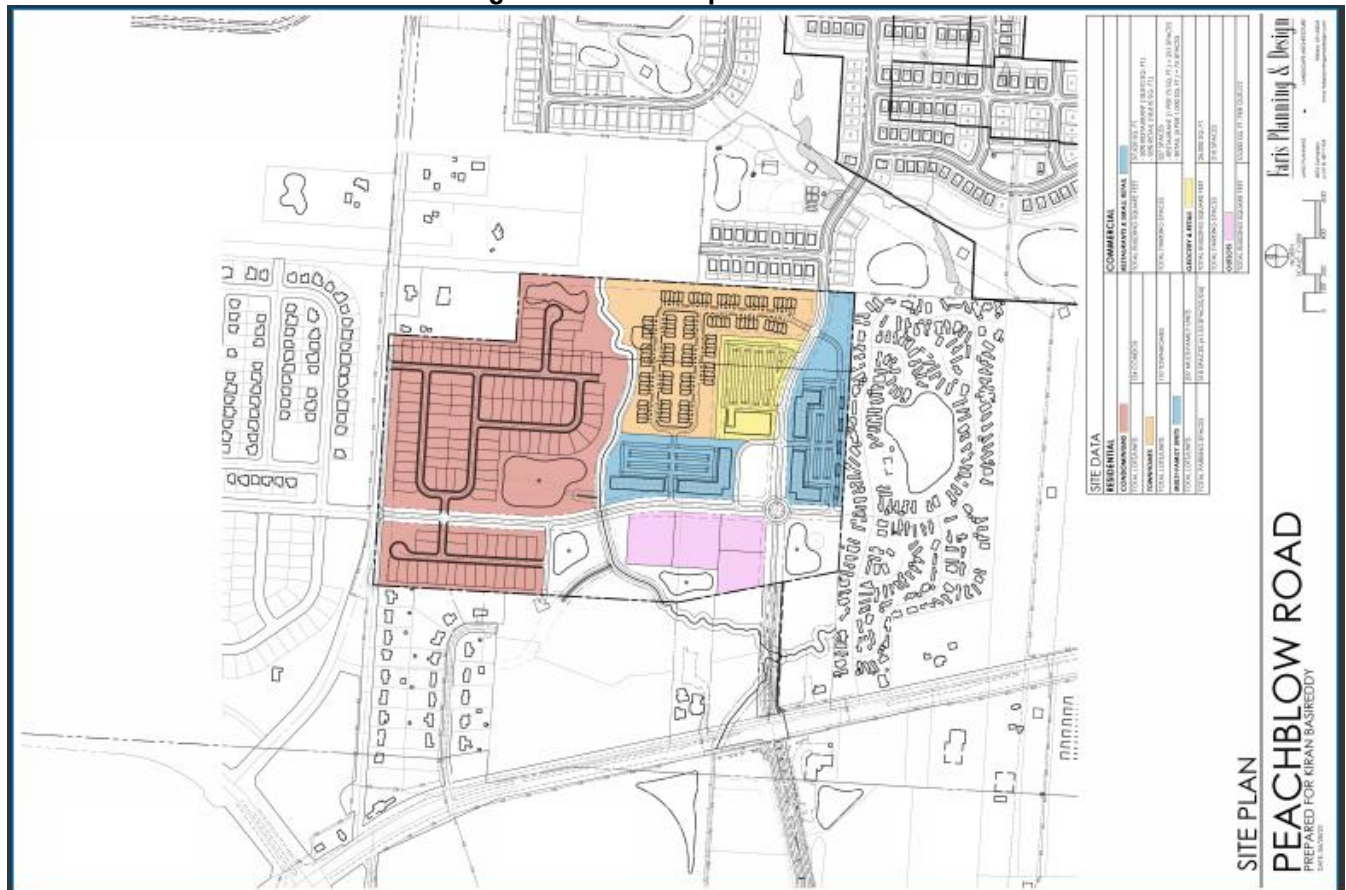
All,

We submit this Memorandum of Understanding (MOU) to document the scope of the above captioned traffic study as discussed in a meeting with the staff of Delaware County and ODOT District 6 on August 3, 2023..

Proposed Development & Access Plan

Figure 1 shows the development concept for site layout and access points. Proposed access includes one full movement access point on Peachblow Road and one Left-in/Right-in/Right-out access on US 23 from the site.

Figure 1: Site Concept Plan



Site Design for 2025 Opening Year and 2035 and 2045 Design Year

- 207 multi-family units
- 234 Condo/ Townhome units
- 26,000 square feet – Grocery/ Retail

Delaware County, Ohio
Peachblow Mixed Use Development MOU

- 38,000 square feet – Restaurant/ Small Retail
- 40,000 square feet – Outlots (4)

Study Area

The Study Area of this TIS is limited to the following intersections:

1. US 23 & Site Access 1/ Greif Parkway (LiRiRo, ODOT)
2. US 23 & Glenn Parkway (ODOT)
3. Glenn Parkway & Peachblow Road (City of Delaware)
4. Peachblow Road & Site Access 2 (City of Delaware and Delaware County)
5. Site N/S roadway & Site E/W roadway - Roundabout (Delaware County)
6. Peachblow Road & Site Access 3 (DCEO) **Emergency access?**

this access will line up with
Crownover Way and will
require a WB left turn lane



Data Collection

Traffic data will be collected at the study intersections. Additional data may be provided by ODOT, City of Delaware or the DCEO if intersection counts are available from any of those entities.

Future traffic growth rates will be derived from ODOT studies and/ or from the Mid-Ohio Regional Planning Commission (MORPC) if required.

Trip Generation and Distribution

This study will estimate new trips generated by development according to the data and procedures contained in the Trip Generation Manual, 11th ed. (Institute of Transportation Engineers, 2021). We will use land use code 220 for the Multi-Family portions of the development, LUC 215 for the condo's and townhomes sections and land use codes 850, 932, 822, 848, 843 and 816 for the commercial/ retail portions of the site. The trips generated for the proposed land uses are shown in **Table 1**.

Table 1: Trip Generation

Trip Generation												
Description	Land Use Code (LUC)	Total Trips	Enter	Exit	Pass-By		Primary	Pass-By	Total IN	Primary	Pass-By	Total OUT
Multi-Family Residential - 207 units	220	87	24%	76%	-	AM	21	-	21	66	-	66
		110	63%	37%	-	PM	69	-	69	41	-	41
Condo/ Townhome Residential - 234 units	215	115	25%	75%	-	AM	29	-	29	86	-	86
		135	59%	41%	-	PM	80	-	80	55	-	55
Grocery - 26k S.F	850	74	59%	41%	-	AM	44	-	44	30	-	30
		233	50%	50%	-	PM	117	-	117	117	-	117
Restuarant - 19k S.F	932	77	55%	45%	-	AM	42	-	42	35	-	35
		72	61%	39%	-	PM	44	-	44	28	-	28
Retail - 19k S.F	822	45	60%	40%	-	AM	27	-	27	18	-	18
		125	50%	50%	-	PM	63	-	63	63	-	63
Commercial - 40k S.F (4 @ 10k ea.)	822/848/843 /816	104	64%	36%	-	AM	67	-	67	37	-	37
		192	50%	50%	-	PM	96	-	96	96	-	96

Traffic Assignment and Volume Balancing

This study developed AM and PM peak hour volumes for the following scenarios and the attached volume exhibits are submitted for review with this submission:

- 2025 No-Build Site
- 2025 Build Site
- ~~• 2035 No-Build Site~~
- ~~• 2035 Build Site~~
- 2045 No-Build Site
- 2045 Build Site

The attached volume exhibits will increase counts to design year No-Build conditions based on calculated growth rates.

Traffic Analyses

Intersection Capacity Analyses

Advanced Civil Design will use Synchro (v.11) and HCS software to evaluate intersection capacity at Study Area intersections that are under the control of the City of Delaware and DCEO. We will use HCS for intersections under the control of the ODOT. SIDRA will be used to provide the analysis for any roundabouts in the study area.

ODOT, City of Delaware and DCEO performance criteria for the overall intersection Level of Service (LOS) is LOS D with individual movements also at LOS D or better. If improvements required to meet traditional agency performance criteria are not practical, this study will consider alternate goals such as restoring pre-development performance and/or mitigating queues where background conditions are severely deficient. Agency concurrence is required in the event that alternate criteria are used as the basis for study recommendations.

Turn Lane Warrant Analysis

We will analyze right turn lane warrants at proposed site access points for the locations controlled by DCEO. Left turn lane warrants are generally not applicable because DCEO requires left turn lane additions to the street being accessed when 10 or more left turn movements are made in the peak hour.

We will analyze left and right turn lane warrants at proposed site access points and intersections for the locations controlled by ODOT D6 and City of Delaware.

We will evaluate the length of existing and proposed Study Area turn lanes impacted by site generated traffic. We will prepare our turn lane analysis in accordance with the Location and Design Manual § 401 (Ohio Department of Transportation).

We will determine lane length based on the maximum volume for the design year Build condition for either AM or PM peak conditions considering both L&D methodology.

Signal Warrant Analysis

If signalization is considered to meet performance criteria at a location that is not currently signalized, we will evaluate traffic signal warrants. Traffic signal warrant evaluation will use thresholds established by the Ohio Manual of Uniform Traffic Control Devices §4C (Ohio Department of Transportation).

This study is limited to analysis of Warrants 1, 2 and 3. We will remove a portion of minor street right turns in accordance with the Traffic Engineering Manual §402-5 (Ohio Department of Transportation). We will consider roundabouts as an alternative to signalization where applicable.

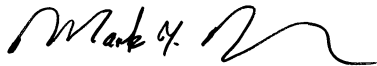
Provide ADTs on any public internal streets
Will need analysis documenting single lane roundabout will work

Traffic Impact Study Report

A report including applicable figures and tables will be prepared to summarize study methodologies, analysis, findings and recommendations. We will provide the report to ODOT, City of Delaware and DCEO for review.

Please signify your concurrence with the scope of services outlined herein by signing below and returning this Memorandum of Understanding to me. Please feel free to contact me by email at mmann@advancecivildesign.com or by calling me at (614) 944-5035.

Sincerely,



Mark I. Mann, PE
Director - Transportation Services

ACCEPTANCE AND APPROVAL OF MEMORANDUM OF UNDERSTANDING

By: _____
For City of Delaware

By: _____
For Delaware County Engineer's Office

By: _____
For ODOT District 6



November 17, 2023

To whom it may concern,

The partners of Peachblow Road Ltd have requested that we provide this qualification letter. Based on the financial information we have, Peachblow Road Ltd and its partners are qualified real estate investors and valued clients of Buckeye State Bank. We provided the financing for the purchase of the subject land on Peachblow Road.

Please be aware that this letter is not a commitment to lend or a loan approval. Any approval is subject to complete due diligence.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Kovach', written over a horizontal line.

Gary Kovach
Vice President
Manager – Commercial Lending
614-796-4745

EXHIBIT F-1

Main Office
9494 Wedgewood Boulevard
Powell, Ohio 43065

(614) 796-4747
Toll Free: (844) 225.9265
www.JoinBSB.com





ARCHITECTURAL CHARACTER - THE FLATS

EXHIBIT G-1

OAK PARK
 PREPARED FOR KIRAN BASIREDDY
 DATE: 11/20/23

Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 4876 Cemetery Road Hilliard, OH 43026
 p (614) 467-1964 www.farisplanninganddesign.com