September 14, 2026

City of Delaware
1 S. Sandusky Street
Delaware, OH 43015

RE: Letter of Intent: Four Seasons at Addison Farms- Section 4 & 5

Addison Delaware Development Co., LLC plans to develop the next phases of Four Seasons at Addison Farms. The site is currently undeveloped, and Section 4 will feature 71 single-family lots & Section 5 will feature 40 single-family lots, along with road and utility infrastructure.

The property is owned by Addison Delaware Development Co., LLC.

Sincerely,

Addison Delaware Development Co, LLC



Brian Burkhart, PE
VP of Engineering

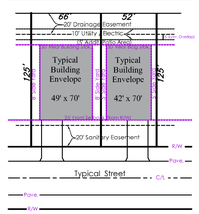
PRELIMINARY PLAT
FOR:

FOUR SEASONS
at
Addison Farms

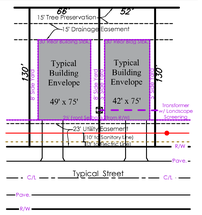
CITY OF DELAWARE

PART OF FARM LOTS 10–13, QTR–TWP 3, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS, COUNTY OF DELAWARE, OHIO

Typical 125' Deep Lot



Typical Tree Preservation Lot



NOTES

NOTE "A": OPEN SPACES "H", "I" & "K"–"N" WILL BE OWNED AND MAINTAINED BY THE ADDISON FARMS HOMEOWNERS ASSOCIATION.

NOTE "B": OPEN SPACE "J" WILL BE DEDICATED TO THE CITY AS PARKLAND AT TIME OF FINAL PLATTING.

NOTE "C": THE CHILDRENS PLAY GYM LOCATED IN OPEN SPACE "J" WILL BE OPEN TO THE PUBLIC.

NOTE "D": THE CLUBHOUSE, COMMUNITY POOL AND RECREATIONAL AREA LOCATED WITHIN SECTION 1 SHALL BE OWNED AND MAINTAINED BY THE FOUR SEASONS AT ADDISON FARMS HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

NOTE "E": ALL OPEN SPACES DELINEATED ON THIS PLAN SHALL BE ACCESSIBLE TO THE CITY OF DELAWARE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND DRAINAGE MAINTENANCE.

NOTE "F": 5' SIDEWALKS SHALL BE PROVIDED PARALLEL TO ROADS WITHIN THE PROPOSED RIGHT OF WAY OF ALL INTERIOR STREETS. ALL ROADWAYS WILL HAVE A MINIMUM 8' OF TREELAWN.

NOTE "G": NEW BUILD HOMES WITHOUT BASEMENTS SHALL BE ALLOWED.

NOTE "H": LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL AT A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

NOTE "I": ALL ROOFDRAINS TO OUTLET INTO THE STREET CURB OR INTO STORM SYSTEM OTHER THAN THOSE LOTS THAT HAVE WALKOUT BASEMENTS.

NOTE "J": SEPARATE FINAL DEVELOPMENT PLANS AND FINAL SUBDIVISION PLATS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR EACH RESPECTIVE PHASE AND SECTION.

FLOODPLAIN

THE DEVELOPMENT PROPERTY IS LOCATED IN ZONE X; AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL DEVELOPMENT WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL COMPLY WITH THE DELAWARE CITY FLOOD DAMAGE PREVENTION REGULATIONS, DELAWARE CITY & COUNTY; OHIO, FLOOD INSURANCE RATE MAP, PANEL# 39041C0104L, EFFECTIVE DATE FEBRUARY 17, 2016.

COMBINED SITE STATS

NUMBER OF LOTS:	254
TOTAL GROSS ACREAGE:	81.326 ACRES
GROSS DENSITY:	3.12 LOT\AC
ZONING CLASSIFICATION:	P.M.U.
OPEN SPACE PROVIDED:	22.46 AC.
LINEAL FEET OF ROAD:	8,781 LIN. FT.
TYPICAL LOT SIZE:	52'–55' x 125'
TYPICAL LOT SIZE:	66' x 125'

SETBACKS (52'–57' Wide Lots):
FRONT=25', SIDE=5'(ea), REAR=30'

SETBACKS (66' Wide Lots):
FRONT=25', SIDE=8'(ea), REAR=30'

SUB-AREA "C" SITE STATS

TOTAL ACREAGE: 29.263 ACRES

OPEN SPACE REQUIRED: 5.85 AC. (20%)
OPEN SPACE PROVIDED: 9.5 AC. (32.4%)

SUB-AREA "D" SITE STATS

TOTAL ACREAGE: 52.063 ACRES

OPEN SPACE REQUIRED: 10.4 AC. (20%)
OPEN SPACE PROVIDED: 12.96 AC. (24.9%)

LEGEND

8" MULTI–USE PATH
5' STONE PATH
EXISTING TREES



SIGNATURES OF ACCEPTANCE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR — DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER — DATE

JAMES T. WATKINS, ENGINEER — DATE

SCOTT ENGLAND, SURVEYOR — DATE

OWNER/DEVELOPER

ADDISON PROPERTIES

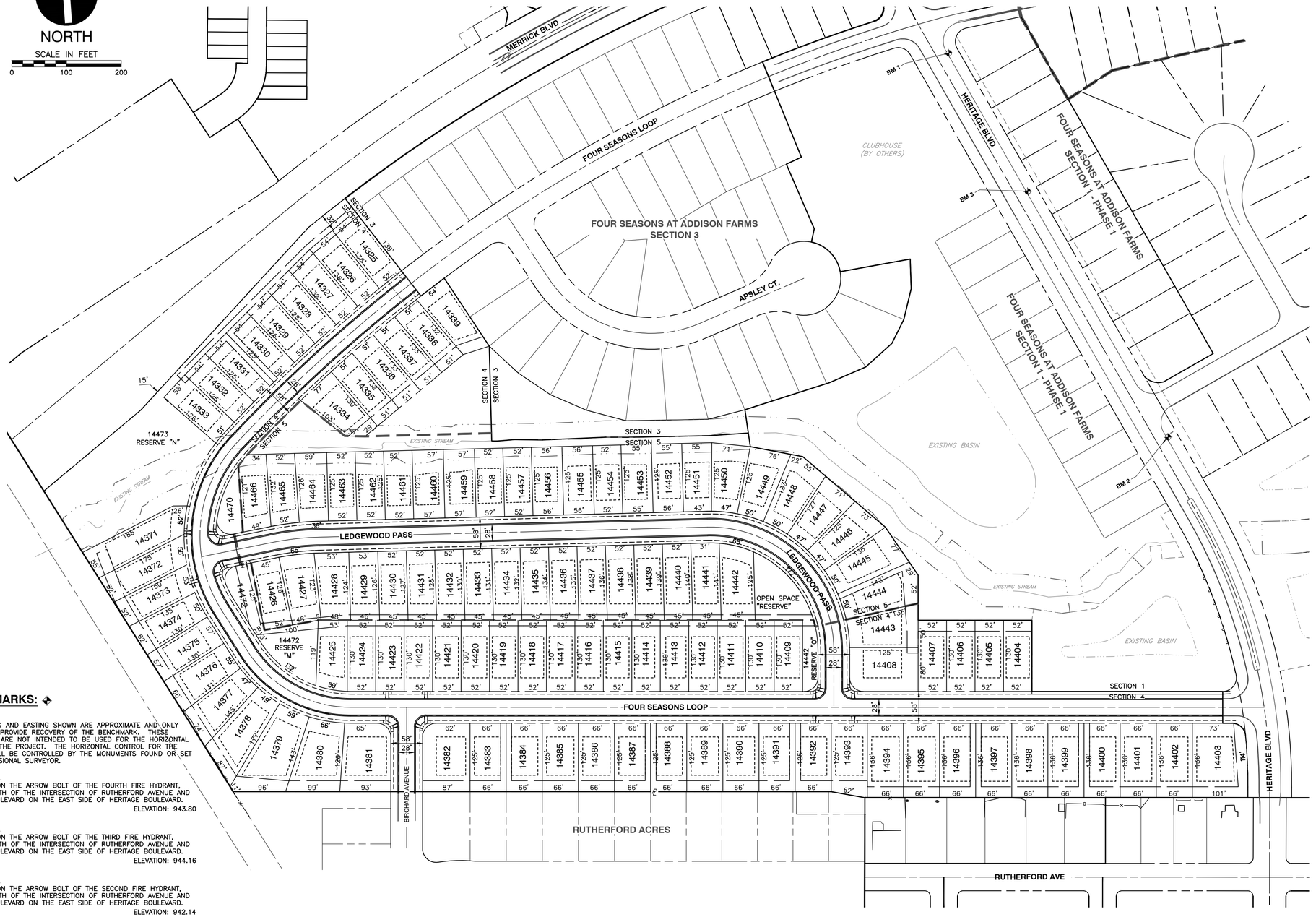
ENGINEER/SURVEYOR

WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414–7979

DATE: DECEMBER 2, 2022

Z:\ADDISON FARMS\DRAWINGS\2-PRELIMINARY PLAT-PLAN\ADDISON FARMS PRELIMINARY PLAT PLANS.dwg — 0 (REF)S — PLOTTED BY JIM WATKINS — December 02, 2022 — 2:39 PM

DEVELOPMENT PLAN
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
2026





VICINITY MAP
NOT TO SCALE

SHEET INDEX TABLE		
#	SHEET	DESCRIPTION
1	C000	COVER SHEET
2	C200	SITE & UTILITY PLAN
3	C201	SITE & UTILITY PLAN
4	C202	SITE & UTILITY PLAN
5	C300	GRADING PLAN
6	C301	GRADING PLAN
7	C302	GRADING PLAN
8	C800	STREET LIGHTING PHOTOMETRIC PLAN
9	C801	STREET LIGHTING PHOTOMETRIC PLAN
10	C802	STREET LIGHTING PHOTOMETRIC PLAN
11	C803	STREET LANDSCAPE PLAN
12	C804	STREET LANDSCAPE PLAN
13	C805	STREET LANDSCAPE PLAN

SITE STATISTICS

NUMBER OF LOTS	113
TOTAL ACREAGE	±26.96 AC
OPEN SPACE	±2.02 AC (8%)
GROSS DENSITY	4.19 LOTS/ACRE
ZONING	PLANNED MIXED USE
BUILDING SETBACKS	
FRONT SETBACK	25 FT
SIDE SETBACK	5 FT
REAR SETBACK	30 FT
MAX BUILDING HEIGHT	35 FT

BENCHMARKS:

BENCHMARKS:
THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

BENCHMARK 1:
CHISELED X ON THE ARROW BOLT OF THE FOURTH FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 943.80

BENCHMARK 2:
CHISELED X ON THE ARROW BOLT OF THE THIRD FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 944.16

BENCHMARK 3:
CHISELED X ON THE ARROW BOLT OF THE SECOND FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 942.14

BENCHMARK 4:
CHISELED X ON THE ARROW BOLT OF THE FIRST FIRE HYDRANT, LOCATED NORTH OF THE INTERSECTION OF RUTHERFORD AVENUE AND HERITAGE BOULEVARD ON THE EAST SIDE OF HERITAGE BOULEVARD.
ELEVATION: 941.03

REFERENCE

EXISTING PARCEL & TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY 2025.

OWNER/DEVELOPER
ADDISON DELAWARE, LLC.
3401 ENTERPRISE PKWY, SUITE 410
BEACHWOOD, OH
PHONE: (440) 477-3885
CONTACT: JASON FRIEDMAN
EMAIL: JAF@ADDISONPROPS.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8800 LYRA DR, STE 300
COLUMBUS, OHIO 43240
PHONE: (614) 540-6633
CONTACT: ADAM YOUNG
EMAIL: AYOUNG@CECINC.COM

OHIO811.org Before You Dig

EST 1808 CITY OF DELAWARE OHIO

CITY OF DELAWARE SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE REGISTERED ENGINEER PREPARING THE PLANS.

JONATHAN R. OWEN, P.E. — DATE
CITY ENGINEER

CARRIE F. FORTMAN, P.E. — DATE
PROJECT ENGINEER

EMILY MEEK — DATE
PUBLIC UTILITIES DIRECTOR

SANDRA C. PEREIRA, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS FOR CITY OF DELAWARE HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY OF DELAWARE ENGINEER.

STATE OF OHIO — ADAM YOUNG — 87435 — REGISTERED PROFESSIONAL ENGINEER

ADAM YOUNG, PE 87435 — 09/22/2026
REGISTERED ENGINEER — DATE

COD Engineering Services LDP: 25-026
☐ Review ☐ Construction ☐ Revised Construction ☐ Partial ☐ Full
Date Issued
Assigned to

PLAN PREPARED FOR:
ADDISON PROPERTIES
5 S LIBERTY ST, SUITE 200
POWELL, OH 43065
BRIAN BURKHART
614-315-7172
bburkhart@addisonprops.com

PLAN PREPARED BY:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
8800 LYRA DRIVE, SUITE 300
COLUMBUS, OH 43240
ADAM YOUNG, PE
614-540-6633
ayoung@cecinc.com

CITY OF DELAWARE, DELAWARE COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5

SCALE:

SHEET:
1 / 13

50' Wide, 1 Story

Carver

2455 SQFT' :: 49 X 74'







Disclaimer :: The information contained herein is proprietary. The unauthorized reproduction or distribution, in whole or in part, of these materials is expressly prohibited.

Addison :: Exterior Color Palette Offering

Colors are Predetermined into Collections for Aesthetic Composition of Home



Aspen White
Driftwood
Bone
Slate
Cypress
Rye
Greystone
Oceanside
Country Beige

Westlake Royal Building Products™

VINYL BOARD & BATTEN

Aspen White
Driftwood
Greystone
Bone
Country Beige
Slate
Cypress
Clay
Polaris

Westlake Royal Building Products™

VINYL SHAKE SHINGLE

White

SIDING CORNERS
WINDOW TRIM
BRACKETS

STONEWORKS

STONE COLORS

Appalachian Ledgestone
Aspen Ledgestone
Bucks Country Ledgestone
Carolina Ledgestone
Dakota Ledgestone
Manor Ledgestone
PA Sierra Ledgestone

GAF

SHINGLE COLOR

Architectural Shingle ::
Charcoal/ Weather Wood

Classic METALS

METAL COLOR

Accent Metal Roof
(if applicable)::
Black

COACH LIGHT

PROGRESS LIGHTING

Westlake Royal Building Products™

VINYL HORIZONTAL

Aspen White
Driftwood
Bone
Smoky Ash
Cypress
Nantucket
Greystone
Oceanside
Rye
Spruce
Clay
Graphite
Regatta
Lighthouse Red

FRONT DOOR COLORS

SHERWIN WILLIAMS

Smokey Topaz SW6117
Rustic Red SW7593
Gale Force SW7605
Terra Brun SW6048
Urbane Bronze SW7048
Silken Peacock SW9059
Tricorn Black SW6258

K Hovnanian® Companies

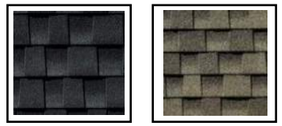
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Side and Rear Elevation Scheme's

Colors are Predetermined into Collections for Aesthetic Composition of Home

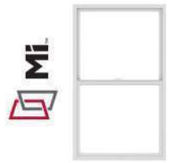
GAF

SHINGLE COLOR



Architectural Shingle ::
Charcoal/ Weather Wood

WINDOWS



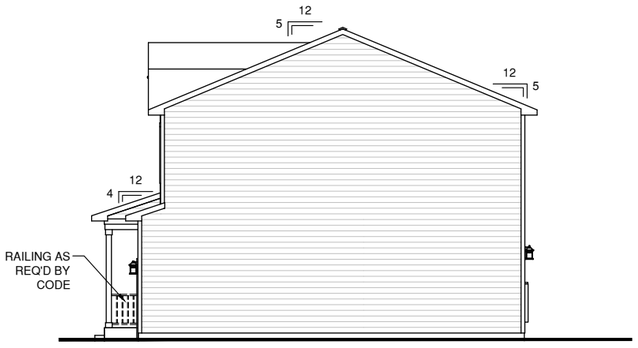
MI-3500 SERIES
VINYL WINDOW

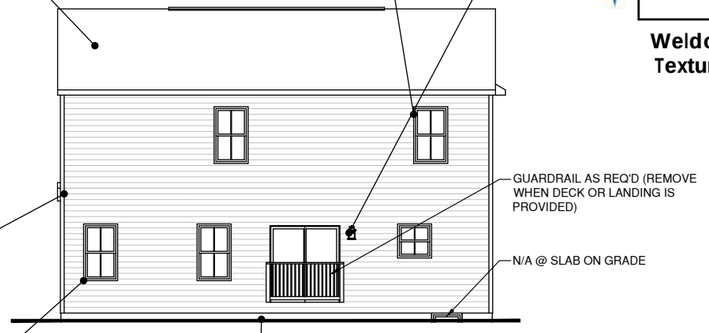
REAR LIGHT

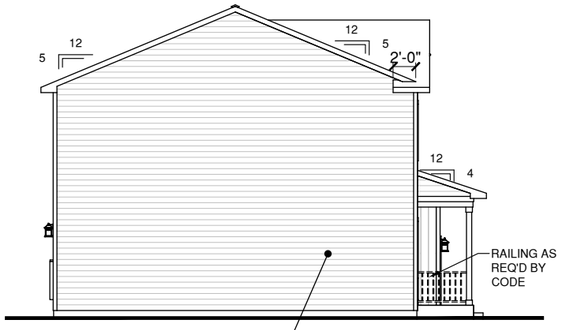
PROGRESS LIGHTING



Weldon 1 Light
Textured Black







Westlake Royal Building Products™

SIDING CORNERS

To Match Front Elevation

White

WINDOW TRIM

To Match Front Elevation

White

EXPOSED FOUNDATIONS: BRICK EMBOSSED

Westlake Royal Building Products™

VINYL HORIZONTAL

Color To Match Front Elevation

Regatta

Lighthouse Red

Aspen White

Driftwood

Greystone

Oceanside

Bone

Smoky Ash

Rye

Spruce

Cypress

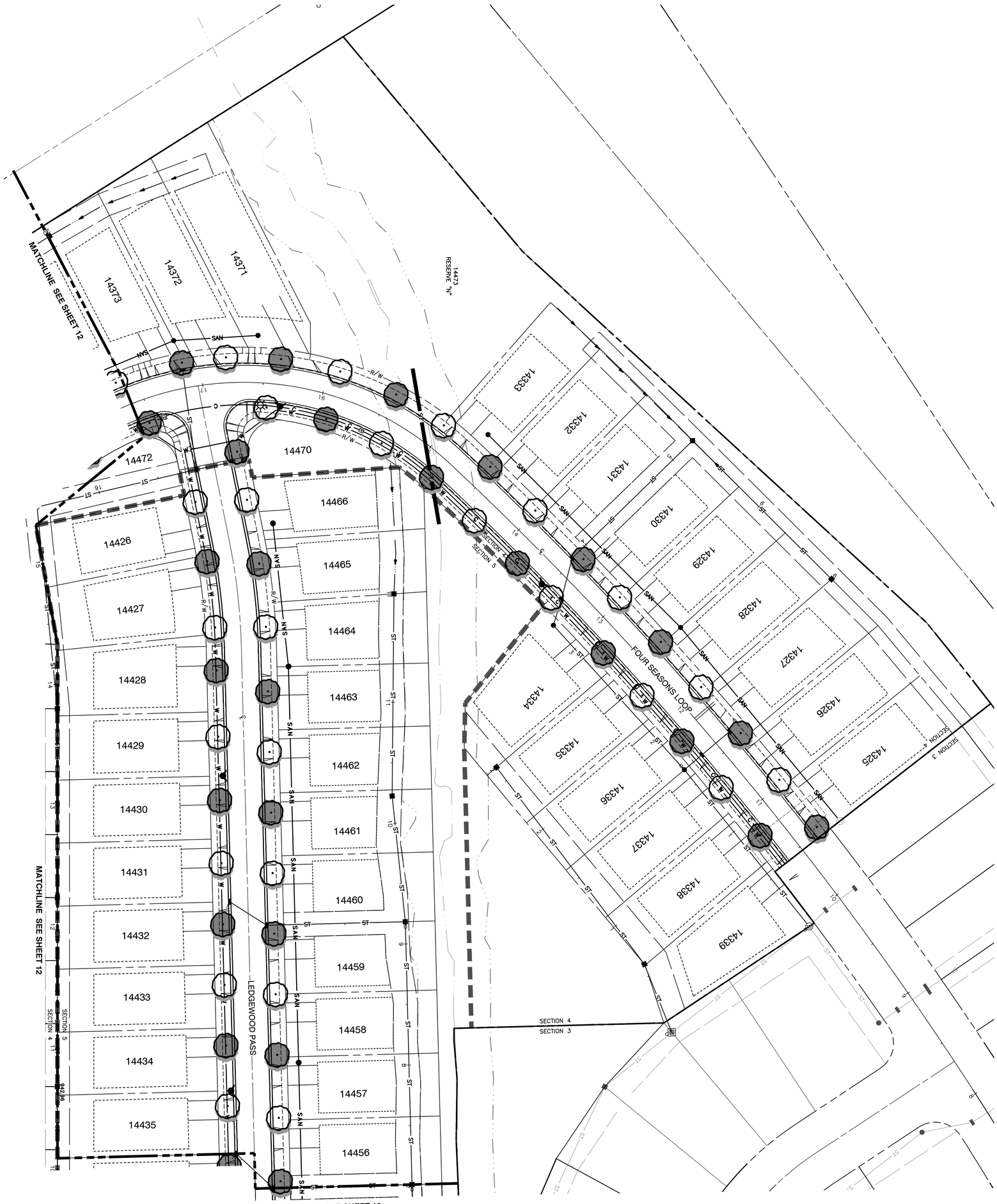
Nantucket

Clay

Graphite

KHovnanian® Companies

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STREET TREE TABLE		
TREE TYPE "COMMON NAME"	# OF TREES	STREET TREE
ARMSTRONG MAPLE	82	
HOMESTEAD ELM	82	

TREE SHALL BE MINIMUM OF 2" CALIPER, AND B&B CONDITION

NORTH

SCALE IN FEET
0
40
80

SHEET 11 OF 13

DRAWING NO.: C803

STREET LANDSCAPE PLAN

DATE:	SEPT 2026	DRAWN BY:	BLJ
DWG SCALE:	1"=40'	CHECKED BY:	AJY
PROJECT NO:	344-457		
APPROVED BY:	AJY		

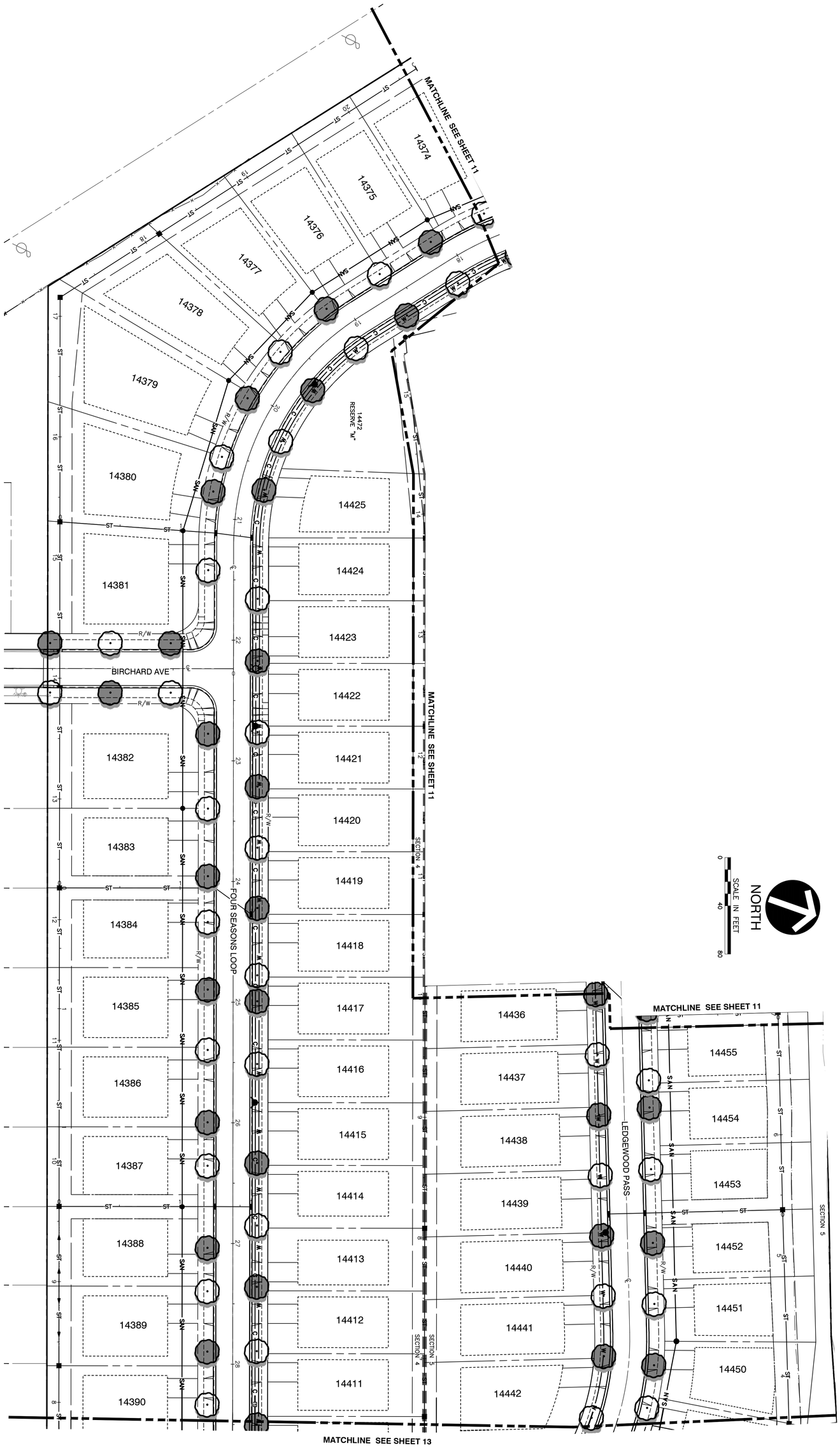
ADDISON PROPERTIES
FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Civil & Environmental Consultants, Inc.
8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



DRAWING NO: C803	STREET LANDSCAPE PLAN	ADDISON PROPERTIES FOUR SEASONS AT ADDISON FARMS - SECTIONS 4 & 5 CITY OF DELAWARE DELAWARE COUNTY, OHIO	Civil & Environmental Consultants, Inc. 8800 Lyra Drive Suite 300 Columbus, OH 43240 Ph: 614.540.6633 www.cecinc.com

DATE:	SEPT 2026
DWG SCALE:	1"=40'
PROJECT NO:	344-457
APPROVED BY:	AJY
DRAWN BY:	BLJ
CHECKED BY:	AJY

SHEET 11 OF 13

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1		

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NORTH

SCALE IN FEET
0
40
80

STREET LANDSCAPE PLAN

DRAWING NO.: **C804**
SHEET 12 OF 13

DATE:	SEPT 2026	DRAWN BY:	BLJ
DWG SCALE:	1"=40'	CHECKED BY:	AJY
PROJECT NO:			344-457
APPROVED BY:			AJY

ADDISON PROPERTIES
FOUR SEASONS AT
ADDISON FARMS - SECTIONS 4 & 5
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

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