

# Development Plan Application

## Galena Crossing

July 15, 2021

Applicant:

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**GALENA CROSSING  
36/37 ARTICLE 17 PMUD TEXT**

**I. Introduction**

**The Applicant, AMH Development is proposing a 100-unit residential subdivision including a fully amenitized club house and pool at the center of the development. The property is located to the east of Wilson Road, and the west of Galena Road, and is within Article 17 of the 36/37 PMUD. Home values shall range from \$350,000 to \$380,000 per home, with entirely for-rent product, exclusively owned, managed, and controlled by AMH Development pursuant to a homeowners' association. Target demographic includes dual income households with a mean income of \$120,000 per year. AMH hopes to attract residents new to the Central Ohio market who are relocating here for work purposes, residents who are not in a position to purchase a home, and residents who do not wish to own. No divergences are requested from any design standard under Article 17. The proposed development will meet the requirements of Article 17 in the following ways:**

- Permanently preserves unique or sensitive natural resources and integrates Open Space within developments.

**The proposed plan incorporates an existing environmental covenant along the eastern and southern portion of the site. The proposed plan contains a total of 12.82 acres of open space, encompassing 35% of the site. Open space is primarily concentrated on the eastern portion of the site, and along Wilson Road.**

- Reduces the amount of infrastructure, including paved surfaces and utility easements, necessary for development.

**The proposed plan incorporates one access drive on Wilson Road, with an emergency entrance at Galena Rd, and makes efforts to conserve the total amount of utility easements necessary for development.**

- Reduces erosion and sedimentation by minimizing land disturbance and removal of vegetation.

**The Applicant will not be disturbing existing trees located to the east and south of the site.**

- Provides an opportunity for an appropriate mix of open space, office, retail, institutional and Residential Uses not otherwise permitted within the standard zoning district classifications.

**The proposed plan includes 100 single family homes, as well as a 37,191 square foot amenity area located centrally within the site. Open space is concentrated to the east of the site, to allow for the connection of the bike trail at Wilson Road, facilitating greater regional connectivity.**

- Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development.

**The development is located in the PMUD overlay district and is compatible with surrounding residential land uses.**

- Assures compatibility between proposed land uses within and around the 36/37 PMUD through appropriate development controls.

**The site is intended to be surrounded by other single-family areas and single family homes.**

- Enhances the welfare and economy of the Township by making available a variety of employment opportunities, providers of goods and services as well as providing a variety of housing options for the Township residents.

**The product proposed is for rent product, directed at mean household incomes of \$120,000 per annum. It is intended to provide high quality affordable housing options for both existing residents, and those who want to live in Berkshire township. It is estimated that construction of the development will create approximately 100 jobs.**

- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable public plans for the area and are compatible with surrounding land uses.

**The Applicant will comply with this section.**

## **Section 17.06 – PROCESS FOR PLAN APPROVAL**

All Applications to submit property to the 36/37 PMUD regulations under this **Article 17** shall follow the procedures hereinafter set forth:

- (A) Pre-Application Meeting. The Applicant is encouraged to engage in informal consultations with staff from the Township and the Delaware County Regional Planning Commission prior to formal submission of an Application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the Applicant or of any procedure or formal approval required by Township or County statutes or rules. Ohio's Open Meetings Law (Section 121.22 of the Ohio Revised Code) is required to be observed at pre-Application meetings involving a quorum of members of the Berkshire Township Zoning Commission.

**The Applicant met with Township zoning staff on April 14, 2021, and met with Delaware County Regional Planning Commission on April 15, 2021.**

- (B) Application and Development Plan. The Applicant shall prepare and submit ten (10) copies of an Application and Development Plan, along with an electronic copy and all applicable fees to the Berkshire Township Zoning Commission. The Application shall be signed by the Applicant and all owners of property included in the Application and Development Plan. The Berkshire Township Zoning Commission may request that any County agency and/or any committee of the Delaware County Regional Planning Commission submit comments for consideration at the meeting.

**See attached Exhibit 1 (signed application).**

The Application shall be accompanied by a Development Plan and the following supporting information and documentation in text and map form:

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

**See attached Exhibit 2 (legal description).**

- (2) A grading plan drawn to scale, showing all information pertaining to surface drainage.

**See attached Exhibit 4 (grading plan).**

- (3) A detailed Landscape Plan shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. It shall depict and identify all proposed landscaping features.

**See attached Exhibit 5 (landscape plan).**

- (4) A detailed Signage and Exterior Lighting Plan shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. The Signage Plan shall be in compliance with the Signage Plan established pursuant to **Section 17.07(I)** hereof.

**See attached Exhibit 6 (Amenity lighting); see attached Exhibit 7 (individual lot lighting plan); see attached Exhibit 8 (signage entry plan).**

- (5) A detailed Parking and Loading Plan shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan.

**See attached Exhibit 9 (amenity site plan). No additional on street parking is proposed.**

- (6) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain and preserve the Open Space, as required, that is unified and permanently protected. The location, size and proposed use(s) of all Open Space areas shall be detailed.

**All open space shall be maintained by the Homeowners' Association. Conservation easements as indicated on the enclosed development plans are presently subject to an environmental covenant, held by Northstar Commercial Development, LLC. A copy of the sample deed restrictions are included herewith as Exhibit 10 (sample deed restrictions).**

- (C) Development Plan Contents. The Development Plan shall include in text and map form the following:

- (1) Proposed name of the development and its location. **The proposed development shall be called Galena Crossing. The property is located within the PMUD area, to the east of Wilson Road and to the west of Galena Rd. in Berkshire Township.**
- (2) Names and addresses of applicant, owners and developers. Also, the names and mailing addresses of all owners of property within and contiguous to and directly across the street from the area proposed for 36/37 PMUD approval shall be provided.

**The Applicant and Developer is AMH Development, LLC. The Owner is Northstar Residential Development, LLC. A proposed list of adjacent owners is attached hereto as Exhibit 11 (adjacent owners' list).**

- (3) Date, north arrow and Plan scale. Scale shall be one inch equals one hundred feet (1"= 100') or larger scale.
- (4) A list, description and location of the precise uses proposed for the development and phases for construction, if any. Listed uses shall be defined by their 2012 NAICS Code Classification provided, however, that proposed Residential Uses shall be generically requested and described. Any listed use may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes developing the property in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.

**The proposed uses are for single family residential homes and a related**

**37,191 square foot amenity center. The property shall be developed in two phases, as depicted on Exhibit 21. Phase one shall commence on or about Fall of 2022, with Phase two to commence consecutively thereafter.**

- (5) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public Open Spaces, permanent structures, and section and corporation lines within or adjacent to the tract.

**See attached Exhibit 12 (site lay-out plan).**

- (6) A traffic impact analysis by a competent traffic engineer, showing the proposed traffic patterns, public and private streets and other transportation facilities, including their relationship to existing conditions, topographical and otherwise.

**See attached Exhibit 13 (correspondence approved by M.Love).**

- (7) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used or are proposed to be used in developing the tract, indicating pipe sizes, grades and locations.

**See attached Exhibit 14 (utility plan)**

- (8) The adjoining lines of adjacent tracts, parcels or lots.

**See attached Exhibit 12 (site lay-out plan).**

- (9) Existing zoning restrictions and deed restrictions, if any.

**The property is presently zoned PCD with a PMUD overlay. An applicable HOA is proposed, with sample deed restrictions included as Exhibit 10.**

- (10) Existing topography, drainage channels, wooded areas, watercourses, wetlands and other significant physical features.

**See attached Exhibit 3 (existing conditions plan).**

- (11) Layout of proposed streets, private or public, including their names and rights of way, easements, sewers, water lines, culverts and other major improvements.

**See attached Exhibit 12**

- (12) Layout, numbering and dimensions of lots if more than one.

**See attached Exhibit 12.**

- (13) The total amount of Lot Coverage, as that term is defined in **Article 4** of this Resolution, proposed by the Application and Development Plan.

**The Applicant shall not exceed the maximum lot coverage of 80% as set forth in the Berkshire Township Zoning Resolution.**

- (14) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant or dedication.

**As depicted on Exhibit 12, areas along the eastern and southern boundary of the site are presently held in an environmental covenant by Northstar Commercial Land Development LLC. See Attached Exhibit 22.**

- (15) Building setback lines with dimensions.

**See attached Exhibit 12.**

- (16) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development.

**See attached Exhibit 12 (site plan); see also Exhibit 9 depicting the amenity.**

- (17) Layout, location, dimensions and architectural features of proposed structures including preliminary floor plans, exterior elevations and sections.

**See Attached Exhibit 15 (preliminary floor plans).**

- (18) Color rendering of buildings(s), complete with a listing of all colors, including current Pantone Reference Numbers or, if Pantone is not available, the manufacturer's reference/serial number with samples and materials to be used.

**See attached Exhibit 16 (color renderings of buildings); see also, current Pantone reference numbers, Exhibit 17.**

- (19) A Detailed Parking and Loading Plan showing layout, location and design of parking and loading areas for all proposed uses, including proposed number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks and lane improvements on existing public roads.

**See attached Exhibit 9.**

- (20) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission.

**See attached Exhibit 18 (ATC Geotech Report); see also Exhibit 19 (Phase I ESA<sup>1</sup>).**

- (21) Intended measures to screen the development from adjacent residentially zoned property as well as measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers and loading zones from view.

**Screening is proposed along the eastern and southern boundary of the property with respect to the conservation easement. Additional open space is provided along Wilson Road to screen the property from street views.**

- (22) Accommodations and access for emergency and fire-fighting apparatus.

**A proposed 26' wide emergency access is located in the south east corner of the site, off the cul-de-sac.**

- (23) A post office box/kiosk plan for mail delivery that has been discussed with the local office of the U.S. Postal Service.

**Seven (7) cluster style mailboxes shall be located at the amenity center.**

- (24) Location, type, dimensions and features of all signage and exterior lighting through a detailed Signage and Exterior Lighting Plan.

**See attached Exhibit 6 (Amenity lighting); see attached Exhibit 7 (individual lot lighting plan); see attached Exhibit 8 (signage entry plan). Moreover, a sample of lighting features of individual lots shall appear:**

- (25) The plan or mechanism to provide for the perpetual maintenance of all landscaping, buffers and shared parking areas by the ultimate owner and/or user.

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<sup>1</sup> A copy of the findings is provided. Supporting documentation is available upon request.



**Landscaping and buffers shall be maintained by the Homeowners' Association.**

- (26) Projected schedule of site development.

**Construction shall commence in the spring of 2022.**

- (27) The ability of the applicant to carry forth this Plan by control of the land and the engineering feasibility of the Plan.

**The Applicant is a corporation with development and entitlement experience in sixteen states with a fully staffed development and construction team based in Westerville, OH. All plans have been done by a licensed engineer.**

- (28) Other supplemental information, as may be reasonably required by the Berkshire Township Zoning Commission, in order to determine compliance with this Zoning Resolution.

**The Applicant will provide supplement information as requested.**

- (29) The Development Plan (and the various accompanying plans) shall bear the seal of a registered engineer or surveyor and an architect or landscape architect, each of whom shall be licensed to practice in the State of Ohio.

**The Applicant will comply with this section.**

- (30) The applicant may request divergences (a) in connection with certain enumerated Permitted Uses, as provided in **Section 17.03** hereof, (b) from the development standards set forth in this **Article 17** and (c) from the General Development Standards applicable to all zoning districts, as set forth in the Berkshire Township Zoning Resolution. The General Development Standards shall include all standards set forth in the Zoning Resolution that are generally applicable to standard zoning districts including, without limitation, regulations dealing with signage and landscaping. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in **Article 17** and the General Development Standards applicable to all standard zoning districts, as set forth in the Berkshire Township Zoning Resolution.

**No divergences are requested.**

- (D) Zoning Commission Action. After receipt of the completed Application materials and required fees, the Zoning Commission shall schedule a public hearing within forty-five (45) days after the filing of the complete Application and shall give the applicant and all owners of property within, contiguous to, and directly across the street from the area subject to the Application written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular, first class mail to the addresses of those owners as they appear on the County Auditor's current tax list. The failure of delivery of that notice shall not invalidate any action the Zoning Commission may take on the Application. The Zoning Commission shall render a decision on the Application and Development Plan within forty-five (45) days after the conclusion of the hearing.
- (E) Condition of Approval. Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code and in which Berkshire Township is a contracting party (a "JEDD"). The Zoning Commission shall have no authority to grant a divergence to this provision and shall not approve an Application and Development Plan unless this condition is met at the time of filing the complete Application. Notwithstanding the foregoing, property located in Zone 5A which is proposed for and developed exclusively as an area containing solely Residential Use need not be located in a JEDD, provided that the Zoning Commission determines that such property, as proposed for development, is ineligible to be included within a JEDD under Ohio law; and further provided that the property shall be restricted by both zoning and deed restriction to such ineligible use.
- (F) Basis of Approval. In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
- (1) Whether the proposed Application and Development Plan are consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.

**The proposed plan provides for workforce housing, compliant with all design standards under the Berkshire Township Zoning Resolution. The plan allows for preservation of open space in excess of what is required, and is subject to an environmental covenant, allowing for maintenance of existing mature trees. A proposed connection to the bike path along Wilson Road is proposed to allow for greater connectivity along the site.**

- (2) Whether the proposed Application and Development Plan meet all of the design features required in this Zoning Resolution.

**The Applicant will comply with all design features as set forth in the Berkshire Township Zoning Resolution.**

- (3) Whether the proposed Application and Development Plan are compatible with the existing land use character, consistent with the intent and purpose of **Article 17** of this Resolution, and are in keeping with the Berkshire Township, Delaware County, Ohio Comprehensive Plan and other applicable public plans for the area.

**The property is located within the 36/37 PMUD area, created pursuant to Section 519.021(C) of the Ohio Revised Cod, and is consistent with the intent of Article 17, to promote the general public welfare, encourage the efficient use of land resources and permitting residential development.**

- (4) Whether the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.

**The proposed development contains access off of Wilson Road. A bike path is proposed for inclusion with the site. An emergency fire access is proposed on the southwest corner of the site. See attached Exhibit 20 (fire letters). Sanitary sewer and centralized drainage is provided.**

- (5) Whether the proposed Application and Development Plan promote greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.

**The plan provides efficiency while meeting the required density.**

- (6) Whether the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the use and occupancy of the proposed development without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.

**The proposed development may be made accessible through existing Township roadways and lane improvements as constructed.**

- (7) Whether the proposed development is designed in such a way as to minimize any material adverse impact on surrounding areas of the Township.

**The proposed development will mitigate material adverse impact on surrounding areas of the Township.**

In approving the Application and Development Plan, the Zoning Commission may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the 36/37 PMUD.

**Section 17.07 – GENERAL DESIGN STANDARDS**

The proposed development shall be designed in accordance with generally accepted planning principles, including the design standards included in this Section, to ensure that the use of land, buildings and other structures; the building location, bulk, layout, arrangement, design, and height; the percentages of lot areas that may be occupied; the setback of buildings; and the sizes of yards and other spaces are in compliance with the purposes and standards of this Section. The Development Plan shall comply with the following design standards:

- (A) Access. Any 36/37 PMUD development shall have direct access to one or more dedicated and improved public roads of sufficient capacity to accommodate traffic generated by the proposed development. Provision for future connections to other public roads as required by the Township, or other applicable governmental authorities, shall be provided. Unless otherwise provided by an approved Development Plan, emergency vehicular connectivity shall be provided.

**The proposed development provides one access off Wilson Road, an emergency access is located at the south east corner.**

- (B) Setbacks and Yard Areas. The location and arrangements of buildings and structures within the 36/37 PMUD shall be configured in a manner to appropriately balance Open Spaces and commercial areas and to provide safe separation between buildings and uses and to ensure convenient access within the area. The development should be accomplished as a mixed use development, with the potential to provide multi-family housing to the area and associated office and accessory retail and service providers, and designed to create an integrated housing area and economic center for the Township and the surrounding area.

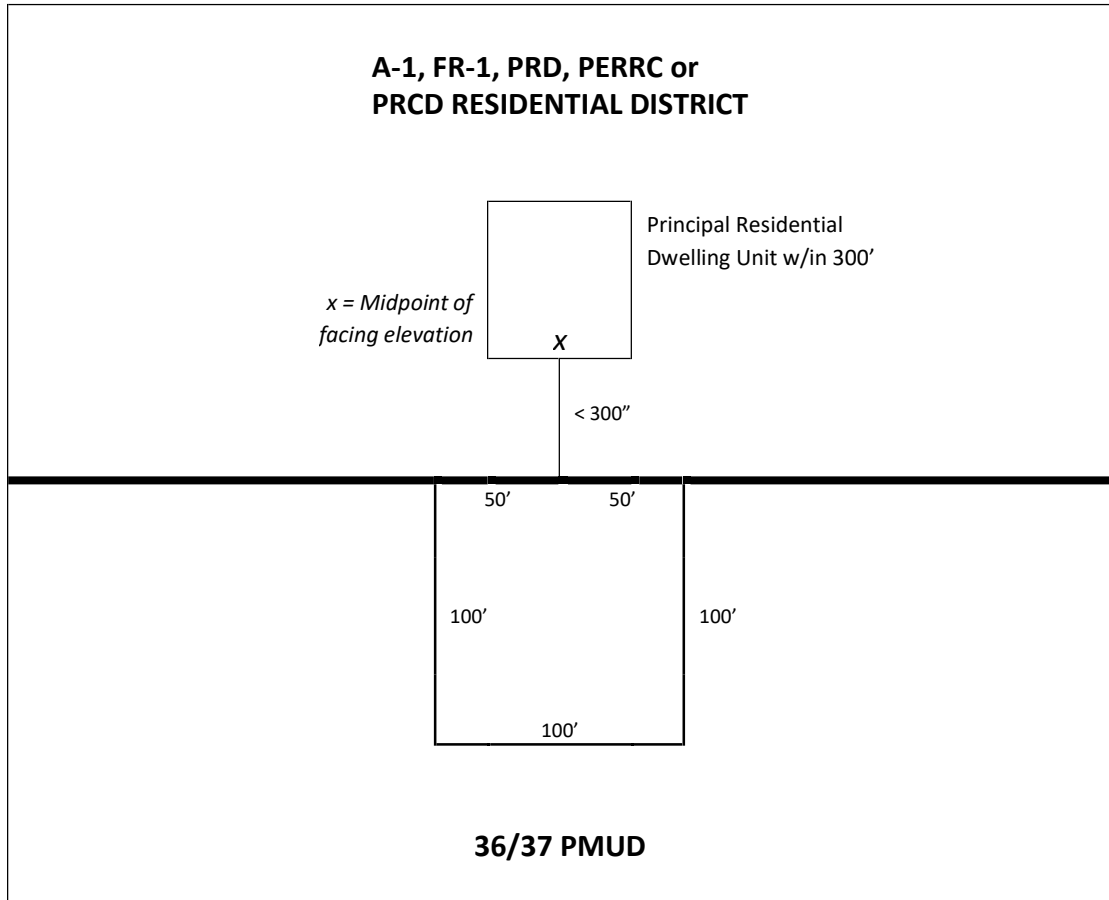
**25' setbacks in front and rear yards are proposed for all units located within the proposed development. Side yard setbacks of 7.5' are also proposed. The minimum lot width is a total of 52'. Open space is laid out so allow for buffering along Wilson Road, as well as along the eastern boundary of the site. The amenity provided will allow for centralized mail and common open space.**

- (C) Residential Density. The density of all proposed residential units in the 36/37 PMUD shall be subject to the requirements and limitations of **Section 17.08(C)** hereof.

**The proposed density of 3.69 units per acre is less than the permitted 4 units per acre set forth in Section 17.08(C)(2).**

- (D) Perimeter Area. When located contiguous to a residential district (A-1, FR-1, PRD, PERRC, PRCD), no building or Accessory Use shall be constructed within fifty (50) feet of the perimeter property line of the contiguous property, the perimeter boundary shall be adequately landscaped to screen the development from adjacent property and no parking shall be constructed closer than fifty (50) feet to a contiguous property line. Notwithstanding the foregoing, in the event that a Multi-Family Dwelling exceeding two Stories in height is proposed to be developed and constructed within the 36/37 PMUD adjacent to a contiguous residential district as above designated and a principal residential dwelling unit is located in such contiguous residential district within three hundred (300) feet of the perimeter property line of the 36/37 PMUD, the aforementioned fifty (50) feet setback shall be increased to one hundred (100) feet for all purposes of this Section 17.07(D) for the area within the 36/37 PMUD immediately adjacent to such principal residential dwelling unit and such increased setback shall have a width of one hundred (100) feet, the midpoint thereof being the centerline of the elevation of the adjacent principal residential dwelling unit that faces the perimeter property line of the 36/37 PMUD. An illustration of the increased setback discussed in the preceding sentence is as follows:

**The property is consistent with other land uses surrounding the area, calling for the PMUD overly and permitting residential development. However, a 50' perimeter is established along Wilson and Galena Road.**



- (E) Buildings. The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building size, mass, height, shape and setback, shall result in a harmonious development within the 36/37 PMUD and with those areas adjacent to it. The bulk and height of buildings within the proposed development shall be compatible with the surrounding area and sufficiently buffered from the surrounding areas in order to mitigate any potential adverse impact. Buildings, structures and parking areas shall be designed and located within the development in ways that conserve environmentally sensitive or unique natural, historic or cultural features, and minimize environmental impacts. Buildings and structures shall be designed to enhance both areas within the development and surrounding areas, giving due regard to building footprints, building orientation, massing, roof shape, pitch and exterior materials.

**The proposed area is consistent with other surrounding uses. Buffering is proposed along Wilson and Galena Road. Wetland preservation shall be accomplished, and open space will exceed the amount required under the Code.**

- (F) Building Size. Building size shall be limited in areas not conducive to absorbing the impacts associated with larger types of commercial, office or Multi-Family Dwelling establishments. Buildings may contain such area of floor space as is approved in the Development Plan.

**No commercial or multi-family dwellings are located within the proposed development. A proposed amenity center is located within the community, to include a swimming pool, common open space, mailboxes, and conference rooms.**

- (G) Tract Coverage. Ground coverage by buildings and paved areas shall be designed to foster compatibility both within the project area and adjacent properties.
- (H) Lighting. Exterior building and parking lot lighting including the style and height shall be minimized and shall not be directed toward or impact adjacent areas.

**One light post per lot shall be located on each lot within the development. (See Attached Exhibit 22 (lighting detail). The entry feature and monument shall contain downlighting, and the community amenity center will have lighting featured as well.**

- (I) Signage. All signs and graphics within the 36/37 PMUD shall be compatible in size, location, material, height, shape, color, and illumination. A Signage Plan for the entire 36/37 PMUD shall be submitted as part of the first Development Plan Application and shall set forth the design parameters for the entire 36/37 PMUD to ensure a consistent and comprehensive character throughout the 36/37 PMUD. The Signage Plan shall include the design, layout and dimensions of all ground, monument, window, wall and all other types of signage that may be seen from the exterior of any building, as well as distances from right of ways and the type and intensity of illumination. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and associated lighting fixtures complement the appearance and architecture of the buildings and the 36/37 PMUD and do not contribute to environmental degradation. Ground signs shall be designed to relate to and share common design elements with the building. The materials and colors of the sign, sign background and sign frame shall be compatible with the buildings' materials and colors.

**See attached Exhibit 8.**

- (J) Landscaping. All yards (front, side and rear) and all Open Space not covered by structure, asphalt and the like shall be landscaped. All landscaping shall be maintained and kept in accordance with the Landscape Plan as submitted and approved. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land. The Landscape Plan shall show the caliper, height, quantity, name and placement of all proposed plant materials. The pattern of landscaping shall be coordinated in design and type of materials, mounding and fencing used. Landscaping may vary in density, spacing and other treatments to reflect variations of topography, existing landscape

or land uses. The landscape treatment proposed to be provided shall emphasize a pedestrian environment, separate pedestrian ways from parking areas, enhance architectural features, provide shade and strengthen vistas and serve as an important axis between the development and other locations.

The Landscape Plan shall preserve and be sensitive to the natural characteristics of the site and shall provide screening from adjacent Residential Uses and districts. Where natural or existing topographic patterns positively contribute to the appearance and utility of a development, they shall be preserved. Any proposed landscape mounds shall be designed with such slope, plant and other landscape materials so as to minimize maintenance requirements and maximize the health and durability of the chosen plants and landscape materials. Overall unity of design shall be encouraged through landscape treatment. Plants that are indigenous to the area and others that are hardy, harmonious to the design, consistent with adjacent land uses, and, where applicable, of good appearance, shall be used. Landscaped parking lot islands shall be designed in accordance with these landscape principles as well as to facilitate snow removal techniques.

**See attached Exhibit 5 (landscape plan).**

- (K) Parking and Loading Areas. Off-street parking shall be provided prior to receipt of a Certificate of Compliance from the Township for the main structure or building, with adequate provisions for ingress and egress. Parking areas shall be designed to discourage single, large, unbroken paved lots for off-street parking and shall encourage smaller, defined parking areas within the total parking system. Such defined parking areas shall be delineated and accented by landscaped areas. Parking aisles, whenever possible, shall be oriented perpendicular to the building fronts. All service and delivery and loading areas shall be made to the rear of the structure(s) unless special design treatment or circumstances warrant an alternative. The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed, located and, in certain instances, screened to protect the character of the area as well as those areas adjacent to the development.

**No on street parking is proposed. The common amenity area will feature parking with ten (10) total parking spots, including one ADA accessible spot.**

- (L) Floodplains and Environmentally Sensitive Areas. Floodplains shall be protected from building or pavement encroachment. A riparian buffer shall be provided for stream beds along the entire length and on both sides of a river or Perennial Stream Channel. The buffer area shall have a width of not less than fifty (50) feet as measured from the river, creek or stream high water mark on both sides. The buffer area shall have a width of not less than twenty-five (25) feet as measured from any Tributary stream high water mark on both sides. This buffer area shall be restricted from development and managed to promote the growth of vegetation indigenous to the area capable of maintaining the structural integrity of the stream bank. A wetlands



buffer shall be provided for all wetlands required to be retained by the U.S. Army Corps of Engineers or the Ohio Environmental Protection Agency. The buffer area shall have a width not less than twenty-five (25) feet, measured from the edge of the designated wetland. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. Existing trees should be preserved and protected to the extent practicable.

**All wetlands shall be buffered in accordance with this section.**

- (M) Utilities. Centralized water supply and sanitary sewage disposal systems and storm water management shall be provided, subject to the Delaware County Sanitary Engineer, Delaware County Engineer, Delaware General Health District, and the Ohio Environmental Protection Agency approval. All utility service lines shall be located underground.

**See attached Exhibit 14 (utility exhibits).**

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

**This section is inapplicable to the present proposed development.**

- (O) Air Pollution. No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.

**The Applicant will comply with this section.**

- (P) 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.

**The Applicant will comply with this section.**

- (Q) Liquid or Solid Wastes. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into or onto 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.

**The Applicant will comply with this section.**

- (R) Vibrations and Noise. No uses shall be located and no equipment shall be installed

in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.

**The Applicant will comply with this section.**

- (S) 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 Ohio Environmental Protection Agency shall be adhered to.

**The Applicant will comply with this section.**

### **Section 17.08 – MINIMUM DEVELOPMENT STANDARDS**

The Development Plan shall comply with the following development standards:

- (A) Tract Size. No minimum lot or tract size is required. However, all lots and development tracts shall be of sufficient area to comply with the required yard areas, setbacks and other design and development standards.

**The Applicant will comply with this section.**

- (B) Intensity of Use. All buildings shall be erected on permanent foundations and shall be constructed of conventional building materials of a quality equal to or better than those used in existing buildings in nearby areas or as specified herein. All office and retail activities shall be completely enclosed within buildings, except for patios and similar facilities accessory to any permitted use.

**The Applicant will comply with this section.**

- (C) Residential Density and Location. The Berkshire Township Comprehensive Plan, 2008, as well as the 2015 update, have designated the U.S. 36/S.R. 37 Corridor as an area within the Township targeted for economic growth. Parcels located along this Corridor provide the ideal location and opportunity for a mix of professional office, commercial, institutional, and Residential Uses within the Township, while allowing for the preservation of net developable acres within the 36/37 PMUD. A higher density Residential Use is permitted and included in this mix to provide the area with housing for individuals that will work at companies and businesses that locate in and around the U.S. 36/ S.R. 37 Corridor. To achieve this goal, the Township has determined that a density cap be placed on areas within the 36/37 PMUD. Residential Densities shall be as follows within the 36/37 PMUD:

- (1) Multi-Family Density. The total number of new Multi-Family Dwelling Units (as defined in **Section 17.09** herein and **Article 4**) proposed to be located within the 36/37 PMUD shall not exceed a maximum of one thousand two hundred sixty seven (1,267) Dwelling Units; provided that no single Multi-Family development shall contain in excess of five hundred (500) Multi-Family Dwelling units; and provided further that such maximum density shall be limited to one thousand (1,000) Dwelling Units unless and until such time as the development of Zone 5A is irrevocably included in and developed under the 36/37 PMUD and as opposed to the Northstar PUD, as hereinafter defined.

Notwithstanding anything to the contrary contained in this **Article 17**, if any portion of Zone 5A is developed under this **Article 17** as a part of the 36/37 PMUD, all of Zone 5A shall be considered removed from and no longer a part of the NorthStar Residential Planned Unit Development (“NorthStar PUD”) zoning; provided, however, that the development standards contained in the Northstar PUD, to the extent not inconsistent with this **Article 17** shall continue to apply to Zone 5A.

Except in Zone 2B, Multi-Family Dwelling Units shall be constructed at a minimum density of six (6) Multi-Family Dwelling Units per acre of net developable area (d.u./n.d.a.) as defined in **Article 4**, and a maximum density of fifteen (15) d.u./n.d.a. In Zone 2B such density shall be reduced to a minimum of four (4) d.u./n.d.a. and a maximum of ten (10) d.u./n.d.a.

Multi-Family Dwelling Units fronting on U.S. 36/S.R. 37 in Zones 4A and/or 4C must be set back at least four hundred (400) feet from the center line of U.S. 36/S.R. 37 unless they are part of a mixed-use development with no first floor Dwelling Units within such setback area.

Any Multi-Family Dwelling Unit proposal shall not only comply with these density requirements, but also shall conform to all other applicable requirements of this **Article 17** including square footage requirements listed in **Section 17.08(E)(3)** hereof.

- (2) Other Densities. Other types of residential units may be built without limitations noted under **Section 17.08(C)(1)** hereof. Such units may be developed at a maximum density of four (4) d.u./n.d.a. for detached single-family units and detached patio homes and six (6) d.u./n.d.a. for attached units such as common wall attached, townhomes, patio homes, or four-unit structures. In the case of developments consisting of both attached and detached units, density shall be blended based on the number of attached and detached units.
- (3) There shall be no density limitations on Nursing and Residential Care

Facilities, as those are defined in **Section 17.09** hereof.

**The Applicant will comply with this section with a density of 3.69 units per acre.**

- (D) Frontage, Setbacks and Yard Areas.
- (1) Frontage. Lots shall front upon and/or have access to an improved, public road. Out lots may be located on an improved, public or private road. Adjacent road frontage in either case shall be no less than fifty-two (52) feet except in the case of patio homes otherwise complying with setback requirements of this **Article 17**.

**The Applicant will comply with this section.**

- (2) Minimum Side Yard. A side yard of at least twenty-five (25) feet on each side shall be provided for principal and accessory structures, processing, and servicing or loading areas, or as authorized by an approved Development Plan, except as hereinafter provided. No principal commercial or Multi-Family Dwelling structure shall be located closer than twenty-five (25) feet to another principal structure unless the adjacent walls of both structures are masonry, in which event said principal structures shall be no closer than fifteen (15) feet. No principal commercial or Multi-Family Dwelling structure shall be located closer than fifteen (15) feet to another principal structure unless otherwise authorized by an approved Development Plan. No principal single-unit Residential Use may be closer than fifteen (15) feet to another principal single-unit Residential Use except in the case of Patio Home Developments, in which case such fifteen (15) feet building separation shall be reduced to ten (10) feet.

**The Applicant will comply with this section, with a total of 15' between each single-use residential structures.**

- (3) Minimum Rear Yard per Tract. A rear yard of at least twenty-five (25) feet shall be provided for principal and accessory structures, including open storage, processing, and servicing or loading areas, or as authorized by an approved Development Plan.

Right-of-Way Setback. With respect to developments having frontage on U.S. 36/S.R. 37 or Wilson Road, right-of-way, no building or structure shall be located closer than thirty five (35) feet to such right-of-way and there shall be a clear strip of land from back of curb (if any) or otherwise edge of pavement extending to a width of at least twenty (20) feet upon which no building, structure or any other improvement shall be erected. With respect to

all other public street rights-of-way located within the 36/37 PMUD, there shall be a clear strip of land extending to a width of at least twenty (20) feet from back of curb (if any) or otherwise edge of pavement upon which no building, structure or any other improvement shall be erected. Notwithstanding the foregoing setback limitations, the following shall be exceptions thereto:

- (a) Driveways for ingress and egress.
- (b) Parking approved in accordance with the approved Off-Street Parking and Loading Plan.
- (c) Signage approved in accordance with the approved Signage Plan.
- (d) Signs not over four (4) square feet for direction of traffic only.
- (e) Plantings no higher than three (3) feet above roadgrade.
- (f) Trees, except that branches shall not interfere with the paved portion of the road, sidewalk or trails. Tree limbs shall be trimmed to a height of fourteen (14) feet above roads and eight (8) feet above sidewalks and trails. Maintenance of street trees shall be the responsibility of the homeowner or the Homeowners association.
- (g) Utility easements for the erection of public utility poles, hydrants and similar items.
- (h) Sidewalks and Bike Paths.
- (i) Patios not exceeding ground level elevation, by more than eight (8) inches.
- (j) Current silo signage located in Zone 4A.
- (k) Public utility poles, hydrants and similar items.

**The Applicant will comply with this section.**

(E) Lot Coverage and Building Height.

- (1) Lot Coverage. The ground area occupied by all the buildings, structures, driveways, traffic circulation areas, parking areas, sidewalks and all other Impervious Surfaces shall not exceed in the aggregate eighty percent (80%) of the total area of the tract.

**The Applicant will comply with this section.**

- (2) Maximum Stories: Building Height.
- (a) Multi-Family Dwellings Maximum Stories: The maximum Stories of Multi-Family buildings shall be determined by Zone, and in each Zone no building or structure having Multi-Family Dwelling Units shall exceed the following number of stories:
- o Zones 4A and 4C – 4 Stories
  - o Zone 3A – 3 Stories
  - o Zones 2A, 2B, 3B and 4B – 2 Stories
  - o Zone 5A – 2 Stories
- (b) All Structures: No building or structure shall exceed forty-five (45) feet in height, except if such building or structure is located in Zone 4A or 4C, in which event the height limit shall be increased to eighty-five (85) feet. Chimneys, flagpoles, steeples, parapets, cupolas and other similar architectural elements may exceed this height limitation by no more than ten (10) feet.

**Maximum heights in the district is 35' in height.**

- (3) Building Dimensions. Buildings may contain such floor area as is approved in the Development Plan. However, all Multi-Family Dwelling Units erected within the 36/37 PMUD shall have a minimum of seven hundred (700) square feet of residential floor area for a studio or one-bedroom unit and a minimum of nine hundred (900) square feet of residential floor area for a two-bedroom unit.

**The Applicant will comply with this section. Single story ranch homes shall have a minimum square footage of 1600 square feet and two-story homes shall have a minimum square footage of 1850.**

- (4) The use of environmentally conscious construction standards, such as the use of Leadership in Energy & Environmental Design (LEED) standards, on structures built in the 36/37 PMUD is encouraged by the Township, but not required.
- (F) Architectural Standards. Buildings shall be designed to be seen from three hundred sixty (360) degrees and have the same caliber of finish on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. The following standards shall apply to structures for:
- (1) Design Elements. The architectural style and design of structures shall create harmony throughout the site. All materials used to construct buildings within the 36/37 PMUD shall be utilized in such a manner as to be architecturally

and aesthetically compatible, so long as the proposal utilizes the permitted materials as specified by **Section 17.08(F)(2)** hereof. Creativity in design is encouraged; however, that creativity shall be consistent with the goals and requirements established for the 36/37 PMUD by this **Article 17**.

- (2) Materials. The exterior elevations of all proposed buildings and screening structures shall only consist of any combination, or all, of the following natural materials:
  - (a) Wood;
  - (b) Red or earth tone brick;
  - (c) Native or cultured stone;
  - (d) Stucco/EIFS;
  - (e) Pre-cast concrete where used as an accent;
  - (f) Cementitious siding (such as HardiPlank® or similar) and/or composite siding (such as SmartSide® or similar);
  - (g) Metal and glass (except for multi-family uses).

The above material requirements shall not be applicable to vinyl soffits, facia, windows, doors, garage doors, downspouts, gutters, window glazing and reveals, as well as hardware and similar accents.

**The Applicant will comply with this section.**

- (3) Façade Appearance. A building wall that exceeds a width of fifty (50) feet shall incorporate sectioning and design elements that offset the wall plane to inhibit a large expanse of blank wall and add interest to the façade. When multi-family uses are part of a structure, such design elements may include any combination, or all, of the following:
  - (a) A door measuring at least twenty (20) square feet in area but not exceeding sixty (60) square feet in area including architectural features, such as, but not limited to, an awning, window, faux window or other feature subject to approval by the Zoning Commission;
  - (b) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered one

element;

- (c) A gabled vent of at least four (4) square feet in area;
  - (d) Porches, decks, or similar structures that create the illusion of a porch, deck, or window balcony; or
  - (e) A similar significant permanent architectural feature consistent with the style of the building upon approval of the Zoning Commission, as applicable.
- (4) Glass. The use of black, gold, green, silver, opaque, or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Zoning Commission.
  - (5) Roofing. All pitched roofs shall be of dimensional shingles, standing seam metal, slate or simulated slate.
  - (6) Drive In/Drive Thru Features. A drive in/drive thru facility, if deemed appropriate within the 36/37 PMUD, shall be designed as an integral part of the structure it serves. Features incorporated with such a facility include, but are not limited to, canopies, awning, and support posts, which shall match or be coordinated with the materials and color scheme of the building they are serving. Drive in/drive thru features shall not have any drive-thru pickup windows, located on the front elevation of a building, but pedestrian only pickup windows shall be permitted on the front elevation.
  - (7) In-Line Retail Exemption. Side or rear elevations of an In-Line Retail development may be exempt from the building design standards of the 36/37 PMUD if such elevations are not visible to customer traffic, a right-of-way, or if a future phase of the In-Line Retail development is adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by landscaping, mounding, fencing, or a combination thereof, as deemed appropriate.

**The Applicant will comply with this section.**

- (G) Exterior Lighting. The Exterior Lighting Plan is subject to the following requirements:
  - (1) Traffic signals, where necessary, shall utilize a monopole design with mast arms extending over the intersection, in accordance with any applicable county or state regulations.
  - (2) Site lighting shall be required for all developments and be designed to



sufficiently illuminate the site and eliminate spillover from the property onto adjacent property based on best engineering practices and a lighting plan included as a part of the Application pursuant to **Section 17.06(B)(4)** hereof.

- (3) Light pole heights should be in harmony with the parcel, building, and parking lot size as well as the surrounding area. Parking lot lighting shall be of a standard light source and type. The style shall reflect a traditional design, ideally consistent throughout the corridor.
- (4) Building, pedestrian and landscape lighting may be incandescent, LED, metal halide or other sustainable lighting as determined by the Zoning Commission.
- (5) All parking lot areas shall have a maximum light intensity of twenty (20) foot candles and an average light intensity between one (1) foot candle and three (3) foot candles.
- (6) All external lighting shall be decorative, cut-off type fixtures and downcast to reduce spillover. Outdoor lighting shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his, her or its property.
- (7) Luminaries should have a minimum cut-off of forty-five (45) degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as distinct beam cut-off on the outer perimeter of the setback areas.
- (8) All Landscape Uplight Fixtures shall be screened by landscaping and cut-off in design. This type of lighting shall be equipped with automatic timing devices and shielded and focused to eliminate light pollution.
- (9) No permanent colored lights or neon lights shall be used on the exterior of the buildings. Flashing lights shall be prohibited.
- (10) External building lighting shall be limited to wall-mounted sconces.

**The Applicant will comply with this section.**

- (H) Signage. The Signage Plan for the 36/37 PMUD shall conform to **Section 17.07(I)** hereof and **Article 22** of the Zoning Resolution or as approved by the Zoning Commission.

**See Exhibit 8.**

- (I) Landscaping. All yard areas and Open Spaces shall be landscaped in accordance with the approved landscape plan. Natural foliage shall be retained as buffers where

practicable. The Landscape Plan shall comply with the following requirements:

- (1) **Right-of-Way.** Any surface parking areas adjacent to an existing or planned right-of-way shall be screened from the respective right-of-way with shade trees having a minimum caliper of two and a half (2½) inches for every forty (40) lineal feet of road frontage, and shall be located not less than three (3) feet outside of the right-of-way. Such trees, so long as satisfying the requirements of **Section 1708(I)(2)** hereof, shall count towards the street tree requirements of such **Section 17.08(I)(6)**. This requirement does not apply in the areas of ingress and egress, or to existing trees which are undisturbed by the project.
- (2) **Residential District Screening.** Non-Residential Uses, excluding multi-family accessory uses, adjacent to Residential Uses (both within and adjacent to the 36/37 PMUD) shall install a continuous planting hedge and tree combination or fencing to provide screening from such adjacent use. The required planting hedge and tree combination or fencing shall be a minimum of six (6) feet in height at the time of installation. Mounding may be used to achieve the required height and fencing. Fencing or other screening materials shall be made of those materials listed in such **Section 17.08(F)(2)** hereof or deemed compatible with those materials. Each tree used for screening purposes shall have a minimum caliper of two and a half (2 ½) inches per forty (40) lineal feet required to be screened. Trees used for screening shall be of the evergreen or deciduous classification.
- (3) **Exterior Areas.** Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscape materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be planted in exterior areas which are not occupied by required landscaping material or required for drainage. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage.
- (4) **Plants.** All plants shall meet or exceed the American Standard for Nursery Stock as set forth by the American Association of Nurserymen.
- (5) **Maintenance.** All trees and landscaping shall be well maintained. All maintenance and upkeep of landscaping shall be the responsibility of the owner of such yard, space or area where the landscaping is located. Dead trees, shrubs and other landscaping material shall be promptly removed and shall be replaced within six (6) months or the next planting season, whichever is sooner.
- (6) **Street Trees.** Trees shall be planted at a minimum distance of forty (40) feet along all internal public streets. Trees shall be of deciduous species normally attaining full-grown height in excess of fifty (50) feet and shall be two and a half inch (2 ½”) caliper or greater at the time of planting.

- (7) Tree Preservation. Reasonable and good faith efforts shall be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. Additionally, standard tree preservation practices shall be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

**The Applicant will comply with this section.**

- (j) Parking and Loading. Parking shall be paved prior to receipt of a final Certificate of Compliance, with adequate provisions for ingress and egress according to the approved Development Plan, unless a phasing schedule is approved as part of the Development Plan. In preparing the Parking and Loading Plan, all parking and loading areas shall conform with **Section 21.01** of the Berkshire Township Zoning Resolution and the following provisions:

- (1) Parking Bays and Minimum Parking Space Requirements. No parking bay shall contain more than twenty-four (24) total parking spaces, with a maximum of twelve (12) spaces in a single row. All parking spaces shall be not less than nine (9) feet wide and eighteen (18) feet long.
- (2) Parking Lot Location. Non-Residential Uses may be permitted to locate parking spaces in front of the principal structure if authorized by the approved Development Plan, provided that such parking complies with all other criteria contained in this **Article 17**. All parking spaces for Multi-Family Dwellings shall be located such that no parking is allowed between the public right-of-way and principal or accessory structures, with no more than fifty percent (50%) of such parking spaces located to the side of a principal building. No parking lot or parking area shall be located closer than ten (10) feet to the side or rear line of the tract on which the structure is located. In no event shall the parking be located closer than twenty (20) feet to any right-of-way, unless authorized by the approved Development Plan.
- (3) Parking Lot Islands. Interior tree islands shall be required within parking lots and shall be of sufficient number and size to provide for a ratio of one (1) shade tree for every twelve (12) parking spaces or fractions thereof. Each landscaped tree island in a single loaded parking stall shall have a minimum area of one hundred sixty-two (162) square feet with a minimum width of nine (9) feet. Each landscaped island in a double-loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. Parking lot islands may be combined into one (1) or more larger parking lot islands, so long as they meet the area and landscaping requirements of this Zoning Resolution and are approved as part of the Development Plan. All landscaped tree islands shall contain at least one (1) shade tree a minimum of two (2) inches in caliper and include at least fifty (50) square feet of other plant materials. The Parking and Loading

Plan or the Landscape Plan shall identify all types of trees to be used in parking lot islands.

- (4) Driveways. Driveways shall be set back no less than fifteen (15) feet from the right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Driveways connecting the site to an improved and dedicated street or Driveways utilized to access adjacent properties shall be exempt from this requirement. Location of Driveways that connect to a public road shall be reviewed and approved by the appropriate governing agency (Delaware County Engineer, Ohio Department of Transportation, etc.).
- (5) Service Parking. Parking for vehicles providing services to a building or development such as delivery, repair and maintenance vehicles (but excluding employee or visitor parking) shall be provided at a level determined appropriate for each specific use by the Zoning Commission, as applicable. All service areas shall be located behind the front elevation of the primary building.
- (6) Minimum Number of Parking Spaces Required. For Multi-Family developments, a minimum of one and nine tenths (1.9) parking spaces per unit is required. In calculating such minimum parking, all surface parking, garages, shared parking and on-street parking as permitted pursuant to **Section 17.08(J)(7)** hereof shall be included. For Residential Care Developments, a minimum of one (1) parking space per 2,000 sq. ft. of building area with a minimum of not less than ten (10) parking spaces is required. Contiguous developments shall be permitted to share parking to satisfy parking requirements so long as collectively, the required number of parking spaces is not less than the sum of the requirements for each development computed separately. For Patio Home Developments, a minimum of two (2) parking spaces per Dwelling Unit is required. For all other buildings constructed in the 36/37 PMUD, a minimum of one parking space per two hundred fifty (250) square feet of building area shall be required, unless satisfactory shared parking arrangements are established to the satisfaction of the Zoning Commission. Applicants may elect to provide one (1) space per employee plus one (1) visitor space per ten (10) employees if the Development Plan shows that there is sufficient room to expand the parking lot to provide the required amount of spaces in the future should the lot be sold to a new owner or the needs of the business change.
- (7) On-Street Parking in Multi-Family Developments. In Multi-Family Dwelling Developments in the 36/37 PMUD, an applicant shall be allowed to count parallel or angled On-Street Parking spaces located along private streets towards the minimum parking requirements of this 36/37 PMUD, so long as those parking spaces are within a three hundred (300)-foot radius of any entryway to the proposed Multi-Family Dwelling structure(s). Those parking spaces shall be striped and meet the minimum size requirements for

off-street parking spaces, as described by this **Section 17.08(J)** hereof and the Zoning Resolution. On-Street Parking located along a public street within a three hundred (300)-foot radius of any entryway to the proposed Multi-Family Dwelling Structure(s) may, subject to the approval of the Zoning Commission, be allowed to be counted toward the minimum parking requirements of this **Section 17.08(J)** hereof and the Zoning Resolution, so long as On-Street Parking along those streets has been approved by the Board of Trustees in accordance with Section 505.17 of the Ohio Revised Code and complies with the regulations adopted in accordance with the same. Any On-Street Parking utilized to meet the minimum parking requirements of this **Section 17.08(J)** hereof or the Zoning Resolution, whether along a private street or public street, shall only be permitted in accordance with an approved Development Plan. Once a parking space has been counted toward the parking requirement for any Application or phase of a Multi-Family Dwelling proposal, it cannot be used to meet the parking requirements of subsequent phases or Applications. In all cases, On-Street Parking spaces shall not exceed twenty-five percent (25%) of the minimum number of spaces required.

- (8) Loading Areas. All loading areas shall be screened from view by landscape planting (which provides seventy-five percent (75%) opacity), or walls and fences at least six (6), but not more than twelve (12), feet in height. All walls and fences used for screening shall be constructed of materials permitted by **Section 17.08(F)(2)** hereof.
- (9) Big Box Retail Parking. Notwithstanding the foregoing provisions of this **Section 17.08(J)** hereof, in connection with so-called “big box” or grocery anchored developments having a principal user proposing to occupy or in fact occupying 50,000 square feet or more of building area, the following standards shall apply:
  - (a) A minimum of four (4) parking spaces per 1,000 square feet of gross floor area shall be provided.
  - (b) A minimum of (5) percent of the total paved area shall be comprised of interior landscape peninsulas or islands. A minimum of (1) one tree a minimum of two inches (2”) in caliper per (5,000) square feet of paved area shall be provided.
  - (c) Main entrance drives providing access from a public right-of-way shall be defined with landscaping and an accessible pedestrian walkway connecting from the public right-of-way to a main entrance of the primary building.
  - (d) All parking bays shall be terminated with an “end cap” landscape island to define the primary circulation drive aisles, meeting the minimum dimensional requirements as defined in **Section 17.08(J)(3)**

hereof.

- (e) Parking bays located along the perimeter of a parking lot shall provide at least one (1) landscape “peninsula” every (15) spaces. Landscape peninsulas shall have a minimum area of one hundred thirty (130) square feet with a minimum width of eight (8) feet.
- (f) Interior parking bays shall include at least one of the following approaches to providing interior parking lot islands:
  - (1) At least one (1) landscape island every (15) spaces, meeting the minimum dimensional requirements as defined in **Section 17.08(J)(3)** hereof, or
  - (2) At least one (1) landscape island every (20) spaces, oriented in an alternating pattern in one out of every (3) co-parallel parking bays, with such islands having a minimum width of (16) feet and minimum area of (600) square feet. Such islands shall contain at least two (2) shade trees a minimum of two inches (2”) in caliper and include other plant materials covering at least (50) percent of the island area.
- (g) The parking lot perimeter shall be landscaped with a buffer with a minimum width of (10) feet, planted with a minimum of (1) shade tree per (40) linear feet a minimum of two inches (2”) in caliper, plus a minimum 3-foot average height continuous hedge, planting, earthen mound, fence, or wall. A continuous hedge shall achieve a minimum 75% opacity after two years from date of installation.

**Where applicable, the Applicant will comply with this section.**

- (K) Open Space. A minimum of thirty percent (30%) of the total 36/37 PMUD acreage shall remain and be utilized as Open Space. Twenty percent (20%) open space must be located on-site while the remaining 10% may be located either on-site, off-site within the Township at a location or locations approved by the Zoning Commission, or mitigated with a contribution in lieu to be utilized for public improvement. Such contribution will be at the rate of \$30,000.00 per acre or fraction thereof. Such contributions will be placed in a special fund by the Township and used only for the improvement or acquisition of park areas, recreational facilities, playgrounds, trails, or wetlands.

Open Space shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses. Open Space features may include, but are not limited to bike paths, walking paths, existing bodies of water, water impoundments, forested areas and landscaped areas, in each case that are not included in yard

requirements contained in **Section 17.08(D)(2), (3) and (4)** hereof, and similar features. Open Space may be used for the disposal of storm water drainage. No features shall be designed which are likely to cause erosion or flooding.

To help promote the creation of a unified open space system, an open space master Development Plan may be submitted that may only include the areas within the 36/37 PMUD that will be utilized in the open space system. Once an open space master Development Plan is approved, future applicants within the 36/37 PMUD may be permitted to utilize that Open Space to meet up to half of the Open Space requirement for their proposed Development Plan. If a portion of the area included in the open space master Development Plan is utilized by an approved Development Plan to meet an open space set aside requirement, it can no longer be utilized by future applicants for that purpose.

The responsibility for the maintenance of all Open Space shall be specified by the applicant in writing within the Development Plan. Open Space may be proposed to be owned by an Association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted.

**The Applicant is proposing a plan that exceeds the 30% open space requirement, allowing for 35% open space. All open space areas shall be maintained by the HOA.**

- (L) Multi-Use Paths and Pedestrian/Bike Access. Interconnectivity, in the form of multi-use paths, shall be provided for pedestrians and non-motorized uses (including bicycles) and each Application for approval of a Development Plan shall indicate how it will contribute to interconnectivity for the 36/37 PMUD. Sidewalks shall be located along internal streets and roads with additional facilities through open spaces and connections at logical locations. Wider bike paths shall be provided on at least one side of larger arterial roads and where connections to regional systems are warranted.

**The Applicant is proposing a connection to the bike path at Wilson Road.**

- (M) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located at the rear of the building or at the side of the building if the side is not oriented towards an existing or planned right-of-way(s) and must be enclosed on all four (4) sides with either a masonry enclosure or wood fencing at a minimum of six (6) feet in height.

**The Applicant will comply with this section.**

- (N) Utilities. All utility lines constructed to service the proposed development shall be located underground. Mechanicals, whether roof mounted or on the ground, shall be screened with architectural features and/or landscaping.

**The Applicant will comply with this section.**

- (0) Stormwater Basins. All stormwater basins shall be constructed per the requirements of the Ohio Department of Natural Resources Rainwater and Land Development Handbook and any applicable standards adopted by the Delaware County Engineer. Wet stormwater basins shall require aeration devices. Bioretention basins, or rain gardens, may be used only when approved by the Zoning Commission as part of the Development Plan. Dry detention basins are permitted on private property only with a maintenance plan and divergence approved by the Zoning Commission. In addition to the minimum design standards required by the Delaware County Engineer, dry detention basins shall meet the following layout requirements:
- (1) Dry detention basins shall be designed to drain toward the outlet or micro pool so as to minimize standing water or excessively saturated soil conditions that interfere with regular maintenance and mowing. Basins shall be designed to drain within 48 hours and maintained in a condition to maximize vector control at all times.
  - (2) Side slopes shall not exceed 5 (H) to 1 (V) to prevent bank erosion, minimize safety hazards during peak stormwater events, and maintain an aesthetic landscape appearance. Maximum cross slope for vehicular accessways shall not exceed 10 (H) to 1 (V).
  - (3) The bottom of the detention basin shall be a minimum of twelve (12) feet in width to allow for maintenance vehicle access. The minimum transverse slope for the basin bottom shall be 2.0 percent, and the bottom shall be sloped to drain in such a manner so as to avoid the development of flat spots and inadequate soil conditions.
  - (4) Dry detention basins shall be designed in manner that coordinates with the overall site layout and landscape design.
  - (5) Dry detention basins shall be finished with topsoil and seeded and mulched to prevent soil erosion. Grasses seeded within the basin shall be of a mix selected to survive forty-eight (48) hours under water. Mowing and/or trimming of vegetation shall be performed as necessary to sustain stormwater management functionality and landscape aesthetics. Mixed native planting schemes may be installed with an accepted landscape plan and maintenance schedule, as approved by the Zoning Commission.
  - (6) Deciduous and/or evergreen trees shall be planted around the perimeter of the basin, provided that the plantings can be adequately located so as not to



interfere with the integrity or functionality of the facility. A minimum of one (1) tree per forty (40) linear feet of basin perimeter shall be provided; however, trees may be grouped together in naturalized arrangements or to provide screening, per an approved landscape plan.

- (7) Soil compaction of the basin bottom shall be avoided during construction, or soils shall be amended and restored to functional condition as required by the Delaware County Engineer.
- (8) Maintenance inspections shall be the responsibility of the property owner and shall occur on a regular basis to remove excessive debris and sediment accumulation, as determined in an approved maintenance plan.

**The Applicant will comply with this section.**

- (P) Supplemental Conditions and Safeguards. The Zoning Commission may impose additional conditions relating to the Development 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.
- (Q) Other Requirements. Unless specifically supplemented by the standards contained in **Article 17** herein or those standards approved by divergence, the General Development Standards (as defined in **Section 17.06(C)(29)**) found in this Zoning Resolution shall apply unless a divergence has been specifically requested and approved. In the event of a conflict between the General Development Standards and those contained in **Article 17** that cannot be reconciled by the Zoning Commission, those contained in **Article 17** shall prevail.

**GALENA CROSSING  
36/37 ARTICLE 17 PMUD TEXT  
TABLE OF CONTENTS**

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  - Exhibit 2 – Legal description
  - Exhibit 3 – Existing conditions plan
  - Exhibit 4 – Grading plan
  - Exhibit 5 – Landscape plan
  - Exhibit 6 – Amenity lighting
  - Exhibit 7 – Individual lot lighting plan
  - Exhibit 8 – Entry signage plan
  - Exhibit 9 – Amenity site plan
  - Exhibit 10 - Sample deed restrictions
  - Exhibit 11 – Adjacent owners’ list
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  - Exhibit 13 – TransAssociates’ Memorandum
  - Exhibit 14 – Utility Plan
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- .

**EXHIBIT 1 – SIGNED APPLICATION**



1454 Rome Corners Road  
 Galena, Ohio 43021  
 740-965-2992  
 www.berkshiretp.org

Application # _____
Date received _____
Township Fee \$ _____ Make Check Payable to Berkshire Township
DCRP Fee \$300.00 _____ Make Check payable to Delaware County Regional Planning

**Application for Planned Mixed Use District (PMUD) Circle one: PMUD Article 16-17**



Name of applicant AMH Development, LLC  
 Address of applicant c/o Molly R. Gwin, 2 Miranova Place, Suite 700  
 City Columbus State Ohio Zip 43215  
 Phone 614-340-7429 Email mgwin@isaacwiles.com  
 Name of Property owner Northstar Residential Development LLC  
 Address of property owner 375 N. Front St., Suite 200  
 City Columbus State Ohio Zip 43215  
 Phone \_\_\_\_\_ Email \_\_\_\_\_  
 Location/address of property to be rezoned Galena Road

Parcel number(s) 41722001012002  
 Current zoning PCD Current use PCD Total acres 127.779  
 NCAIS Code No. n/a Proposed Use PMU DAA.17 Acres to rezone 36.14

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

The applicant(s) shall prepare and submit **eight (8) copies of this application, the Development Plan, and all attachments, along with an electronic copy and all applicable fees** to the Berkshire Township Zoning Commission. The application shall be signed by the applicant and all owners of property included in the application. The Berkshire Township Zoning Commission may request that any county agency and/or any committee of the Delaware County Regional Planning Commission submit comments for consideration at the meeting.

The undersigned hereby certify that the information contained in this application and its supplements are true, correct, and complete. The undersigned agree to be bound by the provisions of the Berkshire Township Zoning Resolution, and also gives Berkshire Township permission to place signage on the subject property to announce hearings.

Property Owner:  Date: 7/15/21  
 Property Owner:  PRESIDENT & CHIEF OPERATING OFFICER Date: \_\_\_\_\_  
 Applicant: Molly R. Gwin Date: 7/15/21

The Application shall be accompanied by a development plan and the following supporting information and documentation in text and map form: 16.06 (B) or 17.06 B)

1. A survey plat and legal description by a registered Ohio surveyor showing the size and location of the proposed development.
2. A grading plan drawn to scale, showing all information pertaining to surface drainage.
3. A detailed landscape plan shall be submitted with the development plan and shall be subject to approval as part of the development plan. It shall depict and identify all proposed landscaping features.
4. A detailed signage and exterior lighting plan shall be submitted with the development plan and shall be subject to approval as part of the development plan.
5. A detailed parking and loading plan shall be submitted with the development plan and shall be subject to approval as part of the development plan.
6. An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain, and preserve the open space, as required, that is unified and permanently protected. The location, size and proposed spaces are to be detailed.
7. A complete development plan which shall contain ALL the information/materials listed in section 16.06(C) or 17.06 (C) of the Berkshire Township Zoning Resolution.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Applicant and property owner(s) certifies that all information contained herein is true and accurate and is submitted to induce the issuance of the requested zoning change. Applicant agrees to be bound by the provisions of the zoning resolution of Berkshire Township, Delaware County, Ohio.

Applicant: Molly K. Swin Date: 7/15/21  
Property owner(s): Thy Date: 7/15/21

**BRIAN J. ELLIS**  
PRESIDENT & CHIEF OPERATING OFFICER

**NOTE:** The initial application fee covers TWO zoning commission hearings. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule and are payable before the next hearing will be scheduled.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

\* Northstar Residential Development, LLC  
By: Nationwide Realty Investors, Ltd, its manager

## For Zoning Commission Use Only:

### Section 16.06

- E.) Basis of Approval. In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
- 1.) Whether the proposed Application and Development Plan are consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
  - 2.) Whether the proposed Application and Development Plan meet all of the design features required in this Zoning Resolution.
  - 3.) Whether the proposed Application and Development Plan are compatible with the existing land use character, consistent with the intent and purpose of **Article 16 OR Article 17** of this Resolution, and are in keeping with the Berkshire Township, Delaware County, Ohio Comprehensive Plan (the "Comp Plan") and other applicable public plans for the area.
  - 4.) Whether the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.
  - 5.) Whether the proposed Application and Development Plan promote greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
  - 6.) Whether the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the use and occupancy of the proposed development without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.
  - 7.) Whether the proposed development is designed in such a way as to minimize any unreasonable adverse impact on surrounding areas of the Township.

In approving the Application and Development Plan, the Zoning Commission may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the PMUD.

**EXHIBIT 2 – LEGAL DESCRIPTION**

# LEGAL DESCRIPTION

## 36.135 Acres

Situated in the State of Ohio, County of Delaware, Township of Berkshire, Farm Lots 2 and 3, Middle Tier, Quarter Township 2, Township 4, Range 17, United State Military Lands and being 36.135 acre out of Lot 645 in Northstar Section 1 Phase A as the same is numbered and delineated upon the recorded plat as recorded in Official Record 817, Page 2747-2755 as conveyed to Northstar Residential Development LLC of record in Official Record 1571, Page 2359, all deed references refer to the Records of the Recorder's Office, Delaware County, Ohio, and described as follows:

**Commencing for reference** at the centerline of right of way intersection of the of said Wilson Road with North Galena Road (County Road 34) (width varies) as delineated on said Northstar Section 1 Phase 2A;

Thence with the said centerline of Wilson Road, North 85°59'47" West a distance of 262.12 feet to a point;

Thence across said Wilson Road, South 04°00'13" West a distance of 50.00 feet to a point and being the **True Point of Beginning** for this description;

Thence across the said Lot 645 in Northstar Section 1 Phase A, the following courses:

South 4°00'13" West a distance of 49.74 feet to a point;

South 27°23'41" West a distance of 89.82 feet to a point;

South 1°15'54" West a distance of 153.58 feet to a point;

South 33°25'51" East a distance of 433.77 feet to a point;

South 27°05'52" West a distance of 329.59 feet to a point;

South 65°19'12" East a distance of 103.73 feet to a point;

South 87°38'17" East a distance of 109.05 feet to a point in the westerly right of way of said North Galena Road (County Road 34);

Thence with the said westerly right of way line, South 4°00'13" West a distance of 231.46 feet to a point;

Thence continuing across the said Lot 645 in Northstar Section 1 Phase A, the following courses:

South 38°15'03" West a distance of 247.08 feet to a point;

North 87°49'15" West a distance of 272.09 feet to a point;

North 41°44'31" West a distance of 157.12 feet to a point;

North 87°52'46" West a distance of 165.43 feet to a point;

North 23°24'41" West a distance of 98.06 feet to a point;

North 82°04'34" West a distance of 529.94 feet to a point;

North 32°50'28" West a distance of 140.38 feet to a point;

North 8°38'49" West a distance of 238.56 feet to a point;

North 34°04'54" West a distance of 407.59 feet to a point in the said southerly right of way;

Thence with said southerly right of way line the following courses:

North 45°54'57" East a distance of 271.06 feet to a point of curvature;

With a curve to the right, said curve having a central angle of 47°05'16", a radius of 1,000.00 feet, an arc length of 821.84 feet, and a long chord which bears North 70°27'35" East for a distance of 798.90 feet to a point of tangency;

South 85°59'47" East a distance of 421.49 feet to the **True Point of Beginning** and containing **36.135 acre** of land more or less.





Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for this description are based on a bearing of North 04°00'13" East for a portion of the westerly right of way line of North Galena Road (County Road 34) as shown on Northstar Section 1 Phase A plat as recorded in Official Record 817, Pages 2747-2755

CESO, Inc.



*Jeffrey A. Miller* 5-13-21  
\_\_\_\_\_  
Jeffrey A. Miller, PS  
Registered Surveyor No. 7211



**EXHIBIT 3 – EXISTING CONDITIONS PLAN**



**EXHIBIT 4 – GRADING PLAN**



**EXHIBIT 5- LANDSCAPE PLAN**

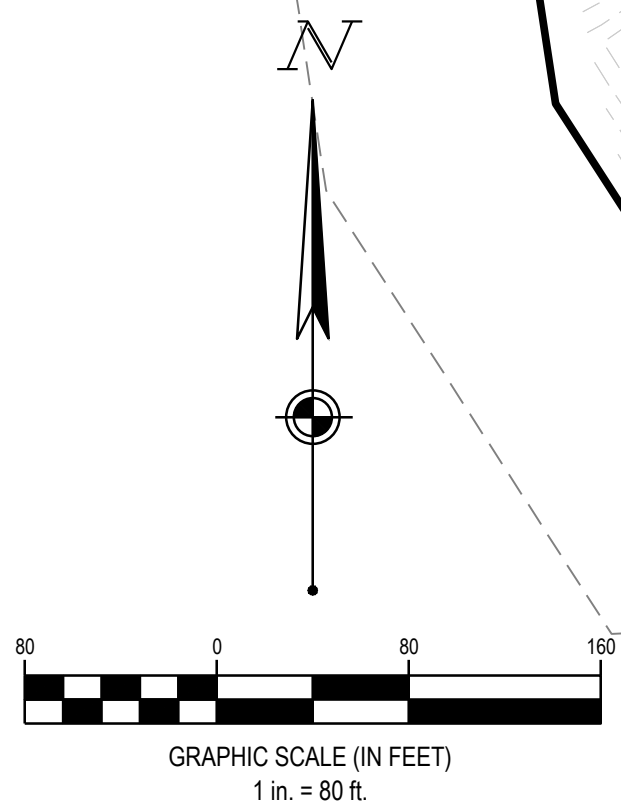
NORTHSTAR RESIDENTIAL  
DEVELOPMENT LLC  
150.724 ACRES  
O.R. 1571, PG. 2359

WILSON ROAD (100' RW)

N. GALENA ROAD (100' RW)

SEE SHEET L1.1 DETAIL #1

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.



NORTHSTAR RESIDENTIAL  
DEVELOPMENT LLC  
PID: 41722001012002  
127.779 ACRES  
O.R. 1571, PG. 2359

### LANDSCAPE PLANT MATERIAL SCHEDULE

TREES ITEM	SIZE	SPACING	QTY
○ — QUERCUS PALUSTRIS PIN OAK	2" CAL.	AS SHOWN	32
○ — QUERCUS RUBRA RED OAK	6' HT.	AS SHOWN	61
⊙ — ACER RUBRUM NORTHERN RED MAPLE	6' HT.	AS SHOWN	78
⊗ — PLATANUS ACERFOLIA LONDON PLANE TREE	6' HT.	AS SHOWN	43
⊗ — ACER SACCHARINUM SILVER MAPLE	2" CAL.	AS SHOWN	20
○ — PRUNUS SARGENTII SARGENT CHERRY	2" CAL.	AS SHOWN	11
○ — CERCIS CANADENSIS 'RUBY FALLS' 'RUBY FALLS' REDBUD	6' HT.	AS SHOWN	15
⊙ — PICEA PUNGENS COLORADO SPRUCE	6' HT.	AS SHOWN	28
⊙ — THUJA STANDISHII X PPLICATA GREEN GIANT ARBOVITAE	6' HT. 15'-0" O.C.	AS SHOWN	37
• — THUJA OCCIDENTALIS 'EMERALD GEEEN' EMERALD GREEN ARBOVITAE	6' HT./2' SPR.	AS SHOWN	54
• — BUXUS MICROPHYLLA 'KOREANA' KOREAN LITTLELEAF BOXWOOD	3 GAL	AS SHOWN	29



NO.	DATE	REVISION DESCRIPTION

AMH DEVELOPMENT, LLC

GALENA CROSSING

DELAWARE COUNTY, OH

BERKSHIRE TOWNSHIP

### LANDSCAPE

ISSUE:  
NOT FOR CONSTRUCTION  
DATE:  
JUNE 2021  
JOB NO.: 759911  
DESIGN: ENM  
DRAWN: ENM  
CHECKED: E.JL

SHEET NO.  
L1.0



**EXHIBIT 6 – AMENITY LIGHTING**



## 8313802EN3-12 - 14.25 Inch 18.6W 2 LED Small Outdoor Wall Lantern by Sea Gull Lighting

### Specs

Family/Collection:	Outdoor Cylinders
Width/Diameter (in):	5.13"
Height:	14.25"
Depth/Extension:	7.88"
Back Plate Length:	4.50"
Back Plate Width:	4.50"
Shade Size:	4.5 x 0.13
Height from Center:	7.13"
Weight:	2.70 lbs.
Wire Length:	6.00"
Installation Sheet:	<a href="http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8313_0_-BUL-Inst.pdf">http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8313_0_-BUL-Inst.pdf</a>
# of Bulbs:	2
Standard Wattage:	9.3W
Bulb Type:	A19 Medium Base LED
Voltage Rating:	120V
Material:	Aluminum
Bulbs Included:	Yes

### Style and Option 1

Style:	Black Finish With Tempered Glass
Item #:	8313802EN3-12
Price:	<del>Reg. \$144.90</del> Save 15% \$123.16 On Special



T24

LIFETIME WARRANTY



SHIPS TO CANADA



# Outdoor Cylinder Wall

8313801, 8313901 | 1.2



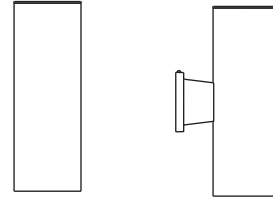
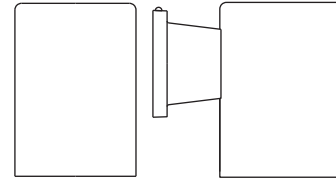
## GENERAL PRODUCT INFORMATION:

These fixtures are intended to be installed utilizing NEC compliant junction boxes.

This product is safety listed for wet locations.

Incandescent version may be dimmed with a standard incandescent dimmer. LED version may be dimmed with a LED dimmer. Consult lamp manufacturer for additional information.

This instruction shows a typical installation.



## NEED HELP?

¿NECESITA AYUDA?  
AVEZ-VOUS BESOIN D'AIDE?

If you need installation assistance, replacement parts, or have questions regarding our warranty, please call our customer care center:

Si necesita asistencia en la instalación, piezas de repuesto, o tiene preguntas acerca de nuestra garantía, por favor llame a nuestro centro de servicio al cliente:

Si vous avez besoin de pièces de rechange, d'aide pur l'installation ou si vous avez des questions concernant notre garantie, veuillez appeler nos conseillers en produits au :

### CAUTION - RISK OF FIRE

This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

Use minimum 90°C supply conductors.

### MISE EN GARDE - RISQUE D'INCENDIE

Ce produit doit être installé selon le code d'installation pertinent, par une personne qui connaît bien le produit et son fonctionnement ainsi que les risques inhérents

Les fils d'alimentation doivent convenir pour 90°C.

### ADVERTENCIA - RIESGO DE INCENDIO

Este producto debe ser instalado según el código de instalación aplicable por una persona que conozca la construcción y el funcionamiento del producto y los riesgos que supone.

Conductores de alimentación 90°C Min.

# 1-800-347-5483



To register your fixture, please visit our website:  
[www.SeaGullLighting.com](http://www.SeaGullLighting.com)

## SAVE THESE INSTRUCTIONS!

### Warranty

Sea Gull Lighting fixtures and components, when properly installed and under normal conditions of use, are warranted to be free from defects in materials and workmanship for one year from date of sale. LED light sources are warranted for five years. ENERGY STAR® labeled products are warranted for three years. Sea Gull Lighting at its sole option will repair or replace, F.O.B. Factory, freight prepaid, any Sea Gull Lighting product defective in materials or workmanship. Such replacement is the exclusive remedy against Sea Gull Lighting should any of the products delivered prove defective. Invoices for labor charges and/or charge backs for labor will be denied unless prior written approval is given.

Any modification to a Sea Gull Lighting product not made at the factory will void the UL or ETL listing as well as the Sea Gull Lighting warranty policy.

To register your fixture, please visit our website: [SeaGullLighting.com](http://SeaGullLighting.com)

### Garantie

A la condition d'un montage et d'une utilisation dans les normes, les Luminaires et pièces Sea Gull Lighting sont garantis sans défauts des matériaux et dans leur fabrication pour une durée d'un an à compter de la date d'achat. Sources de lumière LED sont garantis pour cinq ans. Les produits labellisés ENERGY STAR® sont garantis pour trois ans. A sa seule discrétion, Sea Gull Lighting réparera ou remplacera tout produit Sea Gull Lighting défectueux dans ses matériaux ou dans sa fabrication, F.O.B. Usine fret payé d'avant. Un remplacement selon ces conditions est l'unique recours à l'encontre de Sea Gull Lighting dans le cas où les produits livrés se révèlent défectueux. Toute facture concernant des frais de main d'oeuvre et/ou toute demande de remboursement de main d'oeuvre sera rejetée à moins qu'un accord écrit ait été consenti au préalable.

Toute modification non effectuée par l'usine d'un produit Sea Gull Lighting conduira à l'annulation des enregistrements UL ou ETL ainsi que du contrat de garantie Sea Gull Lighting.

Pour enregistrer votre luminaire, veuillez consulter notre site web : [SeaGullLighting.com](http://SeaGullLighting.com)

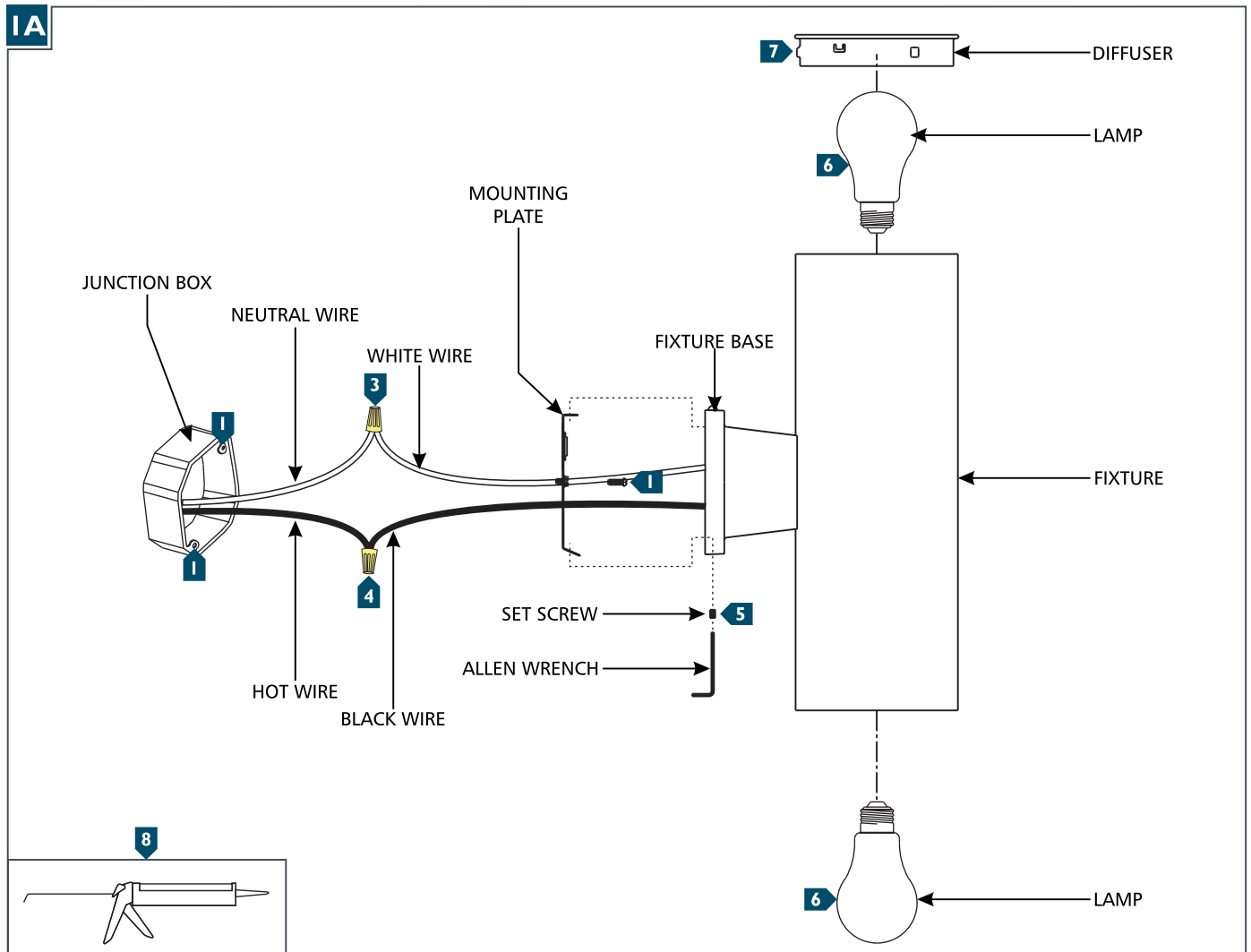
### Garantía

Los accesorios y componentes Sea Gull Lighting, cuando son correctamente instalados bajo condiciones de uso normal, se garantizan a estar libres de defectos en materiales y trabajo manual por un año de la fecha de compra. Lámparas LED tienen una garantía de cinco años. Los productos etiquetados ENERGY STAR® se garantizan por tres años. Sea Gull Lighting a su propia opción reparará o reemplazará, F.O.B. Factory, flete pre pagado, cualquier producto de Sea Gull Lighting defectuoso en materiales o trabajo manual. Tal reemplazo es el remedio exclusivo en contra de Sea Gull Lighting en caso de que cualquiera de sus productos entregados esté defectuoso. Facturas por cargos de labor y/o cargos al usuario por labor serán negados a menos de que se haya recibido permiso previo por escrito.

Cualquier modificación hecha a un producto de Sea Gull Lighting no llevado a cabo en la fábrica anulara el listado de UL o ETL al igual que la póliza de garantía de Sea Gull Lighting.

Para registrar su accesorio, por favor visite nuestra página web: [SeaGullLighting.com](http://SeaGullLighting.com)

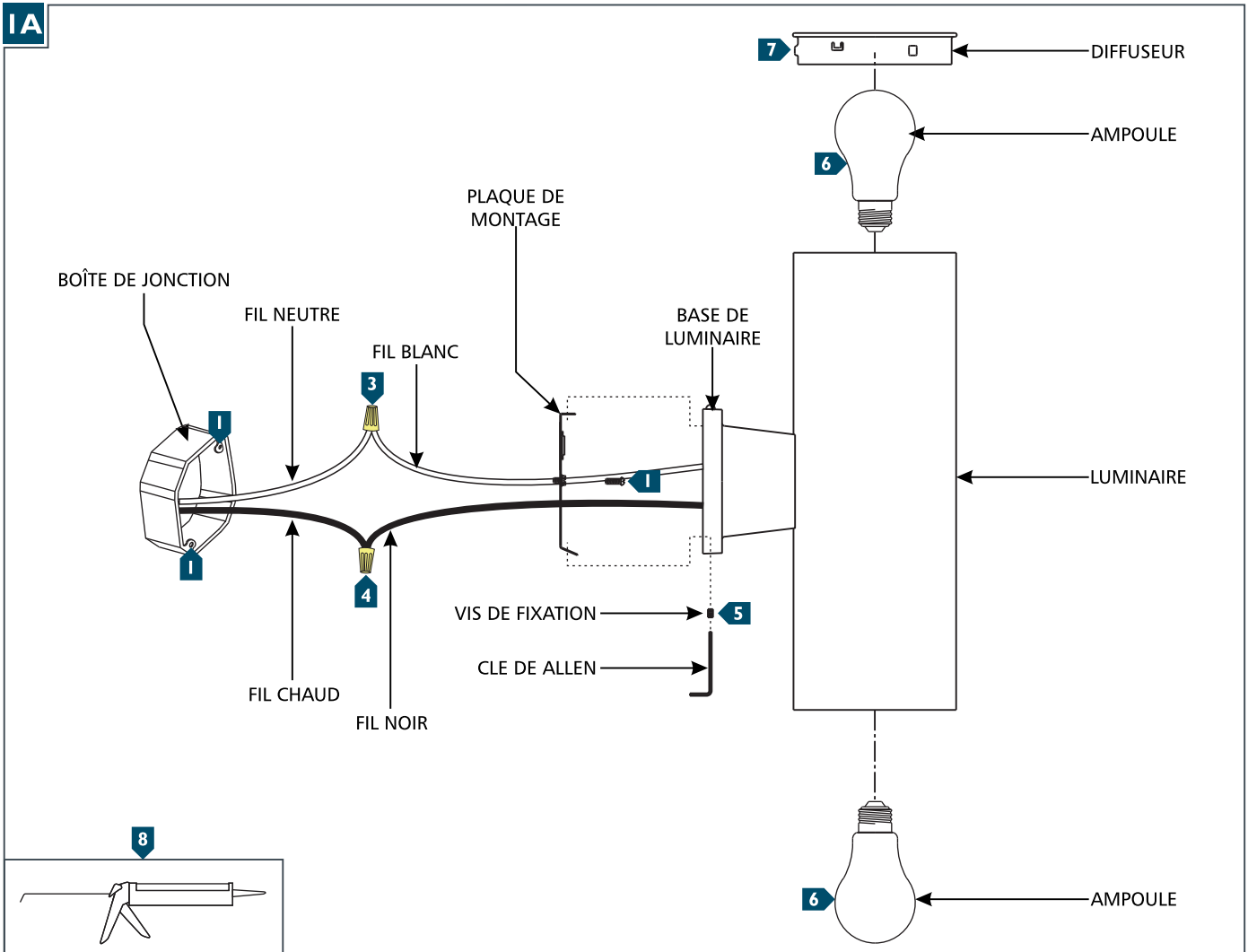
## Install the Fixture



- 1 Secure the mounting plate to the junction box.
- 2 Connect the fixture to a suitable ground in accordance to local electrical codes.
- 3 Connect the white fixture wire to the neutral power line wire with a wire nut.
- 4 Connect the black fixture wire to the hot power line wire with a wire nut.
- 5 Mount the fixture base onto the mounting plate and secure by installing the set screws using an Allen wrench.
- 6 Screw the lamp(s) into the socket(s). Refer to the label on the socket for Max Wattage information.
- 7 If applicable, install the diffuser by pushing it into the fixture until it snaps in place.
- 8 For wet locations, caulk around the base of the fixture with waterproof construction sealant.

# Installer le Luminaire

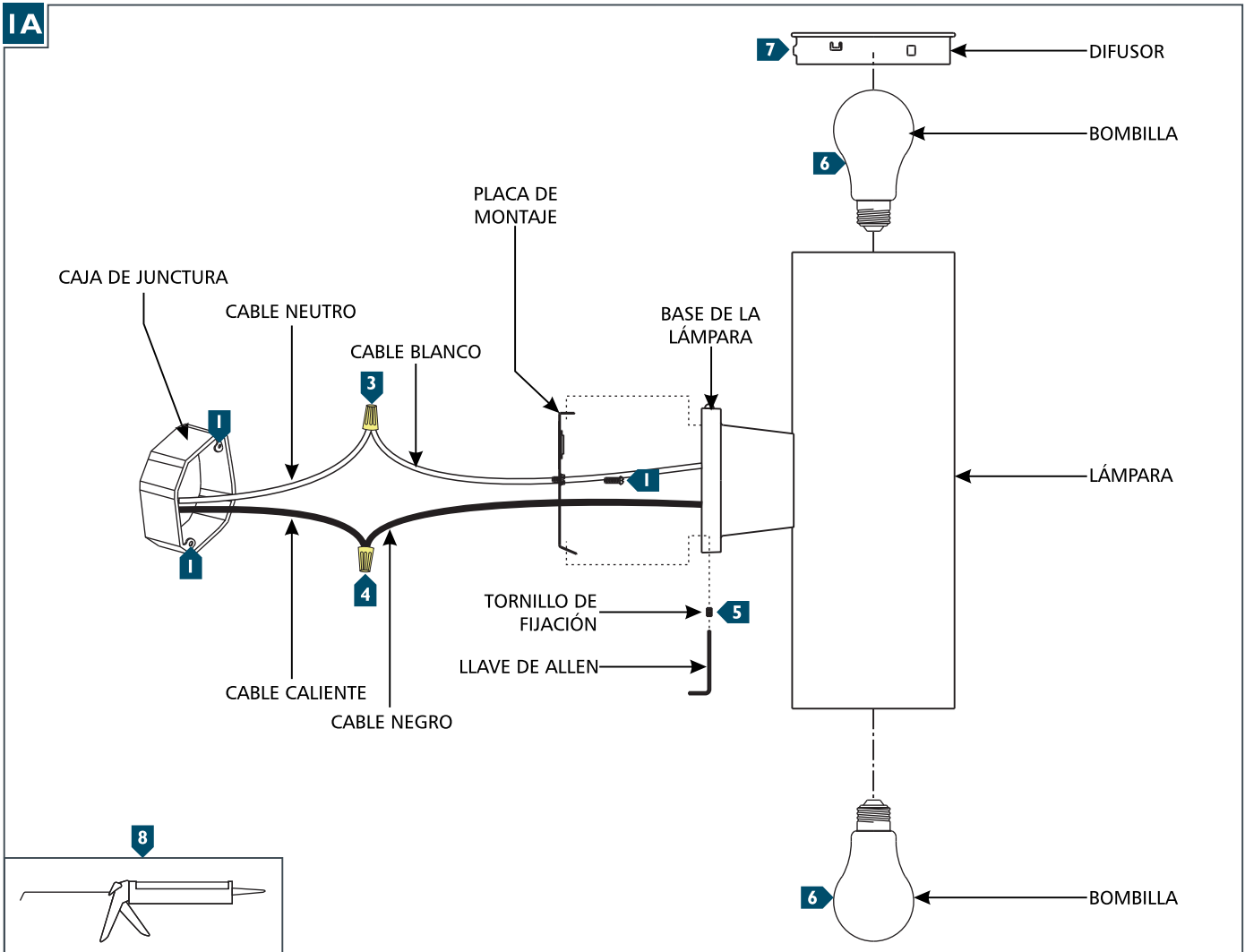
IA



- 1** Fixez la plaque de montage à la boîte de jonction.
- 2** Connectez l'appareil à un terrain approprié conformément aux codes électriques locaux.
- 3** Connectez le fil blanc au fil de ligne à neutre avec un écrou de fil.
- 4** Connectez le fil noir au fil ligne électrique chaud avec un serre-fils.
- 5** Montez la base de luminaire sur la plaque de montage et le fixer en installant les vis de luminaire à l'aide d'une clé Allen.
- 6** Visser la/les ampoule (s) dans la/les douille (s). Reportez-vous à l'étiquette sur la douille pour Max Wattage information.
- 7** Le cas échéant, installez le diffuseur en le poussant dans le luminaire jusqu'à ce qu'il s'enclenche en place.
- 8** Pour les endroits humides, calfeutrer autour de la base de le luminaire avec une construction étanche étanchéité.

# Instale la Lámpara

IA



- 1** Fije la placa de montaje a la caja de junta.
- 2** Conecte la lámpara a una puesta a tierra adecuada de acuerdo a los códigos eléctricos locales.
- 3** Conecte el cable blanco de la lámpara al cable de energía de la línea neutra con un tapón de alambre.
- 4** Conecte el cable negro de la lámpara al cable de alimentación de línea caliente con un tapón de alambre.
- 5** Monte la base de la lámpara en la placa de montaje y asegure mediante la instalación de los tornillos de fijación con una llave Allen.
- 6** Atornille la (s) bombilla (s) en la/los enchufe (s). Consulte la etiqueta en el enchufe de Max Información de Potencia.
- 7** Si procede, instale el difusor empujándola en la lámpara hasta que encaje en su lugar.
- 8** Para lugares húmedos, calafatear alrededor de la base de la lámpara con sellador de construcción a prueba de agua.

**Sea Gull Lighting**  
 7400 Linder Ave, Skokie, IL 60077  
 800.323.3226 - 847.626.6300  
[www.SeaGullLighting.com](http://www.SeaGullLighting.com)

© 2017 Sea Gull Lighting. All rights reserved. The "Sea Gull Lighting" graphic is a registered trademark of Sea Gull Lighting. Sea Gull Lighting reserves the right to change specifications for product improvements without notification.  
 A Generation Brands Company



**8313802-12: Small Two Light Outdoor Wall Lantern**



**Collection:** Outdoor Cylinders

Up and down light

**UPC #:**785652079405

**Finish:** Black (12)

**Dimensions:**

**Width:** 5 1/8"

**Height:** 14 1/4"

**Weight:** 2.7 lbs.

**Extends:** 7 7/8"

**Wire:** 6" (color/Black/White)

**Mounting Proc.:** Cap Nuts

**Connection:** Mounted To Box

**Bulbs:**

2 - Medium BR30 65w Max. 120v - Not included

**Features:**

- Easily converts to LED with optional replacement lamps
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**

1 Body - Aluminum - Black

**Safety Listing:**

Safety Listed for Wet Locations

**Instruction Sheets:**

Trilingual (English, Spanish, and French) (990W8313\_0\_-BUL)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Tempered Glass	1			1/8		4 1/2				

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		7 1/8	7 1/8

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8313802-12	1	785652079405	16.25	6.25	9	0.529	4	125	Yes
Master Pack	8313802-12	6	10785652079402	19.25	18.5	17	3.504	26.1	125	Yes
NJ Pallet		96		48	40	77	85.556	417.6		No
NV Pallet		96		48	40	77	85.556	417.6		No



## 8631702EN3 - Pohl - 14.25 inch 18.6W 2 LED Medium Outdoor Wall Lantern by Sea Gull Lighting

**Specs**

Family/Collection:	Pohl
Width/Diameter (in):	5.00"
Height:	14.25"
Depth/Extension:	7.75"
Back Plate Length:	7.00"
Back Plate Width:	5.00"
Shade Size:	5 x 5 x 0.88
Height from Center:	7.13"
Weight:	4.73 lbs.
Wire Length:	6.50"
Installation Sheet:	<a href="http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8_3170_-POH-Inst.pdf">http://images.1stoplighting.com/supplier/Sea-Gull-Lighting/specsheets/990W8_3170_-POH-Inst.pdf</a>
# of Bulbs:	2
Standard Wattage:	9.3W
Bulb Type:	A19 Medium Base LED
Voltage Rating:	120V
Material:	Aluminum
Bulbs Included:	Yes

**Style and Option 1**

Style:	Bronze Finish with Tempered Glass Glass
Item #:	8631702EN3-10
Price:	<del>Reg. \$159.00</del> Save 15% \$135.15 On Special

**Style and Option 2**

Style:	Black Finish with Tempered Glass Glass
Item #:	8631702EN3-12
Price:	<del>Reg. \$159.00</del> Save 15% \$135.15 On Special

**Style and Option 3**



Style:	Painted Brushed Nickel Finish with Tempered Glass Glass
Item #:	8631702EN3-753
Price:	<del>Reg. \$159.00</del> Save 15% \$135.15 On Special



T24

LIFETIME WARRANTY



SHIPS TO CANADA

LED

# Pohl Outdoor Wall

8531701, 8631702, 8731701, 8831702 | 1.0

## GENERATION LIGHTING

### WALL

**CAUTION - RISK OF FIRE**  
This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.  
Use minimum 90°C supply conductors.

#### GENERAL PRODUCT INFORMATION:

These fixtures are intended to be installed utilizing NEC compliant junction boxes.

This product is safety listed for wet locations.

Incandescent version may be dimmed with a standard incandescent dimmer. LED version may be dimmed with a LED dimmer. Consult lamp manufacturer for additional information.

This instruction shows a typical installation.

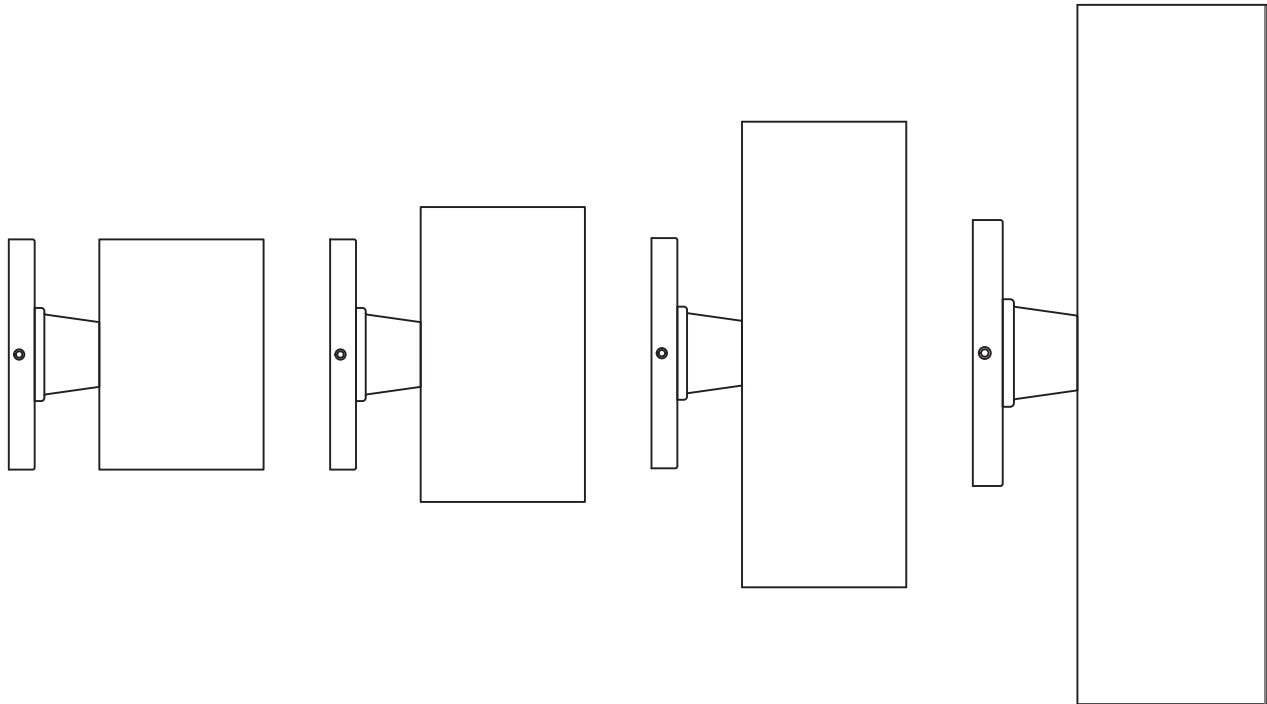
## GENERATION LIGHTING

7400 Linder Ave, Skokie, IL 160077

800.969.3347

[www.generationlighting.com](http://www.generationlighting.com)

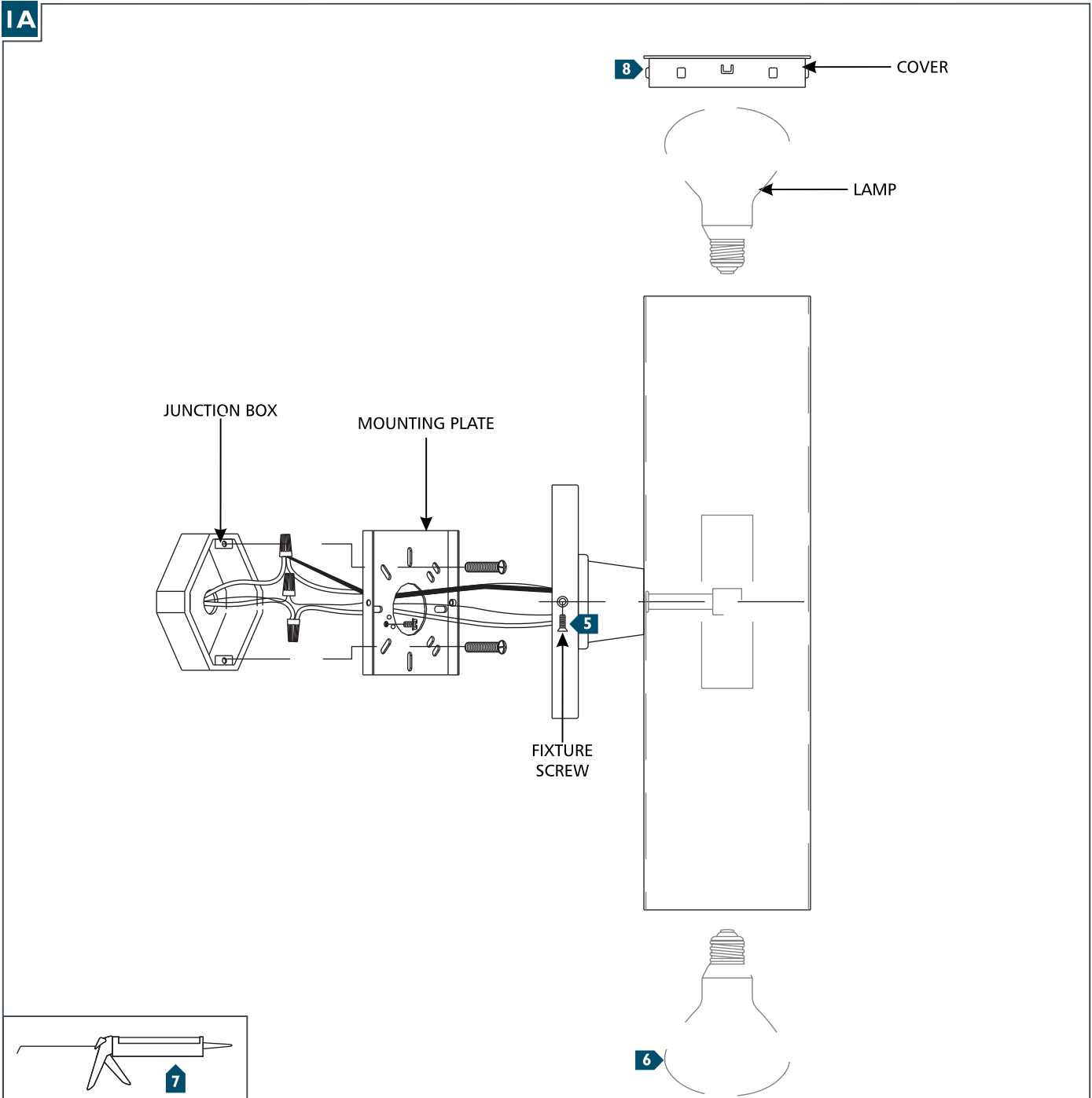
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**SAVE THESE INSTRUCTIONS!**

# Install the Fixture

IA



- 1** Secure the mounting plate to the junction box.
- 2** Connect the fixture to a suitable ground in accordance to local electrical codes.
- 3** Connect the white fixture wire (square and/or rigid) to the neutral power line wire with a wire nut.
- 4** Connect the black fixture wire (round and/or smooth) to the hot power line wire with a wire nut.
- 5** Neatly place all the wires into the junction box, place the fixture base onto the mounting studs, and secure it in place using the fixture screws.
- 6** Screw the lamp(s) into the socket(s). Refer to the label on the socket for Max Wattage Information.
- 7** For Wet Locations, caulk around the base of the fixture with waterproof construction sealant.
- 8** For Models 8631702 and 8831702 Only: Install the cover to the top of the fixture.



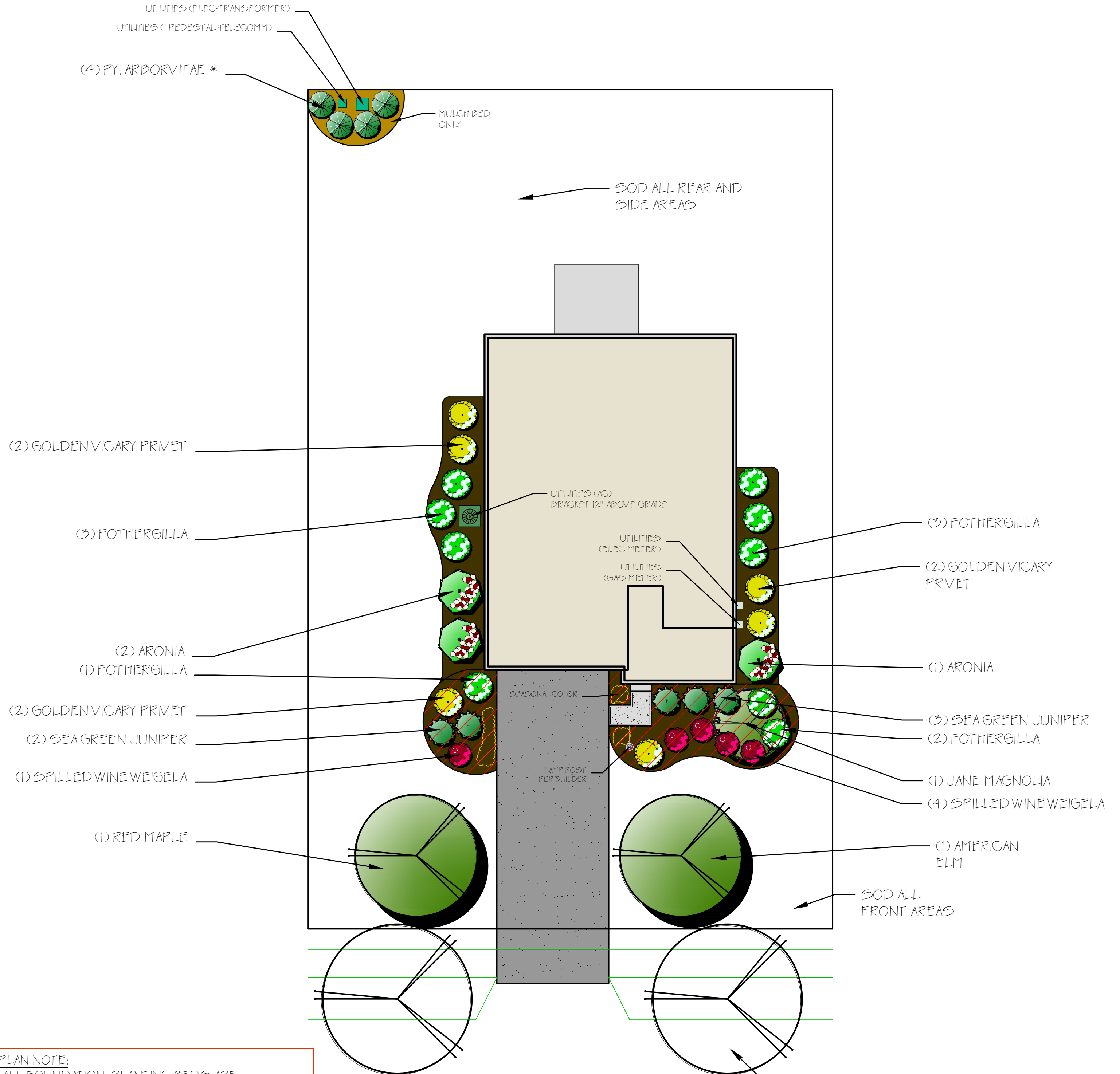
**EXHIBIT 7 – INDIVIDUAL LOT LIGHTING PLAN**

**PLANT LIST (TREES/SHRUBS/PERENNIALS):**

QTY	COMMON NAME	BOTANICAL NAME	SIZE
1	AMERICAN ELM	ULMUS AMERICANA	25" DBD
5	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS	3 GAL/18"
9	FOTHERGILLA 'MT. AIRY'	FOTHERGILLA GARDENII	5 GAL/24"
1	JANE MAGNOLIA	MAGNOLIA X 'JANE'	6' DBD
5	'SPILLED WINE' WEIGELA	WEIGELA SPECIES	3 GAL/18"
1	RED MAPLE	ACER RUBRUM	25" DBD

**CONTINUED PLANT LIST (TREES / SHRUBS/PERENNIALS):**

QTY	COMMON NAME	BOTANICAL NAME	SIZE
6	'GOLDEN VICARY PRIVET'	LIGUSTRUM X VICARYI	5 GAL/24"
3	RED CHOKEBERRY	ARONIA 'BRILLIANTISSIMA'	7 GAL/36"
4	PYRAMIDAL ARBORVITAE*	THUJA 'EMERALD GREEN'	3' DBD



**PLAN NOTE:**  
 -ALL FOUNDATION PLANTING BEDS ARE RAISED 6" ABOVE GRADE (UNLESS NOTED)  
 -EXPOSED UTILITY VENTS WILL BE SCREENED BY LANDSCAPING OR PAINTED BY BUILDER TO MATCH THE HOME  
 -406.865 SOFT OF PLANTING AREA (FOUNDATION PLANTINGS, PRIMARY STREET FRONTAGE)  
 -BUILD LINE 75.00'  
 -PROPERTY LINE FRONTAGE 75.00'

STREET TREES TO BE INSTALLED AND LOCATED BY DEVELOPER

# TAFT PLAN

## STANDARD LOT NORTHSTAR AMH DEVELOPMENT

9905 S. OLD STATE ROAD  
 LEWIS CENTER, OHIO 43085  
 PHONE: (614) 840-0590  
 FAX: (614) 840-0594  
 WWW.BLENSONGARDENS.COM

**PROJECT TITLE:**  
 SITE LANDSCAPE PLAN

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PRELIMINARY DRAWING  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DRAWING

Revisions:

Prepared For:

DATE: 6-10-21

DRAWN BY: PATRICK AFFOURITT

CHECKED BY: PJA

PROJECT NUMBER:

SCALE: 1"=10'-0"

SHEET: SL-1

## Lighting Plan



*The Windsor Solar Lamp is one of Gama Sonic's newest and brightest lights to date. The all new Li-Ion rechargeable battery makes for energy efficient and long-lasting light use. The light features your standard three inch pole mounting options along with both a wall and flat mounting option for maximum convenience.*

*This light also has a high/low setting that will let you choose between a brighter light or longer operation. Those in the more cloudy climates may get better performance out of the low setting. Even on the low setting, this light is beautiful and puts out an excellent glow in the evening.*

## **SPECIFICATIONS**

- **Model:** GS-99B-FPW
- **LED Color:** 2700K
- **Lumens:** 150
- **Total Bulb LED's:** 11
- **Battery:** Li-ion (2)
- **Voltage:** 3.2V
- **Battery Capacity:** 1500 mAh
- **Power Source:** Mono-Crystalline Solar Cell
- **Solar Panel:** 3W
- **Light Duration:** Up to 20 hours
- **Measurements:** 13 x 11 x 20 in
- **2 Year Manufacturer Warranty**

**EXHIBIT 8 – ENTRY SIGNAGE PLAN**

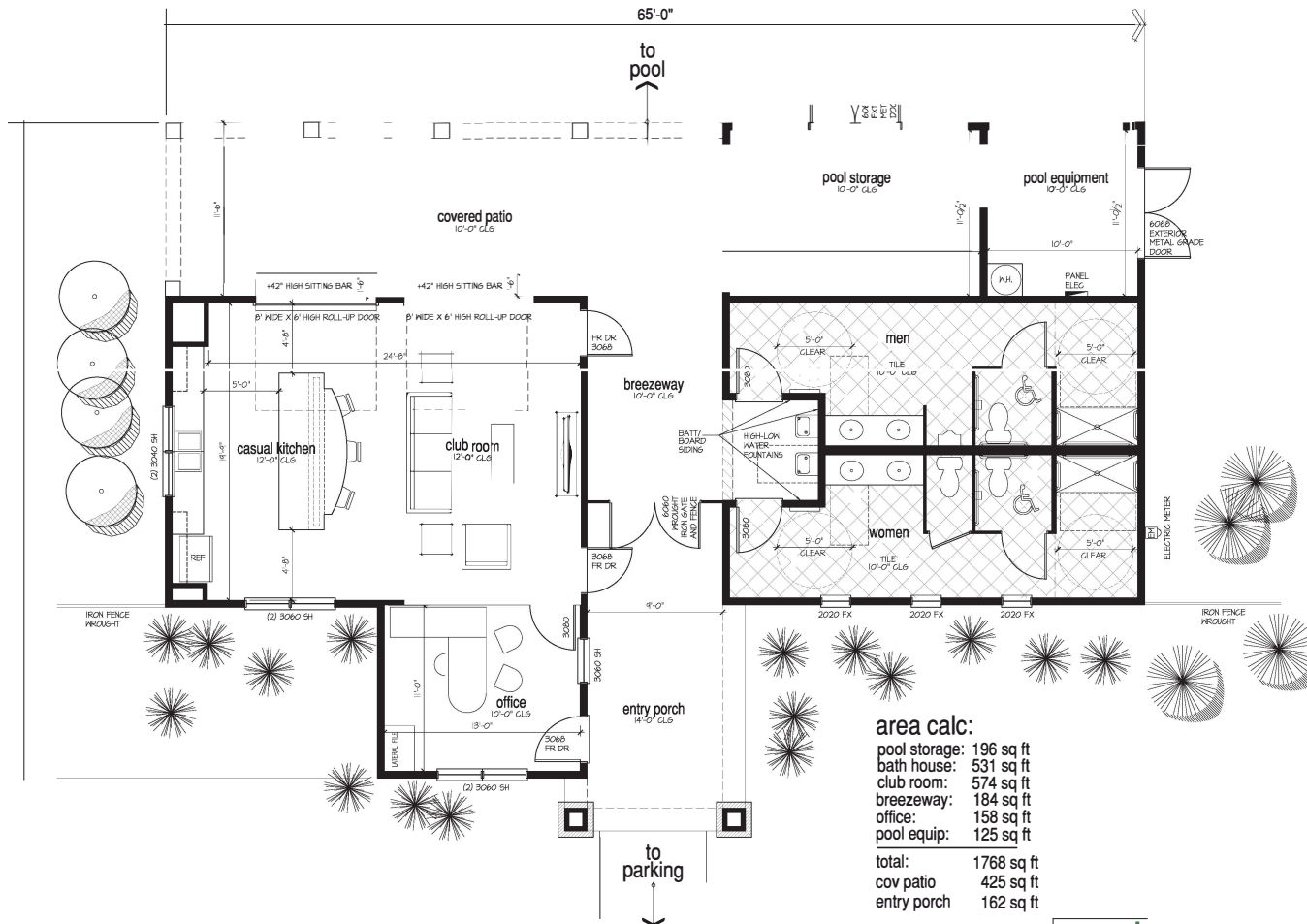






**EXHIBIT 9 – AMENITY SITE PLAN**





**area calc:**

pool storage:	196 sq ft
bath house:	531 sq ft
club room:	574 sq ft
breezeway:	184 sq ft
office:	158 sq ft
pool equip:	125 sq ft
<b>total:</b>	<b>1768 sq ft</b>
cov patio	425 sq ft
entry porch	162 sq ft

**Tier 3  
pool club cabana**  
scale: 1/8"=1'-0"  
12.31.19 Atlanta, GA.

GMD-GA job#  
GMD-GA19054



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and other / fair play changes, etc.)  
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## Club House Tier 3 Front Elevation

12.26.19