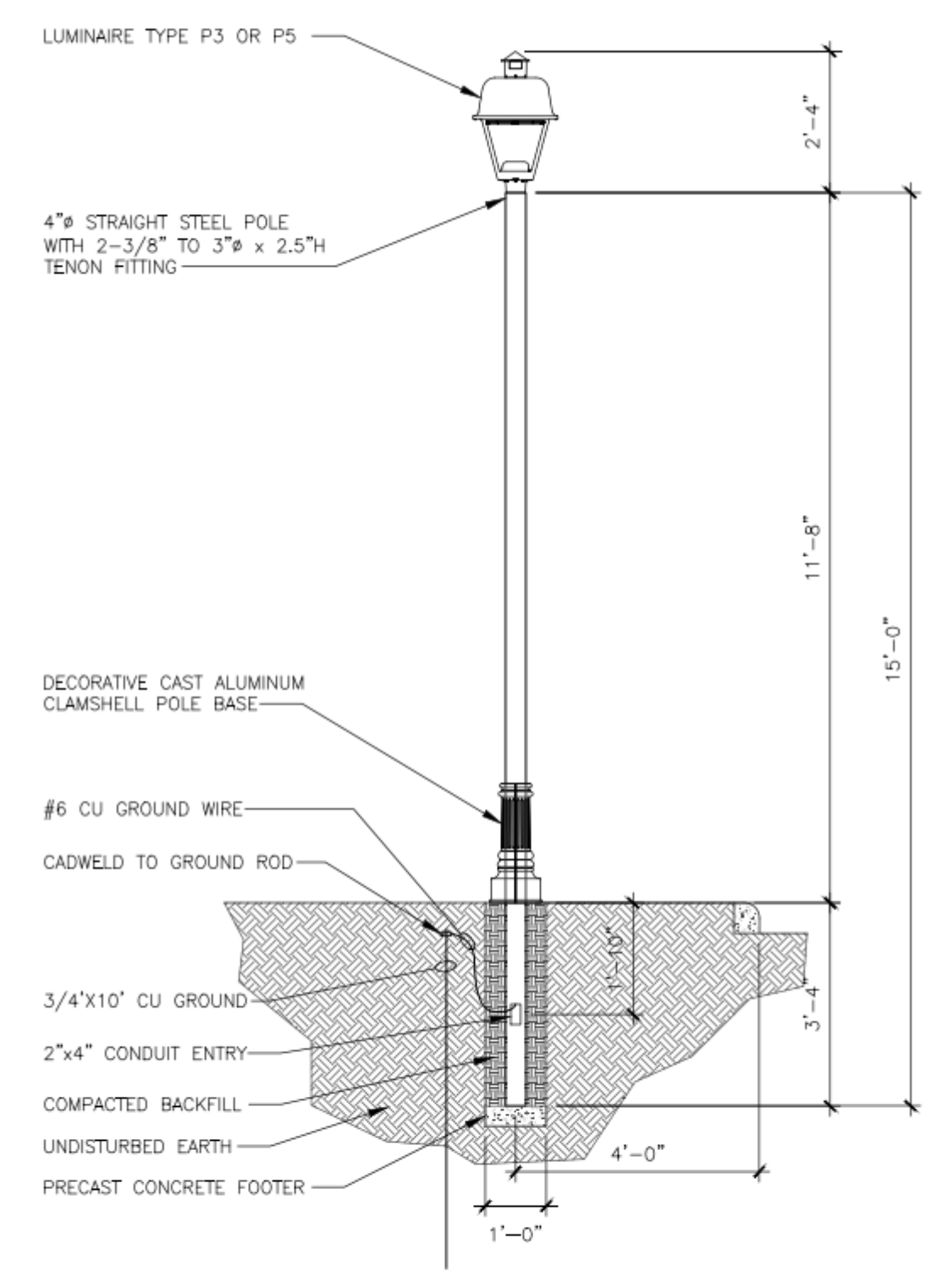


Plan View
 Scale - 1" = 50ft



1 POST TOP POLE ELEVATION
 SL-1 NO SCALE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Eastern Property Line	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
Main Boulevard	+	1.4 fc	5.4 fc	0.2 fc	27.0:1	7.0:1
North Drives and Parking	+	1.2 fc	5.4 fc	0.1 fc	54.0:1	12.0:1
South Drives and Parking	+	1.2 fc	5.3 fc	0.1 fc	53.0:1	12.0:1
Trash compactor Ramp	+	1.5 fc	3.8 fc	0.5 fc	7.6:1	3.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
	P3	53	GE LIGHTING SOLUTIONS	EPST02_06B40_120-277V	EVOLVE LED POST TOP SALEM WITH TYPE 3 DISTRIBUTION	LED	EPST02_06B40_120-277V.IES	6100	0.9	54	ASYMMETRIC (T3)	
	P5	9	GE LIGHTING SOLUTIONS	EPST02_06A40_120-277V	EVOLVE LED POST TOP SALEM WITH TYPE 5 DISTRIBUTION	LED	EPST02_06A40_120-277V.IES	6100	0.9	54	SYMMETRIC (T5)	
	W1	20	LSI INDUSTRIES	RD100-100-INC-WHT	RLM STANDARD DOME SERIES	1-9.5W A19 LED (75W EQUIV.)	RLM STANDARD DOME SERIES w 9.5W A19LED.IES	1100	0.9	9.5		

EXHIBIT E-2

NORTHSTAR SITE LIGHTING CALCULATIONS

Designer: MEC1
 Date: 06/04/2021
 Scale: As Noted
 Drawing No.: Summary



Delaware County

Regional Sewer District

Executive Director
Michael A. Frommer, P.E.

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

March 10, 2021

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

sent via email: dstoffel@advancedcivildesign.com

Re: **Serviceability Request**
Berkshire Township, Parcel 41722001012001

Dear Mr. Warner:

Pursuant to your request dated March 3, 2021, for a sanitary sewer service letter for the aforementioned parcel, we offer the following conditional sanitary sewer availability:

Availability

The Delaware County Sanitary Engineer's Office can confirm that public sanitary sewer is available to serve the above referenced parcel. Extensions from the existing sanitary sewer on the north side of Wilson Road will be necessary to provide service to the proposed buildings.

Capacity

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

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

Sincerely,

Kelly Thiel

Digitally signed by Kelly Thiel
DN: cn=K. Thiel, email=K. Thiel@co.delaware.oh.us,
o=Delaware County, ou=Regional
Sewer District, c=Ohio, st=Ohio
Reason: I am approving this document
Date: 2021.03.10 11:50:08-0500

Kelly Thiel
Staff Engineer III
Delaware County Regional Sewer District

cc: Correspondence File

EXHIBIT E-3

Officers

DAVID A. BENDER

President

PERRY K. TUDOR

Vice President

ROBERT W. JENKINS

Secretary

G. MICHAEL DICKEY

Treasurer

GLENN MARZLUF

General Manager/CEO

SHANE CLARK

Deputy General Manager



6658 OLENTANGY RIVER ROAD

DELAWARE, OHIO 43015

www.delcower.com

Phone (740) 548-7746 • Fax (740) 548-6203

Directors

BRUCE A. BLACKSTON

BRIAN P. COGHLAN

WILLIAM E. COLE

DOUGLAS D. DAWSON

PAMALA L. HAWK

TIMOTHY D. MCNAMARA

June 9, 2021

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

Via Email: OH-Intern@advancedcivildesign.com

RE: Water Availability – Northstar Multi-Family

Dear Mr. Warner:

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

Proposed Land Use: ±240 multi-family units

Location: North side of Wilson Road, ±2,000 feet west of N. Galena Road

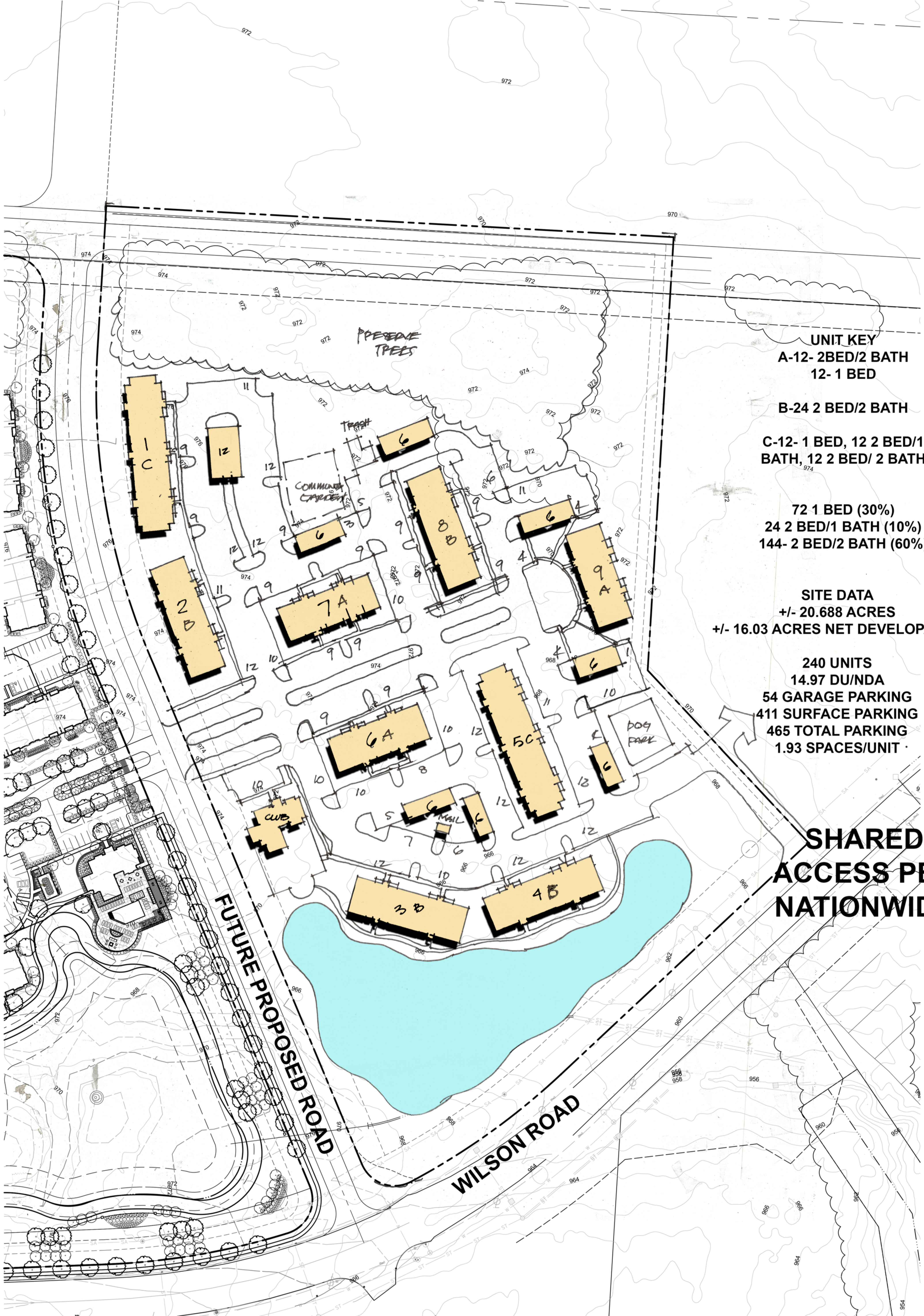
Land Size: ±20.69 acres

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

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

Sincerely,
DEL-CO WATER COMPANY, INC.

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



UNIT KEY
A-12- 2BED/2 BATH
12- 1 BED

B-24 2 BED/2 BATH

C-12- 1 BED, 12 2 BED/1 BATH, 12 2 BED/ 2 BATH

72 1 BED (30%)
24 2 BED/1 BATH (10%)
144- 2 BED/2 BATH (60%)

SITE DATA
+/- 20.688 ACRES
+/- 16.03 ACRES NET DEVELOPABLE

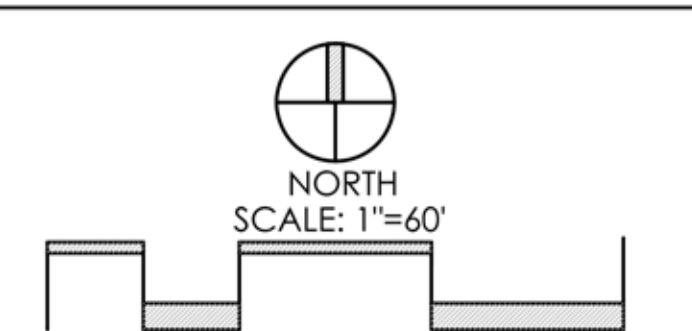
240 UNITS
14.97 DU/NDA
54 GARAGE PARKING
411 SURFACE PARKING
465 TOTAL PARKING
1.93 SPACES/UNIT

SHARED ACCESS PER NATIONWIDE

CONCEPT PLAN

NORTHSTAR

PREPARED FOR DC BUILDING COMPANY, LLC
 DATE: 4.21.21



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



6658 Olentangy River Road
 Delaware, Ohio 43015
 (740) 548-7746
 (740) 549-1149 Fax

TAP FEE SCHEDULE

SERVICE BY INDIVIDUAL METERS

Residential and commercial units served by individual meters are charged based on the size meter installed for the unit according to Table 1. Where a single meter will serve a building containing multiple residential units, the minimum size meter shall be ¾-inch for two and three-unit buildings, and 1-inch for four-unit buildings. Where separate meters will serve each unit of a multi-unit building, separate tap charges from Table 1 will apply for each unit. Del-Co Water reserves the right to determine the meter size to ensure adequate service will be provided.

Table 1 – Individual Meter Tap Charge

Meter Size	Capacity Charge	Meter Charge	Total Tap Fee	Capacity GPM	Service Line Size from Main to Meter
5/8"	\$4,600.00	\$800.00	\$5,400.00	20	1"
3/4"	\$8,050.00	\$850.00	\$8,900.00	35	1"
1"	\$12,650.00	\$900.00	\$13,550.00	55	1"
1 1/2"	\$23,000.00	\$2,300.00	\$25,300.00	100	2"
2"	\$36,800.00	\$3,700.00	\$40,500.00	160	2"
Greater Than 2"	Contact Engineering Department				
Note: Add a \$10.00 membership fee to all tap fees.					

FIRE SERVICE CAPACITY SURCHARGE

Buildings provided with separate fire service lines are charged a fire capacity surcharge that is added to the fee in Table 1. The surcharge fee is based on the diameter of the fire service line according to Table 2. An annual maintenance fee is also charged for fire service lines as shown in Table 2.

Table 2 – Fire Service Capacity Surcharge

Line Size	Surcharge Fee	Annual Fee
1 1/4"	\$1,000.00	\$12.00
1 1/2"	\$1,125.00	\$15.00
2"	\$2,000.00	\$30.00
3"	\$4,500.00	\$66.00
4"	\$8,000.00	\$120.00
6"	\$18,000.00	\$240.00
8"	\$32,000.00	\$360.00
10"	\$50,000.00	\$720.00
12"	\$72,000.00	\$1,080.00
14"	\$98,000.00	\$1,200.00
16"	\$128,000.00	\$1,560.00

SERVICE IN MASTER METER AREAS

The total connection fee for areas served by a master meter shall be the summation of the capacity charge, meter charge, and the fire service capacity surcharge as determined from Table 3. The minimum capacity charge for a single commercial building shall be \$5,100.00. Usage estimates shall be provided by a licensed professional engineer to Del-Co Water upon request.

Table 3 – Master Meter Tap Charge

Capacity Charge	Residential Units	Number Bedrooms in Unit	Fee per Unit
		1	\$2,920.00
		2	\$3,460.00
		3	\$4,080.00
	4 or Single-Family Unit	\$4,600.00	
	Commercial Units and Multi-use Buildings	Capacity charge is based on the estimated water usage for each building. Basis of estimating usage shall be AWWA M22, <i>Sizing Water Service Lines and Meters</i> . Engineer shall submit plumbing drawings and a schedule of fixtures for each building to Del-Co Water. Del-Co Water will determine the equivalent meter size and corresponding capacity fee from Table 1 for each building.	
Meter Charge	Meter Size	Capacity – GPM	Fee
	6"	2,500	\$9,000.00
	8"	4,500	\$11,000.00
	10"	7,000	\$16,000.00
Fire Service Capacity Surcharge	Meter Size		Fee
	6"		\$18,000.00
	8"		\$32,000.00
	10"		\$50,000.00

Del-Co reserves the right to require a development to be served with a master meter where there may be accessibility or maintenance problems in servicing the water facilities. When a master meter is used, the developer may also be required to construct a public water line around the development for service to adjacent properties.

OTHER REQUIREMENTS

The developer is responsible for the master meter vault per Del-Co Water standards. The developer is also responsible for constructing and maintaining the master backflow prevention assembly vault where applicable.

Developers shall be responsible for the construction of all public water facilities in the development including crossing roads to connect onto existing waterlines.

Buildings on separate parcels shall be served by dedicated meters. Service areas beyond the meter shall not cross property lines.



An **AEP** Company

BOUNDLESS ENERGY™

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

6/1/2021

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

RE: AVAILABILITY OF ELECTRICAL SERVICE

New Residential Development as detailed on Northstar Concept Plan drawing 4.21.21.

To Whom It May Concern:

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

Our records indicate your project; a residential development, is located on the north side of Wilson Rd and west N Galena Rd, in Berlin Township, Delaware County, Ohio.

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

Sincerely,

A handwritten signature in black ink that reads "Taylor M. Hott". The signature is written in a cursive, slightly slanted style.

Taylor Hott
Customer Design Supervisor



B.S.T. & G. FIRE DISTRICT

350 West Cherry St
Sunbury, Ohio 43074
740-965-3841 Office
740-965-4597 Fax



Christopher Kovach, Fire Chief
ckovach@bstgfire.org

Rob Stambaugh, Assistant Chief
rstambaugh@bstgfire.org

Thursday, June 10, 2021

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

RE: Concept Review- Robert Weiler Company

Dear Thomas,

The BST&G Joint Fire District is the primary provider of Fire Suppression, Rescue Services, EMS First Response, and Fire Prevention for the properties involved in this concept, and has the ability to provide said services for this project.

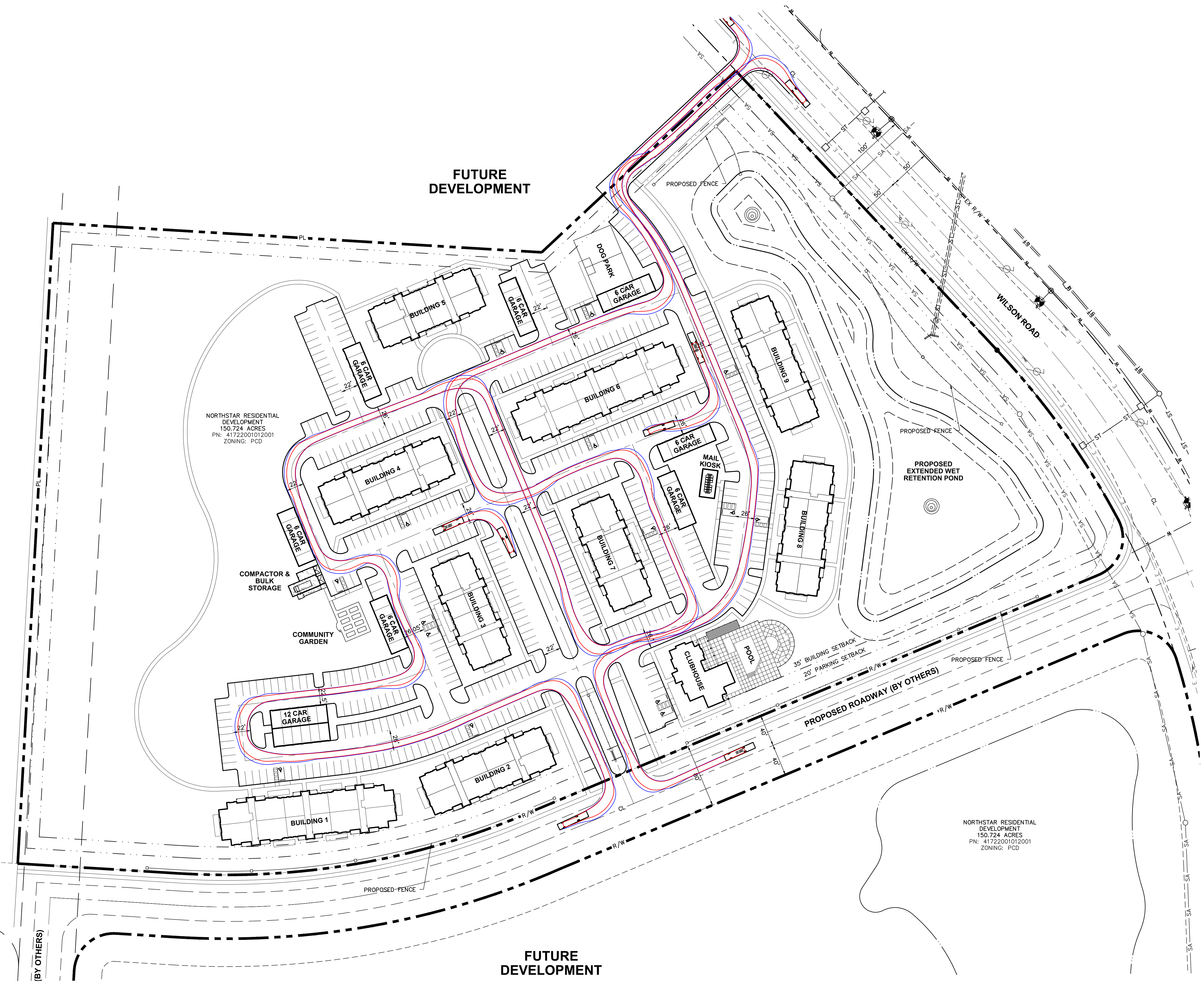
If plans for development continue, please visit www.bstgfire.org for the proper submission requirements for the plan review process

If you have further questions or concerns, please contact me or Fire Inspector Rocki Huddleston at (740) 965-3841.

Respectfully,

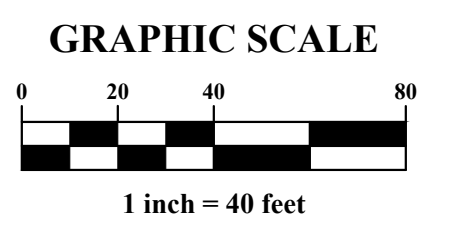
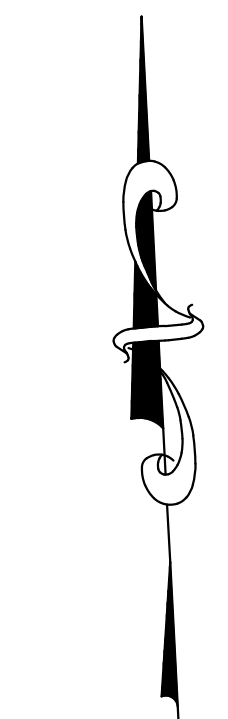
Christopher R. Kovach, OFE
Fire Chief

EXHIBIT E-6



NORTHSTAR RESIDENTIAL DEVELOPMENT
150.724 ACRES
PN: 41722001012001
ZONING: PCD

NORTHSTAR RESIDENTIAL DEVELOPMENT
150.724 ACRES
PN: 41722001012001
ZONING: PCD

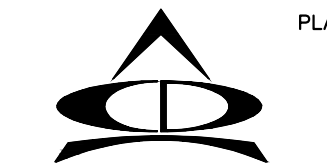


LEGEND

— TRUCK BODY OVERHANG
— OUTER TIRE PATH

EXHIBIT E-7

BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
FIRETRUCK TURN EXHIBIT FOR NORTHSTAR APARTMENTS



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED BY:
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: 06/09/2021

SHEET 1 / 1