

# PIATT ROAD

R-3 with PRD Overlay & PCD

Piatt Road

Berlin Township, Ohio

November 7, 2022



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## **PART 2 - PCD**



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: CBS Construction LLC

Mailing Address: 7864 Gateway Ln, Powell, OH 43065

Email Address: bhupati2k@gmail.com

Business Telephone: 609-903-0141 Home Telephone: \_\_\_\_\_

Address of Property: Piatt Road, Delaware, OH 43015

Parcel (s): 418-320-01-001-005 Acreage: ±3.04 Present Zoning: FR-1

Range: 18 Twp: 4 Section: 3 Farm Lot No: N/A

Subdivision Name: N/A

Present Use: Vacant Agricultural Requested Zoning: PCD

Proposed Plan: Planned Commercial & Office District with a commercial building and parking lot

*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: \_\_\_\_\_ Agent/Applicant Signature: Chand J. Go.

Agent/Applicant Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email address: \_\_\_\_\_

Date: \_\_\_\_\_ Zoning Inspector Signature: \_\_\_\_\_

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

# Article 17

## Planned Commercial and Office District

### Piatt Road Site

Proposed Zoning: PCD  
November 7, 2022

#### **SECTION 17.06: DEVELOPMENT PLANS**

**A. Preliminary Development Plan** – See Preliminary Development Plan – Tab 3, Exhibit C-1

- 1. The size and location of the proposed PCD district, at a scale of at least 1" = 200', showing topographic contours of at least 5' intervals, wooded areas, wetlands, adjacent (within 200') structures, 100 year floodplains.**

The proposed site of the PCD is approximately ±3.04 acres. The site is located on the east side of Piatt Road. It is located in the Subarea 4B – Suburban Transition, of the Berlin Township Comprehensive Plan. Refer to Tab 3, Exhibit C-1, Preliminary Development Plan

- 2. Conceptual architectural elevations for all structures and signs.**

The following architectural design and building construction requirements shall apply to the daycare parcel.

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 intent is to encourage development incorporating high quality materials and a pedestrian friendly scale so as to contribute to and identify an overall theme. The following standards should be applied to accomplish these goals.

a.) No uninterrupted length of any front/visible facade 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 principle building shall have a highly visible customer entrance featuring architectural elements, which may include the following.

- a.) Overhangs
- 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 also. 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.

Architecture and signage will be reviewed and approved by the developer or his designated representative for conformance to these standards.

- 3. The intended general provisions for water, fire hydrants, sanitary sewer, and adequate storm water drainage outlet. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented by the utility provider or a registered civil engineer.**

Water shall be provided by DelCo Water. Sanitary sewer has been extended to this site from the east. Refer to the conceptual utility plan by E.P. Ferris, Tab 5, Exhibit E-1, and utility letters, Tab 5, Exhibits E-2 through E-12.

**4. The relationship of the proposed development to existing and probable uses of surrounding areas, including easements, rights of way, proposed drainage and public utilities.**

The existing site is bordered by a proposed sports facility along the north, the Piatt Road Development to the east and south, and Piatt Road to the west. See Tab 3, Exhibit C-2 for the Existing Features Plan.

**5. A design of the open space and proposed description of its use, ownership, and maintenance.**

The open space will be dispersed through the property and will be used for pedestrian connectivity to the north, east, and west, detention area, as well as setbacks and buffers. The lot will be maintained by the commercial lot owner.

**6. 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 17.05 B. Minimum Tract size, 10 acres.

The applicant is asking that the minimum acreage for PCD Development be reduced to allow for a single daycare site at this location. 10 acres is not needed for a single user, and this location is not suitable for more commercial type of uses.

Section 17.05 F. Minimum Side Yards

The applicant is asking that the minimum side yard be reduced from 100' to 50' against a PRD zoned district. The height of the building will not exceed 35', and with the conceptual building size the 1/3 of height and depth would be 50'. Also, because the PRD it borders is being developed by the applicant, measures will be taken to adequately screen the two parcels from each other.

**7. Proposed location of all structures and uses.**

Refer to Tab 3, Exhibit C-1 for Preliminary Development Plan for setbacks. Actual development plans will not be known until a specific user for the

site submits site plans and building plans. This will be supplied during final development plan approval.

**8. Preliminary Traffic Impact Analysis based upon new trip generation as estimated by the Delaware County Engineer's standards.**

Refer to Tab 5, Exhibit E-8 for the Traffic Memo

**9. All required design standards in Section 17.05.**

- a. Access: Requires frontage on or direct access to one or more dedicated and improved public arterial roads as shown on the Delaware County Thoroughfare Plan, or to an access road that runs parallel to an arterial road. Provision for future connections to other public roads may be required by the Township, the County Engineer, and/or the Regional Planning Commission.**

The site has access to the proposed extension of Glenbrook Drive, which will connect to Piatt Road

- b. Minimum Tract Size: 10 acres or as approved on the final development plan.**

The tract size is ±3.04 acres. A divergence to this size is requested by the applicant.

- c. Maximum Commercial Ground Coverage by Buildings and Parking (All Impervious Surfaces): No more than 80% of the total tract acreage of a commercial development, exclusive of public street rights of way shall be covered by impervious surfaces, which includes all parking and commercial buildings (not multi-family dwellings). Land underneath overhead high voltage electric transmission lines may be used for open space, landscaping, parking, and roads with the permission of the electric utility company.**

The development shall comply with this requirement

- d. Minimum Required Open Space for Commercial Developments: Not less than 20% of the total tract acreage of a commercial development shall remain open space. Open spaces may be used for the retention, detention and disposal of storm water drainage. Features which are likely to cause erosion or flooding shall not be permitted. A 15-foot wide "green belt" shall be provided between**

**the edge of any parking area and the adjacent public street right of way and shall be landscaped in accordance with Article 26.**

The development shall comply with this requirement

- e. Minimum Lot Width: At the building line shall be as approved per plan.**

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

- f. Minimum Side Yards: Shall equal one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than one hundred (100) feet from any Residential Zoning District or Planned Residential District, or as approved per plan.**

The side yard building setback shall be 50', a divergence to this requirement is requested by the applicant.

- g. Minimum Rear Yard: Shall equal one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than one hundred (100) feet from any Residential Zoning District or Planned Residential District, or as approved per plan.**

The rear yard building setback shall be 100', see Tab 3, Exhibit C-1 for Preliminary Development Plan

- h. Perimeter Area: No parking shall be constructed within 25 feet of the lot line of an existing or proposed single family home, or a residentially zoned district.**

The development shall comply with this requirement

- i. Water and Sewer: Centralized water and centralized sewer service shall be provided unless otherwise approved per development plan. The appropriate state and/or county agencies with jurisdiction shall indicate feasibility of water supply and wastewater disposal systems at the time of the preliminary development plan review.**

Refer to Tab 5, Exhibits E-2 through E-12 for utility letters of serviceability

- j. Walkways and Street Trees: The Township may require walkways to connect parking areas with buildings. Where sidewalks or bike paths are required, they shall be separated from the paved street or parking lot surface by at least five feet (5') of landscaped area with trees placed behind the sidewalk.**

The development shall comply with this requirement

- k. Pavement Width Standards for Interior Development Streets, Drives and Parking Lots:** All private streets, roads and driveways shall be constructed to a pavement width and cross section that meets the Average Daily Traffic and weights anticipated in the Delaware County Engineer's Location and Design Manual, or shall have a design life of 20 years. Parking lot pavement does not have to meet street cross section standards, but parking lot drive aisles that connect to the public streets shall be constructed to public street cross sectional and design life standards within 50 feet of the edge of the public paved road.

The development shall comply with this requirement

- l. Underground Utilities:** All utility lines constructed to service the proposed commercial uses shall be located underground.

The development shall comply with this requirement

- m. Environmentally Sensitive Areas:** Jurisdictional wetlands, slopes greater than 20%, and 100- year floodplains shall be preserved to the greatest extent possible. No commercial or office structures shall be constructed within the 100-year floodplain of any stream or river. To the maximum extent possible, all natural drainage courses, vegetation and contours in excess of 6% shall be maintained.

No environmentally sensitive areas exist on site

- n. Building Design:** The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site.

The development shall comply with this requirement, building design will not be known until the final development plan submission

- o. Building Height Limits:** No building or structure in this district shall exceed thirty-five (35) feet in height measured from the front door threshold to the highest point on the roof. Chimneys, spires, domes, flag poles, and elevator shafts may be constructed to any safe height, but shall not exceed one-hundred (100) feet in height. No windmill, aerial, 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 shall not exceed one-hundred (100) feet in height.**

The development shall comply with this regulation

- p. Landscaping: All yards, front, side and rear, shall be landscaped in accordance with Article 23. All open spaces or non-residential use areas shall be landscaped and shall meet the landscaping requirements of this resolution, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan prepared by a licensed landscape architect showing the caliper, height, numbers, name and placement of all material, shall be submitted and is subject to approval as a part of the final development plan. Natural foliage shall be retained as buffers where practicable. The Township may require establishment of such tree cover and/or other foliage to buffer adjacent uses.**

Final landscape plans will be submitted with the final development plans. Tree plantings cannot be utilized under existing power lines but shall conform on the remainder of the site.

- q. Parking: Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the final development plan. In preparing and approving the parking plan, the parking provisions of Article 24, Section 24.01 of this Resolution shall be incorporated, or a divergence requested.**

The proposed development shall comply with this requirement

- r. Signs: Signs shall conform to Article 25 of this resolution, or a divergence requested and approved as part of the final development plan.**

Signage shall be provided at the time of the final development plan submission and will meet requirements of Article 25.

- s. Exterior Lighting: All exterior lighting shall be as specifically approved as part of the final development plan in accordance with Article 24, Section 24.13 of this resolution.**

Parking lights shall be down lights and meet code Article 24. A final lighting plan will be provided at the time of the final development plan submission.



- t. Building Size Limits: Retail or office buildings, including but not limited to NAICS Codes 114, 311811, 442, 443, 444, 445, 446, 447, 448, 451, 452, 453, 51, 52, 5312, 5313, 53211, 5322, 53242, 54, 55, and 561 shall contain no more than 65,000 square feet under one roof for any individual use.**

The development shall comply with this regulation. These uses are not allowed.

- u. Exception to Retail and Office Building Size Limits: Retail and office uses permitted in Section 15.02, and NAICS code 441 (Motor Vehicle and Parts Dealers) with an individual commercial or office that exceeds 65,000 square feet under one roof for any individual use may be approved at the discretion of the township provided they have direct access to or access to a commercial frontage road located parallel to and within 500 feet of U.S. 23 or U.S. 36.**

The development shall comply with this regulation.

- v. Supplemental Conditions and Safeguards: The Zoning Commission and/or Board of Trustees may require additional conditions be met with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of open space areas; and other development characteristics.**

**10. Fire-fighting plan: submission of a letter from Fire department regarding access and water needs for fire-fighting.**

Refer to Tab 5, Exhibit E-11 for Fire Department Letter

**11. Phasing plans, if any.**

There shall only be one phase

**12. Calculations of net developable acreage and proposed lot coverage for commercial uses.**

The net developable acreage is  $\pm 1.75$  ac (3.04 ac – 1.29 ac of existing electric easement). Proposed lot coverage will be provided at the time of final development plan submission

**13. Proposed permitted and accessory uses listed numerically and selected from the NAICS list in Section 17.02.**

The proposed permitted use for the development is Child Day Care Services – 624410. No other uses will be permitted

## **B. Other Submittal requirements**

**Certified real estate tax mailing address lists for property owners within 200 feet with three sets of labels, including applicant and/or applicant's representative.**

The certified real estate tax mailing lists are attached as Tab 1, Exhibit A-1

### **1. Legal Description of the property**

The legal description is attached as Tab 2, Exhibits B-1 and B-2

### **2. Plat Plan of the parcel to scale, including:**

- a. Area of property including streets, roadways, and parking**
- b. Placement of all existing and proposed structures**

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

### **3. The lot number and/or street address**

Parcel Number Identification – 418-320-01-001-005

### **4. Topographical map**

The topography is shown on Tab 3, Exhibit C-2, Existing Features Plan

### **5. All setback and frontage dimensions, Article 24.**

Refer to Tab 3, Exhibit C-1 for Preliminary Development Plan

### **6. Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25.**

See section A.2 of the zoning text for architectural design

### **7. Landscape plan in accordance with the Berlin Township Zoning Resolution, Article 26.**

Final landscape plans will be submitted with the final development plans, and will be in accordance with Article 26

### **8. Location of schools, parks and other public facility sites, within one (1) mile.**

The site is within proximity to Olentangy Berlin High School, Olentangy Berlin Middle School, Cheshire Elementary School, and the Cheshire Cemetery. Refer to Tab 3, Exhibit C-2, for the Existing Features Plan

- 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.**

See Tab 5, Exhibit E-12 for Letter

- 10. 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 and final engineering plans and plats are approved, which is likely to occur in the summer of 2024. The site utilities, street, and landscape will be installed, and homes will be constructed.

- 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.**

There shall be only one phase

- 12. Letter approving agent for owner if applicable.**

Applicant is owner of property

Exhibit "A-1" - Surrounding Property Owners

APPLICANT:	CBS CONSTRUCTIONS LLC PIATT RD DELAWARE OH 43015	
SURROUNDING PROPERTY OWNERS:	ROMANELLI & HUGHES BUILDING COMPANY 148 W SCHROCK RD WESTERVILLE OH 43081	ROCKFORD HOMES INC 999 POLARIS PKWY COLUMBUS OH 43240
CARLO & JESSICA BARONE 2895 GLENMEAD DR DELAWARE OH 43015	GOPINATHAN BALASUBRAMANIAN & SANDYHA JAGANATHAN 2931 GLENMEAD DR DELAWARE OH 43015	SPENCER & COURTNEY GATES 2985 GLENMEAD DR DELAWARE OH 43015
BLAKE & COURTNEY LUSENHOP 3005 GLENMEAD DR DELAWARE OH 43015	DAVID & CHRISTY STURTZ 3047 GLENMEAD DR DELAWARE OH 43015	ROBERT & DAWN VASS 3087 GLENMEAD DR DELAWARE OH 43015
JONATHON & AIMEE DONEYHUE 3107 GLENMEAD DR DELAWARE OH 43015	KUMAR KUMARASWAMY 3127 GLENMEAD DR DELAWARE OH 43015	MARIMA LLC 2243 PIATT RD DELAWARE OH 43015
OLENTANGY LOCAL SCHOOL DISTRICT BOARD OF EDUCATION 2500 PIATT RD DELAWARE OH 43015		

Exhibits "B-1 and B-2" - Legal Description and Survey

**LEGAL DESCRIPTION  
SUBAREA B - 3.04± ACRES  
ZONING BOUNDARY**

Situated in the State of Ohio, County of Delaware, Township of Berlin, being part of Range 18, Township 4, Quarter Township 3, Farm Lot 9, United States Military District, also being part of a 18.244 acre tract of land conveyed to CBS Constructions, LLC in Volume 1954, Page 2486, being of record in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

**COMMENCING** at the southeast corner of a 44.983 acre tract of land conveyed to Olentangy Local School District Board of Education in Volume 1809, Page 833, and also being at the intersection of the north line of GLENMEAD SECTION 1, PHASE A of record in Plat Cabinet 5, Slide 495 with the centerline of Piatt Road as dedicated in Plat Cabinet 5, Slide 495;

Thence along the easterly line of said 44.983 acre tract and also being along the centerline of Piatt Road (120 feet wide) as conveyed by Highway Easement of record in Volume 1544, Page 707, North 29°46'29" East, 273.82 feet to a point;

Thence leaving said easterly line and centerline and across said Piatt Road, South 60°13'31" East, 48.00 feet to a point on the easterly right of way line of said Piatt Road, said point being the **TRUE POINT OF BEGINNING**;

Thence along said easterly right of way line of Piatt Road for the following four (4) courses:

- 1) North 29°46'29" East, 159.90 feet to a point of curvature;
- 2) Along a curve to the right having a radius of 702.00 feet, a delta angle of 14°50'35", an arc length of 181.86 feet, and a chord bearing and distance of North 37°11'46" East, 181.35 feet to a point of tangency;
- 3) North 44°37'05" East, 148.11 feet to a point of curvature;
- 4) Along a curve to the left having a radius of 798.00 feet, a delta angle of 02°38'34", an arc length of 36.81 feet, and a chord bearing and distance of North 43°17'48" East, 36.81 feet to a point on the south line of a 10.717 acre tract of land conveyed to Marima, LLC in Volume 1954, Page 2412;

Thence along said south line, South 86°41'41", 121.58 feet to a point;

Thence leaving said south line and across said 18.244 acre tract along a new dividing line for the following seven (7) courses:

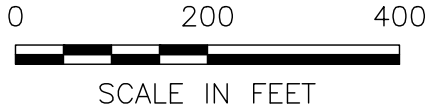
- 1) South 03°50'19" West, 450.10 feet to a point;
- 2) North 86°09'41" West, 161.13 feet to a point of curvature;
- 3) Along a curve to the left having a radius of 530.00 feet, a delta angle of 06°42'46", an arc length of 62.09 feet, and a chord bearing and distance of North 89°31'04" West, 62.06 feet to a point of tangency;
- 4) South 87°07'33" West, 106.21 feet to a point of curvature;
- 5) Along a curve to the right having a radius of 220.00 feet, a delta angle of 18°17'14", an arc length of 70.22 feet, and a chord bearing and distance of North 83°43'50" West, 69.92 feet to a point of compound curvature;
- 6) Along a curve to the right having a radius of 18.50 feet, a delta angle of 104°20'50", an arc length of 33.69 feet, and a chord bearing and distance of North 22°24'48" West, 29.23 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Containing 3.04± acres, more or less, and being a 3.04± acre part of Parcel Number 418-320-01-001-005.

Bearings referenced herein are assumed based on the west line of GLENMEAD SECTION 2 of record in Plat Cabinet 5, Slide 679 bearing South 03°16'16" West.

This description is based on records obtained by E.P. Ferris and Associates in 2022 and is intended to be used for zoning purposes only and not for legal transfer.

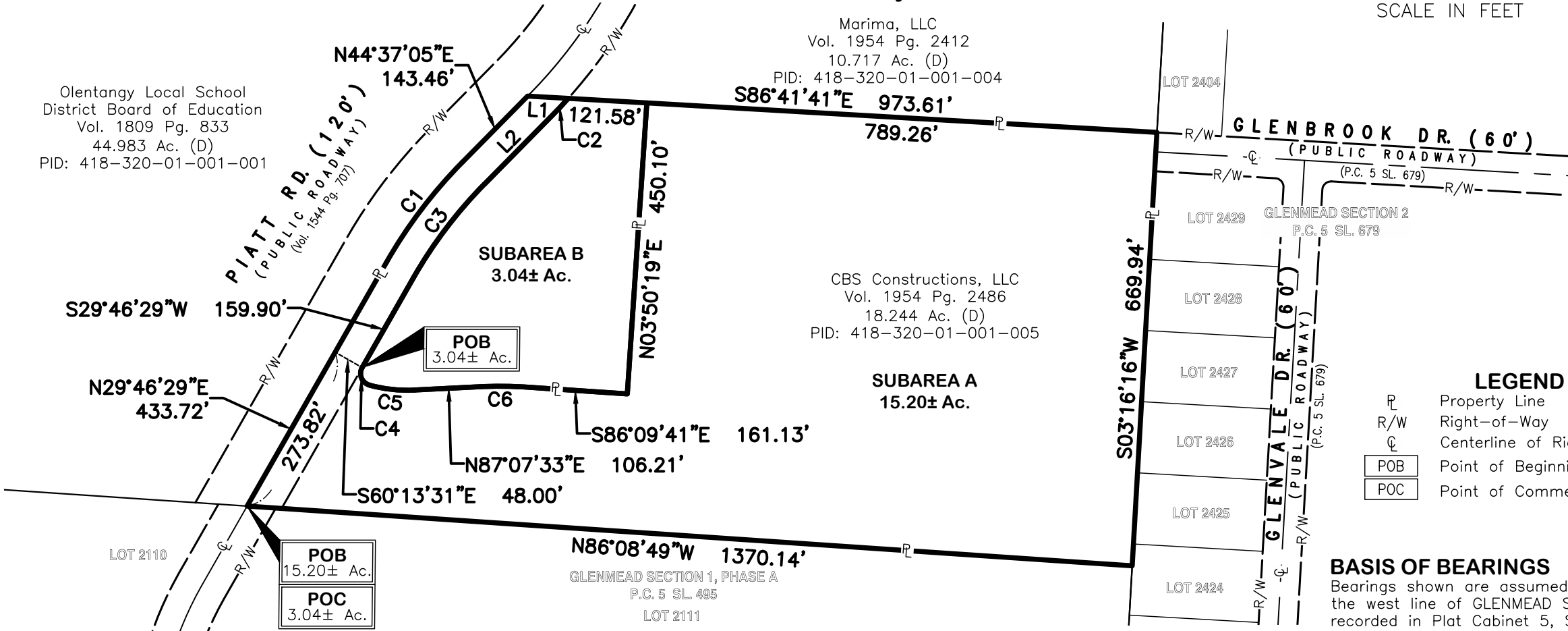
Zoning Exhibit - 18.24± Acres  
State of Ohio, County of Delaware, Township of Berlin  
Range 18, Township 4, Quarter Township 3, Farm Lot 9  
United States Military District



Olentangy Local School  
District Board of Education  
Vol. 1809 Pg. 833  
44.983 Ac. (D)  
PID: 418-320-01-001-001

Marima, LLC  
Vol. 1954 Pg. 2412  
10.717 Ac. (D)  
PID: 418-320-01-001-004

CBS Constructions, LLC  
Vol. 1954 Pg. 2486  
18.244 Ac. (D)  
PID: 418-320-01-001-005



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	62.77	S86° 41' 41"E
L2	148.11	S44° 37' 05"W

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	014°50'35"	750.00	194.30	N37°11'46"E	193.75
C2	002°38'34"	798.00	36.81	S43°17'48"W	36.81
C3	014°50'35"	702.00	181.86	S37°11'46"W	181.35
C4	104°20'50"	18.50	33.69	S22°24'48"E	29.23
C5	018°17'14"	220.00	70.22	S83°43'50"E	69.92
C6	006°42'46"	530.00	62.09	S89°31'04"E	62.06

2130 QUARRY TRAILS DR  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC

Consulting Civil Engineers and Surveyors

EXHIBIT B-2

DRWN BY GGB CHK BY GGB DATE 11/3/22

1257.001

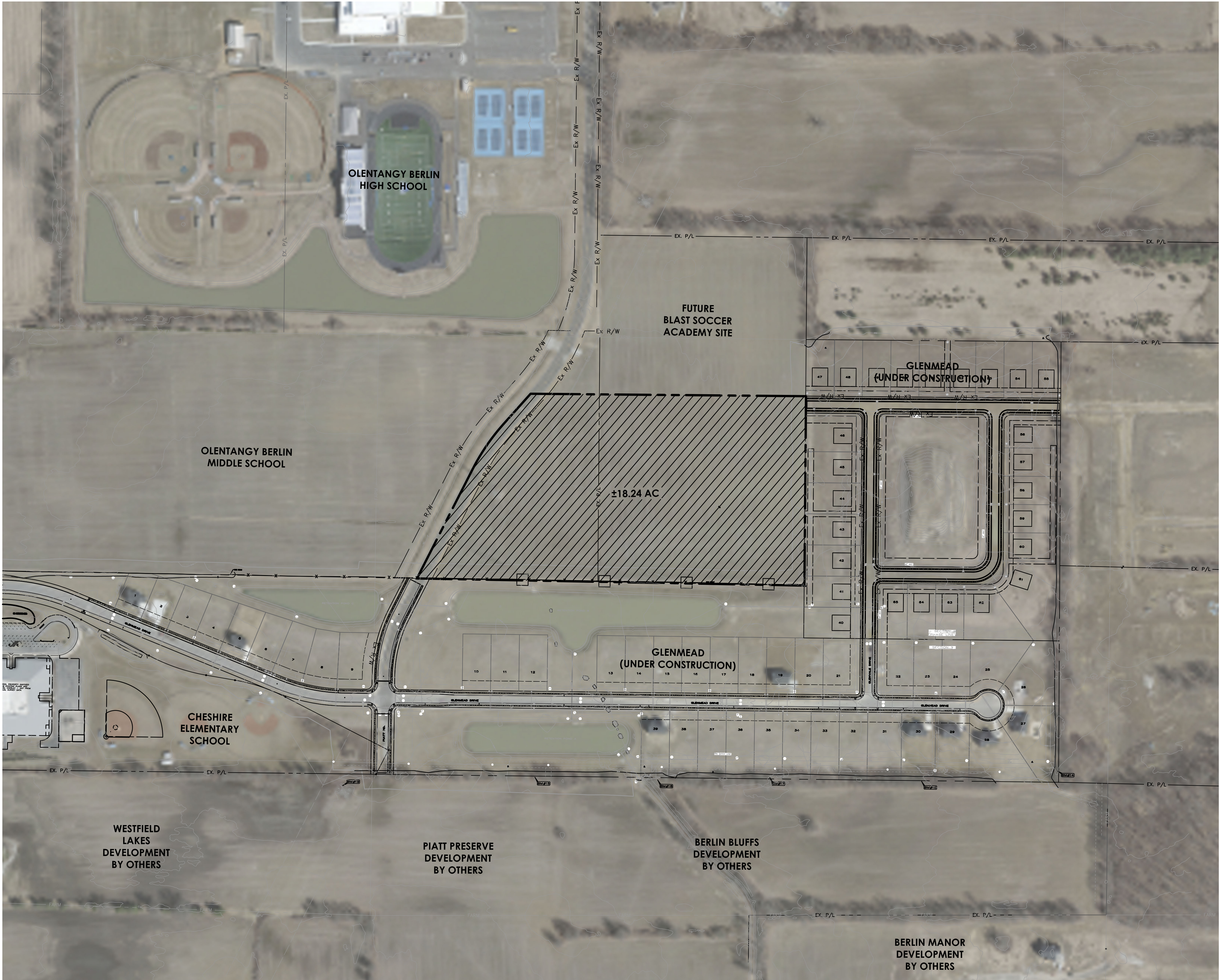


Exhibits "C-1, C-2" - Development Plan and Existing Features Plan

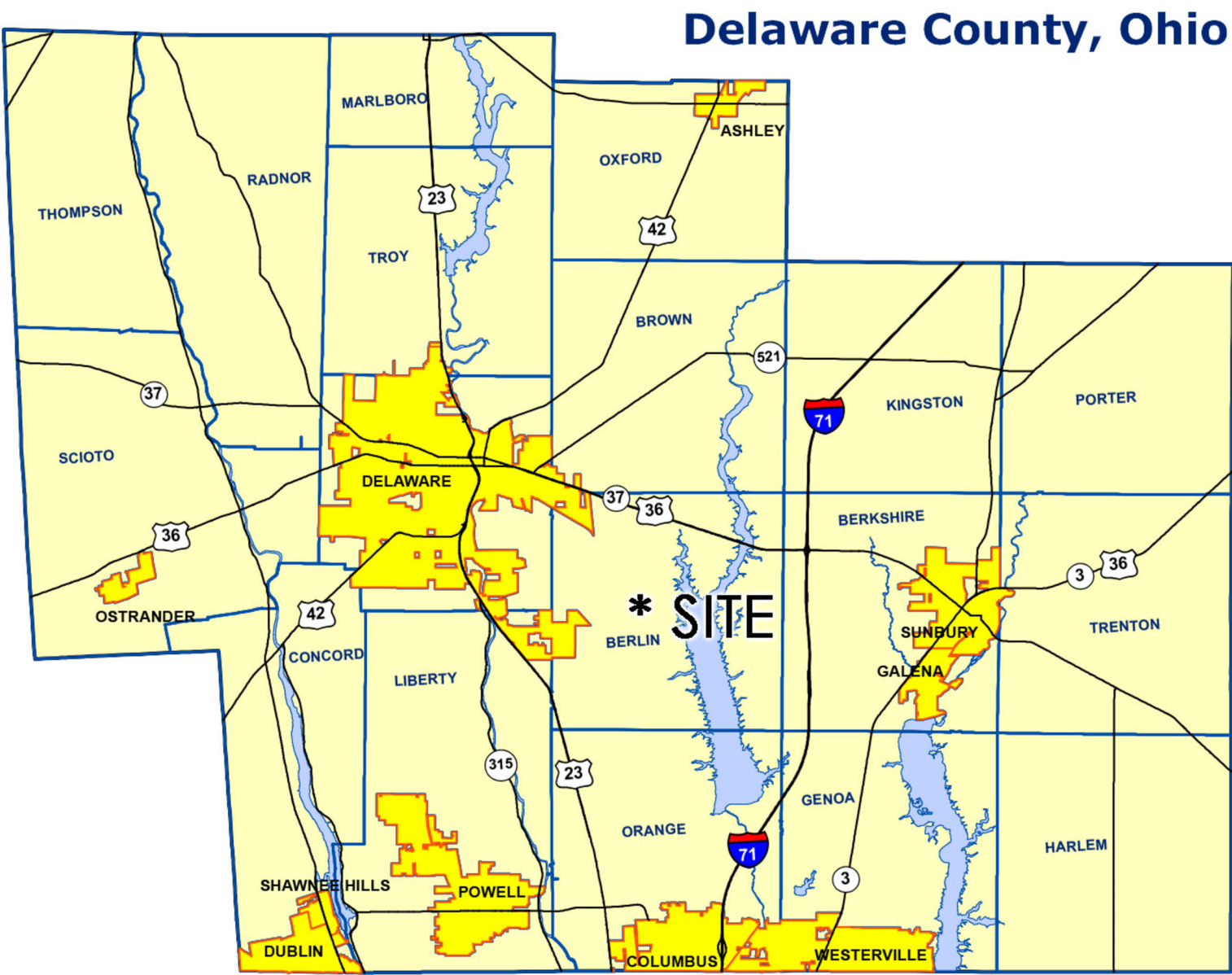








VICINITY MAP - N.T.S.



BUFFER MAP - N.T.S.



EXISTING FEATURES PLAN

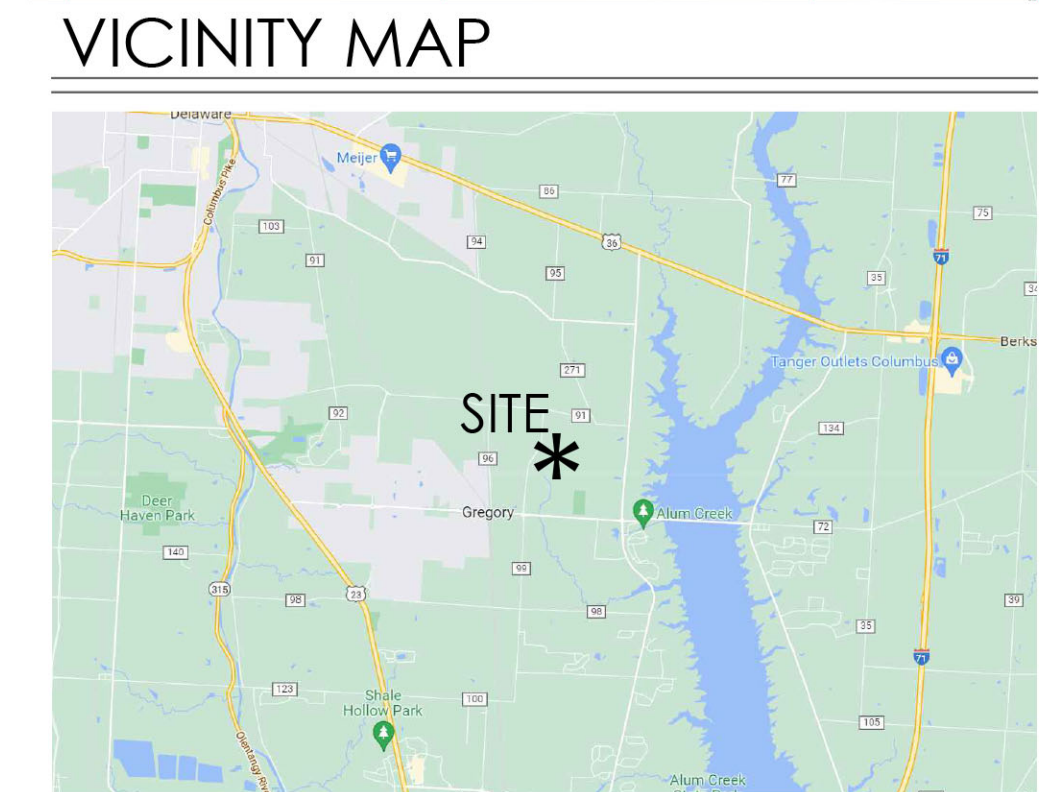
PIATT ROAD  
PREPARED FOR CBS CONSTRUCTION LLC  
DATE: 11/7/22

EXHIBIT C-2



Exhibit "D-1"- Illustrative Concept Plan





SITE DATA	
TOTAL ACRES	±3.04 AC
ELECTRIC EASEMENT AREA	±1.29 AC
NET DEVELOPABLE ACRES	±1.75 AC
TOTAL LOTS	1 LOT
NOTE: CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DEVELOPMENT PLAN TO BE DETERMINED. FINAL USES AND PROPERTY CONFIGURATION TO BE PROVIDED DURING FINAL DEVELOPMENT PLAN.	

**SITE DIVERGENCES**

Section 17.05 B. Minimum Tract Size.  
A divergence is requested to allow for the minimum acreage for PCD Developments be resudeced to allow for a single daycare site at this location. 10 acres is not needed for a single user, and this location is not suitable for more commercial type uses.

Section 17.05 F. Minimum Side Yards  
The applicant is asking that the minimum side yard be reduced from 100' to 50' against a PRD zoned district. The height of the building will not exceed 35', and with the conceptual building size the 1/3 of height and depth would be 50'. Also, because the PRD it borders is being developed by the applicant, measures will be taken to adequately screen the two parcels from each other.

ILLUSTRATIVE PLAN

PIATT ROAD  
PREPARED FOR CBS CONSTRUCTION LLC  
DATE: 11/7/22

EXHIBIT D-1



Exhibits "E-1 through E-12" - Utility Plan and Letters



SCALE:  
1" = 60'

SHEET NO.  
**E-1**



# Delaware County

## Regional Sewer District

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

October 14, 2022

Christopher L. Lescody, P.E.  
E.P. Ferris & Associates, Inc.  
2130 Quarry Trails Drive  
Columbus, OH 43228

sent via email: [clescody@epferris.com](mailto:clescody@epferris.com)

Re: **Serviceability Request**  
Piatt Road  
Parcel: 41832001001005

Dear Mr. Lescody:

Pursuant to your request dated October 13, 2022, 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 parcel provided that the development obtain sanitary service via the existing 8" sanitary sewer on the Glenmead property to the east. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed development.

### **Capacity**

Capacity is 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

Kelly Thiel  
Staff Engineer III

cc: Correspondence File

EXHIBIT E-2



*Officers*  
**BRIAN P. COGHLAN**  
*President*  
**PAMALA L. HAWK**  
*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*  
**DAVID A. BENDER**  
  
**BRUCE A. BLACKSTON**  
  
**DOUGLAS D. DAWSON**  
  
**TIMOTHY D. MCNAMARA**  
  
**PERRY K. TUDOR**

October 17, 2022

Christopher Lescody, P.E.  
E.P. Ferris & Associates, Inc.

Via Email: [clescody@epferris.com](mailto:clescody@epferris.com)

Dear Mr. Lescody:

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:  $\pm 20$  single-family units plus commercial out lots.  
Location: East side of Piatt Road,  $\pm 900$  feet north of Glenmead Dr.  
Land Size:  $\pm 18.244$  acres

This site can be served from an existing 12-inch waterline located on Piatt Road

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



An **AEP** Company

*BOUNDLESS ENERGY<sup>SM</sup>*

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

10/13/2022

**Christopher L. Lescody, PE**  
**E.P. Ferris & Associates, Inc.**  
**2130 Quarry Trails Dr, 2<sup>nd</sup> Floor**  
**Columbus, OH 43228**

RE: AVAILABILITY OF ELECTRICAL SERVICE

**Piatt Road Development**

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 mixed used development consisting of a 22-lot single-family residential and 3-acres of commercial development, is located on Piatt Rd, north of Glenmead Dr 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

# 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

October 14, 2022

E.P. Ferris & Associates, Inc.  
Christopher L. Lescody, PE  
VIA Email:  
[clescody@epferris.com](mailto:clescody@epferris.com)

RE: Piatt Road Development- Berlin Township

Dear Christopher:

In response to your request for natural gas service availability to the approximately 18.244 acres located on the east side of Piatt Road, north of Glenmead Road, 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

P.O. Box 2553  
Columbus, Ohio 43216  
Tel. (614) 481-5263  
Fax (614) 255-6428



November 4, 2022

Christopher L. Lescody  
E.P. Ferris & Associates, Inc.  
2130 Quarry Trails Drive, 2<sup>nd</sup> Floor  
Columbus, Ohio 43228

RE: Rezoning for mixed-use development in Berlin Township, Ohio. The development is located on the east side of Piatt Road, north of Glenmead Road.

Dear Mr. Lescody:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the proposed mixed-use development in Berlin Township, Ohio. The development is located on the east side of Piatt Road, north of Glenmead Road.

If you have any questions, give me a call at 614-827-7971 and I will be happy to discuss this project with you.

Thank You!

*Anthony Adams*

Anthony Adams  
Construction Manager  
Anthony.adams@charter.com



# Delaware County Engineer

Chris Bauserman, P.E., P.S.

October 21<sup>st</sup>, 2022

Laura Borso  
Berlin Township  
3271 Cheshire Road  
Delaware, Ohio 43035

**Re: Piatt Road Development**

Dear Laura:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout submitted to our office October 13<sup>th</sup>, 2022, currently known as the Piatt Road Development in Berlin Township. The proposed conceptual layout appears to be generally feasible, with some relatively minor modifications to conform to DCEO Standards as noted below. Storm water management will be required to conform to current Delaware County Standards and is expected to be analyzed in more detail during the preliminary engineering phase.

We provide the following comments:

- 1) A Traffic Access Study (TAS) will be required for this development
- 2) Adequate sight distance the access point to the site will need to meet current standards.
- 3) Verify that there are adequate drainage outlets that exist for the site. There is an existing stream at the northwest corner of the site which could possibly serve as an adequate outlet; however, a detailed stormwater management engineering design is required before this determination can be made.
- 4) Drainage maintenance and drainage, erosion and sedimentation control (DESC) requirements will be required
- 5) Preliminary Engineering and Final Engineering plans will need to be submitted that comply with the current Delaware County Engineer's Design, Construction and Surveying Standards Manual.
- 6) Provide curb ramps/crosswalk across Piatt Road at the proposed intersection
- 7) Provide R/W to the parcel to the north (41832001001004 Currently owned by Marima LLC) near lot 15
- 8) Streetname will need to be Glenbrook Drive (continuation for the adjacent subdivision)
- 9) Width of Glennbrook Drive near Piatt Road shall be 36' (Length TBD)

Please note that the reviewed plans are conceptual in nature and, therefore, only address the conceptual layout. Thank you for the opportunity to comment on this proposal. Subject to the Township's approval, we will review the detailed engineering plans for this site.

Sincerely,

Michael A. Love, P.E., PTOE  
Deputy Development Engineer

cc: Scott Sanders AICP, DCRPC  
Christopher Lescody PE, EP Ferris & Associates, Inc

EXHIBIT E-7

# Memorandum of Understanding

November 1, 2022

Between: Delaware County Engineers,  
and E.P. Ferris & Associates, Inc.

Re: Traffic Access Study Scope for the Piatt Road Development

## Purpose

The purpose of this Memorandum of Understanding (MOU) is to establish a scope for the Traffic Access Study of the Piatt Road Development in Berlin Township, Ohio (referred to below as the Piatt Development). The site is located along Piatt Road. An access along Piatt Road is proposed, to be located about 400 feet north of Glenmead Drive, opposite an exit-only drive for a school campus. Piatt Road is a 3-lane ~~curbed~~ road in this area, with a posted speed limit of 45 MPH. The scope of the Access Study was based upon discussions with Delaware County Engineer's (DCEO) staff.

## Proposed Development



The Piatt Development will consist of 22 single family residential units, located east of Piatt Road. A Stop-sign controlled access is proposed along Piatt Road opposite an exit-only

school drive. This access will extend through the site, and eventually will connect to a future road by others. That future road in turn will connect to other existing roadways that extend further to the east and south, respectively to Lackey Old State Road, and Glenmead Drive.

The result is current and future residences in this area will have multiple access/egress routes. Although some of the Piatt Development traffic may use the access alternatives, this will be offset by other residences using the Piatt access. For simplicity, the trip volumes at the proposed access are assumed to be equivalent to trips generated by the 22 homes of the Piatt Development.

Cant assume this. Will need to estimate traffic from adjacent subdivision(s) that will use this proposed intersection

## Traffic Volumes

Include proposed ADT on new road

### Non-Site Traffic:

DCEO provided traffic data for Piatt Road, as summarized below. Per discussion with the DCEO, only the commuter PM peak will be evaluated. This data indicates an annual growth rate of 4.73% (straight line). The following table also includes non-site volumes estimated for analysis of Year 2024 (Opening Day) and 2034 (Opening Day + 10).

Year 2018 ADT	3700
Year 2038 ADT	7200
Design Hourly Volume (2018)	370 (10%)
Directional Distribution	55/45 (PM peak-55 NB/45 SB)
Trucks (Daily)	74 (2%)
Design Speed/Legal Speed	45 MPH
Classification	Rural Major Collector
Estimated Volumes	
Year 2024	4750 Daily, 475 PM (261 NB, 214 SB)
Year 2034	6500 Daily (650 PM (358 NB, 292 SB)
Assumed Exit-only School Traffic opposite Site Access during Commuter PM Peak	5 exit right and 5 exit left

### Trip Generation:

Site trip generation estimates during the PM Peak Commuter Peak are summarized below in Table 1 and are based upon the ITE Trip Generation Manual, 11<sup>th</sup> Edition.

Table 1. Trip Generation -Piatt Road Development (ITE Land Use Code 210)

Time Period	Size	Unit	Method (Peak Hour of Generator)	Entry Split%	Exit Split%	Total Trips
PM Peak	22	Dwelling Units	$\ln(T)=0.94\ln(X) + 0.27$	15 63%	9 37%	24

### Site Traffic Distribution:

It is assumed site traffic patterns will follow the north-south PM commuter peak pattern along Piatt Road (55% to/from the south, 45% to/from the north).



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## Scope of Analysis

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### *Capacity Analysis:*

Capacity analysis of the study access will be based on Synchro software. An overall LOS C and a LOS D per approach will be used to determine improvement needs, if any.

### *Turn Lane Warrants/Turn Lane Lengths:*

Right turn lane warrants will be evaluated for northbound Piatt Road at the site access. The right turn lane length, if warranted, will be calculated, and will follow the ODOT Location and Design Manual (ODOT L&D) guidelines. If needed, the right turn volumes will also be reviewed to determine how close the warrants are to being met. There is an existing southbound left turn lane.

### *Sight Distance Analysis:*

A sight distance evaluation will be performed for the site access along Piatt Road and conform to ODOT L&D criteria.

### *Items not included in Study:*

No signal warrant analyses will be conducted.

No crash analysis will be included.

Cost estimates or plans/improvement schematics, if any, will be prepared separately.

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## Report

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The report will include detailed text of analysis, results, recommendations, tables, figures, and appendices. The report will provide recommendations to mitigate anticipated traffic and will categorize recommendations into No-Build and Build.

---

## Memorandum of Understanding

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The letter shall serve as a memorandum of understanding between the DCEO, and the Applicant who is represented by the Preparer for the approval of the Traffic Impact Study. All items agreed to by the DCEO and the Preparer shall be incorporated into the Traffic Access Study for final approval by the DCEO.

Sincerely,

**E.P. FERRIS & ASSOCIATES**



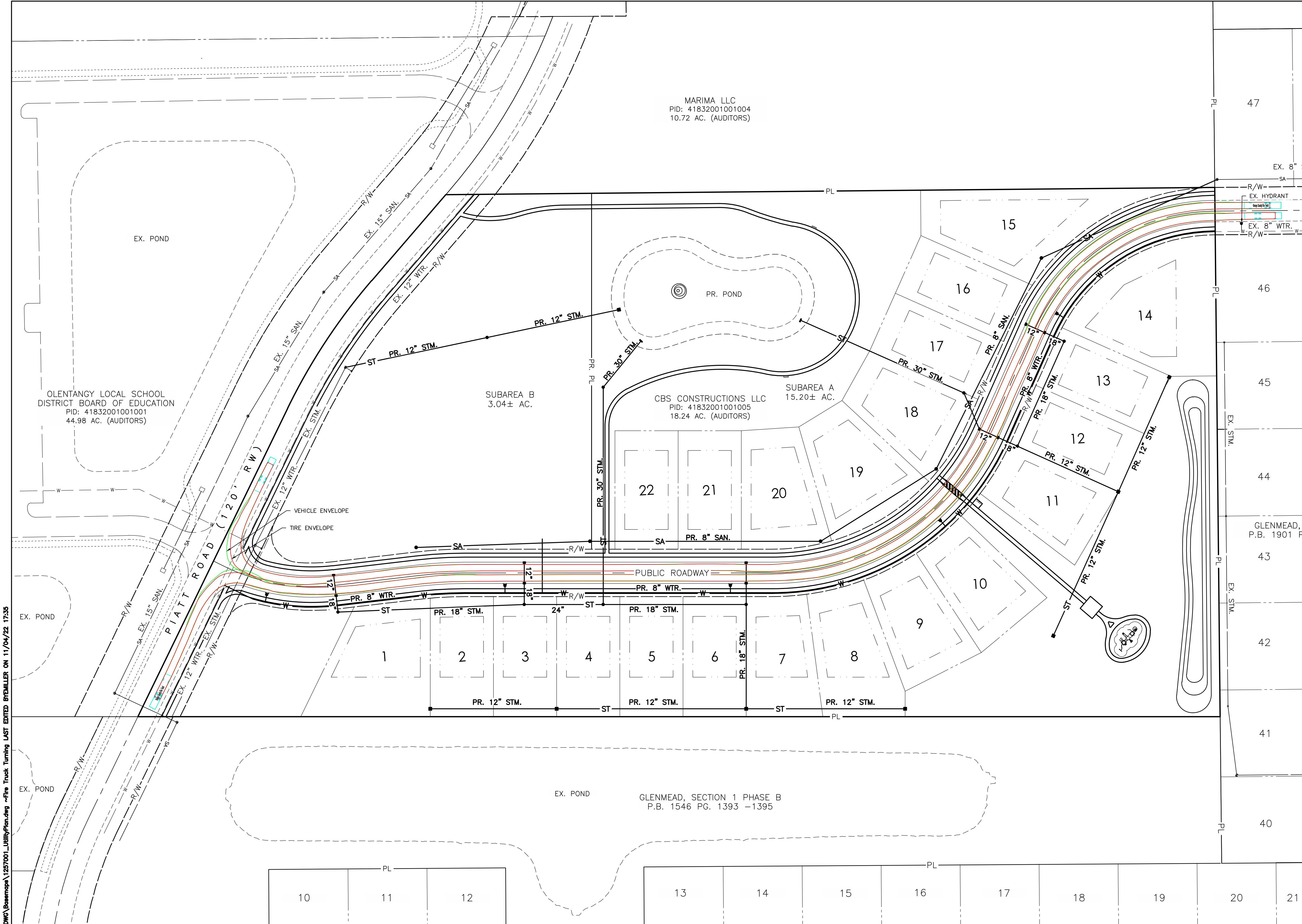
David L. Samuelson, PE  
Senior Traffic Engineer

Delaware County Engineers Office (or their representative)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

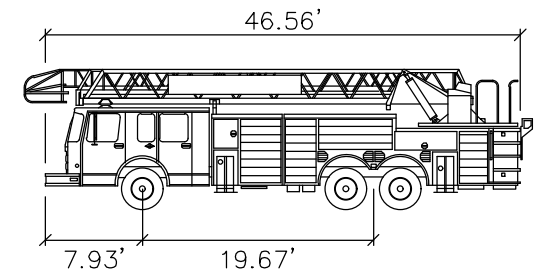


\\NA\1257001\_PiattRoad\DWG\Basemap\1257001\_UtilityPlan.dwg -Fire Truck Turning LAST EDITED BYEMILLER ON 11/04/22 17:35



- LEGEND**
- PL — PROPERTY LINE
  - R/W — EX. RIGHT-OF-WAY
  - ROADWAY CENTERLINE
  - W — EX. WATER LINE
  - ST — EX. STORM
  - SA — EX. SANITARY
  - PR. CURB INLET
  - PR. ENDWALL
  - PR. STORM MANHOLE
  - PR. SANITARY MANHOLE
  - PR. HYDRANT
  - PR. STORM SEWER
  - PR. SANITARY
  - PR. WATER

**NOTE:**  
BUILDING FOOTPRINTS ARE SCHEMATIC ONLY.  
INDIVIDUAL MODEL FOOTPRINTS TO BE DETERMINED.



**DELAWARE FIRE TRUCK**

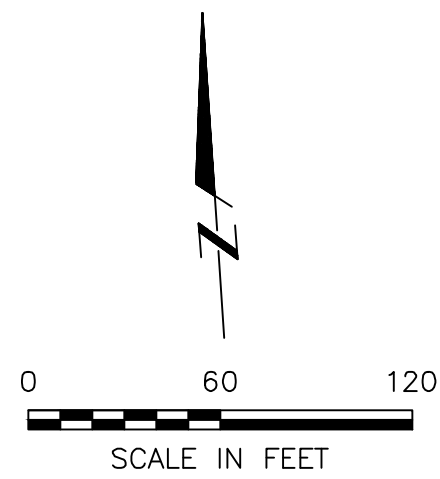
FEET

WIDTH : 8.17'

TRACK : 8.17'

LOCK TO LOCK TIME : 5.0 SEC.

STEERING ANGLE : 42.0



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

**DELAWARE , OHIO**  
**PIATT ROAD**  
**CBS CONSTRUCTION LLC**

JOB NO.:	1257.001
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	MMP
APPROVED BY:	---
DATE:	11/07/22

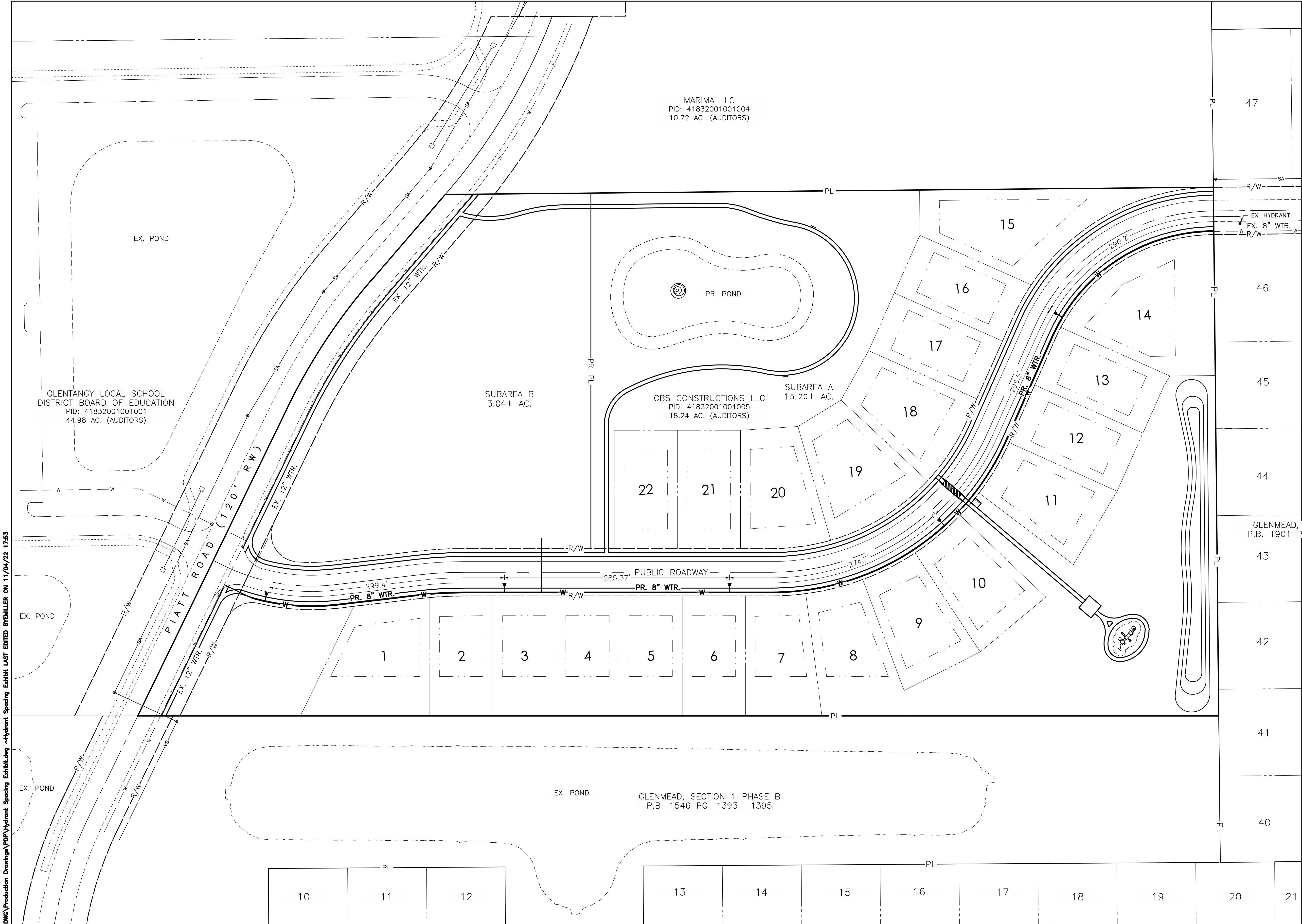
**FIRE TRUCK TURNING EXHIBIT**

SCALE:  
1" = 60'

SHEET NO.  
**E-9**

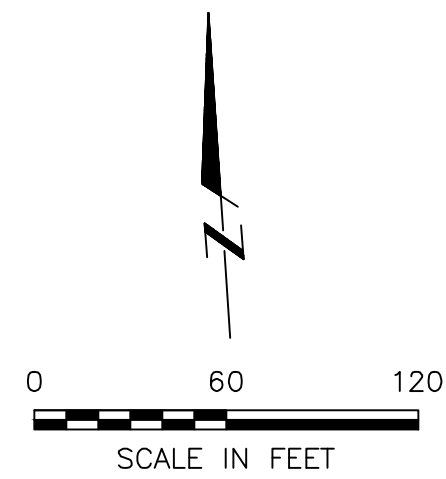


\\fs1\1257001\_PiattRoad\DWG\Production Drawings\PDF\Hydrant Spacing Exhibit LAST EDITED BY MILLER ON 11/04/22 17:53



- LEGEND**
- PL ——— PROPERTY LINE
  - R/W ——— EX. RIGHT-OF-WAY
  - ROADWAY CENTERLINE
  - W ——— EX. WATER LINE
  - ST ——— EX. STORM
  - SA ——— EX. SANITARY
  - PR. CURB INLET
  - ▬ PR. ENDWALL
  - PR. STORM MANHOLE
  - PR. SANITARY MANHOLE
  - ⦿ PR. HYDRANT
  - ST ——— PR. STORM SEWER
  - SA ——— PR. SANITARY
  - W ——— PR. WATER

**NOTE:**  
BUILDING FOOTPRINTS ARE SCHEMATIC ONLY.  
INDIVIDUAL MODEL FOOTPRINTS TO BE DETERMINED.



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

DELAWARE , OHIO  
**PIATT ROAD**  
CBS CONSTRUCTION LLC

JOB NO.:	1257.001
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	MMP
APPROVED BY:	---
DATE:	11/07/22

**HYDRANT SPACING EXHIBIT**

SCALE:  
1" = 60'

SHEET NO.  
**E-10**

Exhibit "E-11" – Berlin Fire Department Letter is forthcoming

Exhibit "E-12" – Bank Letter is forthcoming