



Delaware County

Regional Sewer District

Executive Director
Michael A. Frommer, P.E.

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

January 30, 2019

Patrick J. Shivley Sr.
NorthGate Companies

sent via email: patshivleysr@gmail.com

Re: **Request for Sewer Capacity**
4485 South Old 3 C Highway
Galena, OH 43082
Parcels: 31713001002002, 31713001002000

Dear Mr. Shivley:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 35 Equivalent Residential Unit(s) (ERU).

Capacity is currently available to serve the proposed project. An existing 10" sanitary sewer is located south of the parcel and across South Old 3C Highway at the entrance to the Vinmar Farms subdivision. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed lots.

Although adequate capacity is currently available to serve the project, issuing this letter does not guarantee service by the County or reserve capacity for the project. The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Thiel".

Kelly Thiel
Delaware County Regional Sewer District

cc: Correspondence File

EXHIBIT E-2



An **AEP** Company

*BOUNDLESS ENERGY*SM

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

2/20/2019

Patrick J. Shivley Sr.
NorthGate Companies

RE: AVAILABILITY OF ELECTRICAL SERVICE

Hawk's Nest on Hoover

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; a 35-lot single-family residential development is located on the east side of S Old 3C Highway and across the street from Olivero Dr, in Galena, Delaware County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor

Officers

DAVID A. BENDER
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Deputy General Manager



6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • Fax (740) 548-6203

Directors

BRUCE A. BLACKSTON
BRIAN P. COGHLAN
WILLIAM E. COLE
DOUGLAS D. DAWSON
PAMALA L. HAWK
TIMOTHY D. MCNAMARA

February 10, 2020

Patrick J. Shivley Sr.
NorthGate Companies

Via Email: patshivleysr@gmail.com

RE: Water Availability – Hawk’s Nest on Hoover (Original Request 1/31/2019)

Dear Mr. Shivley:

As requested, this is to inform you that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Development: Hawk’s Nest on Hoover
Proposed Land Use: ±29 single-family units
Location: East side of S. Old 3C Hwy., across from Olivero Dr.
Land Size: ±25 acres

This site can be served from an existing 10-inch waterline located on S. Old 3C Hwy.

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.

Shane F. Clark, P.E.
Deputy General Manager

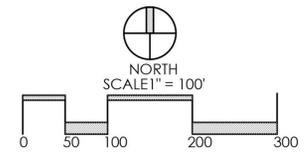


31.545 acres total
 25.98 acres net developable (31.545 x .85- .827)
 35 units
 1.347 du/ac net
 15.77 acres open space required (50%)
 15.95 acres open space provided

CONCEPT PLAN

HAWK'S NEST ON HOOVER

PREPARED FOR NORTHGATE COMPANIES
 1/16/19



Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

January 30, 2019

Pat Shivley Sr
NorthGate Companies

Re: Hawks Nest at Hoover (4485 S Old 3C Highway, Galena, OH)

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities on s Old 3C Highway. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 614-506-7023 Monday-Friday, 8:00am to 4:30pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

Todd Schwarz

Columbia Gas of Ohio a Nisource Company
Todd Schwarz
Development Manager

March 4, 2019

Mr. Joe Shafer, Director
Genoa Township
5111 South Old 3C Highway
Westerville, OH 43082

Re: **Hawks Nest at Hoover**
Engineering Feasibility

Dear Mr. Shafer,

As required for Development Plan review and approvals by Genoa Township (Township) and Delaware County (County), EP Ferris & Associates, Inc. (EPF) has completed a preliminary engineering assessment for the project site. The project is a residential single-family development located on the east side of South Old 3C Highway, across from Olivero Drive, on approximately 25.7 acres. The objective of our research was to identify the approximate utility locations and to ensure there are requisite utilities available to serve the project site.

Storm Sewer

The project site naturally falls from west to east towards Hoover Reservoir. The proposed storm sewer system will be separated into three (3) watersheds, similar to the pre-development conditions, and directed to the existing ravines that outlet to Hoover Reservoir. Extended wet detention basins will be utilized on the eastern portion of the project site providing a permanent pool of water overlain with an extended detention volume that drains in compliance with the applicable County and Ohio Environmental Protection Agency (EPA) regulations for detention and post-construction water quality. Storm sewers will be sized in accordance with the County regulations and will be deep enough to receive the flow from within the watersheds associated with the project site.

Sanitary Sewer

There is an existing 10" sanitary sewer accessible at the northwest corner of Vinmar Way and South Old 3C Highway that will provide sanitary service for the proposed development. Proposed gravity sanitary sewers will be provided within the proposed development that will be directed to a proposed lift station at the eastern portion of the project site. A force main will be extended from the lift station to the existing 10" sanitary sewer as described above. Based on the serviceability letter from the County Regional Sewer District, there is adequate capacity to serve the proposed development within the existing sanitary sewer system as installed for the Vinmar Farms subdivision.

Mr. Shafer – Genoa Township

Hawks Nest at Hoover – Delaware County, Ohio

Page 2 of 2

March 4, 2019

Water

There is an existing 10" watermain running along the west side of South Old 3C Highway that will provide public water service for the proposed development. The proposed development will extend the watermain within the proposed development, including connection to the existing 2" water service running east-west across the project site. Based on the serviceability letter from Del-Co Water Company, there is adequate capacity to serve the proposed development from the existing watermain.

Private Utilities

The design team will coordinate the design of the private utility distribution systems for gas, electric, telephone and cable for the development.

Erosion & Sedimentation Controls

The proposed development is greater than 1 acre; therefore, the project site will be covered under the Ohio EPA General NPDES Permit for construction activities. The erosion control best management practices (BMPs) anticipated for the project site would include silt fencing, inlet protection, a designated concrete washout area, a stabilized construction entrance and street cleaning, as required.

Please feel free to contact us with any questions.

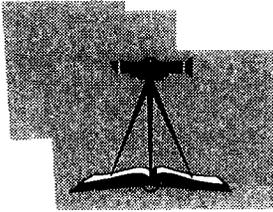
Sincerely,

E. P. FERRIS & ASSOCIATES, INC.



Christopher L. Lescody, P.E.

Vice President



Delaware County Engineer

Chris Bauserman, P.E., P.S.
County Engineer

Robert M. Riley, P.E.
Chief Deputy Engineer

March 4, 2019

Genoa Township Zoning Board
5111 South Old 3C Highway
Westerville, Ohio 43082

Re: Hawk's Nest at Hoover
Genoa Township

Dear Zoning Board Members:

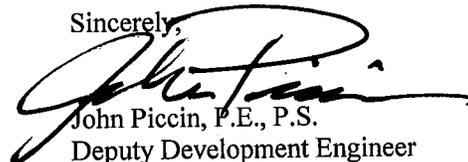
The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout dated March 1, 2019, for the development of 29 single-family, residential lots on 25.79 acres in Genoa Township. The proposed conceptual layout appears to be feasible; however, we offer the following comments:

- An updated traffic study is required. Please discuss the limits of the study with Mike Love at 740-833-2400. A southbound left turn lane will be required to oppose the existing northbound left turn lane.
- How will access be provided to both of the Carter's tracts and the Gray tract? How will access be provided to the lot that is being created at the northeast corner of the property? It appears that this subdivision will be providing access to these parcels which may, in effect be landlocked. We strongly recommend that all adjacent parcels that will have direct access to the internal streets be made part of the subdivision.
- The cul-de-sacs appear to have 120' of R/W extended to the adjacent parcels. Is this acceptable to the Township? If these parcels would subdivide in the future, would these be considered flag lots? How does the northerly Carter tract obtain access to Road "B"?
- Are the stormwater basins proposed to be wet or dry? The outlet from cul-de-sac for Road "A" appear to enter immediately adjacent to the basin's outlet, which may short circuit the water quality feature. This issue will be addressed during engineering review.

Please note the plans reviewed are preliminary in nature and, therefore, only address the conceptual layout. Preliminary and final engineering plans will need to be submitted that comply with the current edition of the Delaware County Engineer's Design, Construction and Surveying Standards Manual.

Thank you for the opportunity to comment on this proposal. Subject to the Township's approval, we will review the detailed engineering plans for this site.

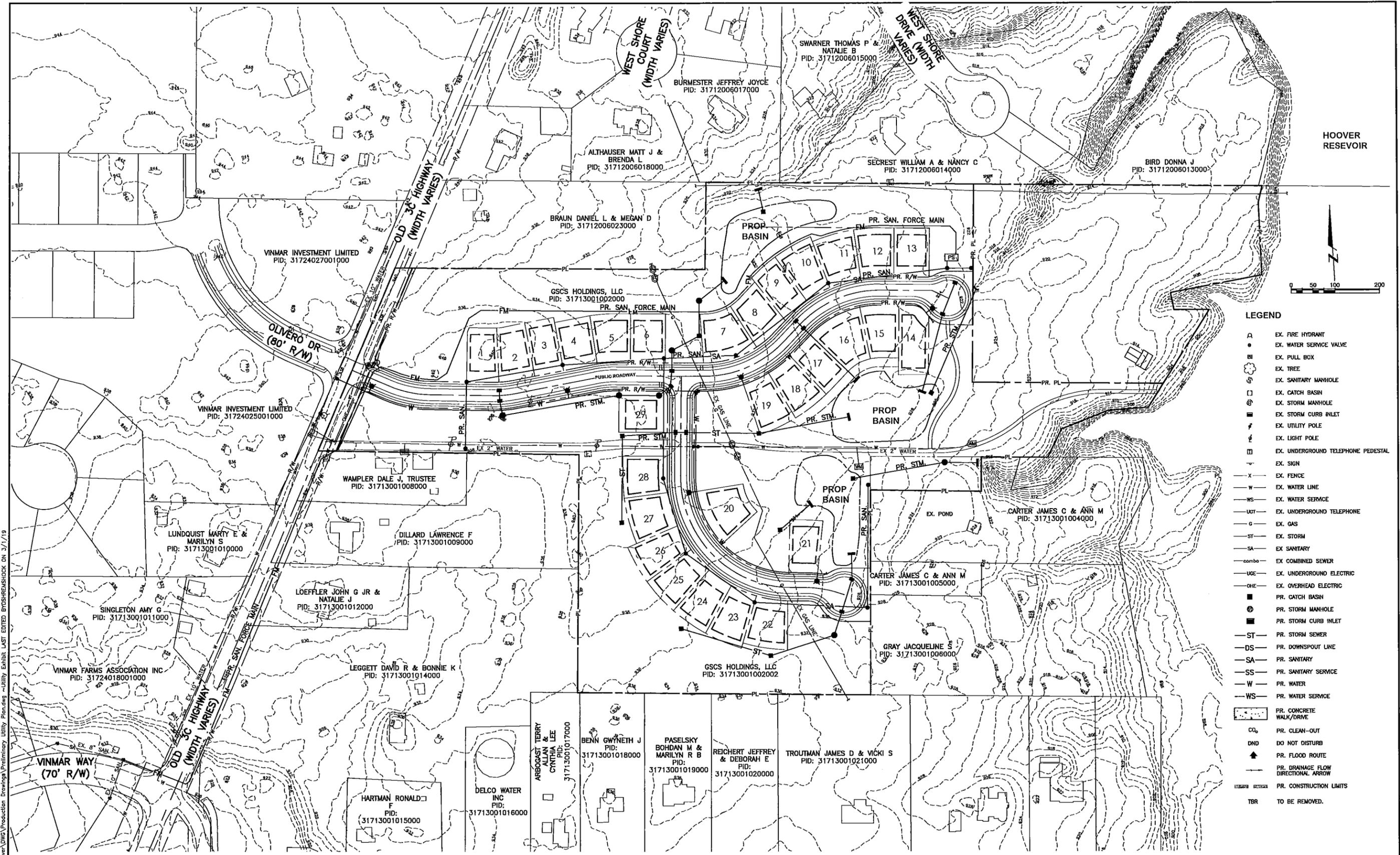
Sincerely,



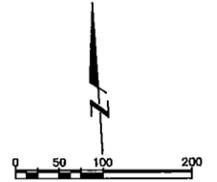
John Piccin, P.E., P.S.
Deputy Development Engineer

cc: Pat Shivley, Developer
Josh McKeever, Faris Planning and Design
Paul Wise, Joe Shafer, Susan Dorsch, Genoa Township
Rob Riley, Aaron Scheiderer, DCEO
Scott Sanders, DCRPC

encl



- LEGEND**
- EX. FIRE HYDRANT
 - EX. WATER SERVICE VALVE
 - EX. PULL BOX
 - ⊕ EX. TREE
 - EX. SANITARY MANHOLE
 - EX. CATCH BASIN
 - ⊕ EX. STORM MANHOLE
 - EX. STORM CURB INLET
 - ⊕ EX. UTILITY POLE
 - ⊕ EX. LIGHT POLE
 - EX. UNDERGROUND TELEPHONE PEDESTAL
 - EX. SIGN
 - X — EX. FENCE
 - W — EX. WATER LINE
 - WS — EX. WATER SERVICE
 - UGT — EX. UNDERGROUND TELEPHONE
 - G — EX. GAS
 - ST — EX. STORM
 - SA — EX. SANITARY
 - combo — EX. COMBINED SEWER
 - UGE — EX. UNDERGROUND ELECTRIC
 - OHE — EX. OVERHEAD ELECTRIC
 - PR. CATCH BASIN
 - ⊕ PR. STORM MANHOLE
 - PR. STORM CURB INLET
 - ST — PR. STORM SEWER
 - DS — PR. DOWNSPOUT LINE
 - SA — PR. SANITARY
 - SS — PR. SANITARY SERVICE
 - W — PR. WATER
 - WS — PR. WATER SERVICE
 - PR. CONCRETE WALK/DRIVE
 - CO₂ PR. CLEAN-OUT
 - DND DO NOT DISTURB
 - ▲ PR. FLOOD ROUTE
 - PR. DRAINAGE FLOW DIRECTIONAL ARROW
 - ▬ PR. CONSTRUCTION LIMITS
 - TBR TO BE REMOVED.



MA1168002 - Hawk's Nest at Hoover - Preliminary Utility Plan.dwg - Utility Exhibit - LAST EDITED BY: SP/RES/SHOCK ON 3/1/19

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2899
(614) 299-2892 (Fax)
www.EPFERRIS.com

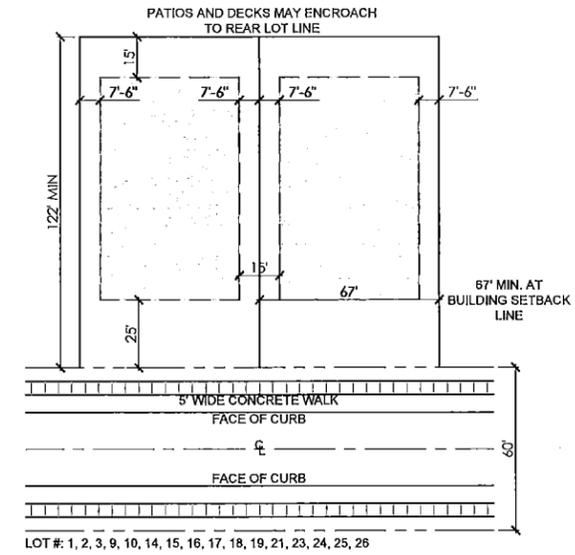
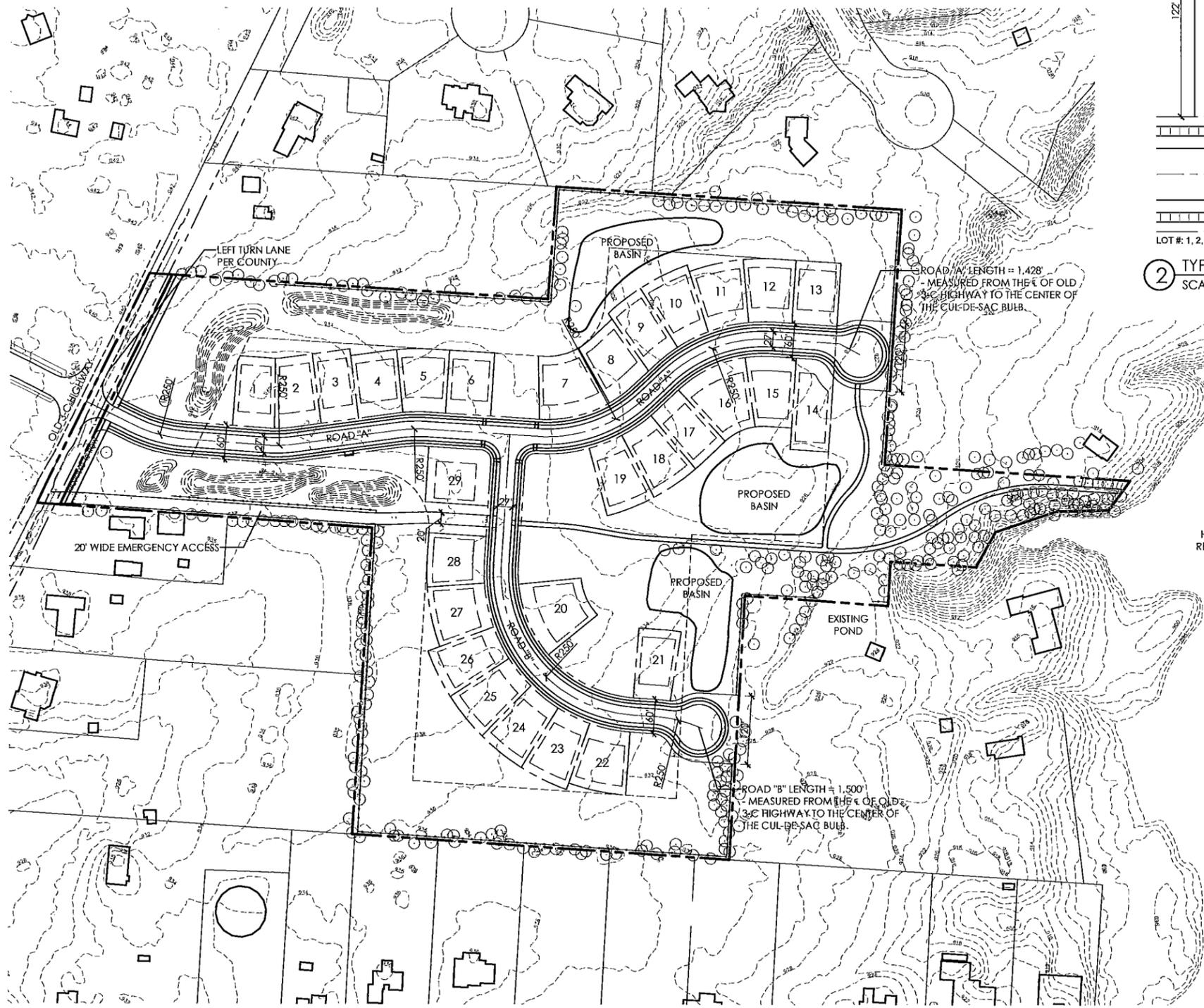
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO
HAWK'S NEST AT HOOVER
NORTHGATE COMPANIES

JOB NO.	1168.002
DESIGNED BY:	CLL
DRAWN BY:	DAS
CHECKED BY:	CLL
APPROVED BY:	
DATE:	03/01/19

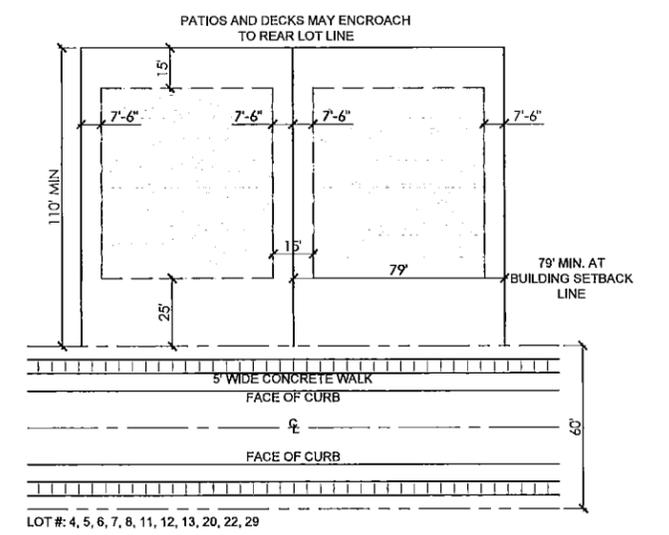
PRELIMINARY UTILITY PLAN

SCALE:
1" = 100'

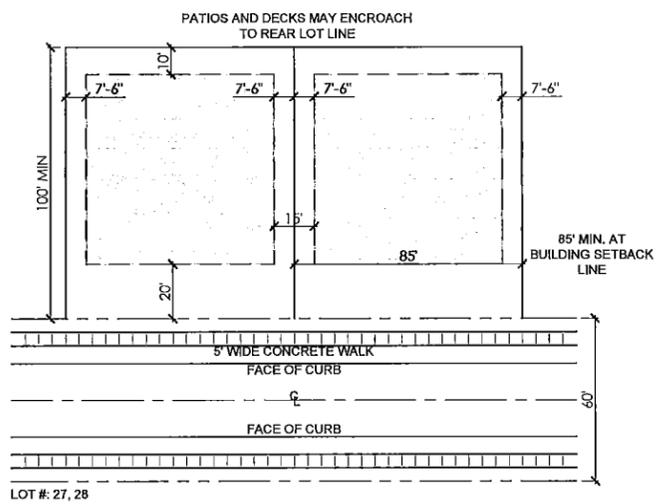
SHEET NO.	OF
1	1



2 TYPICAL 67'X122' LOT CONFIGURATION
SCALE: 1"=30'



1 TYPICAL 79'X110' LOT CONFIGURATION
SCALE: 1"=30'



3 TYPICAL 85'X100' LOT CONFIGURATION
SCALE: 1"=30'

SITE DATA

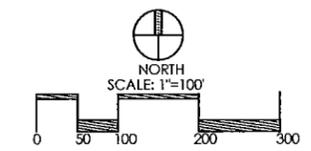
TOTAL GROSS ACRES	±25.79 AC
NET DEVELOPABLE AREA (85% GROSS)	±21.92 AC
20% SLOPES AND EXISTING POND	±.40 AC
ACTUAL NET DEVELOPABLE	±21.52 AC
TOTAL LOTS	29 LOTS
GROSS DENSITY	1.34 DU/AC
COMMON OPEN SPACE	+/- 14.17 AC
TOTAL OPEN SPACE	+/- 14.17 AC
% OPEN SPACE REQUIRED	50.00% (12.89 AC)
% OPEN SPACE PROVIDED	54.94%

DEVELOPMENT PLAN

HAWKS NEST AT HOOVER

PREPARED FOR GCSC HOLDINGS
DATE: 3/4/19

EXHIBIT C-1



Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com