3) Wetland B, near DP-3 (similar to Wetland A), ephemeral channel visible in center of wetland area

4) Soy bean field south of wetlands A and B (wetland are in the treeline to the left)

5) Ag field (typical of most of the property)

6) ephemeral channel (“stream #1”) located in the tree-line between the ag fields.

7) Additional view of “Stream #1” looking east (up-stream)

8) Wetland C, an area dominated by reed-canary grass

9) Additional view of Wetland C

10) Wetland D, and area of cattail

11) Additional view of Wetland D

12) Norther soybean field on the property

13) Upland woods in the SE corner of the property

14) Ephemeral channel just off-site to the north of the site

15) Upland area just off the ag field on the east edge of the property.

APPENDIX C – WETLAND/UPLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20

Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-1

Investigator(s): Paul Bowyer Section, Township, Range: _____

Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%

Subregion (LRR or MLRA): _____ Lat: 40.258954° Long: -82.936095° Datum: WGS84

Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland A

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland A is an area nearly devoid of vegetation, located along an ephemeral drainage/way (or channel); where the channel widens a bit and looses definition.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ✓ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ✓ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): near surface

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Soils were saturated to near the surface in October

VEGETATION – Use scientific names of plants.

Sampling Point: DP-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus palustris (pin oak)	35%	yes	FACW
2.			
3.			
4. trees are not actually in the wetland			
5.			
6.			
7.			
	35 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. Viburnum dentatum (arrowwood)	20%	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	20 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Toxicodendron radicans (poison ivy)	10%	yes	FAC
2. Phalaris arundinacea (reed canary grass)	15%	yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25% = Total Cover		
Woody Vine Stratum (Plot size:)			
1. None			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- [x] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks: (Include photo numbers here or on a separate sheet.)

The actual wetland area is nearly devoid of vegetation

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24"	10YR 5/2	100					silty/loan	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (LRR R, **MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None observed

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

Remarks: Soil is dark in chroma, and is satuated

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20

Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-2

Investigator(s): Paul Bowyer Section, Township, Range: _____

Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%

Subregion (LRR or MLRA): _____ Lat: 40.258897° Long: -82.936095° Datum: WGS84

Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: Upland near A and B
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks: (Explain alternative procedures here or in a separate report.)
upland point near wetlands A and B

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Soils were not saturated outside of the wetland areas

VEGETATION – Use scientific names of plants. Sampling Point: DP-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus palustris (pin oak)	25%	yes	FACW
2. Acer rubrum (red maple)	45%	yes	FAC
3. Ulmus Americana (elm)	10%	no	FACW
4. Acer saccharinum (silver maple)	5%	no	FACW
5.			
6.			
7.			
	85%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Viburnum dentatum (arrowwood)	25%	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Toxicodendron radicans (poison ivy)	10%	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10%	= Total Cover	

Woody Vine Stratum (Plot size:)			
1. None			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- [x] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks: (Include photo numbers here or on a separate sheet.)

The tree-lines marginally meet wetland vegetation criteria; however show no OBL.

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20"	10YR 4/4	100					silty/loan	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (LRR R, **MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None observed

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks: Soil is higher in chroma and is not saturated

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20

Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-3

Investigator(s): Paul Bowyer Section, Township, Range: _____

Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%

Subregion (LRR or MLRA): _____ Lat: 40.258932° Long: -82.935581° Datum: WGS84

Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland B

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland B is an area nearly devoid of vegetation, located along an ephemeral drainage/way (or channel)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ✓ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): near surface

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Soils were saturated to near the surface in October

VEGETATION – Use scientific names of plants. Sampling Point: DP-3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus palustris (pin oak)	35%	yes	FACW
2. Acer saccharinum (silver maple)	30%	yes	FACW
3.			
4. trees are not actually in the wetland			
5.			
6.			
7.			
	65	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Viburnum dentatum (arrowwood)	20%	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Toxicodendron radicans (poison ivy)	10%	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10%	= Total Cover	

Woody Vine Stratum (Plot size:)			
1. None			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- [x] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks: (Include photo numbers here or on a separate sheet.)

The actual wetland area is nearly devoid of vegetation

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-24"	10YR 5/2	90	10YR 4/4	10	C		silty/loan	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (LRR R, **MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None observed

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

Remarks: Soil is dark in chroma, and is satuated

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20

Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-4

Investigator(s): Paul Bowyer Section, Township, Range: _____

Landform (hillslope, terrace, etc.): level field Local relief (concave, convex, none): slight concave Slope (%): <1%

Subregion (LRR or MLRA): _____ Lat: 40.259267° Long: -82.934105° Datum: WGS84

Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland C
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland C is an area in the field dominated by reed canary grass and rush

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ✓ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): near surface

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Soils were saturated to near the surface in October

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20

Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-5

Investigator(s): Paul Bowyer Section, Township, Range: _____

Landform (hillslope, terrace, etc.): level field Local relief (concave, convex, none): slight concave Slope (%): <1%

Subregion (LRR or MLRA): _____ Lat: 40.261728° Long: -82.930755° Datum: WGS84

Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland D
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland D is dominated by cattail

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ✓ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): near surface

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Soils were saturated to near the surface in October

VEGETATION – Use scientific names of plants.

Sampling Point: DP-5

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. no trees present in wetland area			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2. no shrubs in wetland			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		
Herb Stratum (Plot size: 5')			
1. Typha angustifolia (cattail)	90%	yes	OBL
2. Phalaris arundinacea (reed canary grass)	5%	no	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95% = Total Cover		
Woody Vine Stratum (Plot size:)			
1. None			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- [x] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks: (Include photo numbers here or on a separate sheet.)

Wetland is nearly 100% cattail

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20"	10YR5/2	100					silty/loan	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (LRR R, **MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None observed

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

Remarks: Soil is dark in chroma, and is satuated

VEGETATION – Use scientific names of plants.

Sampling Point: DP-4

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. no trees present in wetland area			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2. no shrubs in wetland			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		
Herb Stratum (Plot size: 5')			
1. Scirpus atrovirens (bulrush)	5%	no	OBL
2. Phalaris arundinacea (reed canary grass)	90%	yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95% = Total Cover		
Woody Vine Stratum (Plot size:)			
1. None			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- [x] 1 - Rapid Test for Hydrophytic Vegetation
- [x] 2 - Dominance Test is >50%
- [ ] 3 - Prevalence Index is ≤3.0[1]
- [ ] 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No

Remarks: (Include photo numbers here or on a separate sheet.)

Wetland is nearly 100% reed canary grass, with minor bulrush

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20"	10YR4/2	100					silty/loan	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (LRR R, **MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None observed

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

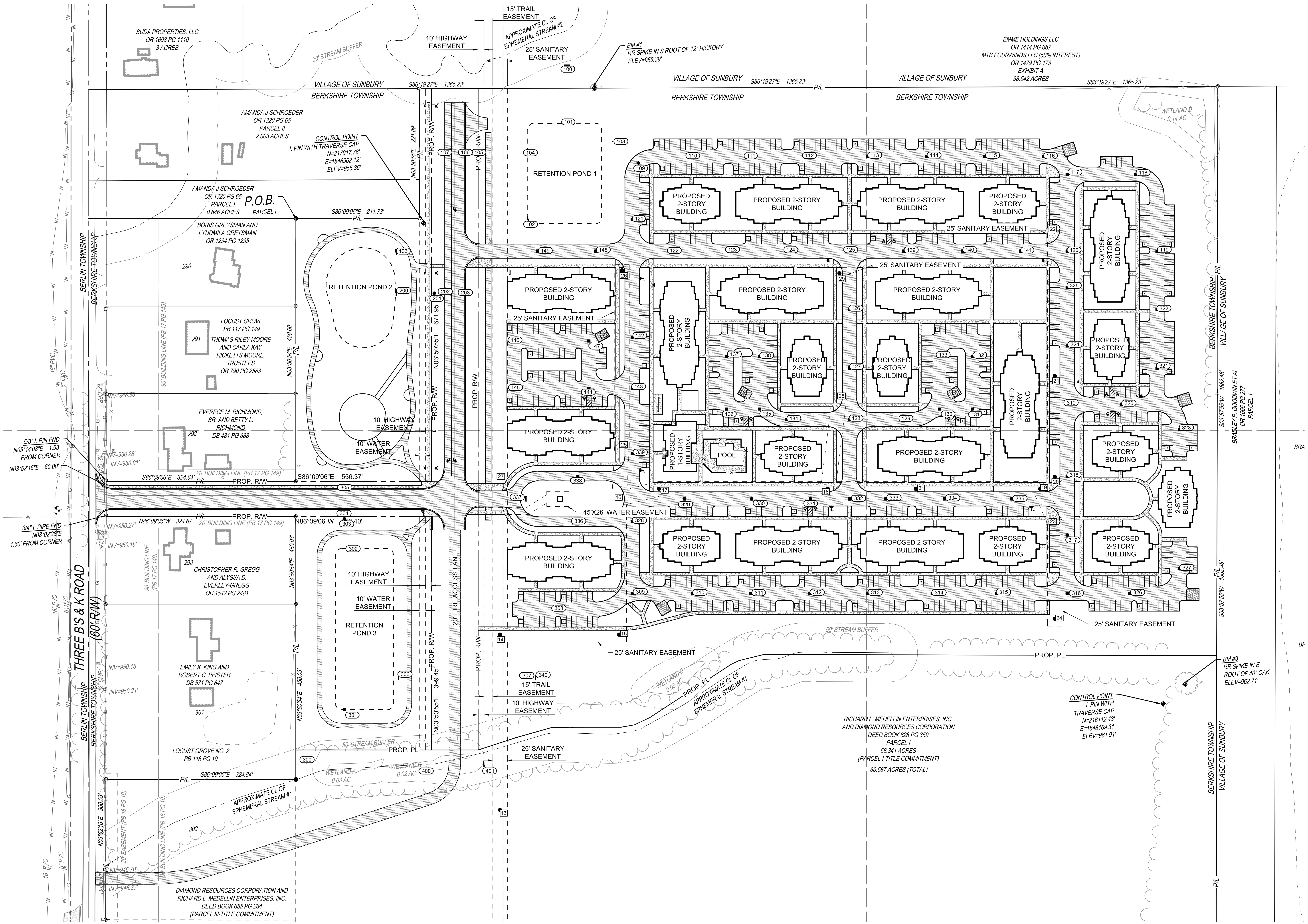
Remarks: Soil is dark in chroma, and is satuated

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

a. Please See Sheets 2-8 of The Printed Engineering Plan (Kleingers) – Location Plan

b. Please See Sheets 9-16 of Printed Engineering Set (Kleingers)- Grading and Utilities that shows the remaining utility connections

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

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

SEAL:

STATE OF OHIO
BRENDAN M. FLEMING
E-81971
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

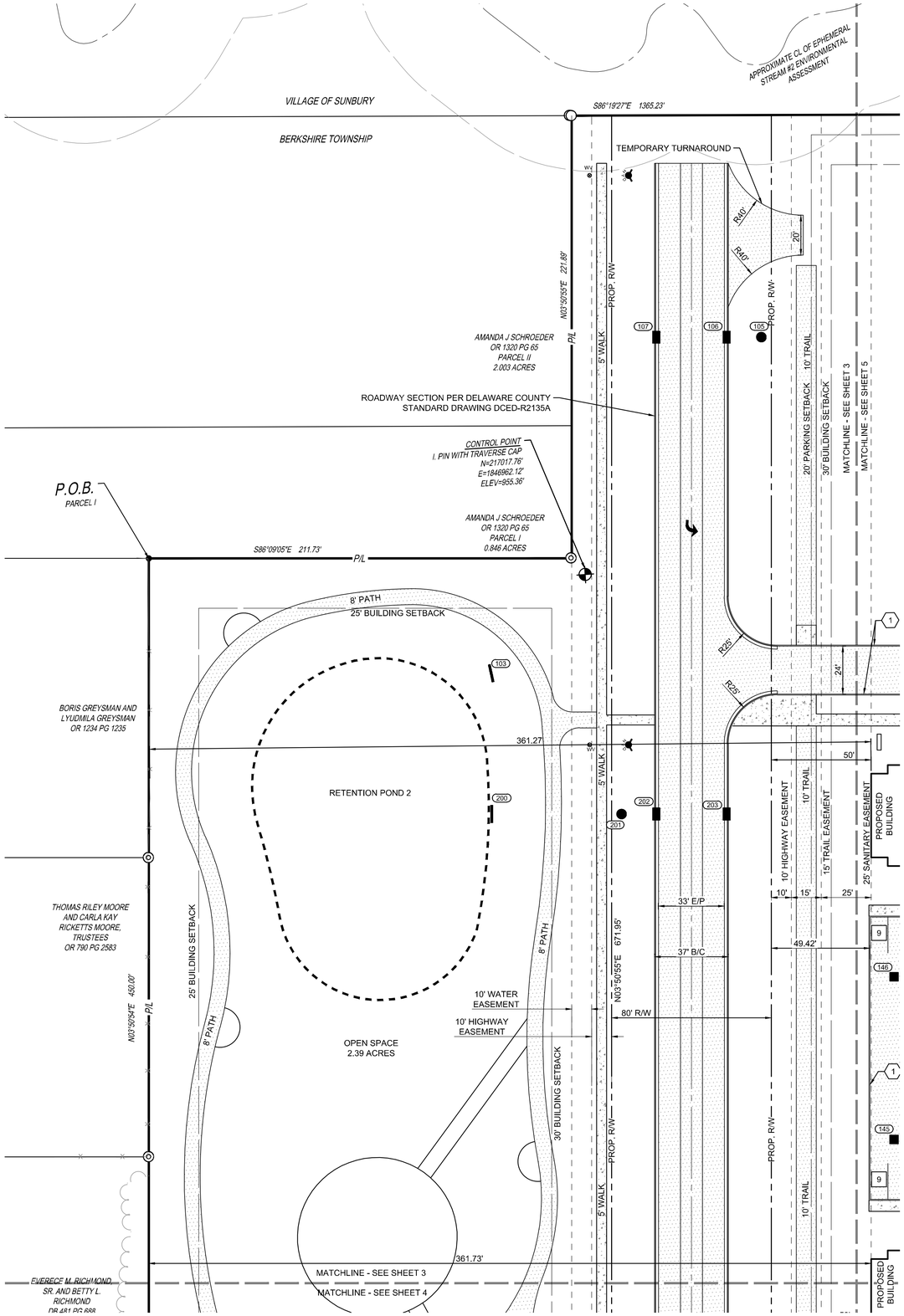
PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
DATE: 04/23/2021
SCALE: 0 40 80 160

SHEET NAME:
OVERALL LOCATION PLAN

SHEET NO.
2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

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

CODED NOTES

1. 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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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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	3

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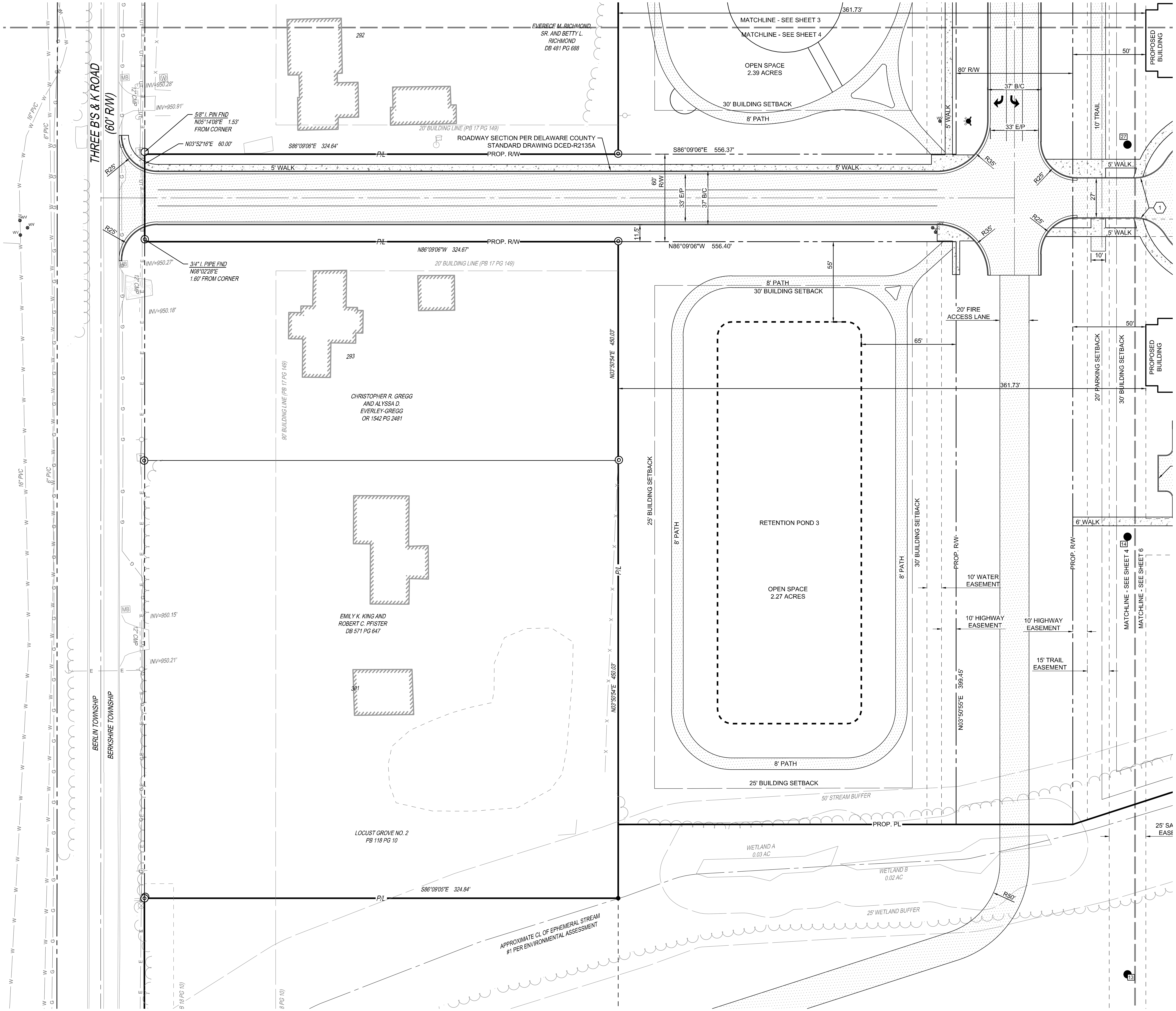
INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 4
361.73'
EVERECF M. RICHMOND SR. AND BETTY L. RICHMOND DB 481 PG 688
292
OPEN SPACE 2.39 ACRES
30' BUILDING SETBACK
8' PATH
80' R/W
37' B/C
33' E/P
50'
PROPOSED BUILDING
10' TRAIL
5' WALK
THREE B'S & K ROAD (60' R/W)
5/8" I. PIN FND N05°14'08"E 1.53' FROM CORNER
N03°52'16"E 60.00'
S86°09'06"E 324.64'
20' BUILDING LINE (PB 17 PG 149)
ROADWAY SECTION PER DELAWARE COUNTY STANDARD DRAWING DCED-R2135A
PROP. R/W
S86°09'06"E 556.37'
P/L
R25'
R35'
60' R/W
33' E/P
37' B/C
27'
11.5'
N86°09'06"W 324.67'
N86°09'06"W 556.40'
3/4" I. PIPE FND N08°02'28"E 1.60' FROM CORNER
55'
8' PATH
30' BUILDING SETBACK
20' FIRE ACCESS LANE
65'
293
CHRISTOPHER R. GREGG AND ALYSSA D. EVERLEY-GREGG OR 1542 PG 2481
N03°50'54"E 450.03'
20' PARKING SETBACK
30' BUILDING SETBACK
25' BUILDING SETBACK
RETENTION POND 3
OPEN SPACE 2.27 ACRES
30' BUILDING SETBACK
PROP. R/W
6' WALK
10' WATER EASEMENT
10' HIGHWAY EASEMENT
15' TRAIL EASEMENT
MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 6
EMILY K. KING AND ROBERT C. PFISTER DB 571 PG 647
301
N03°50'55"E 399.45'
BERLIN TOWNSHIP
BERKSHIRE TOWNSHIP
LOCUST GROVE NO. 2 PB 118 PG 10
25' BUILDING SETBACK
50' STREAM BUFFER
PROP. PL
WETLAND A 0.03 AC
WETLAND B 0.02 AC
25' WETLAND BUFFER
S86°09'05"E 324.84'
R50'
APPROXIMATE CL OF EPHEMERAL STREAM #1 PER ENVIRONMENTAL ASSESSMENT

PROPOSED LEGEND

101 ■	CATCH BASIN
101 ▬	HEADWALL
101 ●	MANHOLE
101 ▬	CURB INLET
101 ●	SANITARY MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
	ASPHALT PAVEMENT
	CONCRETE WALK
	HEAVY DUTY CONCRETE PAVEMENT
12	PROPOSED PARKING COUNT
- - -	PROPOSED POND

CODED NOTES

1. 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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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: 0 15 30 60

SHEET NAME:

LOCATION PLAN

SHEET NO.

4

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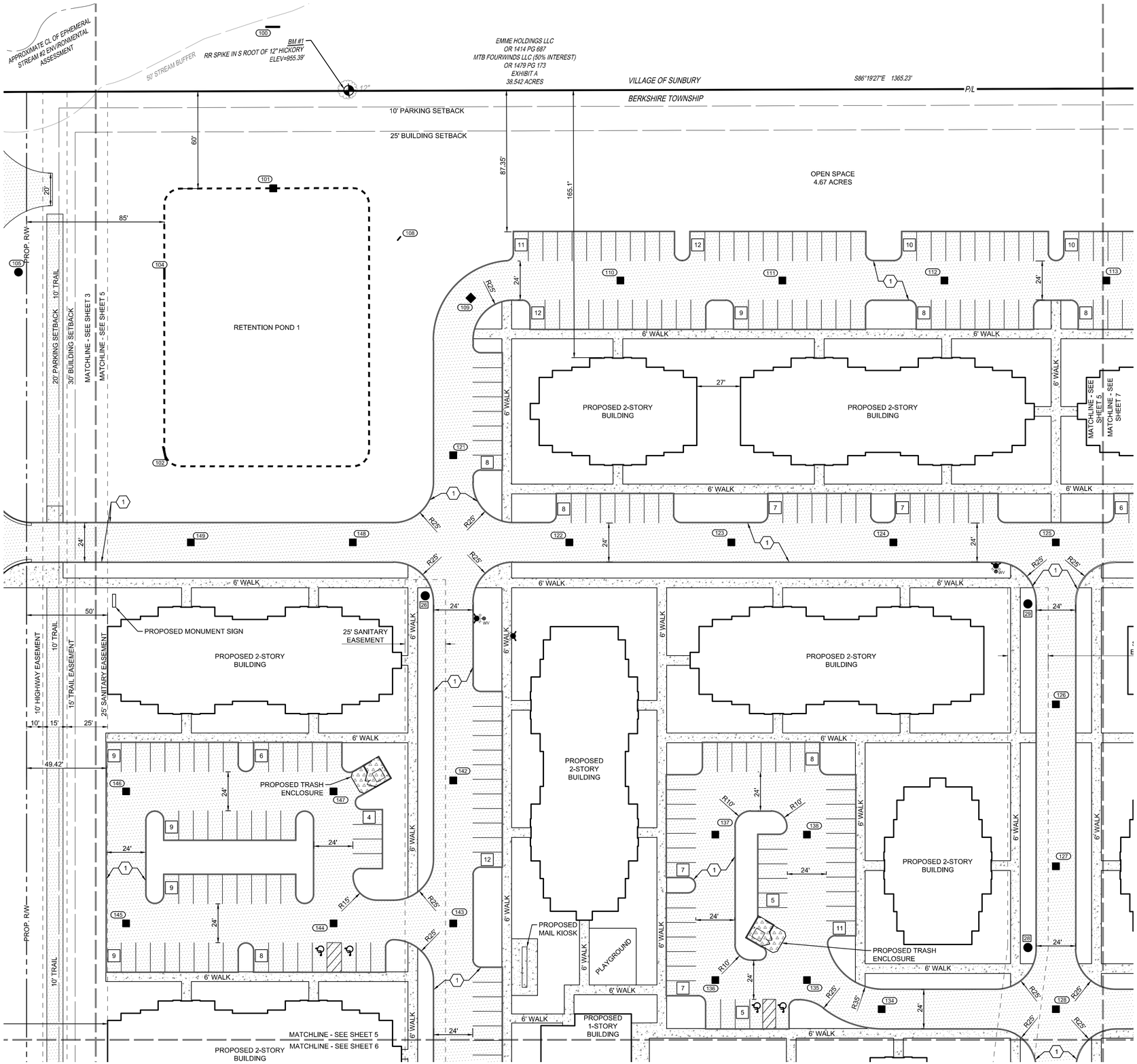
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



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

1. 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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TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO:	200078.000
DATE:	04/23/2021
SCALE:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	5

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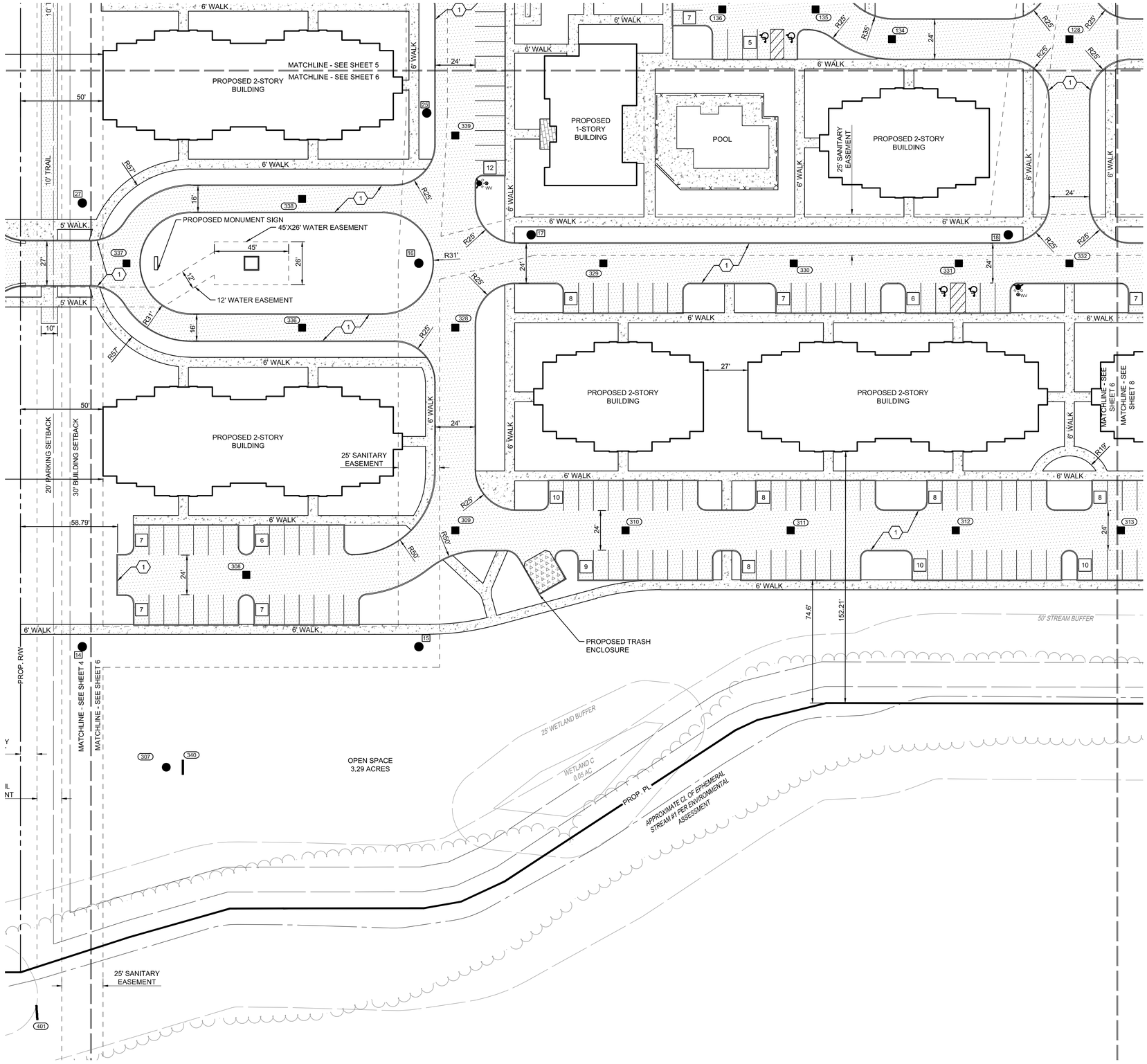
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



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

1. 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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SEAL:

STATE OF OHIO
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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	6

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

VILLAGE OF SUNBURY

BERKSHIRE TOWNSHIP

EMME HOLDINGS LLC
OR 1414 PG 687
MTB FOURKINDS LLC (50% INTEREST)
OR 1479 PG 173
EXHIBIT A
38.542 ACRES

S86°19'27"E 1365.23'

10' PARKING SETBACK

25' BUILDING SETBACK

25' WETLAND BUFFER

WETLAND D
0.14 AC

BRADLEY P. GOODWIN ET AL
OR 1668 PG 277
PARCEL 1
100' STRIP

OPEN SPACE
4.67 ACRES

PROPOSED TRASH ENCLOSURE

PROPOSED 2-STORY BUILDING

6' WALK

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 8

25' SANITARY EASEMENT

PROPOSED TRASH ENCLOSURE

PROPOSED TRASH ENCLOSURE

PROPOSED 2-STORY BUILDING

PROPOSED 2-STORY BUILDING

PROPOSED 2-STORY BUILDING

PROPOSED 2-STORY BUILDING

PROPOSED 2-STORY BUILDING

PROPOSED 2-STORY BUILDING

S03°57'59"W 1662.48'

P.O.L.

BERKSHIRE TOWNSHIP

VILLAGE OF SUNBURY

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

1. 6" FULL HEIGHT CURB

NOTES

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SEAL:

STATE OF OHIO
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: 0 15 30 60

SHEET NAME:

LOCATION PLAN

SHEET NO.

7

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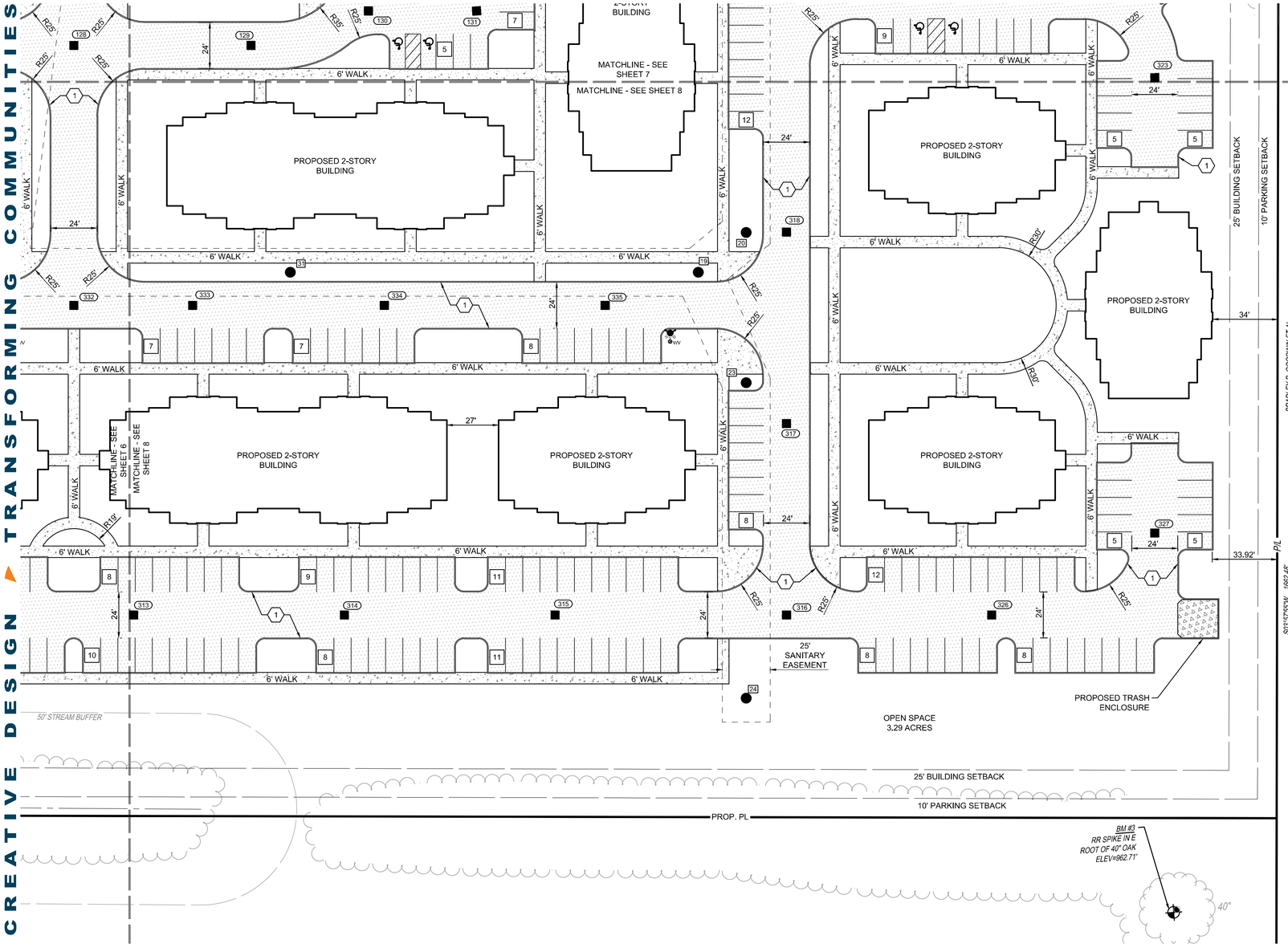

PROPOSED LEGEND

- 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

1. 6" FULL HEIGHT CURB

NOTES

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SEAL:

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BRENDAN M. FLEMING
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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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	8

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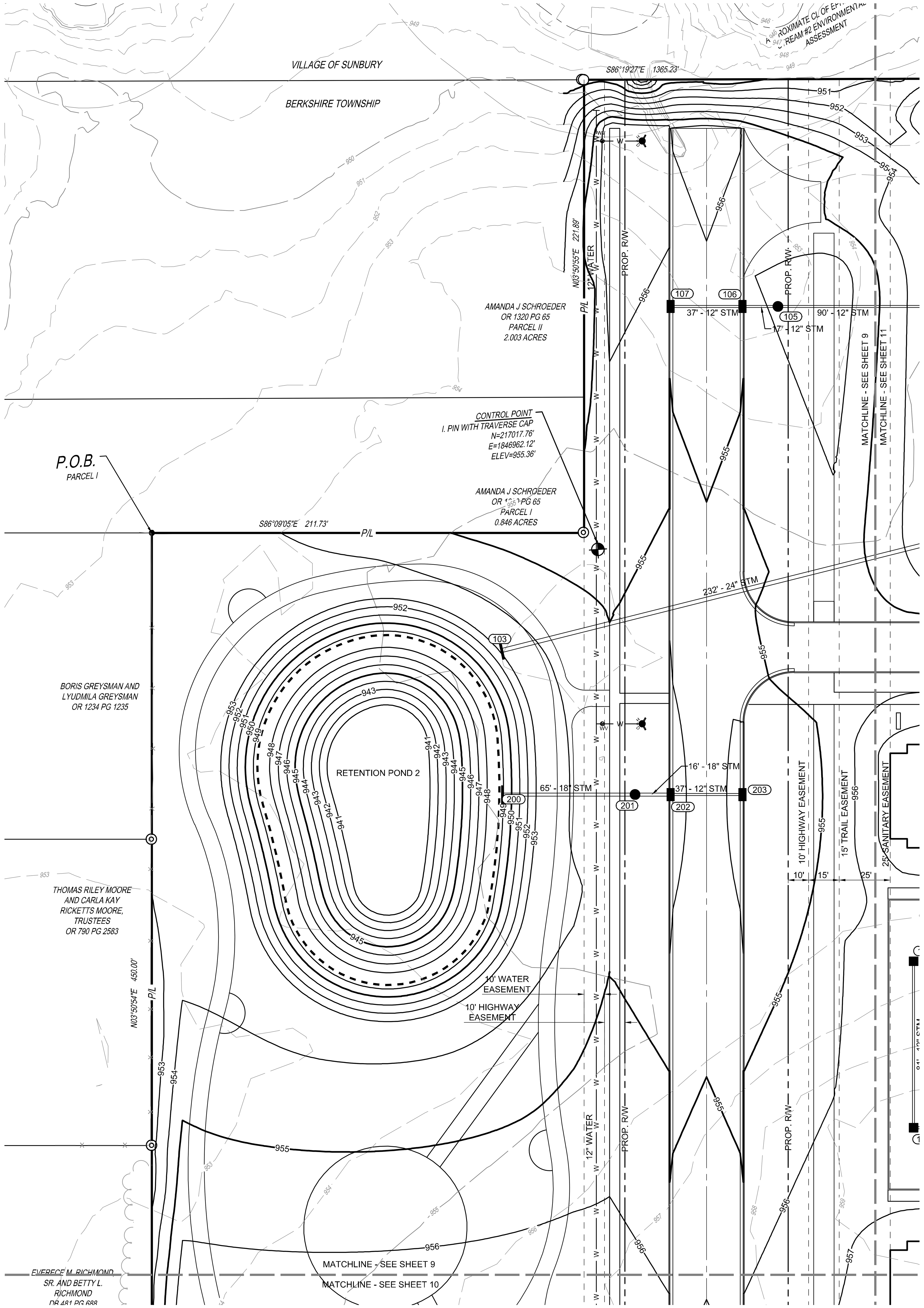
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STORM SEWER PIPE
- SANITARY SEWER PIPE
- WATER PIPE
- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED POND

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SEAL:

STATE OF OHIO
BRENDAN M. FLEMING
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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: 0 15 30 60

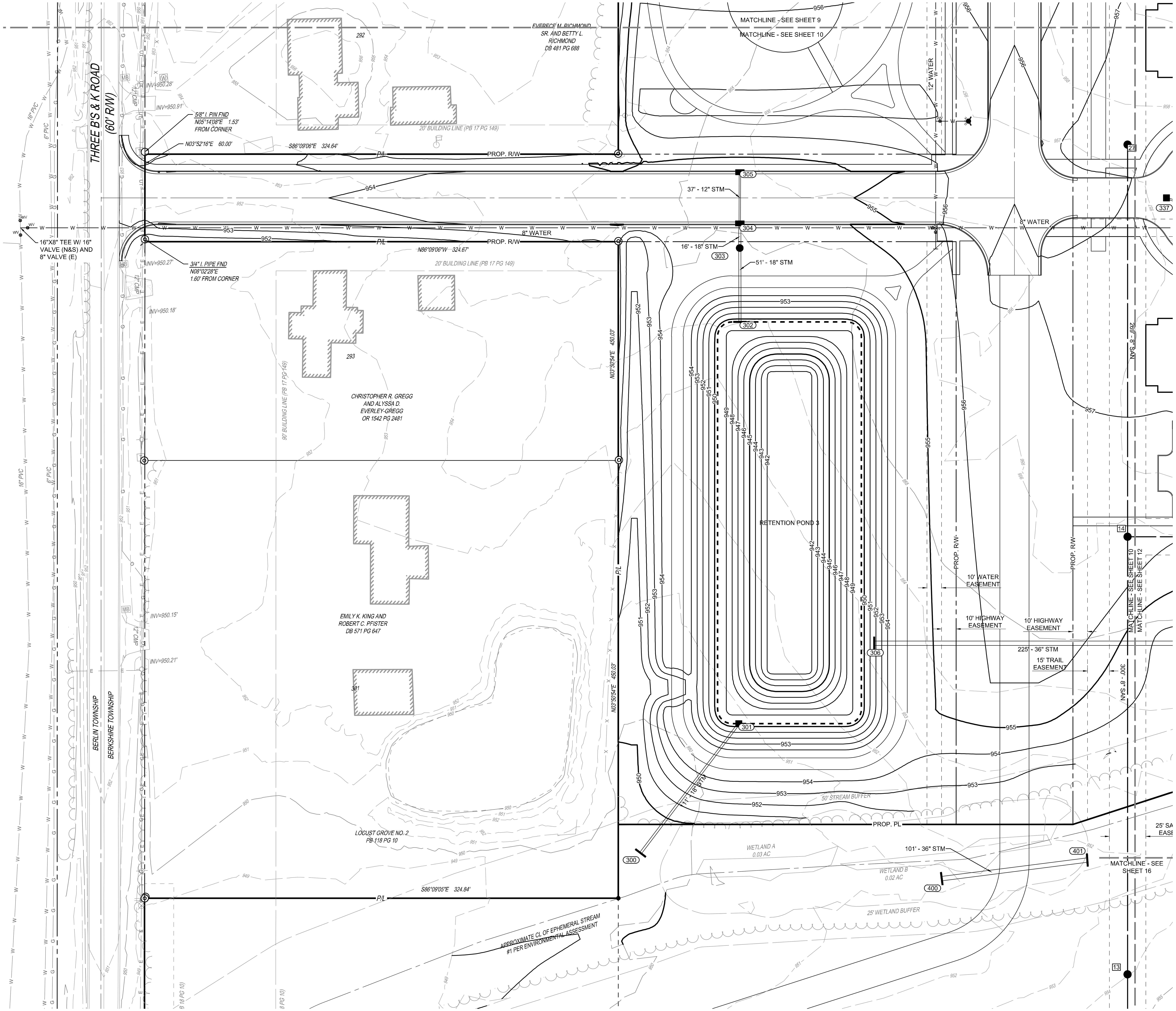
SHEET NAME:

GRADING AND UTILITY PLAN

SHEET NO.

9

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STM — STORM SEWER PIPE
- SANITARY SEWER PIPE
- W — WATER PIPE
- (101) CATCH BASIN
- (101) HEADWALL
- (101) MANHOLE
- (101) CURB INLET
- [101] SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- 950 — EXISTING MAJOR CONTOUR
- 949 — EXISTING MINOR CONTOUR
- 950 — PROPOSED MAJOR CONTOUR
- 949 — PROPOSED MINOR CONTOUR
- PROPOSED POND

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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:	0 15 30 60

SHEET NAME:

GRADING AND UTILITY PLAN

SHEET NO.

10

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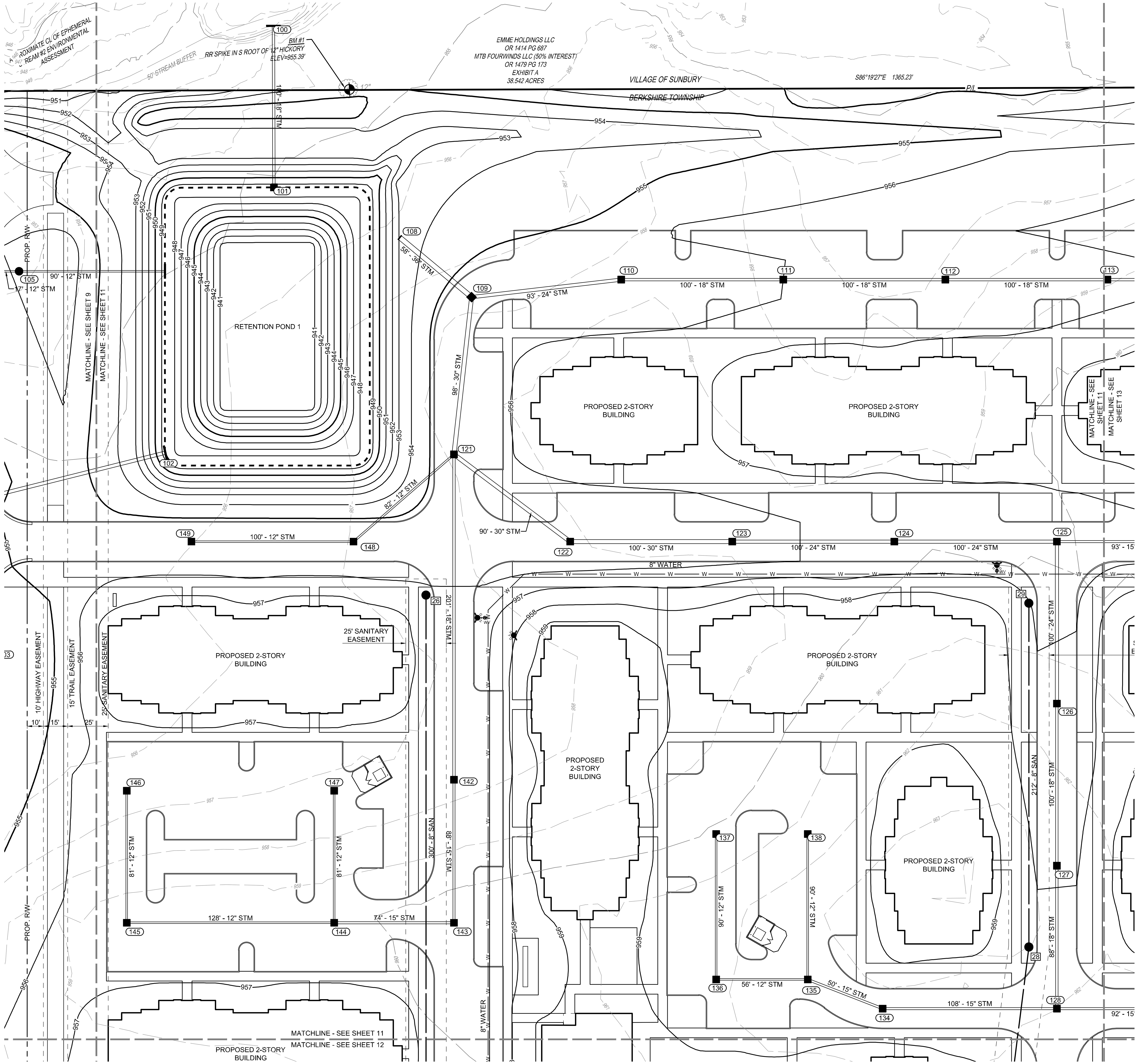
INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

STM	STORM SEWER PIPE
	SANITARY SEWER PIPE
W	WATER PIPE
101	CATCH BASIN
101	HEADWALL
101	MANHOLE
101	CURB INLET
101	SANITARY MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
950	EXISTING MAJOR CONTOUR
949	EXISTING MINOR CONTOUR
950	PROPOSED MAJOR CONTOUR
949	PROPOSED MINOR CONTOUR
	PROPOSED POND

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NO.	DATE	DESCRIPTION

PHOENIX PLACE

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

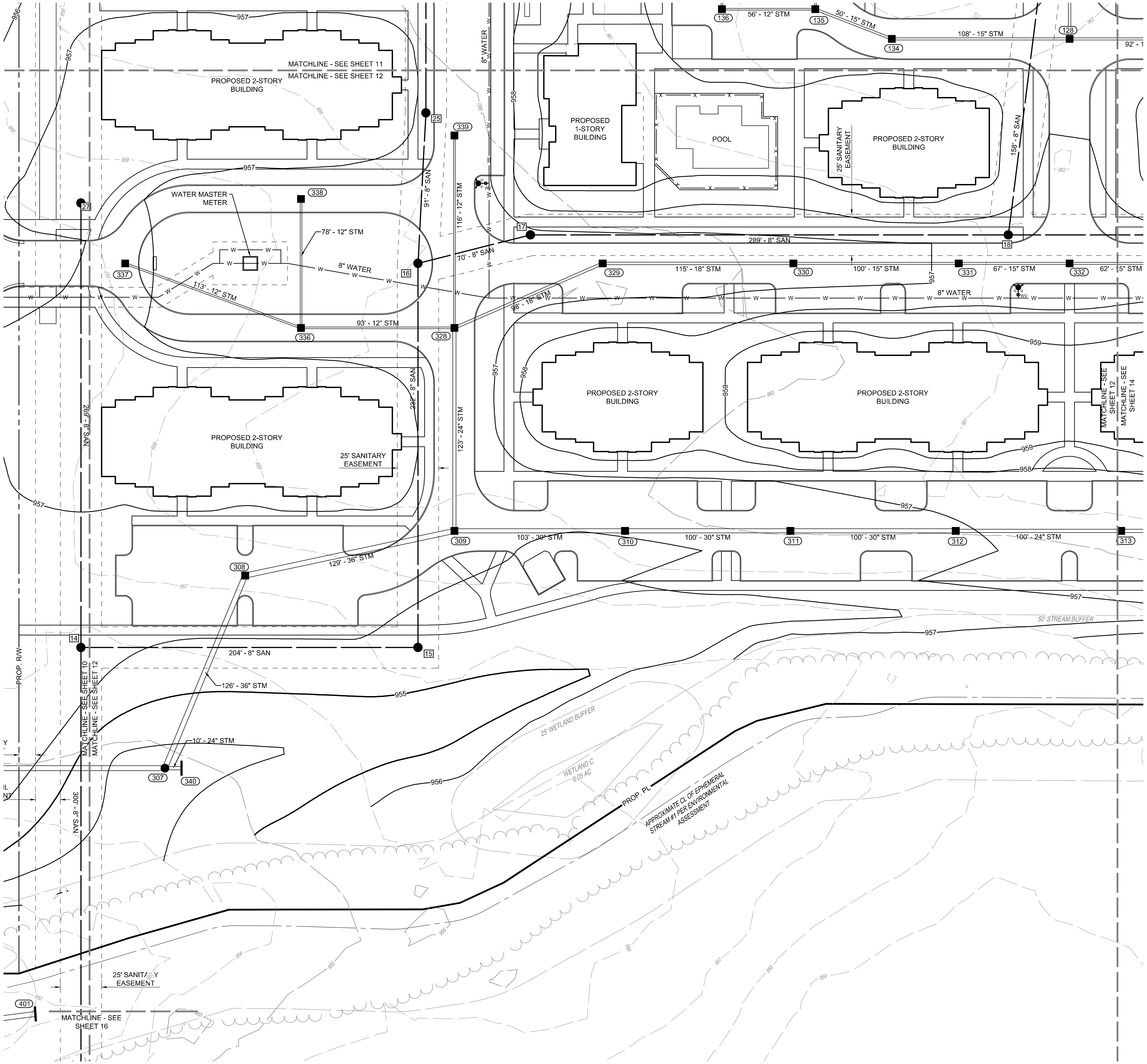
PROJECT NO: 200078.000
DATE: 04/23/2021
SCALE: 0 15 30 60

SHEET NAME:

GRADING AND UTILITY PLAN

SHEET NO.
11

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STORM SEWER PIPE
- SANITARY SEWER PIPE
- WATER PIPE
- CATCH BASIN
- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED POND

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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: 0 15 30 60

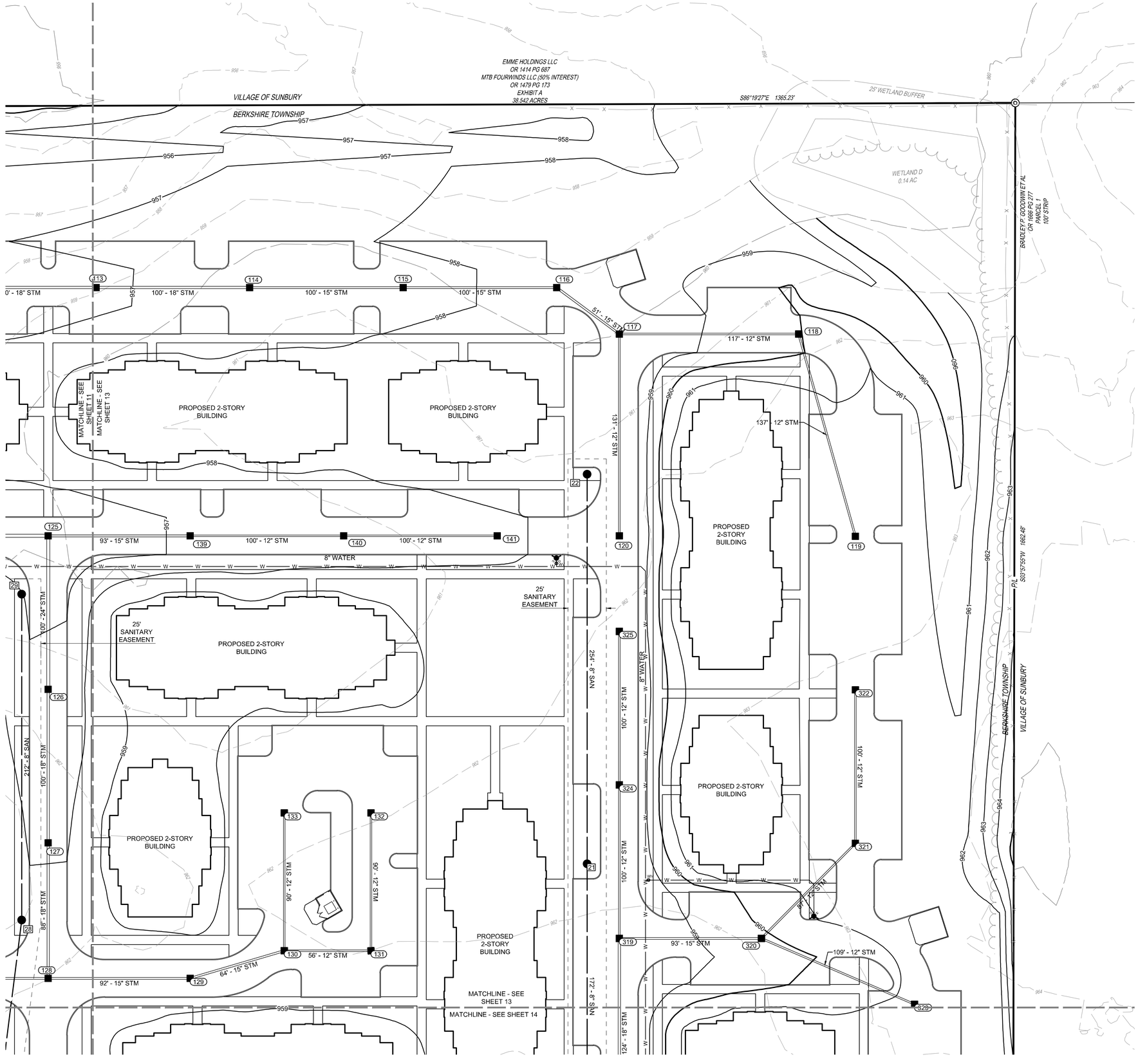
SHEET NAME:

GRADING AND UTILITY PLAN

SHEET NO.

12

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STM — STORM SEWER PIPE
- SANITARY SEWER PIPE
- W — WATER PIPE
- 101 — CATCH BASIN
- 101 — HEADWALL
- 101 — MANHOLE
- 101 — CURB INLET
- 101 — SANITARY MANHOLE
- WV — WATER VALVE
- FIRE HYDRANT
- 950 — EXISTING MAJOR CONTOUR
- 949 — EXISTING MINOR CONTOUR
- 950 — PROPOSED MAJOR CONTOUR
- 949 — PROPOSED MINOR CONTOUR
- PROPOSED POND

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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:	0 15 30 60

SHEET NAME:

GRADING AND UTILITY PLAN

SHEET NO.

13

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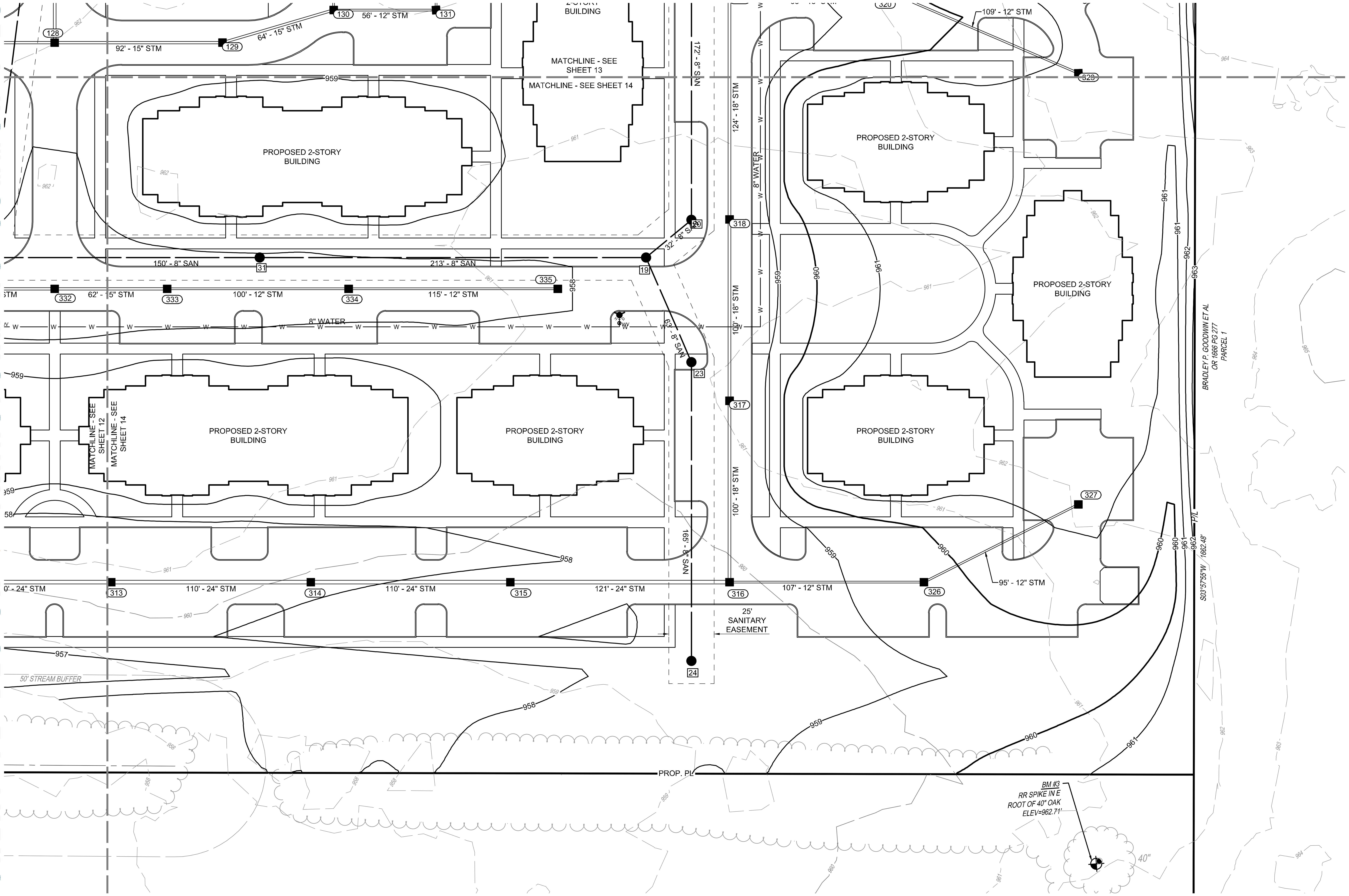
INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

STM	STORM SEWER PIPE
	SANITARY SEWER PIPE
W	WATER PIPE
101	CATCH BASIN
101	HEADWALL
101	MANHOLE
101	CURB INLET
101	SANITARY MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
950	EXISTING MAJOR CONTOUR
949	EXISTING MINOR CONTOUR
950	PROPOSED MAJOR CONTOUR
949	PROPOSED MINOR CONTOUR
	PROPOSED POND

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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:	0 15 30 60

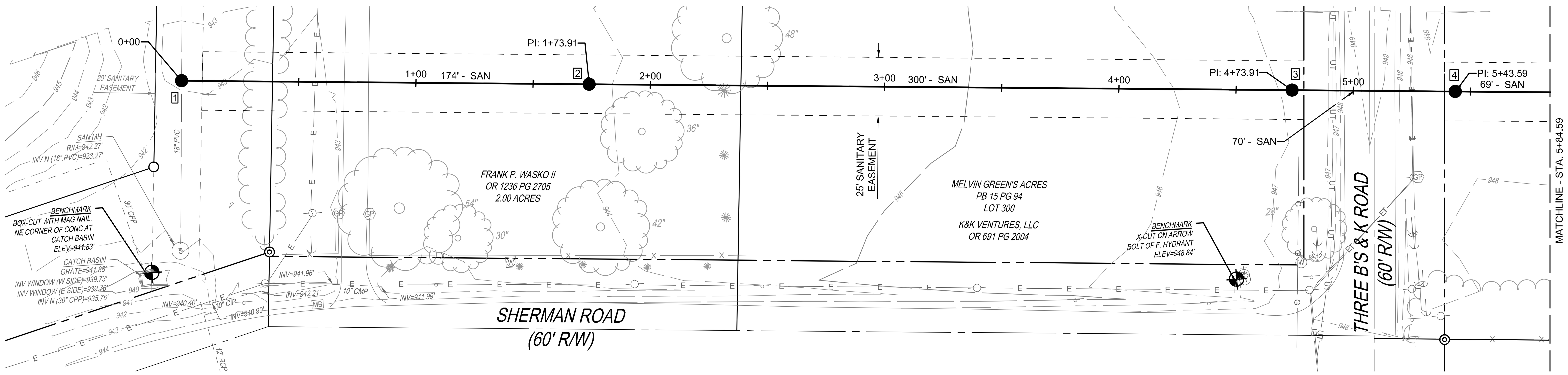
SHEET NAME:

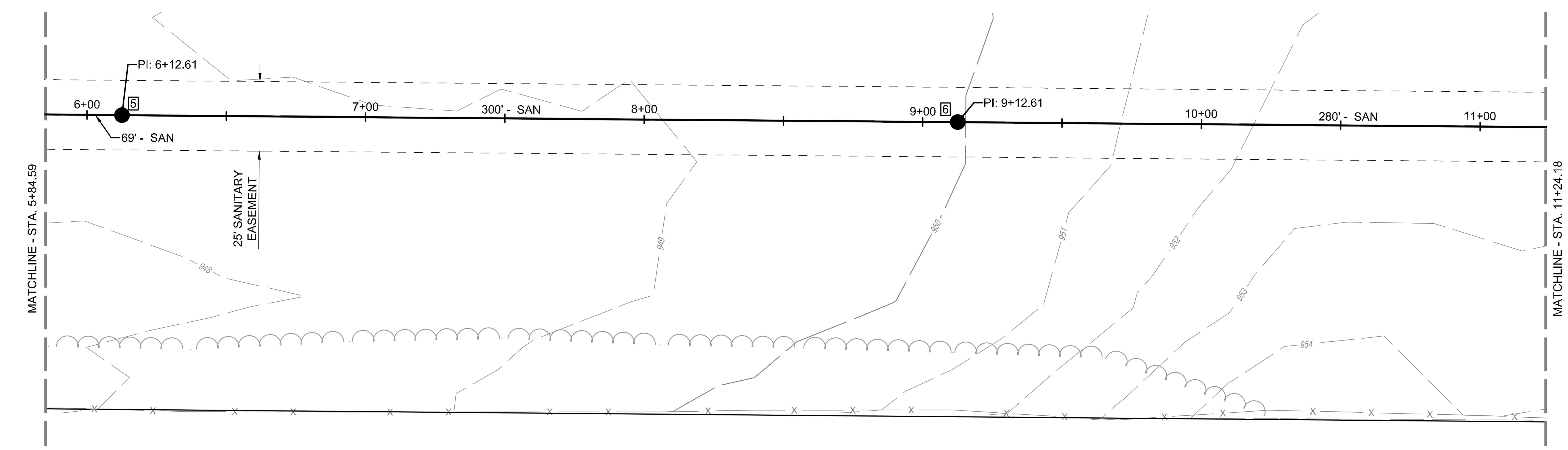
GRADING AND UTILITY PLAN

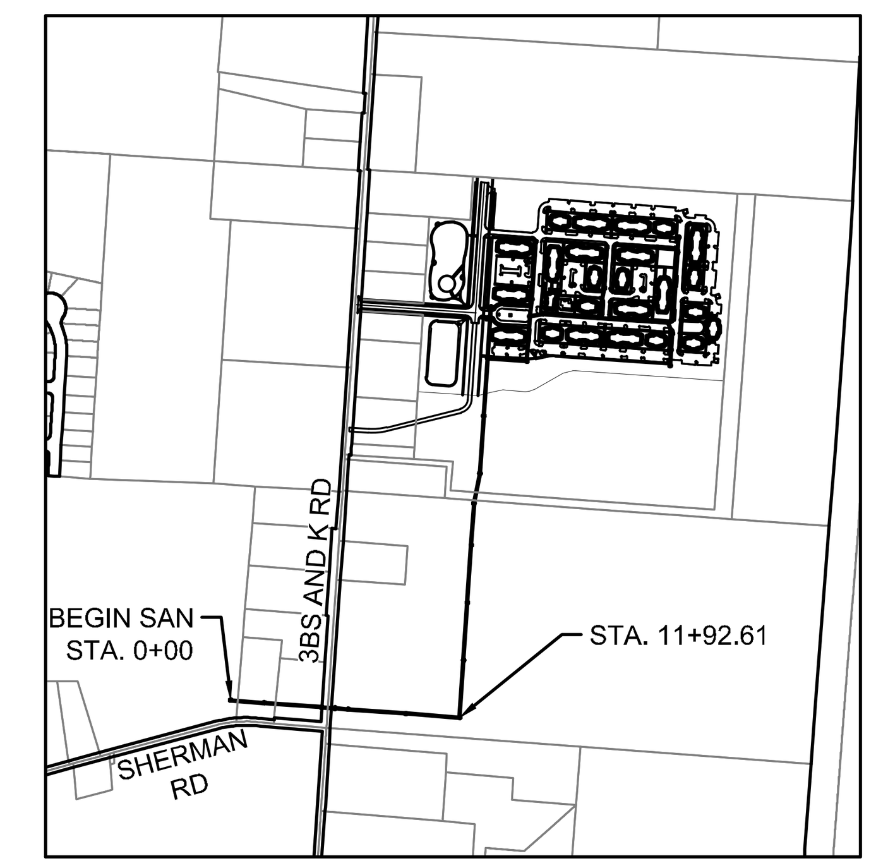
SHEET NO.

14

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES







LOCATION MAP
1"=1000'

PROPOSED LEGEND

Symbol	Description
STM	STORM SEWER PIPE
	SANITARY SEWER PIPE
W	WATER PIPE
101	CATCH BASIN
101	HEADWALL
101	MANHOLE
101	CURB INLET
101	SANITARY MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
950	EXISTING MAJOR CONTOUR
949	EXISTING MINOR CONTOUR
950	PROPOSED MAJOR CONTOUR
949	PROPOSED MINOR CONTOUR
	PROPOSED POND
	GRADING LIMITS
	SWALE ARROW
	FLOOD ROUTE

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NO.	DATE	DESCRIPTION

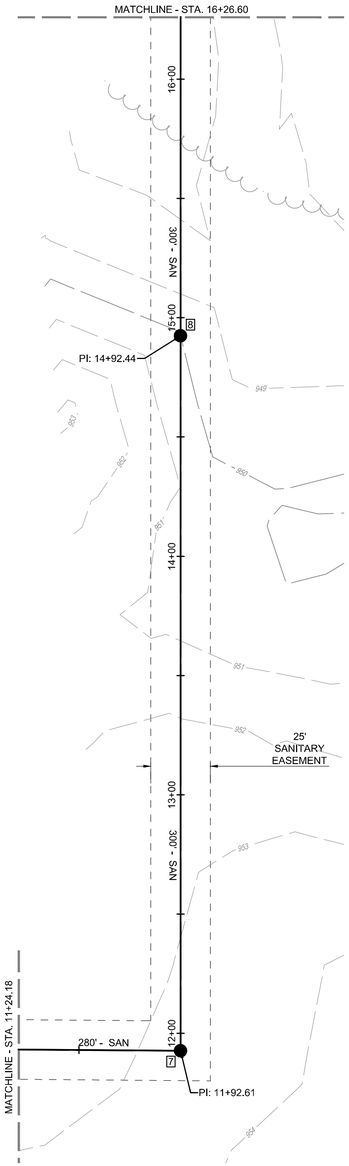
PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

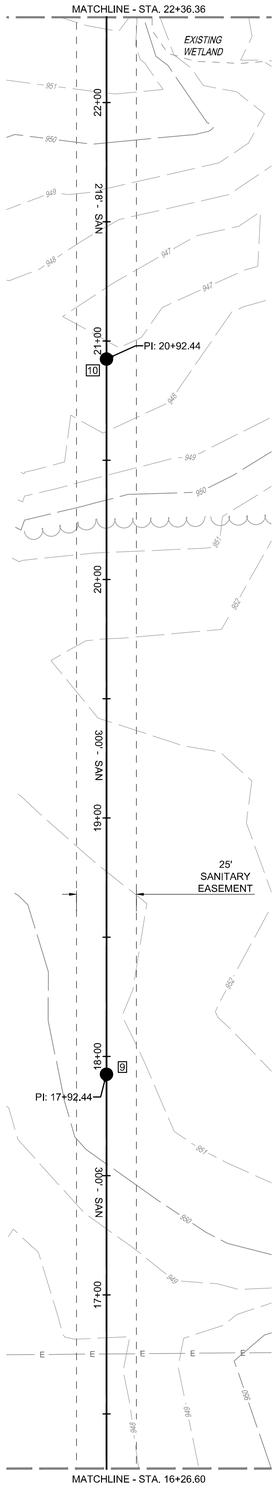
PROJECT NO: 200078.000
DATE: 04/23/2021
SCALE: 0 15 30 60

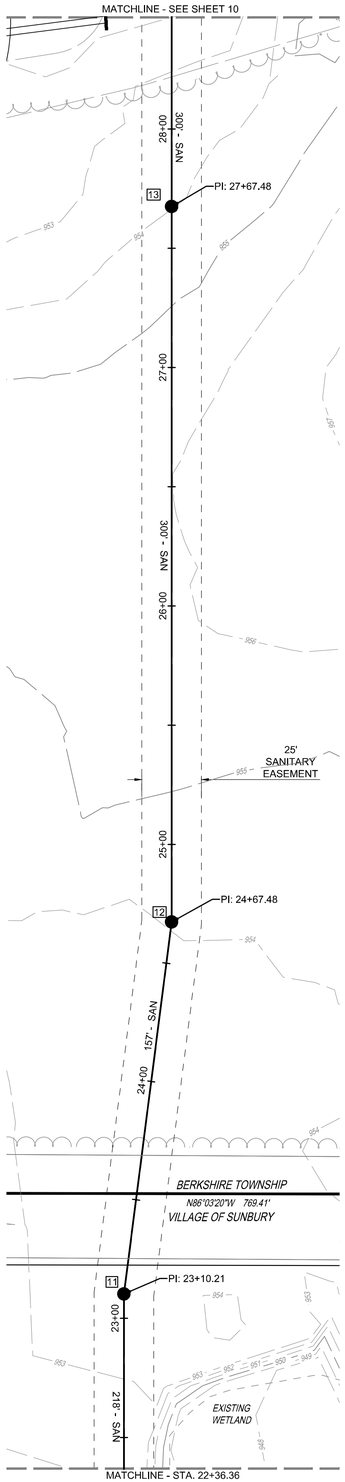
SHEET NAME:
SANITARY EXTENSION STA. 0+00 TO 11+24.18

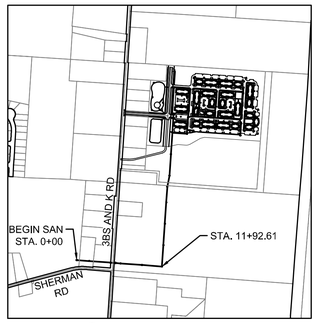
SHEET NO.
15

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES









LOCATION MAP
1"=1000'

PROPOSED LEGEND

- STM — STORM SEWER PIPE
- SANITARY SEWER PIPE
- W — WATER PIPE
- 101 — CATCH BASIN
- 101 — HEADWALL
- 101 — MANHOLE
- 101 — CURB INLET
- 101 — SANITARY MANHOLE
- WV — WATER VALVE
- FIRE HYDRANT
- 950 — EXISTING MAJOR CONTOUR
- 949 — EXISTING MINOR CONTOUR
- 950 — PROPOSED MAJOR CONTOUR
- 949 — PROPOSED MINOR CONTOUR
- PROPOSED POND
- GRADING LIMITS
- SWALE ARROW
- FLOOD ROUTE

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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: 0 15 30 60

SHEET NAME:
SANITARY EXTENSION STA. 11+24.18 TO 28+46.79

SHEET NO.
16

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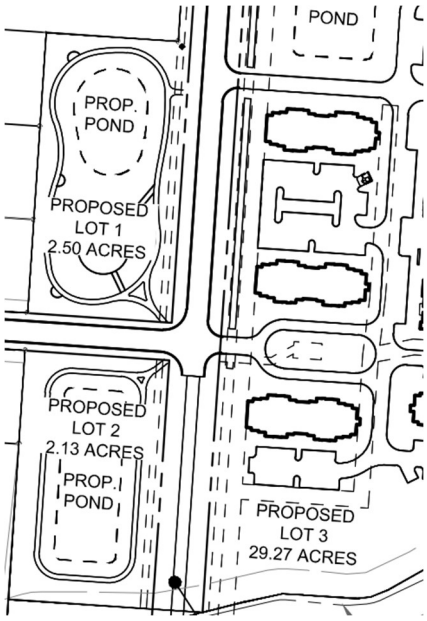
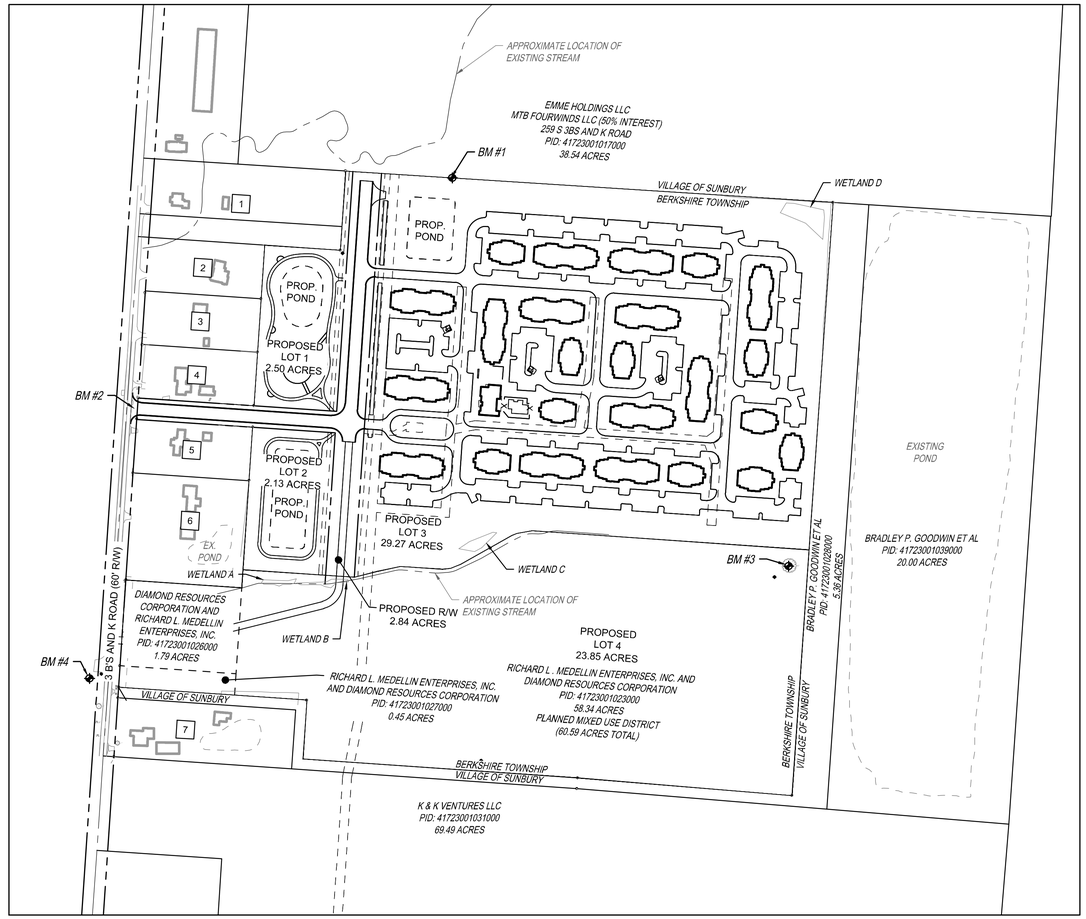
16.06.C.12. - Layout, numbering and dimensions of lots if more than one. The proposed development, Phoenix Place, is a total of 33.90-acres. The site is divided into three "lots". Proposed Lot 1, 2.5-acres, and Proposed Lot 2, 2.13-acres, are located to the west of the proposed north-south right-of-way and includes stormwater ponds and walking paths. The proposed north-south right-of-way is 2.84-acres. Proposed Lot 3, 29.27-acres, is located to the east of the proposed north-south right-of-way and includes proposed buildings, parking, green space and a storm water basin. The net acreage is 28.82-acres. This can be found on the **Title Sheet, Page 1 of the printed Engineering Set (Kleingers).**

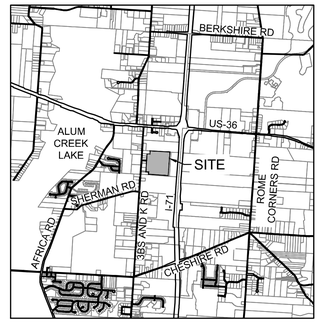


INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

DEVELOPMENT PLAN FOR PHOENIX PLACE

FARM LOT 6, SEC. 2, TWP. 4, R. 18, USML
DELAWARE COUNTY, OHIO
BERKSHIRE TOWNSHIP
PLANNED MIXED USE DISTRICT





LOCATION MAP
1"=5000'

ZONING REQUIREMENTS TABLE

ZONING DISTRICT: PLANNED MIXED USE DISTRICT (PMUD)			
QUADRANT: SOUTHWEST			
PID: 41723001023000, 41723001026000, 41723001027000			
EXISTING USE: AGRICULTURAL			
PROPOSED USE: MULTI-FAMILY RESIDENTIAL			
CODE SECTION	STANDARD	REQUIREMENT	PROPOSED
16.08 A	MINIMUM SITE ACREAGE	3	36.74
-	NET ACREAGE	SITE ACREAGE -R/W - WETLAND AREA = 36.74 - 2.84 - 0.19 = 33.71	33.71
-	BUILDING AREA (ACRE)	N/S	4.48
16.08 C.1	MAXIMUM NUMBER OF UNITS	300	296
16.08 C.1	DENSITY (UNITS / ACRE)	8 MIN, 12 MAX	8.78
16.08 D.1	STREET FRONTAGE (FT)	55	1131
16.08 D.2	BUILDING SIDE YARD SETBACK (FT)	25	165.10 (N),152.21 (S)
16.08 D.3	BUILDING REAR YARD SETBACK (FT)	25	34
16.08 D.4	BUILDING RIGHT-OF-WAY SETBACK (FT)	30	50
16.08 E.1	MAXIMUM LOT COVERAGE	80%	47.14%
16.08 E.2	MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES
16.08 J.1	MINIMUM PARKING SIZE (FT)	9 X 18	9 X 18
16.08 J.2	PARKING RIGHT-OF-WAY SETBACK (FT)	20	49.42
16.08 J.2	PARKING SIDE YARD SETBACK (FT)	10	87.35 (N), 74.60 (S)
16.08 J.2	PARKING REAR YARD SETBACK (FT)	10	33.92
16.08 J.3	MINIMUM PARKING LOT ISLAND	162 SF, 9' WIDTH	162 SF, 9' WIDTH
16.08 J.6	MINIMUM NUMBER OF PARKING SPACES	2.25 SPACE / DWELLING UNIT 2.25 X 296 = 666 SPACES	679 SPACES
-	MINIMUM NUMBER OF ADA SPACES	2% OF TOTAL 675 * 0.02 = 14	14
16.08 K	MINIMUM OPEN SPACE AREA	30%	44%

N/S NO STANDARD
NO VARIANCES REQUESTED

LOT COVERAGE CALCULATIONS

	BUILDING AREA (AC)	IMPERVIOUS SURFACE AREA (AC)	TOTAL AREA (AC)	LOT COVERAGE (ALL IMPERVIOUS SURFACE)
LOT 1	0	0.30	2.50	11.88%
LOT 2	0	0.18	2.13	8.60%
LOT 3	4.48	9.32	29.27	47.14%
RIGHT-OF-WAY	0	1.14	2.84	-
			36.74	

WETLAND TABLE

WETLAND ID	ACREAGE	DISTURBANCE (AC)
WETLAND A (OFFSITE)	0.03	0.00
WETLAND B (OFFSITE)	0.02	0.01
WETLAND C (ONSITE)	0.05	0.00
WETLAND D (ONSITE)	0.14	0.00

BENCHMARKS (NAVD 1988)

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-2011). BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000023859 APPLIED AT BASE POINT N 216,500.00 E 1,847,000.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON SOURCE BENCHMARK CORS STATION "COLB".

BENCHMARK #1: RAILROAD SPIKE IN SOUTH ROOT OF HICKORY TREE LOCATED NEAR THE NORTH PROPERTY LINE.
ELEVATION = 955.39

BENCHMARK #2: COTTON-GIN SPIKE ON THE WEST SIDE OF AN EXISTING UTILITY POLE LOCATED ON THE EAST SIDE OF 3B'S AND K ROAD.
ELEVATION = 953.12

BENCHMARK #3: RAILROAD SPIKE IN EAST ROOT OF 40" OAK TREE LOCATED NEAR THE EASTERN PROPERTY LINE.
ELEVATION = 962.71

BENCHMARK #4: X-CUT ON EAST BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF 3B'S AND K ROAD.
ELEVATION = 949.44

NOTES:

1. THE PROPOSED SITE IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. MAP NUMBER 39041C0145K, EFFECTIVE DATE APRIL 16, 2009.
2. NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.
3. THE BERKSHIRE TOWNSHIP FIRE DEPARTMENT WILL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS AND WATER LINE SIZE PRIOR TO START OF CONSTRUCTION. (FIRE HYDRANTS SHALL BE A MAXIMUM OF 400' APART.)
4. ALL STORM WATER DRAINAGE, FLOOD ROUTES, OPEN DITCHES AND BASINS WILL BE PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM.
5. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
6. THERE WILL BE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHAEOLOGICAL SITES AFFECTED BY THIS PROJECT.

SHEET INDEX

INDEX MAP
1"=200'

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PHONE: (614) 882-4311
CONTACT: BRENDAN M. FLEMING, PE
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

PROPERTY TABLE

TAG NUMBER	OWNER INFORMATION
1	SCHROEDER AMANDA J 399 S 3BS AND K ROAD PID: 41723001019000 2.85 ACRES
2	GREYSMAN BORIS & LYUDMILA 461 S 3BS AND K ROAD PID: 41723001020000 1.12 ACRES
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7	BRIAN E. MILLS AND KATHY A. MILLS 751 S 3BS AND K ROAD PID: 41723001029000 2.00 ACRES

STREET DATA

STREET	TOTAL ADT	STREET CLASSIFICATION	TERRAIN CLASSIFICATION	DESIGN SPEED
COLLECTOR ROAD	5310 VPD	COMMERCIAL PRIVATE	LEVEL	40 MPH
FOURWINDS DRIVE	5310 VPD	COMMERCIAL PRIVATE	LEVEL	50 MPH

STANDARD DRAWINGS

THE DELAWARE COUNTY STANDARD DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.

DCED-S102A	DCED-S139	DCED-R100	DCED-R2158B
DCED-S106	DCED-S149	DCED-R103	DCED-R2190
DCED-S112	DCED-S168	DCED-R1450	DCED-R2300
DCED-S117	DCED-S176	DCED-R2020	ODOT CB-2.1
DCED-S119	DCED-S441A	DCED-R2135A	ODOT CB-2.2
DCED-S133C	DCED-S441B	DCED-R2135D	

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SEAL:
STATE OF OHIO
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: **AS SHOWN**
SHEET NAME: **TITLE SHEET**
SHEET NO. **1**

N:\Client\P\200078\000_GWD_Sheet\Zoning\200078TITLE000.dwg, 4/12/2021 11:09:39 AM, anrp

16.06.C.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. Our current plan provides for lot coverage of 47%, which is significantly less than the limit of 80% in accordance with the definition in Article 4. This can be found on the title sheet of the Engineering plans, page 1.

LOT COVERAGE CALCULATIONS

	BUILDING AREA (AC)	IMPERVIOUS SURFACE AREA (AC)	TOTAL AREA (AC)	LOT COVERAGE (ALL IMPERVIOUS SURFACE)
LOT 1	0	0.30	2.50	11.88%
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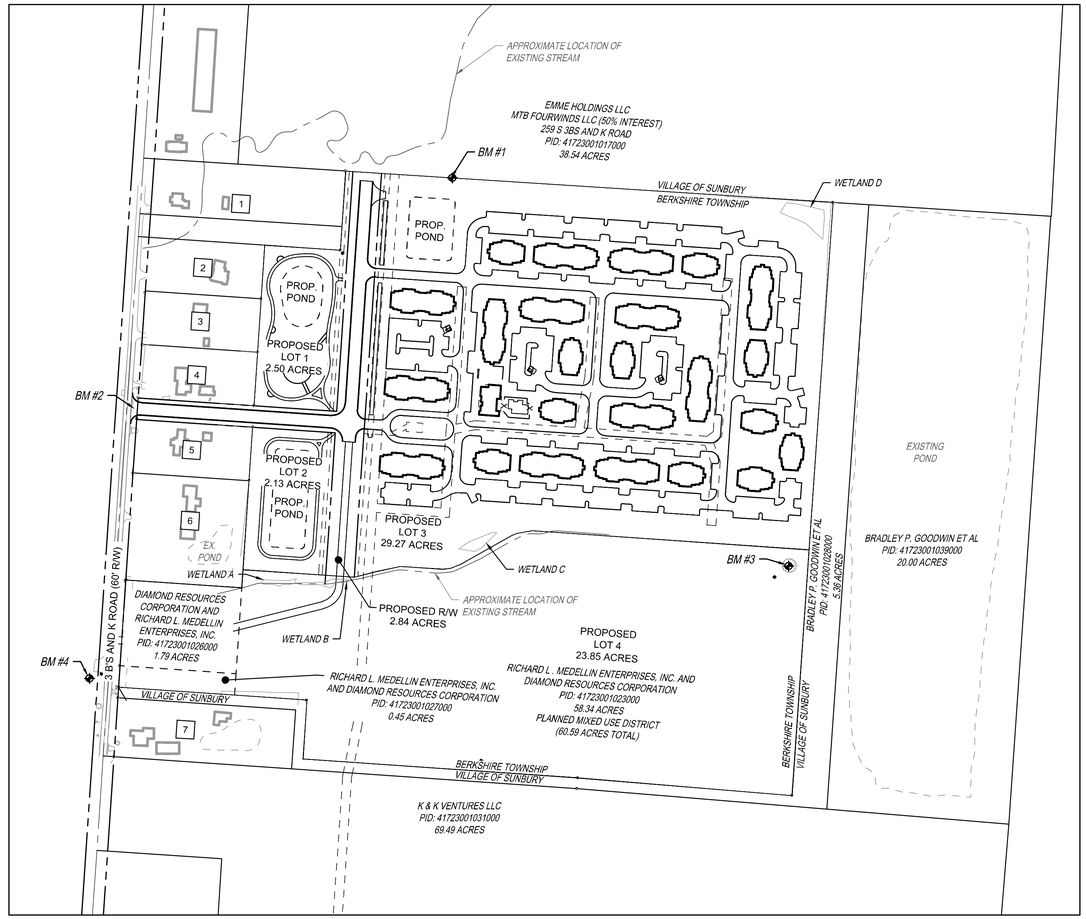
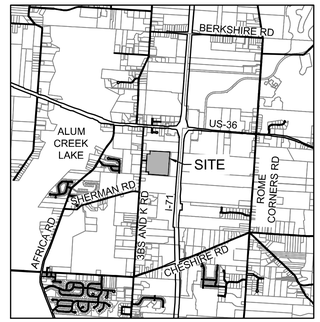
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

DEVELOPMENT PLAN FOR PHOENIX PLACE

FARM LOT 6, SEC. 2, TWP. 4, R. 18, USML
DELAWARE COUNTY, OHIO
BERKSHIRE TOWNSHIP
PLANNED MIXED USE DISTRICT





LOCATION MAP
1"=5000'

ZONING REQUIREMENTS TABLE

ZONING DISTRICT: PLANNED MIXED USE DISTRICT (PMUD)			
QUADRANT: SOUTHWEST			
PID: 41723001023000, 41723001026000, 41723001027000			
EXISTING USE: AGRICULTURAL			
PROPOSED USE: MULTI-FAMILY RESIDENTIAL			
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SHEET INDEX

INDEX MAP
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STREET DATA

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DCED-S117	DCED-S176	DCED-R2020	ODOT CB-2.1
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DCED-S133C	DCED-S441B	DCED-R2135D	

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SEAL:
STATE OF OHIO
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: **AS SHOWN**
SHEET NAME: **TITLE SHEET**
SHEET NO. **1**

N:\Client\P\200078\000_GWD_Sheet\Zoning\200078TITLE000.dwg, 4/12/2021 11:09:39 AM, anrp

16.06.C.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. We plan to extend Fourwinds Drive, which will be a public right of way. At the suggestion of the zoning administrator, we have added additional trails around the property, including the southern portion of the lot, where the existing trees are located that can be available for public use. We will add sidewalks throughout the site and outdoor fitness equipment that will be available to the community to use. We do not see the need to restrict these by deed covenant since they will remain on our land and we will provide ongoing maintenance.

16.06.C.15. - Building setback lines with dimensions. We plan to have a building right of way setback of 50 feet, that exceeds the requirement of 30 feet. The side setback required is 25 feet, we plan to have setbacks of 152 feet and 165 feet. Please also note that we've placed our lot 361 feet from the closest residential lot.

a. Please See Sheets 2-8 of **The Printed Engineering Plan (Kleingers) – Location Plan**

This was also highlighted on the cover page of the Printed Engineering Plan (Kleingers) shown below.

CODE SECTION	STANDARD	REQUIREMENT	PROPOSED
16.08 A	MINIMUM SITE ACREAGE	3	33.90
-	NET ACREAGE	SITE ACREAGE X 0.85	28.82
-	BUILDING AREA (ACRE)	N/S	4.48
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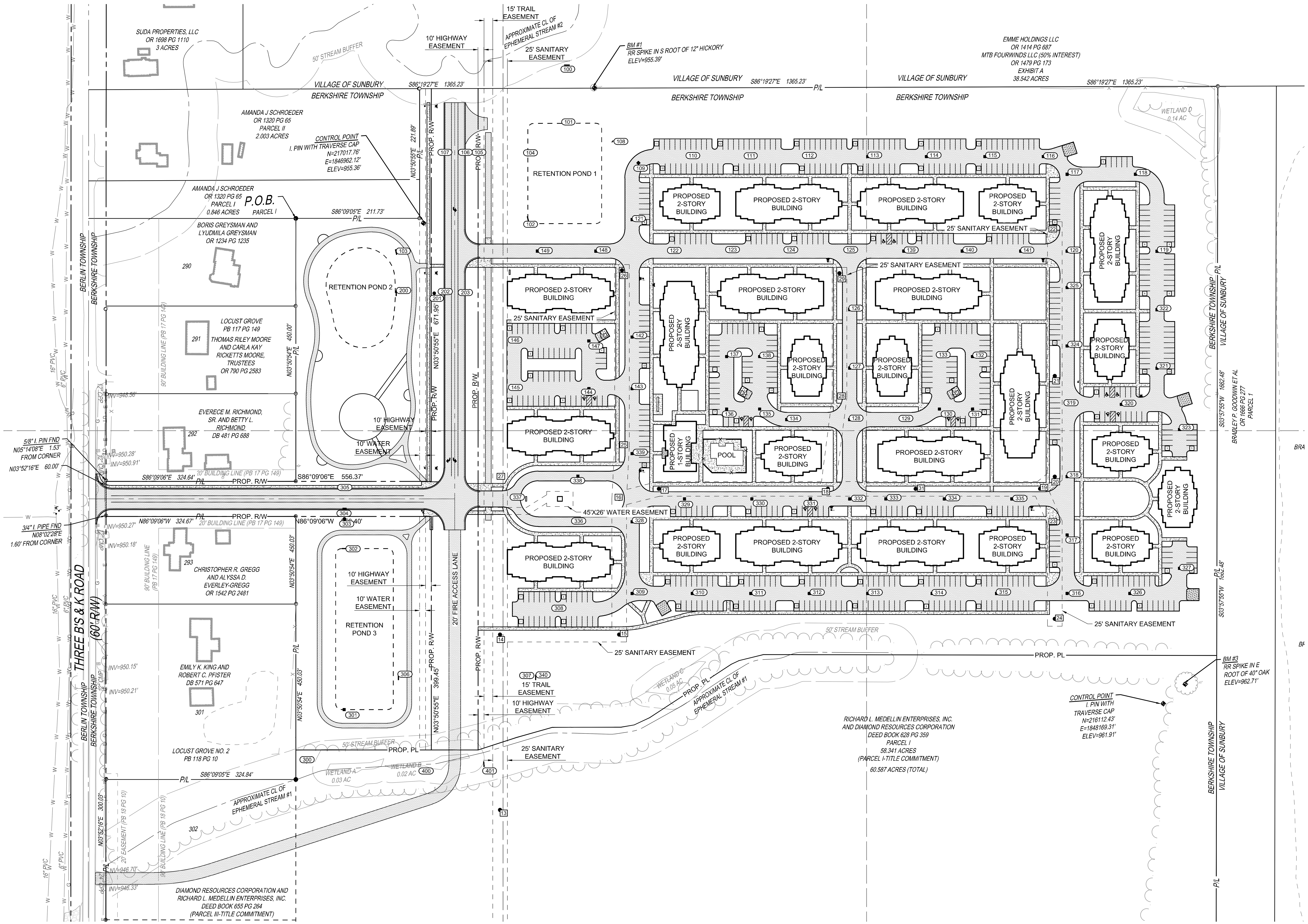
INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



THE **KLEINGERS GROUP**

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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: 0 40 80 160

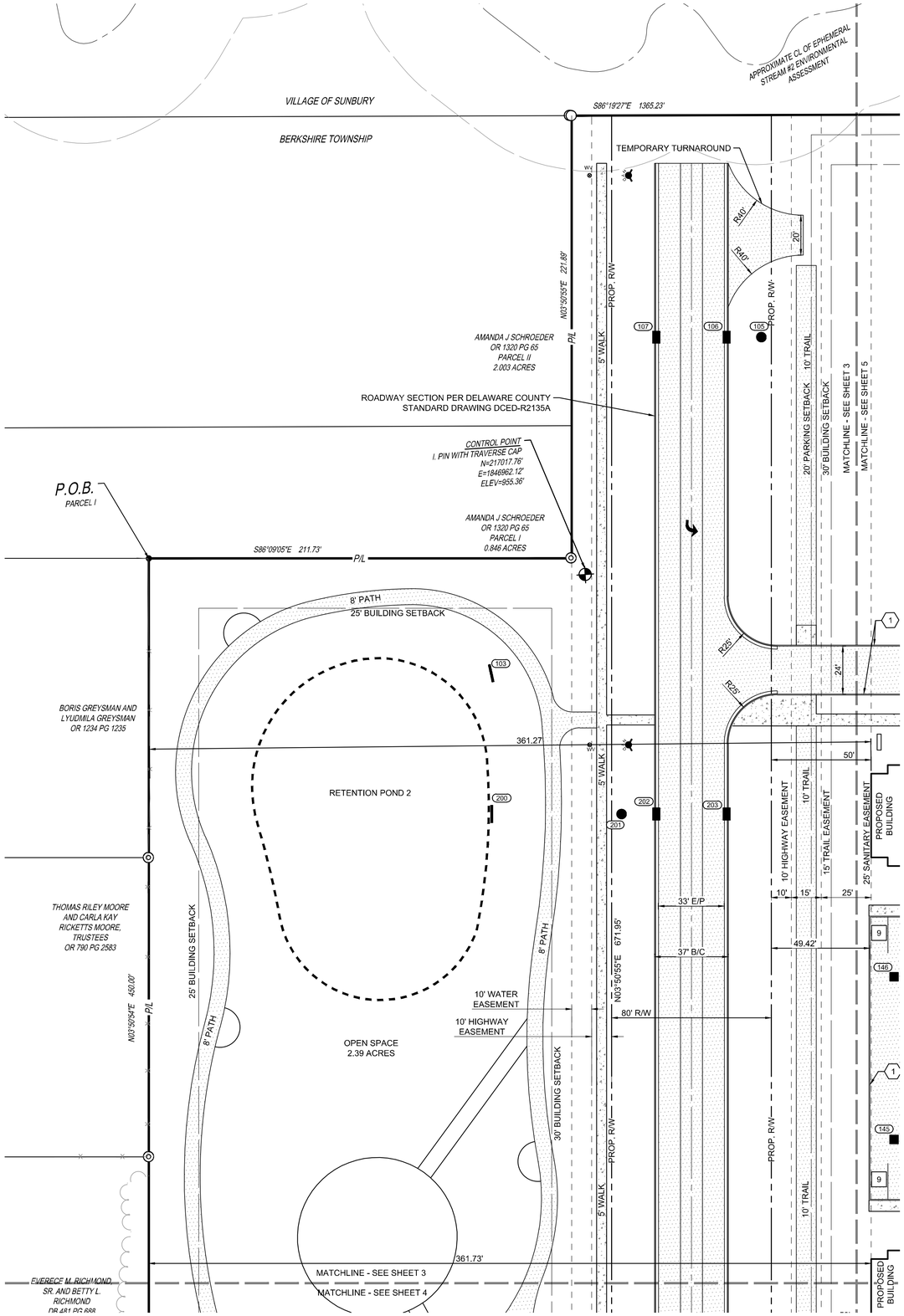
SHEET NAME:

OVERALL LOCATION PLAN

SHEET NO.

2

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

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

CODED NOTES

1. 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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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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	3

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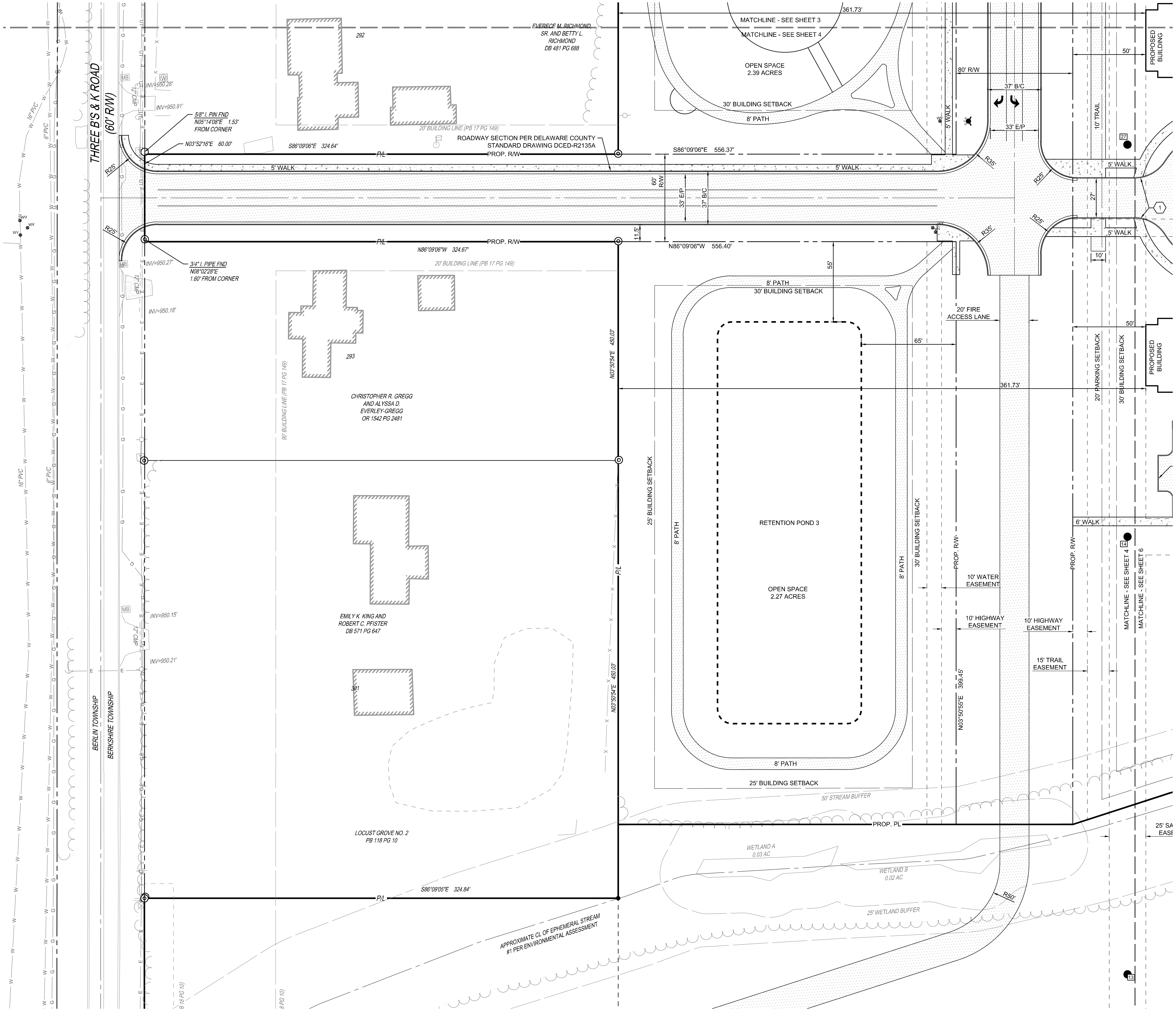
INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 4
OPEN SPACE 2.39 ACRES
30' BUILDING SETBACK
8' PATH
THREE B'S & K ROAD (60' R/W)
ROADWAY SECTION PER DELAWARE COUNTY STANDARD DRAWING DCED-R2135A
PROP. R/W
5' WALK
S86°09'06"E 556.37'
N86°09'06"W 556.40'
S86°09'06"E 324.64'
N86°09'06"W 324.67'
60' R/W
33' E/P
37' B/C
80' R/W
37' B/C
33' E/P
5/8" I. PIN FND N05°14'08"E 1.53' FROM CORNER
3/4" I. PIPE FND N08°02'28"E 1.60' FROM CORNER
EVERETT M. RICHMOND, SR. AND BETTY L. RICHMOND DB 481 PG 688
CHRISTOPHER R. GREGG AND ALYSSA D. EVERLEY-GREGG OR 1542 PG 2481
EMILY K. KING AND ROBERT C. PFISTER DB 571 PG 647
LOCUST GROVE NO. 2 PB 118 PG 10
RETENTION POND 3
OPEN SPACE 2.27 ACRES
25' BUILDING SETBACK
20' FIRE ACCESS LANE
10' WATER EASEMENT
10' HIGHWAY EASEMENT
15' TRAIL EASEMENT
20' PARKING SETBACK
30' BUILDING SETBACK
PROPOSED BUILDING
361.73'
N03°50'54"E 450.03'
N03°50'55"E 399.45'
S86°09'05"E 324.84'
BERLIN TOWNSHIP
BERKSHIRE TOWNSHIP
50' STREAM BUFFER
25' WETLAND BUFFER
WETLAND A 0.03 AC
WETLAND B 0.02 AC
PROP. PL
APPROXIMATE CL OF EPHEMERAL STREAM #1 PER ENVIRONMENTAL ASSESSMENT
MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 6

PROPOSED LEGEND

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

CODED NOTES

1. 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: STATE OF OHIO BRENDAN M. FLEMING E-81971 REGISTERED PROFESSIONAL ENGINEER

NO. DATE DESCRIPTION

PHOENIX PLACE

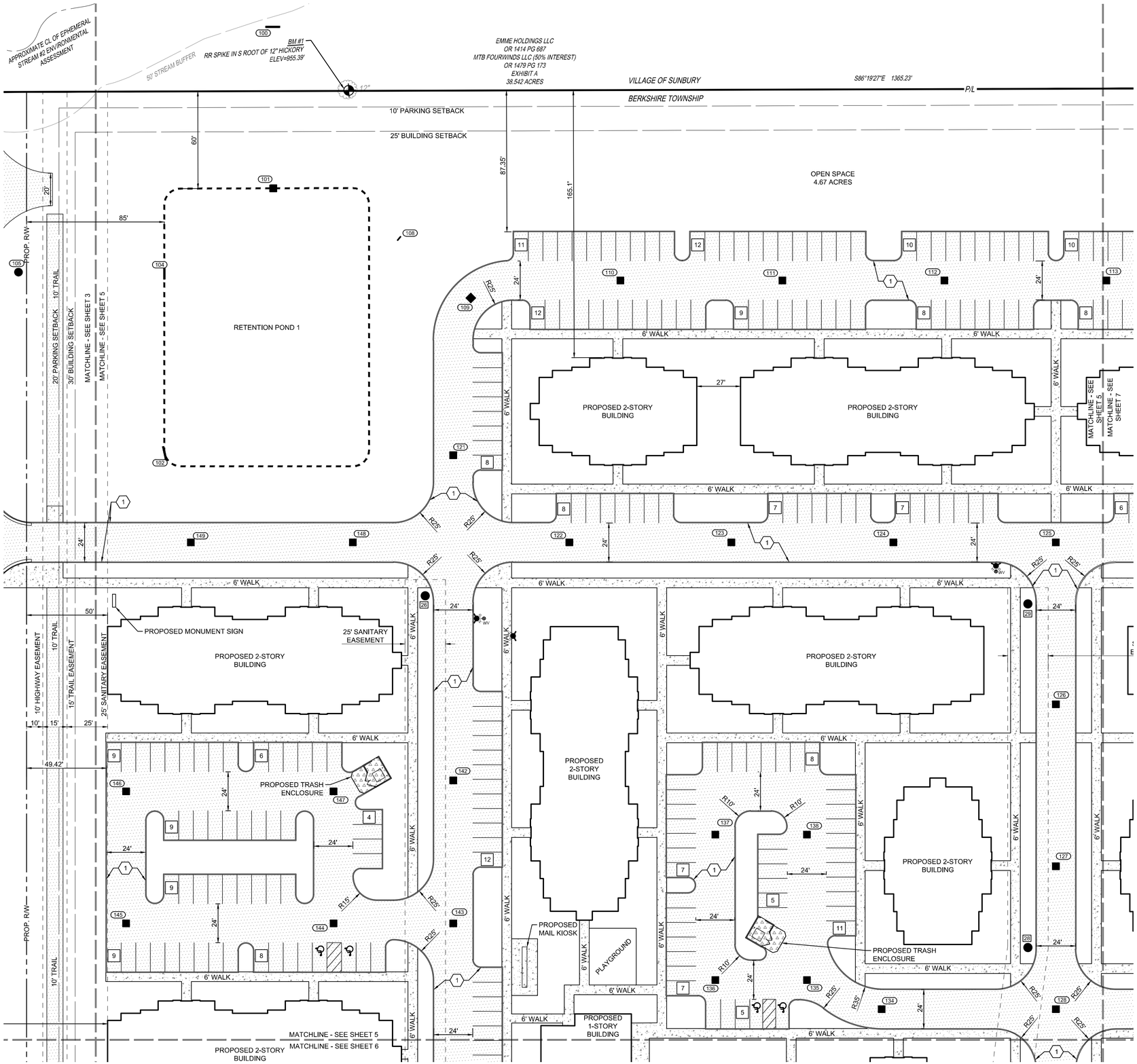
FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
DATE: 04/23/2021
SCALE: 0 15 30 60

SHEET NAME: LOCATION PLAN

SHEET NO. 4

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



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- HEADWALL
- MANHOLE
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BRENDAN M. FLEMING
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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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	5

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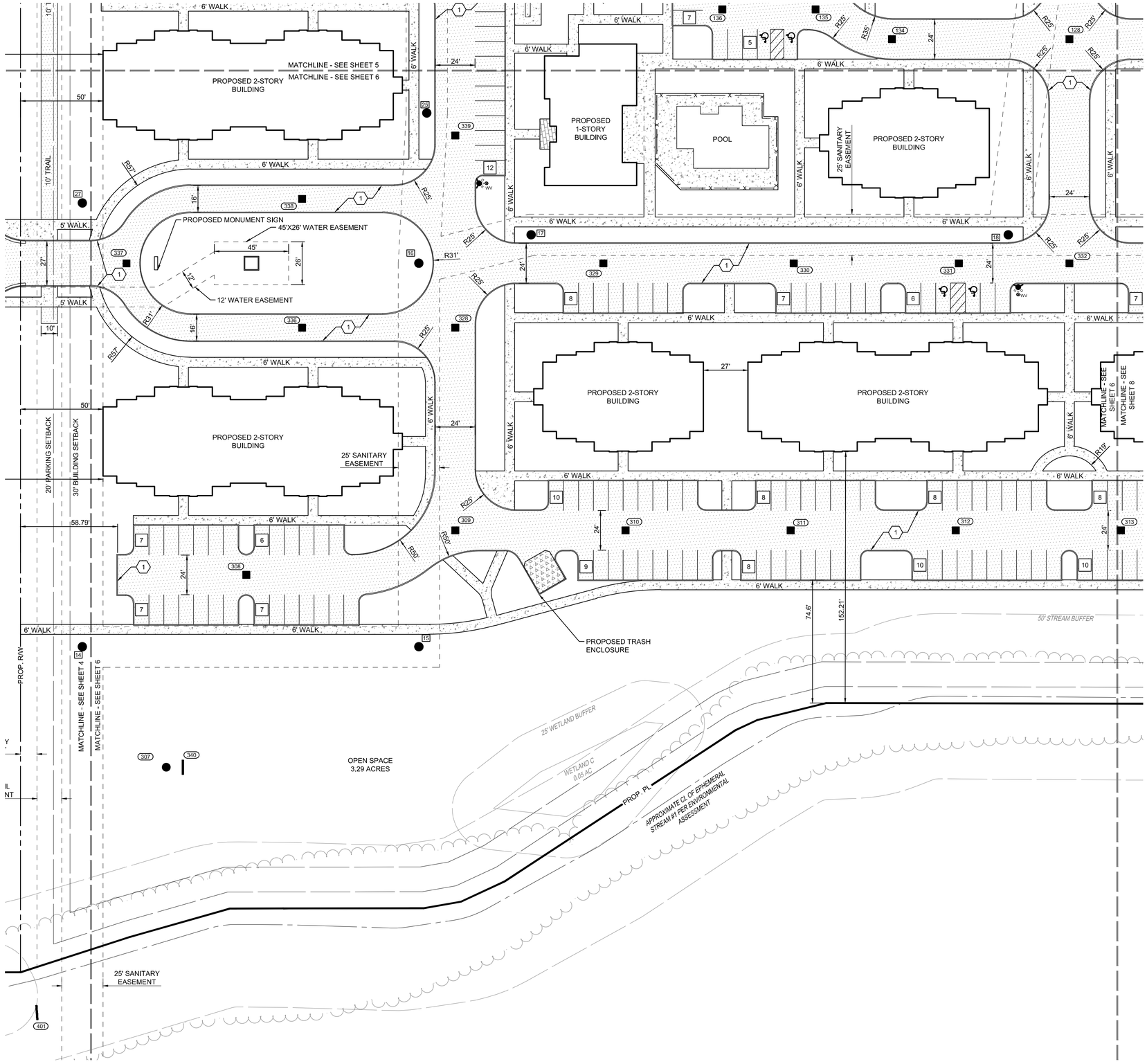
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

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- HEADWALL
- MANHOLE
- CURB INLET
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- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED POND

CODED NOTES

1. 6" FULL HEIGHT CURB

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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:	0 15 30 60
SHEET NAME:	LOCATION PLAN
SHEET NO.	6

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