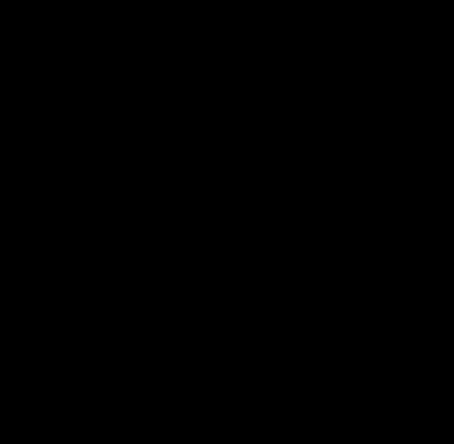




**Preliminary Subdivision
Application**
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number _____

RPC Number 11-26
(RPC Staff will assign)

PROJECT	<u>(RISE Galena) Hill Family Enterprises</u>	(circle one) Residential <u>commercial</u>
TOWNSHIP	<u>Berlin</u>	
APPLICANT/ CONTACT	Name <u>RISE Galena LLC</u> Address <u>320 S Three B's & K Rd</u> City, State, Zip <u>Galena, OH 43021</u>	
PROPERTY OWNER	Name <u>RISE Galena LLC</u> Address <u>320 S Three B's & K Road</u> City, State, Zip <u>Galena, OH 43021</u>	
SURVEYOR/ ENGINEER	Name <u>Pro Boundary LLC</u> Address <u>8850 Commerce Loop Dr</u> City, State, Zip <u>Columbus, OH 43240</u>	

LOCATION	(circle one) N S E <u>W</u> side of <u>S Three B's & K</u> <u>Road</u> Street approx. <u>1400</u> feet N <u>S</u> E W of <u>US Highway 36</u> Road/Street
-----------------	--

DETAILS	Is a CAD involved? <u>yes</u> no	
	Current Land Use <u>Commercial</u>	Del-Co Water <u>yes</u> no
	Current Zoning District <u>Commercial</u>	Private wells <u>yes</u> <u>no</u>
	Buildable lots <u>2</u>	Sanitary Sewer <u>yes</u> no
	Non-buildable <u>0</u>	Electric Provider <u>AEP</u>
	Total Acreage <u>17.91</u>	Gas Provider <u>Columbia Gas</u>
	Open Space Acreage	School District <u>Olentangy Local</u>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	4 Folded full-size copies of the Preliminary Plan, indicating Utility and Grading , and one 11" x 17" copy;
	Other Preliminary Engineering components shall be provided electronically to DCEO. PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.
	Preliminary Plan in digital format (GIS preferred), Preliminary Waters of the US Report Summary in digital format (pdf preferred);
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the Sanitary Engineer's office, and the Health District (if applicable, including the Soil Scientist Report);
	Fee - \$500 base, plus \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, plus \$110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) \$ <u>2670.10</u>

09/03/2026

Owner (or agent for owner) and Date



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 11-26

Sec. _____ Ph. _____ Pt. _____

FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	RISE Galena <i>Hill Family Enterprises</i>	(circle one) Residential <u>Commercial</u>
TOWNSHIP	Berlin <i>Plat No. 2</i>	

APPLICANT/ CONTACT	Name RISE Galena LLC
	Address 320 Three B's & K Road
	City, State, Zip Galena, OH 43021

PROPERTY OWNER	Name RISE Galena LLC
	Address 320 Three B's & K Road
	City, State, Zip Galena, OH 43021

SURVEYOR/ ENGINEER	Name Pro Boundary LLC
	Address 8850 Commerce Loop Dr
	City, State, Zip Columbus, OH 43240

DETAILS	Total Lots <u>2</u>	Buildable lots <u>2</u>
	Total Acreage <u>17.91</u>	Open Space Acreage

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required):
	Date of Draft Plat Review by RPC staff (required):
	Date of Final Engineering Approval by DCEO (required):
	1 (one) Plat signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	For plats including a CAD - 1 copy of CAD Maintenance Agreement
	Fee - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) \$ <u>2476.10</u>


Owner (or agent for owner) and Date

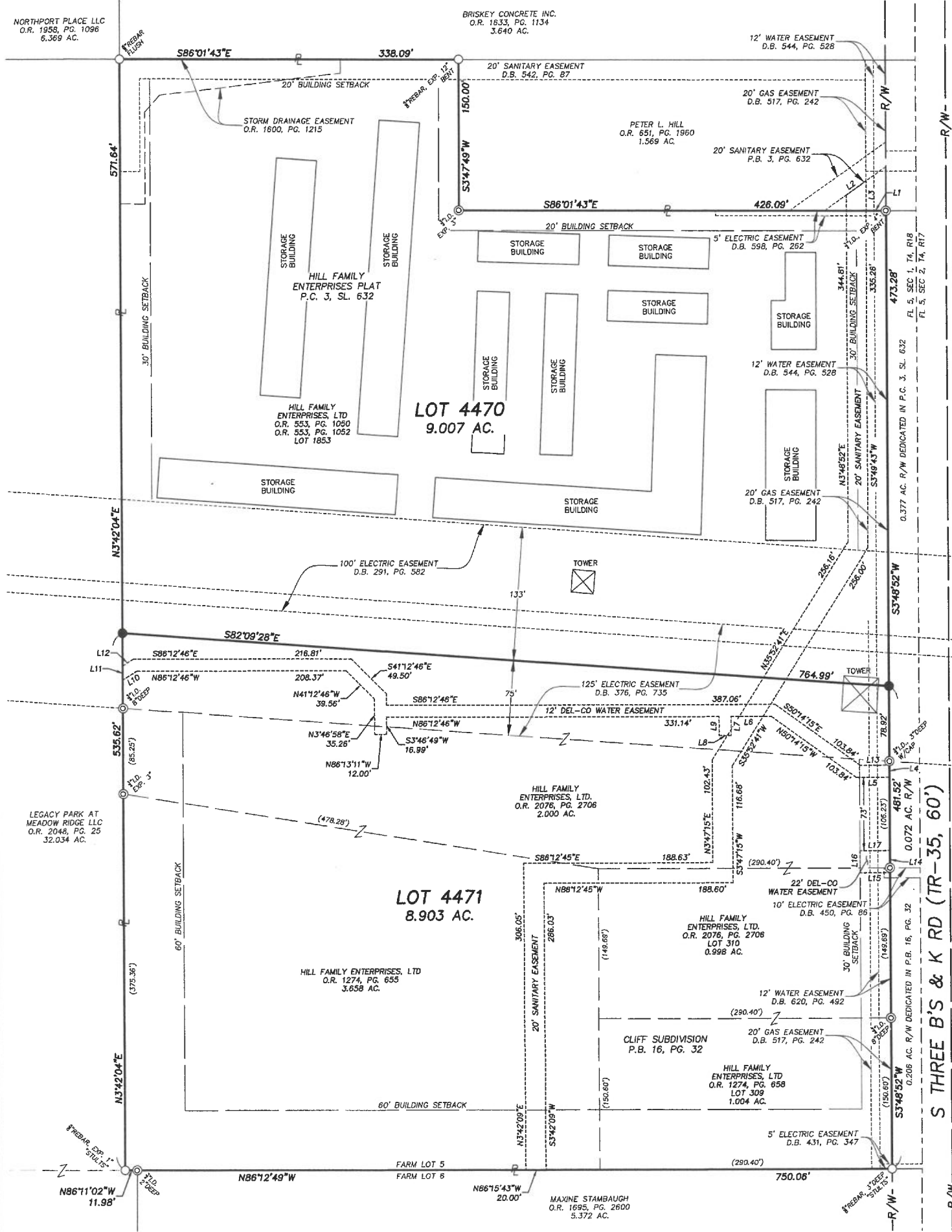
09/03/2026

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

HILL FAMILY ENTERPRISES PLAT NO. 2

A REPLAT OF HILL FAMILY ENTERPRISES PLAT (PLAT CABINET 3, SLIDE 632), VACATION OF CLIFF SUBDIVISION (PLAT BOOK 16, PAGE 32), AND ADDITIONAL TRACTS SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, FARM LOT 5, SECTION 1, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, IN FARM LOT 5, SECTION 1, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS, CONTAINING 17.910 ACRES BEING COMPRISED OF EACH OF THOSE TRACTS OF LAND CONVEYED TO HILL ENTERPRISES, LTD BY DEEDS OF RECORD IN OFFICIAL RECORD 553, PAGE 1050, OFFICIAL RECORD 553, PAGE 1052, OFFICIAL RECORD 2076, PAGE 2706, OFFICIAL RECORD 1274, PAGE 655, AND OFFICIAL RECORD 1274, PAGE 658, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, HILL FAMILY ENTERPRISES, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY PETER L. HILL, ITS PRESIDENT, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS HILL ENTERPRISES PLAT NO. 2, A SUBDIVISION CONTAINING LOTS NUMBERED 4470 AND 4471, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, A PORTION OF SOUTH THREE B'S & K ROAD (0.072 ACRES, MORE OR LESS).

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS SANITARY EASEMENT AND DEL-CO WATER EASEMENT.

EASEMENTS DESIGNATED AS SANITARY EASEMENT SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS DEL-CO WATER EASEMENT THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC., TO INSTALL SERVICE AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

IN WITNESS WHEREOF, PETER L. HILL, PRESIDENT OF HILL FAMILY ENTERPRISES, LTD, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND PLATTED HEREIN, HAS SET THEIR HANDS THIS ____ DAY OF _____, 20__.

PETER L. HILL, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: _____

STATE OF OHIO COUNTY OF DELAWARE ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED PETER L. HILL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID HILL FAMILY ENTERPRISES, LTD, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

RESERVATION OF EASEMENT OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREA ON THE LANDS OF PETER L. HILL

A PORTION DESIGNATED AS SANITARY EASEMENT AND SHOWN HEREON OUTSIDE OF THE 17.910 ACRES OF LAND BEING PLATTED AS "HILL FAMILY ENTERPRISES PLAT NO. 2" IS WITHIN A 1.596 ACRE TRACT OF LAND LOCATED ADJACENT TO "HILL FAMILY ENTERPRISES PLAT NO. 2", AND OWNED BY PETER L. HILL, BY DEED OF RECORD IN OFFICIAL RECORD 651, PAGE 1880, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS SANITARY EASEMENT.

EASEMENTS DESIGNATED AS SANITARY EASEMENT SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

IN WITNESS WHEREOF, PETER L. HILL, HAS SET HIS HAND THIS ____ DAY OF _____, 20__.

PETER L. HILL

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: _____

STATE OF OHIO COUNTY OF DELAWARE ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED PETER L. HILL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

APPROVED THIS ____ DAY OF _____, 20__

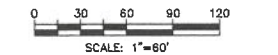
RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ____ DAY OF _____, 20__ FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

TRANSFERRED THIS ____ DAY OF _____, 20__ FILED FOR RECORD THIS ____ DAY OF _____, 20__ AT _____ FEE \$ _____

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S86°01'43"W	20.00'
L2	N58°33'01"E	24.46'
L3	S3°48'32"W	29.57'
L4	S3°48'32"W	12.00'
L5	N86°12'46"W	32.07'
L6	N86°12'46"W	40.02'
L7	S3°47'14"W	19.06'
L8	N86°12'46"W	12.00'
L9	N3°47'14"E	19.06'

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S81°32'16"W	17.10'
L11	N3°42'04"E	14.18'
L12	N61°32'16"E	13.02'
L13	S86°12'46"E	29.08'
L14	S3°48'32"W	22.00'
L15	N86°12'46"W	30.00'
L16	N3°48'52"E	22.00'
L17	S86°12'46"E	30.00'

PLAT CABINET _____ SLIDE _____



- LEGEND
- IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIN SET 5/8" REBAR 30" LONG "STADT"
 - PROPERTY LINE
 - R/W PUBLIC ROAD RIGHT-OF-WAY

TOTAL NUMBER OF BUILDABLE LOTS: 2
TOTAL NUMBER OF NON-BUILDABLE LOTS: 0
TOTAL AREA OF R/W DEDICATED HEREIN: 0.072 AC.
TOTAL AREA OF R/W DEDICATED PREVIOUSLY BY P.C. 3, SL. 632: 0.377 AC.
TOTAL AREA OF R/W DEDICATED PREVIOUSLY BY P.B. 16, PG. 32: 0.206 AC.

ZONING & SETBACKS

EXISTING ZONING DESIGNATIONS:
LOT 4470 & LOT 4471 PLANNED COMMERCIAL AND OFFICE DISTRICT (PCD)
LOT 4470 SETBACKS:
FRONT BUILDING SETBACK: 30'
REAR BUILDING SETBACK: 30'
SIDE BUILDING SETBACK: 20'
LOT 4471 SETBACKS:
FRONT BUILDING SETBACK: 30'
REAR BUILDING SETBACK: 80'
SIDE BUILDING SETBACK: 60'

FLOOD ZONE NOTE
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FIRM PANEL 39041C0150K (DATED 4/16/2008).

DRAINAGE NOTE
BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

BASIS OF BEARINGS
BEARINGS HEREON ARE REFERENCED TO STATE PLANE GRID, OHIO NORTH ZONE, PER AN OHIO RTN SURVEY (NAD83, 2011 ADJUSTMENT, EPOCH 2010.0, US SURVEY FEET).

PRO BOUNDARY LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209
DRAWING NAME: 26152PLAT.DWG

I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and plat are accurate and correct to the best of my knowledge and belief.

BY TIMOTHY P. STADT
OHIO PROFESSIONAL SURVEYOR No. 8723