



Sketch Plan/Site Review Application
Delaware County, Ohio
 (for unincorporated areas only)

RPC Sketch Plan Number
23-08-S
 (RPC Staff will assign)

PROJECT	Cheshire Mills	(circle one) Residential Commercial
TOWNSHIP	Berlin Township Olentangy	

APPLICANT/ CONTACT	Name <i>John Angelo Burke</i>	Phone <i>614.898.7333</i>
	Address <i>7034 Africa Road</i>	E-mail <i>JiAngelo@JiAngelo.com</i>
	City, State, Zip <i>Galena, OH 43021</i>	

PROPERTY OWNER	Name <i>Bressler Family Limited Partnership</i>	Phone
	Address <i>12915 Basil Road</i>	E-mail
	City, State, Zip <i>Baltimore, OH 43105</i>	

SURVEYOR/ ENGINEER	Name <i>American Structurepoint</i>	Phone <i>614.901.2235</i>
	Address <i>2550 Corporate Exchange Drive – Suite 300</i>	E-mail <i>gbaker@structurepoint.com</i>
	City, State, Zip <i>Columbus, OH 43231</i>	

LOCATION	Property Address <i>Cheshire Road, Galena, OH 43021</i>	
	(circle one) N <input checked="" type="radio"/> E W side of Cheshire Road	
	approx. 1000 feet N S <input checked="" type="radio"/> W of	Africa Road

DETAILS	Number of Lots 6	Septic Systems yes <input type="radio"/> no <input checked="" type="radio"/>
	Total Acreage 10.97	Central Sanitary System <input checked="" type="radio"/> yes <input type="radio"/> no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	One (1) copy of Sketch Plan (max. 11" x 17") including:
	Approximate lot dimensions and acreage;
	Information to locate site (complete section above: LOCATION);
	North Arrow (scale preferred also);
	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	Completed and Signed Application;
	Fee (Refer to Fee Schedule) \$ 425

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Approved into practice by the Policy Terms & Conditions at JiAngelo.com

5/24/2023

Owner (or agent for owner) and Date

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 JUN 05 2023

Delaware County Regional Planning Commission, 109 N. Sandusky Street, Delaware, OH 43015 (740) 833-2260

Effective 10/27/16

Del. Co. Regional
 Planning Commission

PRELIMINARY DEVELOPMENT PLAN REVIEW

SHEET INDEX

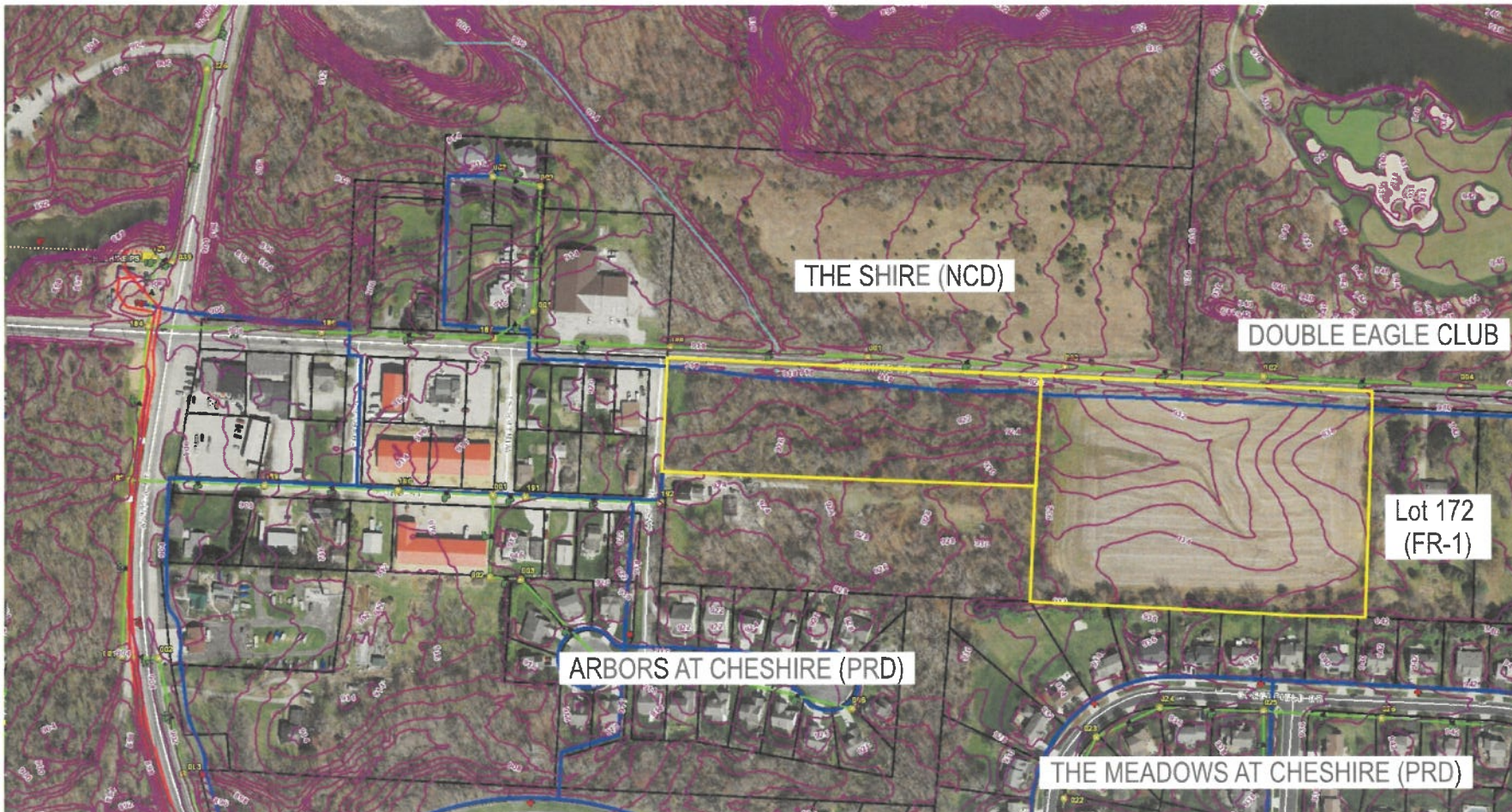
SR# 23-08-5

Parcel Numbers: 418-410-01-069-000 & 418-410-01-070-000
 Site Address: CHESHIRE ROAD
 GALENA, OH 43021
 Tax District: 05 Berlin Township Olentangy
 School District: 2104 OLENTANGY LSD
 Neighborhood: 05001 Berlin 001
 Use Code: 502 Resid Unplat 10-19.99 acres
 Acres: 4.00000 & 7.00000
 Description: 18 4 4 6 TRACTS 1 & 2
 Owner Name: Bressler Family Limited Partnership
 Owner Address: 12915 Basil Road
 Baltimore, OH 43105

LABEL	TITLE
A-1	COVERSHEET
A-2	EXISTING CONDITIONS
A-3	OCPUD - PERMITTED USES
A-4	OCPUD - DEVELOPMENT STANDARDS
A-5	ISOMETRIC VIEWS
A-6	OFFICE / RETAIL CONCEPT A
A-7	MILLSTONE BARN CONCEPTS
A-8	SINGLE-FAMILY CONCEPTS
A-9	MULTI-FAMILY & RECREATION CONCEPTS
A-10	EXTERIOR MATERIALS
A-11	EXTERIOR FIXTURES

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BACKGROUND

The rectangular parcels are bounded northerly by Cheshire Road, easterly by Farm Lot 172 (FR-1), southeasterly by Meadows at Cheshire Subdivision (PRD), southwesterly by 2417 East Street (Historic Cheshire Village) westerly by East Street itself.

Within the Cheshire Road Rights-of-Way (ROW), both electric and Del-co Water are available south of the road and Delaware Sanitary Sewer is available to the north. A 12" culvert drains the property northward, crossing under Cheshire Road and passing through The Shire parcel to Alum Lake.

OBJECTIVES

The applicant/owner seeks to rezone this parcel to Old Cheshire Planned Unit Development District (OCPUD) or similar, to permit construction of (3) clustered office/retail buildings, (3) recreation barn facilities & park area, and up to (45) 1-2-3-family dwellings abutting adjacent residential parcels.

Cheshire Mills would access Cheshire road at three distinct locations (1) residential only, (1) park with residential & office subaccess, (1) office only with another office only access on East street. Cheshire park would include detention ponds and barns with millwheel water features.

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: **COVERSHEET**

PROJECT DESCRIPTION:
 CHESHIRE MILLS
 CHESHIRE ROAD
 GALENA, OHIO 43021

DRAWINGS PROVIDED BY:
 Jiangelo Builders LLC
 7034 AFRICA ROAD
 GALENA, OH 43021

DATE:
 4/11/2023

SCALE:

SHEET:

A-1

PRELIMINARY DEVELOPMENT PLAN REVIEW

SR# 23-08-S

Calculated Gross Area: 10.970 acres = 477,853.20 sf
 Net Developable Area: 9.3245 acres = 406,175.22 sf
 Dwelling Density: 5 du/acre = 46 max. permitted

Main Roads: 156,150.28 sf
 Parking & Driveways: 31,477.86 sf
 (4) Triplexes: 18,206.56 sf
 (14) Duplexes: 49,815.64 sf
 (3) Office/Retail: 22,011.99 sf
 Patio/Walks: 16,461.42 sf
 Millstone Barns: 7,032.39 sf

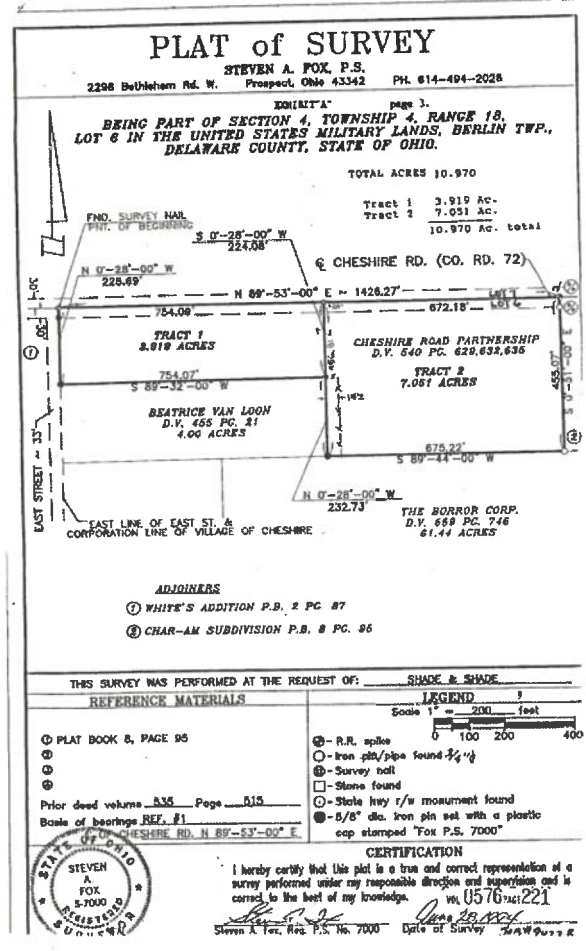
Structure Coverage: 20%
 Paving Coverage: 22%

- SUBAREA A
 - OFFICE/RETAIL BUILDINGS
- SUBAREA B
 - 1-2-3 FAMILY DWELLINGS
- SUBAREA C
 - RECREATIONAL AREAS
 - DETENTION & ENVIRONMENTAL FEATURES
 - BARN PAVILIONS, BOCCE & POST OFFICE

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DATE		BY		
NO.		DESCRIPTION		
SHEET TITLE: EXISTING CONDITIONS				
PROJECT DESCRIPTION: CHESHIRE MILLS CHESHIRE ROAD GALENA, OHIO 43021				
DRAWINGS PROVIDED BY: JiAngelo Builders LLC 7034 AFRICA ROAD GALENA, OH 43021				
DATE: 4/11/2023				
SCALE:				
SHEET: A-2				