

CREEKSIDE GLEN

PLANNED UNIT DEVELOPMENT (PUD)

Development Plan & Rezoning Submittal

Orange Township, Delaware County, Ohio

October 2026

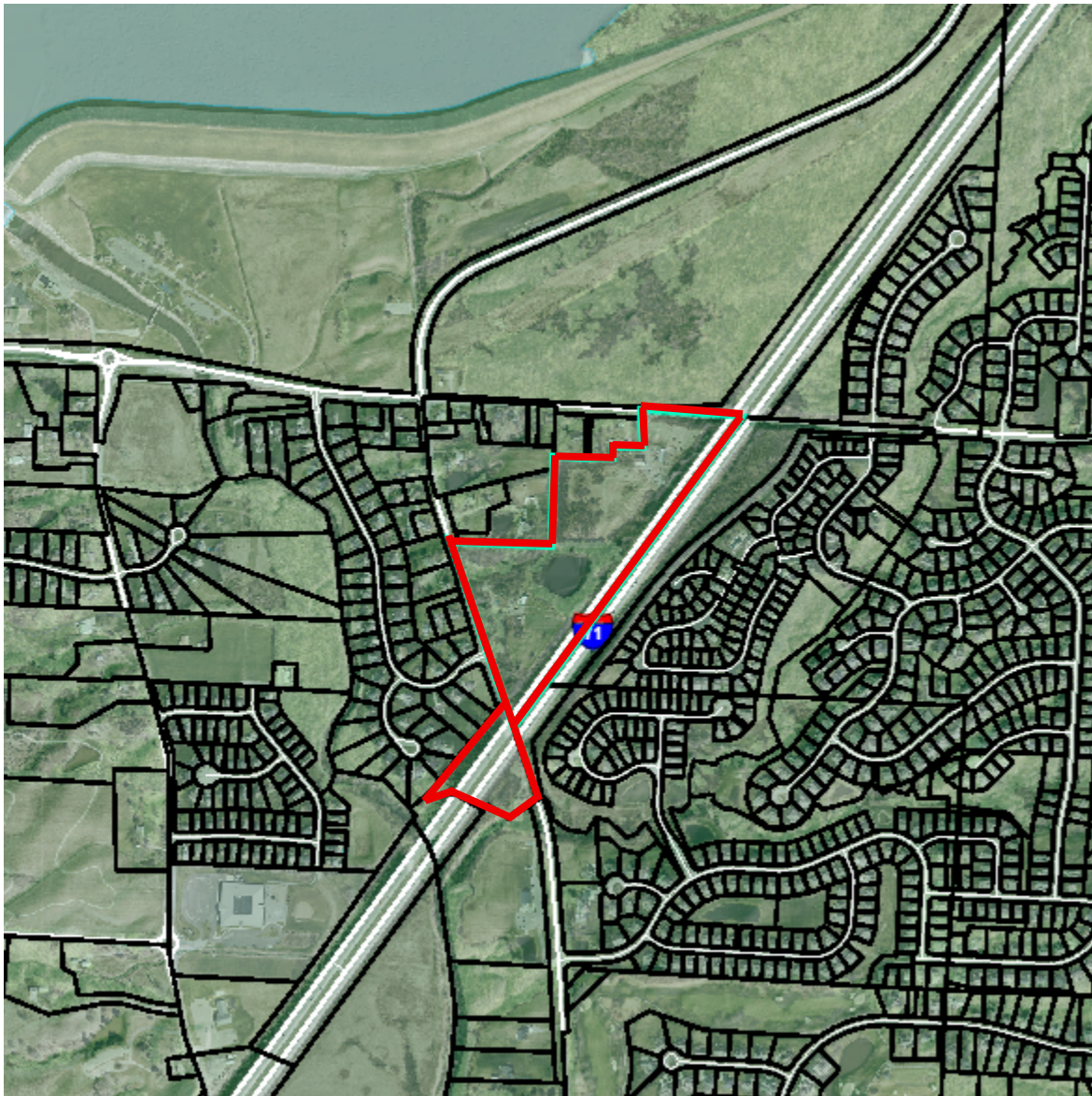


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Orange Township Zoning Dept.

Phone: (740) 548-5430

Fax: (740) 548-7537

Rezoning Application

Page 1 of 6



Property Information

Site Address: **6217 Africa Road Galena, OH 43021**

Parcel ID(s): **31814004013000 & 31814005003000**

Total Acreage: **35.7**

Subdivision:

Lot #:

Property Description

Acres to be rezoned: **35.7**

Current Land Use: **Undeveloped**

Surrounding Land Uses:

North **Alum Creek**

South **Residential**

East: **I-71/ Residential**

West **Residential**

Rezoning Request

Current Zoning District: **FR-1**

Proposed Zoning District: **PUD**

Proposed Land Use: **Residential Single Family Lots**

Request:

Decision Dates

Staff Technical Review:

Delaware County Regional Planning Commission (DCRPC):

Zoning Commission:

Board of Trustees:

Staff Use Only

ZON #

Date Filed:

Fee Paid:

Payment:

Received By:

Hearings

Decision

Tech Review:

DCRPC Date:

ZC:

BOT:

Checklist

- ☒ Fee Payment (check or money order only)
- ☒ Completed Application
- ☒ Notarized Signatures
- ☒ Available Utilities (see page 4)
- ☒ Development text (see page 4)
- ☒ Development Map (see page 5)
- ☒ Legal Description & Survey (see page 5)

Water & Wastewater

Water Supply

- ☒ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☒ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Submittal Options

Drop off: 1680 E Orange Road
Lewis Center, OH 43035
Mail in: 1680 E Orange Road
Lewis Center, OH 43035



Rezoning Application

Page 2 of 6



Applicant Information

☐ Same as applicant

Name: **Addison Properties, c/o Jake Kozberg**

☐ Individual ☒ Corporation (If so State:) ☐ Other

Address: **5 South Liberty St, Suite 200
Powell, Ohio 43065**

Phone # **614-314-6080**

Fax#

Email: **jkozberg@addisonprops.com**

Owner Authorization attached: ☒ Yes ☐ No

Agent Information

☒ Same as applicant

Name:

☐ Individual ☐ Corporation (If so State:) ☐ Other

Address:

Phone #

Fax#

Email:

Owner Authorization attached: ☐ Yes ☐ No

Property Owner Information

☐ Same as applicant

Name: **John E Leppert Trustee**

☒ Individual ☐ Corporation (If so State:) ☐ Other

Address:

4780 Bright Road Dublin, OH 43016

Phone # **614-402-5258**

Fax#

Email: **john@stevesmithassociates.com**



Rezoning Application

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Affidavit

I hereby certify that the facts, statements, and information presented within this application form and any subsequent documents attached hereto are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the Township. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Orange Township Zoning Resolution.

Applicant/Authorized Agent Affidavit

I, Jake Kozberg (Print Name), hereby certify that all information provided is true and accurate. I agree to be bound by all provisions of the Orange Township Zoning Resolution.

[Signature]
Individual Applicant's/Agent's Signature

07-20-2026

Date

Individual subscribed and sworn in my presence this 20th day of July, 2026


Chad Schulte
Notary Public, State of Ohio
Commission #: 2021-RE-840652
My Commission Expires 11-21-2026
Non-Individual subscribed and sworn in my presence this

[Signature]
Notary Public

07-20-2026

Date

Non-Individual subscribed and sworn in my presence this 20th day of July, 2026 both personally and on behalf of



JUTTA H. REINOLD
Notary Public, State of Ohio
My Commission Expires

[Signature]
Notary Public

Property Owner's Signature

I, John E Leppert Trustee (Print Name), hereby authorize the applicant/agent listed above to file this application on my behalf and agree to amendment of the same as they deem appropriate.

[Signature]
Individual Property Owner's Signature

07-20-2026

Date

John E Leppert Trust
Individual subscribed and sworn in my presence this 20th day of July, 2026

[Signature]
Notary Public

07-20-2026

Date

Non-Individual Property Owner's Signature

Non-Individual subscribed and sworn in my presence this 20th day of July, 2026 both personally and on behalf of



JUTTA H. REINOLD
Notary Public, State of Ohio
My Commission Expires

[Signature]
Notary Public

Rezoning/Text Amendment Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in their entirety. Please consult with the Zoning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues and zoning regulations addressed in plan and/or text form.

- At the time of filing, applicant must submit the following:
 - ▣ Completed application form
 - ▣ Ten (10) copies of all maps/plans (24" X 36" maximum)
 - ▣ Ten (10) reduced-scale copies of all maps/plans (11" X 17")
 - ▣ Ten (10) copies of development text and supplemental information
 - ▣ Digital Copy (pdf format) of all materials noted above
 - ▣ Fee (see current fee schedule)
- Basic Content of Development Text
 - ▣ Development Plan text (appropriate font & margins, cover page, table of contents, individual page #s and author)
 - ▣ Name of development
 - ▣ Most recent Zoning Resolution text (applicable articles) used as a presentation template (with Disclaimer)
 - ▣ Date of text and all subsequent revisions
 - ▣ Text shall address all standards in the respective zoning district
 - ▣ Detailed overview of the project
 - ▣ Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
 - ▣ Location/Area map. Base maps to scale (example: 1"= 100') are required. You can obtain this information and print a copy of the map on <http://www.delco-gis.org/auditor/>
 - ▣ All information that pertains to water, sanitary sewer, gas, electric and telecommunications must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Delaware General Health District (or appropriate agency) must be provided.
 - ▣ Permitted, conditional and prohibited uses
 - ▣ Development plan procedure
 - ▣ Development standards
 - ▣ Gross Density/Lot Coverage
 - ▣ Phasing plans (if applicable)
 - ▣ Site development and easement agreements
 - ▣ List of divergences from Zoning Resolution provisions (if any) being requested (list code sections)
 - ▣ Any additional information or exhibits deemed necessary for proper consideration of the application by the Zoning Department, Zoning Commission and Board of Township Trustees

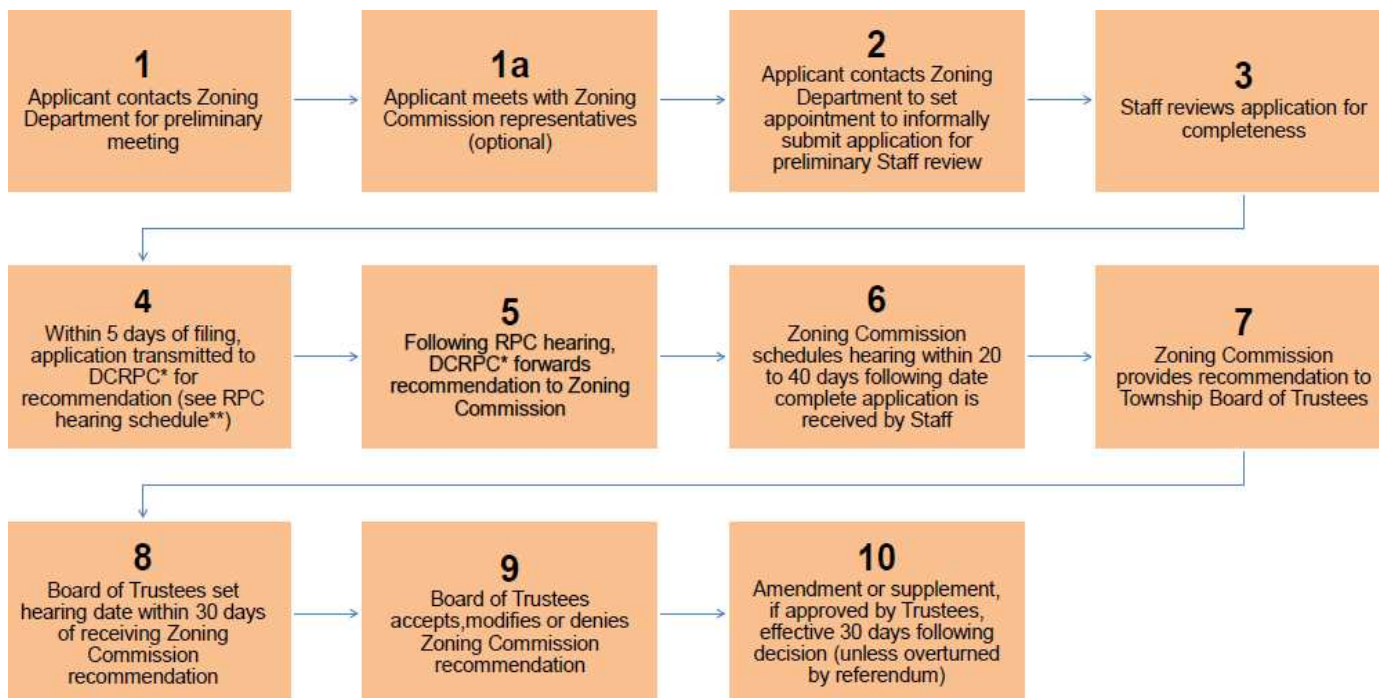
Rezoning/Text Amendment Application Requirements Cont.

- Maps, Plans and Exhibits
 - ☐ Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
 - ☐ Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
 - ☐ Current zoning and use of each adjacent property.
 - ☐ North arrow on site plan(s).
 - ☐ Scale of drawing. Please use a suitable standard scale (i.e. 1"=100')
 - ☐ Dimensions, bearings and location of:
 - ☐ Property lines on all sides
 - ☐ All perimeter setback lines (front, rear, side, building and parking) and building separation (if applicable)
 - ☐ Existing and proposed building/s with size and height
 - ☐ Dumpster location/s
 - ☐ Proposed curb cuts, access drives and sidewalk locations (if any)
 - ☐ Existing sidewalks, curbs, alleys, streets, and service or frontage roads
 - ☐ Open space areas (no build/no disturb zones)
 - ☐ Lot size/s with acreage amount shown
 - ☐ Landscaping (plant species & quantities, planting details)
 - ☐ Lighting (photometrics, cut sheets)
 - ☐ Parking (space calculations required vs. proposed, parking stall dimensions)
 - ☐ Signage, including all details (in color)
 - ☐ Pedestrian/bikeway trails & easements
 - ☐ Parcel and building area in square feet
 - ☐ Density and lot coverage (gross & net)
 - ☐ Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
 - ☐ Existing and proposed traffic circulation pattern.
 - ☐ Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
 - ☐ Dimensions and location of existing and proposed sanitary wastewater system/s, water supply system/s and other utilities.
 - ☐ A letter approving on-site system/s is required from Delaware County General Health District
 - ☐ Phasing plans (if applicable)
 - ☐ Site development and easement agreements
 - ☐ Building Elevations (in color)
 - ☐ Architectural standards and exhibits including color chart and building materials
 - ☐ Any additional information or exhibits deemed necessary for proper consideration of the application.

Rezoning/Text Amendment Application Requirements Cont.

- Supplemental Information
 - ☒ Copy of Deed and/or Covenants
 - ☒ Zoning exhibit (legal description and survey)
 - ☐ Engineering feasibility (i.e traffic impact study, stormwater management)
 - ☐ Any additional correspondence from appropriate federal, state and local agencies.

Application Procedure



*Delaware County Regional Planning Commission (DCRPC)

** [DCRPC Calendar](#)

DEVELOPMENT TEXT
CREEKSIDE GLEN
PLANNED UNIT DEVELOPMENT (PUD)
Orange Township, Delaware County, Ohio

Application for Zoning Map Amendment
Rezoning from Farm Residential District (FR-1) to Planned Unit Development District (PUD)

Item	Information
Applicant / Developer	Addison Properties 5 S. Liberty Street, Suite 200 Powell, Ohio 43065 Jake Kozberg jkozberg@addisonprops.com (614) 314-6080
Engineer	Addison Engineering, LLC 5 S. Liberty Street, Suite 200 Powell, Ohio 43065 Brian Burkhart, P.E. bburkhart@addisonprops.com (614) 315-7172
Site Address	6217 Africa Road, Galena, Ohio 43021
Parcel Number	31814004013000 & 31814005003000
Site Area	35.7 acres (1,555,092 SF)
Current Zoning	Farm Residential District (FR-1)
Requested Zoning	Planned Unit Development District (PUD)
Total Dwelling Units	71 Single Family Lots
Development Plan Reference	Refer to Exhibit B
Date of Development Text	October 5, 2026

1.0 STATEMENT OF INTENT

This Development Text is submitted in support of an application to rezone approximately 35.7 acres located at 6217 Africa Road, Orange Township, Delaware County, Ohio (the “Property”), from the Farm Residential District (FR-1) to the Planned Unit Development District (PUD), pursuant to Article 10, Section 10.01 of the Orange Township Zoning Resolution (the “Zoning Resolution”) and Section 519.12 of the Ohio Revised Code.

The Property is proposed to be developed as “Creekside Glen,” a 71-lot single-family residential community, together with associated public streets, open space, landscape buffers, and stormwater management facilities, as depicted on the Development Plan attached as Exhibit B.

This PUD is intended to provide the flexibility necessary to accommodate a cohesive, well-buffered residential neighborhood that could not be achieved under the existing FR-1 district, consistent with the purpose of Section 10.01(A) of the Zoning Resolution.

2.0 GENERAL PROVISIONS

- (1) Legal Description. The legal description of the Property is attached as Exhibit A.
- (2) Development Plan. The Development Plan attached as Exhibit B depicts the proposed lot layout, street network, open space, landscape buffer areas, and stormwater management facility for the Property, and is incorporated herein by reference. Minor engineering refinements to the Development Plan (e.g., final lot lines, utility layout, and grading) that do not constitute a “major amendment” under Section 10.01(J) of the Zoning Resolution may be approved administratively by the Zoning Inspector in connection with final engineering and plat approval.
- (3) Relationship to the Zoning Resolution. Except as specifically modified by this Development Text, all applicable general provisions of the Zoning Resolution, including but not limited to Article 21 (General Development Standards) and Article 22 (Signage), shall apply to the Property. Where this Development Text is silent, the applicable provisions of the Zoning Resolution shall control.
- (4) JEDD. No commercial or industrial uses are proposed as part of this PUD. Accordingly, the Joint Economic Development District (JEDD) requirement of Section 10.01(I) of the Zoning Resolution does not apply to this Application.
- (5) Ownership and Maintenance. All common open space, landscape buffers, entry features, and stormwater management facilities shall be owned and maintained by a homeowners’ association (“HOA”) established for the development, pursuant to recorded covenants, conditions, and restrictions. In the event the HOA fails to adequately maintain such common areas, Orange Township shall retain all remedies available to it at law.

3.0 PERMITTED USES

Pursuant to Section 10.01(C)(7) of the Zoning Resolution, only the following uses shall be permitted on the Property:

- (1) Permitted and conditional uses on the Property shall be limited to those uses identified as “Permitted” or “Conditional” for the Neighborhood Zone (N) in Table 5.02-A – Comprehensive Permitted and Conditional Uses of the Zoning Resolution.
- (2) Open space uses, including passive and active recreation areas and walking paths.
- (3) Stormwater management facilities, including the retention/detention basin depicted on the Development Plan.
- (4) Model home(s) and a temporary real estate sales and/or leasing office, for use during the construction and initial sale or lease-up of the development.
- (5) Public streets and associated infrastructure, including utilities, and sidewalks.

- (6) Signage in accordance with Section 8.0 of this Development Text and Article 22 of the Zoning Resolution.

4.0 DEVELOPMENT STANDARDS

The following dimensional and density standards shall apply to the Property in lieu of any base district standards, pursuant to Section 10.01(C)(8) of the Zoning Resolution:

Standard	Requirement
Total Site Area	35.7 acres (gross)
Total Dwelling Units	71 Lots
Maximum Residential Density	2 dwelling units per gross acre, per Section 10.01(E)(1) – single-family residential use; proposed gross density is 1.99 units per acre (71 lots ÷ 35.7 acres)
Minimum Lot Area	4,800 square feet
Minimum Lot Width	40 feet
Minimum Lot Depth	120 feet
Minimum Front Setback	25 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	20 feet
Maximum Building Height	35 feet, consistent with Section 10.01(E)(4)
Minimum Perimeter Buffer	Varies, as depicted on the Development Plan
Minimum Open Space	Not less than 20% of gross site area (approximately 10.3 acres @ 29% proposed)
Off-Street Parking	Minimum 1 space per dwelling unit (71 spaces required); 142 spaces proposed (2 enclosed garage spaces per lot)

5.0 PARKING, ACCESS, AND CIRCULATION

- (1) Off-street parking shall be provided at a minimum ratio of one (1) space per dwelling unit, consistent with Table 21.13-A of the Zoning Resolution. A minimum of 71 spaces is required; 142 spaces (two enclosed garage spaces per lot) are proposed, as depicted on the Development Plan.
- (2) All parking areas, drive aisles, and driveways shall be designed in accordance with Sections 21.12 through 21.20 of the Zoning Resolution, as applicable to private residential driveways.
- (3) Access to the Property shall be provided via the public street connection onto Africa Road, together with a gated emergency-access-only connection onto Big Walnut Road, as shown on the Development Plan.
- (4) Internal streets shall be publicly owned and maintained.

6.0 LANDSCAPING, BUFFERING, AND OPEN SPACE

- (1) A varied width buffer (the "Perimeter Buffer") shall be provided and maintained along the perimeter of the Property, as depicted on the Development Plan. The Perimeter Buffer is provided voluntarily and in excess of the standard applicable to a residential PUD under Section 21.09(A) of the Zoning Resolution (which applies buffer yard requirements only where the approved permitted use is non-residential in nature).
 - a. Tree preservation: Existing trees within the Perimeter Buffer shall be preserved to the greatest extent practicable, pending final engineering design. Supplemental landscaping shall be installed within the Perimeter Buffer, in the locations depicted on the Development Plan, to establish a continuous vegetated buffer where existing tree cover is insufficient.
 - b. Permitted encroachments: Any proposed or future public roadway(s) contemplated by the Development Plan are permitted to encroach into the Perimeter Buffer, together with the grading, utilities, sidewalks, and stormwater infrastructure reasonably necessary to construct and maintain such connections, and together with one (1) or more monument sign(s) permitted under Section 8.0 of this Development Text and Article 22 of the Zoning Resolution. No other encroachments into the Perimeter Buffer shall be permitted except as may be approved by the Zoning Inspector as a minor amendment.
- (2) Street trees shall be provided in accordance with Section 21.07 of the Zoning Resolution.
- (3) Not less than 20% of the gross site area shall be preserved as open space, inclusive of landscape buffers, passive/active recreation areas, and the stormwater management facility, consistent with Section 5.15 of the Zoning Resolution. The stormwater retention/detention basin shall not constitute more than 50% of the total dedicated open space.
- (4) All open space and landscape buffer areas shall be owned and maintained by the HOA.

7.0 LIGHTING

All exterior lighting shall be designed and installed in accordance with Section 21.03 of the Zoning Resolution. No street lighting is proposed as part of this development.

8.0 SIGNAGE

Subdivision identification/entry signage shall be permitted at the primary entrance to the development in accordance with Section 22.07 (Permanent Signs for Residential Uses and Residential Subdivisions) of the Zoning Resolution. Temporary signage (including real estate and construction signage) shall be permitted in accordance with Section 22.09 of the Zoning Resolution. No other permanent signage is proposed as part of this PUD.

9.0 ARCHITECTURAL STANDARDS

Proposed building elevations and exterior finish materials are submitted under Exhibit C, consistent with Section 10.01(C)(6) of the Zoning Resolution. All dwelling units shall be constructed with durable, low-maintenance exterior materials, including a combination of brick, stone, cementitious siding, and/or similar materials, consistent with the character of surrounding residential development.

10.0 PHASING SCHEDULE

The development is proposed to be constructed in one phase.

11.0 REQUESTED DIVERGENCES

No divergences from Article 21 (General Development Standards) of the Zoning Resolution are requested with this Application. The dimensional and density standards set forth in Section 4.0 above are submitted as the applicable standards for this PUD pursuant to Section 10.01(C)(8) of the Zoning Resolution and, upon approval, shall control over any conflicting standards of the Zoning Resolution.

12.0 AMENDMENTS

Any future amendment to this Development Text or the Development Plan shall be processed as either a major or minor amendment in accordance with Sections 10.01(J) and 10.01(K) of the Zoning Resolution, as applicable.

13.0 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Development Text is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Development Text.

Exhibit A – Legal Description/ Survey

BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH LEWIS CENTER, OHIO 43035

PHONE: 614-846-3393

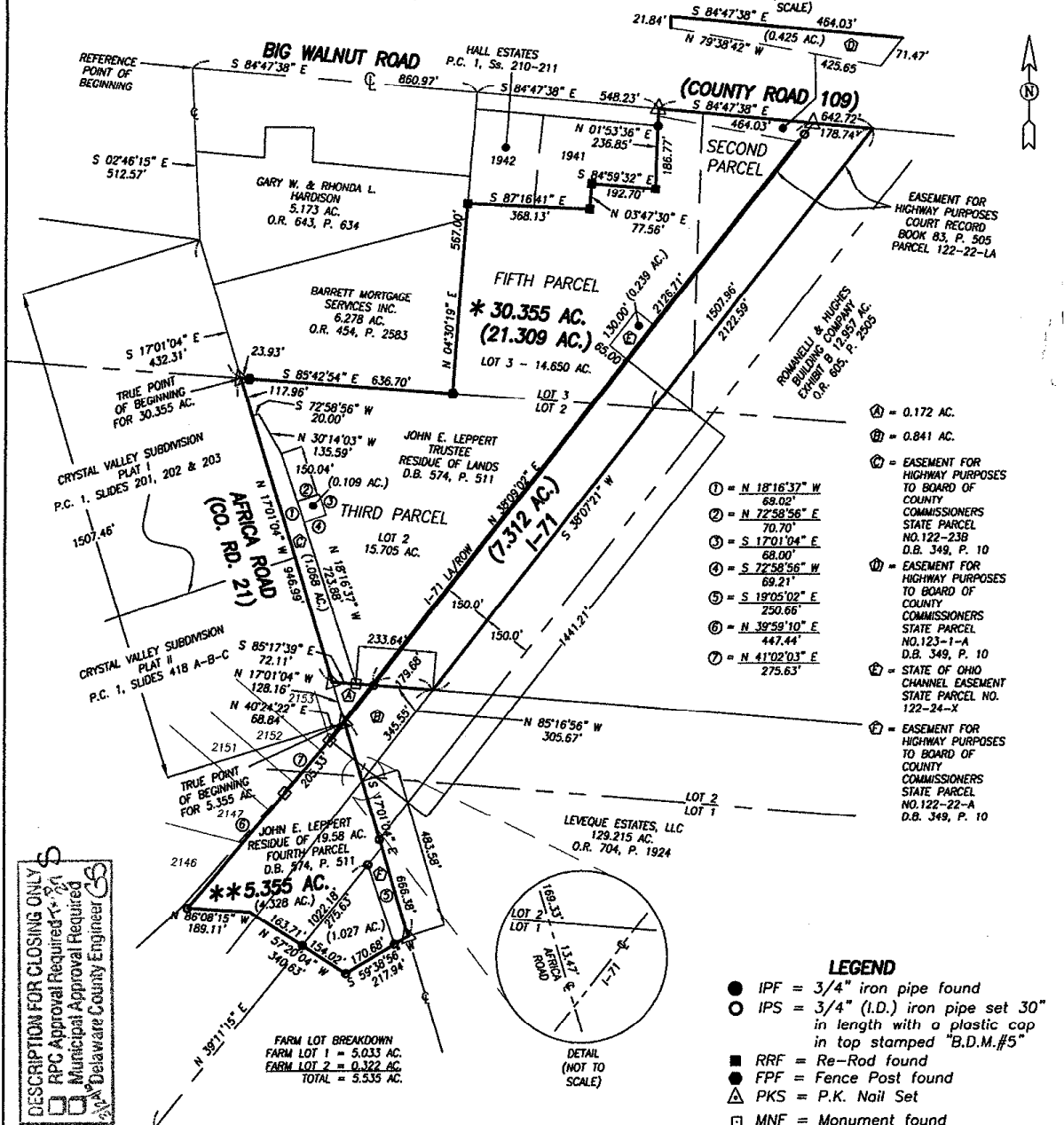
FAX: 614-846-4575

**BOUNDARY SURVEY OF ACREAGE PARCELS OF LAND
LOCATED SOUTH OF BIG WALNUT ROAD (TOWNSHIP ROAD
109), BETWEEN AFRICA ROAD (COUNTY ROAD 21) AND
INTERSTATE ROUTE I-71, IN THE TOWNSHIP OF ORANGE,
COUNTY OF DELAWARE, STATE OF OHIO**

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



* Situated in the State of Ohio, County of Delaware, Township of Orange, being in Lots 2 and 3 of Section 1, Township 3, Range 18, United States Military Lands and containing 30.355 acres of land, more or less, said 30.355 acres being all of the residue of those tracts of land designated as SECOND PARCEL, THIRD PARCEL and FIFTH PARCEL as the same are designated and described in the deed to John E. Leppert, Trustee, of record in Deed Book 574, Page 511, Recorder's Office, Delaware County, Ohio.

** Situated in the State of Ohio, County of Delaware, Township of Orange, being in Lots 1 and 2 of Section 1, Township 3, Range 18, United States Military Lands and containing 5.355 acres of land, more or less, said 5.355 acres being all of the residue of that 19.58 acre tract of land designated as FOURTH PARCEL and described in the deed to John E. Leppert, Trustee, of record in Deed Book 574, Page 511, Recorder's Office, Delaware County, Ohio

We hereby state that the above map was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in December of 2009.

The bearings shown on this map are based on the bearing of S84°29'20"E for the centerline of Big Walnut Road as shown in the deed to Romanelli and Hughes Building Company of record in Official Record Book 0605, Page 2505, Recorder's Office, Delaware County, Ohio.

SCALE: 1"=400'
DECEMBER 14, 2009
ORDER NO. 1005-09

BAUER, DAVIDSON & MERCHANT, INC.
CONSULTING ENGINEERS
BY: *[Signature]*
James L. Davis
Professional Surveyor No. 6942
REGISTERED SURVEYOR
March 23, 2010

**GENERAL WARRANTY DEED ***

Audrey R. Leppert ⁽¹⁾, of Delaware County, Ohio
for valuable consideration paid, grant(s), with general warranty covenants, to John E. Leppert,
Trustee, under trust agreement dated April 18, 1994 whose tax-mailing address is
8633 Gavinton Court, Dublin, Ohio 43017
the following **REAL PROPERTY**: Situated in the County of Delaware in the State
of Ohio and in the township of Orange : ⁽²⁾
See attached Exhibit "A" consisting of five pages

Subject to taxes and assessments which are now or may hereafter
become liens on said premises and except conditions and restrictions
and easements, if any, of record for said premises, subject to all of
which this conveyance is made.

Provisions contained in any deed or other instrument
for the conveyance of a dwelling which restrict the
use, rental or use of the property because of race or
color are invalid under federal law and are unenforce-
able.

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 7/27/94 Transfer Tax Paid None
TRANSFERRED OR TRANSFER NOT NECESSARY
Jon M. Peterson, Auditor By [Signature]

13802

DELAWARE COUNTY, OHIO	
FILED FOR RECORD	JUN 28 1994
12:40 O'CLOCK P.M.	
RECORDED	July 1 1994
VOL 574	PAGE 511
Ray E. Conklin	
COUNTY RECORDER	
FEE \$ 30.00	

John E. Leppert
8633 Gavinton Ct
Dublin 43017

Prior Instrument Reference: Vol. _____ Page _____ of the Deed Records of Delaware
County, Ohio. Lester J. Leppert ⁽³⁾ ~~WIFE~~ (husband) of the
Grantor releases all rights of dower therein. Witness their hand(s) this 27th day
of June, 1994.

Signed and acknowledged in the presence of:

[Signature] Audrey R. Leppert ⁽⁴⁾
WITNESS Walter C. [Signature] Lester J. Leppert
WITNESS

State of Ohio County of Delaware ss.

BE IT REMEMBERED, That on this 27th day of June, 1994, before me,
the subscriber, a notary public in and for said county, personally came,
Lester J. Leppert and Audrey R. Leppert, husband & wife the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day
and year aforesaid.

This instrument was prepared by Judith Brandes Wherry
2066 Henderson Road, Suite 200
Columbus, Ohio 43220-2452

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete, whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

VOL 0574 PAGE 511

EXHIBIT "A"

7.016 acres

Prior Instrument Reference: Vol. 267 Page 428 of the Deed of Records of Delaware County, Ohio
Page 1 of 5

VOL 0574 PAGE 512

Situated in the State of Ohio, County of Delaware, Township of Orange, being part of Farm Lots 1, 2, and 3, Section 1, Township 3, Range 18, United States Military Lands, and being all of the lands deeded to Lester J. Leppert and Audrey R. Leppert of record in Deed Book 267, Page 428, excepting therefrom that acreage transferred to John L. Leppert Et. al. of record in D.B. 520, Page 99, Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

FIRST PARCEL:

Being a part of Section 2, Township 3, Range 17, United States Military Lands, bounded and described as follows, to-wit: Being the west part of a lot known as lot "D" in a survey made by James Eaton, County Surveyor of Delaware County, said plat being recorded in Volume 2, Page 22, of said Surveyor's records; Beginning in the center of the county road and on the Township and Section line, and being also the northwest corner of said lot "D"; thence south along said Township line 123 poles to a stake; thence east 51.6 poles to a stake; thence north 123 poles; thence west 51.6 poles to the township line and the place of beginning, containing 40 acres more or less in Genoa Township.

SECOND PARCEL:

Being a part of Section 1, Township 3, Range 18, United States Military Lands, and being the east part of lot number 3, in said Section 1, bounded and described as follows, to-wit: Beginning in the township line between Orange and Genoa Townships and the northeast corner of a tract of land formerly belonging to Henry Bennett, and also at the southeast corner of said lot number 3; thence north on the township line to the middle of the county road 55 poles; thence west 165.2 poles along the center of said county road to a tract of land formerly owned by James Patterson; thence south with the east line of said Patterson's land, 54.6 poles to the north line of said Bennett land and also the north line of lot 2 in said section; thence east on said line 165.2 poles to the place of beginning containing 55 acres more or less in Orange Township.

THIRD PARCEL:

Being a part of Section 1, Township 3, Range 18, United States Military Lands, and being in lots numbers 2 and 3 and described in two tracts as follows, to-wit: Being the north part of lot 2 and beginning at a point in the east line of said lot and section 18.145 poles north from the southeast corner of said lot, 108.145 poles from the southeast corner of said section; thence north along said lot and section line 54 poles to the northeast corner of said lot; thence west along the lot line 248 poles to the northwest corner of said lot in the center of Alum Creek; thence down the center of said creek, with the meanders thereof, as follows: South 7 deg. east 10.28 poles, south 33 deg. 20 min. west 14.32 poles, south 19 deg. 18 min. west 4 poles, south 42 deg. 47 min. east 4.56 poles, south 6 deg. 23 min. west 12.60 poles, south 68 deg. 13 min. west 8.64 poles, south 13 deg. 6 min. west 5.76 poles to a point 18.145 poles north of the south line of said lot; thence east parallel with the south line of said lot and 18.145 poles distant therefrom, 241.62 poles to the place of beginning, containing 85 acres more or less in Orange Township. Also a part of Section 1, Township 3, Range 18, United States Military Lands, and west part of lot number 3 bounded and described as follows, to-wit: Beginning in the center of the Africa and Westerville public road, at the north line of lot number 2 and the south line of lot number 3; thence north 17 deg. west 16 poles; thence north 11 deg. 40 min. west 10.12 poles; thence 83 deg. 25 min. west 21.52 poles; thence north 29 deg. 30 min. west 9.80 poles; thence north 14 deg. 5 min. west 7.04 poles; thence north 6 deg. 10 min. west 8.48 poles; thence north 2 deg. 35 min. west 12.44 poles to a point in the center of said county road; thence following the center of said county road north 84 deg. 10 min. west 60 poles to the northwest corner of said lot in the center of Alum Creek; thence following the meander of said creek as follows: South 6 deg. 40 min. east 17.40 poles, south 11 deg. 30 min. east 10.24 poles, south 41 deg. 50 min. east 11.04 poles, south 75 deg. 10 min. east 17.44 poles, south 55 deg. 35 min. east 24.64 poles, south 13 deg. 30 min. east 7.68 poles to the southwest corner of said lot 3; thence south 85 deg. and 30 min. east 45.56 poles, along the south line of said lot to the place of beginning, containing 16.5 acres of land, more or less.

APPROVED
TRANSFER FOR
ESTATE ONLY
Delaware County Engineer

(continuing to page 2)

39.016 acres

Prior instrument of Reference: Vol. 267 Page 428 of the Deed Records of Delaware County, Ohio
Page 2 of 5

EXCEPTING FROM SECOND PARCEL AND THIRD PARCEL THE FOLLOWING, TO-WIT:
Beginning at a spike in the center line of the Africa-Big Walnut Road, and being south 89° 41' east 861.10 feet from a spike where said road intersects the center line of the Africa-Westerville Road; thence along the Africa-Big Walnut Road, south 89° 41' east 682.04 feet to a spike; thence south 4° 07' east (passing an iron pin at 18.57 feet) 899.8 feet to an iron pin; thence south 88° 26' west 739.77 feet to an iron pin; thence north 0° 26' west (passing the north line of Lot 2 at 23 feet) 921.46 feet to the place of beginning, containing 14.846 acres, more or less.

FOURTH PARCEL:

Being a part of Section 1, Township 3, Range 18, and being in Lots Nos. 1 and 2, Orange Township, Delaware County, Ohio, beginning at a railroad spike in the south line of Lot 1 and in the center line of the Africa-Westerville Road; thence along the center line of the road, north 0° 36' east 834.5 feet to an iron pin at an angle in the road, continuing along the center line of the road, north 14° 08' west 251.3 feet to a point in the bridge being the southeast corner of the tract herein intended to be described; thence south 62° 32' west 217.75 feet to an iron pin on the north bank of the stream; thence north 54° 27' west 340.63 feet to an iron pin on the north bank of the stream; thence north 83° 21' west 207.8 feet to an iron pin south of the stream; thence south 53° 39' west (passing an iron pin at 138.45 feet) 173.45 feet to a point; thence along the center line of Alum Creek, north 41° 20' west 228.2 feet to a point, continuing along the center line, north 73° 04' west 326.66 feet to a point, continuing along the center line of the creek, north 14° 38' west 147.5 feet to a point, continuing along the center line of the creek, north 18° 43' east 319.0 feet to a point, continuing along the center line of the creek, north 28° 53' east 181.84 feet to a point; thence leaving the creek, south 82° 40' east (passing an iron pin at 52.89 feet) 940.86 feet to a railroad spike; thence along the center line of the Africa-Westerville Road, south 14° 08' east 793.2 feet to the place of beginning, containing 19.58 acres, more or less.

For last former instrument of conveyance see deed from Henry Conklin et ux. dated January 9, 1954, recorded Volume 249, page 552, Deed Records of Delaware County, Ohio.

FIFTH PARCEL:

Being a part of Lots 2 and 3, Township 3, Section 1, Range 18, and beginning at a spike in the center line of the Africa-Big Walnut Road at the northeast corner of the Walter W. Bale 14.846 acre tract, said spike being south 89° 41' east 1543.14 feet from a spike where said road intersects the center line of the Africa-Westerville Road; thence south 4° 07' east (passing an iron pin at 18.57 feet) 899.8 feet to an iron pin; thence south 88° 26' west, 739.77 feet to an iron pin; thence north 0° 26' west, 589.41 feet to an iron pin; thence north 87° 45' east, 368.0 feet to an iron pin; thence north 1° 11' west, 77.95 feet to an iron pin; thence north 89° 59' east, 192.75 feet to an iron pin; thence north 3° 09' west, (passing an iron pin at 217.86 feet) 237.39 feet to a spike in the center line of the Africa-Big Walnut Road; thence along the center line of said road, south 89° 41' east, 133.8 feet to the place of beginning, containing 11.096 acres, more or less, in Orange Township.

For last former instrument of conveyance see deed from Walter L. Bale et ux. dated December 24, 1955, recorded Volume 261, page 443, Deed Records of Delaware County, Ohio.

(continuing to Page 3)

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0.016 acres
Prior Instrument Reference: Vol. 267 Page 428 of the Deed Records of
Delaware County, Ohio

Page 3 of 5
The total of the above Five Parcels containing 214.33 acres of land more or less
by summation of acreages.
Excepting therefrom the following described lands contained in said D.B. 520,
Page 99;..

Beginning at the point where the centerline of I.R. 71 (Del.-1-3.44) intersects the
centerline of County Road 109 (Big Walnut Rd.), thence along the centerline of
County Road 109, the north line of said Second Parcel, the following four (4)
courses;

- (1) S 86° 36' 16" E a distance of 1005.56 feet to an angle point;
- (2) S 86° 24' 22" E a distance of 260.07 feet to an angle point;
- (3) S 85° 36' 46" E a distance of 724.83 feet to an angle point;
- (4) N 87° 15' 54" E a distance of 405.34 feet to a point at the
northeast corner of said First Parcel;

thence along the east line of said First Parcel S 30° 21' 04" W a distance of
2061.74 feet to a point in the northline of the 201.7 acre tract deeded to Fredrick
W. and Katherine S. LeVeque of record in D.B. 249, Pg. 270;

thence along said Leveque north line, being the south line of said First Parcel
and south line of said Third Parcel Tract 1, the following three (3) courses;

- (1) N 86° 46' 12" W a distance of 848.21 feet to a point in the
Orange Township, Genova Township line;
- (2) N 20° 27' 17" E along said common township line a distance of
275.39 feet to a point;
- (3) N 87° 07' 39" W a distance of 2696.32 feet to a point in the
centerline of I.R. 71;

thence along the centerline of I.R. 71 N 36° 17' 52" E a distance of 2124.35 feet
to the place of beginning. Containing a total of 125.71 acres of land, more or
less. Leaving a net area of 88.62 acres of land, more or less, of which 12.16
acres are in Lot 1, 46.09 acres are in Lot 2, and 30.37 acres are in Lot 3.
Subject to all easements, restrictions, conditions, and rights of way of record.

This description prepared by Hughes Engineering, Columbus, Ohio, based on
existing records only.

July 23, 1990

(Continuing to Page 4)

EXHIBIT "A" CONT.

For Instrument Reference: Vol. 267 Page 428 of the Deed Records of Delaware County, Ohio
Page 4 of 5
AND EXCEPTING THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, Orange Township, being part of Farm Lots 1, 2, and 3, Section 1, Township 3, Range 18, United States Military Lands, and being part of those lands deeded to Lester J. Leppert and Audrey R. Leppert of record in Deed Book 267, Page 428, recorders Office, Delaware County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pin in a monument box found at the centerline intersection of Lewis Center Rd. (CR 106) and Africa Rd. (CR 21), thence along the centerline of Africa Rd. S 13°38'20" E a distance of 512.56 feet to a railroad spike found at the southeast corner of the Stephan Ray Curtis 2.032 Acre tract of record in D.B. 434, Pg. 45, and being a northeast corner of said Leppert lands and the TRUE POINT OF BEGINNING of the herein described tract;

thence continuing along the centerline of Africa Rd. S 22°22'02" E a distance of 145.11 feet to and angle point;

thence S 26°38'38" E a distance of 1359.46 feet to a point in the northerly right of way line of Interstate 71, said point being the northeast corner of parcel 122-22-LA of record in court records book 83, Page 505;

thence along said northerly line of I-71, S 30°45'45" W a distance of 736.8 feet to an angle point;

thence S 43°23'50" W a distance of 179.01 feet to a point in the west line of said Leppert lands;

thence along the west line of said Leppert lands, being the east line of the James and Gay McCammon tract (D.B. 387, Pg. 655), the James R. and Barbara McCammon tract (D.B. 475, Pg. 370), the Paul and Wilma Noble tract (D.B. 298, Pg. 180) and being a line along the centerline of Alum Creek described by the following seven (7) courses:

- (1) N 52°25'54" W a distance of 236.77 feet to a point;
- (2) N 85°30'35" W a distance of 326.66 feet to a point;
- (3) N 27°04'35" W a distance of 147.50 feet to a point;
- (4) N 06°16'25" E a distance of 159.77 feet to a point;
- (5) N 23°19'49" E a distance of 193.12 feet to a point;
- (6) N 00°51'36" E a distance of 156.26 feet to a point;
- (7) N 18°36'39" W a distance of 354.00 feet to a point at the southeast corner of the Langshire Limited Partnership 42.518 acre tract of record in D.B. 501, Pg. 88;

thence along the easterly boundary of said 42.518 Ac. tract, being the west line of said Leppert lands and being the following eight (8) courses along the centerline of Alum Creek;

- (1) N 09°01'00" W a distance of 145.89 feet to a point;
- (2) N 13°51'00" W a distance of 290.00 feet to a point;
- (3) N 22°21'00" W a distance of 270.00 feet to a point;
- (4) N 65°11'00" W a distance of 250.00 feet to a point;
- (5) N 57°01'00" W a distance of 120.00 feet to a point;
- (6) N 88°51'00" W a distance of 170.00 feet to a point;

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(continuing to Page 5)

39.016 acres
Prior Instrument Reference: Vo. 267 Page 428 of the Deed Records of Delaware County,
Ohio
Page 5 of 5

- (7) S 66°29'00" W a distance of 115.00 feet to a point;
(8) S 66°29'00" W a distance of 90.00 feet to a point at the southeast corner of the Warren E. and Phyllis R. Bale tract of record in D.B. 324, Pg. 373;

thence along the east line of said Bale tract, the west line of said Leppert lands and centerline of Alum Creek N 29°04'02" W a distance of 291.15 feet to a point;

thence N 13°29'45" W a distance of 77.03 feet to the southwest corner of a 1.051 acre parcel deeded to Delco Water Company;

thence crossing said Leppert lands along the southerly and easterly lines of said Delco parcel the following four (4) courses;

- (1) N 63°10'37" E a distance of 157.97 feet to an iron pin set;
(2) N 00°00'00" E a distance of 112.06 feet to an iron pin set;
(3) N 63°10'37" E a distance of 100.43 feet to an iron pin set;
(4) N 03°09'15" E a distance of 45.51 feet to an iron pin set in the north line of said Leppert lands and old centerline of Lewis Center Rd.;

thence along said old centerline of Lewis Center Rd. N 85°54'47" E a distance of 674.53 feet, (passing an iron pin in a monument box at an angle point in the relocated centerline of CR 106 at 432.89 feet) to a point at a northeast corner of said Leppert lands, being the northwest corner of the Wesleyan Church 1.357 Ac. tract (DB 475, Pg. 457);

thence along the west line of said 1.357 Ac. tract, the Wesleyan Methodist Church tract (DB 169, Pg. 243), the west and south lines of the said Curtis 2.032 Ac. tract, being the easterly and northerly lines of said Leppert lands the following five (5) courses;

- (1) S 12°57'12" E a distance of 205.34 feet (passing an iron pin found in the south right of way line of CR 106 at 61.74 feet) to a point;
(2) S 16°35'59" E a distance of 136.96 feet to a point;
(3) S 23°58'28" E a distance of 116.82 feet to a point;
(4) S 39°09'40" E a distance of 163.16 feet to an iron pin found;
(5) N 73°41'31" E a distance of 351.93 feet to the true point of beginning.

The above described tract contains 49.604 acres of land, more or less and is subject to easements, rights of way and conditions of record and contains portions of the Alum Creek flood plane.

This description was prepared by Hughes Engineering, Columbus, Ohio, from a survey performed by Robert A. Hock during January and February 1990.

The bearings used herein are from an assumed meridian using the bearing of the old centerline of Lewis Center Rd. as N 85°54'57" E.

December 13, 1990.

(ending Exhibit "A")

Exhibit B – Development Plan



APPLICANT/
DEVELOPER

ADDISON PROPERTIES
5 S. LIBERTY STREET, SUITE 200
POWELL, OH 43065
JAKE KOZBERG
614-314-6080
jkozberg@addisonprops.com

ENGINEER

ADDISON ENGINEERING, LLC
5 S. LIBERTY STREET, SUITE 200
POWELL, OH 43065
BRIAN BURKHART, PE
614-315-7172
bburkhart@addisonprops.com

SITE DATA

6217 AFRICA ROAD
GALENA, OH 43021
P.N. 31814004013000
P.N. 31814005003000
CURRENT ZONING: FR-1
PROPOSED ZONING: PUD
AREA: 35.7 AC.
(30.4 AC. + 5.3 AC.)
1,555,092 SF.
TOTAL: 71 LOTS
LOT SIZE: 40'x120' (4,800 SQ-FT)
GROSS DENSITY: 1.99 LOTS/ AC.
(71 LOTS / 35.7 AC.)
R/W AREA: 17.6 AC
OPEN SPACE: 10.3 AC (29%)
SETBACKS
FRONT- 25'
SIDE- 5'
REAR- 20'
PERIMETER BUFFER- 25'/40' TYP.
PARKING
PARKING REQUIRED- 71 SPACES
(1 PER DWELLING UNIT)
PARKING PROVIDED- 142 SPACES
(2 PER GARAGE)
NOTES:
PROJECT MEETS THE INTENT OF THE
TOWNSHIP COMPREHENSIVE PLAN BY
DEVELOPING THE IN-FILL AREA WITH
SINGLE FAMILY LOTS AT 2 PER ACRE.
TEMPORARY QUEUING OF CARS TO BE
PROVIDED ON THE WEST SIDE OF
ROAD A TO ACCESS THE MAIL KIOSK.
LOTS 14-15 TO BE USED AS MODEL
HOMES/ SALE LEASING OFFICE.

NORTH

REVISION:

REV #	DATE	DESCRIPTION

ENGINEER:

ADDISON ENGINEERING, LLC
5 S. LIBERTY STREET, SUITE 200
POWELL, OH 43065

PROJECT:

CREEKSIDE GLEN
5 S. LIBERTY STREET, SUITE 200
POWELL, OH 43065

DEVELOPER:

ADDISON PROPERTIES
5 S. LIBERTY STREET, SUITE 200
POWELL, OH 43065

ISSUED DATE:

10/05/2026

0' 100'

SCALE:
1"=100'

SHEET 1 OF 3

REZONING SITE PLAN



UTILITIES

SANITARY- EXISTING SANITARY MANHOLE AT THE SW CORNER OF AFRICA RD. & CRYSTAL VALLEY DR.

WATER- EXISTING WATERMAIN ON THE WEST SIDE OF AFRICA ROAD AND ON NORTH SIDE OF BIG WALNUT RD.

STORMWATER- ONSITE STORMWATER TO BE TREATED BY A RETENTION BASIN LOCATED IN THE SW CORNER OF THE SITE.

SOILS

Crd1B1-CARDINGTON SILT LOAM, 2-6% SLOPES

Crd1C2-CARDINGTON SILT LOAM, 6-12% SLOPES

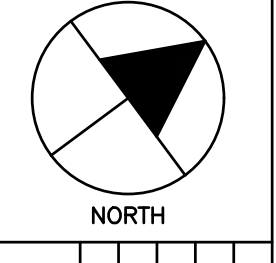
FEMA

PER FEMA MAP 39041C0262L, DATED 12/21/23, THE SITE IS LOCATED IN ZONE X.

ACCESS

FULL ACCESS OFF OF AFRICA ROAD. PER COUNTY ENGINEER'S OFFICE, AFRICA ROAD WILL BE WIDENED IN 2026 WHICH WILL INCLUDE A TURN LANE INTO THE PROJECT SITE.

EMERGENCY ACCESS ONLY OFF OF BIG WALNUT ROAD.



REVISION:	
REV #	DATE

ENGINEER:
ADDISON ENGINEERING, LLC
5 S. LIBERTY STREET SUITE 200
POWELL, OH 43065

PROJECT:
CREEKSIDE GLEN
5 S. LIBERTY STREET SUITE 200
DELAWARE COUNTY, OHIO

DEVELOPER:
ADDISON PROPERTIES
5 S. LIBERTY STREET SUITE 200
POWELL, OH 43065

ISSUED DATE:
10/05/2026

0' 100'
SCALE:
1"=100'



LANDSCAPE

STREET TREES- 1 NEW TREE REQUIRED PER LOT & FOR EVERY 30 LINEAL FEET OF FRONT R/W LINE FOR A GIVEN RESERVE AREA. (±93 STREET TREES PROVIDED & PLANTED OUTSIDE PUBLIC R/W)

BUFFER TREES- AS NEEDED, SUPPLEMENT A BUFFER TREE ALONG THE EXISTING VEGETATION ALONG THE WEST AND NORTH PROPERTY LINE AS SHOWN BELOW.

STREET TREE LIST (PROVIDE MIX OF SPECIES)

- ARMSTRONG MAPLE
- TRIDENT MAPLE
- HEDGE MAPLE
- AMERICAN HORNBEE

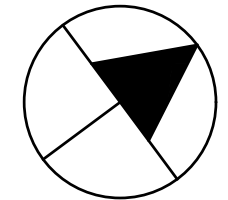
BUFFER TREE LIST (PROVIDE MIX OF SPECIES)

- NORWAY SPRUCE
- COLORADO BLUE SPRUCE
- SERBIAN SPRUCE

NOTE

AREAS FOR EXISTING TREES TO REMAIN TO BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.

WALKING PATH TO BE INSTALLED AROUND THE RETENTION BASIN, TO BE A MINIMUM 8FT WIDE (MULCHED) AND BE MAINTAINED BY THE HOA ASSOCIATION.



NORTH

REVISION:

DESCRIPTION

REV # DATE

ENGINEER: ADDISON ENGINEERING, LLC
5 S. LIBERTY STREET SUITE 200
POWELL, OH 43065

PROJECT: CREEKSIDE GLEN
CLARK COUNTY, OHIO
DELAWARE COUNTY, OHIO

DEVELOPER: ADDISON PROPERTIES
5 S. LIBERTY STREET SUITE 200
POWELL, OH 43065

ISSUED DATE:
10/05/2026

0' 100'
SCALE:
1"=100'

SHEET 3 OF 3

REZONING LANDSCAPE PLAN

Exhibit C – Building Elevations and Exterior Materials











Exhibit D – Permanent Signage

CREEKSIDE GLEN



Exhibit E – Utility Feasibility Letters



Delaware County

Regional Sewer District

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

July 23, 2026

Jake Kozberg
Addison Properties
5 South Liberty Street, Ste 200
Powell, OH 43065

sent via email: jkozberg@addisonprops.com

Re: **Request for Sewer Capacity**
Africa/Big Walnut, Orange Township
Parcel(s): 31814004013000

Dear Jake:

Pursuant to your request for a sanitary sewer service letter for the aforementioned parcels, we offer the following conditional sanitary sewer availability:

Availability

The Delaware County Sanitary Engineer's Office can confirm that public sanitary sewer is available to serve the above referenced parcels provided that the development obtain sanitary service via the existing 8" sanitary sewer on the southwest corner of Africa Road and Crystal Valley Drive. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed development.

Capacity

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

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

Sincerely,

Kelly Thiel
Staff Engineer III

cc: bburkhart@addisonprops.com

Officers

PAMALA L. HAWK
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
BRIAN COGHLAN
Chief Operating Officer



6658 OLENTANGY RIVER ROAD

DELAWARE, OHIO 43015

www.delcowater.org

Phone (740) 548-7746 • (800) 521-6779

Directors

MARC A. ARMSTRONG

DAVID A. BENDER

DOUGLAS D. DAWSON

TIMOTHY D. MCNAMARA

MICHAEL (NICK) D. SHEETS

July 27, 2026

Jake Kozberg
Addison Properties
Vice President of Land Acquisition
5 South Liberty St, Suite 200
Powell, Ohio 43065

Via Email: jkozberg@addisonprops.com

Dear Mr. Kozberg:

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

Proposed Land Use: Residential (multi-family), Parcel 31814004013000
Location: 6217 Africa Road, Galena, OH 43021
Land Size: ±30.355 acres

The domestic water service can be provided from the existing 6-inch water main along Africa Road. However, the developer will be required to complete upgrades to water system along Africa Road to provide the necessary fire flow for the development.

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

Sincerely,
DEL-CO WATER COMPANY, INC.

Cris Valenzuela
Engineer



7/23/2026

Jake Kozberg
Addison Properties
5 S. Liberty St, Suite 200
Powell, OH 43065
jkozberg@addisonprops.com
(614) 314-6080

RE: AEP Ohio Electric Service to New Residential Townhome Development – (P.I.D. 318-140-04-013-000)

Jake,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located at **6217 Africa Road in Delaware, OH**, which consists of 150 single family Townhomes on 30.4 acres.

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than \$1,000,000 in total project costs and/or requesting over 10MW.

If you should have any questions regarding the electric service at this location, please feel free to contact Taylor Hott at (614) 313-3353 or tmhott@aep.com. To initiate the design, construction, and service process please email your plans to resdev@aep.com.

Sincerely,

Joe Downerd
Customer Design Technician Principle
AEP Ohio