

17 Stratford Commons



1280 Stratford Rd. Delaware, OH 43015	Total Units 36
Phone (740) 250-2760	Vacancies 1
Contact Katie(by phone)	Occupancy 97.2%
Waitlist None	Floors 2
	Quality B+
	Year Built 1991
	Renovated 2010

Comments
Does not accept HCV; Flat fee for water & sewer based on occupancy not included in reported rents: 1 person/\$30, 2 people/\$50 & 3 people/\$60; Rent range based on floor level; Renovation date estimated

18 Olentangy View Apts.



1241 Rivercrest Dr. Delaware, OH 43015	Total Units 60
Phone (614) 588-5347	Vacancies 0
Contact Julie(by phone)	Occupancy 100.0%
Waitlist None	Floors 1,2
	Quality B
	Year Built 1987
	Renovated 2007

Comments
Does not accept HCV

19 The Woods at Polaris Parkway



865 Glenmore Way Westerville, OH 43082	Total Units 220
Phone (614) 895-0894	Vacancies 15
Contact Amy(by phone)	Occupancy 93.2%
Waitlist None	Floors 2
	Quality A-
	Year Built 1999

Comments
Does not accept HCV; Townhomes have attached garage; YieldStar rents

20 Ashton Village



665 N. State St. Westerville, OH 43082	Total Units 148
Phone (614) 882-2220	Vacancies 8
Contact Vicky(by phone)	Occupancy 94.6%
Waitlist None	Floors 2
	Quality A
	Year Built 2017

Comments
Does not accept HCV; Opened in phases; Higher-rent 2-br units have attached garage

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

21 The Ravines at Westar I & II



799 Warwick Dr.	Total Units	404
Westerville, OH 43082	Vacancies	21
Phone (614) 607-5701	Occupancy	94.8%
Contact Jill(by phone)	Floors	2,3
Waitlist None	Quality	A
	Year Built	2016

Comments
Does not accept HCV; Opened 2/16; Reached stabilized occ. 6/18; Unit mix est.; Larger 2- & all 3-br twnhms. have att. garage; Select higher rent twnhms. have basement; 1-br units have W/D; YieldStar rents; Phase II opened 2019

22 The Ravines at Westar III



799 Warwick Dr.	Total Units	0
Westerville, OH 43082	Vacancies	0
Phone (614) 888-8928	Occupancy	0
Contact Jill(by phone)	Floors	2,3
Waitlist None	Quality	A
	Year Built	2021

Comments
Does not accept HCV; 1-br units have W/D; Larger 2- & all 3-br twnhms have attached garage; YieldStar rents; 2-br twnhms have basement; 100 units under construction

23 The Retreat at Windemere



210 Retreat Ln.	Total Units	52
Westerville, OH 43082	Vacancies	0
Phone (614) 882-8005	Occupancy	100.0%
Contact Lara(by phone)	Floors	2
Waitlist None	Quality	B+
	Year Built	1994

Comments
Does not accept HCV

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1			\$1,520 - \$1,565				\$1,625 - \$1,670	\$1,935 - \$2,045	
3		\$927 - \$937	\$972 - \$1,007				\$1,008 - \$1,085	\$1,182	
4		\$880					\$1,050 - \$1,055		
5		\$1,255 - \$1,355	\$1,375 - \$1,405				\$1,525 - \$1,565	\$1,760	
8		\$935	\$1,135						
9			\$1,374 - \$1,599						
10			\$1,383						
11			\$1,349 - \$1,549						
12		\$824	\$994				\$894 - \$1,060	\$1,195	
13			\$849						
14		\$680 - \$700	\$780 - \$800	\$980 - \$1,000			\$860		
15			\$814 - \$849						
16		\$945 - \$1,025	\$1,065 - \$1,145						
17		\$614 - \$624	\$744 - \$754						
18		\$715					\$899		
19		\$962 - \$1,086	\$1,077 - \$1,605				\$1,321 - \$1,730	\$2,122 - \$2,510	
20		\$1,065 - \$1,170	\$1,315 - \$1,660						
21		\$991 - \$1,045	\$1,260 - \$1,328				\$1,683 - \$2,255	\$2,470 - \$2,890	
22		\$1,045	\$1,260 - \$1,328				\$1,683 - \$2,255	\$2,670 - \$2,890	
23		\$995	\$1,295 - \$1,360				\$1,490		

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
◆ Senior Restricted	■ Government-subsidized

Price Per Square Foot

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
3	Creekside Village	1	640	\$1,047 - \$1,057	\$1.64 - \$1.65
4	Villages at Sunbury Mills	1	755	\$1,015	\$1.34
5	Northlake Summit	1	751 - 880	\$1,375 - \$1,475	\$1.68 - \$1.83
8	Seattle House	1	681	\$835	\$1.23
12	Village Gates of Delaware	1	755	\$944	\$1.25
14	Stratford Towne Apts.	1	630	\$801 - \$821	\$1.27 - \$1.30
16	Water's Edge at Stratford	1	700	\$1,065 - \$1,145	\$1.52 - \$1.64
17	Stratford Commons	1	723	\$734 - \$744	\$1.02 - \$1.03
18	Olentangy View Apts.	1	576	\$851	\$1.48
19	The Woods at Polaris Parkway	1	729 - 878	\$1,082 - \$1,206	\$1.37 - \$1.48
20	Ashton Village	1	765 - 850	\$1,185 - \$1,290	\$1.52 - \$1.55
21	The Ravines at Westar I & II	1	792	\$1,126 - \$1,180	\$1.42 - \$1.49
22	The Ravines at Westar III	1	792	\$1,180	\$1.49
23	The Retreat at Windemere	1	700 - 800	\$1,115	\$1.39 - \$1.59
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Sunbury Pointe	2	1,240	\$1,674 - \$1,719	\$1.35 - \$1.39
		2.5	1,126	\$1,780 - \$1,825	\$1.58 - \$1.62
3	Creekside Village	1 to 2	918 - 935	\$1,125 - \$1,160	\$1.23 - \$1.24
		1.5 to 2	960 - 1,011	\$1,162 - \$1,239	\$1.21 - \$1.23
4	Villages at Sunbury Mills	1.5	1,000	\$1,225	\$1.23
		2	1,045 - 1,090	\$1,220	\$1.12 - \$1.17
5	Northlake Summit	2	1,070 - 1,230	\$1,529 - \$1,559	\$1.27 - \$1.43
		2.5	1,207	\$1,680 - \$1,720	\$1.39 - \$1.43
8	Seattle House	2	957	\$1,019	\$1.06
9	Redwood Delaware	2	1,294 - 1,427	\$1,528 - \$1,753	\$1.18 - \$1.23
10	Redwood Delaware II	2	1,294 - 1,427	\$1,454	\$1.02 - \$1.12
11	Preserve at Quail Pass	2	1,249 - 1,427	\$1,503 - \$1,703	\$1.19 - \$1.20
12	Village Gates of Delaware	1	944	\$1,048	\$1.11
		1.5	977	\$1,078	\$1.10
		2	1,008	\$1,147	\$1.14
		2.5	1,116	\$1,214	\$1.09
13	Forest Brooke	1	844 - 885	\$903	\$1.02 - \$1.07
14	Stratford Towne Apts.	1	845	\$936 - \$956	\$1.11 - \$1.13
		1.5	920	\$1,017	\$1.11
15	Stratford Park	1	885	\$968 - \$978	\$1.09 - \$1.11

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
15	Stratford Park	2	956	\$993 - \$1,003	\$1.04 - \$1.05
16	Water's Edge at Stratford	1	1,052 - 1,116	\$1,219 - \$1,299	\$1.16 - \$1.16
17	Stratford Commons	1	990	\$898 - \$908	\$0.91 - \$0.92
18	Olentangy View Apts.	1.5	980	\$1,071	\$1.09
19	The Woods at Polaris Parkway	2	939 - 1,100	\$1,231 - \$1,759	\$1.31 - \$1.60
		2.5	1,300 - 1,371	\$1,476 - \$1,885	\$1.14 - \$1.37
20	Ashton Village	2	1,055 - 1,210	\$1,469 - \$1,814	\$1.39 - \$1.50
21	The Ravines at Westar I & II	2	1,170 - 1,258	\$1,429 - \$1,497	\$1.19 - \$1.22
		2.5	1,361 - 2,016	\$1,853 - \$2,425	\$1.20 - \$1.36
22	The Ravines at Westar III	2	1,170 - 1,258	\$1,429 - \$1,497	\$1.19 - \$1.22
		2.5	1,361 - 2,016	\$1,853 - \$2,425	\$1.20 - \$1.36
23	The Retreat at Windemere	2	1,000 - 1,250	\$1,448 - \$1,644	\$1.32 - \$1.45
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Sunbury Pointe	2.5	1,459	\$2,126 - \$2,236	\$1.46 - \$1.53
3	Creekside Village	1.5	1,130	\$1,372	\$1.21
5	Northlake Summit	2.5	1,566	\$1,951	\$1.25
12	Village Gates of Delaware	2.5	1,360	\$1,385	\$1.02
14	Stratford Towne Apts.	2	1,170	\$1,171 - \$1,191	\$1.00 - \$1.02
19	The Woods at Polaris Parkway	2.5	1,481	\$2,313 - \$2,701	\$1.56 - \$1.82
21	The Ravines at Westar I & II	2.5	1,580 - 2,278	\$2,676 - \$3,096	\$1.36 - \$1.69
22	The Ravines at Westar III	2.5	1,580	\$2,876 - \$3,096	\$1.82 - \$1.96

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
◆ Senior Restricted	■ Government-subsidized

Average Gross Rent Per Square Foot

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.45	\$1.21	\$1.01
Townhouse	\$0.00	\$1.24	\$1.33

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.00	\$0.00	\$0.00
Townhouse	\$0.00	\$0.00	\$0.00

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.45	\$1.21	\$1.01
Townhouse	\$0.00	\$1.24	\$1.33

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	9	1,871	10.3%		\$1,126	\$1,454	\$1,951	
A-	5	664	5.3%		\$1,082	\$1,528	\$2,313	
B+	2	88	1.1%		\$1,115	\$1,448		
B	2	188	0.0%		\$821	\$1,017	\$1,171	

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		523	785				414	149	
A-		82	522				46	14	
B+		32	52				4		
B		44	64	8			72		

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	1	128	0	0.0%	128	4.6%
1980 to 1989	1	60	0	0.0%	188	2.1%
1990 to 1999	6	518	28	5.4%	706	18.4%
2000 to 2009	3	451	16	3.5%	1,157	16.0%
2010 to 2014	1	235	12	5.1%	1,392	8.4%
2015	0	0	0	0.0%	1,392	0.0%
2016	1	404	21	5.2%	1,796	14.4%
2017	2	374	19	5.1%	2,170	13.3%
2018	2	401	16	4.0%	2,571	14.3%
2019	0	0	0	0.0%	2,571	0.0%
2020*	1	240	116	48.3%	2,811	8.5%
Total	18	2,811	228	8.1%	2,811	100.0 %

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2009	2	188	0	0.0%	188	53.1%
2010 to 2014	3	166	9	5.4%	354	46.9%
2015	0	0	0	0.0%	354	0.0%
2016	0	0	0	0.0%	354	0.0%
2017	0	0	0	0.0%	354	0.0%
2018	0	0	0	0.0%	354	0.0%
2019	0	0	0	0.0%	354	0.0%
2020*	0	0	0	0.0%	354	0.0%
Total	5	354	9	2.5%	354	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of December 2020

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	18	100.0%	2,811
Refrigerator	18	100.0%	2,811
Icemaker	6	33.3%	1,284
Dishwasher	18	100.0%	2,811
Disposal	17	94.4%	2,662
Microwave	13	72.2%	2,416
Pantry	3	16.7%	613
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	18	100.0%	2,811
AC - Window	0	0.0%	
Floor Covering	18	100.0%	2,811
Washer/Dryer	7	38.9%	1,203
Washer/Dryer Hook-Up	17	94.4%	2,775
Patio/Deck/Balcony	16	88.9%	2,660
Ceiling Fan	10	55.6%	1,607
Fireplace	3	16.7%	420
Basement	1	5.6%	404
Security	1	5.6%	220
Window Treatments	18	100.0%	2,811
Furnished Units	0	0.0%	
Storage	0	0.0%	
Walk-In Closets	9	50.0%	1,275

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	13	72.2%	2,174
On-site Mangement	14	77.8%	2,585
Laundry	8	44.4%	881
Clubhouse	11	61.1%	2,045
Community Space	11	61.1%	2,045
Fitness Center	8	44.4%	1,597
Hot Tub/Sauna	0	0.0%	
Playground	4	22.2%	439
Computer/Business Center	6	33.3%	1,484
Sports Court(s)	2	11.1%	300
Storage	0	0.0%	
Water Features	7	38.9%	1,108
Elevator	0	0.0%	
Security	3	16.7%	682
Car Wash Area	0	0.0%	
Outdoor Areas	11	61.1%	2,245
Services	1	5.6%	404
Community Features	4	22.2%	1,117
Library/DVD Library	0	0.0%	
Movie Theater	2	11.1%	644

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Gas	1	24	0.8%
Tenant			
Electric	16	2,095	72.3%
Gas	6	780	26.9%
			100.0%
Cooking Fuel			
Tenant			
Electric	20	2,547	87.9%
Gas	3	352	12.1%
			100.0%
Hot Water			
Landlord			
Gas	1	24	0.8%
Tenant			
Electric	16	2,095	72.3%
Gas	6	780	26.9%
			100.0%
Electric			
Tenant	23	2,899	100.0%
			100.0%
Water			
Landlord	6	626	21.6%
Tenant	17	2,273	78.4%
			100.0%
Sewer			
Landlord	6	626	21.6%
Tenant	17	2,273	78.4%
			100.0%
Trash Pick Up			
Landlord	19	2,283	78.8%
Tenant	4	616	21.2%
			100.0%

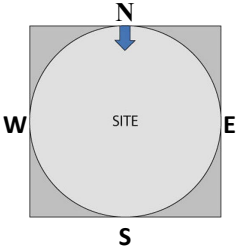
Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$21	\$16		\$44	\$5	\$9	\$2	\$3	\$11	\$26	\$21	\$15	\$20
1	Garden	\$29	\$22		\$61	\$7	\$13	\$3	\$4	\$16	\$36	\$29	\$15	\$20
1	Townhouse	\$30	\$23		\$63	\$7	\$13	\$3	\$4	\$16	\$36	\$29	\$15	\$20
2	Garden	\$38	\$28		\$79	\$9	\$17	\$3	\$6	\$20	\$46	\$37	\$15	\$20
2	Townhouse	\$39	\$29		\$81	\$9	\$17	\$3	\$6	\$20	\$46	\$37	\$15	\$20
3	Garden	\$46	\$35		\$96	\$11	\$21	\$4	\$7	\$25	\$57	\$45	\$15	\$20
3	Townhouse	\$48	\$36		\$99	\$11	\$21	\$4	\$7	\$25	\$57	\$45	\$15	\$20
4	Garden	\$59	\$44		\$123	\$14	\$27	\$5	\$9	\$31	\$72	\$57	\$15	\$20
4	Townhouse	\$60	\$45		\$126	\$14	\$27	\$5	\$9	\$31	\$72	\$57	\$15	\$20

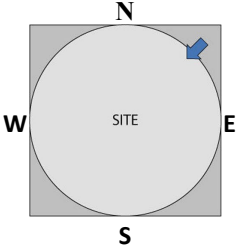
OH-Delaware County (7/2020)

Addendum B. Site Photographs

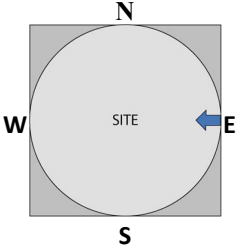
View of site from the north



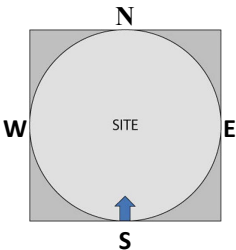
View of site from the northeast



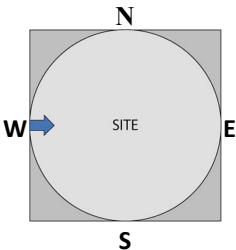
View of site from the east



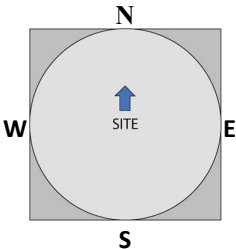
View of site from the south



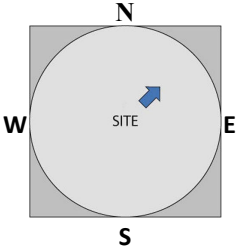
View of site from the west



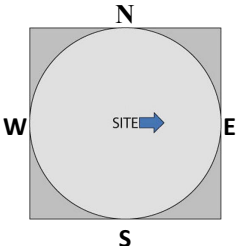
North view from site



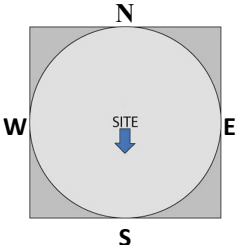
Northeast view from site



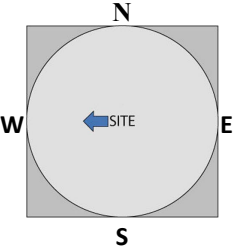
East view from site



South view from site



West view from site



Streetscape: view facing north on S. 3 B's and K Road



Streetscape: view facing south on S. 3 B's and K Road



Addendum C – Comparable Property Profiles



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 149
Occupancy 98.0%
Waiting List None
Year Open 2018
Distance to Site 4.8 miles
Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Microwave, Central AC, Vinyl Flooring, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds, Den

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, BBQ Area, Picnic Area, Car Charging Station

Concessions:

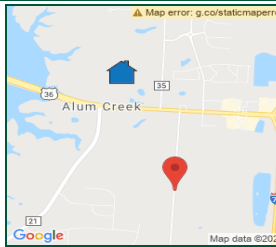
No Rent Specials

Remarks:

Unit mix estimated; Opened 1/2018; Reached stabilized occupancy 1/2019; Townhomes have attached garage

Sunbury Pointe

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
2	2	G	96	3	1,240	\$1,520 - \$1,565	\$1.23 - \$1.26	\$1,674 - \$1,719
2	2.5	T	32	0	1,126	\$1,625 - \$1,670	\$1.44 - \$1.48	\$1,780 - \$1,825
3	2.5	T	21	0	1,459	\$1,935 - \$2,045	\$1.33 - \$1.40	\$2,126 - \$2,236



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 252

Occupancy 94.8%

Waiting List None

Year Open 2018

Distance to Site 0.8 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Billiards, Lounge, Game Room, Fitness Center, Computer/Business Center, Dog Park/Pet Care Areas, Community Garden, Gazebo, Picnic Area, BBQ Area, Walking/Bike Trail, Wi-Fi

Concessions:

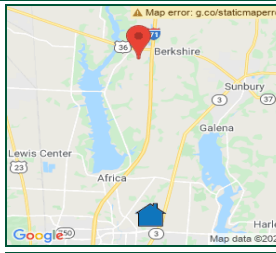
No Rent Specials

Remarks:

Unit mix estimated; Opened 10/2018; Reached stabilized occupancy 1/2020; Townhomes have attached garage; Select garden units have detached garage

Northlake Summit

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	36	8	751 - 880	\$1,255 - \$1,355	\$1.54 - \$1.67	\$1,375 - \$1,475
2	2	G	65	2	1,070 - 1,230	\$1,375 - \$1,405	\$1.14 - \$1.29	\$1,529 - \$1,559
2	2.5	T	98	3	1,207	\$1,525 - \$1,565	\$1.26 - \$1.30	\$1,680 - \$1,720
3	2.5	T	53	0	1,566	\$1,760	\$1.12	\$1,951



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate
 Total Units 220
 Occupancy 93.2%
 Waiting List None
 Year Open 1999
 Distance to Site 9.8 miles
 Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Fireplace, Security System, Blinds

Project Amenities:

Swimming Pool, On-site Management, Laundry Facility, Clubhouse, Lounge, Fitness Center, Playground, Basketball, Computer/Business Center, Dog Park/Pet Care Areas

Concessions:

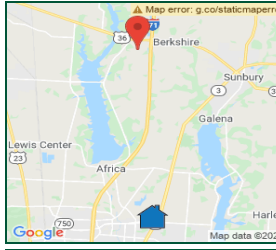
No Rent Specials

Remarks:

Does not accept HCV; Townhomes have attached garage; YieldStar rents

The Woods at Polaris Parkway

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	32	1	729	\$962	\$1.32	\$1,082
1	1	G	32	2	878	\$1,051 - \$1,086	\$1.20 - \$1.24	\$1,171 - \$1,206
2	2	G	32	4	939	\$1,077 - \$1,380	\$1.15 - \$1.47	\$1,231 - \$1,534
2	2	G	64	3	1,100	\$1,239 - \$1,605	\$1.13 - \$1.46	\$1,393 - \$1,759
2	2.5	T	28	4	1,371	\$1,321 - \$1,730	\$0.96 - \$1.26	\$1,476 - \$1,885
2	2.5	T	18	0	1,300	\$1,533	\$1.18	\$1,688
3	2.5	T	14	1	1,481	\$2,122 - \$2,510	\$1.43 - \$1.69	\$2,313 - \$2,701



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 148
Occupancy 94.6%
Waiting List None
Year Open 2017
Distance to Site 10.1 miles
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Fireplace, Security System, Blinds

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Water Feature(s), Computer/Business Center, Walking/Bike Trail

Concessions:

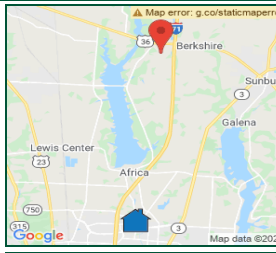
No Rent Specials

Remarks:

Does not accept HCV; Opened in phases; Higher-rent 2-br units have attached garage

Ashton Village

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	24	2	765 - 800	\$1,065 - \$1,105	\$1.38 - \$1.39	\$1,185 - \$1,225
1	1	G	36	0	805 - 850	\$1,130 - \$1,170	\$1.38 - \$1.40	\$1,250 - \$1,290
2	2	G	24	2	1,055 - 1,095	\$1,315 - \$1,355	\$1.24 - \$1.25	\$1,469 - \$1,509
2	2	G	64	4	1,200 - 1,210	\$1,460 - \$1,660	\$1.22 - \$1.37	\$1,614 - \$1,814



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 404
Occupancy 94.8%
Waiting List None
Year Open 2016
Distance to Site 9.3 miles
Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Billiards, Lounge, Game Room, Fitness Center, Security Gate, Computer/Business Center, BBQ Area, Community Garden, Dog Park/Pet Care Areas, Transportation, Activities/Events, Retail/Restaurant, Movie Theater, Yoga Room

Concessions:

No Rent Specials

Remarks:

Does not accept HCV; Opened 2/16; Reached stabilized occ. 6/18; Unit mix est.; Larger 2- & all 3-br twnhms. have att. garage; Select higher rent twnhms. have basement; 1-br units have W/D; YieldStar rents; Phase II opened 2019

The Ravines at Westar I & II

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	195	10	792	\$991 - \$1,045	\$1.25 - \$1.32	\$1,126 - \$1,180
2	2	G	138	10	1,170 - 1,258	\$1,260 - \$1,328	\$1.06 - \$1.08	\$1,429 - \$1,497
2	2.5	T	40	1	1,361 - 2,016	\$1,683 - \$2,255	\$1.12 - \$1.24	\$1,853 - \$2,425
3	2.5	T	31	0	1,580 - 2,278	\$2,470 - \$2,890	\$1.27 - \$1.56	\$2,676 - \$3,096



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

- Type Tax Credit
- Total Units 60
- Occupancy 100.0%
- Waiting List 6-12 months
- Year Open 1998
- Renovated 2014
- Distance to Site 9.3 miles
- Age Restriction None

Unit Amenities:

Refrigerator, Range, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

On-site Management, Laundry Facility, Clubhouse, Lounge, Playground

Concessions:

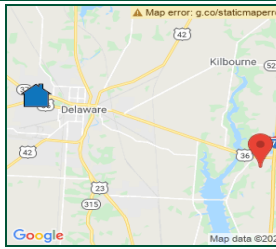
No Rent Specials

Remarks:

60% AMI; Accepts HCV (42 units); 10 units at lower rents receive HOME funds

Hidden Ridge Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
2	1	G	2	0	872	\$641	\$0.74	\$725	60%
2	1	G	8	0	872	\$705	\$0.81	\$789	60%
2	1	T	6	0	827	\$641	\$0.78	\$725	60%
2	1	T	26	0	827	\$705	\$0.85	\$789	60%
3	1.5	G	6	0	1,022	\$775	\$0.76	\$877	60%
3	1.5	T	2	0	1,022	\$734	\$0.72	\$836	60%
3	1.5	T	10	0	1,022	\$775	\$0.76	\$877	60%



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 157

Occupancy 92.4%

Waiting List None

Year Open 2013

Distance to Site 9.9 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds, Vaulted Ceilings

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Computer/Business Center, Tanning, Movie Theater, Courtyard

Concessions:

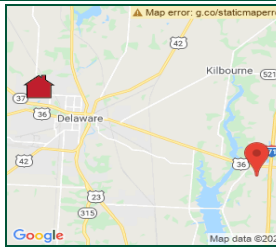
\$500 off 1st month's rent

Remarks:

Does not accept HCV; Unit mix estimated; Flat fee for trash included in reported rents: \$25

The Traditions at Carson Farms

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
2	2	G	97	6	1,178	\$1,330	\$1.13	\$1,442
2	1.5	T	16	2	1,100	\$1,269	\$1.15	\$1,382
2	2.5	T	20	2	1,100	\$1,305	\$1.19	\$1,418
3	2.5	T	24	2	1,245	\$1,486	\$1.19	\$1,635



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Tax Credit
Total Units 144
Occupancy 100.0%
Waiting List None
Year Open 1989
Renovated 2005
Distance to Site 10.1 miles
Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Window AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Vaulted Ceilings

Project Amenities:

On-site Management, Clubhouse, Lounge, Storage, Water Feature(s), Walking/Bike Trail, Courtyard

Concessions:

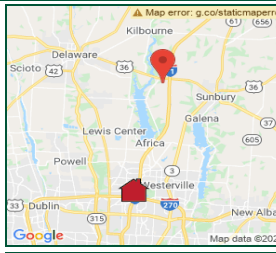
No Rent Specials

Remarks:

60% AMI; Rent range based on attached garage; Renovation date estimated

Muirwood Village

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
1	1	G	72	0	610	\$799	\$1.31	\$919	60%
2	2	G	12	0	960	\$899	\$0.94	\$1,053	60%
2	2	G	30	0	960	\$936	\$0.98	\$1,090	60%
2	2	G	30	0	960	\$970	\$1.01	\$1,124	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

- Type Tax Credit
- Total Units 162
- Occupancy 100.0%
- Waiting List 5 households
- Year Open 1972
- Renovated 2006
- Distance to Site 13.6 miles
- Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Project Amenities:

On-site Management, Playground, Basketball, Officer/Patrol, Courtyard

Concessions:

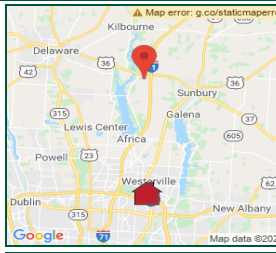
No Rent Specials

Remarks:

60% AMI; Accepts HCV (16 units)

Sharon Green Twnhms.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
2	1	T	146	0	1,257	\$755	\$0.60	\$829	60%
3	1.5	T	16	0	1,656	\$925	\$0.56	\$1,016	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Tax Credit
Total Units 70
Occupancy 100.0%
Waiting List 12 months
Year Open 1994
Distance to Site 13.4 miles
Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

Playground, Storage

Concessions:

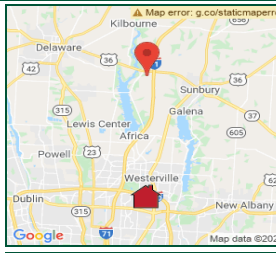
No Rent Specials

Remarks:

60% AMI; Accepts HCV (45 units)

Cooper Colony Twnhms.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
3	2.5	T	70	0	1,176	\$915	\$0.78	\$1,108	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

- Type** Tax Credit
- Total Units** 46
- Occupancy** 100.0%
- Waiting List** 24 months
- Year Open** 1995
- Distance to Site** 14.1 miles
- Age Restriction** None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

On-site Management, Playground

Concessions:

No Rent Specials

Remarks:

60% AMI; Accepts HCV (37 units)

Walnut Creek Twnhms.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
3	2.5	T	46	0	1,180	\$1,043	\$0.88	\$1,134	60%

16.06.C.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. We have designed our site layout to specifically address proximity to the existing single-family homes along South Three B's and K Road. We are currently projecting a setback of 361 feet, that far exceeds other setbacks required by code. We have also included trees along the front of the development, along the sidewalks running parallel to Fourwinds Drive. Required site drainage will not allow us to add earth mounding all around the property, but we have made up for that with all the trees and the large set back lines. These can be easiest to see on **page 4 of the Layout Plan.**

Please see attached emails to the neighbors that have reached out to us with concerns.

Christopher and Alyssa Gregg - 591 S. B's and K

Brian Coate <brian.coate@dubincapitalgroup.com>
to Christopher, dweade@berkshireexp.org, Kyle, John, Jimmy < >
Christopher,

Mar 3, 2021, 1:29 PM ☆ 📧 ⋮

I've had a chance to visit with my team and I really hope we can make some changes to our plans that will work for you. I've made some comments below that I hope will answer your questions.

Brian Coate
Dublin Capital Group
Cell: (614)361-6670
email: brian.coate@dubincapitalgroup.com

On Tue, Feb 23, 2021 at 12:43 PM Christopher Gregg <sgregg80@vahoo.com> wrote:
I reside at 591 S. 3 B's and K rd. (home #5) on proposal application. I will have the proposed 60' access point running next to my home.

Concerns

1. Will this driveway to the back apartments be public or private? This will be a public right of way.
2. A proposed 700 cars will be using one access point morning, noon, and night. We worked with Delaware County Engineer and have completed a traffic study based on their requirements and some back and forth feedback from them. We expect this project to generate 135 morning trips and 157 evening trips that will be initially on the connector road/3 B's and K road, but ultimately on S. Fourwinds Drive. To help alleviate these increased trips, the county is requiring us to add a southbound left turn lane on S. Three B's and K road and a northbound right turn lane to Three B's and K to 36/37. These will mitigate any increased traffic we're expected to create. Please note, this connector road to three B's and K is a temporary fix until Fourwinds drive is finished. As soon as that road gets finished, we expect the traffic on this connector road to be a lot less. Also, as soon as the freeway interchange is finished, Three B's and K is going to turn into a court, so it will even further reduce traffic on that road.
3. These needs to be more access points mainly further south and off of fourwinds to the north. We selected the drive on this northern section because of the proposed freeway interchange that's expected to be built to the south. ODOT and the County don't know exactly where these roads are going to be built and we don't wait till the completion of the freeway interchange to finish our project.
4. There is one proposed apartment complex directly west (north) of KOK industries near Ravines edge which is several hundred apartments. There are already several hundred apartments south of Chipotle, and now there is a proposed 300 more apartments off of 3 B's. All of which are in close proximity to one another. This is simply too many apartments for this area at this time. This area should be more diversified than that. We're not affiliated with any of these other apartment projects, so we don't have any control over them and I don't want to speak for them. From what I found on Sunbury's website, I believe the apartments across the street still need to go through annexation and rezoning, so they still have some work to do and would be considered behind us with regard to progress. We did hire a third party market study (VSI Insights) that shows there is a lot of demand for apartments in the area. We show a total of 2,899 existing apartments, which are 95.6% occupied, which is strong. They also show demand for 4,940 apartments in our market area (about a 7 mile radius). So I'm not saying that this intersection should have all of these, but there's a real need for additional housing in the immediate area.
5. Personally, I have a back detached garage that faces north. The entrance to this garage would be off of and in the middle of your main drive. Would I be allowed to access my own garage off your entrance? (see attachments for details). We would be amenable to this. We'll add this to our application to the county.
6. Your proposed access is so close to my back garage that I would not be able to park a car in the driveway. This is unacceptable and too cramped. I believe there is an existing 20 foot side setback for any buildings in this area. As long as your garage was built in compliance, we're currently estimating this would be a 30' driveway.

Due to these reasons, I have suggested several changes to your plans which have been attached to this email. Please consider my request as this is destroying my property value tremendously and most likely will not allow me to sell it and move away to get away from what you are proposing. As you can see this is affecting me the most out of anyone in the area. I hope you consider what I am asking as this is a very reasonable request. I will be following up with you regarding this matter. We're really doing our best to protect your homes, while complying to the existing guidelines. One thing we did was to push the buildings to the far east corner of our lot, so that there's a good space between our units and your homes. We've also added a lot of drainage and will have a retaining pond (that will have a fountain) mounding and trees to provide for site shielding. Throughout our project, we will have walking trails, playground and some outdoor exercise equipment that you're welcome to use. We've found that the development of apartments don't have a negative effect on property values, which has also been shown in several studies. [Here's](#) a link to an article and several studies. Also, since the connector road is expected to be less important as soon as Fourwinds Drive is completed, we would expect this to be a temporary inconvenience and have little impact on your property value.

Regards,

Christopher Gregg
Certified Appraiser
Owner - Appex Appraisals, LLC
Realtor - Coldwell Banker Kiser-Thomson

Brian Coate <brian.coate@dubincapitalgroup.com>
to Alyssa, Kevin, David, brendan.fleming, jgill@wallick.com, Jimmy, John < >
Alyssa,

Thu, Mar 4, 9:59 AM ☆ 📧 ⋮

Thank you again for your email and letter. Did you by chance see the email I sent to Christopher Gregg yesterday? Our emails might have crossed paths like two ships sailing in the night! It seems that you share some of the same concerns and I tried to address them in the email I sent to him.

As I mentioned to Christopher, we're happy to include in our application a curb cut so that you can continue to access your garage from the north. Also, if you'd like us to pay for and install a fence on the north and east side of your property, we'd be happy to do that.

We spent considerable time designing this project to meet the requirements of the county, while providing the least inconvenience to your homes on Three B's and K. We placed our buildings on the far east side so that there is as much space as possible to provide you continued enjoyment of the open space. Current zoning codes require us to provide for 25 feet of setback and we're proposing 361 feet. I believe the PMUD was in place when you purchased your home, so I hope this doesn't come as a surprise.

Brian Coate
Dublin Capital Group
Cell: (614)361-6670
email: brian.coate@dubincapitalgroup.com

On Wed, Mar 3, 2021 at 3:10 PM Alyssa Everley <alyssaeverley@gmail.com> wrote:
Good afternoon,

Per the Berkshire Township website, I have provided my attached response to the zoning application hearing taking place tomorrow 3/4/2021 for Zoning Application 21-044.

Please confirm receipt of this email.

I look forward to hearing from you about this matter.

--
Alyssa D. Everley Gregg
alyssaeverley@gmail.com

Tom Moore, 495 S. Three B's and K Road

RE: Phoenix Place Drainage ▶



Tom Moore

to me ▾

Mar 3, 2021, 4:25 PM ☆ ↶

Brian, Thank you for the additional information. Sounds like they have additional plans for back up. David Weade with Berkshire twp said this would all still go to the County Engineer for review too. So this looks like it will be able to take care of storm water issues.

Thank you for your help.

Tom

Tom Moore
Ohio Shelterall Inc.
Moore Signs
6060 Westerville Rd.
Westerville, OH 43081
Cell 614-620-8107
Fax 614-882-5686
www.moore-signs.biz

From: [Brian Coate](mailto:brian.coate@dublincapitalgroup.com)
Sent: Wednesday, March 3, 2021 1:43 PM
To: tommoore@moore-signs.biz
Subject: Fwd: Phoenix Place Drainage

Tom,

Please see below regarding a more serious rain.

Brian Coate
Dublin Capital Group
Cell: (614)361-6670
email: brian.coate@dublincapitalgroup.com

Everece & Betty Richmond, 515 S. Three B's and K Rd

Fwd: Zoning ▷

Brian Coate <brian.coate@dublincapitalgroup.com>

to stoco1956 ▾

Thu, Mar 4, 4:20 PM ☆

Ace,

Thanks for the conversation earlier this week. As we discussed earlier, we'd be happy to pay for and install landscaping trees and a fence to help protect the value of your property.

Brian Coate
Dublin Capital Group
Cell: (614)361-6670
email: brian.coate@dublincapitalgroup.com

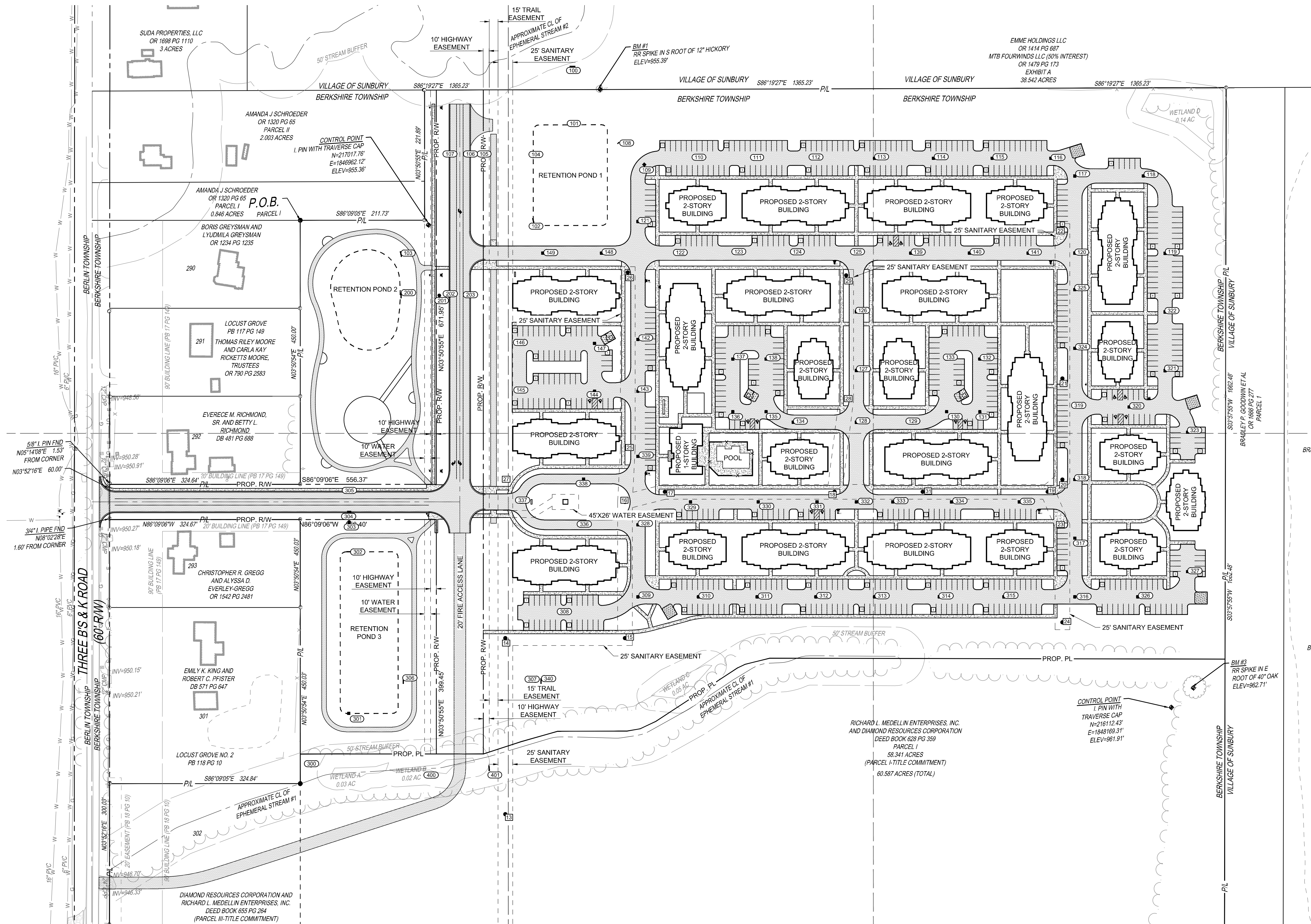
----- Forwarded message -----

From: David Weade <dweade@berkshiretwp.org>
Date: Tue, Feb 23, 2021 at 4:28 PM
Subject: Fwd: Zoning
To: Brian Coate <brian.coate@dublincapitalgroup.com>

This is the gentleman I talked about. Forwarding his email so you could contact him. Will send phone number tomorrow.
David Weade



David Weade
Zoning Inspector
dweade@berkshiretwp.org
Office: 740 965 2992
Cell: 740 602 6899
www.berkshiretwp.org



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:

BRENDAN M. FLEMING
E-81971
REGISTERED PROFESSIONAL ENGINEER

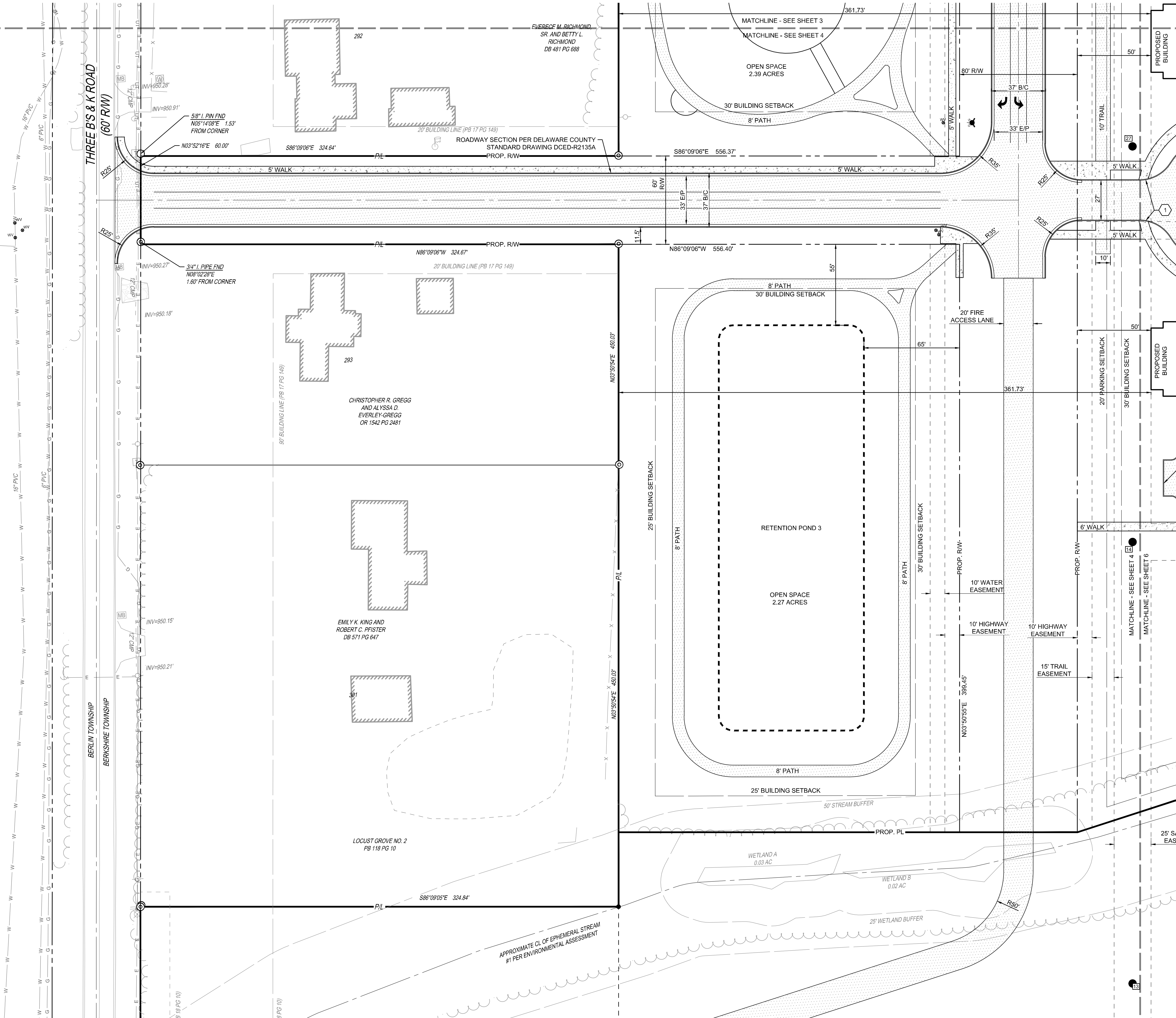
NO.	DATE	DESCRIPTION

PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO.	200078.000
DATE	04/23/2021
SCALE	1" = 40'
SHEET NAME	OVERALL LOCATION PLAN

SHEET NO. **2**

I:\C:\Users\p201070000\OneDrive\Documents\200078\200078_0000.dwg, 4/22/2021 11:52:51 AM, p201070000



PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

- 6" FULL HEIGHT CURB

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL STANDARD PARKING SPACES ARE 9'W x 20'L.
4. ALL ADA SPACES ARE 8'W x 20'L.
5. SITE RADII ARE DESIGNED TO ACCOMMODATE EMERGENCY AND FIRE-FIGHTING APPARATUS.
6. ALL EDGES OF PAVEMENT SHALL HAVE 6" FULL HEIGHT CURB.

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 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

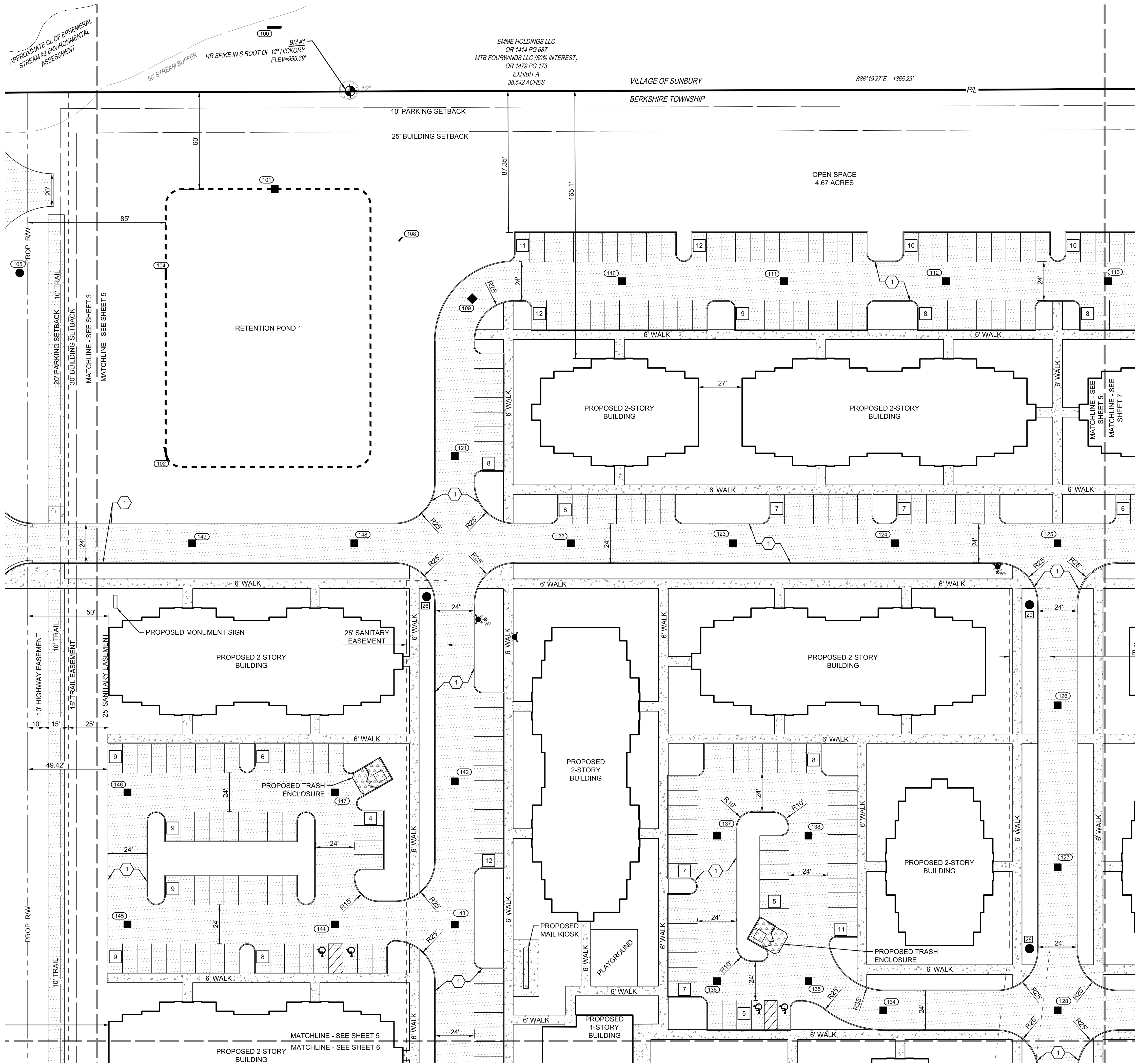
NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO.	200078.000
DATE:	04/23/2021
SCALE:	

SHEET NAME:
LOCATION PLAN

SHEET NO.
4



PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

- 6' FULL HEIGHT CURB

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL STANDARD PARKING SPACES ARE 9'W x 20'L
4. ALL ADA SPACES ARE 8'W x 20'L.
5. SITE RADII ARE DESIGNED TO ACCOMMODATE EMERGENCY AND FIRE-FIGHTING APPARATUS.
6. ALL EDGES OF PAVEMENT SHALL HAVE 6" FULL HEIGHT CURB.

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

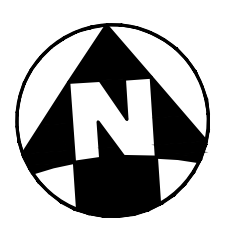
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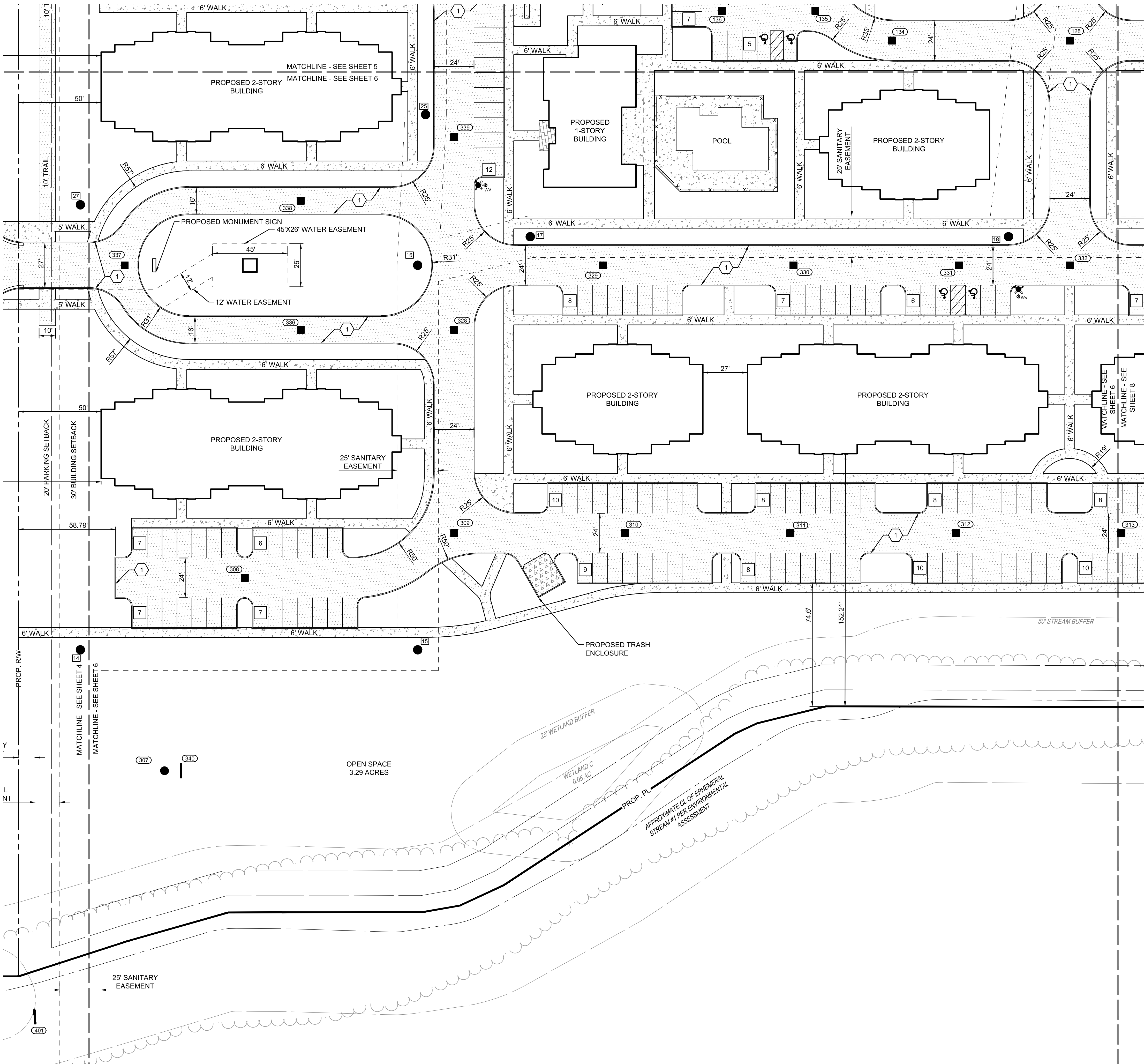
PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO.	200078_000
DATE:	04/23/2021
SCALE:	

SHEET NAME:
LOCATION PLAN

SHEET NO.
5





PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

- 6' FULL HEIGHT CURB

NOTES

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 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

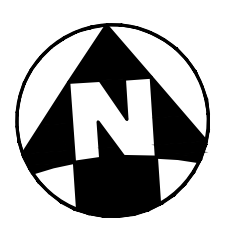
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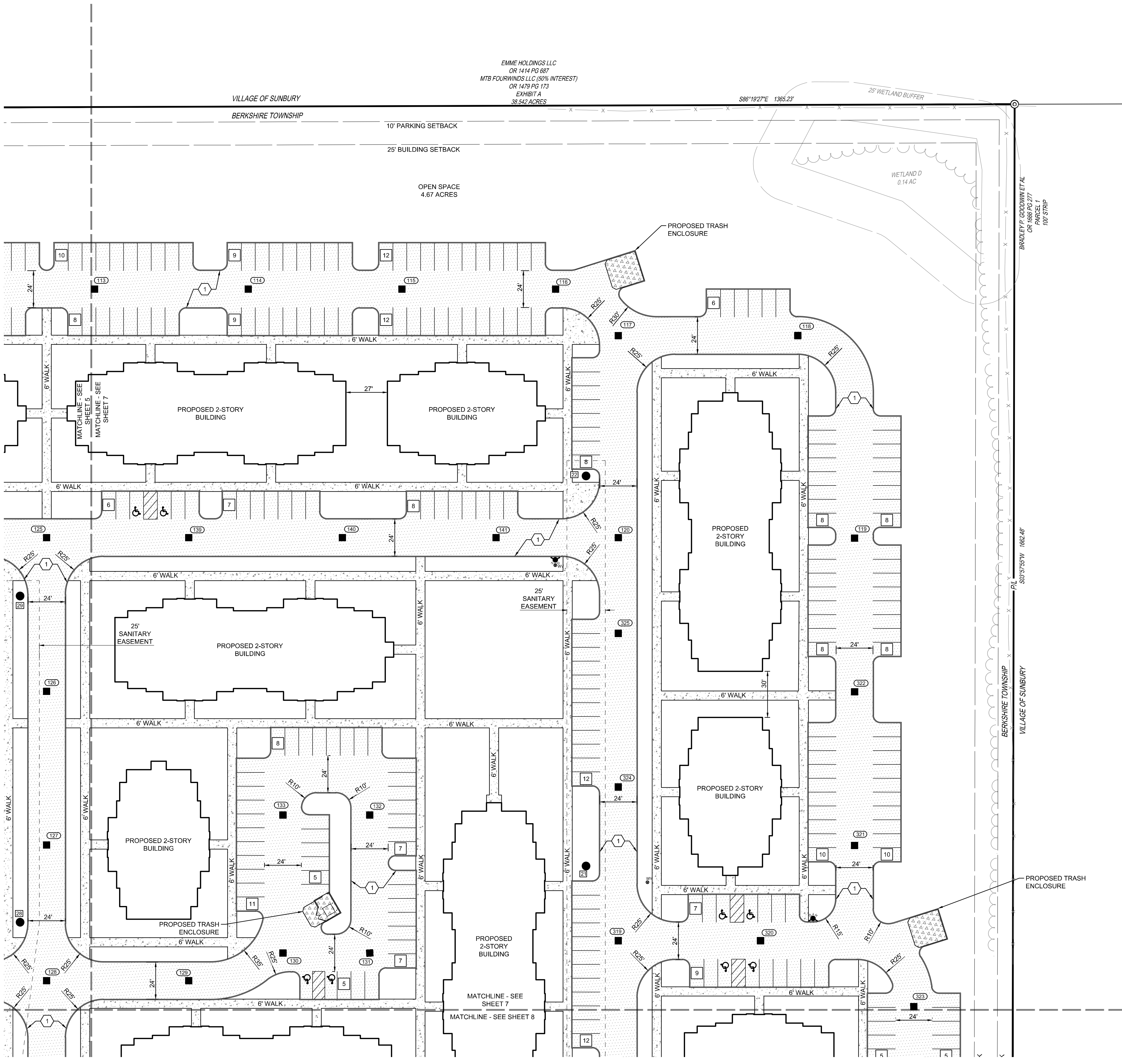
PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO:	200078,000
DATE:	04/23/2021
SCALE:	

SHEET NAME:
LOCATION PLAN

SHEET NO.
6





PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

- 6' FULL HEIGHT CURB

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
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THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
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SEAL:

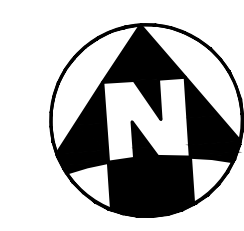
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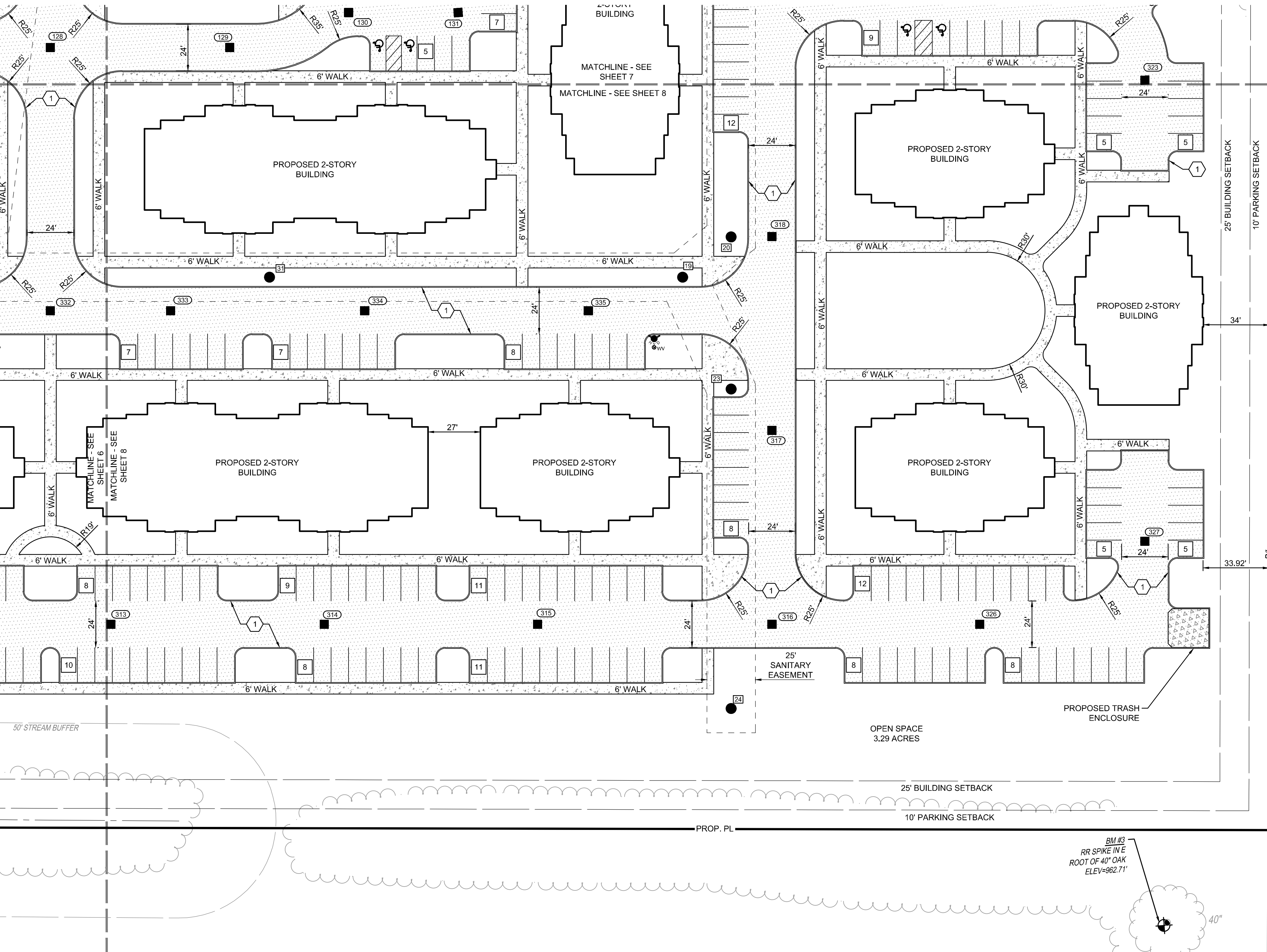
PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
 DATE: 04/23/2021
 SCALE:

SHEET NAME:
LOCATION PLAN

SHEET NO.
7





PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

- 6' FULL HEIGHT CURB

NOTES

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SEAL:

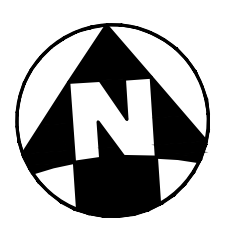
NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078,000
 DATE: 04/23/2021
 SCALE:

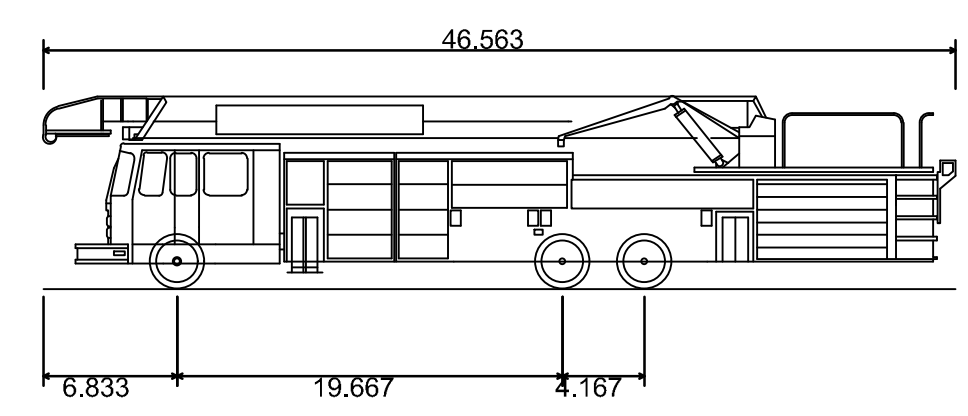
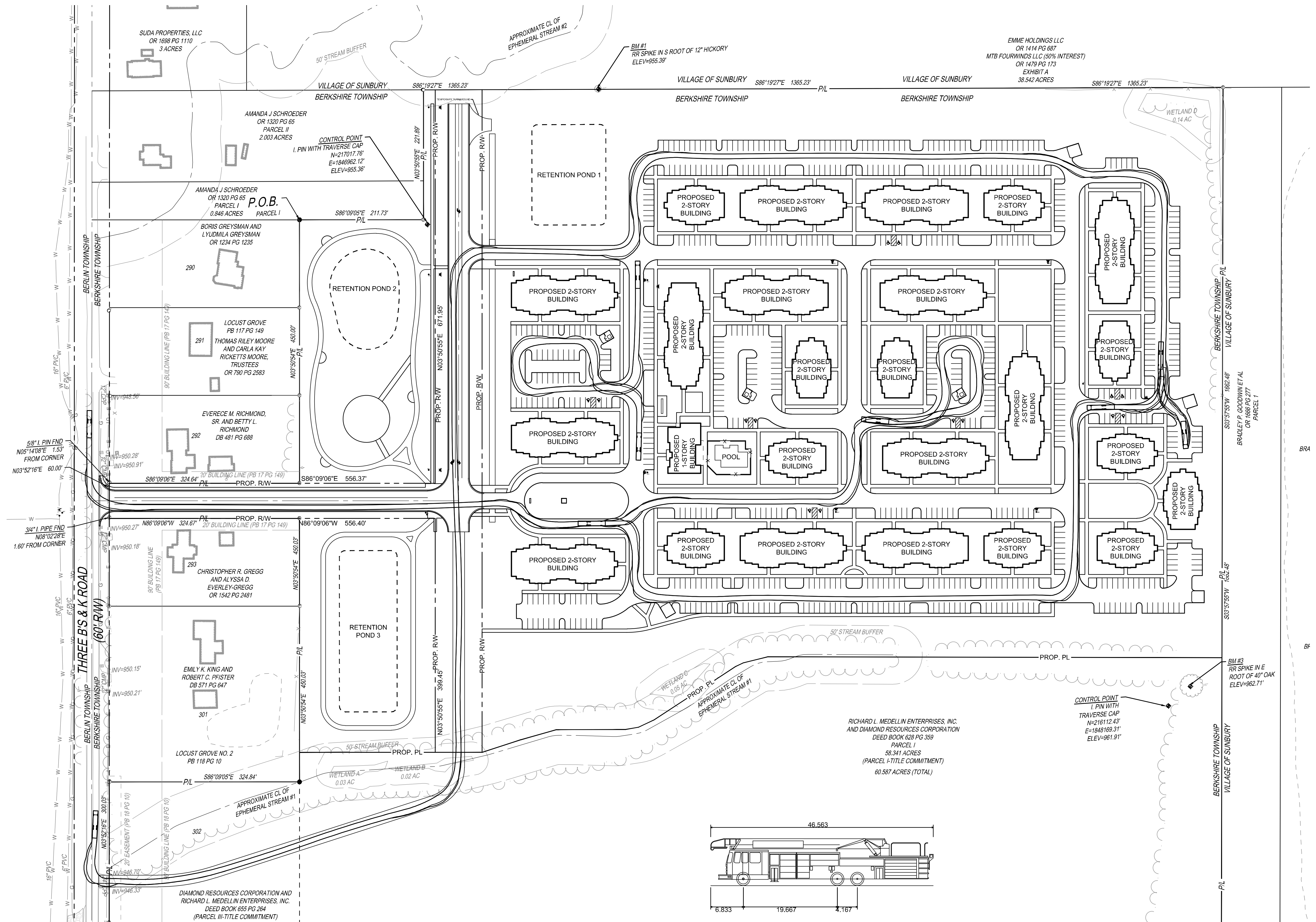
SHEET NAME:
LOCATION PLAN

SHEET NO:
8

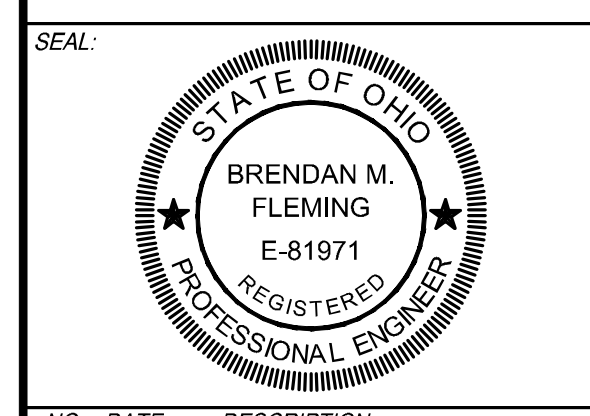


16.06.C.22. - Accommodations for Emergency and Fire Fighting Apparatus. We have included a temporary turnaround on the extension of Fourwinds Drive so that emergency vehicles will be able to turn around before the road extension is finished to our land. We have also provided adequate turning space throughout the parking lots and drives to accommodate for emergency and fire trucks. These can be found on **Page 25 of the Engineering Plans, Fire Truck Turning Plan**. In addition, we have had conversations with both The Delaware County Sheriff's Office and Berkshire Township Fire Department Regarding accessibility to our site.

- a. Please see the following letters attached:**
 - i. Delaware County Sheriff's Office**
 - ii. Berkshire Township Fire Department**



BST&G FIRETRUCK
 Overall Length 46.563ft
 Overall Width 8.833ft
 Overall Body Height 19.667ft
 Min Body Ground Clearance 4.167ft
 Track Width 8.000ft
 Lock-to-lock time 3.00s
 Wall to Wall Turning Radius 39.250ft



NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
 DATE: 04/23/2021
 SCALE: 1" = 40'

SHEET NAME:
FIRETRUCK TURNING PLAN

SHEET NO.
25





DELAWARE COUNTY SHERIFF'S OFFICE
SHERIFF RUSSELL L. MARTIN

Administrative Division 149 N. Sandusky St. Delaware, OH 43015
Phone (740) 833-2810 Fax (740) 833-2809

April 21, 2021

The Kleingers Group
350 Worthington Road, Suite B
Westerville, Ohio 43802

RE: Phoenix Place Development, Berkshire Township, Delaware County

To: Andrew Ong

I have reviewed the submitted Phoenix Place Development, proposal plan. The area identified in this document on South 3 B's and K Road (Farm Lot 6, Sec. 2 Twp. 4, R. 18 USML Delaware County, Ohio Berkshire Township) does lie within the jurisdiction of the Delaware County Sheriff's Office. As such, the Delaware County Sheriff's Office will comply with section 311.07 of the Ohio Revised Code as it pertains to the general powers and duties of the Sheriff.

Respectfully,

Capt. S. C. Vance

Captain S.C. Vance
Law Enforcement Operations



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

Tuesday, March 30, 2021

Kyle L. Weber, PE, LEED AP
Project Manager
The Kleingers Group

Re: Zoning Letter

Mr. Weber,

Regarding your email from 3/22/202, concerning a letter from us per Berkshire Township Zoning, "Accommodations and access for emergency firefighting apparatus." You previously supplied me with a preliminary drawing and correspondence to create a southern access point to the property. While this drive would satisfy the Ohio Fire Code's needs and Berkshire Township Zoning, you must formally submit the drawing as part of your proposal package.

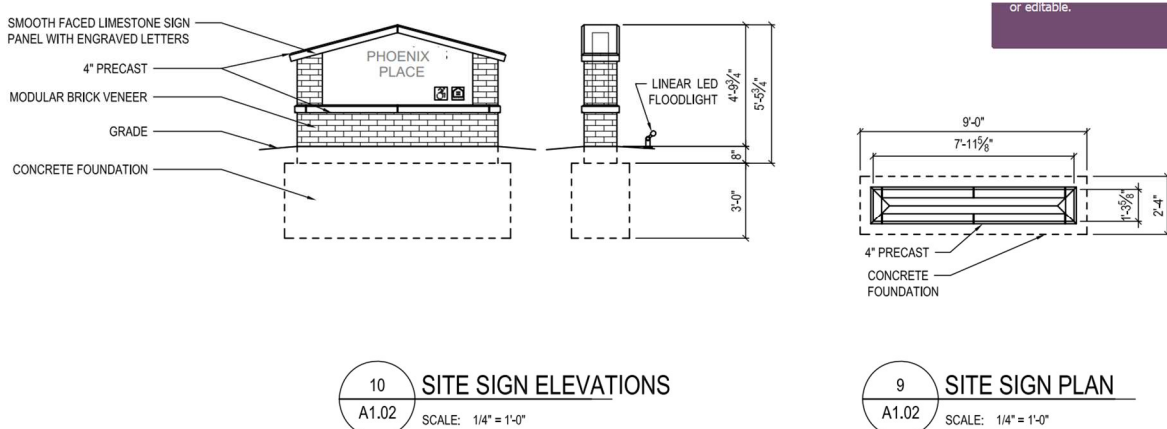
Once it is stamped and submitted to Berkshire Township, it will satisfy the requirements.

Respectfully,

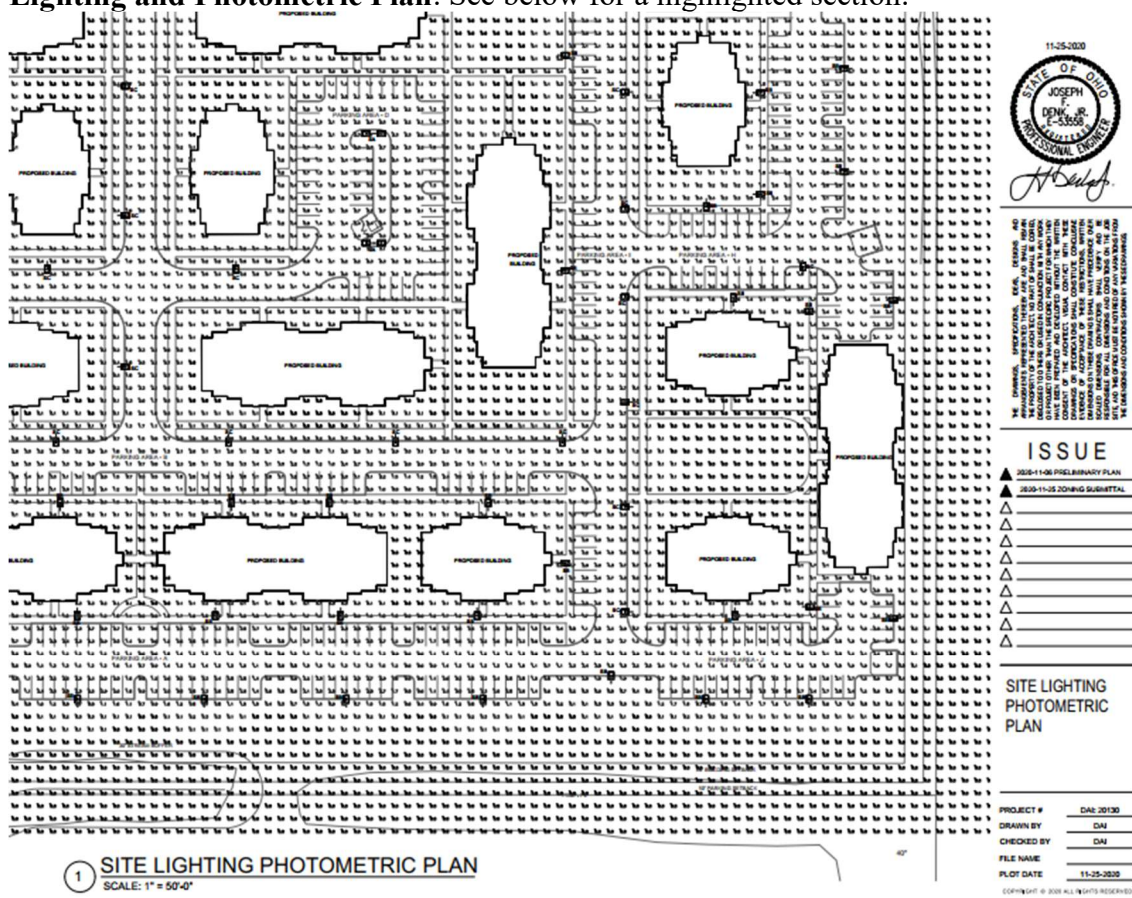
Christopher R. Kovach, OFE
Fire Chief

16.06.C.23. - Location, type, dimensions and features of all signage and exterior lighting through a detailed Signage and Exterior Lighting Plan.

c. The signage plan can be found on page A1.02 of the architectural plans and shown below.

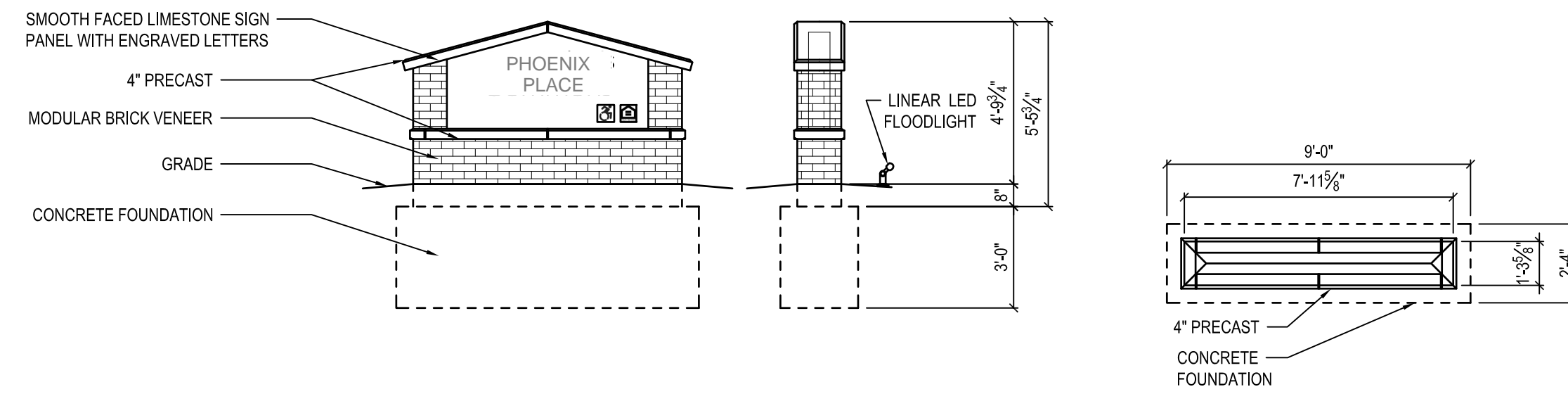


b. Please see Sheets ES.01 and ES.02 of the Printed Architectural Plans (RDL)- Site Lighting and Photometric Plan. See below for a highlighted section:



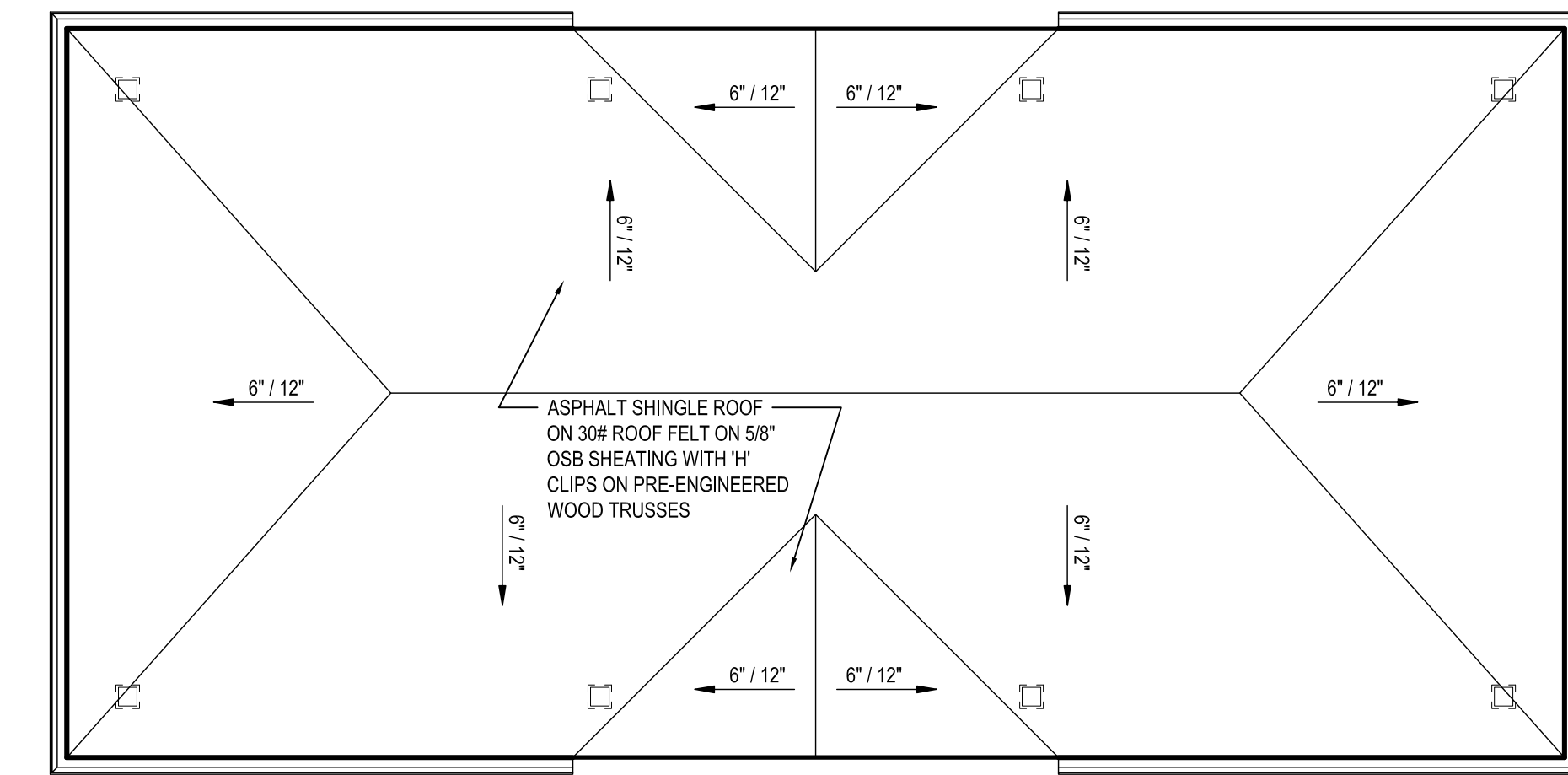
1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

ES.01

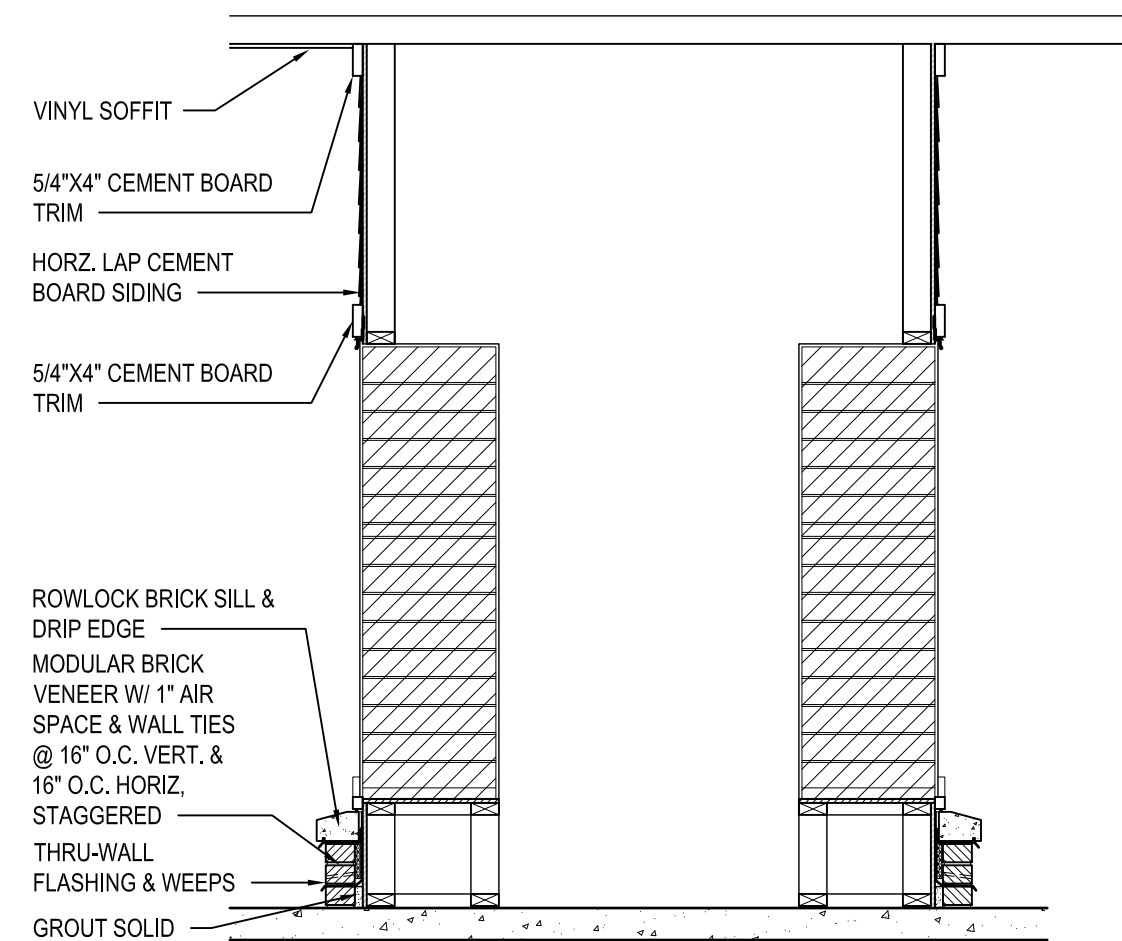


10 SITE SIGN ELEVATIONS
A1.02 SCALE: 1/4" = 1'-0"

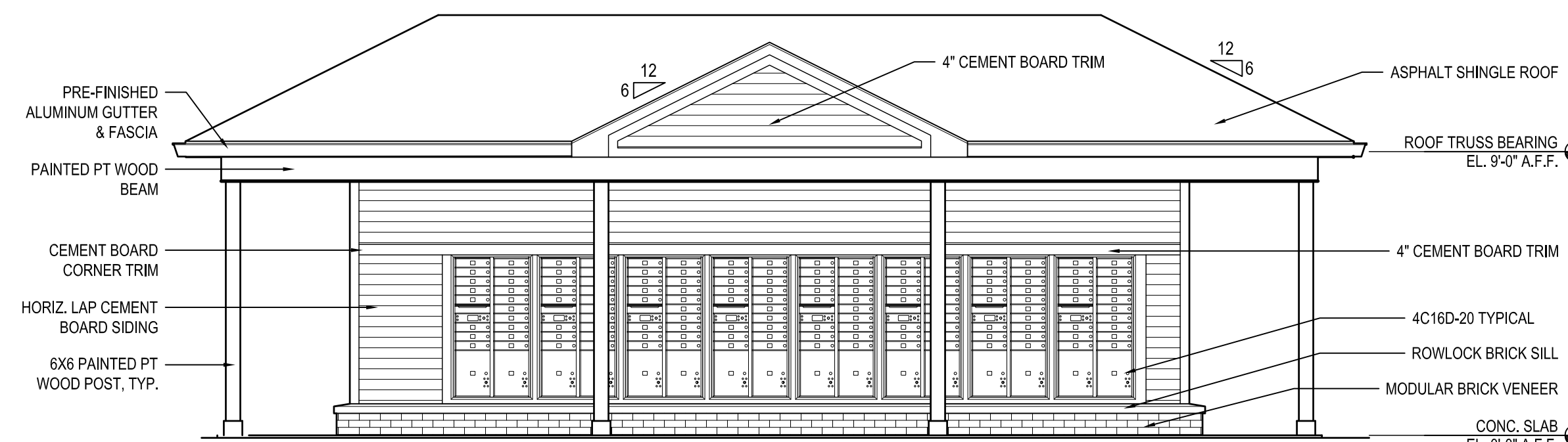
9 SITE SIGN PLAN
A1.02 SCALE: 1/4" = 1'-0"



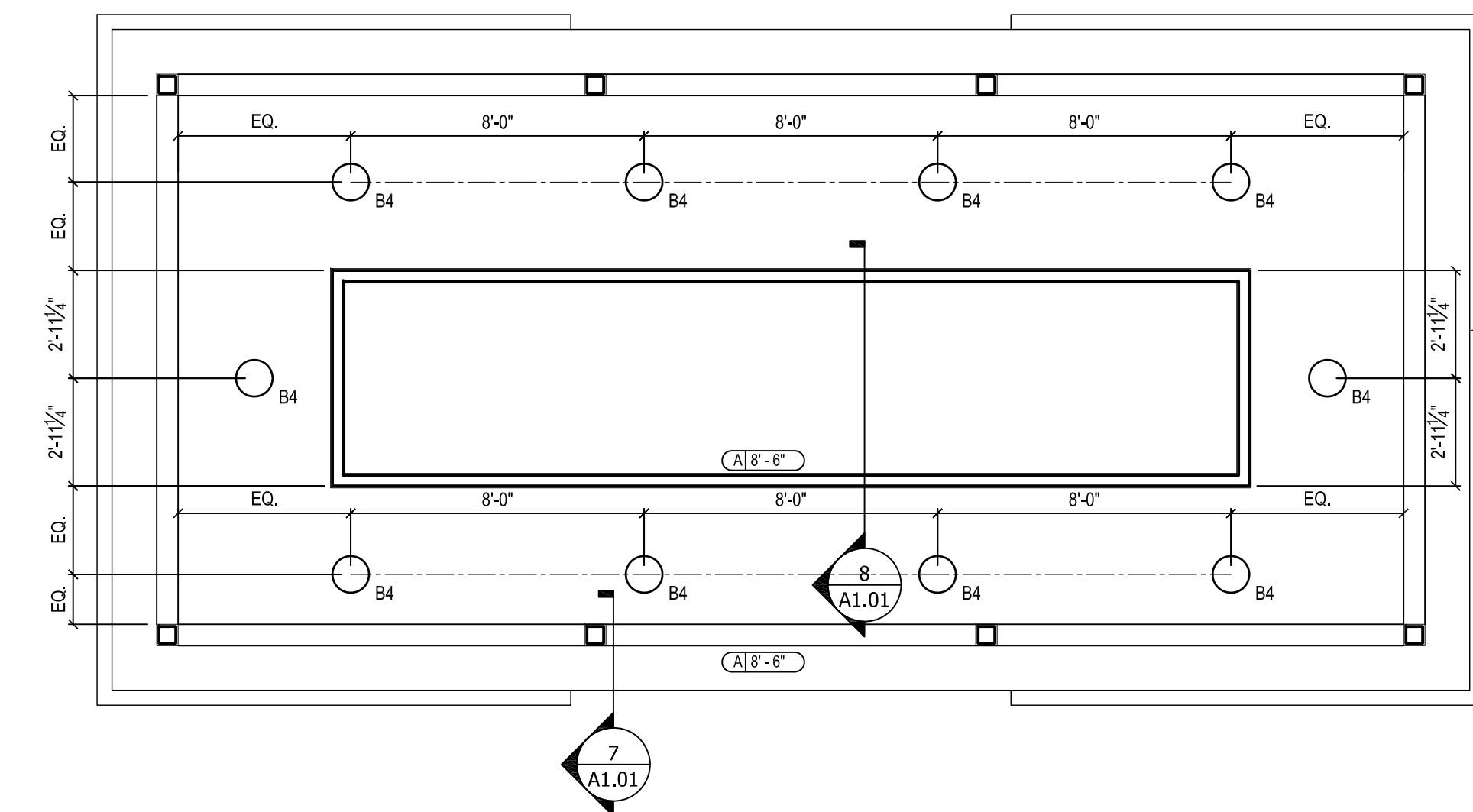
3 MAIL KIOSK ROOF PLAN
A1.02 SCALE: 1/4" = 1'-0"



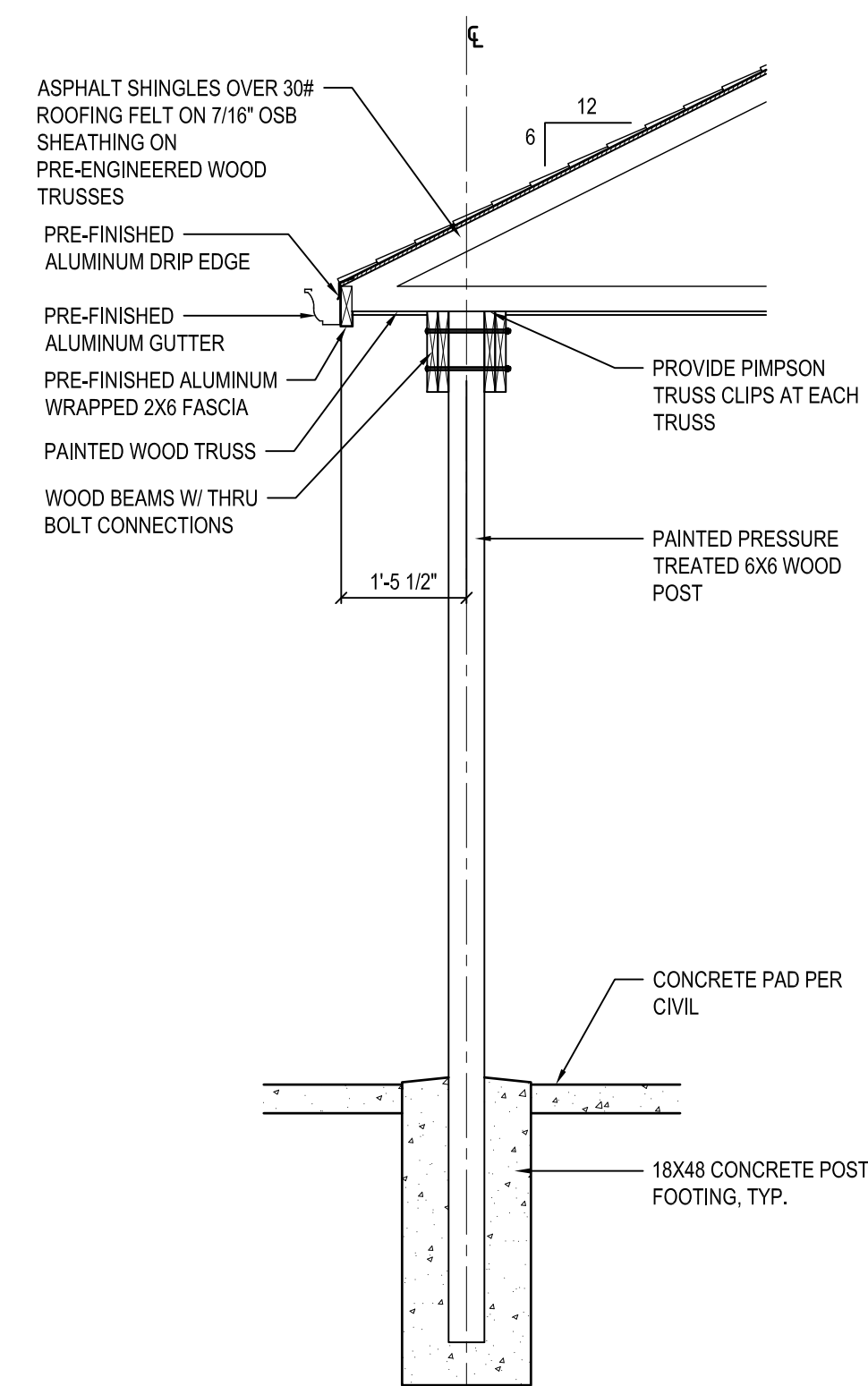
8 MAIL KIOSK SECTION
A1.02 SCALE: 1/4" = 1'-0"



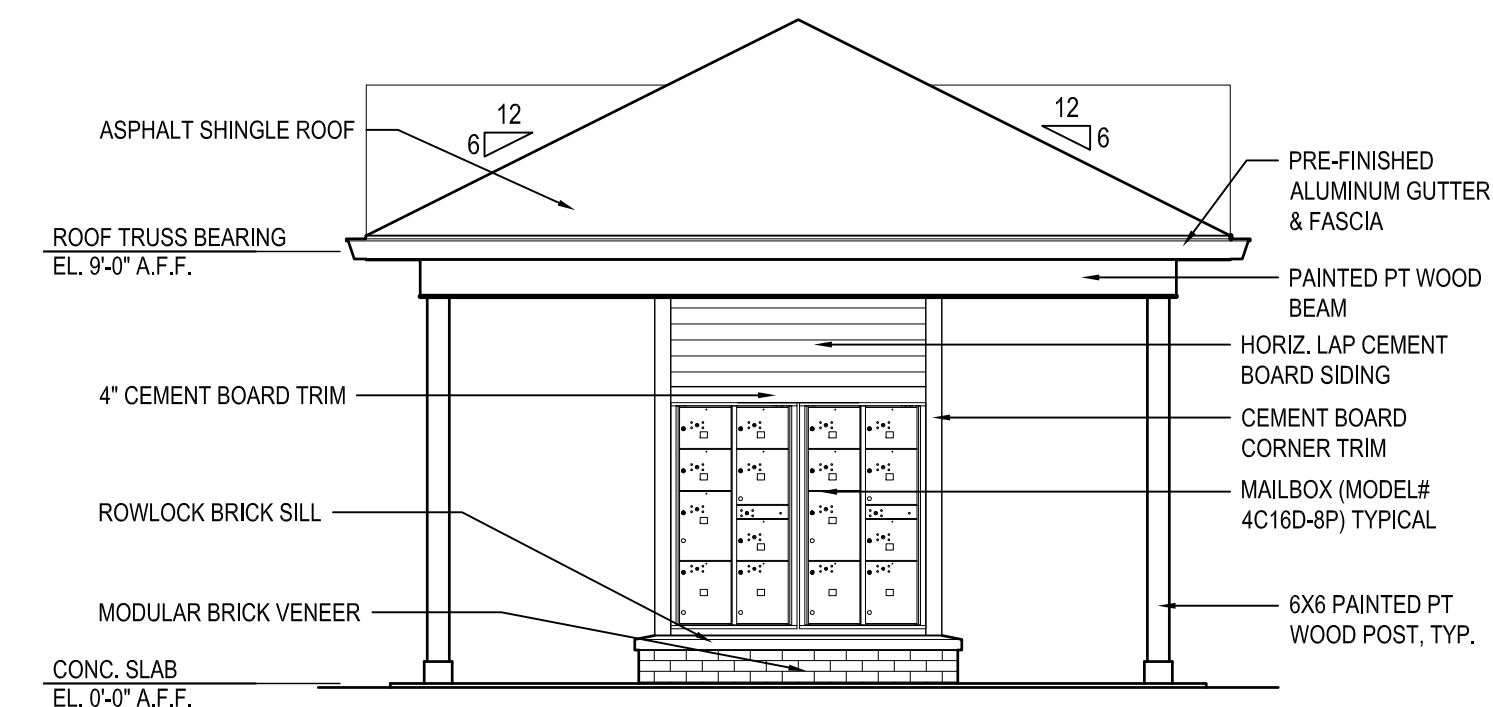
6 REAR MAIL KIOSK ELEVATION
A1.02 SCALE: 1/4" = 1'-0"



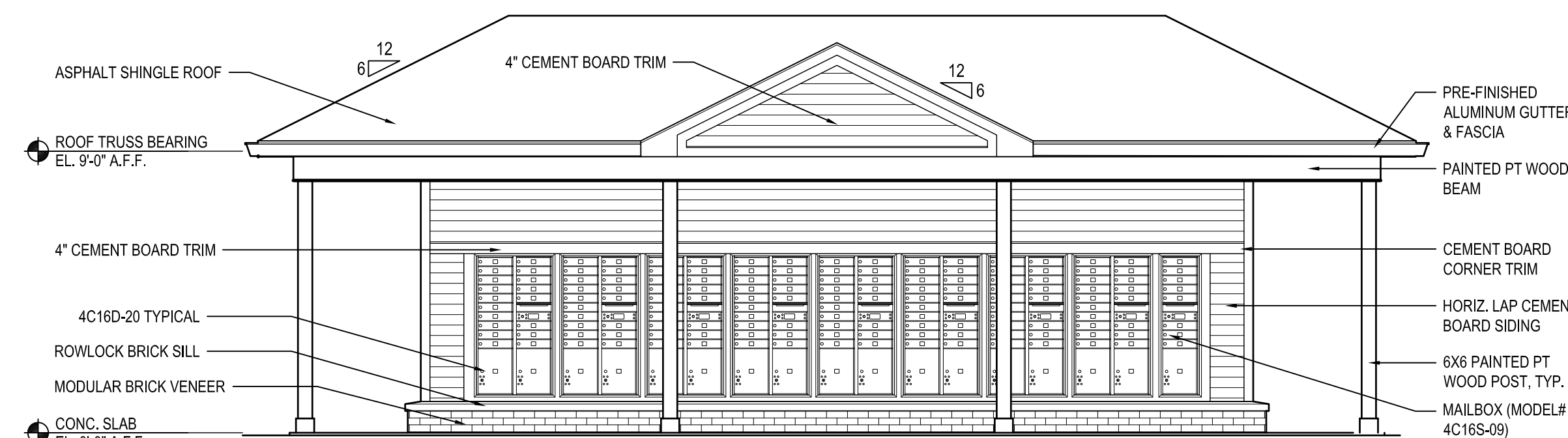
2 MAIL KIOSK REFLECTED CEILING PLAN
A1.02 SCALE: 1/4" = 1'-0"



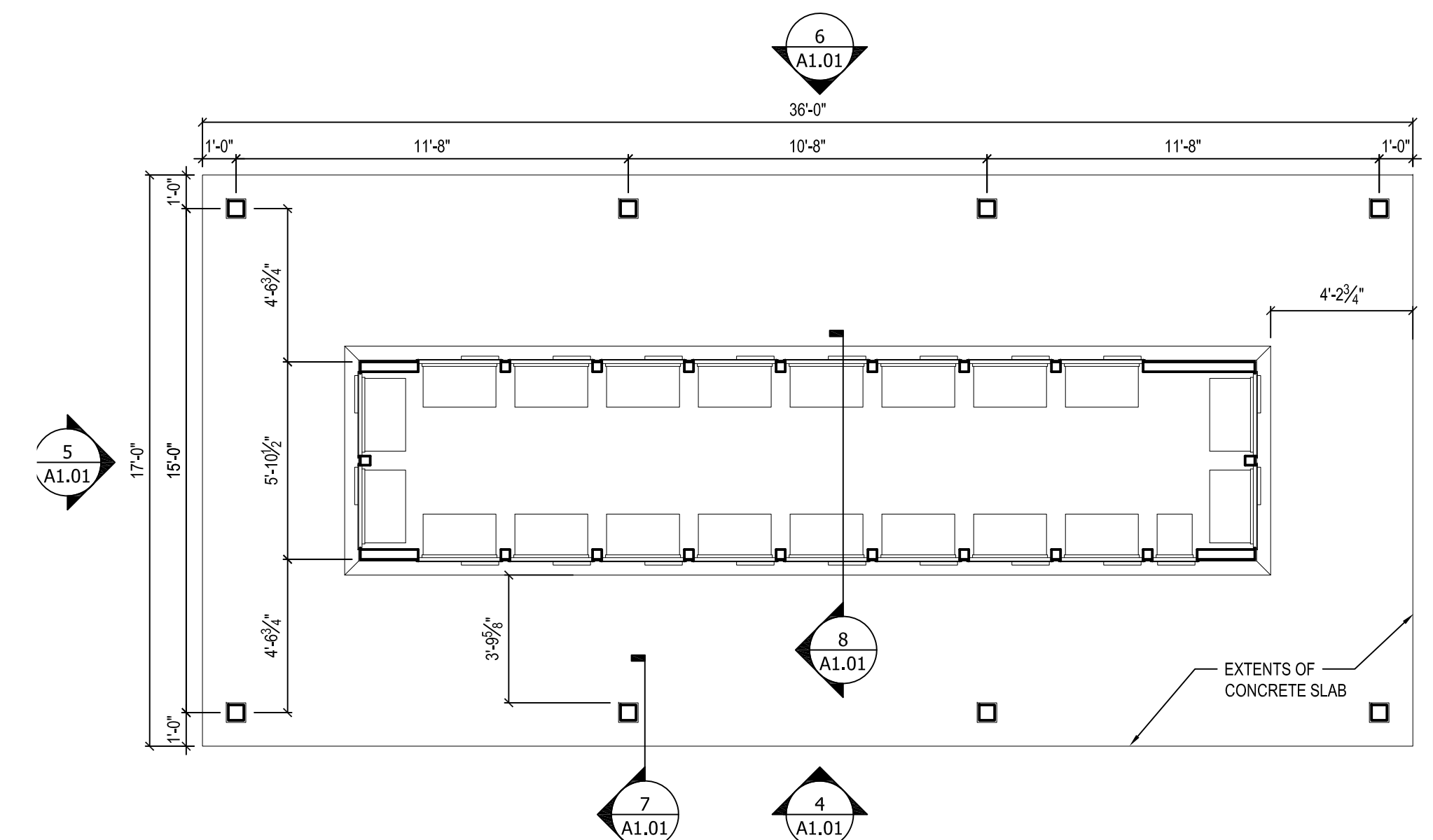
7 MAIL KIOSK SECTION
A1.02 SCALE: 1/2" = 1'-0"



5 SIDE MAIL KIOSK ELEVATION
A1.02 SCALE: 1/4" = 1'-0"



4 FRONT MAIL KIOSK ELEVATION
A1.02 SCALE: 1/4" = 1'-0"



1 MAIL KIOSK PLAN
A1.02 SCALE: 1/4" = 1'-0"

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RDL ARCHITECTS. THE USER SHALL BE RESPONSIBLE TO OTHERS FOR THE USE OF THE DRAWINGS FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE PROJECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL SCALE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-12-04 ZONING SUBMITTAL
- △
- △
- △
- △
- △
- △
- △
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MAIL KIOSK PLANS, ELEVATIONS & SIGNAGE

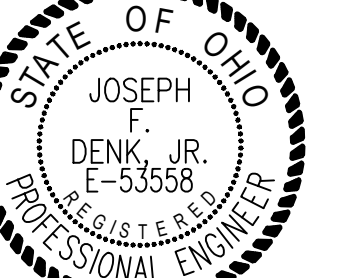
1/4" = 1'-0"

PROJECT # 19043
DRAWN BY
CHECKED BY RDL
FILE NAME
PLOT DATE December 4, 2020

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A1.02

11-25-2020



J. Denk, Jr.

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ISSUE

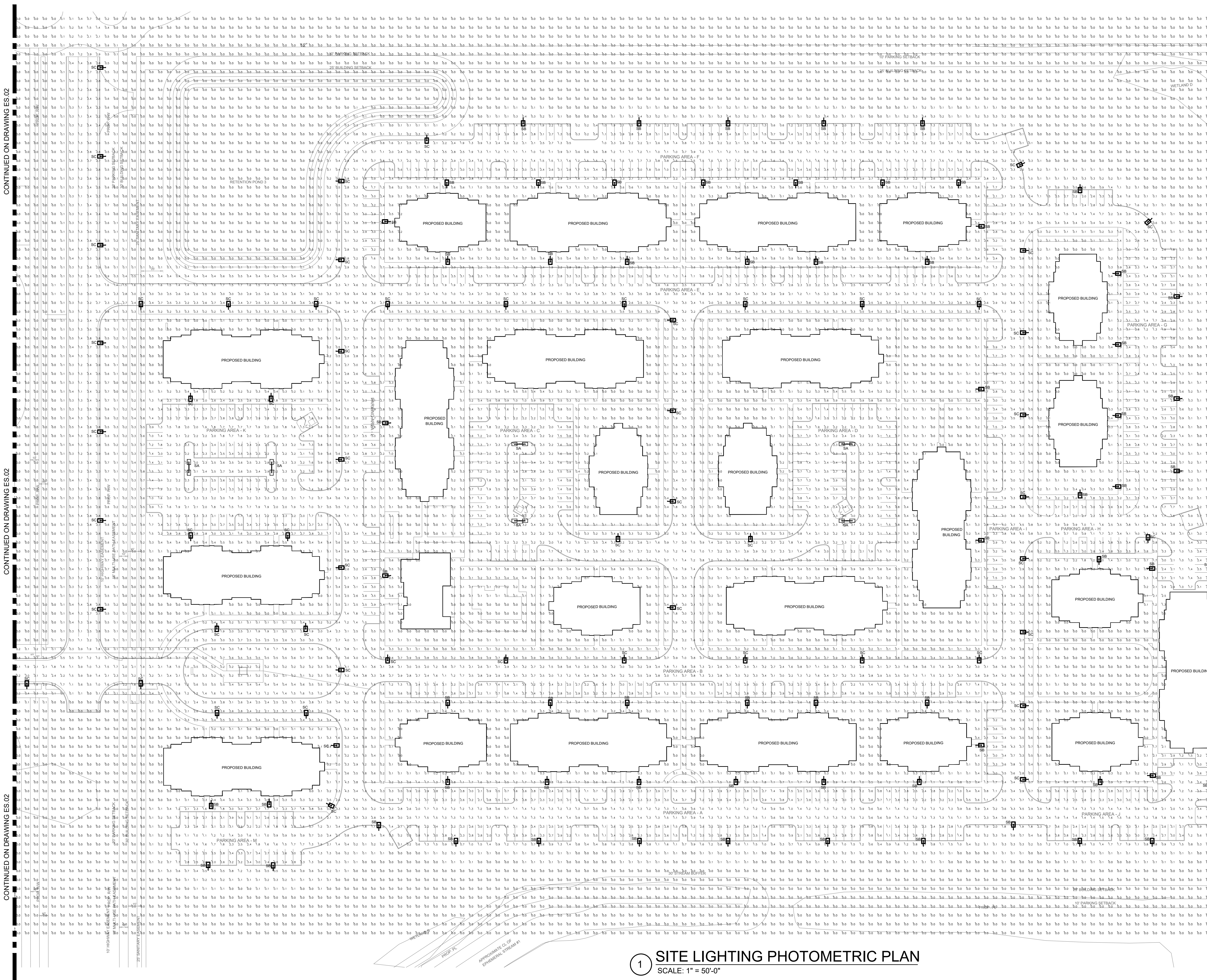
- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-11-25 ZONING SUBMITTAL

SITE LIGHTING PHOTOMETRIC PLAN

PROJECT #	DAI: 20130
DRAWN BY	DAI
CHECKED BY	DAI
FILE NAME	
PLOT DATE	11-25-2020

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ES.01



CONTINUED ON DRAWING ES.02

CONTINUED ON DRAWING ES.02

CONTINUED ON DRAWING ES.02

1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

Submitted by Lighting Dynamics, Inc. **Job Name:** Delaware Family Site Engineer: Denk & Associates (Cleveland) **Catalog Number:** RAR1-160L-100-3K7-SQW-UNV-ASQ-DBT-BC (1) SSSH18-40A-2-B3-DBT **Type:** SA **Notes:** L260-52021

HUBBELL Outdoor Lighting **RATIO Series** AREASITE LIGHTER

FEATURES

- Low profile LED areasilite luminaire with a variety ofIES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPIA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

CONTROL TECHNOLOGY

SiteSight™ NX DISTRIBUTED INTELLIGENCE WISCAPE™

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shadow from factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a large luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 360, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI CCT
- Zero uplight at 0 degrees or tilt
- Field adjustable optics

INSTALLATION

- Standard square arm mount, compatible with B3 arm pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knockout arm filter option available for 2-3/8" C/D sizes. Max tilt of 60 degrees with 4 degree adjustable increments. Restrictions apply for 7-pin option.

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

KEY DATA

Lumen Range	3,000-48,000
Wattage Range	25-340
Efficiency Range (LPW)	18-155
Fixture Projected Life (Hours)	L70-60K
Weights lbs. (kg)	13.5-24 (6.1-10.9)

Submitted On: Nov 24, 2020 11/13 Index Page

Submitted by Lighting Dynamics, Inc. **Job Name:** Delaware Family Site Engineer: Denk & Associates (Cleveland) **Catalog Number:** RAR1-160L-100-3K7-4W-UNV-ASQ-DBT-BC SSSH18-40A-1-B3-DBT **Type:** SB **Notes:** L260-52021

HUBBELL Outdoor Lighting **RATIO Series** AREASITE LIGHTER

FEATURES

- Low profile LED areasilite luminaire with a variety ofIES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
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INSTALLATION

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ELECTRICAL

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Efficiency Range (LPW)	18-155
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Weights lbs. (kg)	13.5-24 (6.1-10.9)

Submitted On: Nov 24, 2020 11/13 Index Page

Submitted by Lighting Dynamics, Inc. **Job Name:** Delaware Family Site Engineer: Denk & Associates (Cleveland) **Catalog Number:** RAR1-160L-100-3K7-3-UNV-ASQ-DBT-BC SSSH18-40A-1-B3-DBT **Type:** SC **Notes:** L260-52021

HUBBELL Outdoor Lighting **RATIO Series** AREASITE LIGHTER

FEATURES

- Low profile LED areasilite luminaire with a variety ofIES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
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- Compact and lightweight design with low EPIA
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SiteSight™ NX DISTRIBUTED INTELLIGENCE WISCAPE™

SPECIFICATIONS

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- 3000K, 4000K or 5000K (70 CRI CCT
- Zero uplight at 0 degrees or tilt
- Field adjustable optics

INSTALLATION

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- Knockout arm filter option available for 2-3/8" C/D sizes. Max tilt of 60 degrees with 4 degree adjustable increments. Restrictions apply for 7-pin option.

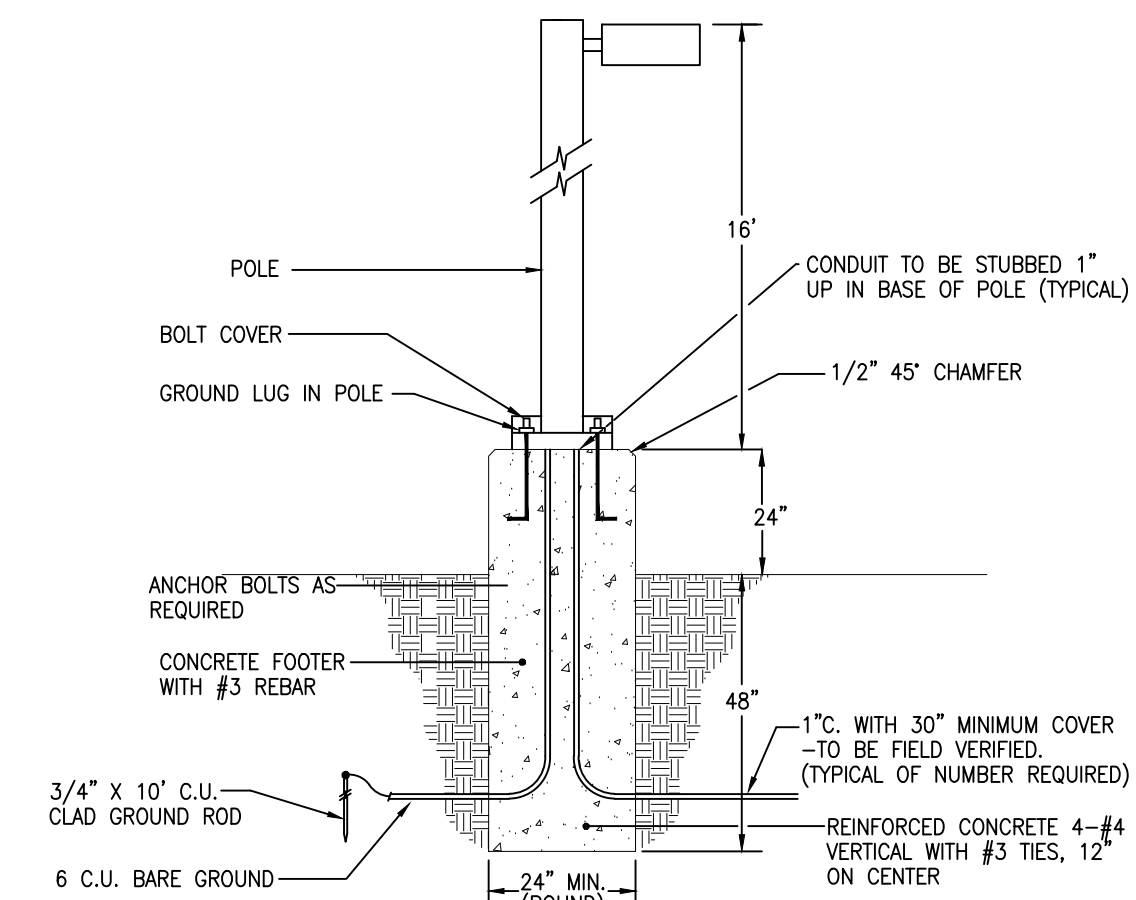
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KEY DATA

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Efficiency Range (LPW)	18-155
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Weights lbs. (kg)	13.5-24 (6.1-10.9)

Submitted On: Nov 24, 2020 11/13 Index Page

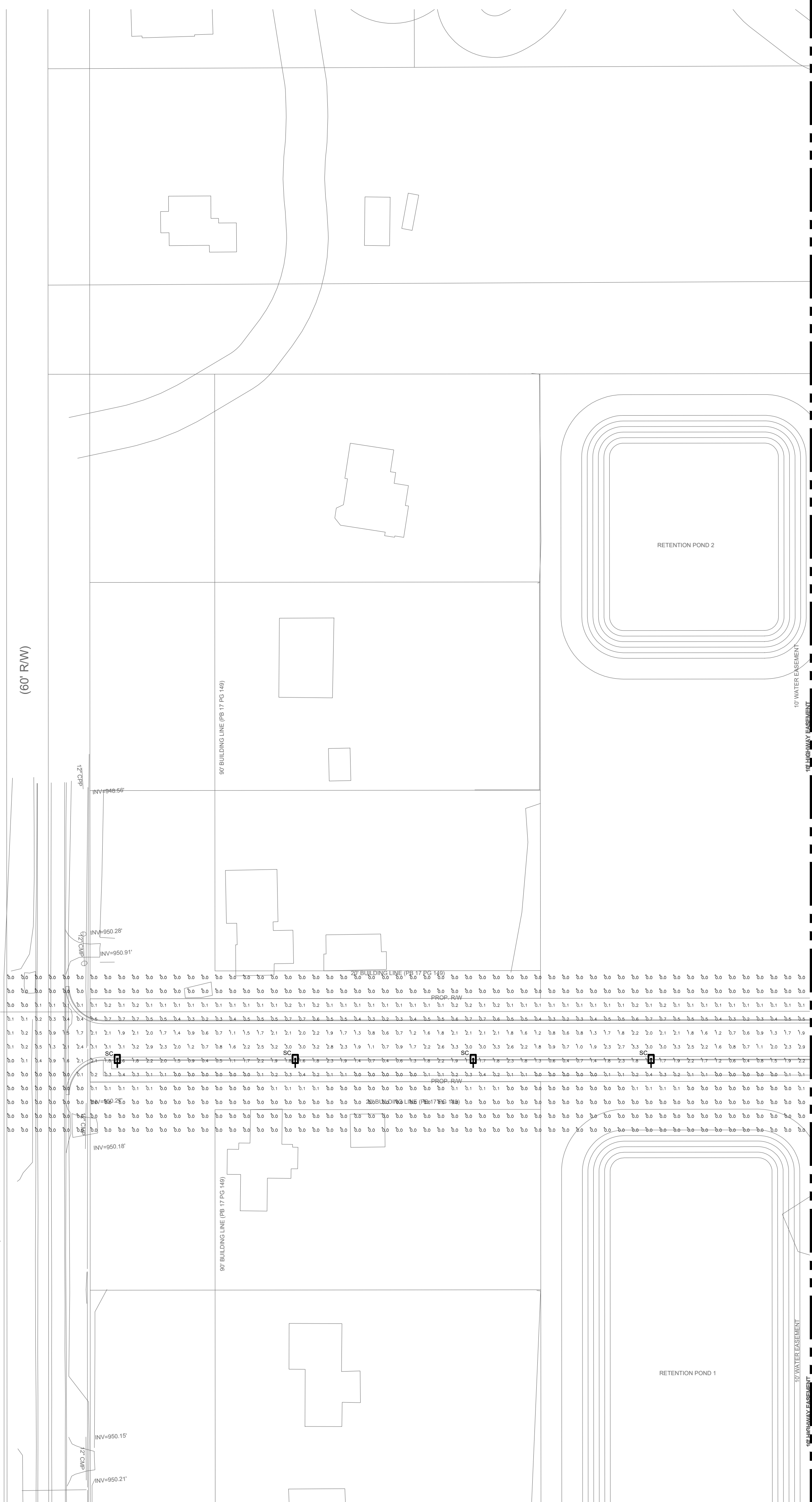


2. FIXTURE TYPE "SA" & SB & SC" POLE BASE DETAIL N.T.S.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking area - A	illumiance	Fc	1.94	3.4	0.5	3.88	6.80
parking area - B	illumiance	Fc	2.52	3.5	0.6	4.20	5.83
parking area - C	illumiance	Fc	2.08	3.2	0.8	2.60	4.00
parking area - D	illumiance	Fc	1.98	3.1	0.6	3.30	5.17
parking area - E	illumiance	Fc	2.48	3.6	0.5	4.96	7.20
parking area - F	illumiance	Fc	1.82	3.9	0.5	3.64	7.80
parking area - G	illumiance	Fc	2.20	3.4	0.5	4.40	6.80
parking area - H	illumiance	Fc	2.35	4.1	0.7	3.36	5.86
parking area - I	illumiance	Fc	3.07	4.8	0.7	4.39	6.86
parking area - J	illumiance	Fc	2.08	3.6	0.5	4.16	7.20
parking area - K	illumiance	Fc	2.27	3.7	0.9	2.52	4.11
parking area - L	illumiance	Fc	2.24	3.6	0.7	3.20	5.14
parking area - M	illumiance	Fc	2.28	4.1	0.9	2.53	4.56

Symbol	Qty	Label	LLF	Lum. Lumens	Description	Filename	Lum. Watts	Arr. Watts
	6	SA	0.95	11404	HUBBELL: 2/RAR1-160L-100-3K7-SQW-UNV-ASQ-DBT-SSS-H-18-40-A-2-B3-DB	RAR1-160L-100-3K7-SQW.ies	100	200
	66	SB	0.95	6935	HUBBELL: RAR1-160L-100-3K7-4W-UNV-ASQ-DB-BC-SSS-H-18-40-A-1-B3-DB	RAR1-160L-100-3K7-4W-BC.ies	100	100
	62	SC	0.95	7777	HUBBELL: RAR1-160L-100-3K7-3-UNV-ASQ-DBT-BC-SSS-H-18-40-A-1-B3-DB	RAR1-160L-100-3K7-3-BC.ies	100	100

NOTES:
 1. TYPES-SA, SB & SC OVERALL MOUNTING HEIGHT: 2. DARK BRONZE FINISH
 18" POLE + 2" CONCRETE BASE = 20" O" A.F.G.
 3. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT



1. SITE LIGHTING PHOTOMETRIC PLAN SCALE: 1" = 50'-0"

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 Shaker Heights, Ohio 44120
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 FAX: 216-752-4301
 www.RDLarchitects.com

WALLICK Communities
 160 West Main Street, Suite 200
 New Albany, Ohio 43054
 Telephone: 614-863-4640

DUBLIN CAPITAL GROUP
 P.O. Box 693
 Dublin, Ohio 43017
 Telephone: 614-361-6670

FOUR WINDS COMMONS
 BERKSHIRE TOWNSHIP, OHIO

11-25-2020
 STATE OF OHIO
 JOSEPH F. DENK, JR.
 E-53558
 PROFESSIONAL ENGINEER
 H. Denk

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT ON OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN SCALED DIMENSIONS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

ISSUE

- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-11-25 ZONING SUBMITTAL

SITE LIGHTING PHOTOMETRIC PLAN & DETAILS

PROJECT # DAI: 20130
 DRAWN BY DAI
 CHECKED BY DAI
 FILE NAME
 PLOT DATE 11-25-2020

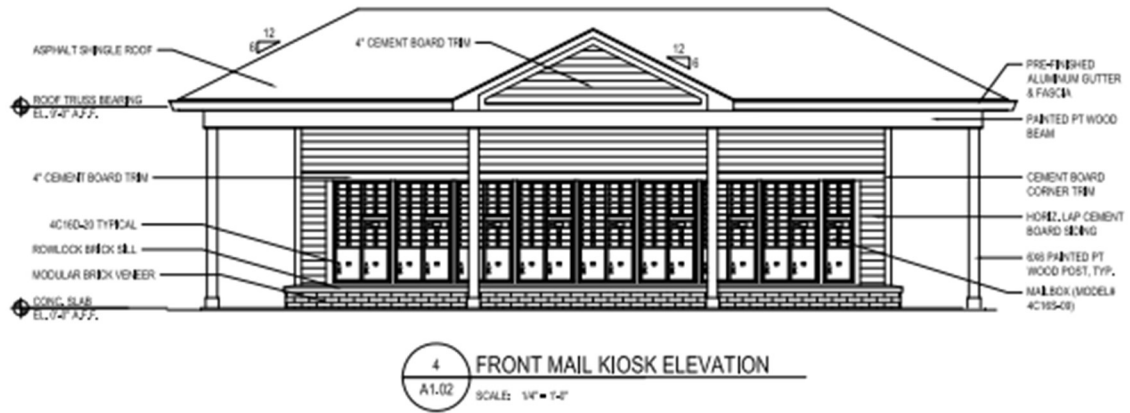
ES.02

CONTINUED ON DRAWING ES.01

CONTINUED ON DRAWING ES.01

CONTINUED ON DRAWING ES.01

16.06.C.24. A post office box/kiosk plan for mail delivery that has been discussed with the local office of the U.S. Postal Service. Please see attached plan A1.02 – Mail Kiosk Plans, Elevations and Signage. We have submitted this plan to the local Postmaster, have received formal approval. Below is the front elevation from these plans for reference.



Tom Schumacher

From: Strawser, Michelle M - Sunbury, OH <Michelle.M.Strawser@usps.gov>
Sent: Tuesday, December 1, 2020 10:45 AM
To: Tom Schumacher
Subject: RE: Four Winds Commons Mail Kiosk for approval

This location for the cluster mail box will work.

Michelle M. Strawser
Postmaster Sunbury
267 W. Granville St
Sunbury, Ohio 43074
(P) 740-965-2471
(F) 740-965-4611

From: Tom Schumacher [mailto:tom@rdlarchitects.com]
Sent: Tuesday, November 24, 2020 11:38 AM
To: Strawser, Michelle M - Sunbury, OH <Michelle.M.Strawser@usps.gov>
Cc: Margaret Kavourias <margaret@rdlarchitects.com>
Subject: [EXTERNAL] Four Winds Commons Mail Kiosk for approval
Importance: High

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Michelle,

Per our discussion, please see the attached proposed mail kiosk for your approval. The proposed project is at 3B's and K Road. The mail kiosk is based on the following:

- Mail kiosk is located at the entrance of the property (north of the Clubhouse) – See attached key plan.
- Parcel to mailbox design is 5 to 1.
- Mailboxes required = 296
- Mailboxes provided = 296
- Parcel boxes required = 59
- Parcel boxes provided = 65

Please review and comment at your earliest convenience. If you have any questions please contact me at 440-477-0722 (cell number).

Respectfully,

Thomas Schumacher



Thomas Schumacher RA
SENIOR PROJECT MANAGER

16102 Chagrin Blvd. / Shaker Heights, Ohio 44120
PHONE 216.752.4300 / EXT 146

RDLarchitects.com

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DEVELOPMENT PARCEL
44-37.26-ACRES

FOUR WINDS COMMONS
DEVELOPMENT TOWNSHIP, OHIO

THE DIMENSIONS AND CONDITIONS SHOWN SHALL BE OBSERVED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ISSUE

2020-11-05 PRELIMINARY PLAN

PROPOSED
SITE PLAN
SCALE: 1" = 100'-0"

0 50' 100' 150'

PROJECT # 19043
DRAWN BY
CHECKED BY
DATE
PROJECT DATE November 24, 2020
CONTRACT # 2019-011 (S) REPORT RECEIVED



SITE KEY

- BUILDING TYPE A
- BUILDING TYPE B
- CLUBHOUSE
- MAIL KIOSK

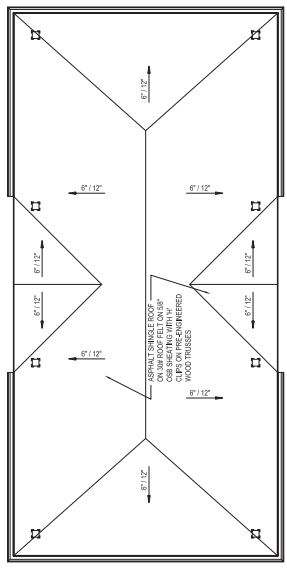
THE DRAWINGS, SPECIFICATIONS, NOTES, CONDITIONS, PERMITS, ORDINANCES, REGULATIONS, AND CONTRACTS SHALL BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF CONTRACT AND THE SPECIFICATIONS AND CONTRACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

ISSUE
 1. 2020-10-01 PRELIMINARY PLAN
 2. 2020-10-01 PRELIMINARY PLAN
 3. 2020-10-01 PRELIMINARY PLAN
 4. 2020-10-01 PRELIMINARY PLAN
 5. 2020-10-01 PRELIMINARY PLAN
 6. 2020-10-01 PRELIMINARY PLAN
 7. 2020-10-01 PRELIMINARY PLAN
 8. 2020-10-01 PRELIMINARY PLAN
 9. 2020-10-01 PRELIMINARY PLAN
 10. 2020-10-01 PRELIMINARY PLAN

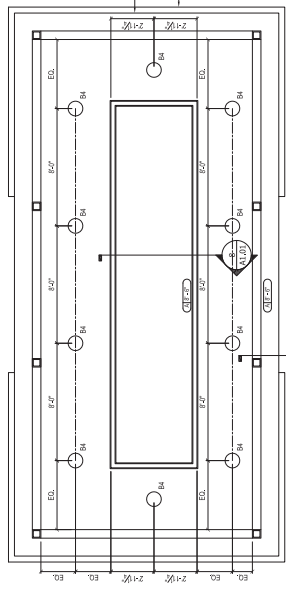
MAIL KIOSK PLAN & ELEVATIONS
 1/4" = 1'-0"

PROJECT # 1043
 DRAWN BY
 CHECKED BY
 FILE NAME
 PLOT DATE November 24, 2020
 COMMENT: 8/20/2014 14:30:00

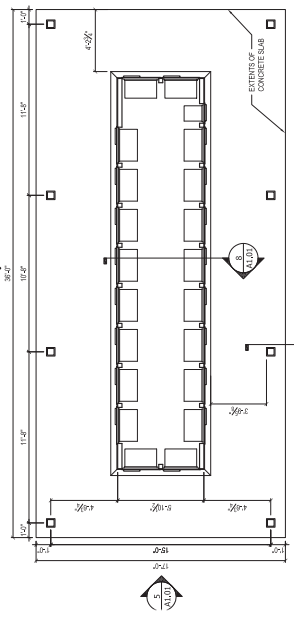
A1.01



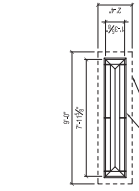
3 MAIL KIOSK ROOF PLAN
 A1.01 SCALE: 1/4" = 1'-0"



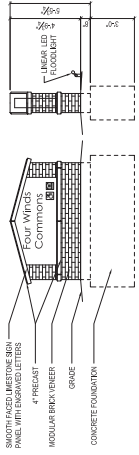
2 MAIL KIOSK REFLECTED CEILING PLAN
 A1.01 SCALE: 1/4" = 1'-0"



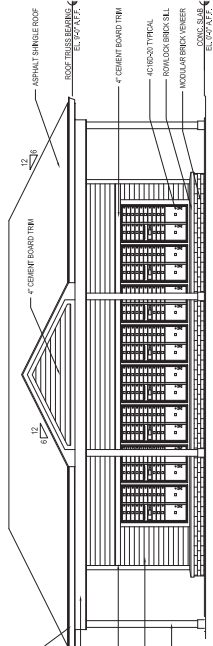
1 MAIL KIOSK PLAN
 A1.01 SCALE: 1/4" = 1'-0"



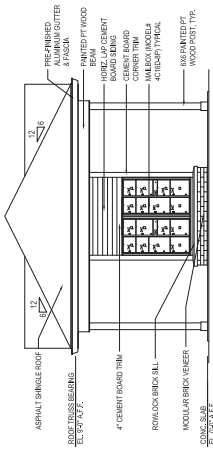
9 SITE SIGN PLAN
 A1.01 SCALE: 1/4" = 1'-0"



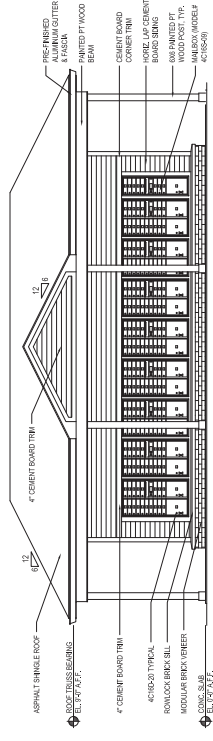
10 SITE SIGN ELEVATIONS
 A1.01 SCALE: 1/4" = 1'-0"



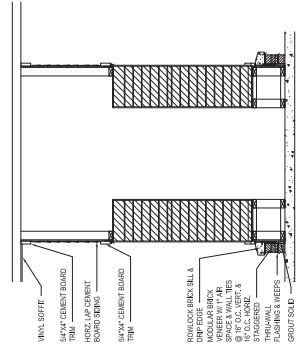
6 REAR MAIL KIOSK ELEVATION
 A1.01 SCALE: 1/4" = 1'-0"



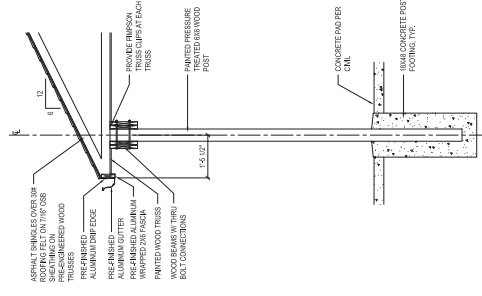
5 SIDE MAIL KIOSK ELEVATION
 A1.01 SCALE: 1/4" = 1'-0"



4 FRONT MAIL KIOSK ELEVATION
 A1.01 SCALE: 1/4" = 1'-0"



8 MAIL KIOSK SECTION
 A1.01 SCALE: 1/4" = 1'-0"



7 MAIL KIOSK SECTION
 A1.01 SCALE: 1/4" = 1'-0"