CITY OF DELAWARE PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS 1 S. SANDUSKY ST. 6:30 P.M.

REGULAR MEETING

January 15, 2020

- 1. ROLL CALL
- 2. INTRODUCTION of Jon Roseler, Project Engineer
- 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 4, 2019, as recorded and transcribed.
- 4. REGULAR BUSINESS
 - A. <u>2019-2796</u>: A request by Dublin Building Systems for approval of a Combined Preliminary and Final Development Plan for an expansion to Charter Nex located at 1188 South Houk Road on property zoned M-2 (General Manufacturing District) which encompasses approximately 21.783 acres.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. Commission Action

B. Winterbrook Place

- (1) <u>2019-2890:</u> A request by Grden LLC for approval of a Final Development Plan for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.
- (2) <u>2019-2892:</u> A request by Grden LLC for approval of a Final Subdivision Plat for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

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Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. Commission Action
- C. <u>2019-2873</u>: A request by American StructurePoint for review of a Concept Plan for Merchant's Retail for a Self-Indoor Storage Facility and Commercial Outparcel on 8.276 acres located on the north side of West Central Avenue between Fire Station 303 and Locust Curve Drive on property zoned B-1 (Neighborhood Business District).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. No Action by Commission
- 5. PLANNING DIRECTOR'S REPORT
- 6. COMMISSION MEMBER COMMENTS AND DISCUSSION
- 7. NEXT REGULAR MEETING: February 5, 2020
- 8. ADJOURNMENT

PLANNING COMMISSION December 4, 2019 MOTION SUMMARY

ITEM 1. Roll Call

Vice-Chairman Mantzoros called the meeting to order at 6:30 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle and Vice-Chairman George Mantzoros

Members Absent: Chairman Stacy Simpson

Staff Present: Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Badger motioned to excuse Chairman Simpson, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on November 6, 2019, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on November 6, 2019, as recorded and transcribed, seconded by Mr. Halter. Motion approved with a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. <u>2019-2590</u>: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an expansion to Schultz Elementary School located at 499 Applegate Lane on property zoned R-4 (Medium Density Residential District) which encompasses approximately 36.47 acres.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the property location and description and current zoning. Delaware City Schools is proposing another expansion to Schultz Elementary School that would encompass approximately 16,662 square feet. A bus drop-off road is proposed north of the proposed Penick Avenue extension through the middle portion of the school site. The City will design and construct the proposed Penick Avenue extension to connect the Delaware Meadows subdivision and the Sunnyview Farms subdivision. He reviewed the main access location which for students and the public will remain at Applegate Way. Sidewalk connectivity will be located on

both sides of the bus drop-off road in an front of the building entrance on the southeast wing of the school building. The building expansion will be near the playground area. Mr. Selmek reviewed the tree removal plan and replacement.

Mr. Halter questioned the connection of the road responsibility. Ms. Fortman discussed that the connection has been planned and is in the Thoroughfare Plan.

Mr. Prall requested information if there will be fencing around the drop off area.

b. Applicant Presentation

APPLICANT:

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 W. William Street
Delaware, Ohio

Mr. Sherman discussed that there were no plans for fencing.

Mr. Halter requested plans for the southern part of the property and if any of the baseball fields would be removed. Mr. Sherman explained that the southern part of the property is more of a wetland area and there are no construction plans. He stated that during the building expansion in 2014 there were 2 ball fields that were abandoned.

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Brett Latta 376 North Sandusky Street Delaware, Ohio

Mr. Latta discussed his recommendation to preserve the wetland area for environmental education purposes. He voiced no concerns on the project.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-2590, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

B. <u>2019-2665</u>: A request by VFW Post 3297 for approval of a Development Plan Exemption for an expansion to the VFW Building located at 481 South Sandusky Street on approximately 1.349 acres and zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the request to have a 1,614 square foot expansion on the east side of the existing building to create a designated bingo hall. He discussed the building design and parking requirements

b. Applicant Presentation

APPLICANT:

Post Commander Connie Sue Watson VFW Post 3297 481 South Sandusky Street Delaware, Ohio

Ms. Watson discussed the purpose to have the new hall to be designated for bingo as the current room used for bingo has a bar that is required by the State to be closed.

Jim Clarke 7844 Flint Road Columbus, Ohio

Mr. Clarke discussed the proposed design of the expansion.

- c. Public comment (not a public hearing)
- d. Commission Action

Motion: Mr. Halter motioned to approve 2019-2665, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

C. <u>2019-0927:</u> A request by Westport Homes for approval of an Amended Preliminary Subdivision Plat for Springer Woods Section 3 on approximately 47.5 acres containing 121 single family lot on property zoned R-3 (One Family Residential District) located on the north side of West William Street (US 36) and south of Warrensburg Road.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the property location and background of past approvals. He discussed that this is the third and final phase which would be developed in two phases. He reviewed the original site plan from 2000 and the amended site plan for 2014. Mr. Efland reviewed the active space, which would include a tot lot area.

b. Applicant Presentation

APPLICANT:

Terry Andrews Westport Homes 570 Executive Campus Drive, Suite 100 Westerville, Ohio

Jeff Strung EMHT 5500 New Albany Rd Columbus, Ohio

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Brett Latta 376 North Sandusky Street Delaware, Ohio

Mr. Latta voiced a concern regarding the proximity of the development to the active quarry and also the requirement by the Clean Water Act to get a permit to cross the streams. He also recommended to preserve the water quality to cross the stream at a single point. Ms. Fortman did inform him that they would be required to receive a permit and the City would receive a copy. Mr. Efland discussed that the quarry is not in City limits and he is unaware of any documented damage related to the quarry by homeowners.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-0927, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

D. Willowbrook Section 3

(1) <u>2019-2622:</u> A request by Medrock LLC for approval of a Final Development Plan for Willowbrook Section 3 on approximately 22.5 acres containing 88 single family lots on property zoned R-3 and R-6 (One Family Residential District and Multi-Family Residential

District) located on the north and south side of Boulder Drive between Minton Drive and Firestone Drive.

(2) <u>2019-2623:</u> A request by Medrock LLC for approval of a Final Subdivision Plat for Willowbrook Section 3 on approximately 22.5 acres containing 88 single family lots on property zoned R-3 and R-6 (One Family Residential District and Multi-Family Residential District) located on the north and south side of Boulder Drive between Minton Drive and Firestone Drive.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the location map and proposed Development Plan. He discussed the current zoning to the area. The Development is on both the north and south side of Boulder Drive. This development will complete the connection for Boulder Drive to Firestone Drive. He reviewed the approved Preliminary Plan.

Mr. Efland formally amended Staff Recommendation 4 in both cases related to the corner lots. Condition 4 shall read "the developer will work with staff to increase corner lots 4, 5 19, and 44 to meet Chapter 1171 Design requirements as much as possible".

Mr. Prall discussed parkland and open space. Mr. Efland discussed there is a bike path off Boulder Drive and that there is not any park or open space proposed in the subject site, but that the development is just east of the City's Veterans Park and the YMCA.

b. Applicant Presentation

APPLICANT:

RJ Sabatino 2705 Donna Drive Columbus, Ohio

Mr. Sabatino voiced willingness to work with staff over the amended staff conditions.

c. Commission Action

Motion: Mr. Badger motioned to approve 2019-2622 as amended, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2019-2623 as amended, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Mr. Efland reviewed the January meeting date.
ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION
Mr. Volenik discussed the growth and development on the east side of the City.
Mr. Halter requested that the City contact the township over a residentia property with increase of rubbish/debris on the property.
Mr. Prall recognized the efficient work from inspectors for both himself and his neighbor.
Mr. Badger requested an update on the proposed hotel off William Street that is for sale.
ITEM 6. NEXT REGULAR MEETING: January 15, 2020
ITEM 7. ADJOURNMENT:
Motion: Mr. Badger moved for the Planning Commission meeting to adjourn The meeting adjourned at 7:47 p.m.
Chairperson
Elaine McCloskey, Clerk

ITEM 4. PLANNING DIRECTOR REPORT



PLANNING COMMISSION/STAFF REPORT

CASE NUMBERS: 2019-2796

REQUEST: Combined Preliminary & Final Development Plan

PROJECT: Charter Nex

MEETING DATE: January 15, 2020

APPLICANT/OWNER

Dublin Building Systems 6233 Avery Road Dublin, Ohio 43016.

REQUEST

<u>2019-2796</u>: A request by Dublin Building Systems for approval of a Combined Preliminary and Final Development Plan for an expansion to Charter Nex located at 1188 South Houk Road on property zoned M-2 (General Manufacturing District) which encompasses approximately 21.783 acres.

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the west side of Houk Road just north of the railroad tracks and about a quarter mile north of Pittsburgh Drive. There is an existing 65,000 square foot manufacturing/warehouse/office building on the site that was constructed in 1997. The zoning of the property is M-2 (General Manufacturing District) with the same zoning to the south, east and west of the site. The zoning to the north is M-1 (Light Manufacturing District) along South Houk Road while property adjacent to the site in the rear of the subject site is in Delaware Township.

BACKGROUND

In 1997, Optimum Plastics (purchased by Charter Nex in 2019) constructed a 65,000 square foot building with 39 parking spaces and a detention basin along South Houk Road. In 2011 (Ordinance 11-101), the owner constructed an approximate 31,500 square foot addition to the rear of the existing building with three loading docks accessed by a new service road on the north side of the building. A second detention basin was constructed just north of the northern most entrance to the site. Now the owner is proposing a 30,000 square foot addition to the rear of the building with two loading docks, one overhead door and one-man door on the north elevation. Also, a 2,600 square foot wood pallet shed would be located on the north elevation on the existing building and a 1,050 square foot addition to the cafeteria located on the southeastern portion of the building.

STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-2 (General Manufacturing District) which would allow the current use and the proposed expansion. In addition, the subject site is located within the Airport Overlay District and would have to achieve compliance with Chapter 1192 and all FAA requirements. A Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council.
- ENGINEERING: The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department
- ACCESS: The subject site has two existing access points from South Houk Road. There would be an internal access drive around the entire building with the north, east and approximately half of the south elevation having a paved surface around them while the remaining portion along the south elevation and west elevation would have a gravel surface which was approved by the fire department. This is consistent with the existing condition.
- **SITE CONFIGURATION:** The owner is proposing three specific expansions to the existing 96,500 square foot building. Phase 1 proposed in 2020 would include an approximate 1,050 cafeteria expansion to the southeastern portion of the building, an approximate 2,600 square wood pallet shed along the northern elevation of the existing building, the addition of 13 parking spaces along the southside of the northern access drive and interior renovations. Phase 2 in 2021 would include the 30,000 square foot addition to the western portion of the building. The existing detention basins north and south of the main entrance drive would accommodate the proposed building expansions.
- PARKING: The proposed expansion would yield a building of 126,500 square feet that would typically require 234 parking spaces for the office (24 parking spaces), warehouse (60 parking spaces) and

CASE NUMBER: 2019-2796

MEETING DATE: January 15, 2020

PAGE: Page 2 of 3

manufacturing (150 parking spaces) multi-use building. The owner indicated with employees in different shifts, the subject building would require 53 parking spaces. As mentioned above, this would require the construction of 13 parking spaces on the southside of the northern access drive. The owner has identified where the other 181 parking spaces would be located if they are required to be constructed along the northern property line and west of the main building expansion. Therefore, staff would support deferring 181 parking spaces (they are proposing to defer 182 parking spaces per the site plan) because of the type of use and current/future employee and client usage. Additionally, the deferment of the parking spaces reduces the impervious surface area thereby reducing storm water runoff and creating a more environmentally friendly development. If the City determines for any reason that the deferred parking is needed, the applicant shall be required to timely construct such as may be ordered by the City. Currently there has not been any issues with the existing parking situation for this land use.

- **DESIGN:** The proposed elevations would be similar to the existing building. The north and south elevations would have 8-inch precast concrete wall panels around the loading docks and overhead doors that extend approximately 26.5 feet high with metal wall panels and a metal standing seam roof completing the approximate 58-foot-high building. The west (rear) elevation would consist of metal wall panels with a metal standing seam roof. The color and materials would match the existing elevation as much as practical.
- LANDSCAPING: No additional landscaping is required or provided in the proposed expansion.
- **LIGHTING:** No additional light poles are proposed on the site, but the building addition would have wall lights per the building code. Any future parking lot expansion would require the appropriate number of light poles per the zoning code.
- AIRPORT OVERLAY DISTRICT: The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

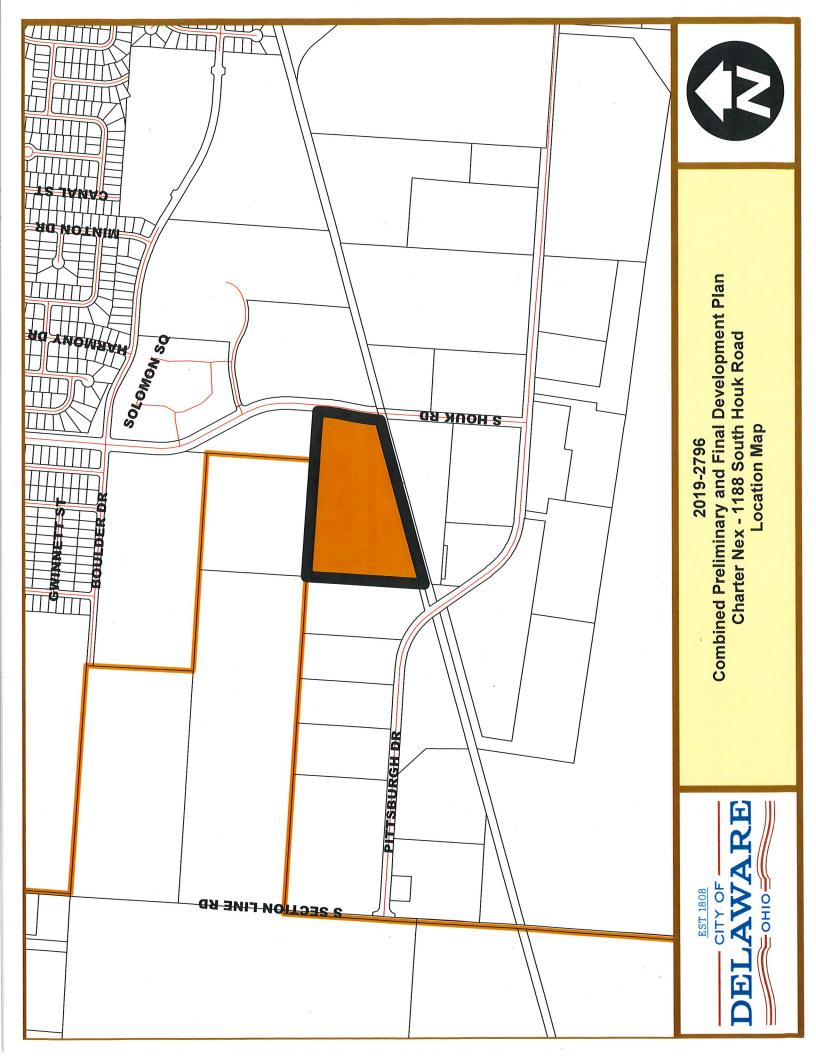
STAFF RECOMMENDATION – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN (2019-2796) Staff recommends approval of a request by Dublin Building Systems for a Combined Preliminary and Final Development Plan for an expansion to Charter Nex located at 1188 South Houk Road on property zoned M-2 (General Manufacturing District) which encompasses approximately 21.783 acres, with the following conditions that,

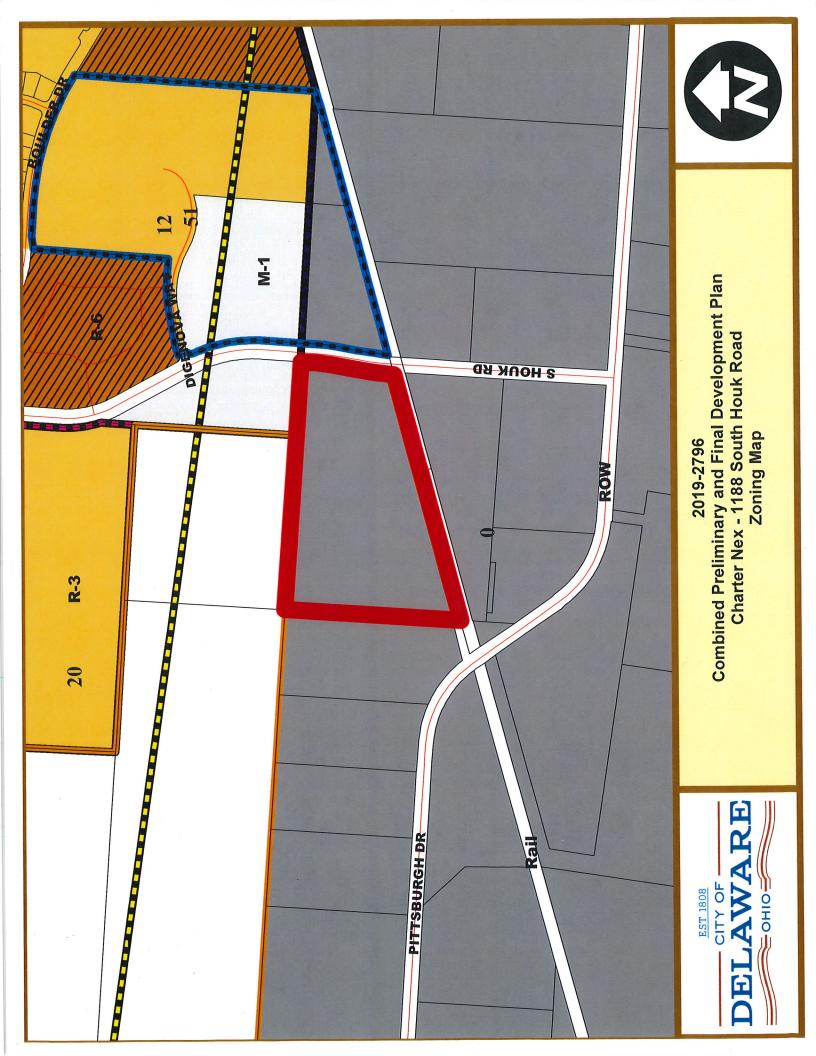
- 1. The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department
- 2. The site plan shall comply with all fire department requirements.
- 3. The required amount of parking spaces shall be 53 with 181 parking spaces deferred and shall be constructed by the owner if required by the City.
- 4. The proposed building expansion materials and colors shall match the existing building as much as practical.
- 5. A building permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

MEETING DATE: January 15, 2020 PAGE: Page 3 of 3 **COMMISSION NOTES:** _____ 1st _____ 2nd *MOTION:* approved denied tabled CONDITIONS/MISCELLANEOUS:

FILE: ORIGINAL: REVISED:

CASE NUMBER: 2019-2796













SITE ENGINEERING PLANS FOR:

SITE IMPROVEMENTS FOR CHARTER NEX

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

COMMUNITIES

ARCHITECT:

CARNEY RANKER ARCHITECTS 5925 WILCOX PL E DUBLIN, 04 43016 PH. (614) 792-1000 FX. (614) 792-1001

TRANSFORMING

CIVIL ENGINEER:

THE KLEINGERS GROUP 350 WORTHINGTON ROAD, SUITE B WESTERVILLE, OHIO 43082 PH: (614) 882-4311 FX: (614) 882-4479

OWNER:

1188 S HOUK RD DELAWARE, OH 43015 PH: (740) 369-2770 CHARTER NEX

DESIGN

CITY OF DELAWARE, OHIO APPROVED BY:

CREATIVE

DATE	DATF	
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PEOPLE

IPRO/AL OF THESE PLANS DOFR NOT CONSTITUTE ASSURANCE TO PREATE AS INTEREST. THE REVIEWEN DOES NOT ACCEPT RESPONSION THE INTEGRITY OF THE PLANS.



VICINITY MAP

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	CHANGE PREPARED				
	CHANGE	ľ			

DESCRIPTION

SITE IMPROVEMENTS AT THE CHARTER NEX SITE IN CITY OF DELAWARE, DELAWARE COUNTY, OHIO, INCLUDING A BUILDING EXPANSION, AND PAVING AND STORM MATER MANAGEMENT IMPROVEMENTS.

KLENGERS CDVI. ENGINEERING www.kleingen.com sukvernug 300 Worterpon thi LANDSCAPE Vocatedis. CH 43002 ARCHIECTURE (14,4002/3):1

PROJECT BENCHMARK

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PROPOSED SITE ON SOUTH HOUK ROAD IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0111K, DATED APRIL 18, 2009.

FLOOD DESCRIPTION

THE PROPERTY IS LOCATED AT 1188 SOUTH HOUR ROAD, THE ZONING OF THE SITE IS MAZ (GENERAL MANUFACTURING), SURROUNDING ZONING IS MAZ.

UTILITY COMPANIES:

FRONTIER COMMUNICATIONS	DEI JO WATER COMPANY
1700 COLUMBUS SANDUSKY ROAD	6689 GLENTANGY PIVER ROAD
MARRION, OH 43302	DELAWARE, OH A3016
740-383-0551	740-548-7748, EXT. 2401
AMERICAN ELECTRIC POWER (AEP) CQLUMBUS SOUTHERN POWER BISD TECH CENTER DERVE GANANIN, ON 42730 SUBONISONS & COMMERCIAL, 614-889-8831	CITY OF DELAWARE DEPT OF PUBLIC UTILITIES 725 CHERRY STREET DELAWARE, OH 43015 746-282-1900

COLUMBIA GAS 920 GOODALE BLVD COLUMBUS, OH 43212 1-614-818-2107

Sheet List Table	Sheet Title	TITLE SHEET	CENERAL NOTES & DETAILS	DETAILS	DEMOLITION PLAN	LOCATION PLAN	UTILITY PLAN	UTILITY PROFILES	GRADING PLAN	EROSION CONTROL PLAN	EROSION CONTROL NOTES	EROSION CONTROL DETAILS
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СОКОЗ ТИС ОРСИ ВИРНИЮ ОГ БИТ ССДАННО ВЕВИЯ, ТИСЯН, ЕТС, 13 РАСИЧЕТЕВ ІН ТИГ СОО РЕР ВИРЕОНЕНТИА, РРОПЕСТВОИ АСЕМСЯ ЯБСИБЛЯВА. GENZI ANY PROPERTY CORNER PINS OR PERMANENT BUTVEY MARKENS BISTURGED GURING CONSTRUCTION SMALL BIT REGET BY A REGISTRED SURVEYOR AT THE CONTRACTOR'S EXPENSE. GENZE EXECTING STRUCTURES TO BE REMOVED OR DENIQUENED REGURE A "DELICUTION PERMIT" ISSUED BY THE COD BUILDING DEFARMENT.

GENZA THE CONTRACTOR IS INESPONDBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOLEST ON THE SITE DURING ALL PHADES OF CONSTRUCTON.

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regions at a restort and appared must be constructed by a construction of a construc

TOYS ALL PAYENDENT JOHETS, PARTICULANLY WHOPIGE A PHOPOGED PAYENDENT ABITED AN EXICITING TWICTURES GUICH AS MARKOCKE. PROCEEDING TO STRUCTURES GUICH AS MARKOCKE. PROCEDURING WALVE BOXED, ETC. GHALL BE SEALED IN ACCORDINGE WHITHER A 13 TITRE [1] OF PROCECULA.

TING AT THE COTION OF THE DEVILIDERS ON THE CITY, THE PACKAMENT OF THE FANAL WEARNO COLOURGE OF ITEMA ASPINALT CONSTITUTE AND EDILATOR OF THE SUCH THE THEFT PHE MACKAMEN SY THE REDOCKLA HOLDING COMPITATION BY THE ARTH AS COMPILITY OF WAS PREAFED PROMISE.

КРИМ УИСЛИНИ СОДНЯВ ОГ АВРИДЕТ СОКОРЕТЕ В ТО МЕЕТ СОС СУВ (TEM 446 AND ADDIT). MIX DESIGN REQUIREMENTS OF THE COD.

NOWS STELL PARTS DAME REPOSITIONS AND INCOMES INVIACE WITH STELL SPRES AND COLD PARCE ASSIVELY THE OUTS ALL TREMOMES THAT AND ESCUREN ON A TRANSPORMER BASIS AND THE CONTROL OF THE STATE OF THE

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REPITE MONAPPER BOXES SHALL BE RESTALLED AT INTERECCTIONS DESCANTED ON THE PLAN BY A RACEITED STANKING THE CONTROL DOSS SHOULD STANKING THE READAN HAVEN AND THE CONTROL PROPERTY BOXES OF THE ACTION TO BE STELL BY A CONCERT FILED STANKING SHOULD STANKING THE TO BE SET BY A CONCERT FILED ST DISHART RECORD THOSE, RELIGIAN WITH THE TOP OF THE PANTHON FPER GITY DAMMAN. 10/10/20 THE COMBINATION CURB AND CUTTER BYAIL BE PLACED CONTINUOUSLY, DRIVEWAY CURB SUTS SHALL BE SAWGUT AT THE TIME EACH INDIVIDUAL KESIDENCE IS CONSTRUCTED.

IGNUST JACK CON I FOCE ITEM 40'19 IN COURLES DEL'INDEACH, LE TI OF PLUBILE PAVEIDES.

BENNET FOUNDET E BOLK FOR AGAINST STREET FOUNDER AD BLUTCH THE CITY OF TAXA

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BURBLES, THEN FE ON THE WANTENEY AND THE PARCHEST IS CLEAN AND THE CY DUST AND

BURBLES. REMAIN ALL TRAFTIC COMPIGL EDVICES BHALL DE TURNIGHED, ERECTED. MANTHANED, AND MEMONED BY THE CONTRACTOR IN ACCOMBANCE, WITH THE WOTS RECORD EDUTION OF THE "COMPANIED EDVICES FOR COMBITICATION AND MARITEMANIC."

PROPENTIONES, AMALIALE HEMANOOTI, TOWN IS AND RECEIVED FOR GOOD CHARGE TOWN TO THE CONTRIBUTION OF T

RDW14 A.L. SIGNS MUST MEET ONIUTCD TABLE 2A.S NINBMUN MAINTAINED RETROREP. I'DUT S. LTORM SEWER NOTES

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THE THE COST OF ANY DEWATERING OPERATIONS PEQUINED FOR THE CONSTRUCTION OF THE STORM SEWER SENER ITEMS. INS ALL STORMANHOLES SHALL BE MARKED WITH A 4 'x 4" > 10'-5" PRESIDAR THEATED SHAMOODEN POOT PROJECTHICA 40" ABOVE THE FIRSH CITAGE AND WITH THE TOP 1'x PARTED SHETNED SHETNESS ABOVE THE SPECIAL SHEETS.

ather her flow by all general drawes and walthcongrated disconfitted drawing the walthcongrate washingtoned by the confitted drawing the confitted drawing the disconfitted of the confitted drawing t THE MAJOR FLOOD ROUTES AND GETEVITON BASING ARE TO BE SURVEYED BY A RESIDENCED BY A RESIDENCED BY A RESIDENCED BY A RESIDENCED CHARGING PLAY, COST OF THE WORK THAIL BE THE EXPENSE OF THE COSTORACTON. THE COST OF ANY MOCK EXCAVATION BHALL BE INCLUDED IN THE PRICE BID FOR THE STORM. PHYPIT, THE BIDDED AND EDITEMBLE IF ANY ROCK EXCAVATION WILL BE RECUIPED AND ADJUST SE BIDDING COCKORPORITY. STHING THE CONTRACTOR IS REPORTING FOR THE ROPERS PROPER PATALL STRING IMPAGE TO CHIM.
CONTRIGUED HER WHETENACE, AND PERACERENT OF RETAINENT AND PROBEICE CONTROL
RECEIVED HER FOR EARDERED BANKY, THE CONTRACTOR WILL BE RECEIVED STORY OF ANYWORTHER THE MAY THE CONTROL OF THE CONTROL OF THE ANY OF THE MAY OF T

STM1 ALL DIVARVAGE FLOOD ROUTES, SWALLS, AND DITCHES ARE TO BE DESIGNED AND GRADEE MTH A PHINUIA FLOW LINE GRADE OF 24, AND A MAKINUM DIDE DLOPE OF 4.1, TTHEF ALL CATCH BASING, DANHOLES, AND CURR INLETS BANL! MAYE CONCRETE CHANNELS. POUNDS IN PLACE TO ASSURE POSITING DAAHMOE THROUGH THESE STRUCTURES.

statz tublic storm dever alamhole lids are to be east jordan iron viorks no, tretat or eolivalent and embodsed "gity of delaware storm senyet", STMIS STORM SOWER CURB INLETS ARE TO BE ADJUSTED WITHIN 15" OF PLAN ELL STELL BIOMS.

THRE OFFUNCE FILL BE PROVIDED IN DRAINING STRUCTURED TO ACCOUNCEME UNDERDRY UILLELL UNDERBRINE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS OWNEN IN THE AME STIMIA PHELCAST RINGS ARE TO DE USEO FOR ALL RINGS, ADLUSTINENTS OF MANNOLE. CASTINGS, STOHM MANNOLE 10P OF CASTINGS BHOULD BE SET AT 1-7" ABOYL FINISHED DINDLE.

IN A MATERIA PARA AND FETTING TO CONTRICTION AND WOODSDAMPINED FOR THE MATERIAL CONFIDENCIAL CON THE ARY ACTIVITY RELATED TO THE UPDATE OF THE THESE WORTH STITS MADESTIMATED THAN THE ARTHUR ACTIVITY ACTIVITY OF THE ARTHUR ACTIVITY ACTI

WATER NAME GRALL SET DUCTHE, IRODN PIPE, CLACG SO AWANG CENTWITH CENSENT MORTEN AND SLALL CACHNEL AWANG STAND THE SERVICE AND AND SCHOOL WATER LANGES THE REMEMBER CHASTER TASH CHASTER AWAY STITHED SHALL BE EIGHER CHASTER TASH CHASTER AWAY STITHED SHALL BE IT SHOWN WITH CHARLE THOUGHT AND STAND CHASTER AND CHASTER AND CHASTER AND CHASTER AWAY STAND AND STAND CHASTER AND CHASTER CHASTE

NATIN THE SHALL BE MAINLLD WITH A MINDRING OF 45° OF CONSE VESSURED FROM PRESENCE OTRACE TO THE TOP OF THE WATER MAIN ALL POTANCES OF DEPOPER BUTKLANTON L DE BROCKEN TO THE ATLENTION OF THE COD INSTECTOR AND CITY ENGINEER MAREDATION. ALL PIPID Z. OR LEGS INDIANCIES BETWEEN THE WATER MAN AND THE CONTROL, VALVE, TERMY THAN AND ALL OF THE PROPERT OF THE PROPERT OF THE CHARGE AND ALL OF THE PERSON THAN AND ALL OF THE PERSON THE AND ALL OF THE PERSON THE AND ALL THE PERSON THE PER THE DEASHNO WATTRI INTO BHALL TTRIBIBATT WITH A FIFT HYDBANT AND WATCH VAL YY. COLOGOED PET HYD AMBURU WYNG YNHON AND MODERNAL, BECTICH OF WATER LINE PLUGGED AND CHEER PET HYE STANDARD DRAWNIG.

NTRA IF THERE ARE ARE ARY CONTLICTS IN CRACE BETWEEN WATER LINE AND CHAVITY BEWRINS, THE NATER LINES BHALL OF LOWERED BURRING CONSTRUCTION. AJ UANI INT VALVIZ HYDBAYT WATCH VALVIS, CJRRI ROTTS, AND DIZAD END INITIA ARE. I HARNED WITH A K-K-K-N IN-ST POST WITH K-K-P PHOLECTIVA ARDVE THE PHISMED DRACE. THE CHE OF APPRICATION COLVE ON KIDCE, POSTS ARE TO DE WARTANED INTIL THE AREK KE HORSEQURE, HHY, GHOUSHG,

WITHO A PAINT! FOR EACH WATER BENINGE BUST RE COTANGED HIGH DRE. COD PRION TO MANDA A CONNECTION TO THE WRITHS INSTITUTED AS A PAINT OF THIS PROJECT AND PRION TO A WANDAY AND AND A ADDITIONAL TAPE INTO PRINE IN WATER IN ALL PRION EACH AND A COST AND COST AND A COS WTR11 THE WATER SERVICE TADS SHALL CONSIST OF ALL PSPE, VALVES, FITTINGS, AND CONFECT TO THE POLICY ANTEX MANY AND COMPLETE THE MANY ALCORDING TO THE STANDARDS SET FORTH IN THIS TANK, WITE THE CONTRACTOR BALL DE RESPONSELE FOR THE HONEONY'S AND VEHTHOL. FOR CITCHONG OR SHOWN SHIP WITE AND SHOWN THE MANUFACTURING PPECIPONION, DEVECT MATERIANES TO PROMISE HAVING AND SIGA" HOREONING CLEARANCE FROM SANITARY SEVERS AND STORM SENERA.

THE VERY ADDRESS OF ALL MANDERS OF ALL MET MORNING TO ALL MANDERS OF ALL MET MORNING TO ALL MANDERS OF ALL MET MORNING TO ALL MANDERS OF ALL NTHIS ALL MECHANICAL PASIENESS, DOLTO, ALL THREAD ROO, ETC, ANE TO PECKIVE ONE COAT OF RUST INHERITAE PAINT OR COATING.

ATHE THE COST OF ANY DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE MATER LINE SHALL BE INCLUDED IN THE PRICE MY FOR YAROUS ITEMS. WITHO ALL FITHOD SHALL OF ACCOUNTLY PETTHAND WHI CONCEPT IN CONNE PER THE COD STANDAND DAMANGE. ALL FITHOS TO BE DANCED MUST DE THOROUGHY WARPING IN PARTE DANCE DANCE OF TACHED CONCRETE,

VTHT? HIRE HYDHANIS SHALL MEET AZANA STANDARDS AND ARE TO BE MUBLIEM "SUPER

STAM HIDES PIPE JOHTS SHALL BE MADE USBIO WATERTIONT COUPLESS WITH O RING CASKET ADS WEDRA APPROPRIED FOUND, WHERE RURIES O RING CASKET ANSTAN COSTIPINE IS RECUIRED ON THE

DIND ALL FLOXBLE PRE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING BRALL MARKTAIN A MAINMUM CONTR Of x at all times gurbing the control process.

WITHS ALL THE OF METURE! CONNECTIONS (STANDINGS) DAMIL MAYE, A 45' DOWNTURN FITTING YOUR DESCRIPTION OF THE STANDING HERE INCELL THE OWNEETTHEN TO THE STANDING IN THE STANDING SHALL BE STANDING. SHALL BE STANDING SHALL BE

wtria all new main line and hydgant watch valves are to de directly anchored to the Teland be anchor type Fittings, WPROVEND I WAITE TARGERAND, IN DIRECT TAP ONLY, NO DIRECT WAS BANKE BE MADE TO WAY OBSTROOM WAS IN YARD TO ANY TRET TAPS SAVE TO TROOM THE TO TOWN WHITE TAPS SAVE TO THOSE WAS IN THE TAPS AND THE TOWN THE TAPS AND THE TAPS A WATERI ALL CATE VALVES SPAAL DE DUCTILE IPON REGALENT WEDOZ ZO 193 AS MANJFACTURED YN AABSROON CONTROL OF APPROVED EGLINALLATI WHECH WEET'S OR EXCREDS THE TSTCHIEVALTISS OF AMSLAWAN CSON.

WID WAY TO DECEMENT OF THE RESO SERIEGEOUS POUR JANEES SORIEW THE SERVICE DOSES FOR THAN WID WAY THE WAY SO AND THE RESOURCES CAST ROW PARCES SORIEW THE SERVICE DOSES FOR CORN VALCES. WITROL WATER GERVICE DOXES ARE TO SET LOCATED BY DANS AS ONG PROOFFRY UNITS, SHE ARARS MAD 24 OUTSIDE OF THE HIGHT-CANAWILLIES, ANY HAIR, A WHARIND DETAIN OF AS DELOW TOP OF CLASS MADS DE AMERINED FOR ALL WATER GENYLCES AS THE RESISTING WAY, WPRCA FOR WATER SERVICE FAVE, THE WATER MAIN CONNECTION SHALL BE MADE, USING A MALELER 200 BALL TYPE GASSAR OR FORD FRINGAG DALLEGIR CORPORATION REGINS, CONTROL VALAZE BALLEL DE MALLER AND BULL CHIRE VALVE DAZZEO CH-CRED BAHO DALL VILVE, CURD TYTHE GLUARIZET THRE GAR, T.

WPIGR THE MCTER PT, INCLUDING ALL PRING, FITTHOUS, EQUIPUUST, AND MPURITEMMENCE, MUST TO APPROVED BY THE CONTROLLING, AND CHOCKED THE MENTCH RUBBIG THE BUTALLITON, THE METER LINGUE, TO BE PROVIDED WITH A RAMINT ENHANCES THE CORPORED WITH A BUMP PRING, SEAR-CHOCKES ARE NOT ALLOWED IN THE BASE OF THE METER PT. WFRN WATER DICTIFICATION FORTICLA MERION MATERIA DAM I FILTIFICANTO DALCE THAN THE WFRNG WATER DICTIFICATION OF THE CONTINUE TO CONSTITUENT OF THE WATER OF THE CONSTITUENCE, MONORMAL DICTIFICATION OF THE WATER OF THE CONSTITUENCE, MONORMAL DICTIFICATION OF THE WATER OF WAT WEBST ALL WETERS (GYEFR THAN STANDARD 68" X 34" BESIDENTIAL LIFTERS AND ALL BACKELOW PROPER SPECIFIED FOR THIS PROCEED. MAD THE BACKELS BEST COD WATER THEATHERT PROPERTOR MEDICELLIAN AND APPROVAL PRIES TO RETAILATEN.

were the Report for the Little of Before and Enterthing to Outsite with a Virtual of Superior and Country of C wtrys the pressure apquired to pithrony hydrostatic trothus on water ibris must ri 150 pgi for domestic lines and to psi for fire suppressuor lines (Per Rtpa 13).

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AND STATE OF SPACE AND STATE OF STATE OF STATE OF SPACE OF SPACE AND SPACE AND SPACE OF SPACE OF SPACE AND SPACE AND SPACE AND SPACE AND SPACE OF SPACE AND SPACE OF JASE CLEAN WATER CONNECTIONS INCLUDING HOOF DRAINS, FOUNDATION DRAINS, SUMPS, ETC WE PROMIDITED FROM BEING CONNECTED TO THE SANITARY SEMER. ASSA PREFORAL B' SETRICES SHALL RE PAC SENTR PPE ASTA DASSA. EDRAS (OR EDRAS) BY THE MASSACRAY SHALL RECOVER SHALL THE THE MEST SHALL BY THE STRONG PER SHALL THE MEST SHALL BY THE STRONG PER SHALL BY THE SHALL BY

nast 64° Long Clay Dand are to be bistaled on al sanitary cateby expense but no closer than 64° From the but on the supplice, back and to be regalaled by site utility expenses from that he cost to be recluded with various gavetitism. SASS PUBLIC SANSTARY MANHOC CONTES ARE TO HE FAST JORDAN IPON WORKS NO, 1661-AP C COLIVALENT AND EMBOSSED "CITY OF DELAMARE SANSTARY SEWER". SASSOWNERS THE COURT TO FINGUITD GAND OVER A SANTARY WIT IS IN FXCT 53 OF 17-45. LICKNITH OF RETEX PRE FAIND AND SEND SANLE BIRD FALLED ALMON WITH A WINNING OF OVER WHOLE LICKNITH OF PIPE SUCH THAT THE UND OF THE SERVICE WALL BE NO SELLOW GRAD! SANTARY LINES AND SERVICES HE TO BE DESIGNITH AND INSTITLED SO AS TO PROMISE. SAGG G-T LONG CLAY DANG ARE TO BE BISTALLED ALONG MAIN UNE DEWERB AT HALF THE PRETAVEZ BITWEN FROM PRICE OF MANIOTIS, RID THO GOTER THAN 11-AFTEM SENOTE, COST TO BE INCLUDED WITH VANIOUS SUMPETTING.

ASSET WHEN THE SHORT WAS REPORTED UNDER THE WITHOUT SHORT WAS WAS FOR WHITTEN THE WITHOUT SHORT WAS A STORM WHITE CONTROL OF THE WITHOUT SHORT WAS A WAS A STORM WHITE CONTROL OF THE WITHOUT SHORT WAS A WAS AND A WAS AGIZ PRICH TO CONSTRUCTION, THE CONTRACTOR SHALL VERRY DESTING TICHMANNIGE. OVER AND TOPOCACCHING LEXIVENS MANAGES SHALL BE BLIFF OR FAULTERED FOR THE OPS CON-CHAIR TO THE LEXIVED SHOWN OF HESE PLANS, ALL MANAGEL COSTING QUARTATORS AND TO COMPLISHED WITH PRECAST CONCRETE AUJUSTADIT BRICO.

AND BANKTATO LATERALD BESTALLED VA COMMON TEDES HARC TO DE MESTALLED WITH A MENINAM THE VEST OF THE MESTALLED WITH A MENINAM TEDESHO AND PETEL FOR A MENINAM THE VEST OF THE THE V JADIST TEMPORARY BILKHENDD RIVAL DE PLACED WINTE PROCATED ON THE PLAND AND SHAL PENAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY PROCNEFR.

KLENGERS

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EXCLUSIONS	The following City of Deloware Standard Notes given on this sheet do not apply to this project								
SNOIS	eloware Stan not apply to								
EXCE	City of D	_				_			_
	following on this	SVS	34310	SA812	SISIS				
	piven	CHIND	RDWS	RDWB	RDWB	RDW10	STA	STAYS	8A.S

	,									
SDATA	this project									
STANDARD DRAWINGS	ity of Dator									
STAND	The following City of Dalawara Standard Drawings are applicable to this project									
	ea	WTRD-4,0	WTRD-5,0	WTRD-6.0	WTRD-7,0	WTRD-8.0	WTHD-9.0	W/TRD-13.0	WTRD-14.0	

CHARTER NEX 2 BAY ADDITION 1188 SOUTH HOUR ROAD DELAWARE, ONIO

GENERAL NOTES & DETAILS

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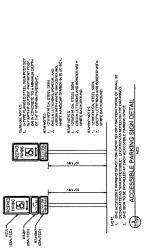
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DELAWARE, ONIO

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DETAILS

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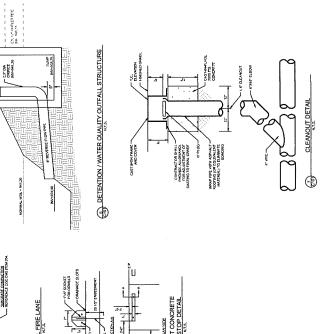
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EXISTING EMERGENCY SPILLWAY DETAIL





COMMUNITIES

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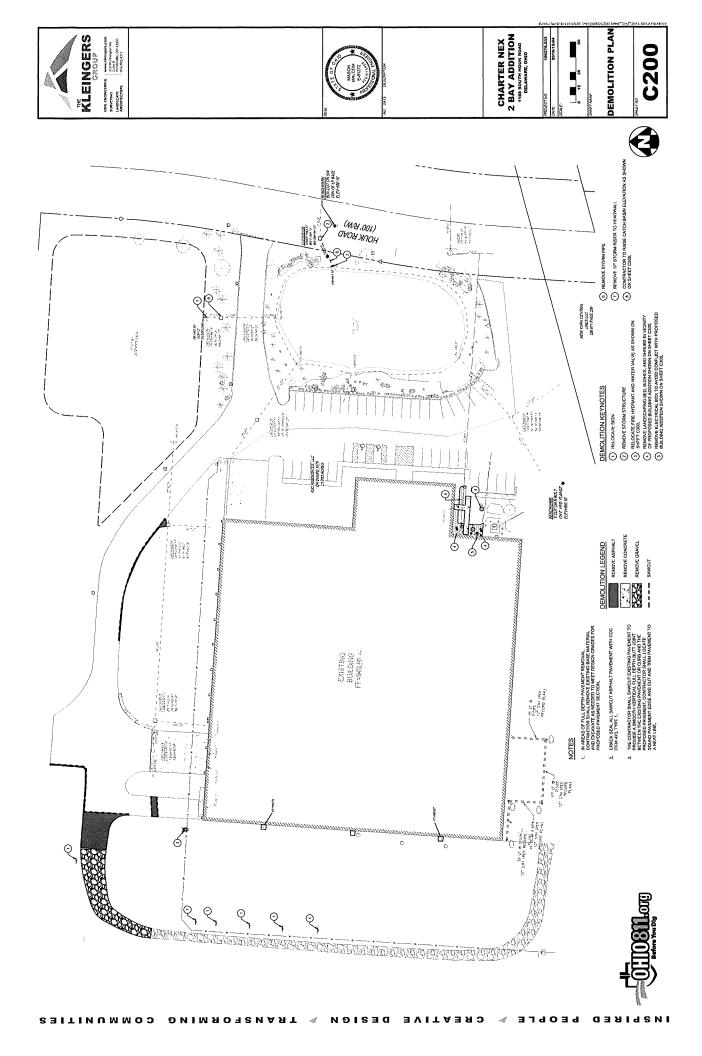
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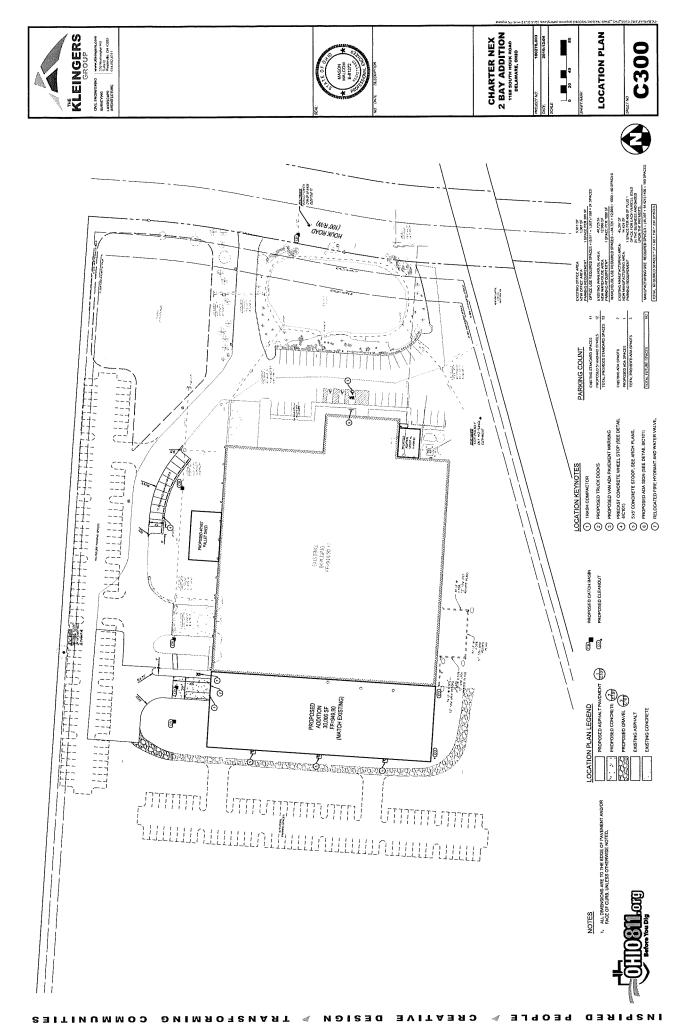
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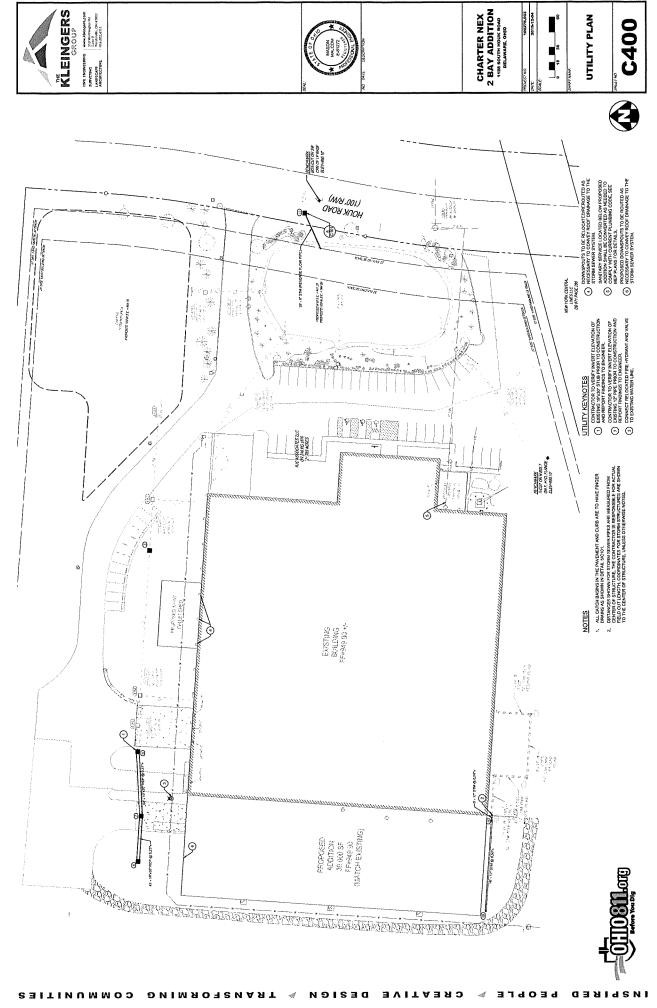
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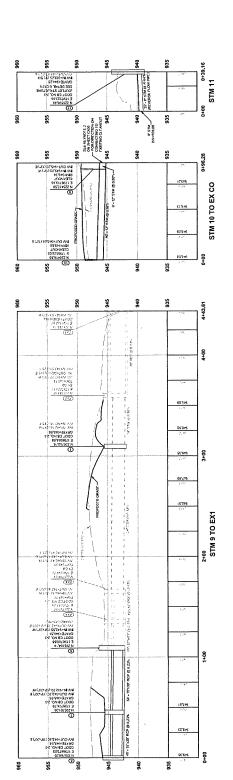
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PRECAST CONCRETE
WHEEL STOP DETAIL













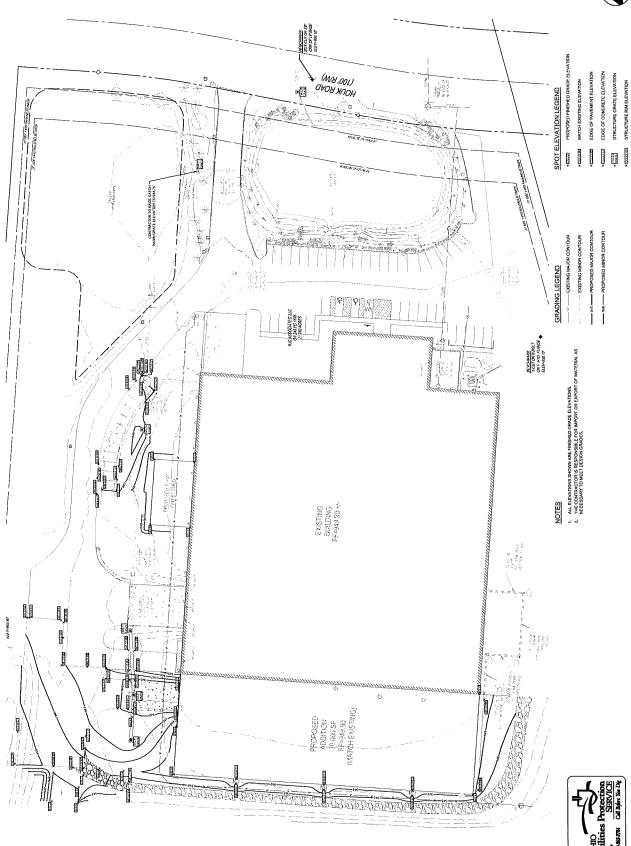


CHARTER NEX
2 BAY ADDITION
1188 SOUTH HOUR ROAD
DELAWARE, OHIO

GRADING PLAN

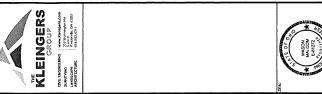
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INSPIRED CREATIVE DESIGN **BEODIE** TRANSFORMING COMMUNITIES

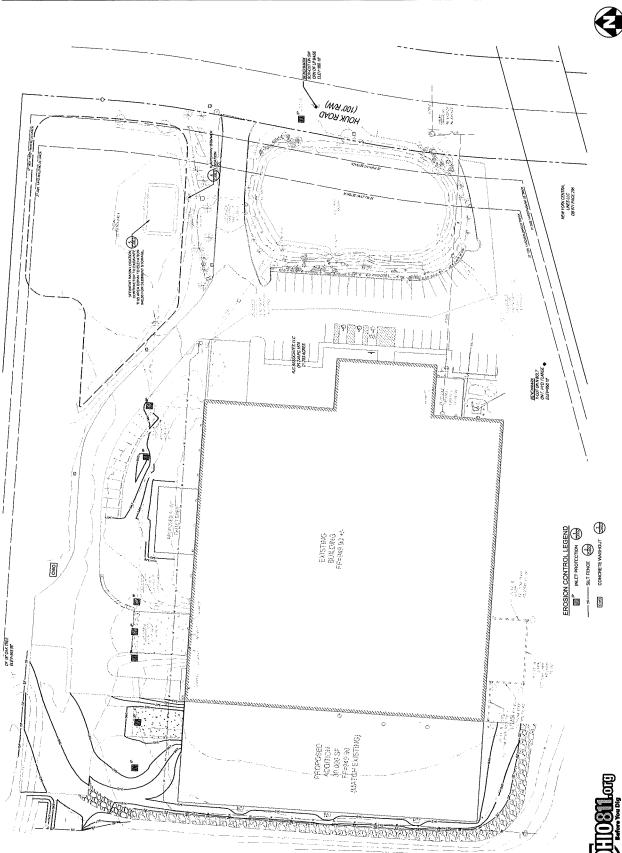






EROSION CONTROL PLAN

C600



3	PROJECT DATA	
ITI	SITE IMPROVEMENTS FOR CHANTER NEX IN CITY OS STOPM BEYMERS AND OTHER RELATED UTILITIES, SINSYLLATION OF EROSION AND SEDMENT CONTR. PREPARATION FOR FINAL SEEDING.	THE PRESCRIPTION OF THE REPORT OF THE MACHINERY OF THE PROPERTY OF THE STORES AND OFFICE THE PROPERTY OF THE STORES AND OFFICE THE PROPERTY OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF PROPERTY OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OF THE STORES AND OFFICE UTILITIES AND THE PREPARATION OFFICE AND OFFICE UTILITIES.
N	LATITUDE: LONGITUDE: ESTIMATED CONSTRUCTIONS DATES:	1,2020810 - 02020010 1,151827 1,151827
N	TOTAL SITE AREA: TOTAL DISTURBED AREA.	21,79 ACRES 1,61 ACRES
M O	EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA: TOTAL IMPERVIOUS AREA AFFIR CONSTRUCTION: INCREASE IN IMPERVIOUS AREA:	3.86 ADRES ADRICAPES 4.34 ACRES 20%
၁	PRE-CONSTRUCTION RUNOFF COEFFICIENT: POST-CONSTRUCTION RUNOFF COEFFICIENT:	C=0.58 C=0.58
	IMMEDIATE RECEIVING WATERWISK:	UNNAMED TRIBUTARY TO OLENTANGY RIVER AND SCIOTO RIVER
อ	EXISTING LAND USE:	MANUFACTURING FACILITY
N	solus:	BI§141 - BLOUNT SILT LOAM, GROUND MORAINE, PWA- PE WAMO SILTY CLAY LOAM
1	CONSTRUCTION SECUENCE	
VI SI	TO COMPLETE THE EXCAVATION AND CONSTRUCT CONTRACTOR'S WORK CREWS WILL BE REQUIRED. CONTRACT AND STORAGE DI SONG THE PREPOSED.	TO COMPLETE THE EXCLANTION WITH CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE TO COMPLETE THE EXCLANTION OF THE PROPOSED DETENTION MASH WILL BEFORE THE EMBERY SEBIMENT CONSTRUCTION MASH WILL BE FORM TEMPERARY SEBIMENT CONSTRUCTION WITH THE TOWN TO CONSTRUCT HIGH CONSTRUCTION WITH MASH WILL BEFORE TO CONSTRUCTION WITH WITH THE WAY TO CONSTRUCT HIGH CONSTRUCTION WITH THE WAY THE WAY TO CONSTRUCT HIGH CONSTRUCTION WITH THE WAY THE W
O	UPSTREAM IN THESE WORK AREAS, THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS	CONSTRUCTION SEQUENCE IS AS FOLLOWS:
=	A) INSTALL TEMPORANT SEUMENT BASIN AND PENIMELER ENCISION CONTROL ITEMS B) STRIP TOPSOR, AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WO	A) INSTALL TEMPLORAT SEUIMENT BASIN AND PERIMETER ENCOSION CONTROL TEMS. B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
! !	C) PERFORM MASS GRADING, DIRECTING ANY	C) PERFORM MASS GRADING, DIRECTING ANY SURFACE RUNOFF OF DISTURBED AREAS TO TEMPORARY SEDIMENT BASIN,
5	D) INSTALL PROPOSED STORM SEWER AND INLET PROTECTION DEVICES.	LET PROTECTION DEVICES.
N '	E) CONSTRUCT PROPOSED STRUCTORE AND INSTALL FINAL PAYING, F) ANY DISTURBED ON EACH STRUCTORE STRUCTORE OFFICE OFFICE ATOMS MAY THING.	COMSTRUCT PROPOSED STROUGHER AND INSTALL FINAL PAYING. ANY DISTURBED OF EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION COCCUS ATTANK BARY INTING.
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Я	2, DITCH MATTING	
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T	4, MULCHING	

SCEDING
DITCH MATTING
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MULCHING
WATERING

EMERGENCY ACTION & SPILL PREVENTION PLAN

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TEMPORARY SEEDING AND MILCHING STABILZATION SHALL BE PROVIDED PER CIEPA GUIDELINES AS SET FORTH IN PART II,B OF OHIO EPA PERMIT NO.: OHGO00005, (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	RY STABILIZATION
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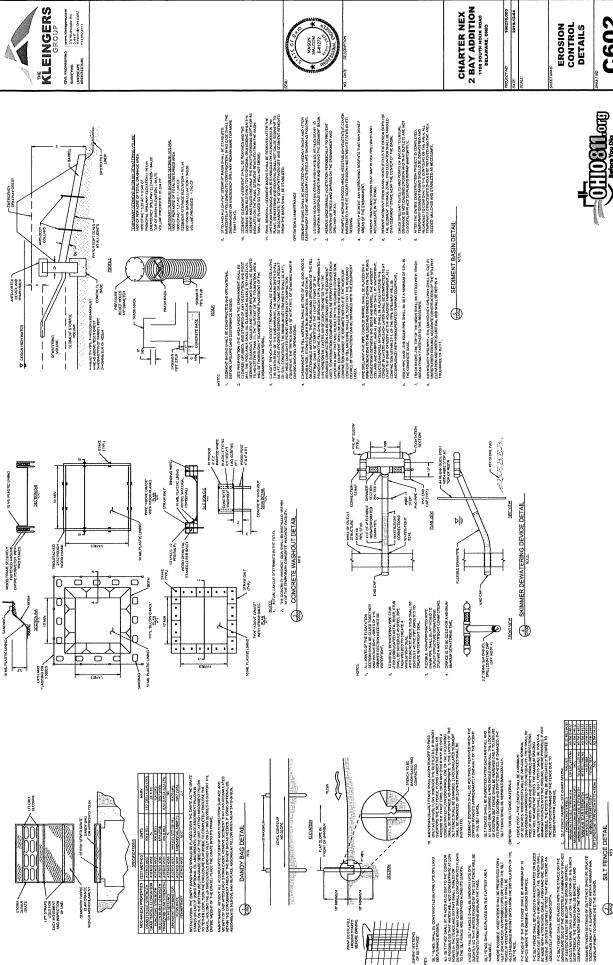
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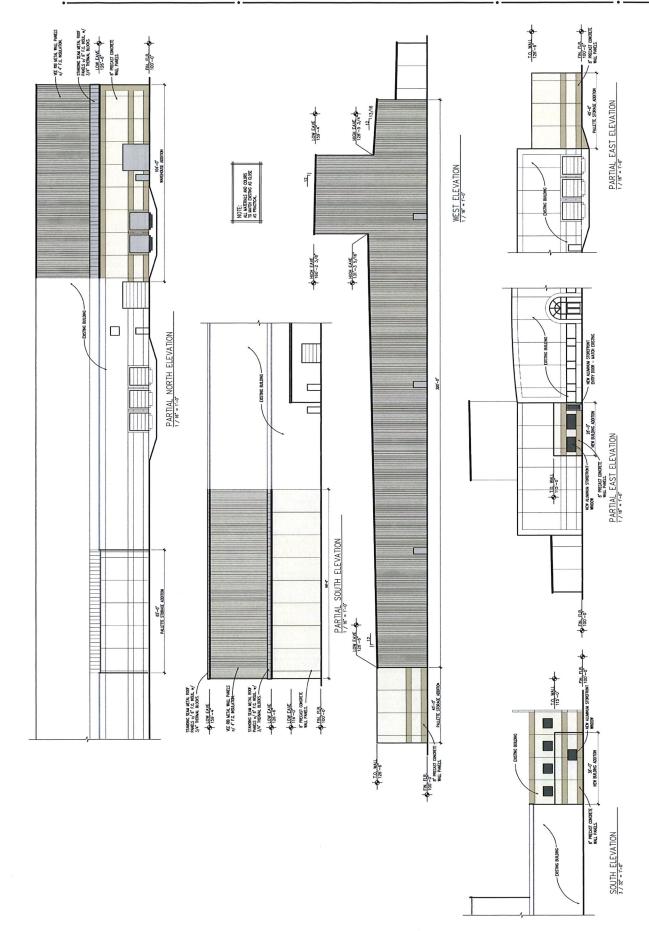
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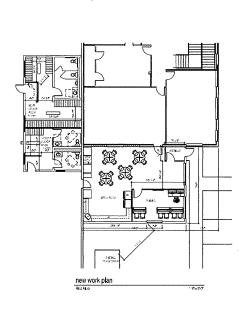
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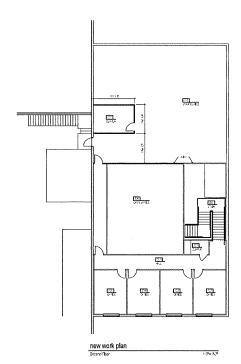
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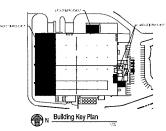
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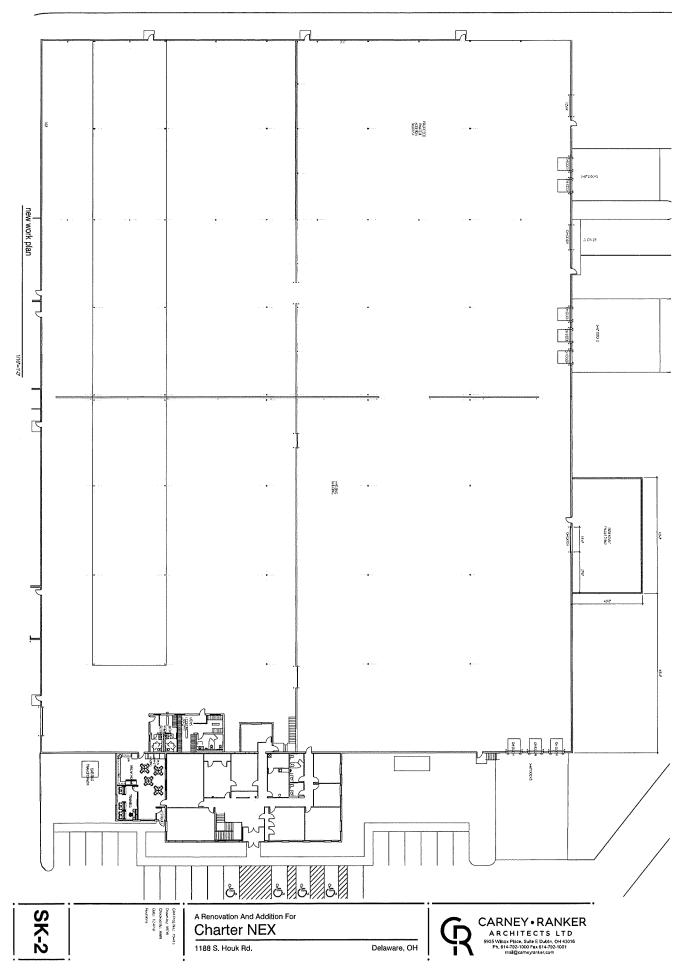














CITY OF DELAWARE, OHIO PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM



Pro	oject #	Case #	
Planning Commission Amended Final Development Plan Amended Final Subdivision Plat Amended Preliminary Development Plan Amended Preliminary Subdivision Plat Annexation Review Combined Preliminary & Final Development Plan Comprehensive Plan Amendment Concept Plan Conditional Use Permit Determination of Similar Use Development Plan Exemption Final Development Plan Subdivision/Project Name Charter Nex Acreage 21.783 Square Footage 126 Zoning District/Land Use M-2 Project	Final Development Plan E Final Subdivision Plat Final Subdivision Plat Ext Floodplain Permit Lot Split Pre-annexation Agreement Preliminary Development Preliminary Dev Plan Exte Preliminary Sub Plat Preliminary Sub Plat Exter Rezoning Subdivision Variance Addition A S,510 Number of Lots 1	ension	
Applicant Name Dublin Building Systems Applicant Address 6233 Avery Road, Du		act Person Rich Irelan	
Phone 614.889.1445 Fax		nil rirelan@dublinbuildir	ng.com
Owner Name Charter NEX		ct Person Ed Bush	
Owner Address 1188 South Houk Road,			The second secon
Phone 740.990.1205 Fax Fax		ail ebush@charternex.c	
Engineer/Architect/Attorney The Kleinge	rs Group Cont	act Person Mason Malco	om, PE
Address 350 Worthington Road, Suite B,	Westerville, Ohio 43082		
Phone <u>614.882.4311</u> Fax	E-ma	nil mason@kleingers.co	om
The undersigned, do hereby verify the trut authorize field inspections by City Staff.	h and correctness of all facts	and information present	ed with this application and
Www.er Signature		Owner Printe	
Agent Signature	-	Masan Malcom Agent Printed	d Name
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PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-2890 & 2892

REQUEST: Multiple Cases PROJECT: Winterbrooke Place MEETING DATE: January 15, 2020

APPLICANT/OWNER

Grden LLC 10590 Wellington Place Powell, Ohio 43065

REQUESTS

<u>2019-2890</u>: A request by Grden LLC for approval of a Final Development Plan for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

<u>2019-2892</u>: A request by Grden LLC for approval of a Final Subdivision Plat for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

PROPERTY LOCATION & DESCRIPTION

The subject site is located on the north side of Peachblow Road just east of the Belmont Place development and south of the Communities at Glenross development. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

BACKGROUND/PROPOSAL

In June 2019, City Council approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the development. Also, the City accepted the annexation (Ordinance 19-32) of the subject property in June 2019. In October 2019, City Council (Ordinance 19-59) approved a Preliminary Subdivision Plat for the 263 single family lots on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres). Primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed by the Delaware County Engineer for the subject development and the proposed Berlin Meadows development located south of Peachblow Road in the County while secondary access would be from Belmont Place Subdivision to the west (to be constructed in Phase 1 of the development) and from Communities at Glenross to north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point).

Now the applicant is requesting Final Development Plan and Final Subdivision Plat for Phase 1 which would consist of 66 single family lots on 30.452 acres which is located east of Winterbourne Drive fronting Peachblow Road. The applicant's intent was to construct Phase 1 just east of Belmont Park Subdivision and just north of Peachblow Road (to have a second access point into Belmont Place Subdivision at Ensigns Lane) but after Preliminary Subdivision Plat approval, the applicant's engineer discovered there are wetlands in this area that need to be mitigated thought the Army Corps of Engineers so the applicant decided to start construction on the eastern portion of the site fronting Peachblow Road. After mitigation of the wetland issues, the next phase to be constructed would be the eastern portion of the site. Staff would require this be the next Phase to be constructed to connect into the Belmont Place Subdivision at Ensigns Lane per the approved Preliminary Subdivision Plat.

STAFF ANALYSIS

• **ZONING:** The developer rezoned the property to R-3 PMU with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space and to be consistent with the Communities at Glencross south of Cheshire Road (zoned R-2 PMU with a density of approximately 2.31 units per acre) located to the north and Belmont Place (zone R-3 PMU with a density of approximately 2.75 units per acre in Sections 1-5) located to the east are both planned districts with similar uses and densities. Each phase of this development would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.

CASE NUMBER: 2019- 2890 & 2892 **MEETING DATE:** January 15, 2020

PAGE: Page 2 of 7

• ENGINEERING The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.

The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.

- UTILITIES: The site will be serviced by City sanitary sewer and water that would have to be extended by the developer.
- ROADS AND TRAFFIC: The primary access to Phase 1 would be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by the developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County while temporary secondary emergency access would be through the open area located just east of the entrance through a 12 wide bike path (approve by the Fire Department) that would extend to Gardenia Lane. If the County Engineer does not construct the proposed roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road would be a traditional intersection with a stop sign. Also, Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

Gardenia Lane would be stubbed to the property to the east (future Evans Farm development) while Silver Pine Lane, Sienna Glenn Drive, Mahogany Drive, and Winterbourne Drive would stub into the next phases of this development and would have the required temporary turnaround areas per the City Engineer and Fire Department. All the streets shall be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

• SITE LAYOUT: The layout is designed around the location of the Winterbourne Drive connection to the Communities at Glenross (along the northern portion of the subject site) that extends south to Peachblow Road. Phase 1 would be located east of Winterbourne Drive and would contain 66 single family lots (46 52-foot lots and 20 65-foot lots) and three reserve areas (A, D & E). The 52 foot lots would be a minimum 6,760 square foot (52'x130') and the 65 foot lots would be a minimum 8,450 square feet (65'x130'). The front yard setback would be a minimum 25 feet for all lots and the minimum rear yard setback would be 30 feet for all lots. The side yard setbacks for the 52 foot lots would be 5 feet (10 feet total) and would be 6.5 feet (13 feet total) for the 65 foot lots. Patios, decks and other exterior improvements can extend 15 feet into the 30-foot rear yard setback per the approved development text. The minimum house size for the 52 foot lots would be 1,600 square feet for a one-story house and 1,800 square feet for a two-story house and the minimum house size for a 65-foot lot would be 1,800 square feet. The corner lots are oversized per the zoning code and approved development text. Reserve A, which encompasses 12.966 acres, is located just west of the main entrance and contains two retention ponds, an overhead electric transmission easement that is 150 feet wide and active opens space. Reserve D, located just east of Winterbourne Drive, contains 0.682 acres and a bike path and mounding and landscaping buffering the proposed homes to the east. Reserve E, located north of

CASE NUMBER: 2019- 2890 & 2892 **MEETING DATE**: January 15, 2020

PAGE: Page 3 of 7

Gardenia Lane and east of Silver Pine Lane, encompasses 0.609 acres of active open space and is located within the 150 feet wide overhead electric transmission easement.

- **DESIGN:** The applicant is proposing specific house design standards for each size lot size (52 foot and 65 foot) and overall design standards for all the houses are to be consistent with the adjacent subdivisions of the Communities at Glenross and Belmont Place. The proposed standards would include: 1). 100% natural material on all elevations for 80-foot lots adjacent to the Communities at Glenross; 2.) Minimum 40% natural materials on the front elevations for on all 52 and 65-foot lots; 3.) The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding (all considered natural materials); 4). All houses shall have a minimum two car attached garage; 5). All houses shall have dimensional shingles; 7). All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- BIKE PATHS AND PEDESTRIAN ROUTES: The applicant is proposing a bike path along the north side of Peachblow Road and along both sides of Winterbourne Drive per the City Engineer's requirements to be consistent with the Belmont Place and the Communities at Glenross Subdivisions respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. The Phase 1 portions of the aforementioned bikes paths shall be constructed in this Phase. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase toward the west to create a continuous pathway network as proposed along Peachblow Road as well as connected to the north as shown on the plans. Also, the applicant is proposing a bike path through Reserve A that can accommodate emergency vehicles per the Fire Department. Sidewalks will be provided on both sides of all public streets in the subdivision.
- PARKLAND AND OPEN SPACE: As mentioned above, there are three Reserve Areas in this Phase (A, D & E). Reserve A (12.996 acres) is located just east of the main entrance on Peachblow Road and contains two retention ponds and a 150-foot-wide overhead power line easement. The amenities include a bike path and a four station Fit-Trail course (similar to the one in Belmont Place Subdivision) along the bike path. Per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which would include shrubs, perennials and ornamental grasses. Reserve D (0.682 acres) is located on the east side of Winterbourne Drive and contains a bike path and mounding and landscaping to buffer the proposed adjacent houses. Reserve E (0.609 acres) is located north of Gardenia Lane and east of Silver Pine Lane and contains an open ball field for soccer, football, baseball and the like with trees buffering the house to the north. Also benches would be located at the southwestern portion of the reserve area with a three rail fence located along Gardenia Lane and Silver Pine Lane. All opens spaces shall be owned and maintained by the homeowner's association but allow public access.
- TREE PRESERVATION: Per the submitted tree survey with the approved Preliminary Development Plan, the applicant is removing 915 caliper inches of trees (107 trees) while the applicant is preserving 1771.5 caliper inches of trees (211 trees). Therefore, the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance with the proposed development text and other recently approved PMU's. In Phase 1 only 3 trees (in good or fair health) are being removed while several trees are being preserved. The existing tree line along the eastern property line shall be preserved as much as possible and be located within a tree preservation area.
- LANDSCAPING: The applicant provided a comprehensive landscaping plan that included street trees, mounding and landscaping buffering along Winterbourne Drive, buffering in Reserve E and entrance landscaping and signage. Street trees would be planted along all the public streets per code. Also, along Winterbourne Drive a 3 to 6-foot-high mound with landscaping with 61 evergreen and 21 deciduous trees would be planted per the approved development text to provide an aesthetically pleasing corridor along with providing a buffer for the adjacent houses. Sixteen evergreen trees would be planted along the northern portion of Reserve E to buffer the proposed house from the open ball field. At the main entrance, two signs with landscaping would be constructed on both sides of Winterbourne Drive to provide an enticing entrance feature. The Shade Tree Commission would need to approve all landscape plans.

CASE NUMBER: 2019-2890 & 2892 MEETING DATE: January 15, 2020

PAGE: Page 4 of 7

• LIGHTING PLAN: A lighting plan would have to reviewed that shall achieve compliance with the zoning code and approved development text and be approved by the City.

• PHASING: The applicant has provided a phasing plan which indicates the site would be developed in seven phases from south to north. Phase I (66 lots) would be located just east of Winterbourne Drive fronting Peachblow Road while Phase 2 (73 lots) would be located just west of Winterbourne Drive fronting Peachblow Road. Phase 3 (19 lots) is located just north of Phase 1 while Phase 4 (29 lots) is located just north of Phase 2. Phase 5 (25 lots) is located north of Phase 4 on the west side of Winterbourne Drive and Phase 6 (21 lots) is located north of Phase 3 on the east side of Winterbourne Drive. Finally, Phase 7 (30 lots) is located north of Phase 5 in the northwestern portion of the development.

STAFF RECOMMENDATION - (2019-2890 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Grden LLC for a Final Development Plan for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions that:

- 1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
- 2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
- 3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
- 4. All retention ponds shall be setback from a public road per the City Engineer.
- 5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
- 6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
- 7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.
- 8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
- 9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
- 10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
- 11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
- 12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.

CASE NUMBER: 2019- 2890 & 2892 **MEETING DATE:** January 15, 2020

PAGE: Page 5 of 7

13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

- 14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
- 15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

STAFF RECOMMENDATION - (2019-2892 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Grden LLC for a Final Subdivision Plat for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane, with the following conditions that:

- 1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
- 2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
- 3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
- 4. All retention ponds shall be setback from a public road per the City Engineer.
- 5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
- 6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
- 7. Patios, decks and other exterior improvements shall be allowed to extend 15 feet into the 30-foot rear yard setback per the approved development text.
- 8. A minimum 3-6-foot-high mound with landscaping shall be located along east side of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.

CASE NUMBER: 2019- 2890 & 2892 **MEETING DATE:** January 15, 2020

PAGE: Page 6 of 7

- 9. In Reserve A per the landscape plan in the approved Preliminary Development Plan, there shall be benches along the bike path along with the landscaping which shall include shrubs, perennials and ornamental grasses.
- 10. A street tree plan shall be submitted and approved by the Shade Tree Commission.
- 11. The bike path along Peachblow Road shall be extended to Winterbourne Drive in this Phase. The biked paths located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
- 12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements.
- 13. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
- 14. The developer is identifying storm sewer easements in open space areas (reserve areas) along Winterbourne Drive, along the eastern boundary of the property and adjacent to the Gundling property that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The landscaping as preliminarily proposed is non-negotiable and is a priority over the stormwater line location according to the City prior approvals. Planning staff's preference is to allow mounding and landscaping within the stormwater easement in this case. However, it maybe that the applicant will have to re-route this line to an alternate and potentially more expensive location to preserve the mounding and landscaping as well as provide adequate stormwater management per the City. If the stormwater lines are moved into the rear yards of the proposed lots there shall be sufficient room in the rear yards to accommodate a normal deck, patio, fence and other typical improvements. The size of the rear yards shall be demonstrated to the satisfaction of the Planning and Community Development staff prior to construction drawing approval or the stormwater line shall be relocated to another alignment.
- 15. Phase 2 or the next constructed phase shall be required to connect to the required secondary access point to the west from Belmont Place (Ensigns Lane).

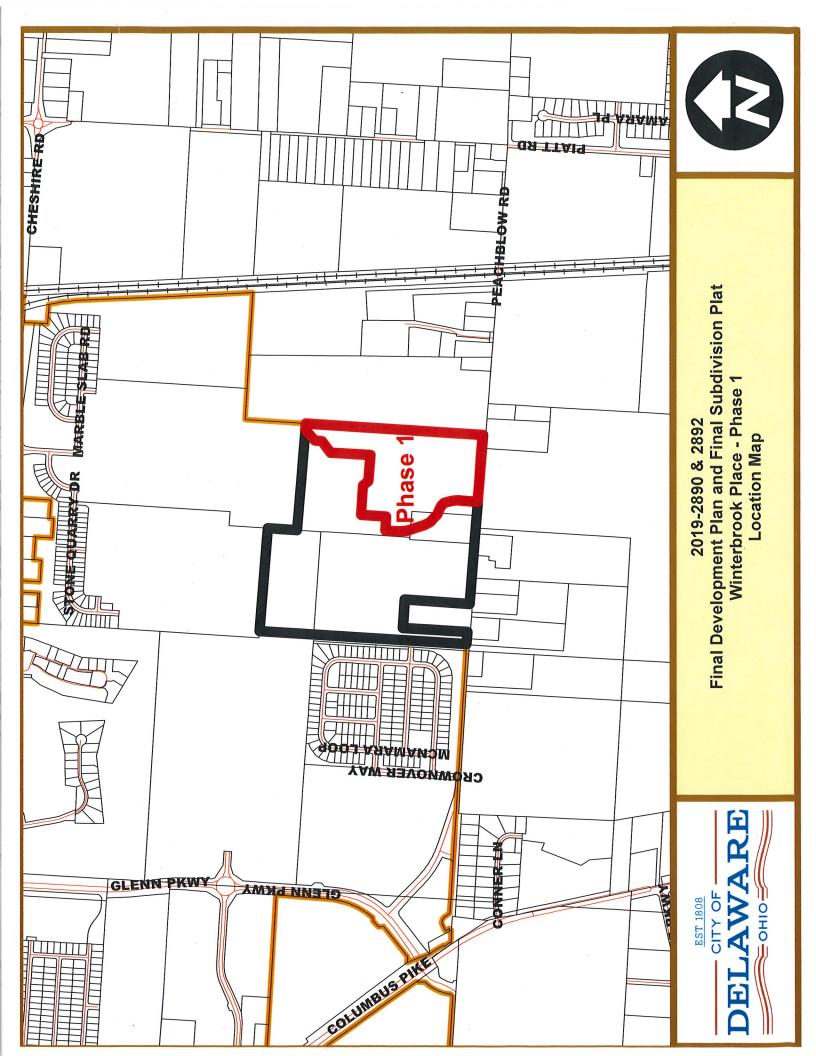
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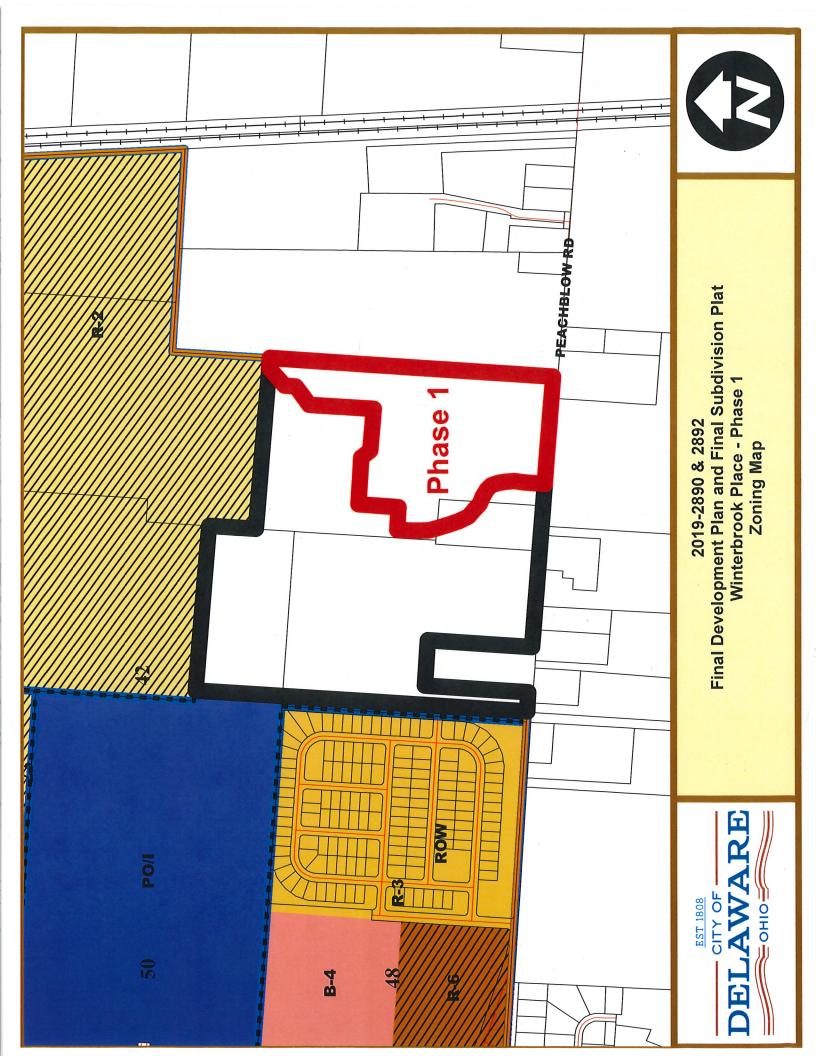
CASE NUMBER: 2019-2890 & 2892 **MEETING DATE:** January 15, 2020

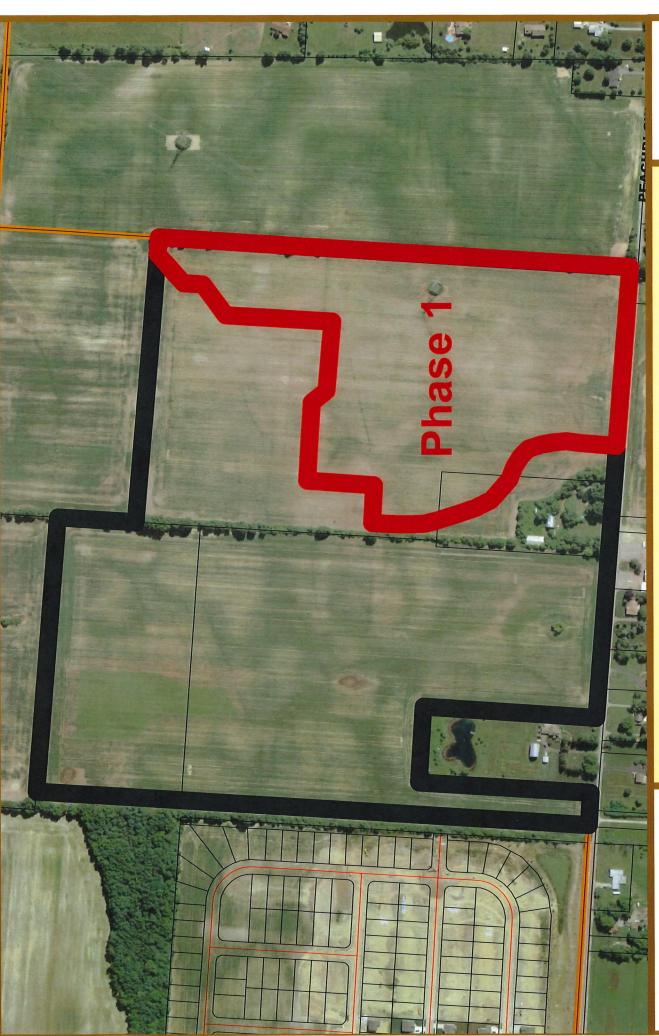
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WINTERBROOKE PLACE

FINAL DEVELOPMENT PLAN PHASE 1

GRDEN, LLC PREPARED FOR:

10590 WELLINGTON BLVD POWELL, OH 43065 SUBMITTAL: DECEMBER 13, 2019

CIVIL ENGINEER & LANDSCAPE ARCHITECT



INDEX OF DRAWINGS

SHEET 9 SHEET 11 - 10 SHEET 12 SHEET 13

LOCATION MAP

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WINTERBROOKE PLACE

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By ROBERT L. GRDEN, Designated Manager

STATE OF OHIO COUNTY OF DELAWARE

Before me, a Notacy Public in and for said State, personally appeared ROBERT 1. FORENE, Deeppead Manager of STRENE ILL, who acknowledged the signing of the foregoing internment to be his voluntary set and deed and the voluntary set and deed of said GROEN LLC, for the uses and purposes expressed herein.

My commission expires

PC Case No. _____approved by the Planning Commission on this

Approved and accepted this both of Christian Lane, Madeyou Dvic, Cofdinator Dvic, Market Cheel, State of Christian Lane, Madeyou Dvic, Market Cheel Dvic, Sage Hill Dvic, State of Chee, State of Chee, State of Cheel Chee, State of Cheel Chee, Cheel Cheel, State of Cheel, State of Cheel Cheel, State of Cheel, State of Cheel Cheel, State of Cheel, State of

City Clerk, Defaware, Oltio Flaine McCloskey.

R. Thomas Homan, City Manager, Delaware, Ohio Approved this Day of _____

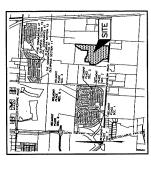
David M. Efland, AICP, Plenning and Community Development Director. Delaware, Ohio

Blake Jordan, P.E. Utilities Director, Delaware, Ohio Approved this Day of

Willom L. Ferngno, P.E. Public Works Director/City Engineer, Dalaware, Ohio Approved this Day of

Delaware County, Ohio Delaware County, Oho Filed for record this day of 30 at M. Fee S Transferred this day of

Official Record Pages



LOCATION MAP AND BACKGROUND DRAWING NOT TO SOME

SURVEY DATA:

BASIN OF BEARINGS. The bearings shown hereon are based on the Civilians State Than Cooping Systems. Need, Now, N. U. St. (CIQNSO). Such Bearings originated from a field travers which was it foll offerenced.) as and cooping as years by positional was itself of civilians of the such cooping as years by positional consistent derived by the National Geodote March Position Position Civil Service using observations of elected CORS bear actions in the National Spatial Reference System.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plan are the records of the Recorder's Office. Delaware County, Ohio. IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are from pipes, thirteen sexteenths melt inside diameter: thirty inches long with a plentic plug placed in the top end bearing the initials EMRT.

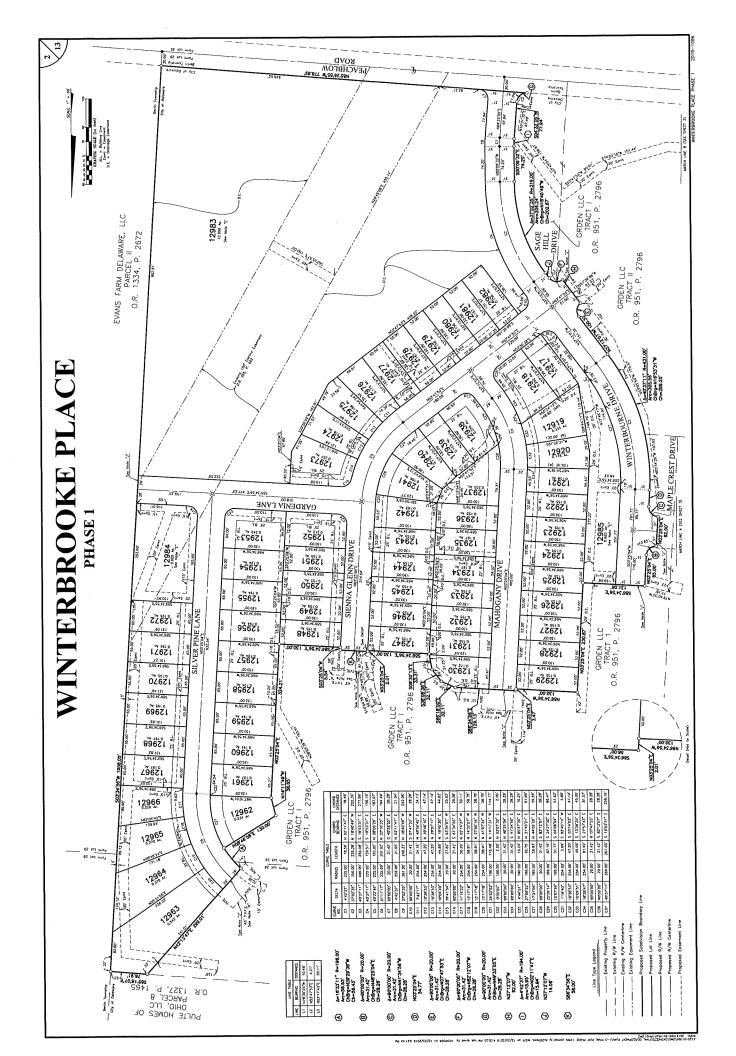
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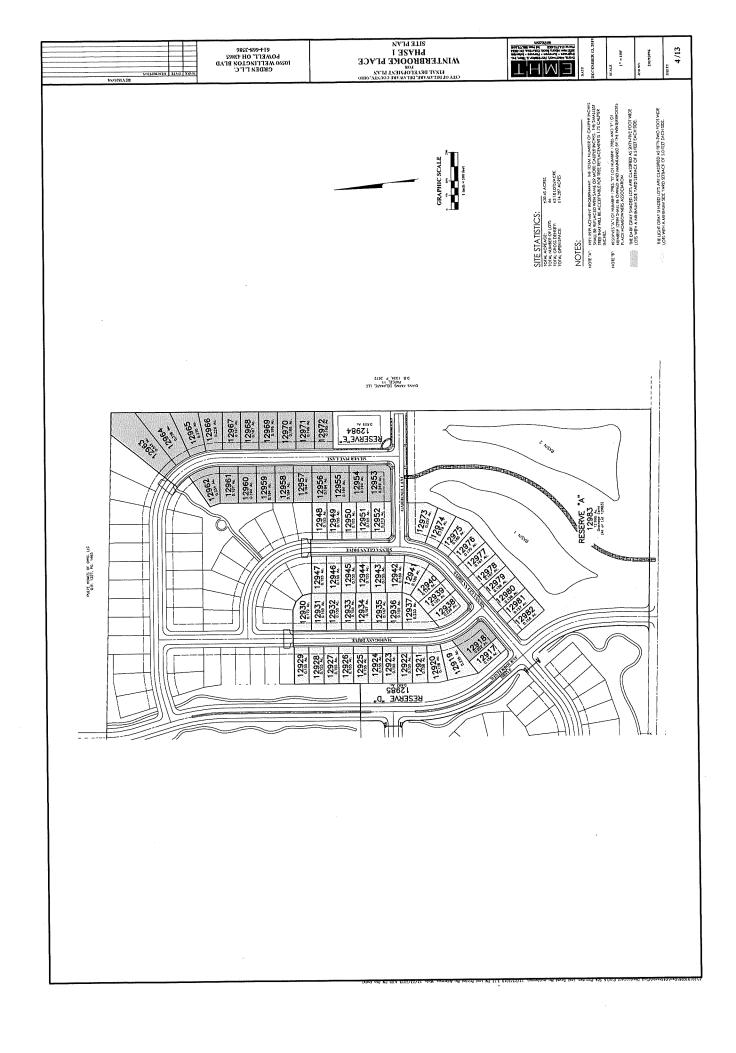
We do hareby certify that we have surveyed the obove permises, prepared the atlached plat, and that sold plat is correct. All dimensions are in feet and declinal parts thereof.

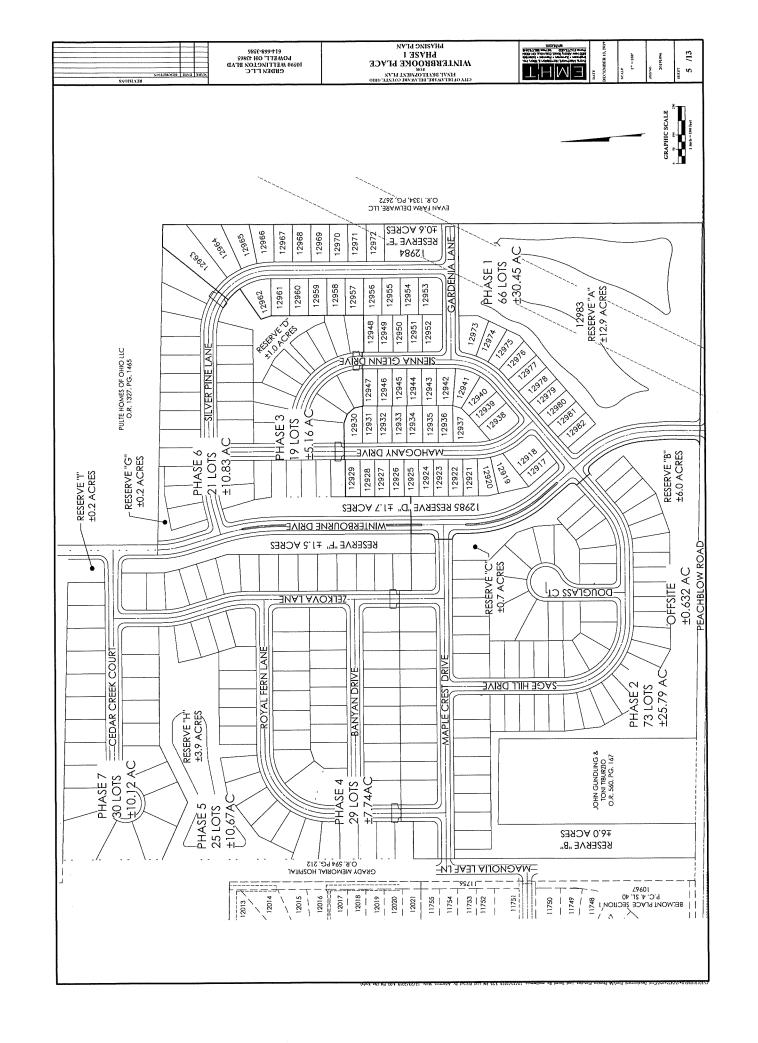
Date Professional Surveyor No. 7865



WINTERBROOKE PLACE Only of Deformant Bertin Township City of Delongra JOHN M. GUNDLING AND TONI T. TIBURZIO O.R. 560, P. 167 GRADY MEMORIAL HOSPITAL O.R. 594, P. 212 GRDEN LLC TRACT 1 O.R. 951, P. 2796 (000 CS-17) 20 Cemil The Third The County of the Co NOTE "E" _ LOTN 12901, 12904 AND 12905. Lots 1290; 129d and 12905, as manheard and delineated become, hald by counter of that first entirely by an association compressed of the counter of that first entirely the counter of the theory of the counter of the counter of the theory of the counter of the counter of open space and intermedicalities. NOTE "G" - ACREAGE BREAKDOWN: Winterbrooke Place Phase I is out of the following Delaware County Parcel NOTE "18" - MINIMUM INSTRACKS: City of Delaware Zoning regulations for Winterbrooke Place Place I in effect at the time of platting specifies the following setback-requivements: NOTE "F" - ACREAGE BREAKDOWN:

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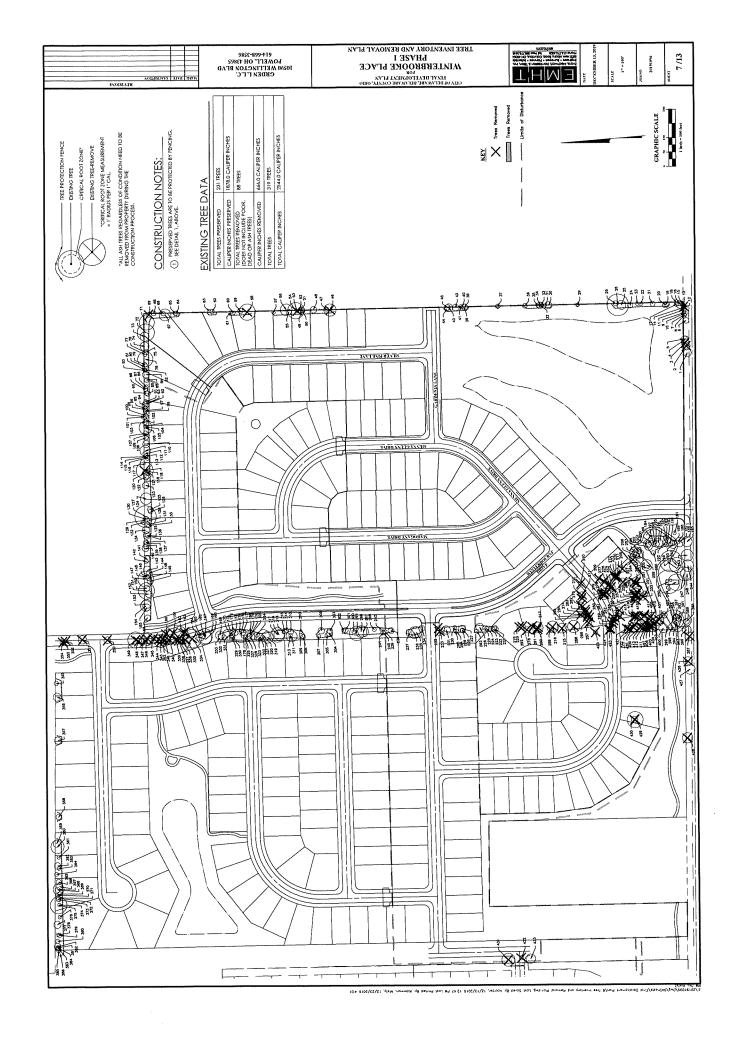
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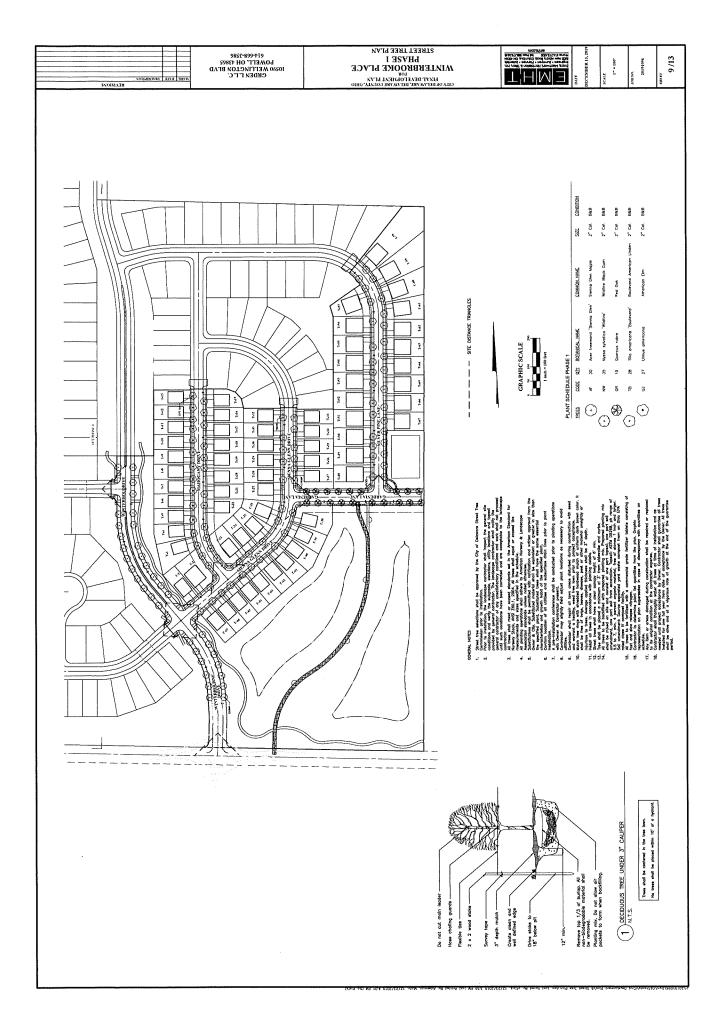
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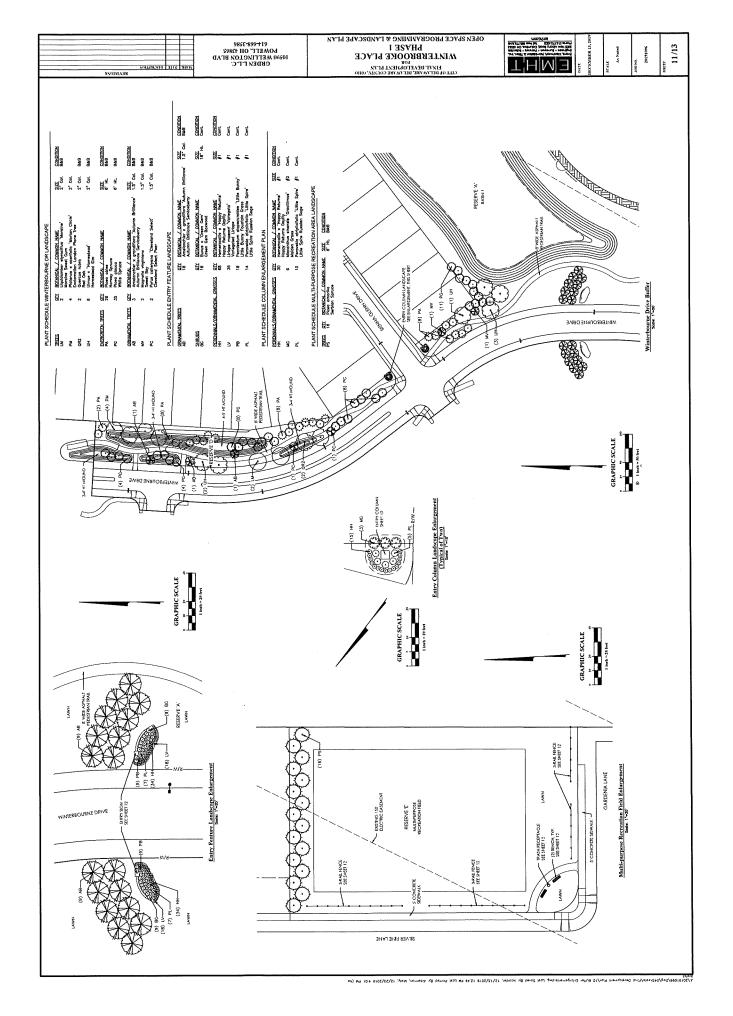
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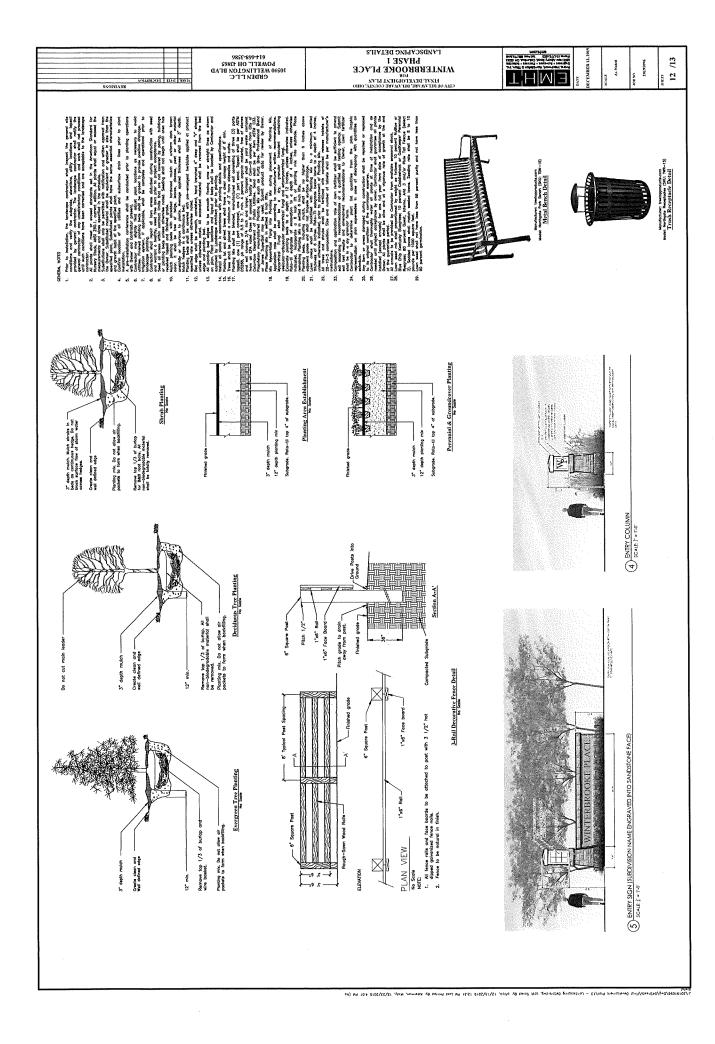
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CLIA OBETWENE SETVENT COLLEGE eit-ees-328e bomett on 138es 10200 mettinglon bead Ceden etc 10/13 20191846 Z0191896 As Noted SIENNA GLENN DRIVE MAHOGANY DRIVE (24) SHADE TREES 4: 2" CAUPEP = 48 CAUPEP INCHES (25) ORNAMENTAL TREES 4: 1,5" CAUPEP = 33.5 CAUPE (27) EVERCREEN TREES 4: 6" HEIGHT > 1,9" CAUPER INC TREE REPLACEMENT REQUIREMENTS CALIPER INCHES REMOVED = 666.0" CALIPER INCHES PERIACED = 236.5" CALIPER INCHES REMAINING = 445.5"

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CARDENIA LANE	2+71	18,50° Rt	
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	8+74	18.50° Rt	
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GRAPHIC SCALE

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CITY OF DELAWARE, OHIO PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM

EST 1608
CITY OF
DELAWARE
OHIO

Pro Pro	ject #	Case # $2019 - 2880$
Amended Final Development Plan Amended Final Subdivision Plat Amended Preliminary Development Plan Amended Preliminary Subdivision Plat Amended Preliminary Subdivision Plat Annexation Review Combined Preliminary & Final Development Plan Comprehensive Plan Amendment Concept Plan Conditional Use Permit Determination of Similar Use Development Plan Exemption Final Development Plan	Final Development Plan Extension Final Subdivision Plat Final Subdivision Plat Extension Floodplain Permit Lot Split Pre-annexation Agreement Preliminary Development Plan Preliminary Dev Plan Extension Preliminary Sub Plat Preliminary Sub Plat Preliminary Sub Plat Extension Rezoning Subdivision Variance	 Vacation-Alley Vacation-Easement Vacation-Street Board of Zoning Appeals Appeal Administrative Decision or Interpretation Conditional Use Permit Substitution of Equal or Less Non-
Acreage 30.486 Square Footage	Number of Lots 67	Number of Units N/A
		Parcel # _41833001018001 & 41833001018000
Applicant Name Grden, LLC Applicant Address 10590 Wellington Blvd. Phone (614) 766-4304 Fax (6) Owner Name Same as above Owner Address	Powell, Ohio 43065 14) 766-2215 E-mail Contact Po	arlingtonbuilders@columbus.rr.com
PhoneFax	E-mail	
Engineer/Architect/AttorneyEMH&T		
Phone (614) 775-4700 Fax	E-mail	jstrung@emht.com
authorize field inspections by City Staff.	h and correctness of all facts and	d information presented with this application and
Agent Signature		Agent Printed Name
* No at v Stayptery Put	James-Miller	December, 20/9 January Public Notary Public



CITY OF DELAWARE, OHIO PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM

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CITY OF
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PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-2873
REQUEST: Concept Plan Review
PROJECT: Merchant's Retail

MEETING DATE: January 15, 2020

APPLICANT/OWNER

American StructurePoint 2550 Corporate Exchange Drive, Suite 300 Columbus, Ohio 43231

REQUESTS

<u>2019-2873</u>: A request by American StructurePoint for review of a Concept Plan for Merchant's Retail for a Self-Storage Facility and Commercial Outparcel on 8.276 acres located on the north side of West Central Avenue between Fire Station 303 and Locust Curve Drive on property zoned B-1 (Neighborhood Business District).

PROPERTY LOCATION & DESCRIPTION

The subject parcel is located on the north side of West Central Avenue just west of Fire Station 303 and just east of Locust Curve Drive. The subject site is zoned B-1 (Neighborhood Business District). The properties to the north are zoned R-4 PUD (Medium Density Residential District with a Planned Unit Development Overlay District) and R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District), the properties to the south are zoned R-3 (One-Family Residential District), the properties to the east are zoned B-1 and R-6 PUD and the property to the west is zoned R-3.

BACKGROUND/PROPOSAL

The applicant is proposing to divide the 8.276-acre parcel into two parcels that would include a self-storage facility on approximately 7.066 acres and a 1.21 acre commercial out parcel. The propose development would have two access points from West Central Avenue. A right-in/right-out curb cut on West Central Avenue and a private shared service road that extends west from Lexington Boulevard thru the Fire Station 303 property to the subject site. The proposed 77,674 square foot self-storage facility would encompass three buildings that would be located on the northern portion of the site while the out parcel would be in the southeastern portion of the site just south and east of the proposed access roads to the subject development, A detention basin would be in the southwestern portion of the site.

STAFF ANALYSIS

- ZONING: The subject site is zoned B-1 which does not allow the self-storage facility use but staff would conceptually recommend and the applicant has agreed to propose a PMU (Planned Mixed Use Overlay District) designation to the existing B-1 zoning district. The PMU would allow the self-storage facility and other limited commercial uses currently permitted in the B-1 zoning district. A PMU zoning district with development text allows for flexibility and creativity in the layout of the development, allow creation of appropriate buffers to the residential properties to the north and east, allows preservation of trees, allows private access roads and allows limiting land uses. While there are certain benefits to the Applicant, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high-quality standard.
 - From a procedural perspective, the proposed development would require a Rezoning Amendment, Conditional Use Permit and Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council.
- LAND USE: The proposed uses would be consistent with the Comprehensive Plan recommendation of "Commercial" land uses in the "Delaware Run Subarea" of the plan.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- ROADS AND TRAFFIC: As mentioned above, the propose development would have two access points from
 West Central Avenue. A right-in/right-out curb cut on West Central Avenue and a private shared service road
 that extends west from Lexington Boulevard thru the Fire Station 303 property would be the two access
 points for the subject development. The private access drive shall be constructed to public standards per the

CASE NUMBER: 2019-2837

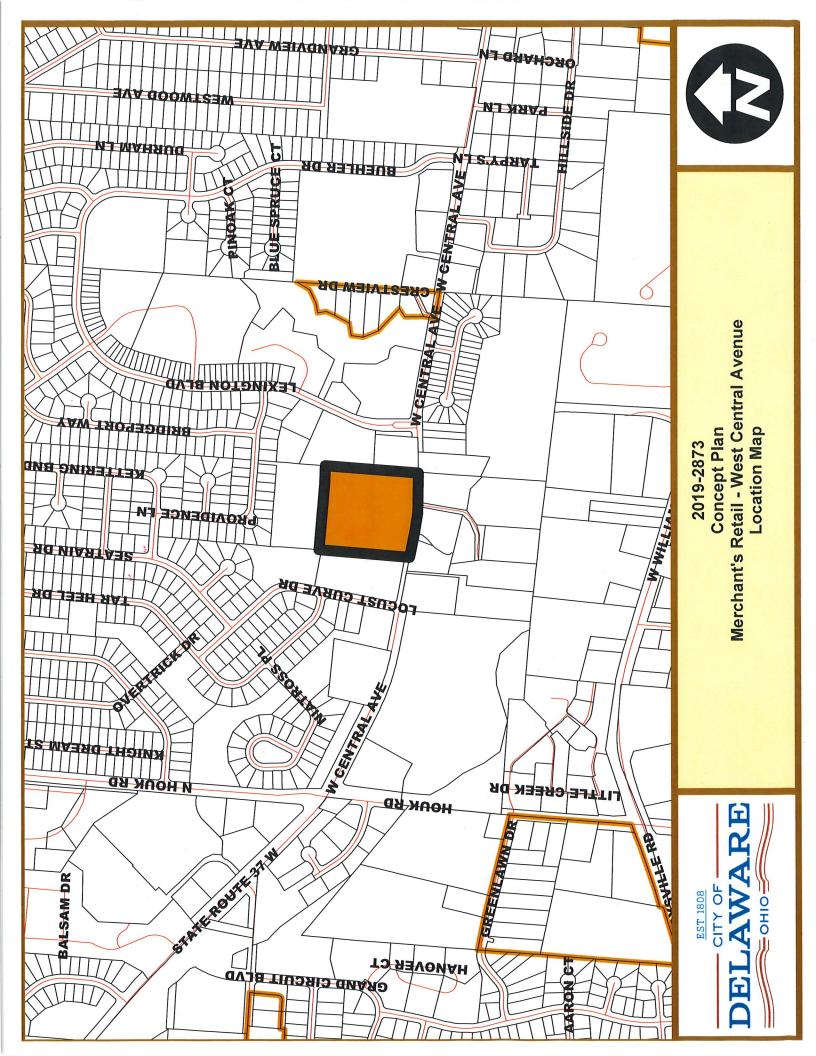
MEETING DATE: January 15, 2020

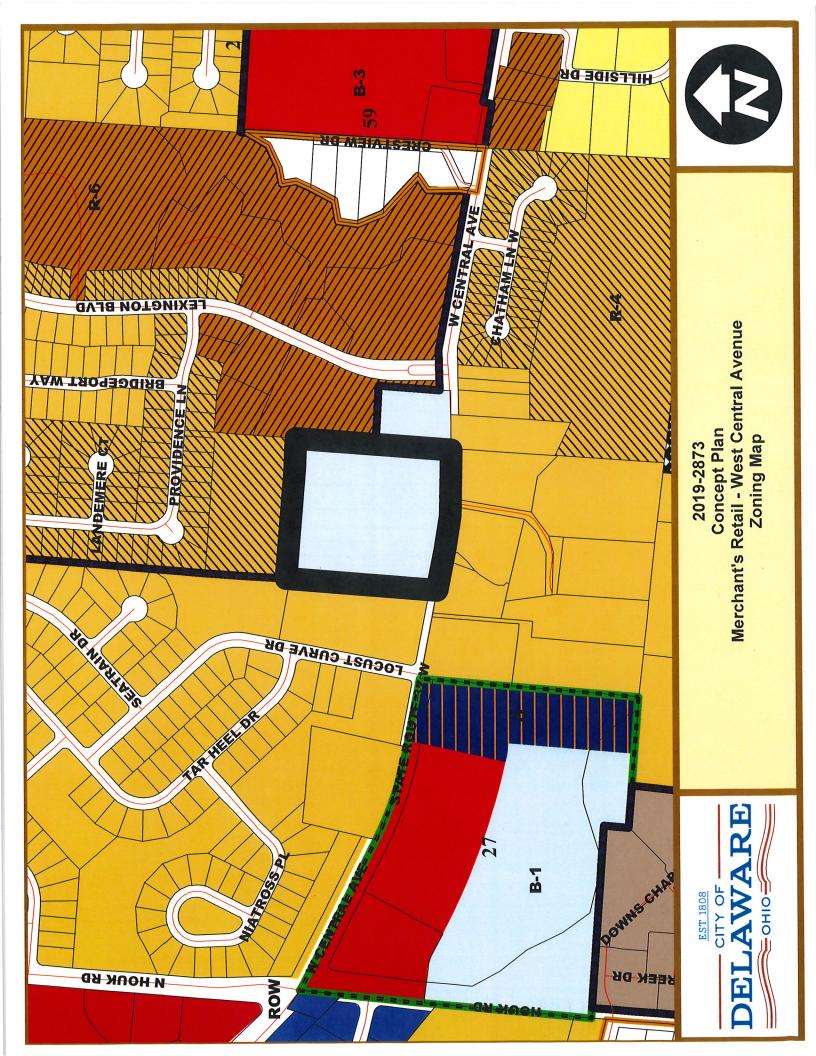
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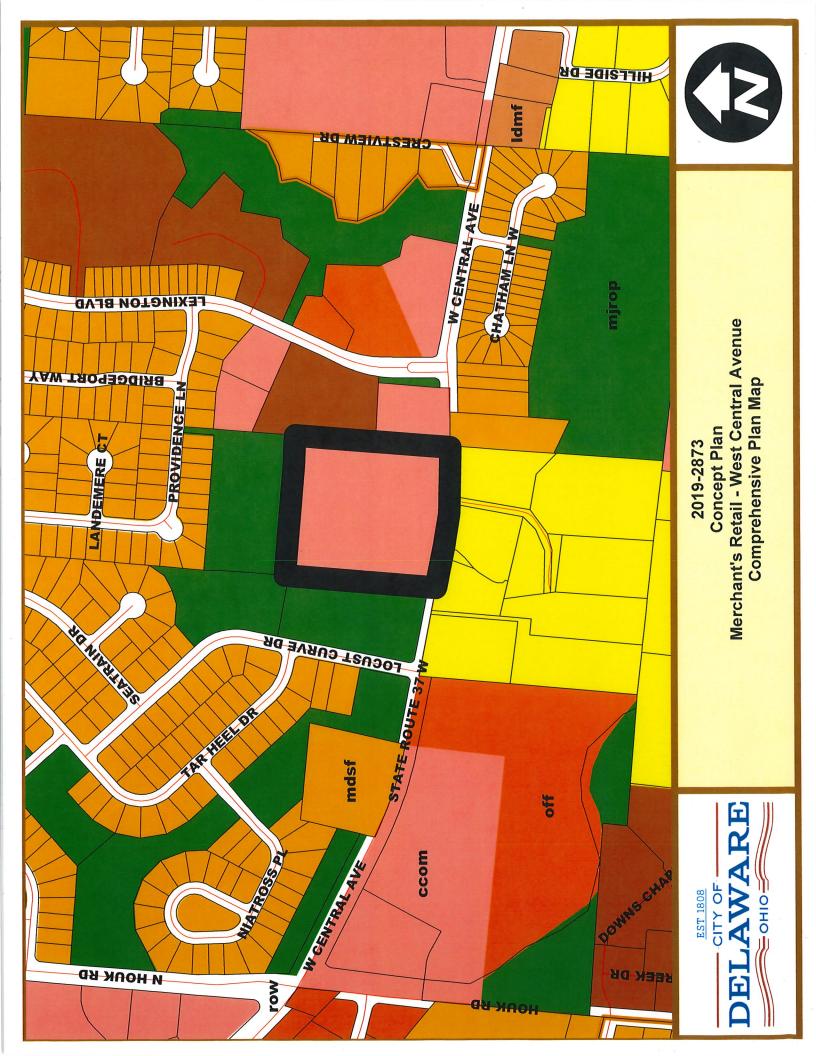
City Engineer. Also, the private access drive shall have an access easement agreement between the subject site future tenants and the City (Fire Station 303).

- SITE LAYOUT: The applicant is proposing to divide the 8.276-acre parcel into two parcels that would include an indoor self-storage facility on approximately 7.066 acres and a 1.21 acre commercial out parcel. As mentioned above, the proposed development would have two access points. The proposed 77,674 square foot storage facility would encompass three buildings that would be located on the northern portion of the site while the out parcel would be in the southeastern portion of the site just south and east of the access roads to the subject development, There would be one large 60,174 square foot storage facility (some of the storage units are proposed to be indoor and climate controlled) that would be two stories high. Additionally, two smaller storage buildings would be located north (9,822 square foot) and west (7,678) of the main building respectively. Also, the storage facility access roads would have a six-foot-high chain link fence securing the site. In addition, the storage facility would have a security gate with 11 parking spaces located outside the western security gate for the patrons. The 1.21 acre commercial out parcel would have access points from the proposed private access drive located north and west of the out parcel. A detention basin is in the southwestern portion of the site. Also, the applicant is proposing to preserve a significant amount of trees along the northern and western portions of the site as well as the existing stream corridor.
- **DESIGN:** The proposed buildings design standards and materials for this development should be at a minimum consistent with Fire Station 303. The main indoor storage building would have a flat roof with a parapet that would be approximately 18 feet high. The front elevation would have what appears to be a block wainscoting with an aluminum storefront windows for the office area. The remainder of the elevation appears to be constructed of block with integral brick accents above every other overhead door and window bay along the front elevation. The overhead doors appear to be a beige color. The side elevations would be comprised of metal (beige) with blue overhead doors. The rear elevation would be entirely comprised of metal (beige). The two smaller storage building units north and west of the main building would be comprised of metal (beige) with blue overhead doors. Staff would recommend the main building have a limestone (Delaware blue vein) wainscoting with an integral brick comprising the walls of the front elevation to be consistent with the Fire Station 303 and consistent with proposed elevations initially shown to staff. The buildings should be arranged with an inward site focus such that the doors and drive aisles are focused inward to the site. The future out parcel building should be consistent in design and building materials with Fire Station 303 and the retail out parcel buildings in front of Ace Hardware and Planet Fitness.
- BIKE PATHS AND PEDESTRIAN ROUTES: A bike path is required along the north side of West Central Avenues per the City Engineer's requirements to achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Also, a sidewalk shall be extended from the existing sidewalk on the north side of the east/west private access drive on Station 303 property west and then south along the private access drive to the proposed bike path on West Central Avenue per the City Engineer.
- TREE PRESERVATION: The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The site is heavily wooded along the northern and western portion of the site and the applicant needs a tree survey identifying all trees a minimum 6 inches in caliper and identify if they will be saved or removed for staff review. Staff recommends including any preserved trees within a tree preservation easement.
- UTILITIES: The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- LIGHTING PLAN: A lighting plan that achieves compliance with Chapter 1158 Lighting shall be submitted, reviewed and approved by the City during the Final Development Plan approval process.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.

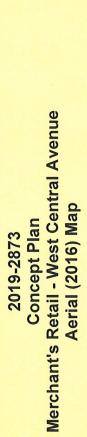
CASE NUMBER: MEETING DATE	: January 15, 202					
PAGE: Page 3 of	3					
STAFF RECOMM. This is a Concept Commission.		no formal	action is requ	ired. The App	olicant seeks fee	dback from the Planning
COMMISSION N	OTES:					
MOTION:	1 st	2 nd	approved	denied	tabled	
CONDITIONS/MI	SCELLANEOUS:					
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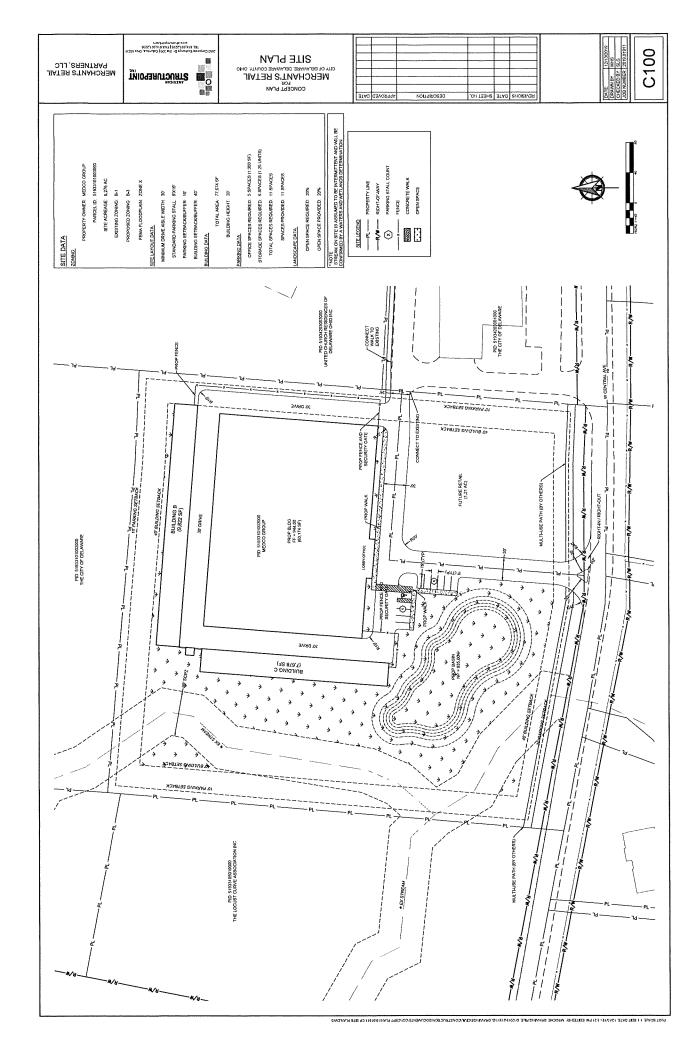


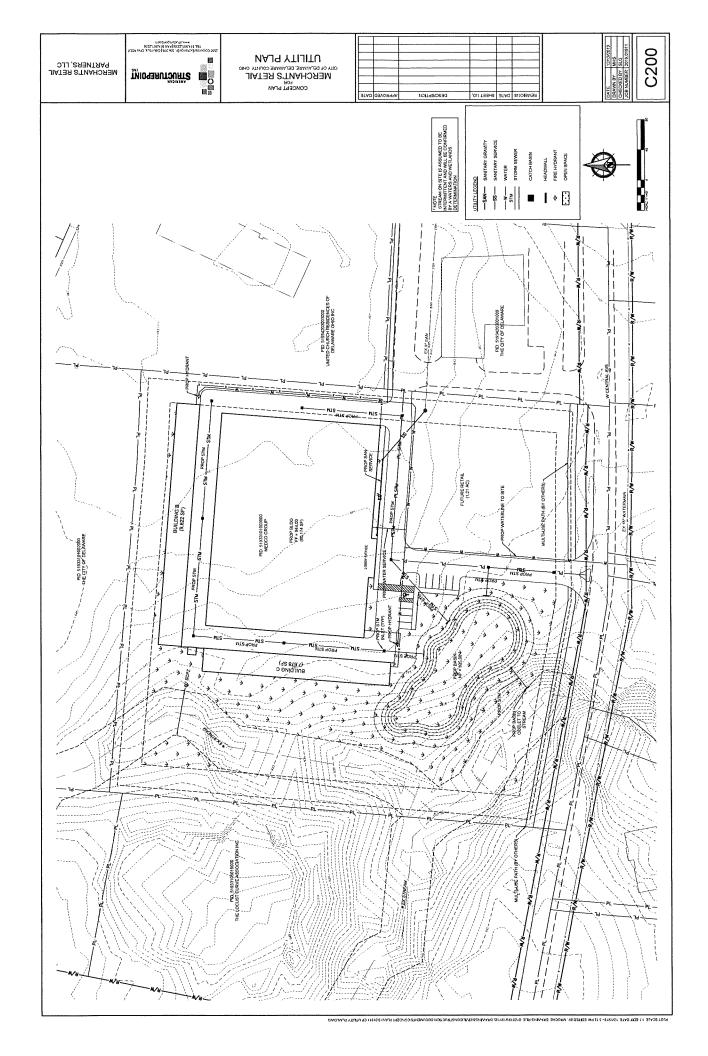


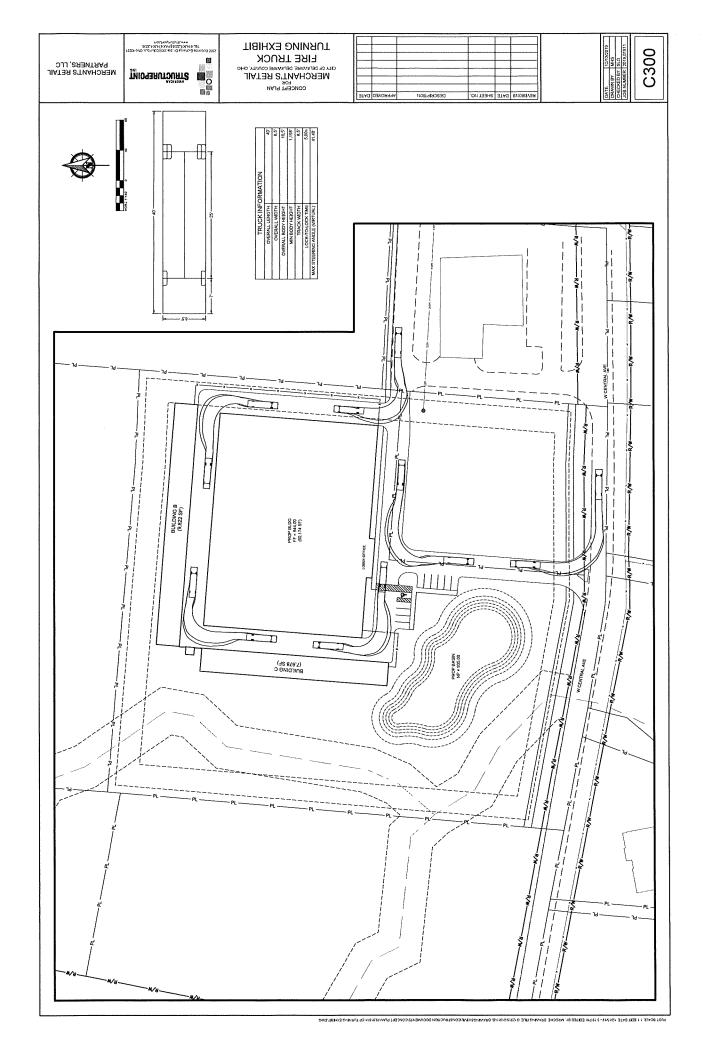












MERCHANTS SELF-STORAGE: DELAWARE, OH ELEVATIONS: CONCEPT ONE



DELAWARE, OH WEST CENTRALAVE CITY OF DELAWARE, OH#Site Postcode 9641 // 1220:2019

2CH-201



CITY OF DELAWARE, OHIO PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM



CELAWARE, OF	Project #	Case #
Planning Commiss Amended Final Development Plan Amended Final Subdivision Plat Amended Preliminary Development Plan Amended Preliminary Subdivision Plat Annexation Review Combined Preliminary & Final Development Plan Comprehensive Plan Amendment Concept Plan Conditional Use Permit Determination of Similar Use Development Plan Exemption Final Development Plan	Final Development Plan Extension Final Subdivision Plat Final Subdivision Plat Extension Floodplain Permit Lot Split Pre-annexation Agreement Preliminary Development Plan Preliminary Dev Plan Extension Preliminary Sub Plat Preliminary Sub Plat Extension Rezoning Subdivision Variance	Substitution of a Non- Conforming Use Vacation-Alley Vacation-Easement Vacation-Street Board of Zoning Appeals Appeal Administrative Decision or Interpretation Conditional Use Permit Substitution of Equal or Less Non- Conforming Use Variance
Acreage 8.276 Square Footage 3	Address 60,503 Number of Lots N/A Proposed Zoning/Land Use B-3	Number of Units N/A
Applicant Address <u>2801 HIGHWAY 2</u> Phone Fax	Contact Perso	1, AL, 35223
Engineer/Architect/Attorney AMERIC Address 2550 CORPORATE EXCHA Phone 614-901-2235 Fax	AN STRUCTUREPOINT Contact Personnel Contact Pers	s, OH 43231
authorize field inspections by City Sta Madeo by Owner Signature Agent Signature Sworn to before me and subscribed in	my presence this // day of	Owner Printed Name Owner Printed Name Agent Printed Name Limber John Rapaste
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My Commission Expires March 25, 2023

s/planning/forms*