

AEP: America's Energy PartnerSM

Kevin Henry

MS Consultants

**2221 Schrock Rd
Columbus, OH 43229**

07/14/17

This correspondence is in response to your request confirming the availability of electric service at:

5960 Big Walnut Rd, Galena, OH and other properties on the same street

American Electric Power will serve the needs of its customers as those needs occur. Any extension of our facilities to serve a customer will be made in compliance with all rules and regulations your state's utility commission. Any cost associated with providing service to the above addressed will be discussed prior to service being installed.

Before construction begins, please notify AEP's Customer Solutions Center at 1-888-710-4237 to make arrangements for service. We ask that you allow us as much notice as possible, so we can prevent any delays.

Please do not hesitate to contact us if you need any assistance or further information.

Sincerely,

Johnnie Buckner
American Electric Power
Business Operations



DELAWARE COUNTY REGIONAL SEWER DISTRICT

MICHAEL A. FROMMER, P.E., EXECUTIVE DIRECTOR
TIFFANY M. MAAG, P.E., DEPUTY DIRECTOR

March 2, 2017

Patrick J. Shivley
North Gate Companies
150 E. Mound Street
Suite 103
Columbus, OH 43215

Re: **Request for Sewer Capacity**
Big Walnut Road / Worthington Road
Parcels: 31723004001000, 31723004003000, 31723004093000, 31723004094000

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 30 Equivalent Residential Unit(s) (ERU).

Capacity is currently available to serve the proposed project. An existing 8" sanitary sewer is located in the Highland Lakes North, Section 4 development to the south. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed lots.

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,

Kelly Thiel
Staff Engineer II
Delaware County Regional Sewer District

cc: Mike Frommer
Project File
Correspondence File

July 11, 2017

MS Consultants, Inc.
Attn: Brenda VanCleave, PE
2221 Schrock RD
Columbus, OH 43229

Re: Big Walnut Road/ Worthington Road
Parcels 31723004001000, 31723004093000, 31723004094000

Thank you for choosing Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed residential project. This letter is to confirm COH does have facilities in the area. Columbia Gas does have main on St George AVE and Worthington RD. Once the Attachment A of the Information Request Packet has been answered (you will receive when this comes to fruition) and returned and all other requested information is released to the COH New Business Team, the length of main line required to serve the subdivision, 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 614-460-6354 Monday-Friday. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,



Columbia Gas of Ohio
Joe Codispoti
New Business Development Manager

Officers

TIMOTHY D. McNAMARA

President

DAVID A. BENDER

Vice President

ROBERT W. JENKINS

Secretary

G. MICHAEL DICKEY

Treasurer

GLENN MARZLUF

General Manager/CEO

SHANE CLARK

Chief Operating Officer



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

J. MICHAEL SHEETS

PERRY K. TUDOR

July 6, 2017

Ms. Brenda VanCleave, P.E.
MS Consultants, Inc.
2221 Schrock Road
Columbus, Ohio 43229

Via Email: bvancleave@msconsultants.com

RE: Water Availability – Four Parcels at SW Corner of Big Walnut Rd. and Worthington Rd.

Dear Ms. VanCleave:

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

Proposed Land Use: ±30-unit condominium complex
Location: Southwest corner of Big Walnut Road and Worthington Rd.
Acreage: Approximately 19 acres

This site can be served from an existing 8-inch water line located on Worthington Road. Please note, that this development will be served by a master meter.

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.

A handwritten signature in black ink, appearing to read "Shane F. Clark".

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



Delaware County Engineer

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

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

July 3, 2017

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

Re: Big Walnut Road Development
Lot 1428 Chandler Corporate Park
Genoa Township

Dear Zoning Board Members:

The Delaware County Engineer's Office (DCEO) has reviewed the proposed conceptual layout dated June 21, 2017 for the development of 30 condominium units on approximately 19.055 acres at the southwest corner of Worthington Road and Big Walnut Road in Genoa Township. We have reviewed the conceptual layout for access and drainage issues and offer the following:

ACCESS

Access to the site is proposed off of Worthington Road. The developer will be required to construct a northbound left turn lane at the point of access. In doing so, the developer will be responsible for connecting a 3-lane section between the existing improvements north and south of the entrance. A secondary access is proposed off of Big Walnut Road. This secondary access will be for emergency vehicle access only. Our office reserves the right to limit the construction materials used to build this emergency only access in order to prevent the traveling public from turning into this drive.

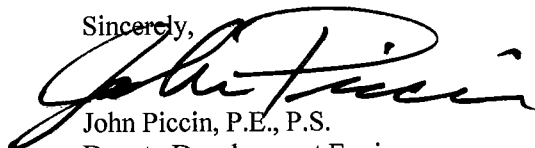
DRAINAGE

There is an existing pond at 6090 Big Walnut Road. If the County determines that the existing pond is required to be placed on County Maintenance, a geotechnical analysis, including soil borings, will be required to determine the integrity of the pond and also if the pond is leaching water into the surrounding area. The engineer will be required to ensure there is an Adequate Outlet, per current County Standards, available to drain the site, including the existing pond.

The conceptual layout appears to be feasible. The plans reviewed are preliminary in nature and, therefore, only address the conceptual layout. 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: Brenda I. VanCleave, PE (via email)
Joe Shafer, Genoa Township
Rob Riley, Cindy Davis, Aaron Scheiderer, Brett Bergefurd, DCEO
Milt Link, Matt Lanum, DCSWCD

encl

SUBURBAN NATURAL GAS COMPANY
ESTABLISHED 1882



211 FRONT STREET, P.O. Box 130
CYGNET, OHIO 43413-0130
(419) 655-2345

2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035-9206
(740) 548-2450

July 5, 2017

ms consultants, inc
2221 Shrock Road
Columbus, Ohio 43229

RE: Big Walnut Road/Worthington Road

Dear Brenda I. VanCleave:

In response to your request for natural gas service availability to the approximately 19.055 acres located on the south of Big Walnut Road and west of Worthington Road, Genoa Township, Delaware County, Ohio, Suburban Natural Gas Company does have natural gas service available to the above described location.

As always, natural gas service to the area as well as any other served or to be served by Suburban Natural Gas Company is subject to the terms and conditions of our PUCO tariff.

We look forward to working with you on the proposed project. If you have any questions, feel free to contact me directly.

Cordially,

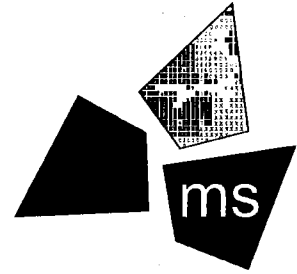
Aaron Roll
Vice President
System Development

AR/hc

cc: Andrew Sonderman

ms consultants, inc.
engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
p 614.898.7100
f 614.898.7570
www.msconsultants.com



June 28, 2017

Mr. Chris E. Bauserman, P.E., P.S.
Delaware County Engineer's Office
50 Channing Street
Delaware, Ohio 43015

**Re: Request for Serviceability
Big Walnut Road / Worthington Road
Parcels 31723004001000, 31723004093000, 31723004094000**

Dear Chris,

ms consultants has been retained by Hawks Nest Premier Living, LLC to prepare a utility serviceability report in support of a Preliminary Development Plan and Zoning Amendment submittal for three (3) properties located at the southwest corner of the intersection of Big Walnut Road and Worthington Road in Genoa Township, Ohio. The property addresses are 5960 Big Walnut Road, 6090 Big Walnut Road, and an unnumbered property that fronts Worthington Road. The proposed use of the site is a 30 building condominium development representing 30 Equivalent Residential Units (ERU). Please see the attached plan for the location and proposed configuration of the subject property.

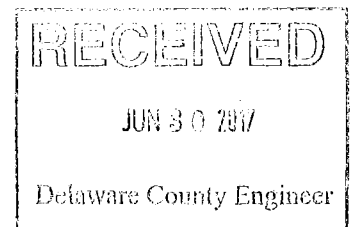
We are requesting a letter of serviceability from your utility for the subject parcel for the purposes of satisfying the rezoning requirements of the Genoa Township Preliminary Development Plan and Zoning Amendment requirements. We would appreciate a quick response no later than July 13, 2017. You may email me your response at bvancleave@msconsultants.com. If you have any questions, please feel free to contact me.

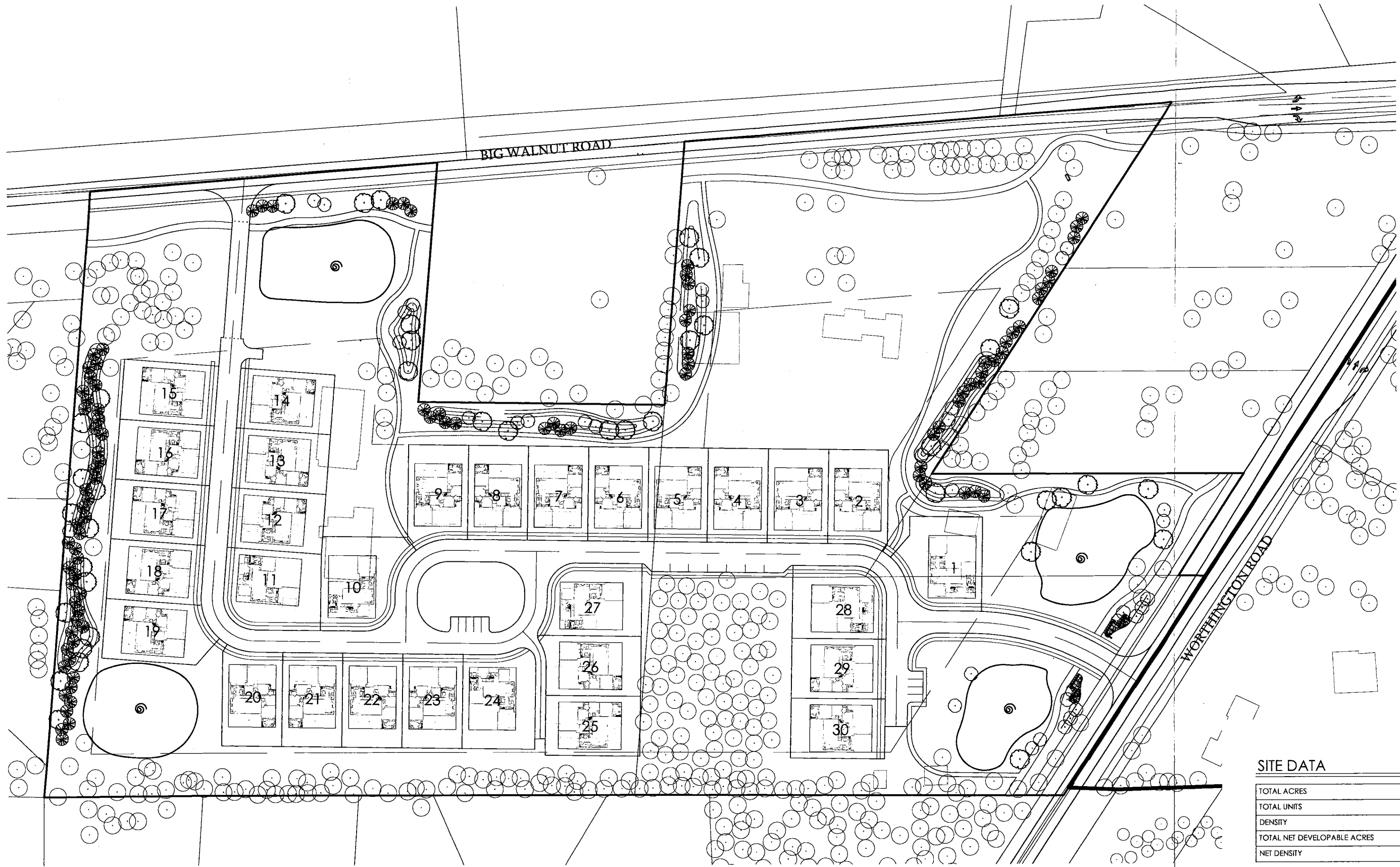
Sincerely,

A handwritten signature in black ink, appearing to read "Brenda I. VanCleave".

Brenda I. VanCleave, PE
Project Manager

Cc: Pat Shively
Valerie Croasman
File





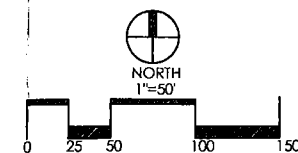
SITE DATA

TOTAL ACRES	±19.055 ACRES
TOTAL UNITS	30 UNITS
DENSITY	±1.57 D.U./AC.
TOTAL NET DEVELOPABLE ACRES	±15.69 ACRES
NET DENSITY	±1.91 D.U./AC.

SITE CONCEPT

BIG WALNUT ROAD

PREPARED FOR NORTHGATE COMPANIES
DATE: 6-21-17



Faris Planning & Design
LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

From: Damon Maddox [<mailto:Damon.Maddox@wowinc.com>]

Sent: Wednesday, July 05, 2017 8:53 AM

To: VanCleave, Brenda

Subject: Request for Serviceability, Big Walnut Rd/Worthington Rd, Parcels 31723004001000, 31723004093000, 31723004094000

Brenda,

In response to the attached Request for Serviceability, WOW! does offer service in the surrounding area and would be very interested in offering service within any planned development at the locations listed in the Request.

Thanks,

Damon Maddox

Mgr, Construction

WOW! internet, cable & phone

desk: 614-948-4615 **mobile:** 614-668-7760 **fax:** 614-948-4620

