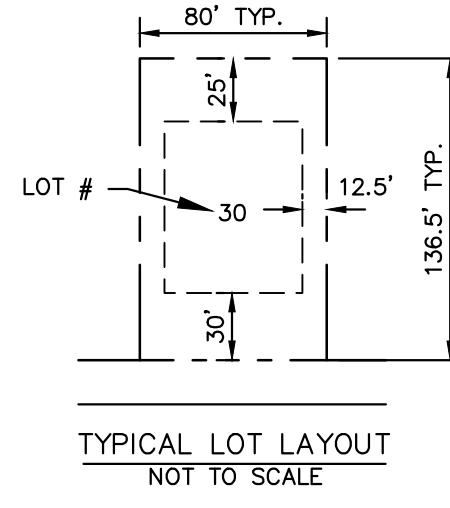


Drawing name: K:\CB\_DEV\190146000 Peachblow 47 Ac - Berlin\_Twp\2 Design\CAD\Submittals\2023-0228\_Reviewed Lot Layout.dwg Layout1 Mar 06, 2023 9:42am by: Nick McGee  
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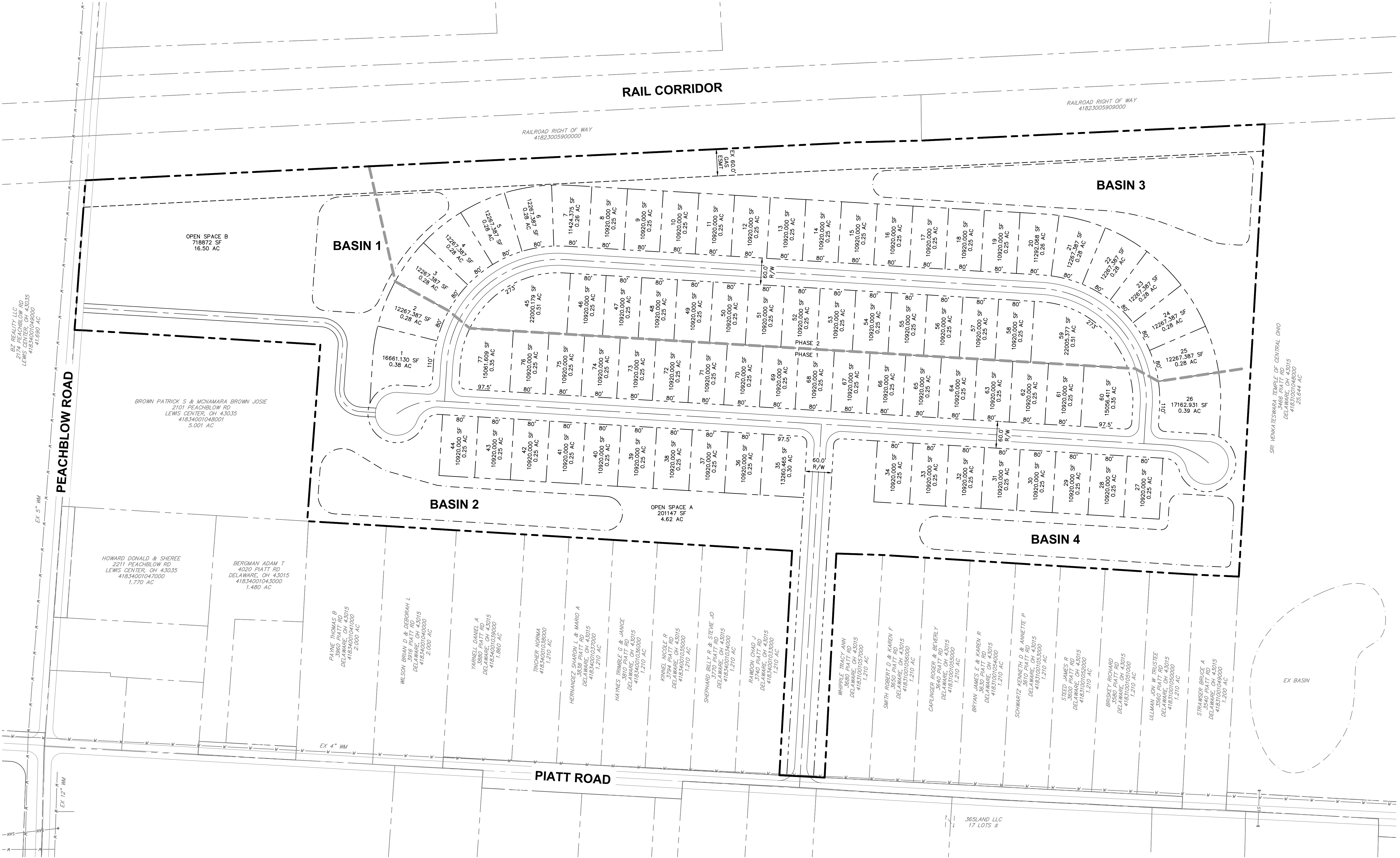
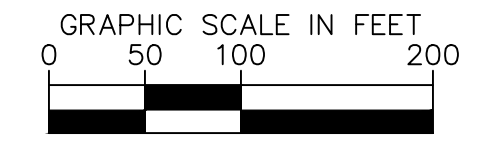
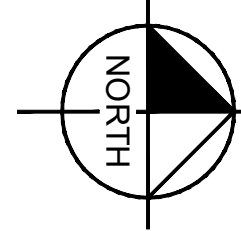
**SITE DATA**

CURRENT ZONING: FARM RESIDENTIAL DISTRICT (FR-1)  
 PROPOSED ZONING: PUD  
 TOTAL SITE ACREAGE: ±49.06 AC  
 TOTAL LOTS: 77 LOTS  
 TOTAL OPEN SPACE: ±21.12 AC  
 % OPEN SPACE (20% REQUIRED): 43.05%

FARM RESIDENTIAL DISTRICT (FR-1)  
 PUD  
 ±49.06 AC  
 77 LOTS  
 ±21.12 AC  
 43.05%

SIDE SETBACK: 12.5'  
 REAR SETBACK: 25'  
 FRONT SETBACK: 30'  
 MIN LOT AREA: 10,890 SF

12.5'  
 25' REQUESTED, 10' ACCESSORY USES  
 30' FROM RIGHT-OF-WAY  
 10,890 SF



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 7965 N HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: SMV  
 DRAWN BY: ANF  
 CHECKED BY: KDK

**PRELIMINARY DEVELOPMENT PLAN**  
 PEACHBLOW ROAD  
 BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL ISSUE:  
 3/6/2022  
 KHA PROJECT NO.  
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