Docusign Envelope ID: C7B26023-406A-8A19-8171-374D46ECAF83

1454 Rome Corners Road
Galena, Ohio 43021
740-965-2992

www.berkshiretwp.org

Application #_____

Date received_____

Township fee $_____
Make check payable to Berkshire Township

DCRP Fee $500.00 _____
Make check payable to Delaware County Regional Planning

Application for Planned Residential District (PRD Article 11)

Name of applicant The Camber Company Contact Chris Bradley

Address of applicant 6760 Colt Court

City Dublin State OH Zip 43014

Phone (614) 578-3581 Email cb@thecambercompany.com

Name of Developer

The Camber Company Name of property

owner Hale, Glenn F Trustee

Address of property owner 6250 Dustin Road

City Galena State OH Zip 43021

Phone (740) 816-0667 Email hardy.hale24@gmail.com

Location/address of property to be rezoned

Parcel number(s) 41733001049000

Current zoning A-1 Current use Agriculture Total acres 31.04

Proposed use Single-Family Acres to rezone 31.04

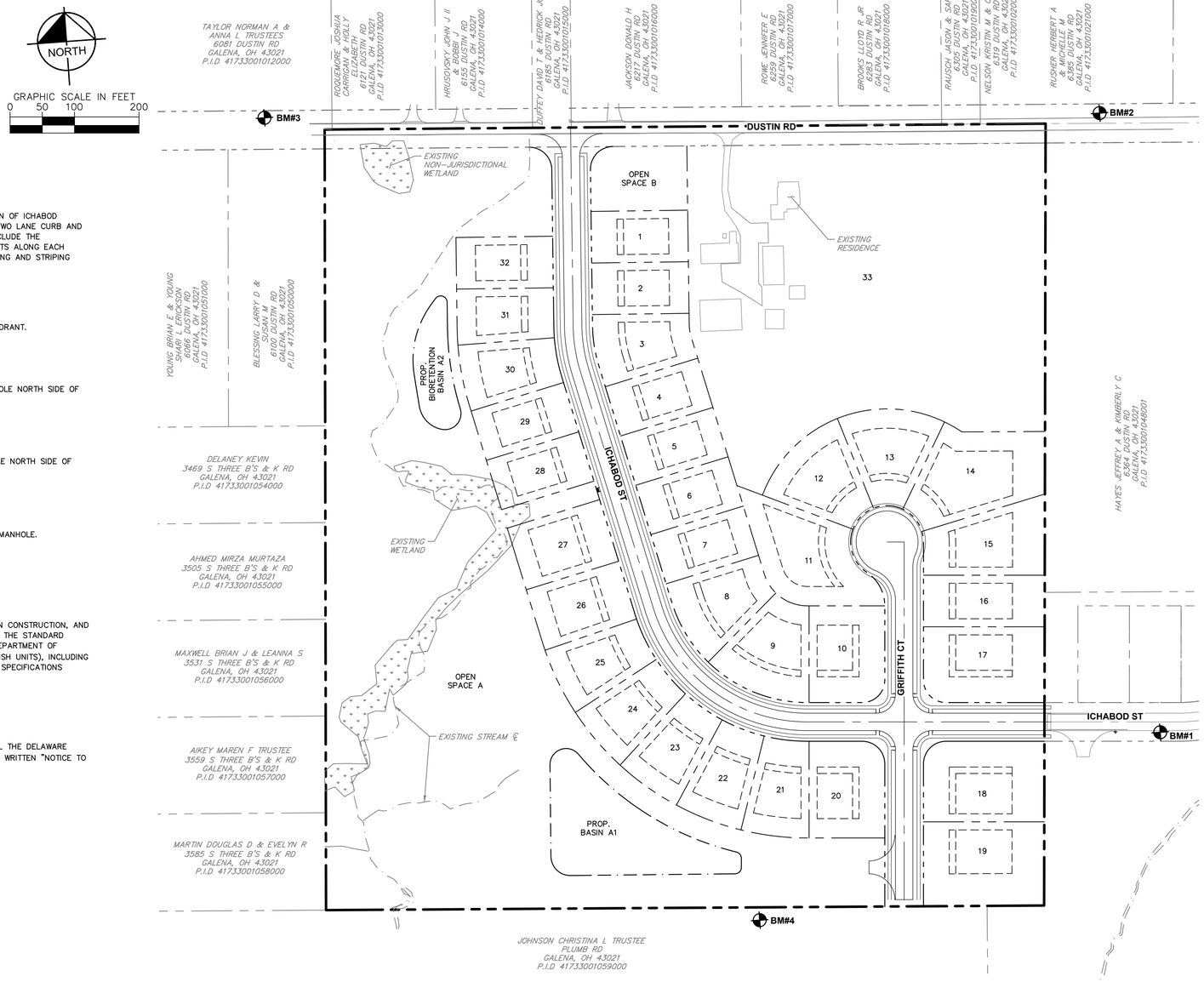
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

The applicant(s) shall prepare and submit eleven (11) copies of this application, the Development plan, and all attachments, along with applicable fees to Berkshire Township. The application shall be signed by the applicant and all property owners. The Berkshire Township Zoning Commission may request that any county agency and/or any committee of the Delaware County Regional Planning Commission submit comments for consideration at the meeting.

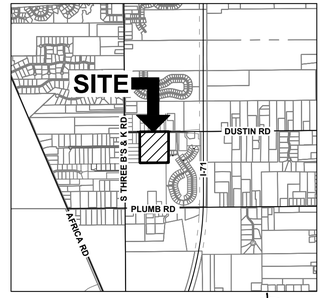
Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	TYPICAL SECTIONS & DETAILS
3	EXISTING CONDITIONS
4	SITE PLAN
5	UTILITY PLAN

FINAL DEVELOPMENT PLAN
FOR
HALE PROPERTY

LOT 32, SECTION 3, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS
BERKSHIRE TOWNSHIP, COUNTY OF DELAWARE, STATE OF OHIO



INDEX MAP
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 3000'

NORTH

PROJECT DESCRIPTION

IMPROVEMENTS INCLUDE THE CONSTRUCTION OF ICHABOD STREET AND GRIFFITH COURT, PROVIDING TWO LANE CURB AND GUTTER ROADWAYS. THE PROJECT WILL INCLUDE THE NECESSARY STORM DRAINAGE IMPROVEMENTS ALONG EACH ROAD AND THE ASSOCIATED TRAFFIC SIGNING AND STRIPING IMPROVEMENTS.

BENCHMARKS

BENCHMARK #1
CUT "X" NORTH BONNET BOLT OF FIRE HYDRANT.
NORTHING:
EASTING:
ELEVATION: 940.98

BENCHMARK #2
RAILROAD SPIKE SOUTH SIDE OF POWER POLE NORTH SIDE OF DUSTIN ROAD.
NORTHING:
EASTING:
ELEVATION: 945.07

BENCHMARK #3
BENCH TIE ON SOUTH SIDE OF POWER POLE NORTH SIDE OF DUSTIN ROAD.
NORTHING:
EASTING:
ELEVATION: 938.15

BENCHMARK #4
CUT "X" NORTH RIM OF SANITARY SEWER MANHOLE.
NORTHING:
EASTING:
ELEVATION: 939.04

SPECIFICATIONS

THE DELAWARE COUNTY ENGINEER'S DESIGN CONSTRUCTION, AND SURVEYING STANDARDS, CURRENT EDITION, THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CURRENT EDITION (ENGLISH UNITS), INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

NOTE

NO CONSTRUCTION SHALL COMMENCE UNTIL THE DELAWARE COUNTY ENGINEER'S OFFICE HAS ISSUED A WRITTEN "NOTICE TO PROCEED" (NTP).

SITE STATISTICS

GROSS DEVELOPMENT AREA: ±31.04 AC
NET DEVELOPABLE AREA: ±26.43 AC
TOTAL DWELLING UNITS: 33 (1 EXISTING)
ZONING: PLANNED RESIDENTIAL DISTRICT (PRD)

NET DENSITY: ±1.25 UNITS/AC
GROSS DENSITY: ±1.06 UNITS/AC
TOTAL DISTURBED AREA: ±18.62 AC
PRE-DEVELOPED IMPERVIOUS: ±1.52 AC
POST-DEVELOPED IMPERVIOUS: ±7.48 AC

PRD PERIMETER SETBACK: 50'
FRONT SETBACK (HOUSE): 40'
FRONT SETBACK (FACE OF GARAGE): 50'
REAR SETBACK: 30'
SIDE SETBACK: 12.5'

MINIMUM LOT WIDTH: 80'
MINIMUM LOT SIZE REQUIRED: 10,000 SF
MINIMUM LOT SIZE PROVIDED: 12,000 SF

OPEN SPACE SUMMARY

COMMON OPEN SPACE A PROVIDES STORMWATER RETENTION. AREAS FOR ALL OPEN SPACES ARE LISTED BELOW:

OPEN SPACE A:	±10.09 AC
OPEN SPACE B:	±0.34 AC
TOTAL:	±10.43 AC

REFERENCES

EXISTING BASE MAP INFORMATION WAS OBTAINED FROM DELAWARE COUNTY GIS DECEMBER 2024 AND A FIELD RUN SURVEY OBTAINED OCTOBER 2026.

EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) DECEMBER 2024 AND A FIELD RUN SURVEY OBTAINED OCTOBER 2026.

FLOOD PLAIN

ALL OF THE HALE PROPERTY DEVELOPMENT IS WITHIN ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39041C0260K, EFFECTIVE DATE APRIL 16, 2009.

NOTE

THERE ARE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES LOCATED WITHIN THE PROPERTY BOUNDARY.

INTERNAL ROADS ARE PUBLIC.

OWNER

HALE GLENN F TRUSTEE
6250 DUSTIN RD
GALENA, OH 43021

DEVELOPER

THE CAMBER COMPANY
6760 COLT COURT
DUBLIN, OH 43014
CONTACT: CHRIS BRADLEY
TEL: (614) 578-3581
EMAIL: CB@THECAMBERCOMPANY.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
CONTACT: MIKE REEVES
TEL: (614) 472-8546
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM

SURVEYOR

DGL CONSULTING ENGINEERS, LLC
5940 VENTURE DR, SUITE D
DUBLIN, OH 43017
CONTACT: MARK SMITH
EMAIL: MSMITH@DGL-LTD.COM

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-472-8569
WWW.KIMLEY-HORN.COM

PREPARED FOR: THE CAMBER COMPANIES

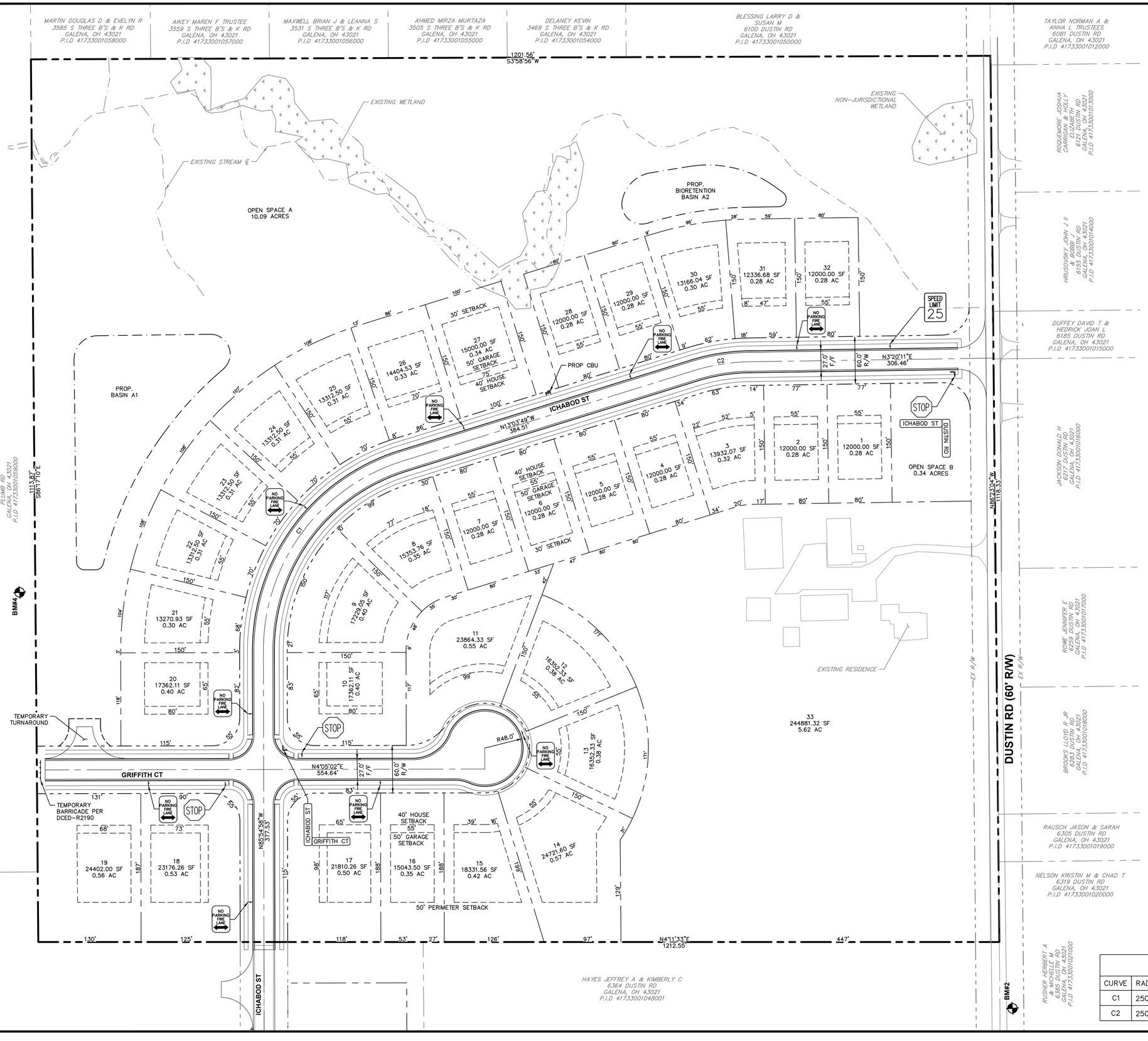
SCALE: AS NOTED | DESIGNED BY: NSS | DRAWN BY: RLM | CHECKED BY: MCR

TITLE SHEET

FINAL DEVELOPMENT PLAN
HALE PROPERTY
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE: 11/02/2026
KHA PROJECT NO. 190365002
SHEET NUMBER 1
OF 5

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190365002_Camber_Hale Property_Delaware_OH\Project Files\2 Design\CAD\PlanSheets\FINAL DEVELOPMENT PLAN - TWP\TITLE SHEET.dwg TITLE SHEET Oct 29, 2026 11:20am by Sarah.Vecchione
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GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK

SITE STATISTICS

PRD PERIMETER SETBACK: 50'
FRONT SETBACK (HOUSE): 40'
FRONT SETBACK (FACE OF GARAGE): 50'
REAR SETBACK: 30'
SIDE SETBACK: 12.5'

MINIMUM LOT WIDTH: 80'
MINIMUM LOT SIZE REQUIRED: 10,000 SF
MINIMUM LOT SIZE PROVIDED: 12,000 SF

OPEN SPACE SUMMARY

OPEN SPACE A:	±10.09 AC
OPEN SPACE B:	±0.34 AC
TOTAL:	±10.43 AC

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	317.88'	N49°29'23"W	296.89'	72°51'09"	184.49'
C2	250.00'	71.56'	N4°51'49"W	71.31'	16°24'00"	36.03'

No.	REVISIONS	DATE	BY

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-540-6669
WWW.KIMLEY-HORN.COM

PREPARED FOR:
THE CAMBER COMPANIES

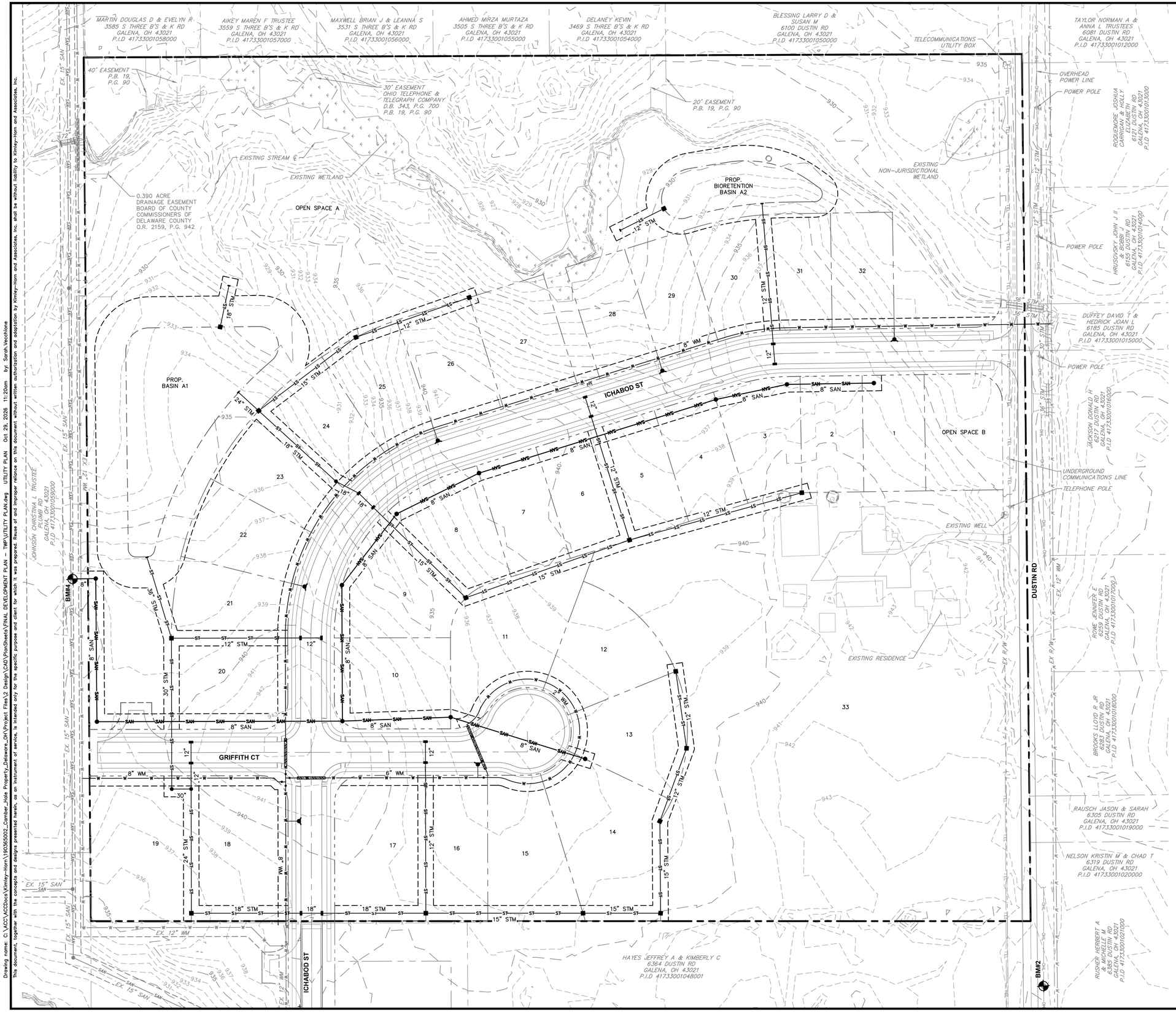
SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: RLM
CHECKED BY: MCR

SITE PLAN

FINAL DEVELOPMENT PLAN
HALE PROPERTY
BERKSHIRE TOWNSHIP
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
10/29/2026
KHA PROJECT NO.
190365002
SHEET NUMBER
4
OF 5

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190365002_Camber_Hale Property_Delaware_OH\Project Files\2 Design\CAD\PlanSheets\FINAL DEVELOPMENT PLAN - TWP\SITE PLAN.dwg SITE PLAN Oct 29, 2025 11:20am by: Sarah.Vecchione
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL

No.	REVISIONS	DATE	BY

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-540-6889
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NSS
DRAWN BY: RLM
CHECKED BY: MCR

PREPARED FOR:
THE CAMBER COMPANIES

UTILITY PLAN

FINAL DEVELOPMENT PLAN
HALE PROPERTY
BERKSHIRE TOWNSHIP,
DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:
11/02/2026

KHA PROJECT NO.
190365002

SHEET NUMBER
5
OF 5

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190365002_Camber_Hale Property_Delaware_OH\Project Files\2 Design\CAD\PlanSheets\FINAL DEVELOPMENT PLAN – TWP\UTILITY PLAN.dwg UTILITY PLAN Oct 29, 2026 11:20am by: Sarah.Vecchione
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