

HENMICK, LLC

REVISED REZONING AND
FINAL DEVELOPMENT PLAN
APPLICATIONS

BROWN TOWNSHIP, DELAWARE COUNTY, OHIO

SUBMITTED ON JUNE 20, 2024 BY:

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SECTION A
MASTER APPLICATION FORM

Brown Township, Delaware County, Ohio

TYPE OF REQUEST: Rezoning Application and Final Development Plan

PROJECT/PROPERTY INFORMATION: 89.60 +/- acres located at 4380 North Old State Road, Delaware, Ohio 43015

PROJECT NAME: Henmick Brewery

DELAWARE COUNTY AUDITOR TAX ID. NUMBER: 518-100-01-084-000, 518-130-01-001-000, 518-100-01-083-000, and 518-100-01-081000

ACREAGE AFFECTED BY THIS APPLICATION: 89.60 +/- Acres

EXISTING ZONING: Farm Residence District (FR-1)

EXISTING LAND USE: Agricultural/farmland, brewery, event center, residence, and parking.

PROPOSED ZONING: Planned Commercial and Office District (PC)

PROPOSED LAND USE: Please see Zoning Text Introduction and Permitted Uses, as part of Application

PROPERTY OWNER INFORMATION: Note: Property ownership information should reflect how the property is held in accordance with the Delaware County Auditor's Office.

Henmick LLC, c/o Nick Sheets, 4380 North Old State Road, Delaware, Ohio 43015

APPLICANT INFORMATION: Note: The Applicant is the person(s) or entity seeking approval of this Application.

Henmick LLC, c/o Nick Sheets, 4380 North Old State Road, Delaware, Ohio 43015

AUTHORIZED REPRESENTATIVE: The authorized representative is the person(s) or entity representing the Applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the Applicant. Brown Township does not take any responsibility for the lack of communication between the authorized representative, Applicant, or related parties.

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

I, Nick Sheets, authorized representative of Henmick LLC, the current property owner, hereby authorize the Applicant's authorized representative Attorney Rebecca J. Mott, with the Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215, (614) 947-8600, with email rjm@planklaw.com, to submit this Application. I agree to be bound by all representations and agreements made by the Applicant and/or its authorized representative. Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize township representatives to enter, photograph and post notices on the property described in this Application.

Henmick LLC, Property Owner:

Signature: Rebecca J. Mott, with authority

Printed Name: Rebecca J. Mott

Title: Attorney with authority

Date: 04/30/2024

APPLICANT'S AUTHORIZED REPRESENTATIVE'S AFFIDAVIT:

I, Attorney Rebecca J. Mott, of the Plank Law Firm, LPA, the Applicant or authorized representative, have read and understand the contents of this Application. The information contained in this Application, attached exhibits, and other information submitted is complete and in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Rebecca J. Mott

Date: 04/30/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2024, on behalf of the legal professional association, Plank Law Firm, LPA.

Official Seal and Signature of Notary Public [Signature]

My commission expires: Never



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT(S): Rezoning: _____; Final Development Plan: _____

CHECK NUMBER(S): Rezoning: _____; Final Development Plan: _____

PROJECT ID NUMBER(S): Rezoning: _____; Final Development Plan: _____

TENTATIVE ZC MEETING DATE:

ZC RECOMMENDATION:

PLAN REVIEWER/PLANNER-IN-CHARGE:

SECTION B
ZONING TEXT (REVISED)

**ZONING TEXT – AS AMENDED PER BROWN TOWNSHIP
ZONING COMMISSION RECOMMENDATION**

Brown Township, Delaware County, Ohio

DATE ORIGINALLY SUBMITTED:	April 30, 2024
CURRENT SUBMISSION DATE:	June 20, 2024
CURRENT ZONING:	FARM RESIDENTIAL (FR-1) DISTRICT
PROPOSED ZONING:	PLANNED COMMERCIAL AND OFFICE DISTRICT – (PC)
Property Owner:	HENMICK, LLC
Applicant:	HENMICK, LLC
Authorized Representative/Attorney:	David C. Shade Shade & Shade LLC 236 West Central Avenue Delaware, Ohio 43015 Phone: (740) 363-9232 Email: dcs@ss-dta.com

I. PROPERTY

The real property (“Property”) consists of approximately 26.736 acres currently owned by Henmick LLC, located at 4380 North Old State Road, Delaware, Ohio 43015, commonly known as Delaware County Auditor Tax Parcel Id. No. 51810001084000, 51810001083000, and 51810001081000, as further described in the legal description, which accompanies this Application for re-zoning and zoning text (“Zoning Text”), and as generally depicted on the Overall Site Plan dated June 12, 2024 (the “Site Plan”).

II. INTRODUCTION

The Applicant proposes to rezone the Property to the Planned Commercial and Office District (PC). Applicant plans to utilize the existing improvements and Henmick Brewery and outside patio and event spaces, existing gravel parking areas, landscaping, etc., and further develop the Property and construct new buildings, parking areas, sidewalk connections, street crossing (crosswalk with pedestrian crossing flashing beacon), multi-purpose paths (for connection with Township properties), new landscaping, and other improvements for the following uses: wedding or other event center; banquet facility with kitchen and eating and/or drinking establishments; assembly halls and facilities; short term rental and Airbnb units (as defined herein); hotel/motel; inn; tavern; conservation and preservation of farmland; a warehouse/storage barns/sheds and areas for equipment and tools, retail, and brewing and fermenting manufacturing; retail stores and/or bakeries; food and beverage stores; clothing and accessories stores; general merchandise stores; miscellaneous store detailers; beer brewing; wineries; distilleries; fermenting; administrative offices; arts, fitness, and entertainment events; caterers; full service restaurants; limited service restaurants; and mobile food services.

III. GENERAL PROVISIONS

- A. The provisions of the Zoning Resolution Amendments Brown Township, Delaware County, Ohio (the “Resolution”) shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Resolution shall apply unless otherwise modified by the Brown Township Trustees (the “Trustees”) through the Final Development Plan.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied”. In case of any conflict between this Zoning Text and the Resolution, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by the Township Trustees as part of the Final Development Plan approval.

- E. Deviations from the standards and requirements set forth in this Zoning Text as well as the Resolution and Civil, Landscape, and/or Architectural Drawings may be approved by the Township Trustees through the Final Development Plan.
- F. The Zoning Commission for Brown Township shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Final Development Plan.

IV. USE REGULATIONS AND DEVELOPMENT STANDARDS

A. GENERAL DEVELOPMENT STANDARDS

1. Access: Four (4) full curb cut access points (two (2) to the west to the gravel parking area and two (2) to the existing Brewery – Building A) to and from the Property currently exist to and from North Old State Road. Five (5) total full curb cut access points (two (2) to the west to the gravel parking area and two (2) to the existing Brewery – Building A, and one (1) to the Inn/Hotel and Tavern parking area) to and from the Property are proposed under the existing and future improved conditions, as shown on the Site Plan.
2. Setback from Public Right-of-Ways: The minimum building setbacks from the centerline of the public right-of-way of North Old State Road shall be established at thirty-five (35) feet, as shown on the Site Plan.
3. Common Open Space: Open space provided 15.302 +/- acres (60.9%) (greatly exceeding the requirement of 7.67 +/- acres, which is thirty percent (30%)) of the total lot area is depicted on, and will be approved as part of, the Final Development Plan. Applicant will create open space, preserve farmland, construct patios and hardscape seating areas, provide for other outdoor amenities, and encourage use of the multi-purpose path (to and from Township properties) and internal pedestrian connectivity throughout the buildings and amenities on the Property, as shown on the Site Plan.
4. Existing Trees and Landscaping along East Property Boundary Line Perimeter: The existing trees and landscaping along the east property boundary line perimeter shall be retained and preserved as much as feasible, as shown on the Site Plan, to preserve the existing aesthetic, to act as a natural amenity for the guests and occupants of the Property, for preservation of woodlands (and potential wildlife habitat), and for a natural buffer to and from neighboring properties and along the roadway, and shall be removed and/or replaced if diseased or damaged or if necessitating removal for utilities installation, or if any trees shall die during any replanting efforts, as necessary.
5. Entry signs, wayfinding signs, and other identification signage on metal or wood posts with metal or wood placard/sign face, not exceeding eight (8) feet in height, are permitted and may be set in landscaped or grassy areas at a minimum setback location of fifteen (15) feet from the right of way of North Old State Road, except as it relates to Signs I, as specified in the sign detail sheet dated April 30, 2024 (“Sign Detail Sheet”) and sign map dated April 30, 2024 (“Sign Map”), which has been previously approved, either or both, by variance through the Brown Township Board of Zoning Appeals (“BZA”), and/or as to location/setback approval within the right of way by the Delaware County Engineer, or as permitted by the Resolution. Any other requested dimensions or elements that do not meet

the signage standards of the Resolution for such entry, wayfinding, and/or other identification signage may be approved by separate variance approval process through the BZA. Any and all signs that have been issued a right of way permit by the Delaware County Engineer's Office shall, and will, remain in their current locations, and shall be granted variances by virtue of approval of this Re-Zoning Application to encroach within the setback area from the right of way. [Note: An application for a right of way permit for proposed Signs H and J will also be pursued by Applicant, and such signs shall also be granted area variances by virtue of approval of this Re-Zoning Application.]

6. Painted or screen branding and logo, and/or identification, or artistic mural signs or graphics may exceed square footage (area) requirements of Article 22 of the Resolution and shall be permitted on Buildings A, B, C, D, and/or E, as depicted on the Site Plan, and as referenced on the Sign Detail Sheet and Sign Map, including Sign F without the need for any separate area variances by and through the Board of Zoning Appeals.
7. Specific Divergences Requested:
 - a) **Section 14.06(A)(17). Required PC Design Standards. Building Height Limits.** A building height limit of forty-two (42) feet shall apply unless otherwise approved. *Applicant requests a divergence from the building height limit of thirty-five (35) feet for the proposed Inn/Hotel (and Tavern) Building, in which a forty-two (42) foot building height limit shall apply.*
 - b) **Section 21.01(B): Paving.** Except in the Farm Residence Zoning District (FR-1) and the Agricultural Preservation District (A-1) all common parking areas and adjacent aisles or driveways shall be paved with asphalt material or cement. *Applicant requests divergences from the paving requirements of the Zoning Resolution. Applicant shall provide gravel surfaces for certain existing and future installation of expanded gravel parking areas within the development, to provide for a more rural, farmland look and natural aesthetic, including grassy overflow parking areas surrounding the existing gravel parking area to the west of North Old State Road, all as shown on the Site Plan. Overflow parking is defined as parking spaces (marked asphalt, and unmarked, grassy or gravel) that have a direct relationship to primary parking spaces/lots.*
 - c) **Section 23.03(A)(1)(3) – Table. Perimeter Landscaping Requirements.** That a ten (10) foot buffer zone of landscaping (average width) is required adjacent to all boundaries, including street frontage with one (1) tree per forty (40) lineal feet of boundary, or fraction thereof, with a continuous 6-foot high planting, hedge, fence, wall or earthen mound. *Applicant requests a divergence from the strict perimeter landscaping requirements for the Property, as the existing wooded areas and tree lines along the Property perimeter boundary line (to the east) and any existing trees and supplemental trees, along the east side (frontage area) of the right of way of North Old State Road, as shown on the landscape plan sheets L1.01 and L1.02, as filed with the Final Development Plan (collectively, the “Landscape Plan”) are being installed and existing plantings shall remain.*

- d) **Section 23.03(A)(8)(a). Interior Landscaping for Vehicular Use Areas. Landscape Area.** That a minimum of 951.25 square feet of landscaped area is required for the northeast parking area, and a total of zero (0) square feet of landscaped area is provided in the northeast parking area. *Applicant requests a divergence from this standard for minimum landscaped areas within a parking area or vehicular use area for the northeast parking area, but Applicant is providing and exceeding the landscaped areas within the other two (2) parking areas on the Property.*
- e) **Section 23.03(A)(8)(b)(3). Interior Landscaping for Vehicular Use Areas. Minimum Trees.** That a minimum of six (6) interior trees are required for the northeast parking area, and zero (0) trees are provided in the gravel parking area; and that a minimum of twenty-six (26) trees are required for the west parking area, and zero (0) trees are provided in the gravel parking area. *Applicant requests a divergence from the strict interior landscaping minimum trees in the gravel parking areas from a total required for both parking areas of thirty-two (32) total trees required and zero (0) trees provided.*
- f) **Section 23.04(A). Street Tree Planting Requirements.** It shall be required that a developer plant trees along public streets in such a manner, type, quantity, and location as approved by the Zoning Commission. *Applicant requests a divergence from having to plant a certain requisite number of new street trees along the North Old State Road frontage, as the existing street trees along the public right of way of North Old State Road shall remain.*

B. PERMITTED USES

1. Residential Use. As a point of clarification, residential use may be continued.
2. Retail bakeries (311811); baked goods stores (445291); furniture and home furnishings store (442); food and beverage stores (445); specialty food and beverage store (4452); fruit and vegetable markets (445230); other specialty food stores (44529); all other specialty food stores (445299); clothing and clothing accessories stores (448); jewelry, luggage, and leather goods stores (4483); other general merchandise stores (4529); miscellaneous store retailers (453); florists (453110); gift, novelty, and souvenir stores (453220); pottery and art studio and art sales; breweries (312120); wineries (312130); distilleries (312140);
3. fermenting and/or beer manufacturing; food manufacturing (311);
4. professional, scientific, and technical services (54);
5. administrative and support services offices (561);
6. arts, fitness, and entertainment events (722310);
7. short term rental defined as residents staying overnight for up to two (2) consecutive weeks (and where owners do not reside), other traveler accommodation, and all other traveler accommodation (531110 and 72119 and 721199); hotels/motels (721110); real estate property managers (53131); rental and leasing services (532);

8. personal and laundry services (812); hair, nail, and skin care services (81211); barber shops (812111); beauty salons (812112); nail salons (812113); other personal care services (81219);
9. food services and drinking places (722); caterers (722320); drinking places (alcoholic beverages) (722410), full-service restaurants (722511); limited-service restaurants (722513); mobile food services (722330); snack and nonalcoholic beverage bars (722515);
10. wedding or other event center (722310);
11. nursery and garden center (444220);
12. farmers markets, nursery, garden center, and farm supply stores (444220); crop production (111); soybean farming (111110); wheat farming (111140); corn farming (111150); other grain farming (11119); all other grain farming (111199); vegetable and melon farming (1112); other vegetable and melon farming (111219); fruit and tree nut farming (1113); non-citrus fruit and tree nut farming (11133); other crop farming (1119); hay farming (111940); all other crop farming (11199); Agri-tourism: greenhouse, nursery, and floriculture production (1114); nursery and floriculture production (11142); nurseries (111); nursery and tree production (111421); mushroom production (111411); apiculture (112910); support activities for crop production (11511); farm management services (115116); horticulture (plant science); strawberry and berry farming (111333 and 111334); and all agricultural uses, as defined by the Ohio Revised Code, are permitted and exempt from zoning regulations; and
13. accessory uses, such as warehouse/storage of equipment and goods; storage of commercial vehicles and equipment (used in the business); parking; hot tubs, saunas, and pools; fire pits; bocce ball; dog park; parks and playgrounds; auto repair, washing, and detailing for commercial vehicles and equipment used in the business; and, display areas.

C. LOT SETBACKS AND DEVELOPMENT STANDARDS

1. Access.

- a) Multiple direct access points and curb cuts to and from North Old State Road shall be provided to the Property, as shown on the Site Plan, and as approved under the Traffic Access Study, which shall be submitted to the Delaware County Engineer's Office.

2. Setbacks.

Property Line (East Property)	Building	Parking & Drive Aisle
North	10'	6'
South	10'	6'
West (along North Old State Road)	35' (from the centerline)	0'
East	10'	6'

Property Line (West Property)	Building	Parking & Drive Aisle
North	100'	6' for far northern tract/parcel of land to far northern property line; 0' for crossing common/interior lot lines for parking areas between parcels owned by Property Owner
South	10'	6' for far southern tract/parcel of land to far southern property line; 0' for crossing common/interior lot lines for parking areas between parcels owned by Property Owner
West	10'	6'
East (along North Old State Road)	35' (from the centerline)	0'

3. Building Requirements. A forty-two (42) foot maximum height for the future, proposed Inn/Hotel and Tavern building shall apply. A thirty-five (35) foot maximum height for all other buildings shall apply.

4. Parking Requirements.

a) Dimensions of Parking Spaces: Paved parking spaces, if constructed as part of Phase III, shall be a minimum of nine (9) feet in width and twenty (20) feet in length. Gravel parking spaces shall not be striped and marked, but area of adequate size, as illustrated on the Site Plan, to achieve the nine (9) feet in width and twenty (20) feet in length. Gravel parking spaces and private drives, driveways, and drive aisles shall be permitted, as shown on the Site Plan.

b) Minimum Parking Spaces:

(i) **Building A (Brewery Inside) and Building B and Building C:**

Restaurant: 1,747 s.f. – 38 parking spaces required

Manufacturing: 3,634 s.f., plus Building B, Manufacturing (1,920 s.f.); plus, Building C, Manufacturing (1,050 s.f.) – 25 (20 + 3 + 2)

Assembly: 2,423 s.f. – 57 parking spaces required

Office: 903 s.f. – 3 parking spaces required

Total Required: 123 parking spaces;

Building A (Brewery Outside Patios):

Assembly: 7,400 s.f. – 181 parking spaces
Total Required: 181 parking spaces

Building E (Assembly):

Assembly: 384 s.f. – 6 parking spaces
Total Required: 6 parking spaces

Building A (Brewery Inside/Outside Patios) and Building B and Building C and Building E – Total required: 310 parking spaces; total provided: 223 parking spaces

(ii) **Building D (Restaurant):**

Restaurant: 5,375 s.f. – 56 parking spaces
Total Required: 56 parking spaces; total provided: 60 parking spaces

(iii) **Inn/Tavern: Basement (Restaurant and Assembly):**

Restaurant: 4,250 s.f. – 25 parking spaces
Assembly: 1,300 s.f. – 20 parking spaces
Total Required for Basement: 45 parking spaces: total provided: 45 parking spaces

Pavilions (Assembly):

Assembly: 1,500 s.f. – 20 parking spaces
Total Required for Pavilions: 20 parking spaces; total provided: 20 parking spaces

Inn 1st and 2nd Floors (Hotel/Motel):

18 Guest Units: 18 parking spaces
Assembly: 3,200 s.f. – 43 parking spaces
Total Required: 61 parking spaces; total provided: 65 parking spaces

Inn/Tavern – Total required 126 parking spaces; total provided: 130 parking spaces

*Grand Total Parking Spaces Required 492; Grand Total Provided: 413

***The actual number of parking spaces required is as determined by the Re-Zoning Application and Zoning Text for the Planned Commercial and Office District (“(PC) District”), as approved by the Township Trustees.** [Note: Applicant used the default parking standards under Article 21 of the Brown Township Zoning Resolution for standardized use types to inform the basis of a starting point; provided, however, the grand total parking spaces required at the quantity of 492 is not a specific or finite code requirement for this development under the PC District, but rather, is a guide. For purposes of this Zoning Text, the

minimum number of parking spaces to be provided, inclusive of the ADA spaces, shall be four hundred and thirteen (413).]

- (vi) The total required parking shall be a minimum of parking spaces, inclusive of the ADA spaces. Deviations may be granted to this requirement as part of the approved Final Development Plan.

5. Screening.

- a) Service courts, waste and refuse areas, and ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets in their entirety by mounding, landscaping, fencing, and/or walls, or a combination thereof. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas.
- b) All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

6. Landscaping. The existing woodlands and much of the farmland shall be preserved, as much as is feasible, with the exception of removing any diseased or dying trees or landscaping, enhanced with new landscaping treatments around the event center/banquet facility to provide an aesthetically pleasing streetscape and adequate green space/open space. The landscaping treatments and tree plantings to be installed on the Property shall be as shown on the Landscape Plan. Deviations may be granted to these requirements as part of the approved Final Development Plan, or any modifications thereto.

SECTION C

LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY (REVISED)



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

Description
26.736 Acres Rezoning Area

Situated in the State of Ohio, County of Delaware, and the Township of Brown. Being part of Farm Lots 21, 28, and 29, Section 1, Township 5, Range 18 West of the United States Military Lands and being a portion of the Henmick LLC 29.88-acre parcel recorded as Exhibit C, Tract 1, a portion of the 50.65-acre parcel recorded as Exhibit C, Tract 2, in Official Record Book 1570 Page 2060, and being all of the Henmick LLC 7.681-acre parcel as recorded in Official Record Book 1569 Page 1612 of the Delaware County Record of Deeds.

Commencing at a point at the common corner of Farm Lots 21, 22, 27, and 28 and at the southwest corner of said 29.88-acre parcel and at the northwest corner of said 50.65-acre parcel, bearing on the west line of Farm Lot 28 being South 03 degrees 48 minutes 59 seconds West.

Thence from said place of commencement and following the south boundary of said 29.88-acre parcel and following the north boundary of said 50.65-acre parcel, South 86 degrees 17 minutes 38 seconds East 871.09 feet to the **place of beginning**.

Thence from said **place of beginning** and leaving the south boundary of said 29.88-acre parcel and leaving the north boundary of said 50.65-acre parcel, North 09 degrees 41 minutes 07 seconds East 398.61 feet to a point.

Thence South 80 degrees 49 minutes 46 seconds East 614.73 feet to a point in County Road 10, North Old State Road, on the east boundary of said 29.88-acre parcel.

Thence following the east boundary of said 29.88-acre parcel, South 09 degrees 10 minutes 14 seconds West 339.44 feet to a point in County Road 10, North Old State Road, at the northeast corner of said 50.65-acre parcel and at the northwest corner of said 7.681-acre parcel.

Thence leaving the boundary of said 29.88-acre parcel and following the boundary of said 7.681-acre parcel, South 86 degrees 29 minutes 30 seconds East 236.67 feet to a 5/8-inch diameter iron pin (found) on the west boundary of the USA 91.318-acre parcel.

Thence following the west boundary of said 91.318-acre parcel, South 01 degree 39 minutes 39 seconds West 484.00 feet to a 5/8-inch diameter iron pin (found).

Thence South 15 degrees 10 minutes 32 seconds West 336.03 feet to a 5/8-inch diameter iron pin (found).

Thence South 14 degrees 53 minutes 49 seconds West 193.18 feet to a 5/8-inch diameter iron pin (found).

Thence South 39 degrees 57 minutes 06 seconds West 435.62 feet to a point on the east right-of-way line of County Road 10, North Old State Road, where a 5/8-inch diameter iron pin (found) bears South 39 degrees 57 minutes 06 seconds West 11.63 feet.

Thence leaving the east boundary of said 7.681-acre parcel, leaving the west boundary of said 91.318-acre parcel, and following the east right-of-way line of County Road 10, North Old State Road, North 09 degrees 24 minutes 13 seconds East 351.75 feet to a point.

Thence leaving the east right-of-way line of County Road 10, North Old State Road, North 86 degrees 07 minutes 44 seconds West 652.99 feet to a point on the south boundary of said 50.65-acre parcel and on the north boundary of the Henmick LLC 30.15-acre parcel recorded as Exhibit E in Official Record Book 1570 Page 2060 of said county record of deeds.

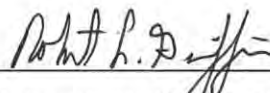
Thence North 09 degrees 41 minutes 07 seconds East 1006.60 feet to the **place of beginning**. Containing 26.736-acres to be rezoned. Being 5.222-acres from Auditor's Parcel Number 51810001081000, being 14.172-acres from Auditor's Parcel Number 51810001083000, and being 7.342-acres from Auditor's Parcel Number 51810001084000. Being 1.624-acres within County Road 10, North Old State Road, right-of-way, being 0.235-acres from Auditor's Parcel Number 51810001081000, being 0.570-acres from Auditor's Parcel Number 51810001083000, and being 0.819-acres from Auditor's Parcel Number 51810001084000.

Bearings in this description are based on Grid Meridian of the Ohio Coordinate System, North Zone (NAD 83-2011), as determined by a survey performed by Gandee Hedinger Group, LLC in March of 2023.

All iron pins (set) are 5/8-inch diameter 30 inches in length with a plastic cap stamped, "GHG LLC".

This description was prepared by Robert L. Griffin, Professional Surveyor 7204, after a field survey of the parcel herein described during January 2024.




Robert L. Griffin, PS 7204

6/12/2024
Date:

Closure Report 26.736 Acre Rezoning Parcel
2024

Tue Jun 4 09:31:59

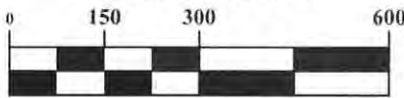
PntNo	Bearing	Distance	Northing	Easting	Description
PP			4962.93	4988.57	
	N 09°41'07" E	398.61			
PP			5355.86	5055.63	
	S 80°49'46" E	614.73			
PP			5257.88	5662.50	
	S 09°10'14" W	339.44			
PP			4922.78	5608.40	
	S 86°29'30" E	236.67			
PP			4908.30	5844.63	
	S 01°39'39" W	484.00			
PP			4424.50	5830.60	
	S 15°10'32" W	336.03			
PP			4100.19	5742.64	
	S 14°53'49" W	193.18			
PP			3913.50	5692.97	
	S 39°57'06" W	435.62			
PP			3579.56	5413.24	
	N 09°24'13" E	351.75			
PP			3926.59	5470.72	
	N 86°07'44" W	652.99			
PP			3970.67	4819.22	
	N 09°41'07" E	1006.60			
PP			4962.92	4988.56	

Closure Error Distance> 0.0062 Error Bearing> S 59°31'33" W
Closure Precision> 1 in 811485.7 Total Distance Inversed> 5049.62

Area: 26.736 Acres

SECTION D
BOUNDARY SURVEY (REVISED)

GRAPHIC SCALE



1 inch = 300 feet



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011) ESTABLISHED BY SURVEY PERFORMED BY GANDEE HEYDINGER GROUP, LLC DURING JANUARY 2024.

ROBERT J & MARY J
FLEMING
D.B. 380 PG 364
28.196 ACRES
PID 51810001079004

HENMICK LLC
OR 1570 PG 2060
EXHIBIT B
80.227 ACRES (DEED)
79.823 ACRES (MEASURED)
PID 51810001078000

HENMICK LLC
OR 1570 PG 2060
EXHIBIT C
TRACT 1
29.88 ACRES (DEED)
29.958 ACRES (MEASURED)
PID 51810001081000

WILLIAM J DAVENPORT
O.R. 1381 PG 830
O.S. EXHIBIT E
12.530 ACRES
PID 51813001017000

HENMICK LLC
OR 1570 PG 2060
EXHIBIT C
TRACT 2
28.75 ACRES (DEED)
32.990 ACRES (MEASURED)
PID 51810001083000

REZONING AREA
26.736 ACRES TOTAL
(1.624 ACRES WITHIN
RIGHT-OF-WAY)

JOHN M WADE &
DEBRA L DEYOORE
D.B. 513 PG 100
EXHIBIT E
10.189 ACRES
PID 51813001022000

HENMICK LLC
OR 1570 PG 2060
EXHIBIT E
25.14 ACRES (DEED)
18.976 ACRES (MEASURED)
PID 51813001001000

TRUSTEES BROWN TWP
8.77 ACRES
PID 51813001050000

BOARD OF TRUSTEES OF BROWN
TOWNSHIP, DELAWARE COUNTY, OHIO
OR 1923 PG 1971
6.202 ACRES
PID 51813001001002

RORY A & NICOLE E TAYLOR
OR 2006 PG 2722
3.011 ACRES
PID 51813001001004

LEGEND:

- - STONE FOUND
- ▲ - MAG SPIKE FOUND
- - PIPE FOUND
- - PIN FOUND
- P.O.B. - PLACE OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT



Robert L. Griffin, P.S. #7204 Date 6/12/2024

REZONING PLAT
26.736 ACRES
PARTS OF FARM LOT 21 AND 28, & 29
SECTION 1, TOWNSHIP 5, RANGE 18 WEST,
UNITED STATES MILITARY LANDS,
BROWN TOWNSHIP, DELAWARE COUNTY,
OHIO

PLAN PREPARED BY:

GHG
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015
P: 614.942.6042 www.GHGCIVIL.com

SCALE: 1" = 300'
DATE: JUNE 12, 2024

SHEET **1 / 1**

SECTION E

TOWNSHIP FIRE DEPARTMENT APPROVAL



Tri-Township Fire District

Station 331
1725 Bowtown Rd
Delaware OH 43015
Phone: 740-369-2703
Fax: 740-363-3773

Station 332
660 Coover Rd.
Delaware OH 43015
Phone: 740-362-1600
Fax: 740-362-1800

April 17, 2024

To: Nick Sheets

RE: Henmick Farm & Brewery Rezoning.

Regarding our meeting today to discuss and review your plans for rezoning, I find no concerns currently. Please keep us updated with any changes that may be needed.

If you have any questions or concerns please contact me at 740-369-2703

Thank you


Mark Murphy, Interim Chief



Rick Black, Captain, CFIS

rblack@tritwp.org

SECTION F
STORMWATER MEMO (OVERVIEW)



GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS

HENMICK BREWERY AND INN STORMWATER MEMO REZONING AND FINAL DEVELOPMENT PLAN

4380 N. OLD STATE ROAD
DELAWARE, OHIO 43015
APRIL 29, 2024

Project Stormwater Overview

The subject site consists of 89.60 Acres of land, including 2.78 acres of public Right of Way. The site currently consists of a developed and operating brewery inclusive of existing barns and homestead, and open farmland with parking. The proposal for rezoning and potential expansion of the property includes creating functional spaces out of the onsite existing barns, removal and incorporation of the homestead into a new Inn and Tavern on the south side of the eastern property, and expansion of the western parking area, and addition of a public pedestrian connection to the Brown Township Park and Ball fields. The project would take place in phases, and all stormwater would have to meet Delaware County Stormwater Standards, and Ohio EPA Stormwater Standards.

Delaware County Engineer's Design, Construction & Surveying Standards, Article IX, Drainage Design Standards outline the requirements for stormwater design. The key component of the commercial drainage design is that post-development one-hundred (100) year frequency, twenty-four (24) hour storm peak site release rate shall not be greater than the pre-development two (2) year frequency, twenty-four (24) hour storm peak release rate for the overall development. This requirement, in combination with the Ohio EPA Construction Stormwater Permit (OHC000006) which includes rules for Water Quality, work together to define the outlet design. Typically, in order to meet the Delaware County Commercial Stormwater release guidelines, you meet the Ohio EPA release standards.

Henmick Brewery is broken up into two major areas separated by North Old State Road (CR-10). The current Brewery and Homestead currently have an existing stormwater system for the Brewery, and the south portion of the property (Homestead) has existing tile and the ditch setback which was completed as part of the original Brewery construction. The proposed Inn would include stormwater controls combining the quantity and quality control through both above grade and below grade features. An above grade stormwater basin, connected inline with below grade stormwater piping, would ultimately be controlled by inline orifice plates to maintain allowable release rates.

West of North Old State currently consists of an existing parking lot, and open farm field pooling southwest of the parking and grass area that outlets to the east via tile. The proposed conditions would continue to operate in a similar manner, utilizing the expansive grass area for water quality treatment and flow reduction compared with existing row crop conditions.

Final design and calculations will be provided as part of Final Engineering and reviewed and approved by the Delaware County Engineer's office.

Aaron S. Heydinger, P.E.
President
Gandee Heydinger Group, LLC

SECTION G

TAS – MEMO OF UNDERSTANDING

Henmick Rezoning Traffic Access Study

Prepared For:

Henmick , LLC

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543
www.SmartServices-Inc.com

INITIAL: 5/2024

SSI Project #: 770002

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All Rights Reserved

Henmick Rezoning Traffic Access Study

Prepared For:

Henmick , LLC
4380 N. Old State Road
Delaware, OH 43015

Telephone:

Prepared By:

Smart Services, Inc.
1900 Crown Park Court, Suite E
Columbus, OH 43235

Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

5-30-2024
Date



5/2024

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Existing Conditions	4
Projected Site Traffic	5
2025 & 2035 Traffic	7
Traffic Analysis	10
Conclusions	12

APPENDIX

Correspondence

Traffic Counts

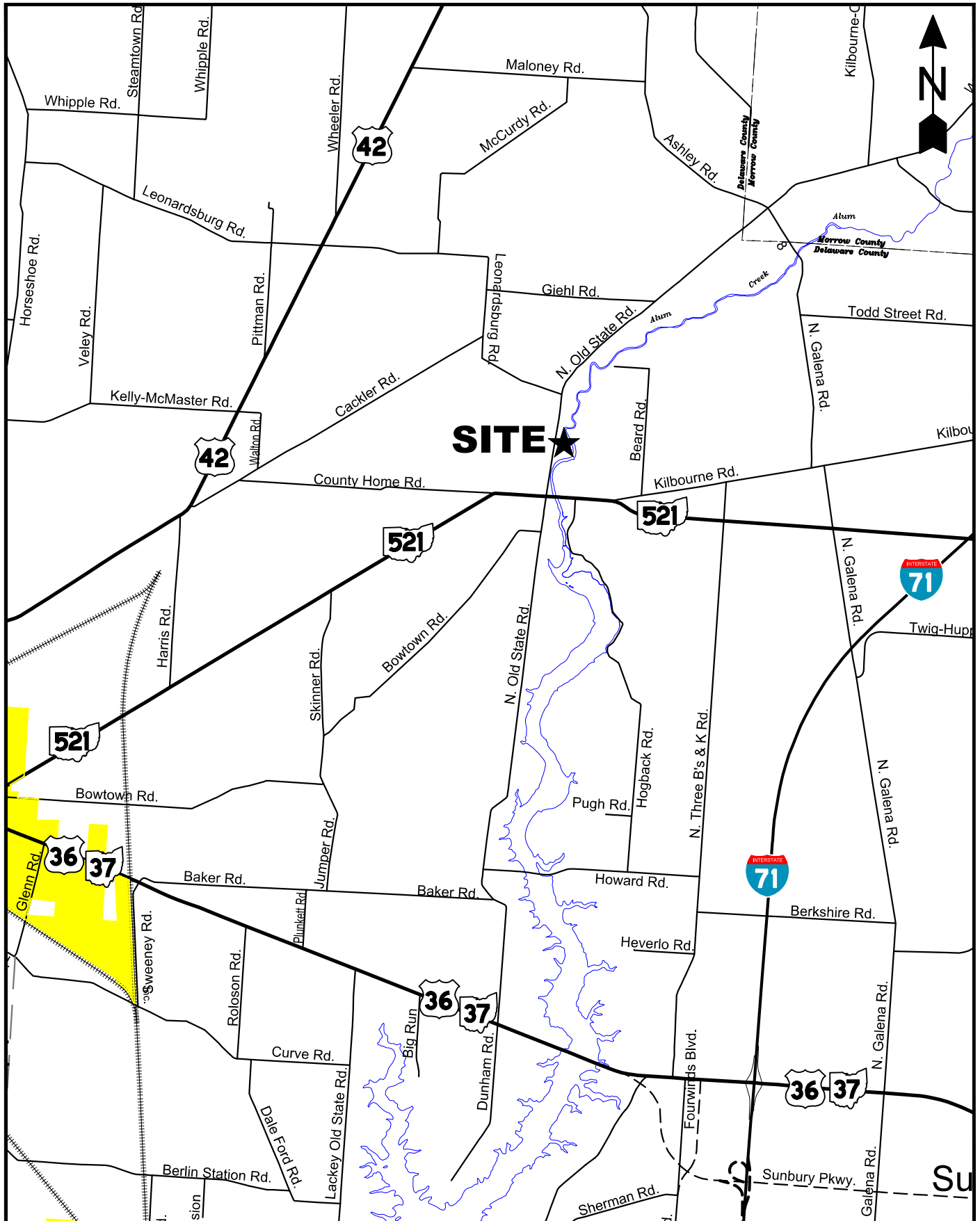
Referenced Calculations

Right Turn Lane Warrant Graphs

BACKGROUND

Henmick, LLC is proposing to rezone their property to allow the existing brewery to expand to include a proposed restaurant (110 indoor seats and 60 outdoor seats) and inn (18 Rooms). The site is located on the east and west sides of N. Old State Road between SR 521 and Leonardsburg Road. Figure 1 shows the location of the site. The existing and proposed buildings are on the east side of the road and there is an existing gravel parking lot on the west side of the road. There are four existing driveways: two on the east side (brewery) and two on the west side (overflow parking) of N. Old State Road. There is a proposed access on the east side for the proposed Inn / Restaurant. Figure 2 shows the site plan. The permitting agency for access is the Delaware County Engineer's Office (DCEO) and they require a traffic access study.

The scope of the study was contained in a Memo of Understanding (MOU) dated 4/29/2024 that was approved as noted 5/17/2024. The approved MOU is in the Appendix.



**HENMICK REZONING
TRAFFIC ACCESS STUDY**

PREPARED BY: SMART SERVICES

5/2024

FIGURE 1

SITE LOCATION

EXISTING CONDITIONS

Table 1 shows the speed limit and classification for the roadway in the study area.

STREET	POSTED SPEED LIMIT	DESIGN SPEED	DELAWARE COUNTY THOROUGHFARE PLAN CLASS
N. Old State Road	55 MPH	55 MPH	Major Collector

TABLE 1 - Summary of Roadway Information

Traffic counts were taken for the Thursday PM Peak of Street and Friday PM Peak of Street. Based on the counts, the higher site traffic was generated on a Friday, so the Friday peak is the basis of the analyses. Based on Figure 3 provided by the owner, the sales peak occurred within the time of the Friday street peak, so no further counts were taken. Table 2 summarizes the data collection.

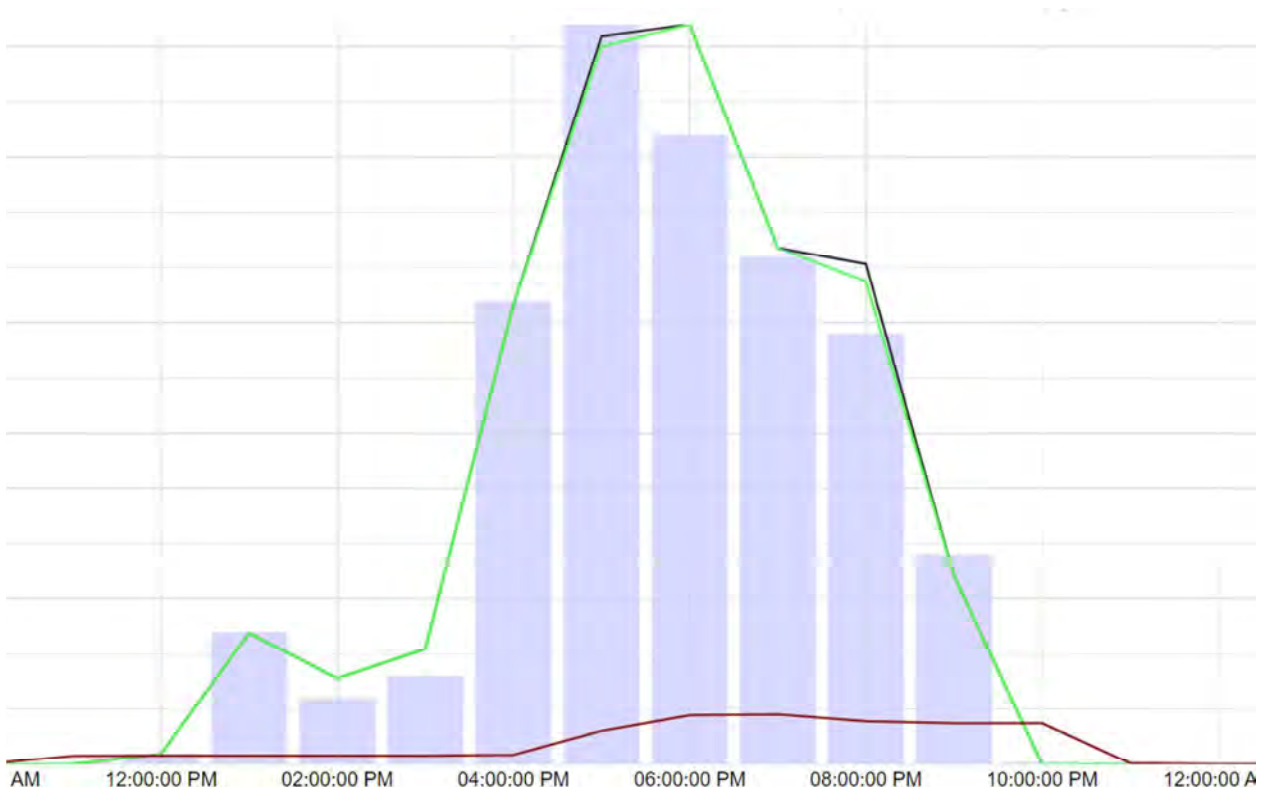


Figure 3 – Sales for Friday, March 1, 2024

INTERSECTION	SOURCE	THURSDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)	FRIDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)
30-N. Old State Road & Henmick Farm Brewery (N)	Smart Services, Inc.	2/29/2024 5:00-6:00 PM	3/01/2024 *5:00-6:00 PM
20-N. Old State Road & Henmick Farm Brewery (M)	Smart Services, Inc.	2/29/2024 5:00-6:00 PM	3/01/2024 *5:00-6:00 PM
10-N. Old State Road & Henmick Farm Brewery (S)	Smart Services, Inc.	2/29/2024 5:00-6:00 PM	3/01/2024 *5:00-6:00 PM

*=Site Peak same 4:30-5:30 PM, 4:45-5:45 PM, and 5:00-6:00 PM. 5:00-6:00 chosen because maximum Northbound left turn movements.

TABLE 2 – Summary of Counted Traffic Basis

PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. Table 3 shows the trip generation for the proposed uses on the site.

Trip Distribution

The distribution of traffic is based on the existing brewery which is between 80% and 90% oriented to and from the south. Therefore, the following distribution was assumed:

- 15% to/from the North on N. Old State Road
- 85% to/from the South on N. Old State Road

TIS SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generator Manual, 11th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generator Manual, 11th Edition</i> (Unless noted Otherwise)	ENTERING		EXITING	
					%	TOTAL TRIPS	%	TOTAL TRIPS
A	Motel (ITE Code #320)	Daily	Weekday	Average Rate= 3.35	50%	30	50%	30
	Ind. Variable (X) = 18 Rooms	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$T=0.24(X)+11.16$	54%	8	46%	7
B	Fine Dining Restaurant (ITE Code #931)	Daily	Weekday	Average Rate= 2.60	50%	221	50%	221
	Ind. Variable (X) = 170 Seats	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 0.28	67%	32	33%	16
TOTALS								
					502	251		251
					63	40		23

Henmick Rezoning Traffic Access Study - 5/2024

TABLE 3 - SITE TRIP GENERATION SUMMARY



2025 & 2035 TRAFFIC

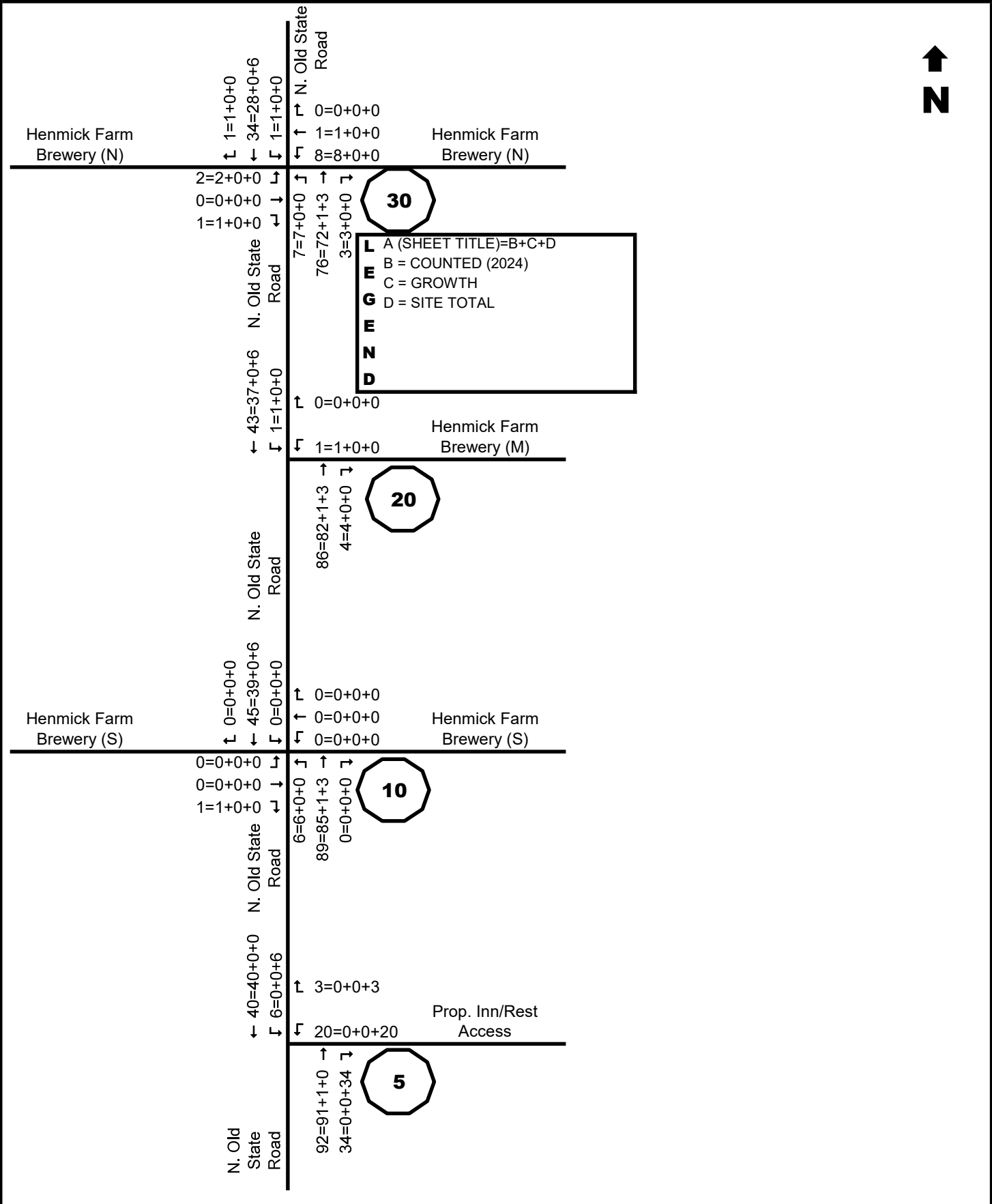
The DCEO requires a 10-Year design horizon for this level of development. Opening Day is assumed to be 2025, therefore the design year is 2035. An assumed linear annual growth rate of 1.0% was applied to N. Old State Road. Table 4 shows the assumed growth rates and corresponding factors.

SEGMENT	LINEAR ANNUAL GROWTH RATE	2024 TO 2025 FACTOR	2024 TO 2035 FACTOR
N. Old State Road	*1.0%	1.010	1.110

*Assumed Growth Rate per MOU

TABLE 4 – Growth Factor Summary for 2024 Counts

Figure 4 shows the components of the 2025 ‘Build’ traffic. Figure 5 shows the components of the 2035 ‘Build’ traffic.



30

L A (SHEET TITLE)=B+C+D
E B = COUNTED (2024)
G C = GROWTH
F D = SITE TOTAL
N
D

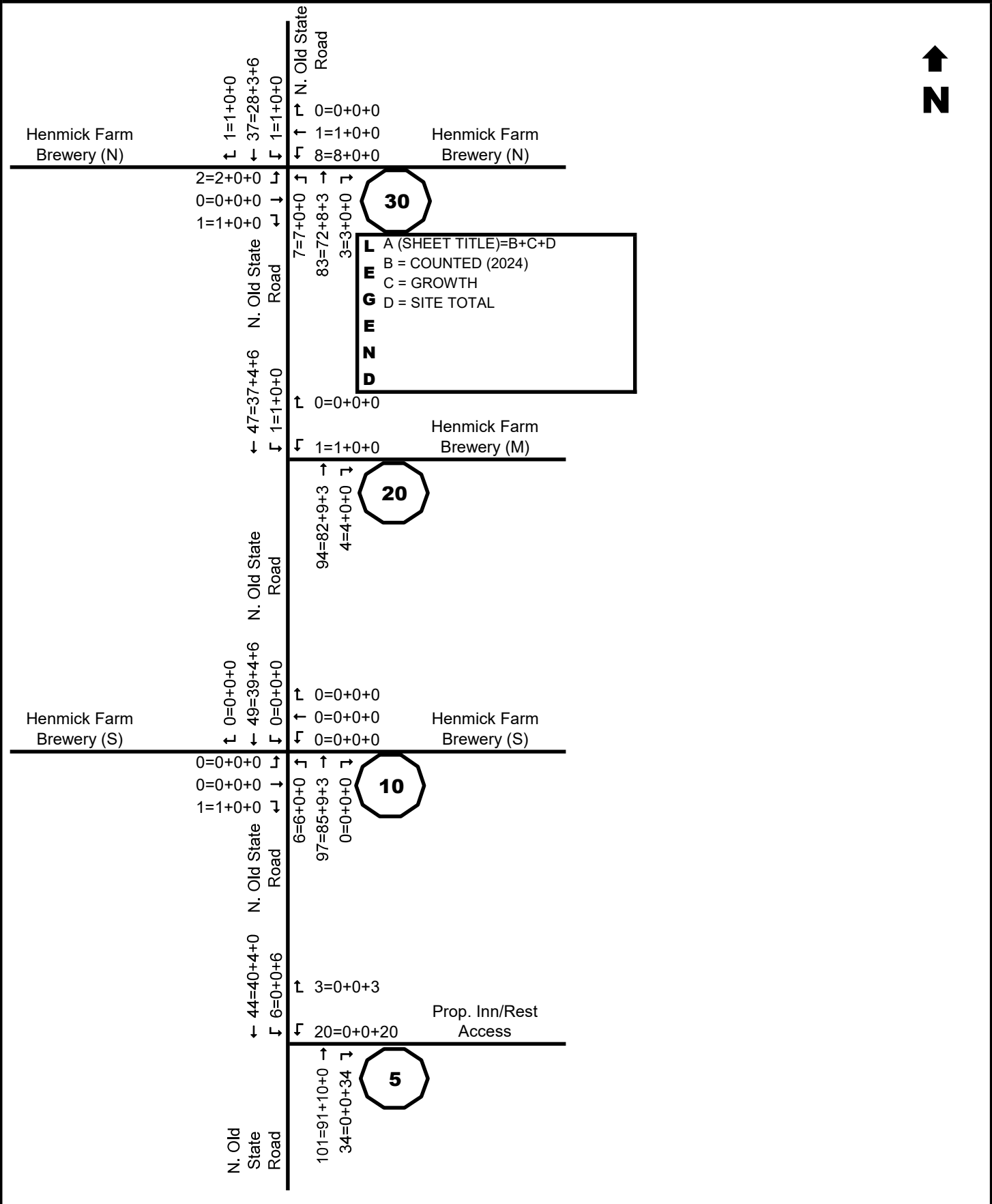
**HENMICK REZONING
 TRAFFIC ACCESS STUDY**

PREPARED BY: SMART SERVICES

5/2024

FIGURE 4

2025 'BUILD' - PM PEAK



**HENMICK REZONING
TRAFFIC ACCESS STUDY**

PREPARED BY: SMART SERVICES

5/2024

FIGURE 5

2035 'BUILD' - PM PEAK

TRAFFIC ANALYSIS

Turn Lane Warrant Analysis

Left Turn Lanes - According to the *TIS Standards*, the criteria to determine if left turn lanes are warranted on a major collector (N. Old State Road) with posted speeds 40 MPH and above is if there are more than 10 left turning vehicles during the peak hour for full build-out of the development. Table 5 shows the results.

Right Turn Lanes - Per the *TIS Standards*, the procedures for determining whether right turn lanes are required are found in the *ODOT L&D Manual* which is referenced from the *State Highway Access Management Manual (SHAMM)*. Table 5 also shows a summary of the results of the right turn lane warrants. The graphs from the *ODOT L&D Manual* are in the Appendix.

INTER-SECTION	MOVE-MENT	PEAK HOUR	2025 'BUILD'	2035 'BUILD'
30-N Old State Road & Henmick Farm Brewery (N)	NB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	NB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
20-N Old State Road & Henmick Farm Brewery (M)	NB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
10-N Old State Road & Henmick Farm Brewery (S)	NB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	NB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
5-N Old State Road & Prop. Inn/Rest Access	NB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	SB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met

TABLE 5 – Summary of Turn Lane Warrant Analyses

CONCLUSIONS

2025 and 2035 volumes were developed for use in turn lane warrant analyses. The following is a summary of the conclusions:

2025/2035 'Build'

- N. Old State Road & Henmick Farm Brewery (N)
 - A northbound left turn lane is not warranted.
 - A southbound left turn lane is not warranted.
 - A northbound right turn lane is not warranted.
 - A southbound right turn lane is not warranted.
- N. Old State Road & Henmick Farm Brewery (M)
 - A southbound left turn lane is not warranted.
 - A northbound right turn lane is not warranted.
- N. Old State Road & Henmick Farm Brewery (S)
 - A northbound left turn lane is not warranted.
 - A southbound left turn lane is not warranted.
 - A northbound right turn lane is not warranted.
 - A southbound right turn lane is not warranted.
- N. Old State Road & Prop. Inn/Restaurant Access
 - A southbound left turn lane is not warranted.
 - A northbound right turn lane is not warranted.

APPENDIX



April 29, 2024

Mr. Michael Love, PE, PTOE
 Delaware County Engineer's Office
 The Byxbe Building
 1610 State Route 521, P.O. Box 8006
 Delaware, OH 43015

5/17/2024 MAL
 Approved as noted
 -include peak hour of generator in the turn lane analysis

Re: Henmick Rezoning TAS – Memo of Understanding
 Brown Township, Delaware County, Ohio

Dear Mike:

Please consider this letter a Memo of Understanding (MOU) for the traffic access study (TAS) for the subject development.

Henmick, LLC is proposing to rezone their property to allow the existing brewery and a proposed restaurant (110 indoor seats and 60 outdoor seats) and inn (18 Rooms). The site is located on the east and west sides of N. Old State Road between SR 521 and Leonardsburg Road. The existing and proposed buildings are on the east side of the road and there is an existing gravel parking lot on the west side of the road. There are four existing driveways: two on the east side (brewery) and two on the west side (overflow parking) of N. Old State Road. There is a proposed access on the east side for the proposed Inn / Restaurant. The permitting agency for access is the Delaware County Engineer’s Office (DCEO) and they require a traffic access study.

The following is our proposed scope of the TAS:

- The study area is limited to the site accesses on N. Old State Road.
- The time of analysis is the Thursday peak of street and Friday peak of street. **and include peak hour of generator in the turn lane analysis**
- Table A shows the speed limit and classification for the roadway in the study area.

STREET	POSTED SPEED LIMIT	DESIGN SPEED	DELAWARE COUNTY THOROUGHFARE PLAN CLASS
N. Old State Road	55 MPH	55 MPH	Major Collector

TABLE A - Summary of Roadway Information

- Data Collection –Traffic counts will be taken for the Thursday PM Peak of street and Friday PM Peak of Street. Table B summarizes the initial data collection.

INTERSECTION	SOURCE	THURSDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)	FRIDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)
N. Old State Road & Henmick Farm Brewery (N)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD
N. Old State Road & Henmick Farm Brewery (M)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD
N. Old State Road & Henmick Farm Brewery (N)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD

TABLE B – Summary of Counted Traffic Basis

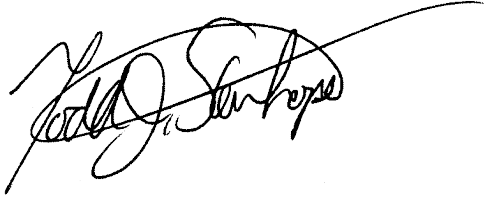
- Trip Generation - Site traffic for the proposed uses will be computed using *Trip Generation, 11th Edition* published by ITE. Table C attached shows the trip generation calculations.
- Design Year Traffic Development - The DCEO requires a 10-year design based on the trips generated. Opening Day is assumed to 2025; therefore, the design year is 2035. A 1% annual growth rate will be assumed.
- Analyses - The analysis will be performed for Opening Year and one design horizon. The following are the specific analyses:
 - Turn lane warrants will be analyzed per DCEO Standards for the site accesses on N. Old State Road.
 - The length of any warranted turn lanes will be calculated per the method in Section 400 of the *ODOT L&D Manual*. The existing speed limit will be used as the design speed in the calculations.

A report will be produced that includes details regarding how traffic was developed for 2025 and 2035. The required analyses will be referenced and prepared for ‘No Build’ (when applicable) and ‘Build’ conditions to show the impact of the additional site traffic. A summary of the conclusions and list of any improvements associated with the development will be provided.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. If you have any questions, please contact me. Thank you!

Sincerely,

SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

Cc: N. Sheets - Henmick, LLC

Delaware County Engineer's Office

Approved: _____ Date: _____

TIS SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generator Manual, 11th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generator Manual, 11th Edition</i> (Unless noted Otherwise)	ENTERING		EXITING	
					%	TOTAL TRIPS	%	TOTAL TRIPS
A	Motel (ITE Code #320)	Daily	Weekday	Average Rate= 3.35	50%	30	50%	30
	Ind. Variable (X) = 18 Rooms	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$T=0.24(X)+11.16$	54%	8	46%	7
B	Fine Dining Restaurant (ITE Code #931)	Daily	Weekday	Average Rate= 2.60	50%	221	50%	221
	Ind. Variable (X) = 170 Seats	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 0.28	67%	32	33%	16
TOTALS								
					502	251		251
					63	40		23

Henmick Rezoning Traffic Impact Study - 4/2024

TABLE C - SITE TRIP GENERATION SUMMARY

Old State Rd & Henmick Farm Brewery (N) - TMC

Thu Feb 29, 2024

Full Length (4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 1176393, Location: 40.336982, -82.955808



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Henmick Farm Brewery (N) Eastbound						Henmick Farm Brewery (N) Westbound						Old State Rd Northbound						Old State Rd Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2024-02-29																									
4:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	0	0	8	0	0	8	0	26
4:15PM	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	22	0	0	9	0	0	9	0	31
4:30PM	0	0	0	0	0	0	0	0	1	0	1	0	0	18	0	0	18	0	0	11	1	0	12	0	31
4:45PM	1	0	0	0	1	0	0	0	0	0	0	0	0	23	0	0	23	0	0	10	0	0	10	0	34
Hourly Total	1	0	0	0	1	0	0	0	1	0	1	0	0	81	0	0	81	0	0	38	1	0	39	0	122
5:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	33	0	0	4	0	0	4	0	37
5:15PM	0	0	0	0	0	0	1	0	0	0	1	0	0	16	0	0	16	0	1	10	0	0	11	0	28
5:30PM	0	0	0	0	0	0	0	1	0	0	1	0	0	32	2	0	34	0	0	15	0	0	15	0	50
5:45PM	0	0	0	0	0	0	1	1	0	0	2	0	0	19	2	0	21	0	0	17	0	0	17	0	40
Hourly Total	0	0	0	0	0	0	2	2	0	0	4	0	0	100	4	0	104	0	1	46	0	0	47	0	155
2024-03-01																									
4:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	18	1	0	19	0	0	13	0	0	13	0	32
4:15PM	0	0	0	0	0	0	1	0	0	0	1	0	0	19	1	0	20	0	0	6	1	0	7	0	28
4:30PM	0	0	0	0	0	0	1	0	0	0	1	0	0	27	0	0	27	1	0	17	1	0	18	1	46
4:45PM	0	0	1	0	1	0	0	0	1	0	1	0	1	25	0	0	26	1	1	12	0	0	13	1	41
Hourly Total	0	0	1	0	1	0	2	0	1	0	3	0	1	89	2	0	92	2	1	48	2	0	51	2	147
5:00PM	0	0	1	0	1	0	1	1	0	0	2	0	2	20	2	0	24	1	0	8	0	0	8	0	35
5:15PM	0	0	0	0	0	0	3	0	0	0	3	0	3	19	0	0	22	0	0	8	0	0	8	0	33
5:30PM	1	0	0	0	1	0	2	0	0	0	2	0	0	13	0	0	13	0	0	6	1	0	7	0	23
5:45PM	1	0	0	0	1	0	2	0	0	0	2	0	2	20	1	0	23	1	1	6	0	0	7	0	33
Hourly Total	2	0	1	0	3	0	8	1	0	0	9	0	7	72	3	0	82	2	1	28	1	0	30	0	124
Total	3	0	2	0	5	0	12	3	2	0	17	0	8	342	9	0	359	4	3	160	4	0	167	2	548
% Approach	60.0%	0%	40.0%	0%	-	-	70.6%	17.6%	11.8%	0%	-	-	2.2%	95.3%	2.5%	0%	-	-	1.8%	95.8%	2.4%	0%	-	-	-
% Total	0.5%	0%	0.4%	0%	0.9%	-	2.2%	0.5%	0.4%	0%	3.1%	-	1.5%	62.4%	1.6%	0%	65.5%	-	0.5%	29.2%	0.7%	0%	30.5%	-	-
Lights and Motorcycles	3	0	2	0	5	-	12	3	2	0	17	-	8	334	9	0	351	-	3	157	4	0	164	-	537
% Lights and Motorcycles	100%	0%	100%	0%	100%	-	100%	100%	100%	0%	100%	-	100%	97.7%	100%	0%	97.8%	-	100%	98.1%	100%	0%	98.2%	-	98.0%
Heavy	0	0	0	0	0	-	0	0	0	0	0	-	0	8	0	0	8	-	0	3	0	0	3	-	11
% Heavy	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	2.3%	0%	0%	2.2%	-	0%	1.9%	0%	0%	1.8%	-	2.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Old State Rd & Henmick Farm Brewery (N) - TMC
 Thu Feb 29, 2024
 PM Peak (Feb 29 2024 5PM - 6 PM) - Overall Peak Hour
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 1176393, Location: 40.336982, -82.955808



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Henmick Farm Brewery (N) Eastbound						Henmick Farm Brewery (N) Westbound						Old State Rd Northbound						Old State Rd Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2024-02-29 5:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	33	0	0	4	0	0	4	0	37
5:15PM	0	0	0	0	0	0	1	0	0	0	1	0	0	16	0	0	16	0	1	10	0	0	11	0	28
5:30PM	0	0	0	0	0	0	0	1	0	0	1	0	0	32	2	0	34	0	0	15	0	0	15	0	50
5:45PM	0	0	0	0	0	0	1	1	0	0	2	0	0	19	2	0	21	0	0	17	0	0	17	0	40
Total	0	0	0	0	0	0	2	2	0	0	4	0	0	100	4	0	104	0	1	46	0	0	47	0	155
% Approach	0%	0%	0%	0%	-	-	50.0%	50.0%	0%	0%	-	-	0% 96.2%	3.8%	0%	-	-	2.1%	97.9%	0%	0%	-	-	-	
% Total	0%	0%	0%	0%	0%	-	1.3%	1.3%	0%	0%	2.6%	-	0% 64.5%	2.6%	0%	67.1%	-	0.6%	29.7%	0%	0%	30.3%	-	-	
PHF	-	-	-	-	-	-	0.500	0.500	-	-	0.500	-	-	0.758	0.500	-	0.765	-	0.250	0.676	-	-	0.691	-	0.775
Lights and Motorcycles	0	0	0	0	0	-	2	2	0	0	4	-	0	100	4	0	104	-	1	46	0	0	47	-	155
% Lights and Motorcycles	0%	0%	0%	0%	-	-	100%	100%	0%	0%	100%	-	0% 100%	100%	0%	100%	-	100%	100%	0%	0%	100%	-	100%	
Heavy	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Heavy	0%	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Old State Rd & Henmick Farm Brewery (M) - TMC

Thu Feb 29, 2024

Full Length (4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 1176550, Location: 40.336617, -82.955898



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Henmick Farm Brewery (M)					Old State Rd					Old State Rd					Int
	Westbound					Northbound					Southbound					
Time	L	R	U	App	Ped*	T	R	U	App	Ped*	L	T	U	App	Ped*	Int
2024-02-29 4:00PM	0	0	0	0	0	18	1	0	19	3	1	7	0	8	0	27
4:15PM	0	0	0	0	0	22	3	0	25	0	0	9	0	9	0	34
4:30PM	0	0	0	0	0	18	0	0	18	0	0	11	0	11	0	29
4:45PM	0	0	0	0	0	23	0	0	23	2	0	10	0	10	0	33
Hourly Total	0	0	0	0	0	81	4	0	85	5	1	37	0	38	0	123
5:00PM	0	0	0	0	0	36	2	0	38	1	0	4	0	4	0	42
5:15PM	1	0	0	1	0	15	3	0	18	0	0	11	0	11	0	30
5:30PM	0	0	0	0	0	34	1	0	35	2	0	15	0	15	0	50
5:45PM	0	0	0	0	0	22	3	0	25	2	0	16	0	16	0	41
Hourly Total	1	0	0	1	0	107	9	0	116	5	0	46	0	46	0	163
2024-03-01 4:00PM	0	0	0	0	0	19	1	0	20	4	1	12	0	13	0	33
4:15PM	0	0	0	0	0	20	3	0	23	3	0	7	0	7	0	30
4:30PM	0	0	0	0	0	27	3	0	30	2	0	18	0	18	0	48
4:45PM	0	0	0	0	0	26	3	0	29	0	0	13	0	13	0	42
Hourly Total	0	0	0	0	0	92	10	0	102	9	1	50	0	51	0	153
5:00PM	0	0	0	0	1	24	1	0	25	8	1	9	0	10	1	35
5:15PM	0	0	0	0	0	22	1	0	23	9	0	11	0	11	0	34
5:30PM	0	0	0	0	0	13	2	0	15	2	0	8	0	8	0	23
5:45PM	0	0	0	0	0	23	0	0	23	5	0	9	0	9	1	32
Hourly Total	0	0	0	0	1	82	4	0	86	24	1	37	0	38	2	124
Total	1	0	0	1	1	362	27	0	389	43	3	170	0	173	2	563
% Approach	100%	0%	0%	-	-	93.1%	6.9%	0%	-	-	1.7%	98.3%	0%	-	-	-
% Total	0.2%	0%	0%	0.2%	-	64.3%	4.8%	0%	69.1%	-	0.5%	30.2%	0%	30.7%	-	-
Lights and Motorcycles	1	0	0	1	-	354	27	0	381	-	3	166	0	169	-	551
% Lights and Motorcycles	100%	0%	0%	100%	-	97.8%	100%	0%	97.9%	-	100%	97.6%	0%	97.7%	-	97.9%
Heavy	0	0	0	0	-	8	0	0	8	-	0	4	0	4	-	12
% Heavy	0%	0%	0%	0%	-	2.2%	0%	0%	2.1%	-	0%	2.4%	0%	2.3%	-	2.1%
Pedestrians	-	-	-	-	1	-	-	-	-	43	-	-	-	-	2	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Old State Rd & Henmick Farm Brewery (M) - TMC

Thu Feb 29, 2024

PM Peak (Feb 29 2024 5PM - 6 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians)

All Movements

ID: 1176550, Location: 40.336617, -82.955898



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Henmick Farm Brewery (M) Westbound					Old State Rd Northbound					Old State Rd Southbound					Int
	L	R	U	App	Ped*	T	R	U	App	Ped*	L	T	U	App	Ped*	
2024-02-29 5:00PM	0	0	0	0	0	36	2	0	38	1	0	4	0	4	0	42
5:15PM	1	0	0	1	0	15	3	0	18	0	0	11	0	11	0	30
5:30PM	0	0	0	0	0	34	1	0	35	2	0	15	0	15	0	50
5:45PM	0	0	0	0	0	22	3	0	25	2	0	16	0	16	0	41
Total	1	0	0	1	0	107	9	0	116	5	0	46	0	46	0	163
% Approach	100%	0%	0%	-	-	92.2%	7.8%	0%	-	-	0%	100%	0%	-	-	-
% Total	0.6%	0%	0%	0.6%	-	65.6%	5.5%	0%	71.2%	-	0%	28.2%	0%	28.2%	-	-
PHF	0.250	-	-	0.250	-	0.743	0.750	-	0.763	-	-	0.719	-	0.719	-	0.815
Lights and Motorcycles	1	0	0	1	-	107	9	0	116	-	0	46	0	46	-	163
% Lights and Motorcycles	100%	0%	0%	100%	-	100%	100%	0%	100%	-	0%	100%	0%	100%	-	100%
Heavy	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Heavy	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	5	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Old State Rd & Henmick Farm Brewery (S) - TMC
 Thu Feb 29, 2024
 Full Length (4 PM-6 PM)
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 1176553, Location: 40.336162, -82.955994



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Henmick Farm Brewery (S) Eastbound						Henmick Farm Brewery (S) Westbound						Old State Rd Northbound						Old State Rd Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2024-02-29 4:00PM	0	0	0	0	0	0	0	0	0	0	0	0	1	19	0	0	20	0	0	7	0	0	7	0	27
4:15PM	0	0	1	0	1	0	0	0	0	0	0	0	0	23	0	0	23	0	0	9	0	0	9	0	33
4:30PM	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	0	0	10	0	0	10	0	30
4:45PM	0	0	0	0	0	0	0	0	0	0	0	0	1	23	0	0	24	0	0	10	0	0	10	0	34
Hourly Total	0	0	1	0	1	0	0	0	0	0	0	0	2	85	0	0	87	0	0	36	0	0	36	0	124
5:00PM	0	0	0	0	0	0	0	0	0	0	0	0	1	32	0	0	33	0	0	5	0	0	5	0	38
5:15PM	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	0	0	11	0	0	11	0	31
5:30PM	0	0	0	0	0	0	0	0	0	0	0	0	1	36	0	0	37	0	0	14	0	0	14	0	51
5:45PM	0	0	2	0	2	0	0	0	0	0	0	0	0	25	0	0	25	0	0	16	0	0	16	0	43
Hourly Total	0	0	2	0	2	0	0	0	0	0	0	0	2	113	0	0	115	0	0	46	0	0	46	0	163
2024-03-01 4:00PM	0	0	0	0	0	0	0	0	0	0	0	0	1	21	0	0	22	1	0	12	1	0	13	0	35
4:15PM	0	0	0	0	0	0	0	0	0	0	0	0	1	25	0	0	26	0	0	7	0	0	7	0	33
4:30PM	0	0	0	0	0	0	0	0	0	0	0	0	1	30	0	0	31	0	0	14	0	0	14	0	45
4:45PM	0	0	0	0	0	0	0	0	0	0	0	0	2	28	0	0	30	0	0	14	0	0	14	1	44
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	5	104	0	0	109	1	0	47	1	0	48	1	157
5:00PM	0	0	0	0	0	0	0	0	0	0	0	0	2	26	0	0	28	0	0	9	0	0	9	0	37
5:15PM	0	0	1	0	1	0	0	0	0	0	0	0	2	22	0	0	24	0	0	11	0	0	11	0	36
5:30PM	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	17	0	0	10	0	0	10	0	27
5:45PM	0	0	0	0	0	0	0	0	0	0	0	0	2	20	0	0	22	0	0	9	0	0	9	0	31
Hourly Total	0	0	1	0	1	0	0	0	0	0	0	0	6	85	0	0	91	0	0	39	0	0	39	0	131
Total	0	0	4	0	4	0	0	0	0	0	0	0	15	387	0	0	402	1	0	168	1	0	169	1	575
% Approach	0%	0%	100%	0%	-	-	0%	0%	0%	0%	-	-	3.7%	96.3%	0%	0%	-	-	0%	99.4%	0.6%	0%	-	-	-
% Total	0%	0%	0.7%	0%	0.7%	-	0%	0%	0%	0%	0%	-	2.6%	67.3%	0%	0%	69.9%	-	0%	29.2%	0.2%	0%	29.4%	-	-
Lights and Motorcycles	0	0	4	0	4	-	0	0	0	0	0	-	15	379	0	0	394	-	0	165	1	0	166	-	564
% Lights and Motorcycles	0%	0%	100%	0%	100%	-	0%	0%	0%	0%	-	-	100%	97.9%	0%	0%	98.0%	-	0%	98.2%	100%	0%	98.2%	-	98.1%
Heavy	0	0	0	0	0	-	0	0	0	0	0	-	0	8	0	0	8	-	0	3	0	0	3	-	11
% Heavy	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	-	-	0%	2.1%	0%	0%	2.0%	-	0%	1.8%	0%	0%	1.8%	-	1.9%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Old State Rd & Henmick Farm Brewery (S) - TMC
 Thu Feb 29, 2024
 PM Peak (Feb 29 2024 5PM - 6 PM) - Overall Peak Hour
 All Classes (Lights and Motorcycles, Heavy, Pedestrians)
 All Movements
 ID: 1176553, Location: 40.336162, -82.955994



Provided by: Smart Services, Inc.
 88 W. Church Street, Newark, OH, 43055, US

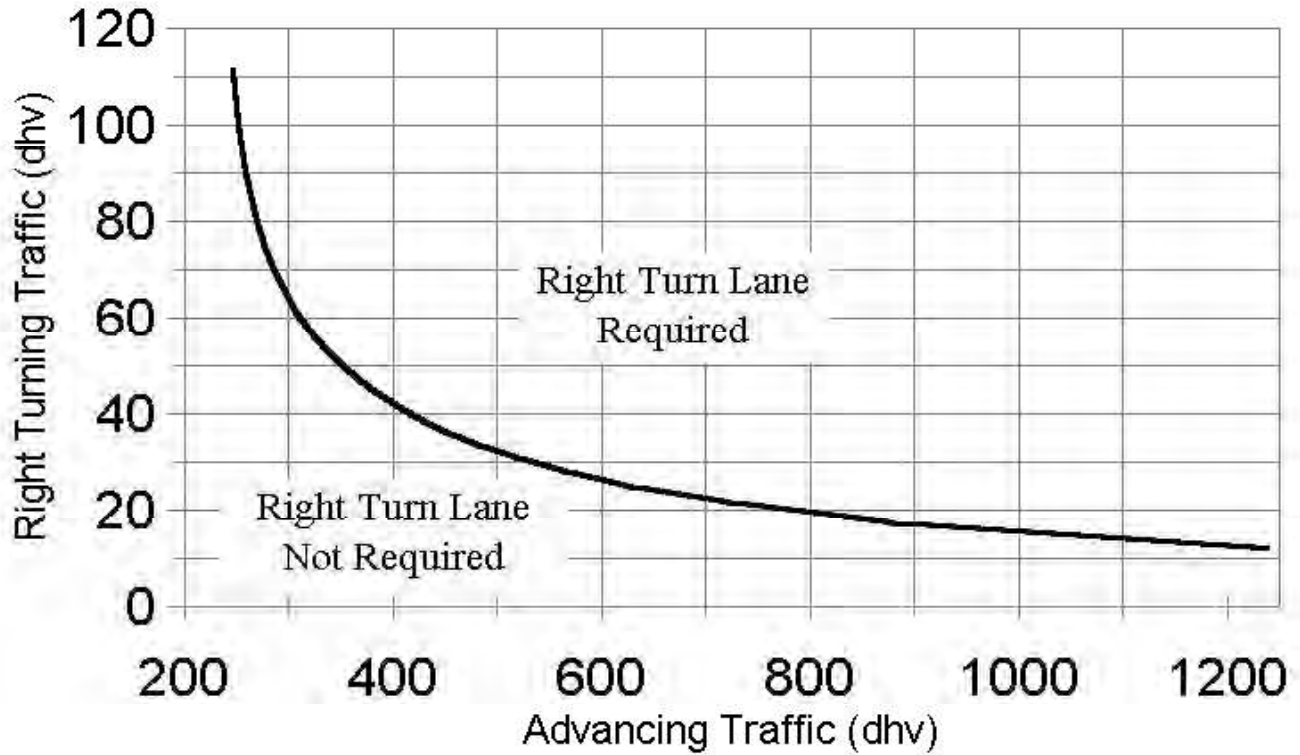
Leg Direction	Henmick Farm Brewery (S) Eastbound						Henmick Farm Brewery (S) Westbound						Old State Rd Northbound						Old State Rd Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2024-02-29 5:00PM	0	0	0	0	0	0	0	0	0	0	0	0	1	32	0	0	33	0	0	5	0	0	5	0	38
5:15PM	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	0	0	11	0	0	11	0	31
5:30PM	0	0	0	0	0	0	0	0	0	0	0	0	1	36	0	0	37	0	0	14	0	0	14	0	51
5:45PM	0	0	2	0	2	0	0	0	0	0	0	0	0	25	0	0	25	0	0	16	0	0	16	0	43
Total	0	0	2	0	2	0	0	0	0	0	0	0	2	113	0	0	115	0	0	46	0	0	46	0	163
% Approach	0%	0%	100%	0%	-	-	0%	0%	0%	0%	-	-	1.7%	98.3%	0%	0%	-	-	0%	100%	0%	0%	-	-	-
% Total	0%	0%	1.2%	0%	1.2%	-	0%	0%	0%	0%	0%	-	1.2%	69.3%	0%	0%	70.6%	-	0%	28.2%	0%	0%	28.2%	-	-
PHF	-	-	0.250	-	0.250	-	-	-	-	-	-	-	0.500	0.785	-	-	0.777	-	-	0.719	-	-	0.719	-	0.799
Lights and Motorcycles	0	0	2	0	2	-	0	0	0	0	0	-	2	113	0	0	115	-	0	46	0	0	46	-	163
% Lights and Motorcycles	0%	0%	100%	0%	100%	-	0%	0%	0%	0%	-	-	100%	100%	0%	0%	100%	-	0%	100%	0%	0%	100%	-	100%
Heavy	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Heavy	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2-Lane Highway Right Turn Lane Warrant

> 40 mph or 70 kph Posted Speed

Note: Volumes that are not within chart so were not plotted. All are not met.



WARRANT SUMMARY

ID	INTERSECTION [MOVEMENT] - VOLUME SET	PM PEAK (P)	RESULT
1	30-N. Old State Road & Henmick Farm Brewery (N) [NB RT] - 2025 'BUILD'	(86,3)	NOT MET
2	30-N. Old State Road & Henmick Farm Brewery (N) [NB RT] - 2035 'BUILD'	(93,3)	NOT MET
3	30-N. Old State Road & Henmick Farm Brewery (N) [SB RT] - 2025 'BUILD'	(36,1)	NOT MET
4	30-N. Old State Road & Henmick Farm Brewery (N) [SB RT] - 2035 'BUILD'	(39,1)	NOT MET
5	20-N. Old State Road & Henmick Farm Brewery (M) [NB RT] - 2025 'BUILD'	(90,4)	NOT MET
6	20-N. Old State Road & Henmick Farm Brewery (M) [NB RT] - 2035 'BUILD'	(98,4)	NOT MET
7	10-N. Old State Road & Henmick Farm Brewery (S) [NB RT] - 2025 'BUILD'	(95,0)	NOT MET
8	10-N. Old State Road & Henmick Farm Brewery (S) [NB RT] - 2035 'BUILD'	(103,0)	NOT MET
9	10-N. Old State Road & Henmick Farm Brewery (S) [SB RT] - 2025 'BUILD'	(45,0)	NOT MET
10	10-N. Old State Road & Henmick Farm Brewery (S) [SB RT] - 2035 'BUILD'	(49,0)	NOT MET
11	5-N. Old State Road & Prop. Inn/Rest Access [NB RT] - 2025 'BUILD'	(126,34)	NOT MET
12	5-N. Old State Road & Prop. Inn/Rest Access [NB RT] - 2035 'BUILD'	(135,34)	NOT MET



April 29, 2024

Mr. Michael Love, PE, PTOE
Delaware County Engineer's Office
The Byxbe Building
1610 State Route 521, P.O. Box 8006
Delaware, OH 43015

Re: Henmick Rezoning TAS - Memo of Understanding
Brown Township, Delaware County, Ohio

Dear Mike:

Please consider this letter a Memo of Understanding (MOU) for the traffic access study (TAS) for the subject development.

Henmick, LLC is proposing to rezone their property to allow the existing brewery and a proposed restaurant (110 indoor seats and 60 outdoor seats) and inn (18 Rooms). The site is located on the east and west sides of N. Old State Road between SR 521 and Leonardsburg Road. The existing and proposed buildings are on the east side of the road and there is an existing gravel parking lot on the west side of the road. There are four existing driveways: two on the east side (brewery) and two on the west side (overflow parking) of N. Old State Road. There is a proposed access on the east side for the proposed Inn / Restaurant. The permitting agency for access is the Delaware County Engineer's Office (DCEO) and they require a traffic access study.

The following is our proposed scope of the TAS:

- The study area is limited to the site accesses on N. Old State Road.
- The time of analysis is the Thursday peak of street and Friday peak of street.
- Table A shows the speed limit and classification for the roadway in the study area.

STREET	POSTED SPEED LIMIT	DESIGN SPEED	DELAWARE COUNTY THOROUGHFARE PLAN CLASS
N. Old State Road	55 MPH	55 MPH	Major Collector

TABLE A - Summary of Roadway Information

- Data Collection –Traffic counts will be taken for the Thursday PM Peak of street and Friday PM Peak of Street. Table B summarizes the initial data collection.

INTERSECTION	SOURCE	THURSDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)	FRIDAY PEAK HOUR (1 Hour btw 4 PM and 6 PM)
N. Old State Road & Henmick Farm Brewery (N)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD
N. Old State Road & Henmick Farm Brewery (M)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD
N. Old State Road & Henmick Farm Brewery (N)	Smart Services, Inc.	2/29/2024 TBD	3/01/2024 TBD

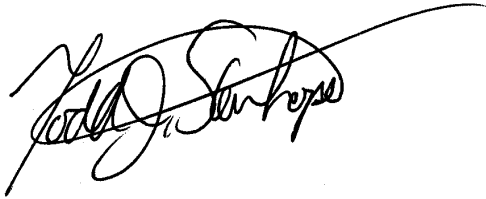
TABLE B – Summary of Counted Traffic Basis

- Trip Generation - Site traffic for the proposed uses will be computed using *Trip Generation, 11th Edition* published by ITE. Table C attached shows the trip generation calculations.
- Design Year Traffic Development - The DCEO requires a 10-year design based on the trips generated. Opening Day is assumed to 2025; therefore, the design year is 2035. A 1% annual growth rate will be assumed.
- Analyses - The analysis will be performed for Opening Year and one design horizon. The following are the specific analyses:
 - Turn lane warrants will be analyzed per DCEO Standards for the site accesses on N. Old State Road.
 - The length of any warranted turn lanes will be calculated per the method in Section 400 of the *ODOT L&D Manual*. The existing speed limit will be used as the design speed in the calculations.

A report will be produced that includes details regarding how traffic was developed for 2025 and 2035. The required analyses will be referenced and prepared for ‘No Build’ (when applicable) and ‘Build’ conditions to show the impact of the additional site traffic. A summary of the conclusions and list of any improvements associated with the development will be provided.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. If you have any questions, please contact me. Thank you!

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

Cc: N. Sheets - Henmick, LLC

Delaware County Engineer's Office

Approved: _____ Date: _____

TIS SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generation Manual, 11th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generation Manual, 11th Edition</i> <i>(Unless noted Otherwise)</i>	TOTAL TRIPS	ENTERING		EXITING	
						%	TOTAL TRIPS	%	TOTAL TRIPS
A	Motel (ITE Code #320) Ind. Variable (X) = 18 Rooms	Daily	Weekday	Average Rate= 3.35	60	50%	30	50%	30
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$T=0.24(X)+11.16$	15	54%	8	46%	7
B	Fine Dining Restaurant (ITE Code #931) Ind. Variable (X) = 170 Seats	Daily	Weekday	Average Rate= 2.60	442	50%	221	50%	221
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 0.28	48	67%	32	33%	16
TOTALS		Daily			502		251		251
		PM Peak			63		40		23

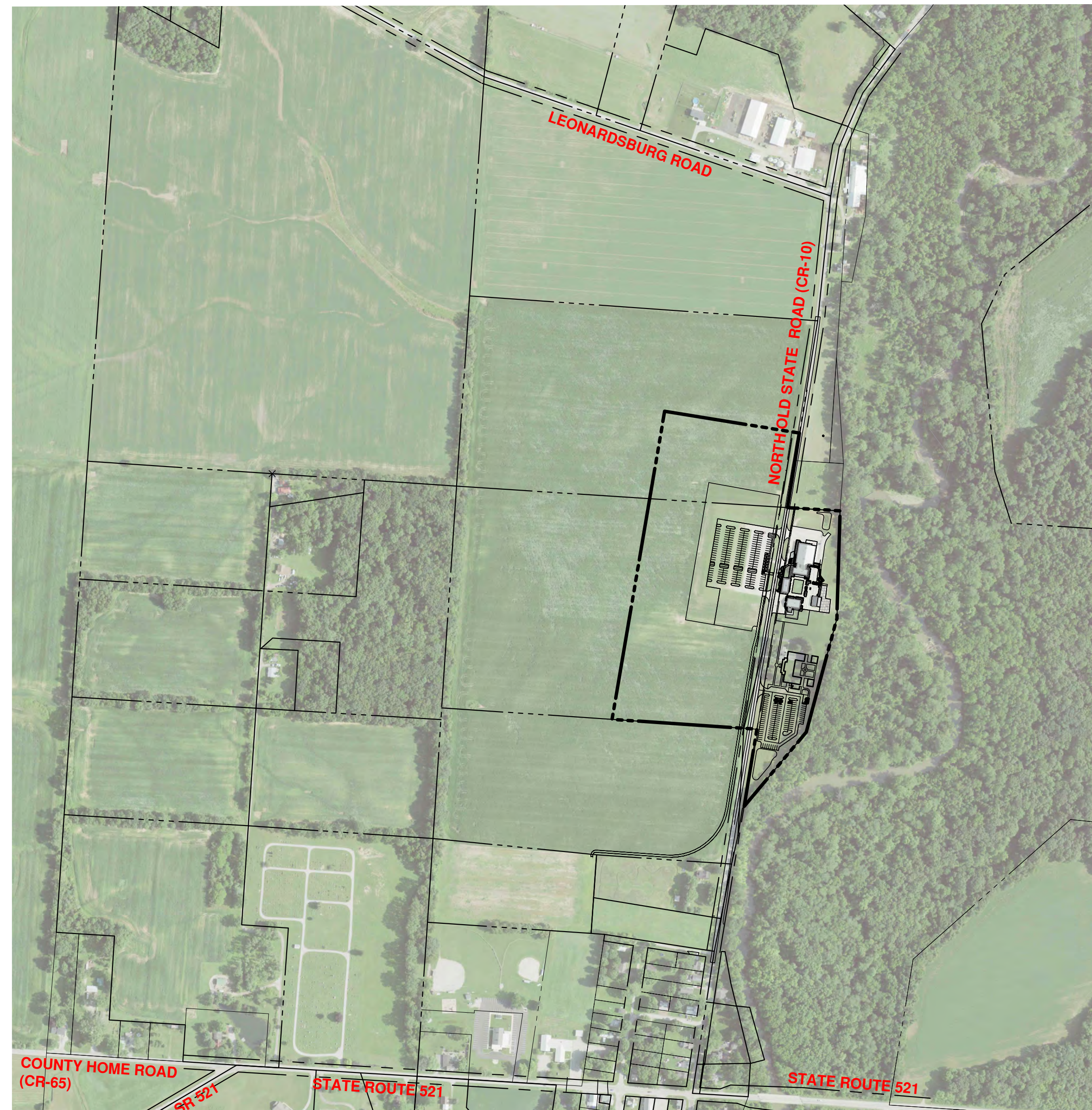
Henrick Rezoning Traffic Impact Study - 4/2024

TABLE C - SITE TRIP GENERATION SUMMARY

SECTION H
CIVIL PLAN SHEETS (REVISED)

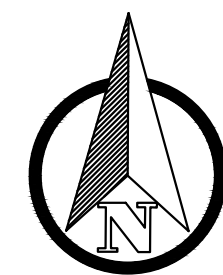
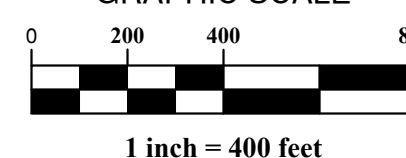
REZONING & FINAL DEVELOPMENT PLAN FOR HENMICK BREWERY & INN 4380 NORTH OLD STATE ROAD DELAWARE, OH 43015

FARM LOT 21 AND 28, QUARTER SECTION 1, TOWNSHIP 5, RANGE 18 OF USML,
BROWN TOWNSHIP, DELAWARE COUNTY OHIO



INDEX MAP

GRAPHIC SCALE

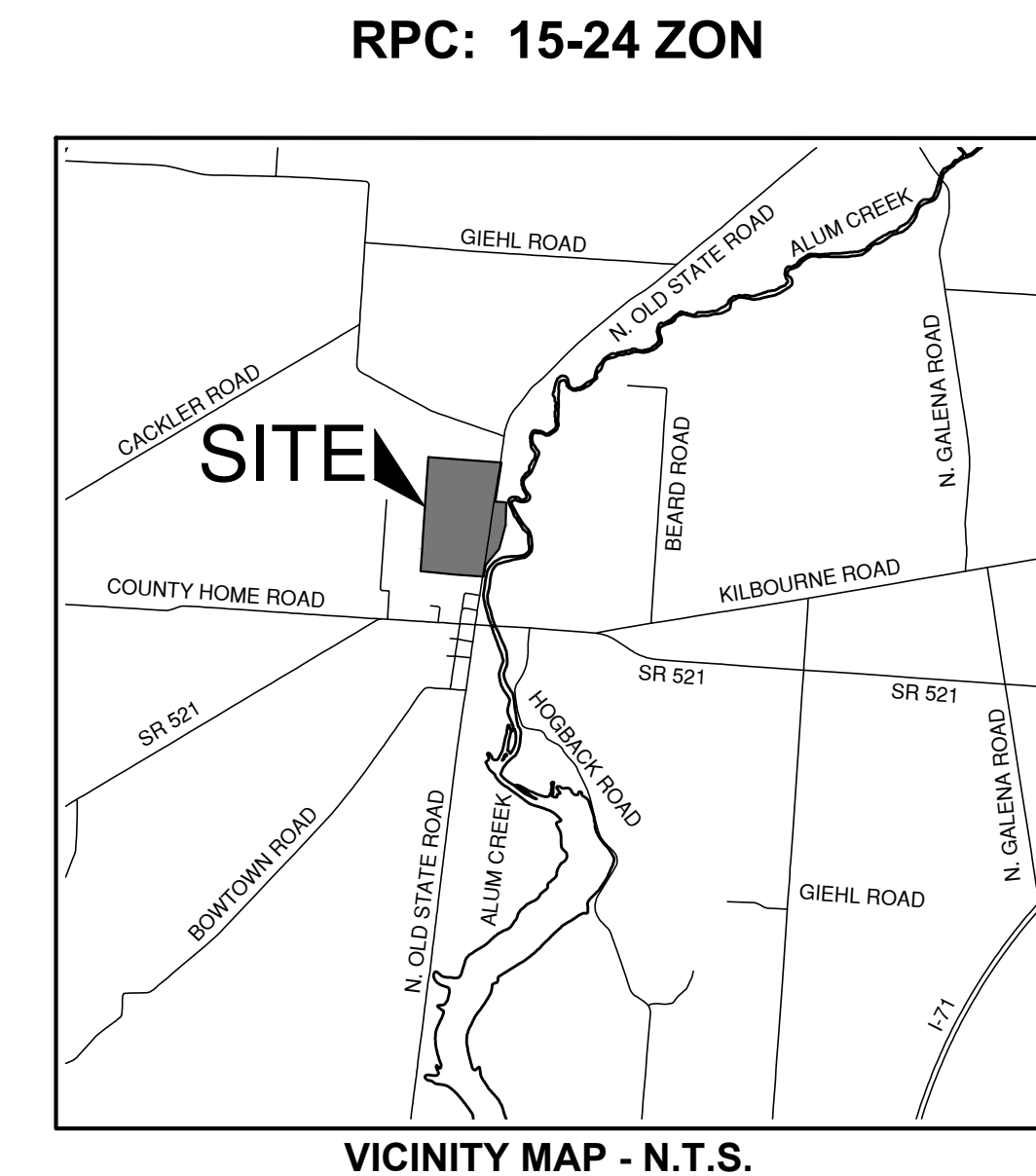


PROJECT DESCRIPTION
EXPANSION OF EXISTING BREWERY TO ADD INN AND EXPANDED PARKING AND UTILITY IMPROVEMENTS.

FLOOD PLAIN
THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, PANEL 150 OF 295, MAP NUMBER 39041C0150K, EFFECTIVE DATE APRIL 16, 2009.



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VICINITY MAP - N.T.S.

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
FDP-1	COVER SHEET
FDP-2	EXISTING CONDITION PLAN
FDP-3	PHASING PLAN
FDP-4	OVERALL SITE PLAN
FDP-5	ENLARGED SITE PLAN
FDP-6	ENLARGED UTILITY PLAN
FDP-7	OVERALL GRADING PLAN
FDP-8	ENLARGED GRADING PLAN
L1.01	OVERALL LANDSCAPE PLAN
L1.02	ENLARGED LANDSCAPE PLAN

ZONING SITE PLAN NOTE	
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OWNER/DEVELOPER	ENGINEER
HENMICK LLC 4380 NORTH OLD STATE ROAD DELAWARE, OHIO 430158 ATTN: MICHAEL SHEETS EMAIL: NICK@HENMICK.COM PHONE: (614) 551-9587	GANDEE HEYDINGER GROUP 5676 STATE ROUTE 521, SUITE B DELAWARE, OH. 43015 ATTN: AARON HEYDINGER P.E. EMAIL: AHEYDINGER@GHGCIVIL.COM PHONE: (614) 942-6042

ENGINEER:

GANDEE HEYDINGER GROUP, LLC
5676 STATE ROUTE 521, SUITE B
DELAWARE, OHIO, 43015
PHONE: (614) 942-6042

REGISTERED ENGINEER'S SIGNATURE _____ DATE 6 / 12 / 2024



PLAN PREPARED BY:
GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
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BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
4380 NORTH OLD STATE ROAD
DELAWARE, OHIO 43015
**REZONING & FINAL DEVELOPMENT PLAN
COVER SHEET**

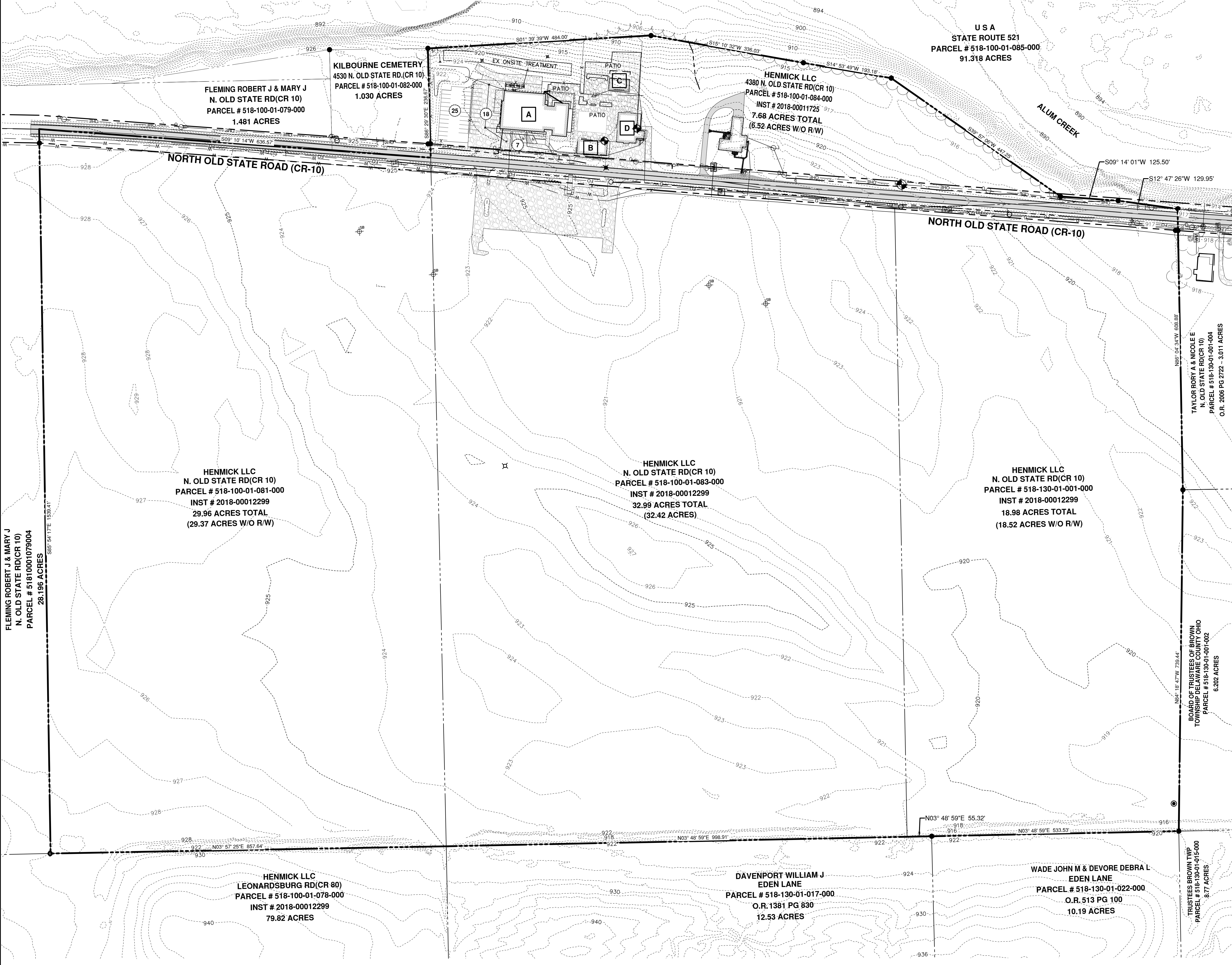
NO.	DATE	REVISION DESCRIPTION
A	6 / 12 / 24	INITIAL CONCEPT REVIEW

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE:	6 / 12 / 24
SCALE:	AS SHOWN
DRAWN BY:	MC
CHECKED BY:	AH
PROJECT NUMBER:	23-113-02
DRAWING NUMBER:	FDP-1
SHEET NUMBER:	1

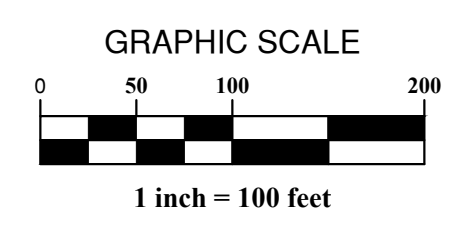
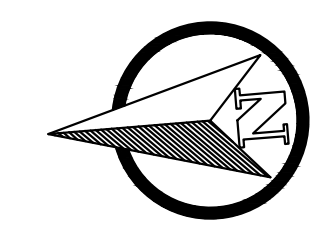
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LEGEND

- EXISTING STORM STRUCTURES
- EXISTING SANITARY SERVICE OR TREATMENT
- EXISTING WATER METER, VALVE, HYDRANT
- EXISTING GAS VALVE
- EXISTING ELECTRIC OR TELECOM BOXES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING AIR CONDITIONER UNIT
- EXISTING SIGN
- EXISTING TREE
- EXISTING TREELINE
- BENCHMARK
- SOIL BORING / TEST HOLE
- EXISTING BUILDINGS
- EXISTING BUILDING REFERENCE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING MULCH PATIO / PLAY AREA



ZONING SITE PLAN NOTE

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PLAN PREPARED FOR:
GHD
 GANDEE HEYDINGER GROUP
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BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
 4380 NORTH OLD STATE ROAD
 DELAWARE, OHIO 43015
REZONING & FINAL DEVELOPMENT PLAN
EXISTING CONDITION PLAN

NO.	REVISION DESCRIPTION	DATE
A	INITIAL CONCEPT REVIEW	6 / 12 / 24

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:	6 / 12 / 24
SCALE:	AS SHOWN
DRAWN BY:	MC
CHECKED BY:	AH
PROJECT NUMBER	23-113-02
DRAWING NUMBER	FDP-2
SHEET NUMBER	2

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PROPOSED PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



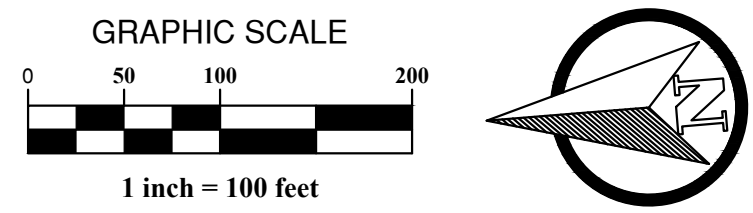
PLAN PREPARED FOR:
GHG
 GANDEE HEYDINGER GROUP
 CIVIL ENGINEERS & SURVEYORS
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BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENRICK BREWERY & INN
 4380 NORTH OLD STATE ROAD
 DELAWARE, OHIO 43015
REZONING & FINAL DEVELOPMENT PLAN
PHASING PLAN

NO.	DATE	REVISION DESCRIPTION
A	6/12/24	INITIAL CONCEPT REVIEW

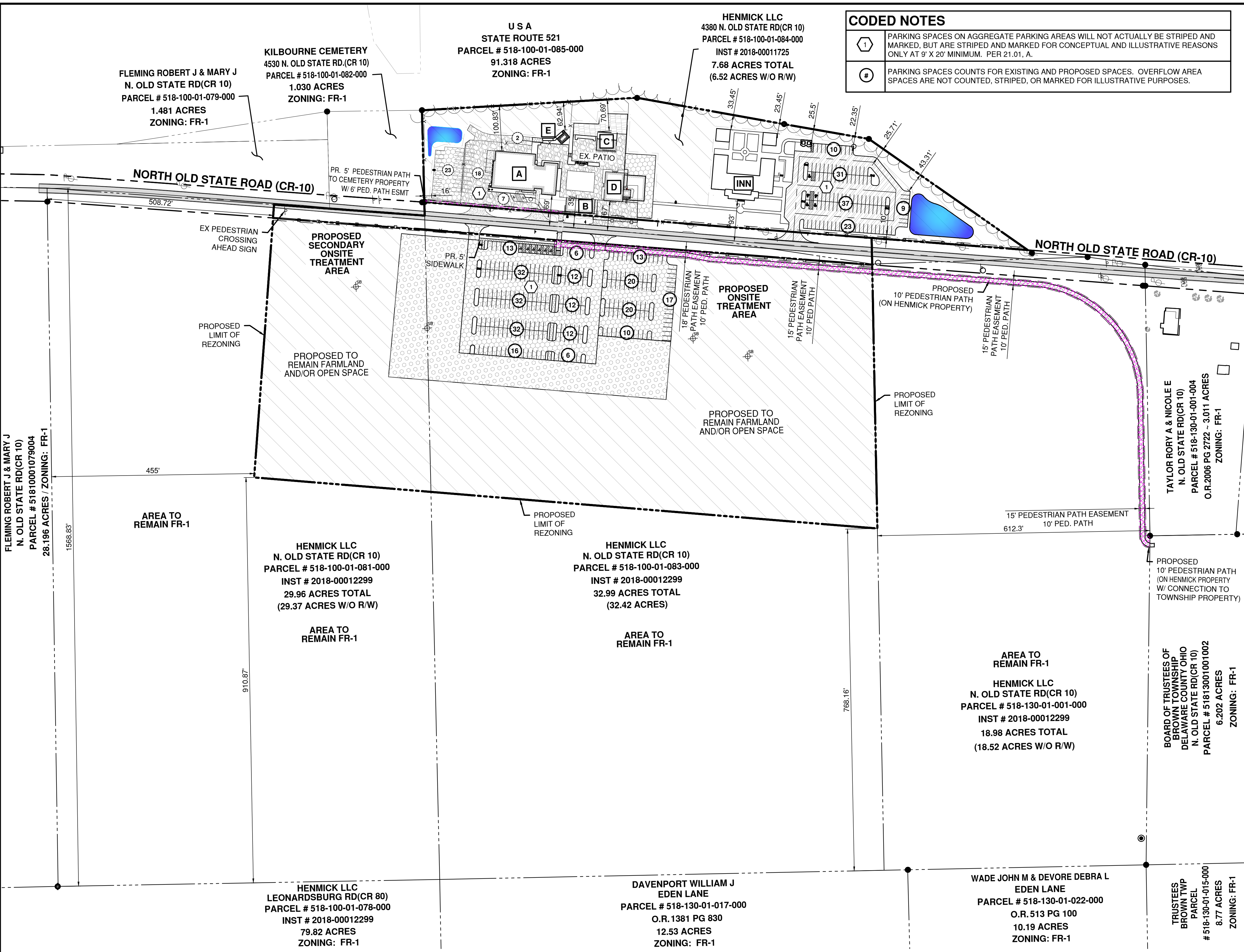
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DATE: 6/12/24
 SCALE: AS SHOWN
 DRAWN BY: MC
 CHECKED BY: AH
 PROJECT NUMBER: 23-113-02
 DRAWING NUMBER: **FDP-3**
 SHEET NUMBER: **3**

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CODED NOTES	
①	PARKING SPACES ON AGGREGATE PARKING AREAS WILL NOT ACTUALLY BE STRIPED AND MARKED, BUT ARE STRIPED AND MARKED FOR CONCEPTUAL AND ILLUSTRATIVE REASONS ONLY AT 9' X 20' MINIMUM. PER 21.01, A.
②	PARKING SPACES COUNTS FOR EXISTING AND PROPOSED SPACES. OVERFLOW AREA SPACES ARE NOT COUNTED, STRIPED, OR MARKED FOR ILLUSTRATIVE PURPOSES.

GENERAL ZONING INFORMATION		
ADDRESS:	4380 NORTH OLD STATE ROAD, DELAWARE OH 43015	
PARCEL NUMBERS:	51810001084000, 51810001083000, 51810001081000	
ZONING CLASSIFICATION:	FARM RESIDENCE DISTRICT (FR-1)	
OVERLAY:	N/A	
PROPOSED RE-ZONING:	PC DISTRICT	
	SETBACKS PER Section 14.06, A	
	REQUIRED	PROVIDED
FRONT YARD BUILDING SET BACK (Section 14.06, A, 6):	As approved per plan	35' FROM C/L OF N. OLD STATE ROAD (equal to setback of Existing Building 'B')
SIDE YARD BUILDING SET BACK (Section 14.06, A, 10):	100' or as approved per plan	100' provided
REAR YARD BUILDING SET BACK (Section 14.06, A, 11):	As approved per plan	10'
PARKING SET BACK (Section 14.06, A, 12):	35 feet of the lot line of a residential district	East line: 22.35' North Line: 16' South & West line: Greater(>) than 35'
PARKING SETBACK OLD STATE ROAD:	0'	0'
PARKING SETBACK (21.01.(D)) SIDE YARDS:	Greater(>) than or Equal(=) to 6'	0' internal side yards Greater(>) than 6' external
PARKING SETBACK (21.01.(D)) REAR YARDS:	Greater(>) than or Equal(=) to 6'	Greater(>) than 6'
PARKING AREA LOCATION (21.01.(D)) parking in front of the main structure may be permitted only if not more than 40% of the front setback area outside of the right of way is occupied by parking	Not more than 40%	14% of parking area is located in the Front Setback area on the East & 0% of parking area is located in the Front setback on the West side of North Old State Road
PARKING AREA LOCATION (21.01.(D)) all parking spaces shall be located on the same lot with the building or use served.	All parking on on same lot with the building or use served	Parking is not fully located on the same lot with the building and or use.
BUILDING HEIGHT DATA (Section 14.06, A, 17)		
EX. BUILDING 'A' HEIGHT:	35' MAXIMUM	35' PER TEKTON PLANS
EX. BUILDING 'B' HEIGHT:	35' MAXIMUM	21'
EX. BUILDING 'C' HEIGHT:	35' MAXIMUM	25'
EX. BUILDING 'D' HEIGHT:	35' MAXIMUM	27'
PR. BUILDING 'E' HEIGHT:	35' MAXIMUM	23' PER TEKTON PLAN
PR. INN (HOTEL & MOTEL) & RESTAURANT HEIGHT:	35' MAXIMUM	42'
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	39041C0150K	
MOST RECENT EFFECTIVE DATE OF FIRM:	APRIL 16, 2009	
BASE FLOOD ELEVATION (BFE):	N/A	
FLOOD ZONE:	ZONE: X+A2:C29A1:C29	

PARKING DATA TABLE	
Building A (Brewery Inside) and Building B and Building C:	
Restaurant:	1,747 s.f. – 38 parking spaces required
Manufacturing:	3,634 s.f., plus Building B, Manufacturing (1,920 s.f.); plus, Building C, Manufacturing (1,050 s.f.) - 25 (20 + 3 + 2)
Assembly:	2,423 s.f. – 57 parking spaces required
Office:	903 s.f. – 3 parking spaces required
Total Required:	123 parking spaces
Building A (Brewery Outside Patios):	
Assembly:	7,400 s.f. – 181 parking spaces
Total Required:	181 parking spaces
Building E (Assembly):	
Assembly:	384 s.f. – 6 parking spaces
Building A (Brewery Inside/ Outside Patios) and Building B and Building C and Building E – Total required: 310 parking spaces; total provided: 223	
Building D (Restaurant):	
Restaurant:	5,375 s.f. – 56 parking spaces
Total Required:	56 parking spaces; total provided: 60
Inn/Tavern:	
Basement (Restaurant and Assembly):	
Restaurant:	4,250 s.f. – 25 parking spaces
Assembly:	1,300 s.f. – 20 parking spaces
Total Required for Basement:	45 parking spaces; total provided: 45
Pavilions (Assembly):	
Assembly:	1,500 s.f. – 20 parking spaces
Total Required for Pavilions:	20 parking spaces; total provided: 20
Inn 1st and 2nd Floors (Hotel/Motel):	
18 Guest Units:	18 parking spaces
Assembly:	3,200 s.f. – 43 parking spaces
Total Required:	61 parking spaces; total provided: 65
Inn/Tavern – Total required 126 parking spaces; total provided: 130	
*Grand Total Parking Spaces Required 492; Grand Total Provided: 413	

LEGEND

	EXISTING BUILDINGS		EXISTING ASPHALT		OVERFLOW PARKING AREA (GRASS)
	PROPOSED BUILDING		PROPOSED ASPHALT		PROPOSED PEDESTRIAN PATH EASEMENT
	EXISTING CONCRETE		EXISTING GRAVEL TO REMAIN		PROPOSED FARMLAND AND/OR OPEN SPACE AREA
	PROPOSED CONCRETE		PROPOSED GRAVEL		EXISTING MULCH PATIO / PLAY AREA

ZONING SITE PLAN NOTE

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SITE DATA TABLE	
SITE AREA:	26.736 ACRES TOTAL (25.112 ACRES w/o PROW)
TOTAL DISTURBED AREA (INCL. R/W):	8.00 ACRES
R/W DISTURBED AREA:	0.25 ACRES
OPEN SPACE REQUIRED (30.00%) (Section 14.06, A, 3):	7.67 ACRES
OPEN SPACE PROPOSED:	15.302 ACRES
OPEN SPACE PERCENTAGE PROPOSED:	60.9%
PRE-DEVELOPED IMPERVIOUS AREA:	2.18 ACRES
POST-DEVELOPED IMPERVIOUS AREA:	6.01 ACRES

PLAN PREPARED FOR:

PLAN PREPARED BY:

GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.8042
WWW.GHDCIVIL.COM

BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
4380 NORTH OLD STATE ROAD
DELAWARE, OHIO 43015

**REZONING & FINAL DEVELOPMENT PLAN
OVERALL SITE PLAN**

NO.	DATE	REVISION DESCRIPTION
A	6/12/24	INITIAL CONCEPT REVIEW

PRELIMINARY
NOT FOR
CONSTRUCTION

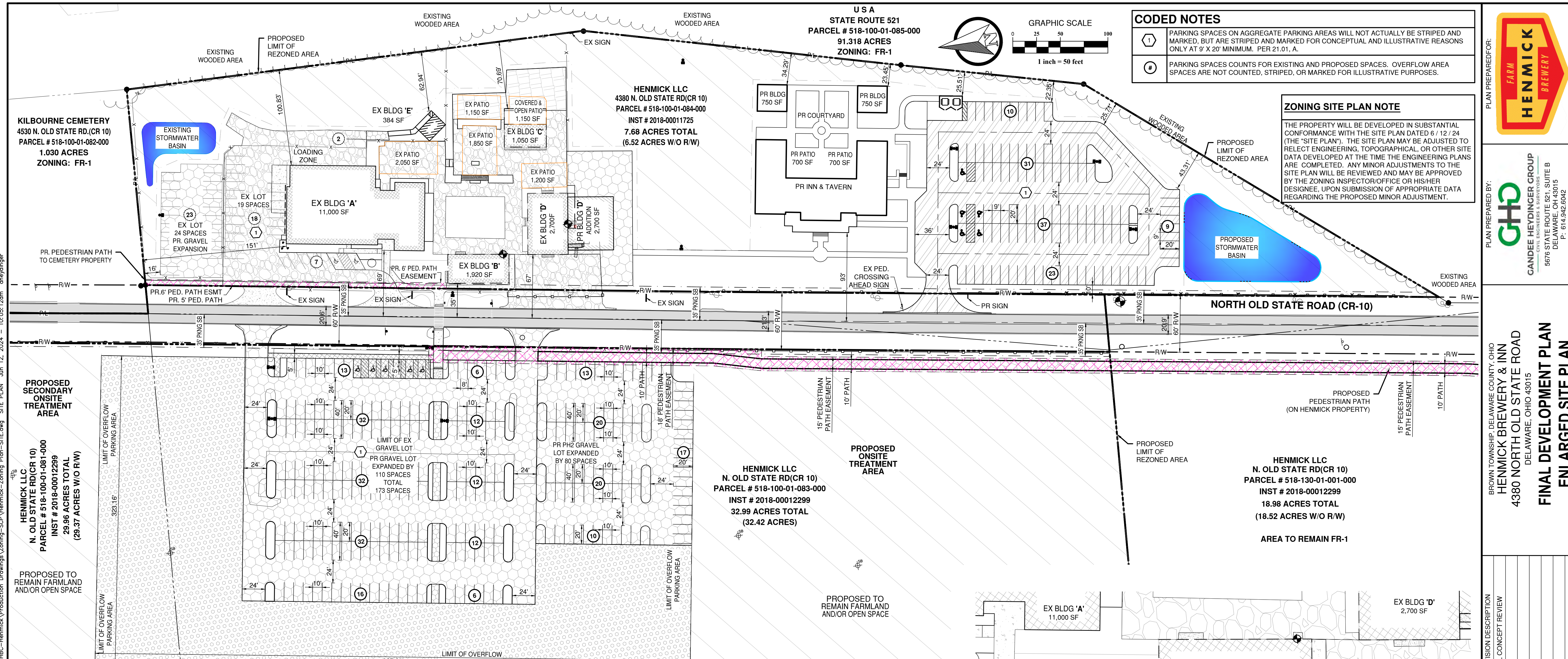
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SCALE: AS SHOWN

DRAWN BY: MC
CHECKED BY: AH

PROJECT NUMBER: 23-113-02

DRAWING NUMBER: FDP-4

SHEET NUMBER: 4



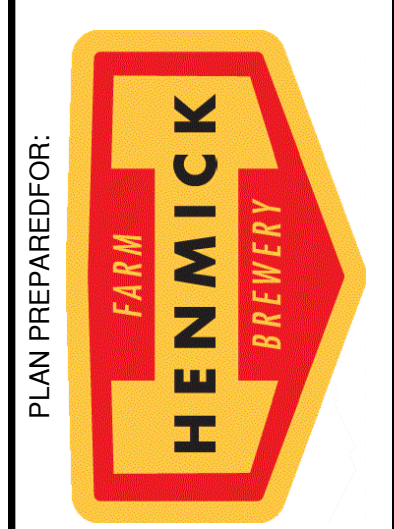
CODED NOTES

① PARKING SPACES ON AGGREGATE PARKING AREAS WILL NOT ACTUALLY BE STRIPED AND MARKED, BUT ARE STRIPED AND MARKED FOR CONCEPTUAL AND ILLUSTRATIVE REASONS ONLY AT 9' X 20' MINIMUM. PER 21.01, A.

② PARKING SPACES COUNTS FOR EXISTING AND PROPOSED SPACES. OVERFLOW AREA SPACES ARE NOT COUNTED, STRIPED, OR MARKED FOR ILLUSTRATIVE PURPOSES.

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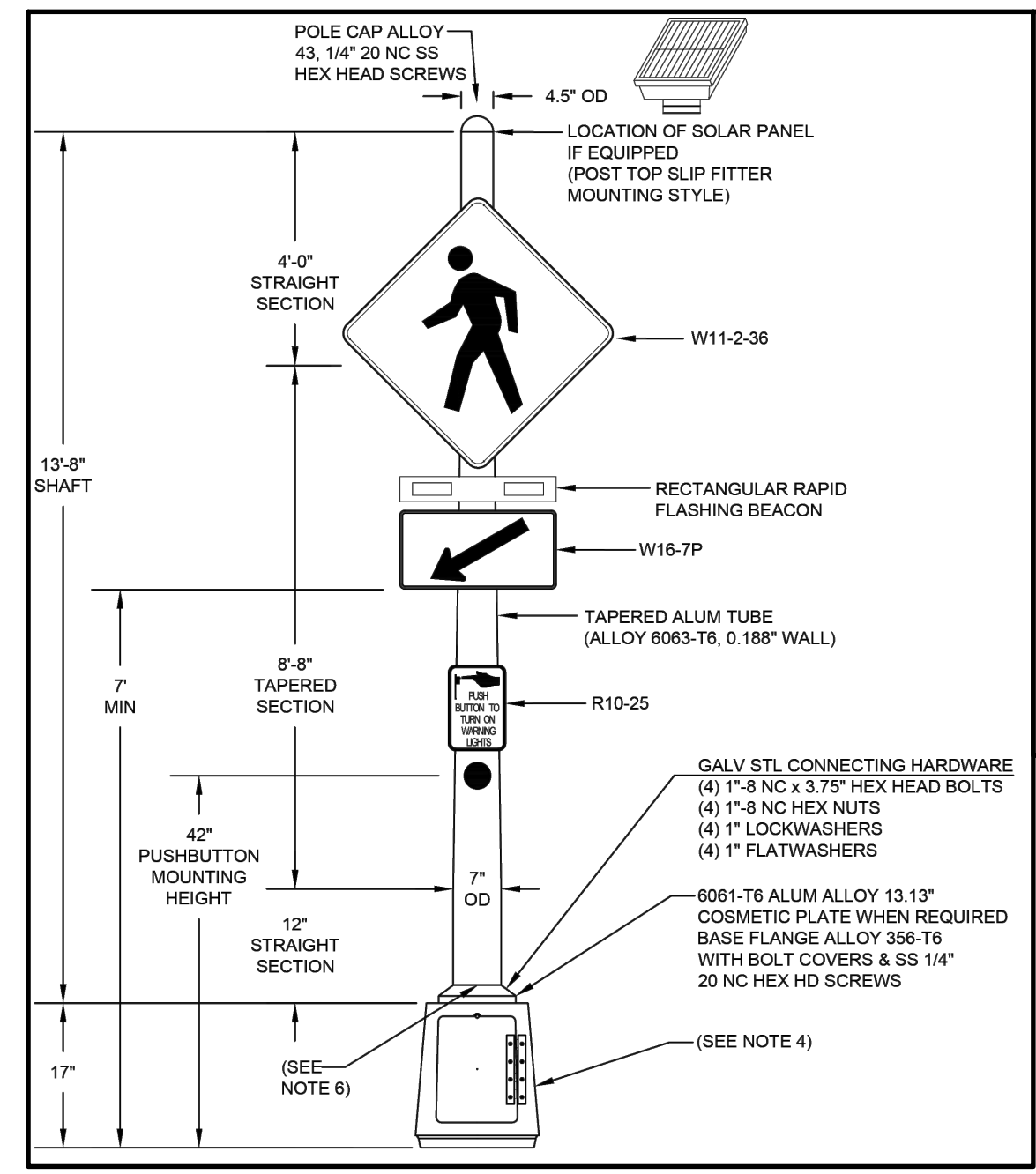
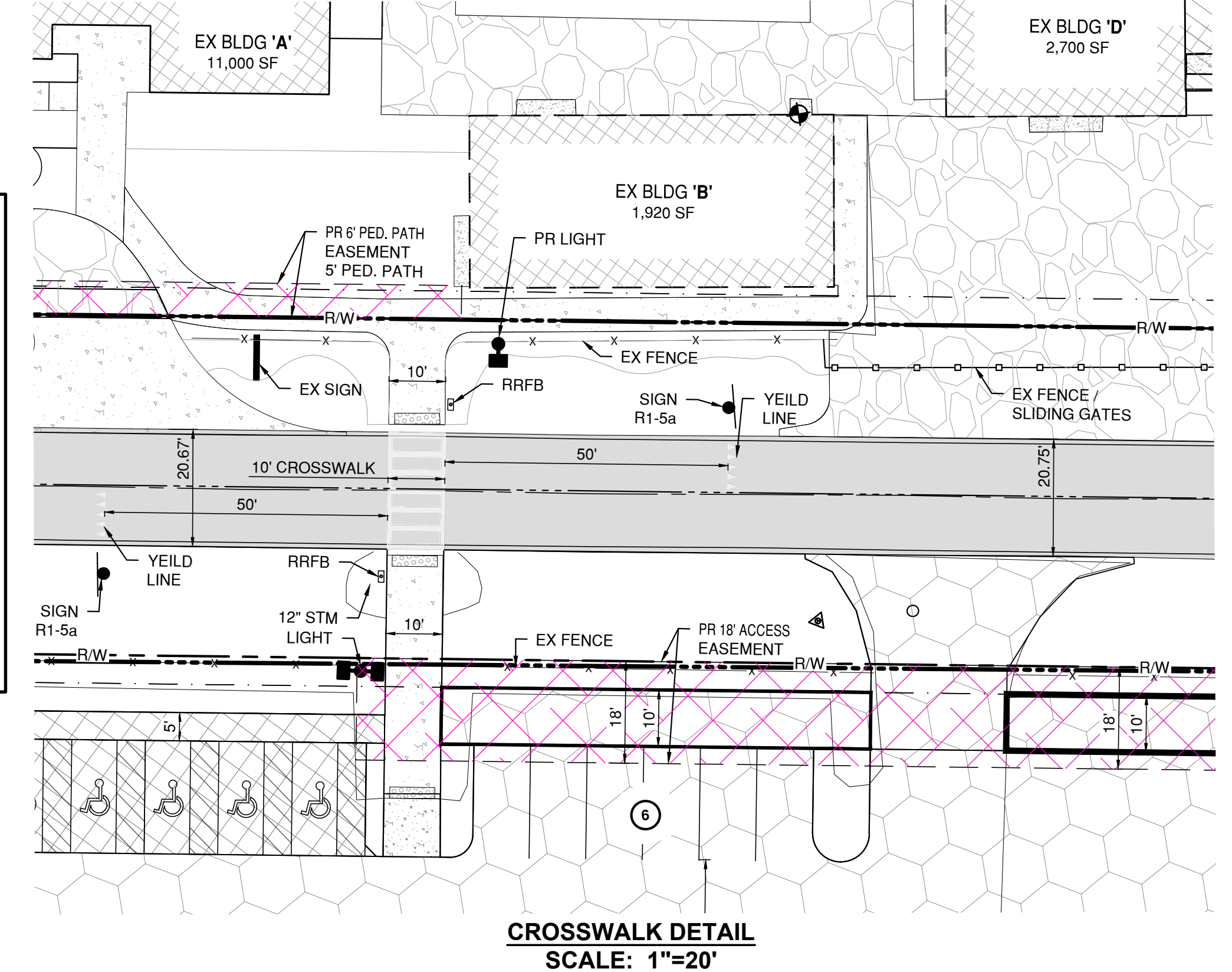
PLAN PREPARED BY:
GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.6042
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BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENRICK BREWERY & INN
4380 NORTH OLD STATE ROAD
DELAWARE, OHIO 43015
FINAL DEVELOPMENT PLAN
ENLARGED SITE PLAN

NO.	DATE	REVISION DESCRIPTION
A	6/12/24	INITIAL CONCEPT REVIEW

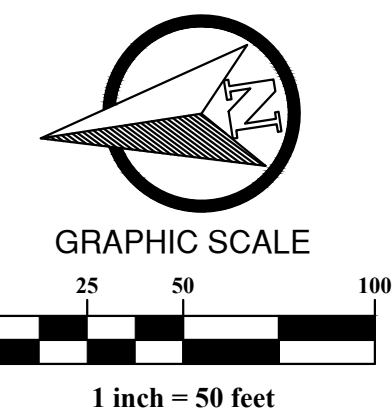
PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 6/12/24
SCALE: AS SHOWN
DRAWN BY: MC
CHECKED BY: AH
PROJECT NUMBER: 23-113-02
DRAWING NUMBER: **FDP-5**
SHEET NUMBER: **5**

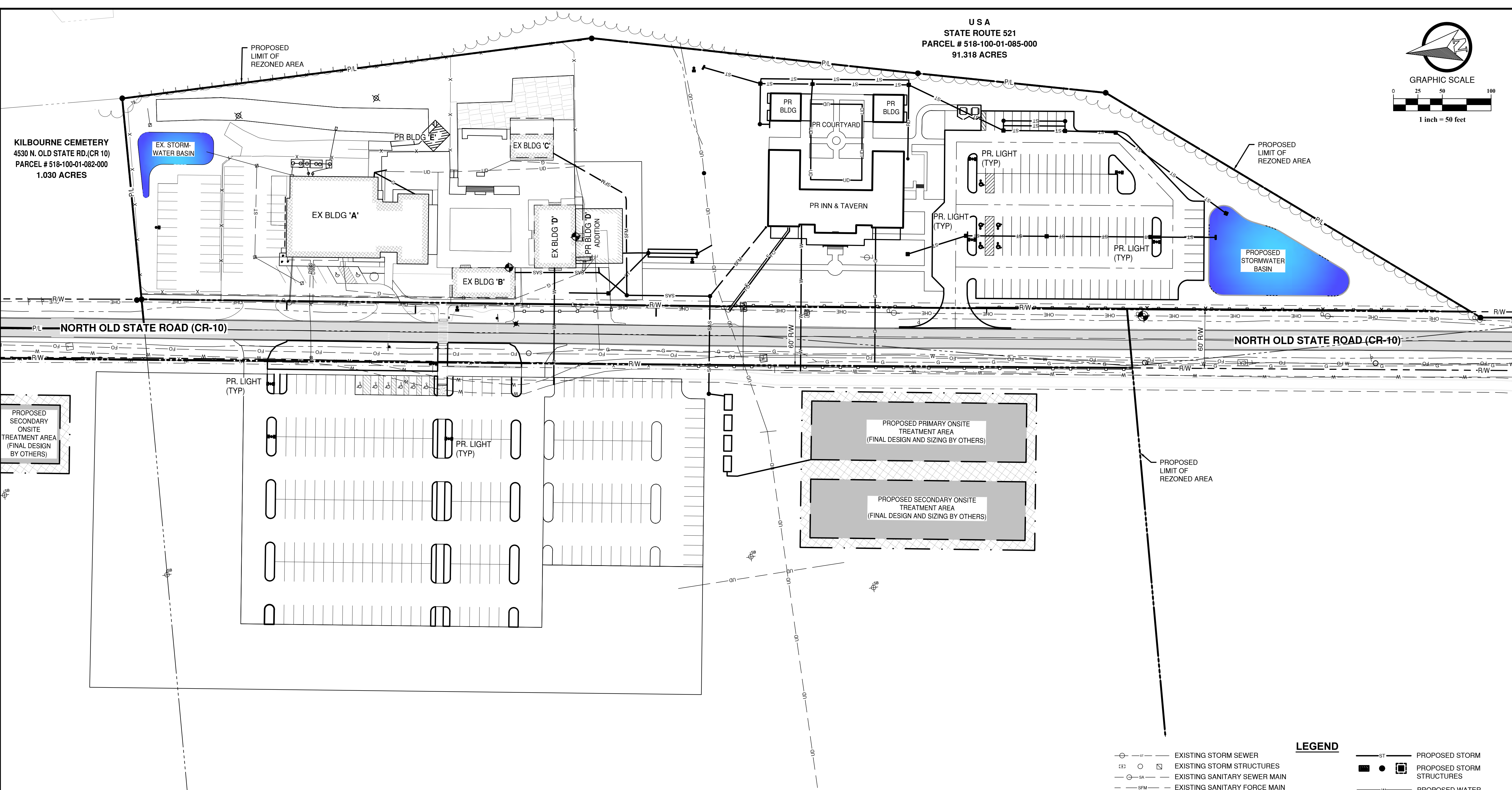


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USA
STATE ROUTE 521
PARCEL # 518-100-01-085-000
91.318 ACRES



KILBOURNE CEMETERY
4530 N. OLD STATE RD. (CR 10)
PARCEL # 518-100-01-082-000
1.030 ACRES



PROPOSED SECONDARY ONSITE TREATMENT AREA (FINAL DESIGN BY OTHERS)

PROPOSED PRIMARY ONSITE TREATMENT AREA (FINAL DESIGN AND SIZING BY OTHERS)
PROPOSED SECONDARY ONSITE TREATMENT AREA (FINAL DESIGN AND SIZING BY OTHERS)

GENERAL NOTES

1. ALL WATER CONSTRUCTION SHALL CONFORM TO THE LATEST DEL-CO WATER STANDARDS AND SPECIFICATIONS.
2. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST DELAWARE COUNTY AND STATE OF OHIO STANDARDS AND SPECIFICATIONS.
3. ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST DELAWARE COUNTY STANDARDS AND SPECIFICATIONS.
4. ELECTRICAL SERVICE SHALL BE COORDINATED WITH UTILITY COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. COMMUNICATION SERVICE SHALL BE COORDINATED WITH UTILITY COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. GAS SERVICE SHALL BE COORDINATED WITH UTILITY COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL PLANS FOR DETAILS.

ZONING SITE PLAN NOTE

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LEGEND

	EXISTING STORM SEWER		PROPOSED STORM STRUCTURES
	EXISTING STORM STRUCTURES		PROPOSED WATER
	EXISTING SANITARY SEWER MAIN		PROPOSED WATER METER, VALVE, HYDRANT
	EXISTING SANITARY FORCE MAIN		BENCHMARK
	EXISTING SANITARY SEWER SERVICE		SOIL BORING / TEST HOLE
	EXISTING WATERLINE		PROPOSED SIGN
	EXISTING WATER METER, VALVE, HYDRANT		RRFB (RECTANGULAR RAPID-FLASHING BEACON)
	EXISTING GAS		PROPOSED SANITARY MANHOLE
	EXISTING GAS VALVE		EXISTING BUILDINGS
	EXISTING ELECTRIC		PROPOSED BUILDING
	EXISTING OVERHEAD UTILITIES		PROPOSED ONSITE SANITARY TREATMENT AREA
	EXISTING TELECOMMUNICATION		PROPOSED ONSITE SANITARY TREATMENT BUFFER
	EXISTING FIBER OPTIC		
	EXISTING ELECTRIC OR TELECOM BOXES		
	EXISTING UTILITY POLE		
	EXISTING LIGHT POLE		
	EXISTING FENCE		
	EXISTING AIR CONDITIONER UNIT		
	EXISTING SIGN		
	EXISTING TREE		
	EXISTING TREELINE		
	PROPOSED ELECTRIC		
	PROPOSED COMMUNICATION		
	PROPOSED GAS		



PLAN PREPARED BY:
GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.6042
WWW.GHDCIVIL.COM

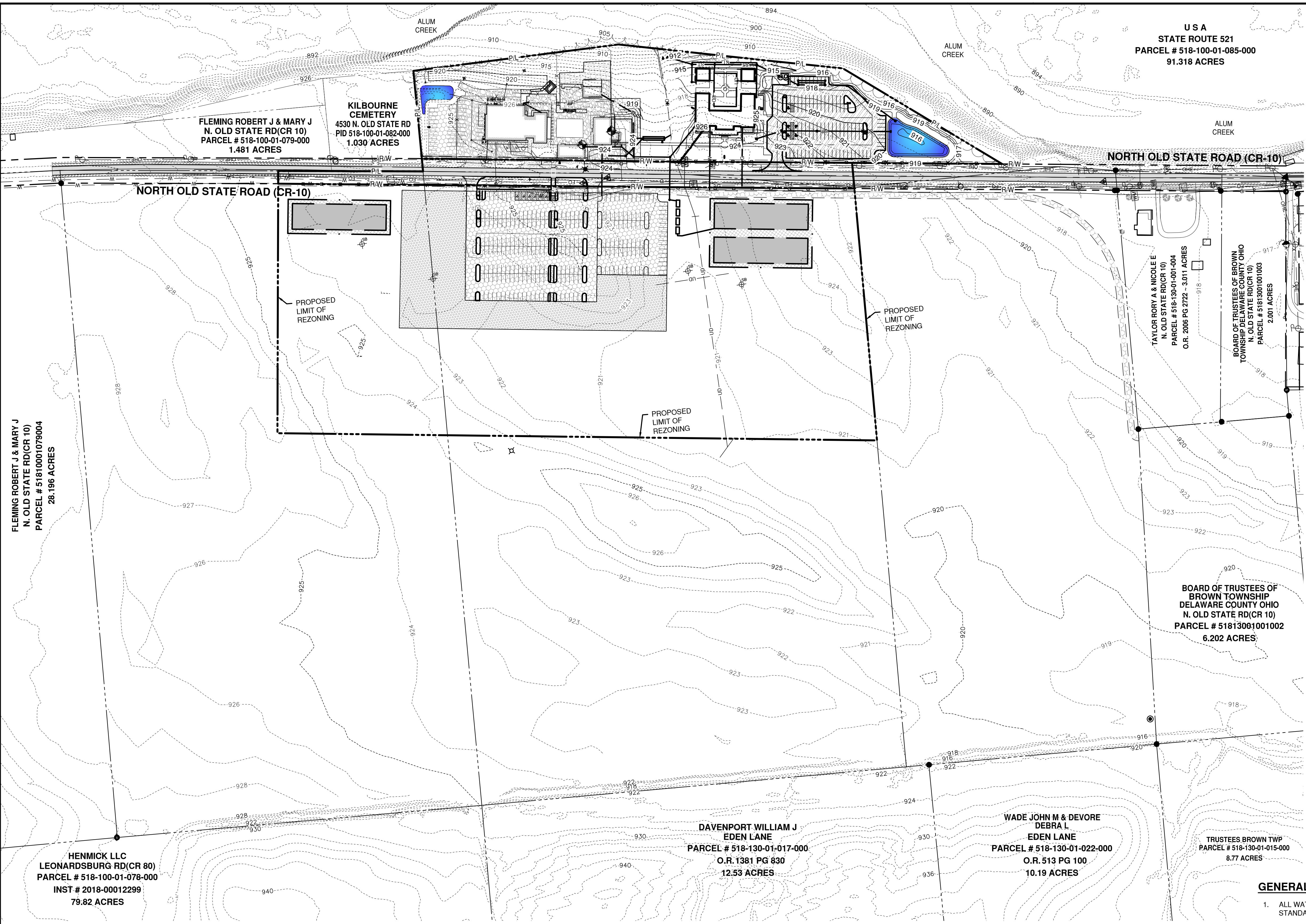
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
4380 NORTH OLD STATE ROAD
DELAWARE, OHIO 43015
FINAL DEVELOPMENT PLAN
ENLARGED UTILITY PLAN

NO.	DATE	REVISION DESCRIPTION
A	6 / 12 / 24	INITIAL CONCEPT REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	6 / 12 / 24
SCALE:	AS SHOWN
DRAWN BY:	MC
CHECKED BY:	AH
PROJECT NUMBER:	23-113-02
DRAWING NUMBER:	FDP-6
SHEET NUMBER:	6

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USA
STATE ROUTE 521
PARCEL # 518-100-01-085-000
91.318 ACRES

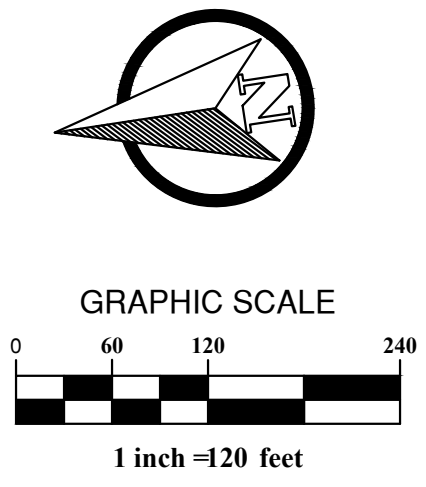
LEGEND	
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURES
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY FORCE MAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING WATERLINE
	EXISTING WATER METER, VALVE, HYDRANT
	EXISTING GAS
	EXISTING GAS VALVE
	EXISTING ELECTRIC
	EXISTING OVERHEAD UTILITIES
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	EXISTING LIGHT POLE
	EXISTING FENCE
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	EXISTING SIGN
	EXISTING TREE
	EXISTING TREELINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BENCHMARK
	PROPOSED SANITARY
	PROPOSED SAN MANHOLE
	PROPOSED STORM
	PROPOSED STORM STRUCTURES
	PROPOSED WATER
	PROPOSED WATER METER, VALVE, HYDRANT
	PROPOSED ELECTRIC
	PROPOSED COMMUNICATION
	PROPOSED GAS
	FLOW ARROWS
	EXISTING BUILDINGS
	PROPOSED BUILDING
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING GRAVEL TO REMAIN
	PROPOSED GRAVEL
	OVERFLOW PARKING AREA
	PROPOSED ONSITE SANITARY TREATMENT AREA
	PROPOSED ONSITE SANITARY TREATMENT BUFFER

GENERAL NOTES

- ALL WATER CONSTRUCTION SHALL CONFORM TO THE LATEST DEL-CO WATER STANDARDS AND SPECIFICATIONS.
- ALL SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST DELAWARE COUNTY AND STATE OF OHIO STANDARDS AND SPECIFICATIONS.
- ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST DELAWARE COUNTY STANDARDS AND SPECIFICATIONS.
- ELECTRICAL SERVICE SHALL BE COORDINATED WITH UTILITY COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK, SEE ARCHITECTURAL PLANS FOR DETAILS.
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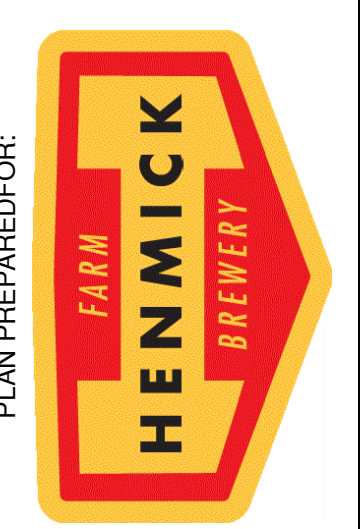
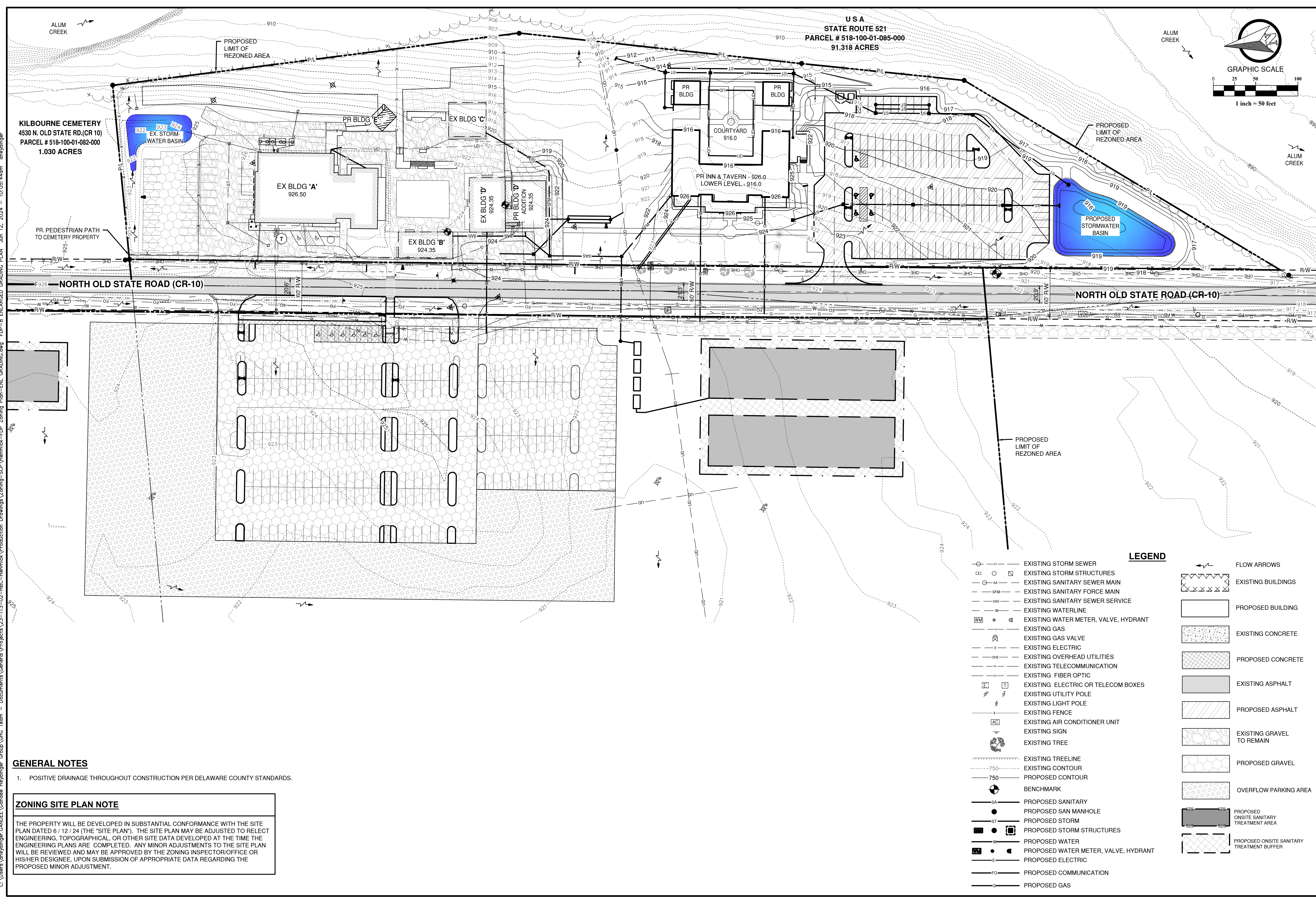
PLAN PREPARED FOR:
GHG
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.8042
WWW.GHGCIVIL.COM

BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
4380 NORTH OLD STATE ROAD
DELAWARE, OHIO 43015
FINAL DEVELOPMENT PLAN
OVERALL GRADING & UTILITY PLAN

NO.	DATE	REVISION DESCRIPTION
A	6 / 12 / 24	INITIAL CONCEPT REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	6 / 12 / 24
SCALE:	AS SHOWN
DRAWN BY:	MC
CHECKED BY:	AH
PROJECT NUMBER:	23-113-02
DRAWING NUMBER:	FDP-7
SHEET NUMBER:	7



PLAN PREPARED BY:
GHD
 CANDEE HEYDINGER GROUP
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BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
HENMICK BREWERY & INN
 4380 NORTH OLD STATE ROAD
 DELAWARE, OHIO 43015
FINAL DEVELOPMENT PLAN
ENLARGED GRADING PLAN

NO.	DATE	REVISION DESCRIPTION
A	6/12/24	INITIAL CONCEPT REVIEW

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:	6/12/24
SCALE:	AS SHOWN
DRAWN BY:	MC
CHECKED BY:	AH
PROJECT NUMBER:	23-113-02
DRAWING NUMBER:	FDP-8
SHEET NUMBER:	8

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GENERAL NOTES

- POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION PER DELAWARE COUNTY STANDARDS.

ZONING SITE PLAN NOTE

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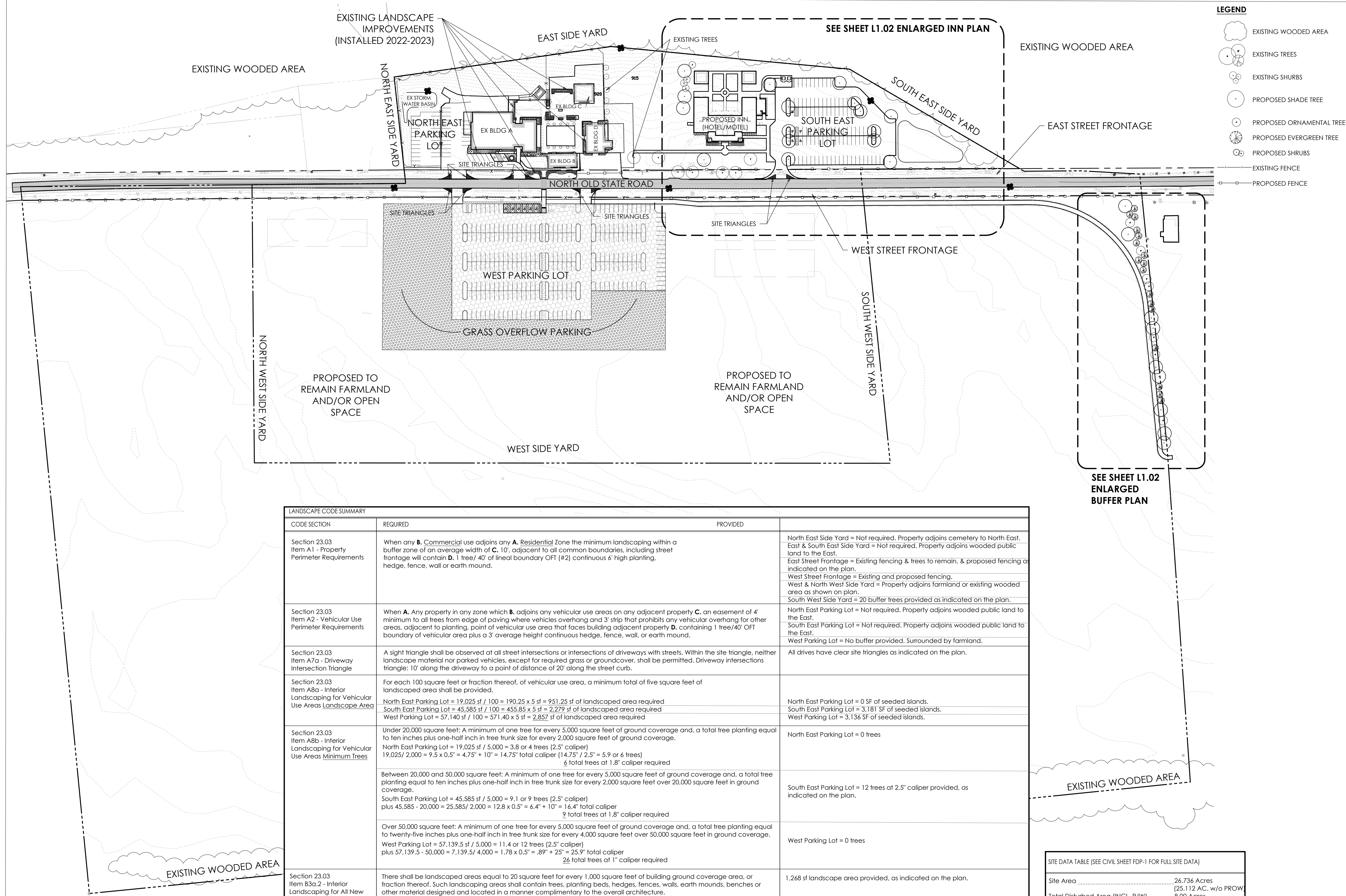
- LEGEND**
- EXISTING STORM SEWER
 - EXISTING STORM STRUCTURES
 - SA— EXISTING SANITARY SEWER MAIN
 - SFM— EXISTING SANITARY FORCE MAIN
 - SAS— EXISTING SANITARY SEWER SERVICE
 - W— EXISTING WATERLINE
 - WM— EXISTING WATER METER, VALVE, HYDRANT
 - G— EXISTING GAS
 - E— EXISTING ELECTRIC
 - CHE— EXISTING OVERHEAD UTILITIES
 - TT— EXISTING TELECOMMUNICATION
 - FO— EXISTING FIBER OPTIC
 - E/TE— EXISTING ELECTRIC OR TELECOM BOXES
 - UP— EXISTING UTILITY POLE
 - LP— EXISTING LIGHT POLE
 - X— EXISTING FENCE
 - AC— EXISTING AIR CONDITIONER UNIT
 - S— EXISTING SIGN
 - T— EXISTING TREE
 - TL— EXISTING TREELINE
 - 750— EXISTING CONTOUR
 - 750— PROPOSED CONTOUR
 - B— BENCHMARK
 - SA— PROPOSED SANITARY
 - ST— PROPOSED SAN MANHOLE
 - ST— PROPOSED STORM
 - W— PROPOSED STORM STRUCTURES
 - W— PROPOSED WATER
 - E— PROPOSED WATER METER, VALVE, HYDRANT
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 - PROPOSED BUILDING
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - EXISTING GRAVEL TO REMAIN
 - PROPOSED GRAVEL
 - OVERFLOW PARKING AREA
 - S18/S19— PROPOSED ONSITE SANITARY TREATMENT AREA
 - S18/S19— PROPOSED ONSITE SANITARY TREATMENT BUFFER

SECTION I

LANDSCAPE PLAN SHEETS (REVISED)

LEGEND

- EXISTING WOODED AREA
- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING FENCE
- PROPOSED FENCE



LANDSCAPE CODE SUMMARY		REQUIRED	PROVIDED
Section 23.03 Item A1 - Property Perimeter Requirements	When any B . Commercial use adjoins any A . Residential Zone the minimum landscaping within a buffer zone of an average width of C . 10', adjacent to all common boundaries, including street frontage will contain D . 1 tree/ 40' of lineal boundary OFT (#2) continuous 6' high planting, hedge, fence, wall or earth mound.		North East Side Yard = Not required. Property adjoins cemetery to North East. East & South East Side Yard = Not required. Property adjoins wooded public land to the East. East Street Frontage = Existing fencing & trees to remain, & proposed fencing as indicated on the plan. West Street Frontage = Existing and proposed fencing. West & North West Side Yard = Property adjoins farmland or existing wooded area as shown on plan. South West Side Yard = 20 buffer trees provided as indicated on the plan.
Section 23.03 Item A2 - Vehicular Use Perimeter Requirements	When A . Any property in any zone which B . adjoins any vehicular use areas on any adjacent property C . an easement of 4' minimum to all trees from edge of paving where vehicles overhang and 3' strip that prohibits any vehicular overhang for other areas, adjacent to planting, point of vehicular use area that faces building adjacent property D . containing 1 tree/40' OFT boundary of vehicular area plus a 3' average height continuous hedge, fence, wall, or earth mound.		North East Parking Lot = Not required. Property adjoins wooded public land to the East. South East Parking Lot = Not required. Property adjoins wooded public land to the East. West Parking Lot = No buffer provided. Surrounded by farmland.
Section 23.03 Item A7a - Driveway Intersection Triangle	A sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within the site triangle, neither landscape material nor parked vehicles, except for required grass or groundcover, shall be permitted. Driveway intersections triangle: 10' along the driveway to a point of distance of 20' along the street curb.		All drives have clear site triangles as indicated on the plan.
Section 23.03 Item A8a - Interior Landscaping for Vehicular Use Areas Landscape Area	For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided. North East Parking Lot = 19,025 sf / 100 = 190.25 x 5 sf = 951.25 sf of landscaped area required South East Parking Lot = 45,585 sf / 100 = 455.85 x 5 sf = 2,279 sf of landscaped area required West Parking Lot = 57,140 sf / 100 = 571.40 x 5 sf = 2,857 sf of landscaped area required		North East Parking Lot = 0 SF of seeded islands. South East Parking Lot = 3,181 SF of seeded islands. West Parking Lot = 3,136 SF of seeded islands.
Section 23.03 Item A8b - Interior Landscaping for Vehicular Use Areas Minimum Trees	Under 20,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and, a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet of ground coverage. North East Parking Lot = 19,025 sf / 5,000 = 3.8 or 4 trees (2.5" caliper) 19,025 / 2,000 = 9.5 x 0.5" = 4.75" + 10" = 14.75" total caliper (14.75" / 2.5" = 5.9 or 6 trees) 6 total trees at 1.8" caliper required Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and, a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage. South East Parking Lot = 45,585 sf / 5,000 = 9.1 or 9 trees (2.5" caliper) plus 45,585 - 20,000 = 25,585 / 2,000 = 12.8 x 0.5" = 6.4" + 10" = 16.4" total caliper 9 total trees at 1.8" caliper required Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and, a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet in ground coverage. West Parking Lot = 57,139.5 sf / 5,000 = 11.4 or 12 trees (2.5" caliper) plus 57,139.5 - 50,000 = 7,139.5 / 4,000 = 1.78 x 0.5" = .89" + 25" = 25.9" total caliper 26 total trees at 1" caliper required		North East Parking Lot = 0 trees South East Parking Lot = 12 trees at 2.5" caliper provided, as indicated on the plan. West Parking Lot = 0 trees
Section 23.03 Item B3a.2 - Interior Landscaping for All New Developments Tree Planting Requirements	There shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building ground coverage area, or fraction thereof. Such landscaping areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other material designed and located in a manner complimentary to the overall architecture. Proposed Inn Building Ground Coverage Area = 24,150 sf / 1,000 = 24.15 x 20 sf = 483 sf landscaped area		1,268 sf landscape area provided, as indicated on the plan.
Section 23.04 Item A - Street Tree Planting	It shall be required that all sub-divider or developers plant tree along public streets of their developments in such a manner, type, quantity and location as approved by the Zoning Commission and as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of development. ...The minimum spacing between this and other trees is forty-five feet for large trees. ...		Existing Street Trees to remain.

SITE DATA TABLE (SEE CIVIL SHEET FDP-1 FOR FULL SITE DATA)	
Site Area	26,736 Acres (25.112 AC. w/o PROW)
Total Disturbed Area (INCL. R/W)	8.00 Acres
R/W Disturbed Area	0.25 Acres
Open Space Required	7.67 Acres
Open Space Proposed	15.302 Acres
Pre-Developed Impervious Area	2.18 Acres
Post-Development Impervious Area	6.01 Acres

CONSULTANTS

**HENMICK
INN**

4380 N OLD STATE ROAD
DELAWARE, 43015

CLIENT

PROJECT NO. 23094
Date: 6/13/2024
Issued for: Zoning Compliance

REVISIONS

△

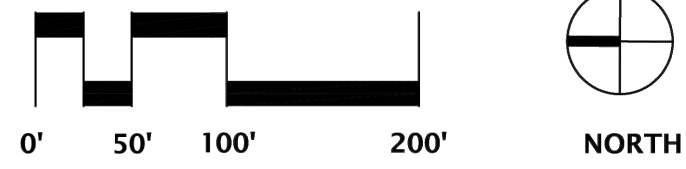
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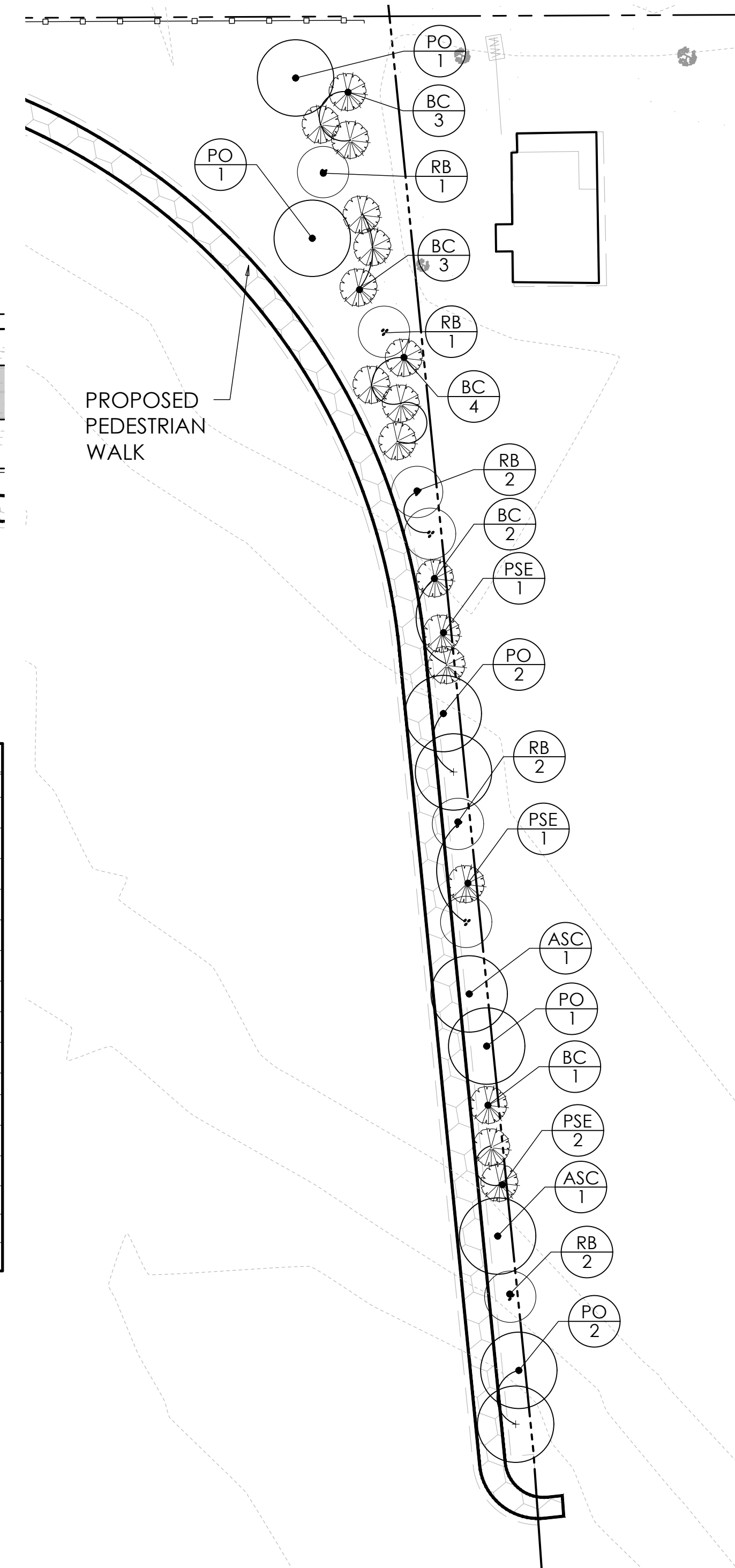
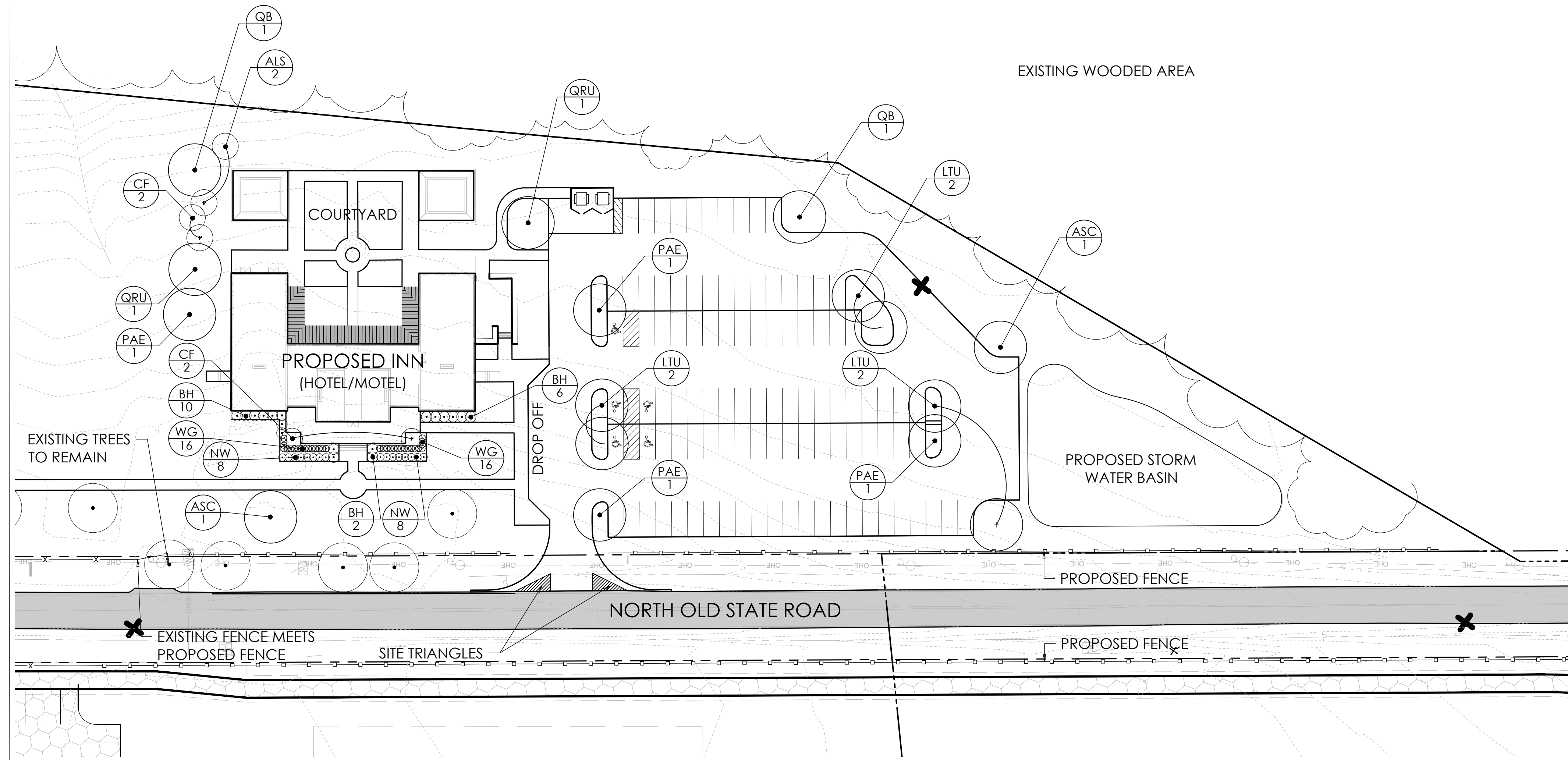
Sheet Title
**OVERALL
LANDSCAPE PLAN**

PRELIMINARY
NOT FOR CONSTRUCTION

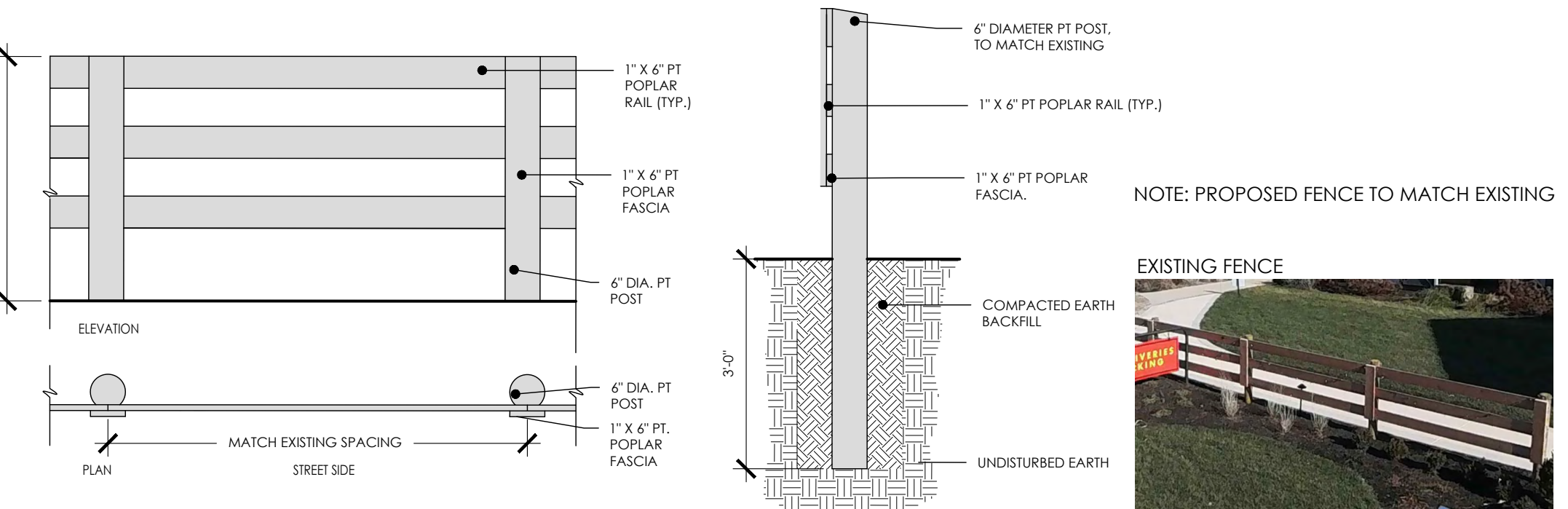
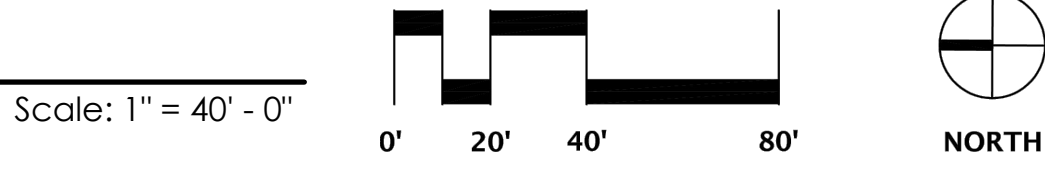
Sheet Number

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1 ENLARGED INN LANDSCAPE PLAN

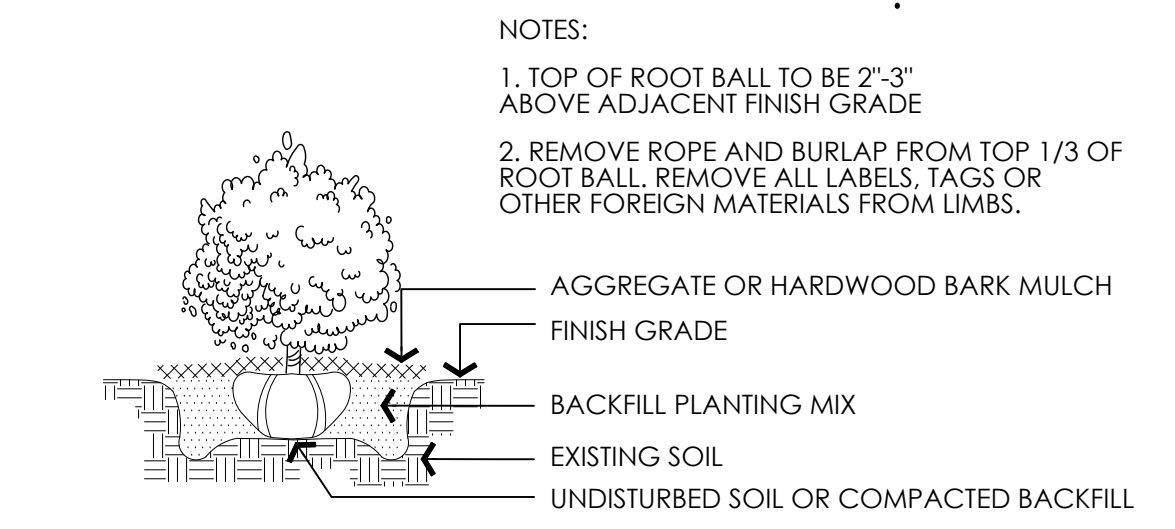
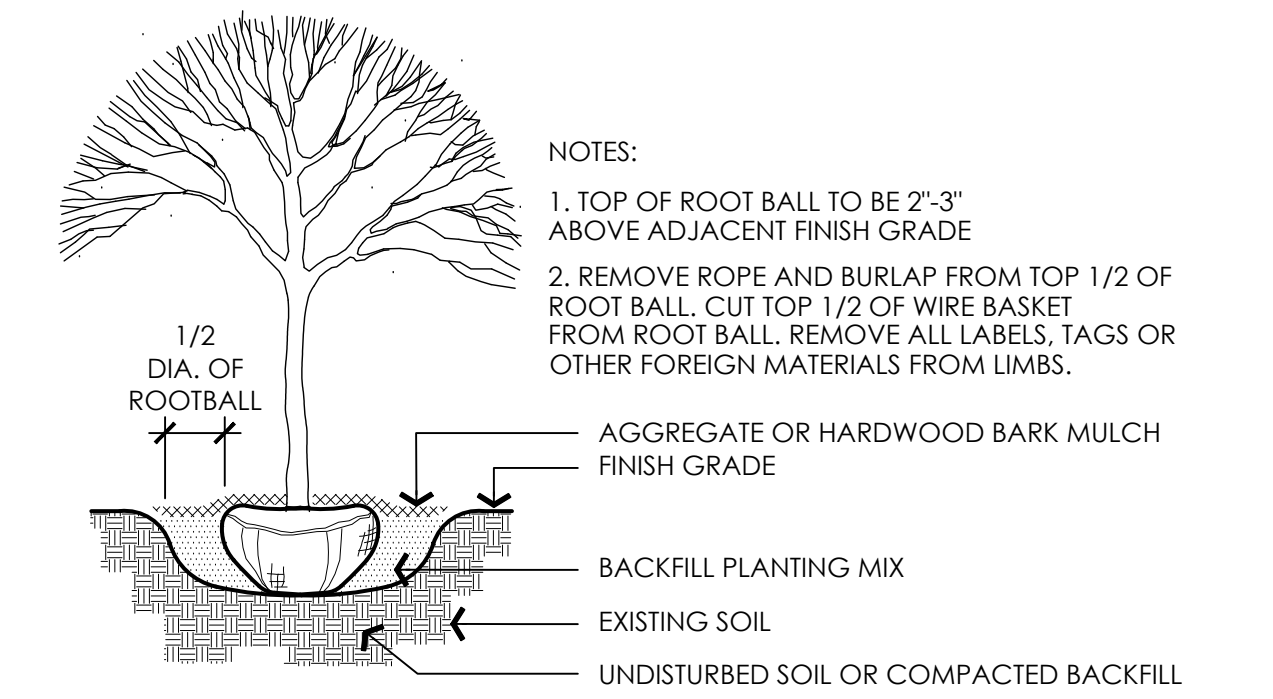


PLANT MATERIALS LIST CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
4	ASC	<i>Acer saccharum</i>	SUGAR MAPLE	2.5" Cal.	B&B	
2	QB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2.5" Cal.	B&B	
6	LTU	<i>Liriodendron tulipifera</i>	TULIP TREE	2.5" Cal.	B&B	
4	PAE	<i>Platanus x acerifolia</i> 'Morton Circle'	EXCLAMATION LONDON PLANE TREE	2.5" Cal.	B&B	
2	QRU	<i>Quercus rubra</i>	RED OAK	2.5" Cal.	B&B	
7	PO	<i>Quercus palustris</i>	PIN OAK	2.5" Cal.	B&B	
8	RB	<i>Betula nigra</i>	RIVER BIRCH	2.5" Cal.	B&B	MULTI-STEM
13	BC	<i>Taxodium distichum</i> var. <i>distichum</i>	BALD CYPRESS	2.5" Cal.	B&B	
4	PSE	<i>Pinus strobus</i>	EASTERN WHITE PINE	2.5" Cal.	B&B	
ORNAMENTAL TREES						
2	ALS	<i>Amelanchier laevis</i>	ALLEGHENY SERVICEBERRY	8' Hgt.	B&B	MULTI-STEM
4	CF	<i>Cornus florida</i>	FLOWERING DOGWOOD	6' Hgt.	B&B	MULTI-STEM
SHRUBS/PERENNIALS						
12	BH	<i>Hydrangea paniculata</i> 'ivobo'	BOBO HYDRANGEA	1 Gal.	Cont.	
32	WG	<i>Buxus mixrophylla</i> var. <i>japonica</i> 'Winter Gem'	WINTER GEN BOXWOOD	1 Gal.	Cont.	
16	NW	<i>Nepeta x faassenii</i> 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	

2 3 - RAIL FENCING DETAIL

Scale: NTS



3 DECIDUOUS TREE PLANTING DETAIL

Scale: NTS

4 SHRUB PLANTING DETAIL

Scale: NTS

5 ENLARGED BUFFER PLAN

Scale: 1" = 40' - 0"

CONSULTANTS

HENMICK INN

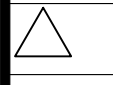
4380 N OLD STATE ROAD
DELAWARE, 43015

PROJECT NAME

CLIENT

PROJECT NO. 23094
Date: 6/13/2024
Issued for: Zoning Compliance

REVISIONS



ZONING COMPLIANCE
ENLARGEMENTS
AND DETAILS

Sheet Title

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL

Sheet Number
L1.02

SECTION J

ARCHITECTURAL ELEVATIONS AND RENDERINGS

HENMICK FARM AND BREWERY
BREWERY & FARMHOUSE INN

RE-ZONING AND FINAL DEVELOPMENT PLAN APPLICATIONS

ARCHITECTURAL PLANS & ELEVATIONS

APRIL 30, 2024 | Project No. 202324.00

WSA

PREPARED BY

WSA STUDIO
982 S FRONT ST
COLUMBUS, OH 43206

614.824.1633

WSASTUDIO.COM

PREPARED FOR

NICK SHEETS
HENMICK BREWERY



FARMHOUSE - ELEVATIONS



WEST ELEVATION

FARMHOUSE - PERSPECTIVE



SECTION K

RIGHT-OF-WAY PERMITS FOR SIGNAGE AND BZA APPROVALS FOR SIGNAGE

Delaware County Engineer's Office

Application for Work in Right-of-Way

Applicant Information

Applicant Name (Company Name):	Henmick Brewery, LLC		
Street Address:	4380 N. OLD STATE RD	Phone #	()
City:	DELAWARE	Zip:	43015
Name of Contact Person:	Nick Sheets	Fax #	()
		Phone #	(614) 5519587

Type of Permit Desired

<input type="checkbox"/> Under Roadway	Inspection Fee: _____
<input checked="" type="checkbox"/> Between Roadway and ROW Line	
<input checked="" type="checkbox"/> Other	
Explain Work:	SEE ATTACHED

Site Information

Location of Work	County	Township
Road/Street Name:	N. OLD STATE RD	Road # _____
Township:	BROWN	Length of Property Frontage: 1250 feet

REPLY/DIRECTIONS TO CONTRACTOR:

Ground mounted post supports shall be a square post with anchor base per EDT standard drawing TC-41.20 All posts shall be 2" x 2" 12 gauge square tubing with open ends and all girth bars shall be 2 1/4" x 2 1/4" 12 gauge square tubing with open ends.


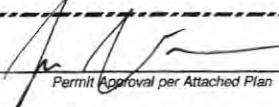
Fees / Inspection / OUPS Notification

Inspection fees, if necessary, will be assessed.

The County must be notified at least 2 working days in advance of the final grading inspection and erosion control inspection.

The Applicant must contact the Ohio Utilities Protection Service regarding this improvement prior to starting work.

The County Engineer requires 7 working days to process this application.

	8/19/23
Signature of Applicant	Date
	9/12/23
Permit Approval per Attached Plan	Date
County Inspector Approval	Date
Final - County Inspector Approval (if required)	Date
Notes:	Permit #
	DCFORW2023-0006

August 19, 2023

Delaware County Engineer's Office
50 Channing Street
Delaware, Ohio 43015

RE: Application for Work in Right-of-Way – Re-Submittal
Henmick Brewery, LLC
4380 N. Old State Rd., Delaware, Ohio 43015

To Whom It May Concern:

Enclosed is a completed application form for Work in Right-of-Way and a drawing detailing the location of all requests summarized below. Henmick Brewery, LLC is requesting approval for these improvements solely for pedestrian safety. All items listed below will be paid 100% by Henmick Brewery, LLC (less one item under sidewalks).

Barrier Fencing. As detailed in the enclosed drawing, a fence will be constructed on both sides of N. Old State Rd. The intent of this improvement is to funnel all pedestrians to a single point of crossing. The fence will be a combination of post / board fence and metal swing / roller gates. On the West side of N. Old state, each vehicle entry point into the overflow parking shall have a swing gate. It is our intent to keep the southernmost entry gate directly across from the food truck area closed most of the time. Of note: The gates and fences on the East side of the road are in the ROW. We can have as many as 5 food trucks parked in this area requiring them to park perpendicular to the road. Due to the length of some food trucks / trailers and the space needed for the sidewalk parallel to the road, we need additional space. *At this point, the location of the fences and gates in the ROW drawing are approximations. We are willing to work with the County on something mutually agreeable.*

Sidewalks. We plan on installing poured concrete sidewalks on both sides of N. Old State Rd. Per the drawing, this will require two curb cuts, one on each side of the road at the crosswalk, which will be in the ROW. *Henmick plans on cutting the asphalt at the road but is hoping the county will send a crew out to fill in the area between the concrete sidewalk and road with new asphalt.*

Warning Signs. A total of 4 pedestrian warning signs, two on each side of the street will be installed in the ROW.

Directional Road Sign. A sign that is in the ROW, will be relocated from the food truck area, south to the spot in the yard as shown in the drawing.

~~Yellow Crossing Signs. Already installed by Delaware County, we are requesting the county allow Henmick to take ownership of these signs so a solar powered, edge lit, crosswalk sign can be installed. The unit will be programmable and only operate during business hours.~~

I look forward to your response and would be happy to meet in person to discuss.

Respectfully submitted,



Nick Sheets
Owner – Henmick Brewery, LLC
nick@henmick.com
614-551-9587

Love, Michael

From: Love, Michael
Sent: Wednesday, September 06, 2023 3:46 PM
To: Joe Warner
Subject: FW: ROW Permit - Re-Submittal
Attachments: ROW_Application_DCEO Comments.pdf

Joe

TRAKiT # DCEORW2023--0006

This can be approved with the following notes.

WITH THE R/W, GROUND MOUNTED POST SUPPORTS SHALL BE A SQUARE POST WITH ANCHOR BASE AS PER DETAIL ON ODOT STANDARD DRAWING TC-41.20. ALL POSTS SHALL BE 2"X2" 12 GAUGE SQUARE TUBING WITH OPEN HOLES AND ALL ANCHOR BASES SHALL BE 2 ¼"X2 ¼" 12 GAUGE SQUARE TUBING WITH OPEN HOLES.

I also "x" out the last paragraph

Thanks

Mike

From: Nick Sheets [mailto:nick@henmick.com]
Sent: Monday, August 21, 2023 9:46 AM
To: Love, Michael <mlove@co.delaware.oh.us>
Cc: Randy L. VanTilburg <RVanTilburg@manniksmithgroup.com>; Riley, Rob <RRiley@co.delaware.oh.us>
Subject: ROW Permit - Re-Submittal

CAUTION EXTERNAL EMAIL

DO NOT open attachments or click on links from unknown senders or unexpected emails

Hi Mike,

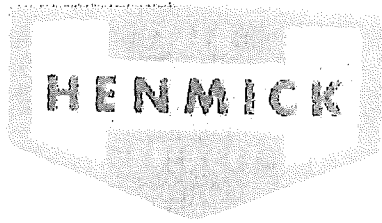
Attached is the revised ROW permit application and supporting documentation. Assuming a signed electronic version will suffice?

Per our meeting, I've removed the crosswalk & lights. I've kept the yellow warning sign request in the application as we never discussed during the meeting.

I'm interested in pursuing the speed limit change and willing to start promoting this with both local and regional elected officials.

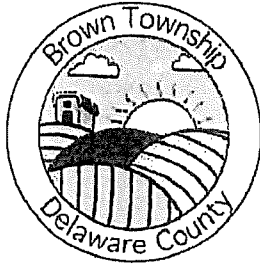
Thanks

Nick



Nick Streets

Henrick Farm & Brewery
4380 N. Old State Rd.
Delaware, OH 43015
614-551-9587
nick@henrick.com



Office of Zoning Inspector

5555 State Route 521

Delaware OH 43015

Phone 740-833-5777

e-mail: browntownshipinspector@outlook.com

March 14, 2019

Henmick LLC
4380 N. Old State Road.
Delaware, OH 43015

On March 13, 2019 the Brown Township Board of Zoning Appeals met in a regular session to hear the application of Henmick LLC located at 4380 North Old State Road which included a requested variance from setbacks, allowing for a 75' setback from center line of North Old State, and a variance for signage size and number. The board unanimously approved the setback variance for the proposed outbuilding. The board unanimously approved the signage variance as presented in Appendix III in the application.

This letter does not substitute for a zoning permit. A zoning application must still be provided to the township before building can begin.

Respectfully,

Susan Kuba
Zoning Inspector

SECTION L

RIGHT-OF-WAY PERMIT FOR CONCRETE DRIVEWAY/APRON

Delaware County Engineer's Office

Application for New Driveway Permit

North

Applicant Information

Applicant Name (Company Name): <u>Heunick LLC</u>	
Address: <u>4380 N. OLD STATE RD</u>	
Phone # <u>(614) 551-9587</u>	
City: <u>DECAWAGE</u>	Zip: <u>43015</u> Fax # <u>()</u>
Name of Contact Person doing the work: <u>Michael (Nick) Sheets</u> Phone # <u>(614) 551-9587</u>	

Type of Permit Desired

<input type="checkbox"/>	Residential Drive (\$80.00 permit fee)	CAD DESC permit # _____
<input checked="" type="checkbox"/>	Commercial/Industrial/Common Access (\$200.00 permit fee)	

Fees, as shown above made payable to the Delaware County Engineer's Office, must accompany this application. Reinspection fees, if necessary, will be charged at the current rate per hour. The County must be notified at least 1 working day in advance of the subgrade/form inspection.

Site Information Required for Inspection

Location of Work	
Subdivision Name (if applicable): _____	
Street Address AND Lot #: <u>4380 N. OLD STATE RD</u>	County / Township <u>Brown</u> Road # <u>10</u>
Township: <u>BROWN</u>	Length of Property Frontage: <u>1370</u> feet
Type of existing street: _____ Curb and Gutter <input checked="" type="checkbox"/> Non-Curb and Gutter	
Width of driveway surface (beyond flare or radius): <u>33</u> feet	<input type="checkbox"/> 10' -20' residential <input type="checkbox"/> 20-35' min com, 12' min CAD <input type="checkbox"/> 40' min. residential (w/ radius) <input type="checkbox"/> 14' min. residential (w/ flare) <input type="checkbox"/> 80' min com, 52' CAD (w/ radius) <input type="checkbox"/> 22' CAD (w/ flare) <input type="checkbox"/> 16'-20' residential <input type="checkbox"/> 35' min com / 20' min CAD <input type="checkbox"/> 2'-5' residential
Width of driveway at edge of pavement of existing road: <u>87.9</u> feet	
Radius of radial flare to existing non-curb/gutter road: <u>OR</u>	
Width of non-radial flare to existing curb/gutter road: _____ feet	
If the driveway joins a street without an existing curb and gutter system, a drive pipe is required. The size of the pipe and location will be determined by the County or by the design engineer.	
Distance from existing edge of pavement to center of pipe: <u>D 14</u> feet	10' min. unless otherwise approved
Distance from the face of curb to the right-of-way: <u>E 20</u> feet	
Length of driveway pipe: <u>68</u> feet	30' min. Any pipe beyond the drive pipe length is considered an enclosure and requires a separate permit.
Material Type: <u>Concrete</u>	For office use only
	Size of pipe _____ inches

Inspection Notice

Contact the Delaware County Engineer's Office 24 hours in advance to schedule the inspection at **740-833-2439**. Please allow 7 working days to process this application.

CALL OUPS BEFORE YOU DIG 1-800-362-2764

<u>Michael D. Sheets</u> MGR	<u>8/13/19</u>
Signature of Applicant	Date
_____	_____
For Office Use Only	
<u>M. Sheets</u>	<u>8/10/19</u>
County Permit Approval	Date
<u>Michael A. Sheets</u>	<u>8/22/20</u>
Form Work Approval - County Inspector	Date
<u>Michael A. Sheets</u>	<u>10/7/20</u>
Sidewalk approval - County Inspector	Date
Inspection Notes:	Permit # <u>DR19-334</u>
	Chk # <u>1030</u>

Delaware County Engineer's Office

Application for New Driveway Permit

South

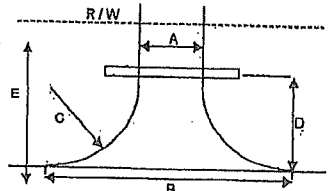
Applicant Information

Applicant Name (Company Name): Henmick LLC
 Address: 4380 N. OLD STATE RD.
 Phone # (614) 551-9587
 City: Delaware Zip: 43015 Fax # ()
 Name of Contact Person doing the work: Michael (Nick) Sheets Phone # (614) 551-9587

Type of Permit Desired

Residential Drive (\$60.00 permit fee)
 Commercial/Industrial/Common Access (\$200.00 permit fee) CAD DESC permit # _____
 Fees, as shown above made payable to the Delaware County Engineer's Office, must accompany this application. Reinspection fees, if necessary, will be charged at the current rate per hour. The County must be notified at least 1 working day in advance of the subgrade/form inspection.

Site Information Required for Inspection

Location of Work
 Subdivision Name (if applicable): _____
 Street Address AND Lot #: 4380 N. OLD STATE RD. County / Township Circleville One Road # 10
 Township: BROWN Length of Property Frontage: 1370 feet
 Type of existing street: Curb and Gutter Non-Curb and Gutter
 Width of driveway surface (beyond flare or radius):
 A 24 feet 10'-20' residential
 20-35' min com, 12' min CAD
 40' min. residential (w/ radius)
 14' min. residential (w/ flare)
 Width of driveway at edge of pavement of existing road:
 B 82.9 feet 90' min com, 52' CAD (w/ radius)
 22' CAD (w/ flare)
 Radius of radial flare to existing non-curb/gutter road:
 OR
 Width of non-radial flare to existing curb/gutter road:
 C _____ feet 15'-20' residential
 35' min com / 20' min CAD
 2'-5' residential

 If the driveway joins a street without an existing curb and gutter system, a drive pipe is required. The size of the pipe and location will be determined by the County or by the design engineer.
 Distance from existing edge of pavement to center of pipe: D 14 feet 10' min. unless otherwise approved
 Distance from the face of curb to the right-of-way E 20 feet
 Length of driveway pipe: 54 feet 30' min. Any pipe beyond the drive pipe length is considered an enclosure and requires a separate permit.
 Material Type: Concrete
 For office use only
 Size of pipe _____ Inches

Inspection Notice

Contact the Delaware County Engineer's Office 24 hours in advance to schedule the inspection at 740-833-2439. Please allow 7 working days to process this application.
CALL OUPS BEFORE YOU DIG 1-800-362-2764

X Michael D Sheets MGC Signature of Applicant Date 8/13/19
 For Office Use Only
M. Stille County Permit Approver Date 8/13/19
Michael D Sheets Field Work Approval - County Inspector Date 8/26/20
Michael D Sheets Sidewalk Approval - County Inspector Date 10/7/20
 Inspection Notes:
 Permit # DR19-333
 Chk # 1030

Revised: 01-01-08

PERMIT EXPIRES 12 MONTHS FROM APPROVAL DATE

SECTION M

SIGN DETAIL SHEET AND LOCATION MAP

Henmick - Sign Detail Sheet

Location on Map	Description	Existing OR Future	Sign Material	Attachment / Post Type	Size*	Sign FT2	Height**	In R/W?	Distance from Rear Property Line if Existing	Previous Approval or Variance?
A	Wood post sign. "Leaving Henmick - Enter at Own Risk"	Existing	Wood	Wood Posts	2.75 'x 3.83'	10.53	61 IN	N	0	N
B	Metal stake sign. "Leaving Henmick - Enter at Own Risk"	Existing	Metal	Metal Stake	1.5'x1.5'	2.25	50 IN	N	0	N
C	Metal Stake Sign. "Horse Trails"	Future	Metal	Metal Stake	1'x1.5'	1.5	44 IN	N		N
D	Mural/Graphic - Painted. Bulding D	Existing	Painted	Painted	10'x4'	40	18 FT	N		Y - Brown Township BZA. 3/14/19.
E	Mural/Graphic - Painted. Silo	Existing	Painted	Painted	7'x5'	35	18 FT	N		Y - Brown Township BZA. 3/14/19.
F	Mural/Graphic- Painted. Building B	Future	Painted	Painted	60' x 8'	480	12 FT	N		N

Henmick - Sign Detail Sheet

Location on Map	Description	Existing OR Future	Sign Material	Attachment / Post Type	Size*	Sign FT2	Height**	In R/W?	Distance from Rear Property Line if Existing	Previous Approval or Variance?
G	Mural/Graphic - Painted. Building C	Future	Painted	Painted	10' x 10'	100	18 FT	N		N
H	Road Sign - Directional. Inn	Future	Wood	Metal Posts	5.25' x 2'	10.5	44 IN	Y		N
I	Road Sign - Directional. Brewery	Existing	Wood	Metal Posts	5.25' x 2'	10.5	44 IN	Y		Y - Brown Township BZA. 3/14/19. DCEO - R/W. 09/12/23. Existing post size needs modified to meet permit / standard.
J	Food Truck Future Sliding Gates. "Keep Gate Closed"	Future	Metal	Attached directly to backside of board fence. Not visible from street.	1'x1.5'	1.5	44 IN	Y		N
K	Metal Sign. "Cross walk This Way"	Future	Metal	Attached directly to fence posts/boards OR metal stake	1.5'x1.5'	2.25	44 IN	N		N
K2	Metal Sign. "Cross walk This Way"	Future	Metal	Attached to future parking light poles or independent posts	2'x2'	4	12 FT	N		N

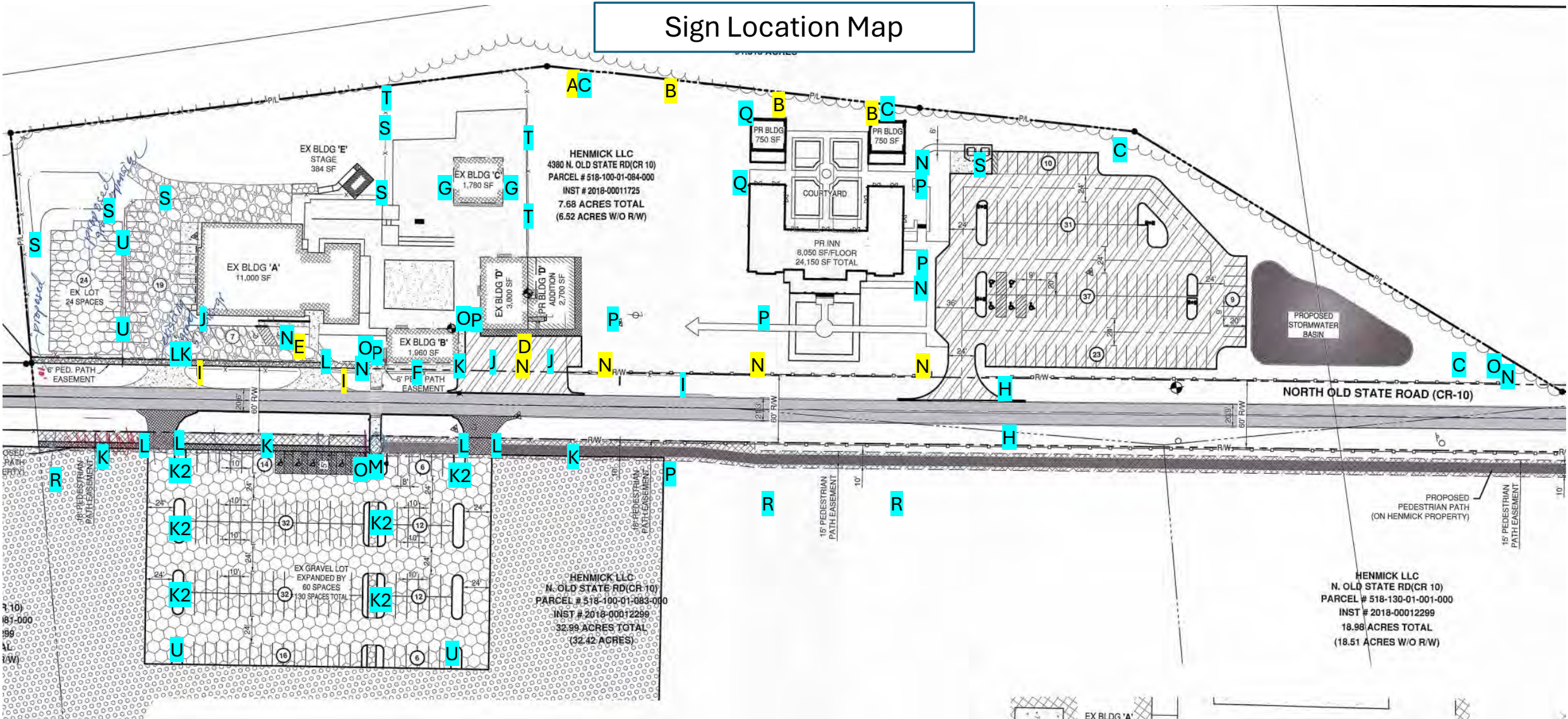
Henrick - Sign Detail Sheet

Location on Map	Description	Existing OR Future	Sign Material	Attachment / Post Type	Size*	Sign FT2	Height**	In R/W?	Distance from Rear Property Line if Existing	Previous Approval or Variance?
L	Metal Sign. "Do not Cross. Traffic Does Not Stop"	Future	Metal	Attached directly to fence posts/boards OR metal stake	1.5'x1.5'	2.25	44 IN	N		N
M	Metal Sign. "Cross Here"	Future	Metal	Metal Post/Stake	2'x2'	4	12 FT	N		N
N	Metal Sign. "No Alcohol Beyond This Point"	Existing	Metal	Attached directly to fence posts/boards OR metal stake	1'x1.5'	1.5	44 IN	N		N
O	Metal Sign. "No Outside Alcohol Permitted"	Future	Metal	Attached directly to fence posts/boards OR metal stake	1.5'x1.5'	2.25	44 IN	N		N
P	Wayfinding Sign	Future	Wood	Wood Posts	4' x 3'	12	44 IN	N		N
Q	Metal Sign. "Inn & Restaurant Guest Only"	Future	Metal	Metal Stake	1.5'x1.5'	2.25	44 IN	N		N

Henrick - Sign Detail Sheet

Location on Map	Description	Existing OR Future	Sign Material	Attachment / Post Type	Size*	Sign FT2	Height**	In R/W?	Distance from Rear Property Line if Existing	Previous Approval or Variance?
R	Metal Sign. "Stay Off. Environmentally Sensitive Area"	Future	Metal	Metal Stake	1.5'x1.5'	2.25	44 IN	N		N
S	Metal Sign. "No Entry"	Future	Metal	Attached directly to fence posts/boards OR metal stake	1.5'x1.5'	2.25	44 IN	N		N
T	Metal Sign. "No Climbing"	Future	Metal	Attached directly to fence posts/boards	0.5' x 1.5'	0.75	44 IN	N		N
U	Metal Sign. "Keep Lane Open"	Future	Metal	Attached directly to fence posts/boards OR metal stake	1'x1.5'	1.5	44 IN	N		N
* Sign totals only. Posts if present not included										
** Measured from ground to highest point on sign including posts										

Sign Location Map



EXISTING

FUTURE

April 30, 2024