

**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. 2019-2796: 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) 2019-2890: 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) 2019-2892: 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.

Anticipated Process

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

C. 2019-2873: 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. 2019-2590: 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. 2019-2665: 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. 2019-0927: 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) 2019-2622: 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) 2019-2623: 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.

ITEM 4. PLANNING DIRECTOR REPORT

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 residential 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

APPLICANT/OWNER

Dublin Building Systems
6233 Avery Road
Dublin, Ohio 43016.

REQUEST

2019-2796: 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

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.

CASE NUMBER: 2019-2796

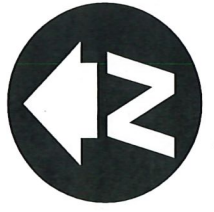
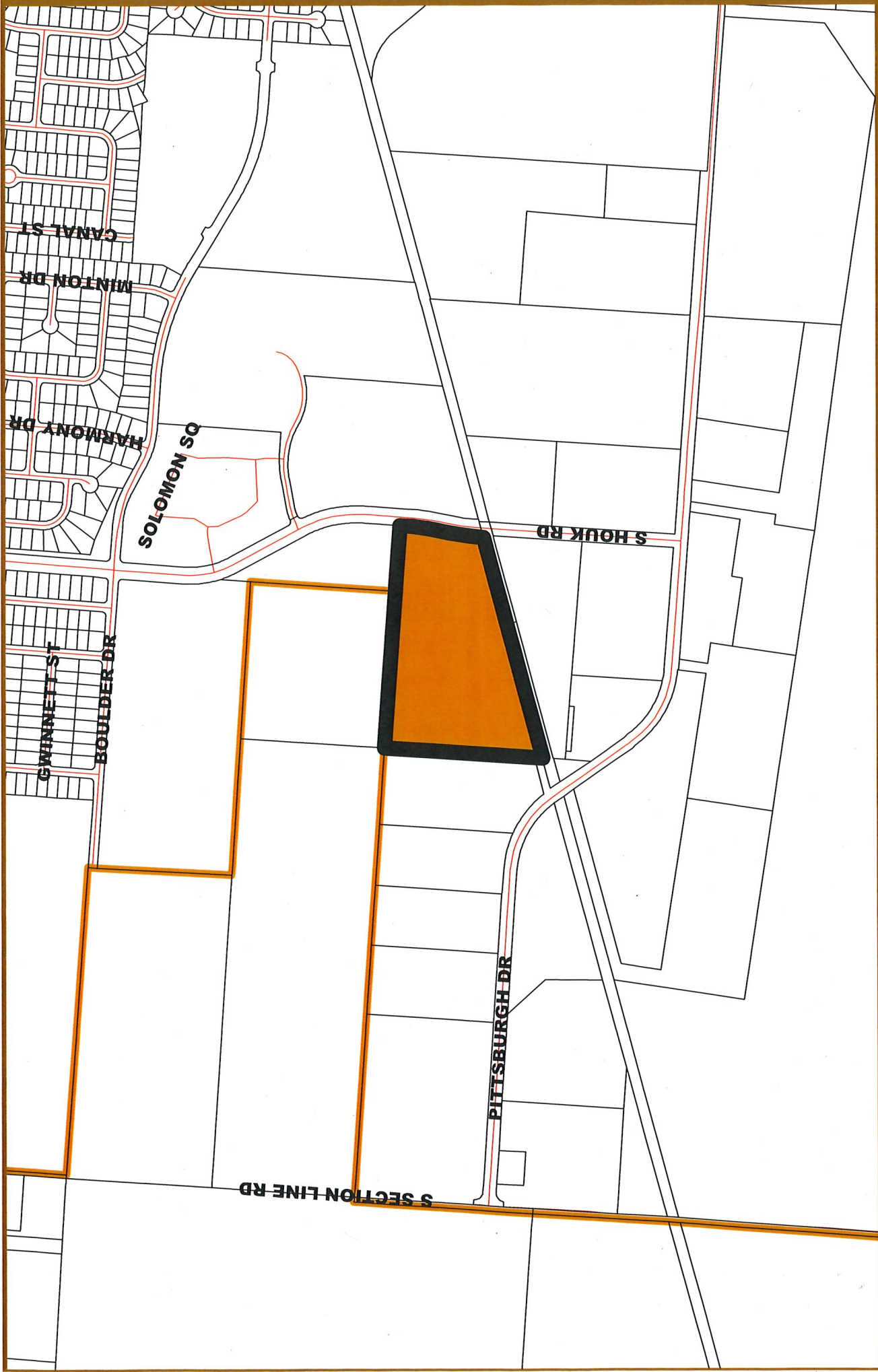
MEETING DATE: January 15, 2020

PAGE: Page 3 of 3

COMMISSION NOTES:

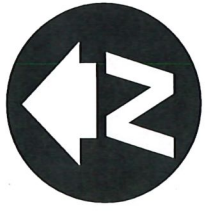
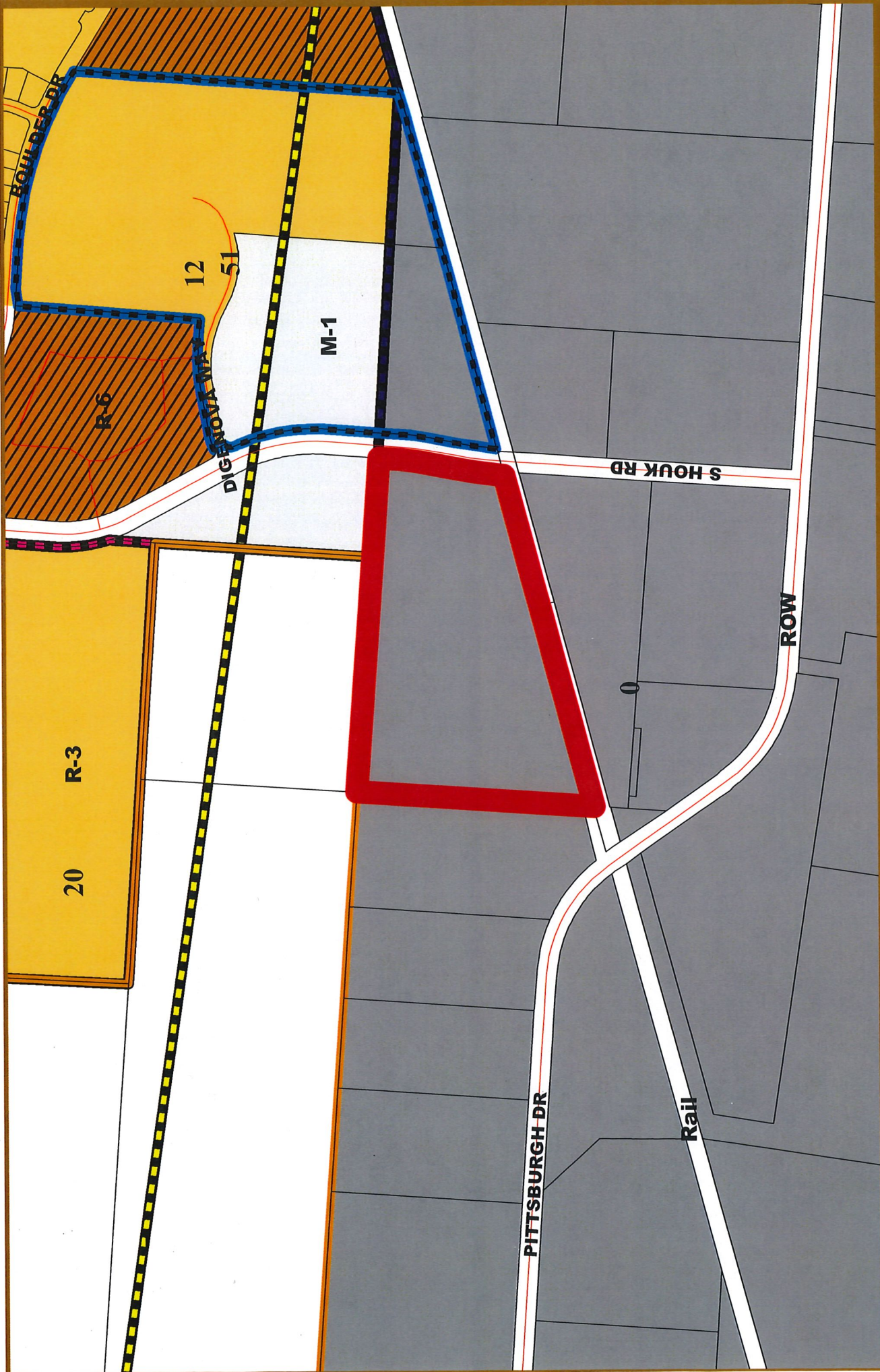
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



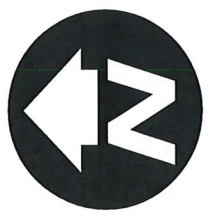
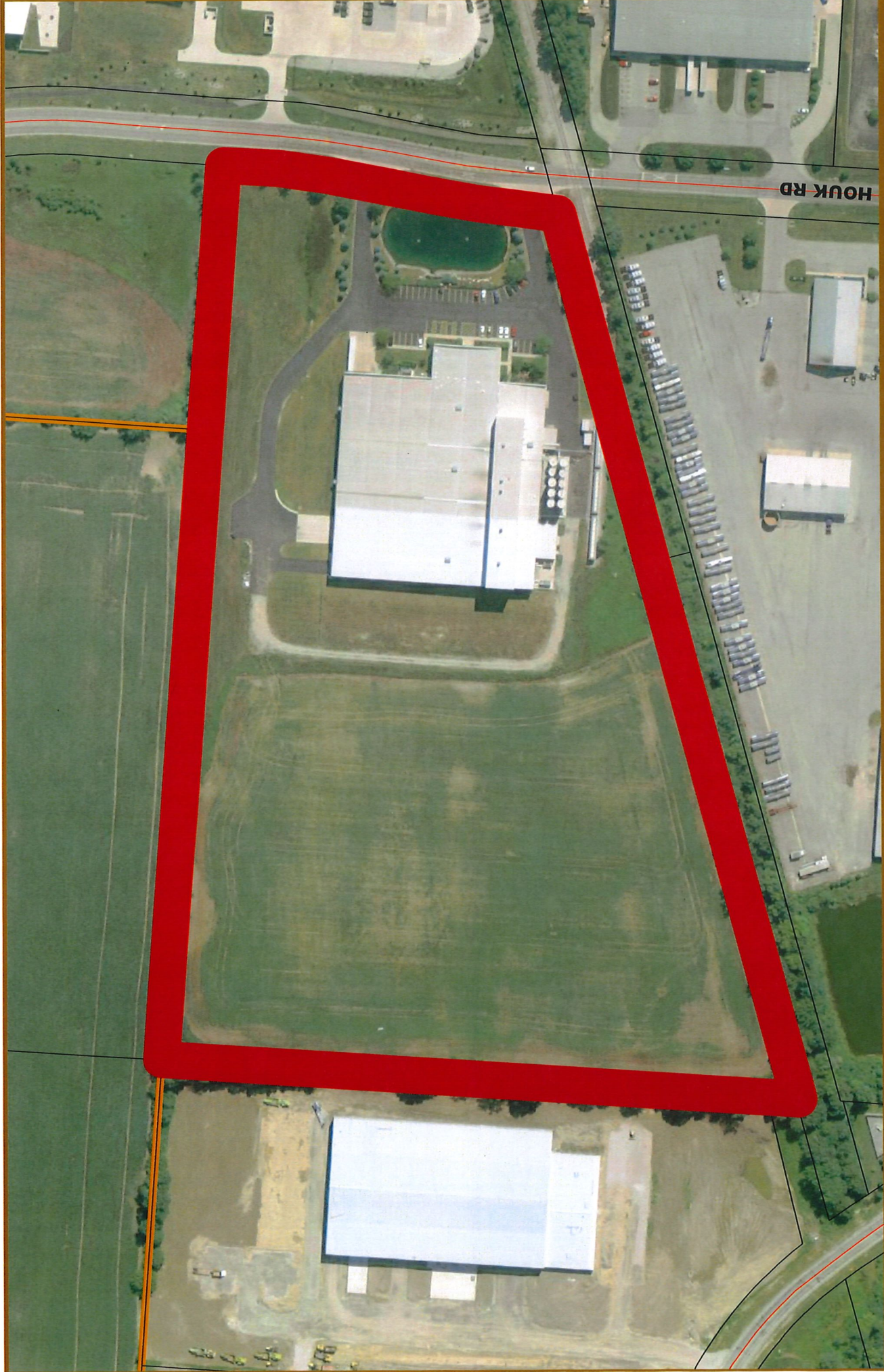
2019-2796
 Combined Preliminary and Final Development Plan
 Charter Nex - 1188 South Houk Road
 Location Map





2019-2796
 Combined Preliminary and Final Development Plan
 Charter Nex - 1188 South Houk Road
 Zoning Map





2019-2796
 Combined Preliminary and Final Development Plan
 Charter Nex - 1188 South Houk Road
 Aerial (2016) Map



SITE ENGINEERING PLANS FOR:

SITE IMPROVEMENTS FOR CHARTER NEX

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ARCHITECT:
 CARNEY/RANKER ARCHITECTS
 5925 WILCOX PLE
 DUBLIN, OH 43016
 PH: (614) 792-1000
 FX: (614) 792-1001

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

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

APPROVED BY:
 CITY OF DELAWARE, OHIO

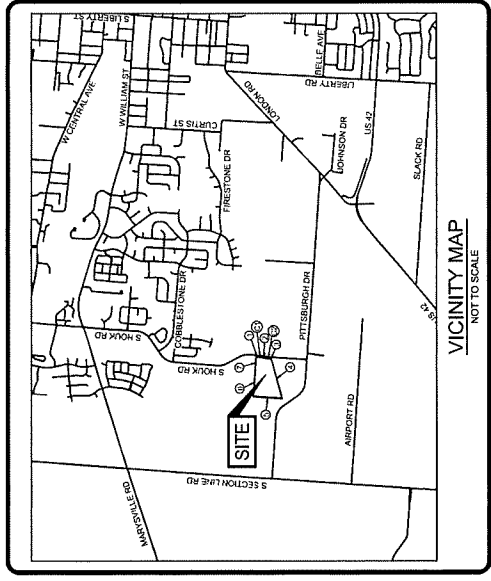
DATE: _____

DATE: _____

DATE: _____

DATE: _____

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO THE CITY OF DELAWARE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



BOUNDARY DATA
 NOT TO SCALE

LINE #	BEARING	DISTANCE	CURVE #
1	N 03°52'16"E	86.10'	①
2	N 10°43'52"E	154.23'	②
3	N 03°45'21"E	43.92'	③
4	S 74°51'51"W	138.93'	④
5	N 03°51'45"E	95.50'	⑤
6	S 85°59'54"E	927.26'	⑥
7	S 83°30'16"E	398.12'	⑦

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
STORM SEWER	X		PRIVATE OWNED BY CITY ENGINEER
WATER	X		PRIVATE OWNED BY CITY ENGINEER
ELECTRIC		X	EXCEPT SERVICE FROM IN ROW

NOTE: THE CITY RESERVES THE RIGHT TO ENGINEER ALL INFRASTRUCTURE TO BE PROTECTED AND INSTALLED, REGARDLESS OF OWNERSHIP.

PLAN REVISION SCHEDULE

CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PRICE #	APPROVED BY	DATE

Sheet List Table

Sheet Number	Sheet Title
C000	TITLE SHEET
C001	GENERAL NOTES & DETAILS
C002	UTILITIES DETAILS
C003	EROSION CONTROL PLAN
C004	UTILITIES PLAN
C005	GRADING PLAN
C006	EROSION CONTROL PLAN
C007	EROSION CONTROL NOTES
C008	EROSION CONTROL DETAILS

DESCRIPTION

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

PROJECT BENCHMARK

TABLE 1:
 RR SPRING, SOUTH SIDE OF THE 36" OAK TREE THAT IS APPROXIMATELY 188' NORTH OF THE NORTH WEST CORNER OF THE EXISTING BUILDING.

ELEVATION: 532.12'

TABLE 2:
 DRAINAGE POINT ON SOUTH WEST CORNER OF LIGHT POLE BASE APPROXIMATELY 62' SOUTH EAST OF THE SOUTH EAST CORNER OF THE NORTH ENTRANCE OFF OF SOUTH HOUK ROAD.

ELEVATION: 532.12'

TABLE 3:
 NORTH END OF THE EXISTING FENCE, APPROXIMATELY 69' SOUTH EAST OF THE SOUTH EAST CORNER OF THE EXISTING BUILDING.

ELEVATION: 532.12'

FLOOD DESCRIPTION

PROPOSED SITE ON SOUTH HOUK ROAD IS LOCATED IN ZONE X ON FIRM MAP NUMBER 3604 C0111K, DATED APRIL 18, 2009.

ZONING

THE PROPERTY IS LOCATED AT 1188 SOUTH HOUK ROAD, THE ZONING OF THE SITE IS M2 (GENERAL MANUFACTURING), SURROUNDING ZONING IS M2.

UTILITY COMPANIES:

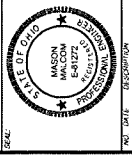
- AMERICAN ELECTRIC POWER (AEP)
 1300 COLUMBUS SANDUSKY ROAD
 COLUMBUS, OH 43260
 614-881-4302
- FRONTIER COMMUNICATIONS
 7403804551
- DELCO WATER COMPANY
 6658 CLEMENTARY RIVER ROAD
 COLUMBUS, OH 43229
 740-546-7441 EXT. 2401
- CITY OF DELAWARE
 274 CHERRY STREET
 DELAWARE, OH 43015
 740-309-1800
- COLUMBIA GAS
 932 CORDALE BLVD
 COLUMBUS, OH 43217
 614-438-5207

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

PROJECT NO: 10270203
 DATE: 02/18/2014
 SCALE: AS SHOWN

TITLE SHEET

C000





LAND DEVELOPMENT GENERAL NOTES

THE CITY OF DELAWARE COUNTY HAS DEVELOPED THESE GENERAL NOTES TO BE USED IN CONJUNCTION WITH THE CITY OF DELAWARE COUNTY ZONING ORDINANCE AND THE CITY OF DELAWARE COUNTY SUBDIVISION MAP ACT. THESE GENERAL NOTES ARE INTENDED TO BE USED IN CONJUNCTION WITH THE CITY OF DELAWARE COUNTY ZONING ORDINANCE AND THE CITY OF DELAWARE COUNTY SUBDIVISION MAP ACT. THESE GENERAL NOTES ARE INTENDED TO BE USED IN CONJUNCTION WITH THE CITY OF DELAWARE COUNTY ZONING ORDINANCE AND THE CITY OF DELAWARE COUNTY SUBDIVISION MAP ACT.

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE COUNTY AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE COUNTY AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE COUNTY AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT.

EXCLUSIONS

THE FOLLOWING CITY OF DELAWARE STANDARD DRAWINGS DO NOT APPLY TO THIS PROJECT:
- CIVIL
- ELECTRICAL
- MECHANICAL
- PLUMBING
- SANITARY
- STRUCTURAL
- WATER SUPPLY

STANDARD DRAWINGS

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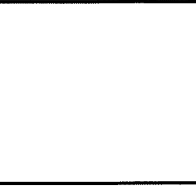
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- WATER SUPPLY

EXCLUSIONS

THE FOLLOWING CITY OF DELAWARE STANDARD DRAWINGS DO NOT APPLY TO THIS PROJECT:
- CIVIL
- ELECTRICAL
- MECHANICAL
- PLUMBING
- SANITARY
- STRUCTURAL
- WATER SUPPLY



CONTRACT NO. 2018-001
DATE: 03/20/2018
SCALE: AS SHOWN



THE CITY OF DELAWARE COUNTY ENGINEERING DEPARTMENT
1188 SOUTH HOUK ROAD
DELAWARE, OHIO

PROJECT NO. 2018-001
DATE: 03/20/2018
SCALE: AS SHOWN

GENERAL NOTES & DETAILS
C100

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE COUNTY AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE COUNTY AND THE DELAWARE COUNTY ENGINEERING DEPARTMENT.

EXCLUSIONS

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STANDARD DRAWINGS

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- WATER SUPPLY



THE KLEINGERS GROUP
 ONE ENGINEERS
 3000 WILSON AVENUE
 LANDSCAPE ARCHITECTS
 CLEVELAND, OH 44122
 (216) 421-1111

SEAL: JASON BALCON
 PROFESSIONAL ENGINEER
 STATE OF OHIO
 NO. 21230
 EXPIRES 12/31/2019

CHARTER NEX
2 BAY ADDITION
 1100 W. 12TH AVENUE
 BELLEVUE, OHIO

PROJECT NO: 100TR0003
 DATE: 2018-12-04
 SCALE: 3/8" = 1'-0"

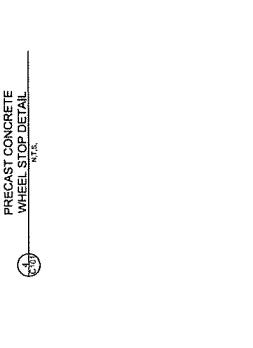
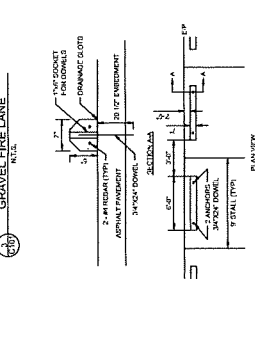
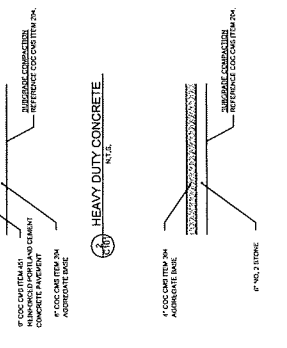
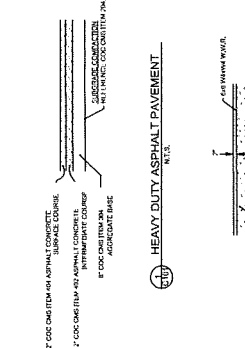
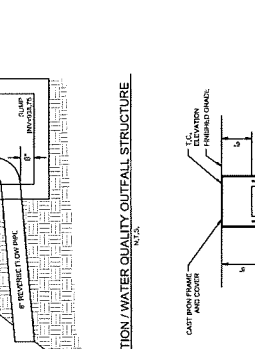
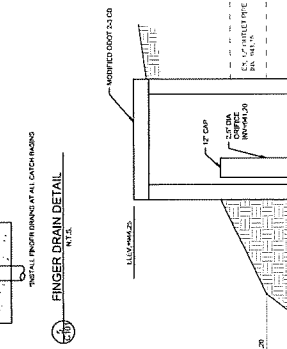
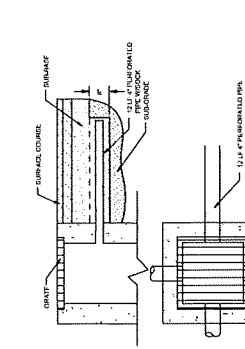
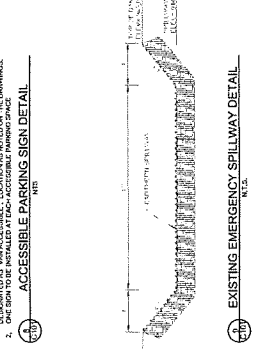
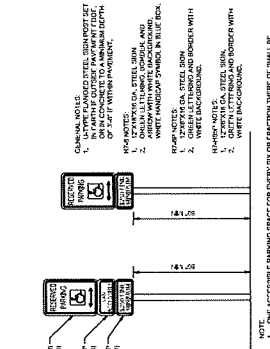
DATE: 12/20/2018

DETAILS

C101

ESTIMATE OF QUANTITIES
 THE CONTRACTOR IS DIRECTED TO VERIFY ALL QUANTITIES PRIOR TO PREPARING AND SUBMITTING HIS BID. ANY ITEMS NOT SHOWN OR NOT SPECIFIED ARE TO BE OBTAINED FROM THE FIELD AND QUANTITIES TO BE PERFORMED BY THE CONTRACTOR AND THE COST OF SUCH WORK BE INCLUDED IN THE UNIT PRICE BID FOR VARIOUS ITEMS.

ITEM	QUANTITY	UNIT	DESCRIPTION
500	1	EA	CLEANING AND GRUBBING
501	1	EA	1" PIPE (SEE DETAIL)
502	1	EA	1" PIPE (SEE DETAIL)
503	1	EA	1" PIPE (SEE DETAIL)
504	1	EA	1" PIPE (SEE DETAIL)
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598	1	EA	1" PIPE (SEE DETAIL)
599	1	EA	1" PIPE (SEE DETAIL)
600	1	EA	1" PIPE (SEE DETAIL)





THE KLEINGERS GROUP
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 www.kleingers.com
 11000 W. STATE ST., SUITE 100
 COLUMBUS, OH 43227
 614.520.2111

SCALE: 1" = 10'-0"

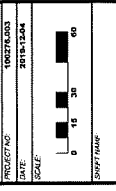
DATE: 2019.12.04

NO. DATE DESCRIPTION

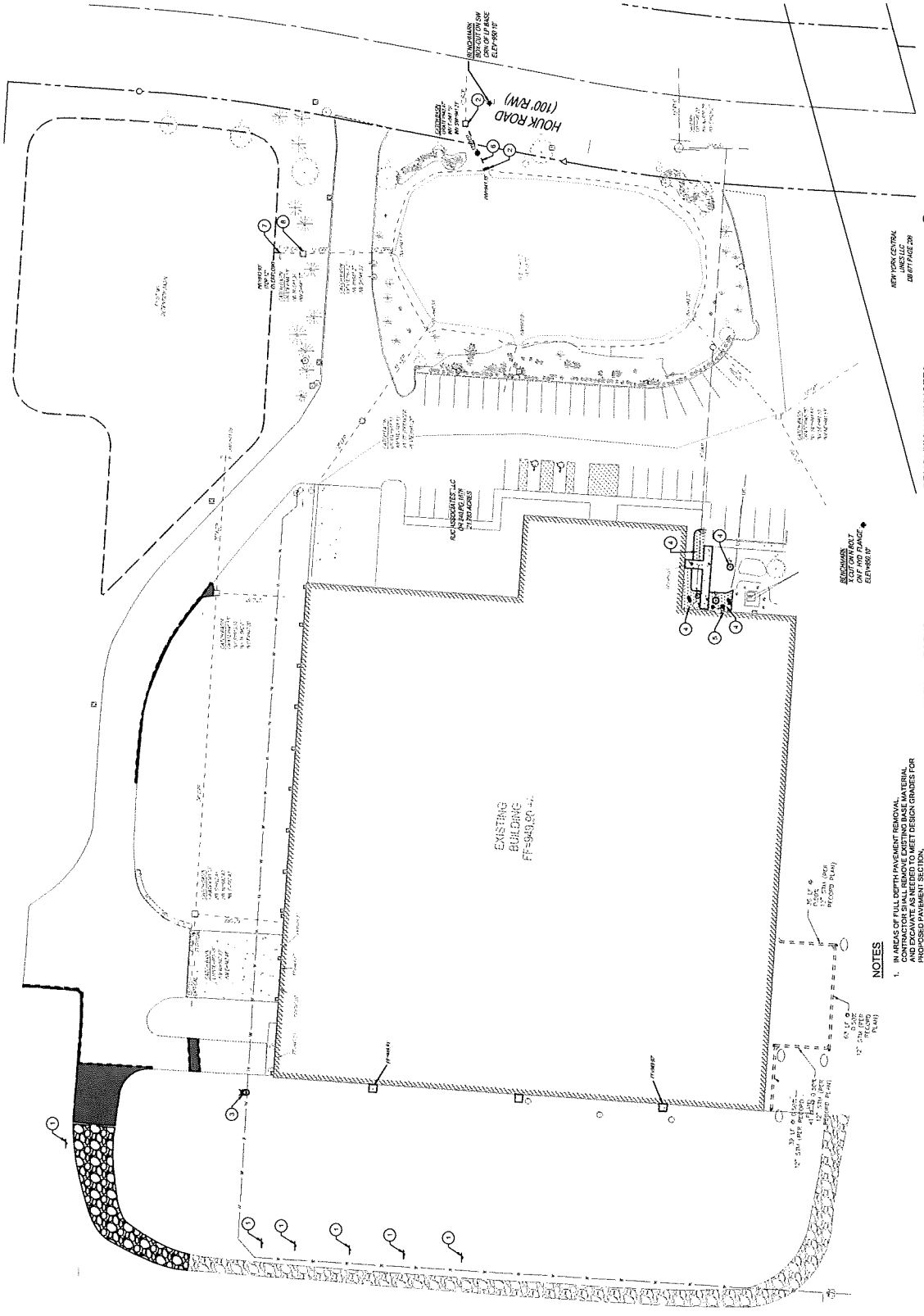
SEAL: MASON MALCOLM REGISTERED PROFESSIONAL ENGINEER

PROJECT NO: 190276.003
 DATE: 2019.12.04
 SCALE: 1" = 10'-0"

**CHARTER NEX
 2 BAY ADDITION**
 11111 HOOK ROAD
 DELAWARE, OHIO




DEMOLITION PLAN
 SHEET NO: **C200**

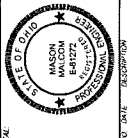


- DEMOLITION KEYNOTES**
- 1 RELOCATE SIGN
 - 2 REMOVE STORM STRUCTURE
 - 3 RELOCATE FIRE HYDRANT AND WATER VALVE AS SHOWN ON SHEET C201
 - 4 REMOVE LANDSCAPING BED, BUSHES, AND SHRUBS IN VICINITY OF PROPOSED BUILDING ADDITION SHOWN ON SHEET C200.
 - 5 REMOVE EXISTING CONCRETE DRIVEWAY AND ADJACENT DRIVEWAY WITH PROPOSED BUILDING ADDITION SHOWN ON SHEET C201.
- DEMOLITION LEGEND**
- REMOVE ASPHALT
 - REMOVE CONCRETE
 - REMOVE GRAVEL
 - SAWCUT
- NOTES**
1. IN AREAS OF FULL DEPTH PAVEMENT REMOVAL, CONTRACTOR SHALL REMOVE EXISTING BASE MATERIAL AND DIGGING AS NEEDED TO MEET DESIGN GRADES FOR PROPOSED PAVEMENT SECTION.
 2. CHECK SEAL ALL SAWCUT ASPHALT PAVEMENT WITH CGC ITEM #02, TYPE 1.
 3. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT. PROPOSED PAVEMENT, CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO FINISH LEVEL.
- DEMOLITION KEYNOTES (continued)**
- 6 REMOVE STORM PIPE
 - 7 REMOVE 12" STORM RISER TO HEADWALL
 - 8 REMOVE 12" STORM RISER TO BASE CATCH BASIN ELEVATION AS SHOWN ON SHEET C200.





THE KLEINGERS GROUP
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 300 W. WASHINGTON ST.
 COLUMBUS, OH 43260
 614.291.2111



SEAL

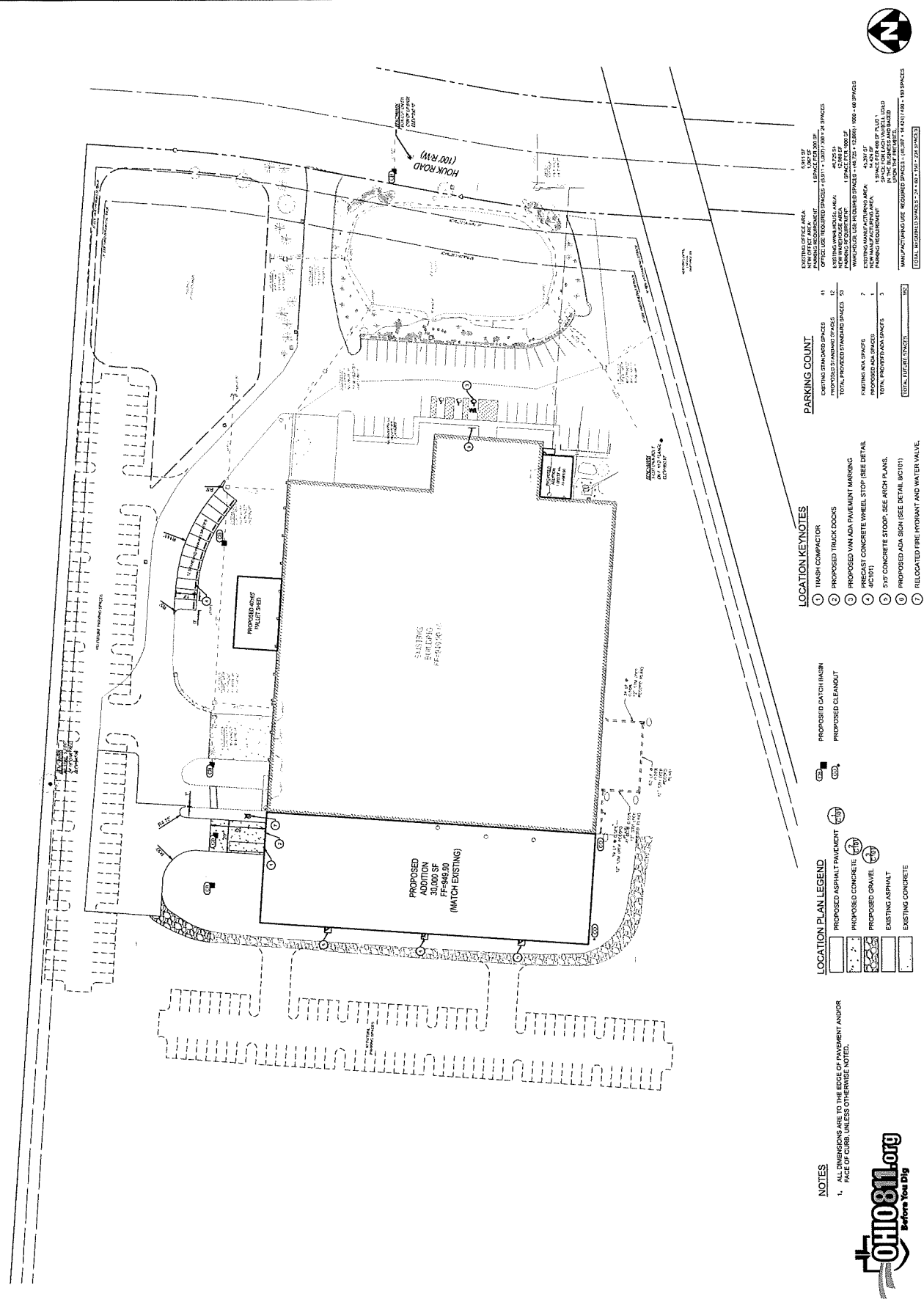
CHARTER NEX
2 BAY ADDITION
 1100 HOK ROAD
 DELAWARE, OHIO

PROJECT NO: 10076.003
 DATE: 05/13/2024
 SCALE: 1" = 20'-0"

LOCATION PLAN

SCALE: 1" = 20'-0"

C300



LOCATION KEYNOTES

- 1 TRASH COMPACTOR
- 2 PROPOSED TRUCK DOCKS
- 3 PROPOSED VAN ADA PAVEMENT MARKING
- 4 PRECAST CONCRETE WHEEL STOP (SEE DETAIL BC101)
- 5 5" x 8" CONCRETE STOOD, SEE ARCH PLANS
- 6 PROPOSED ADA SIGN (SEE DETAIL BC101)
- 7 RELOCATED FIRE HYDRANT AND WATER VALVE

LOCATION PLAN LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	EXISTING ASPHALT
	EXISTING CONCRETE

PARKING COUNT

EXISTING OFFICE AREA	1541 SF
EXISTING MANUFACTURING AREA	15,940 SF
EXISTING WAREHOUSE AREA	15,940 SF
EXISTING DRIVEWAY	1,000 SF
EXISTING TOTAL	34,421 SF
PROPOSED OFFICE AREA	15,940 SF
PROPOSED MANUFACTURING AREA	15,940 SF
PROPOSED WAREHOUSE AREA	15,940 SF
PROPOSED DRIVEWAY	1,000 SF
PROPOSED TOTAL	48,820 SF
TOTAL PROPOSED	83,241 SF


LOCATION KEYNOTES

EXISTING OFFICE AREA	1541 SF
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

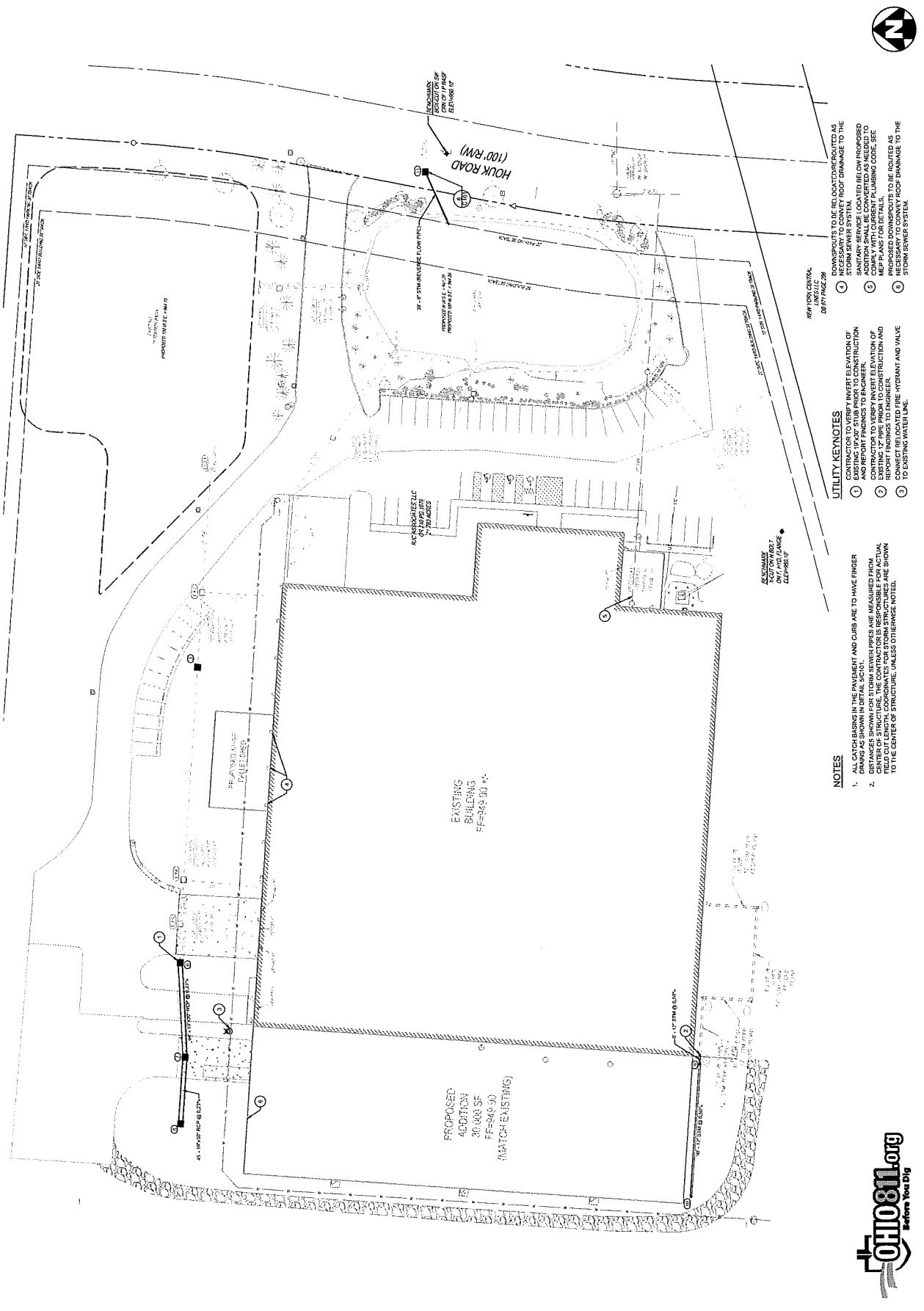
THE KLEINGERS GROUP
 CIVIL ENGINEERING | www.kleingers.com
 LANDSCAPE ARCHITECTURE | 216.444.1322
 11110 W. 17th Ave., Suite 100
 Lakewood, OH 44122
 PH: 216.444.1322



DATE: 10/27/2018
 TIME: 10:00 AM
 PROJECT NO: 180276-003
 DATE: 2018.12.04

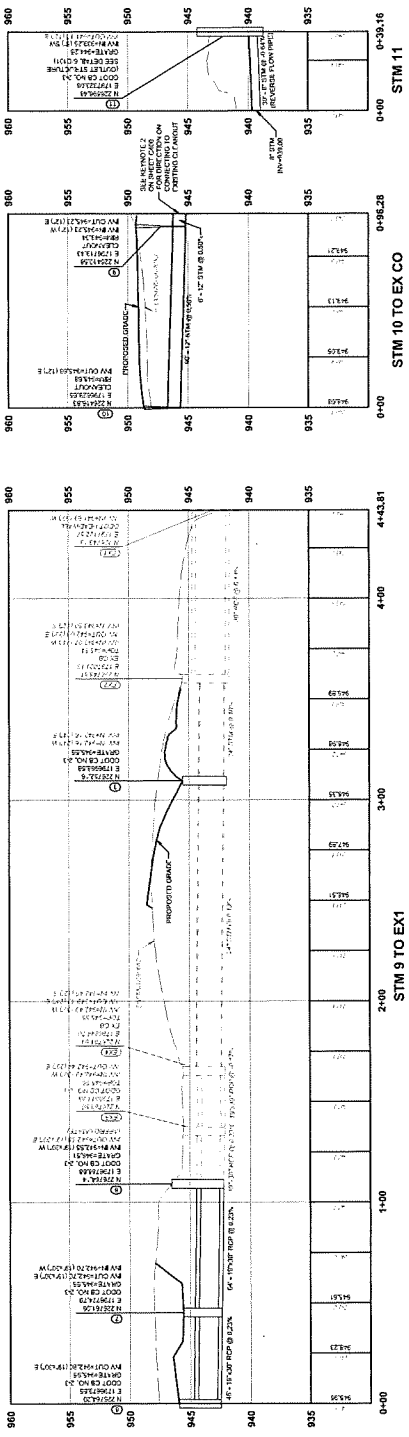
CHARTER NEX
2 BAY ADDITION
 11110 W. 17th Ave.
 LAKESIDE, OHIO 44122

UTILITY PLAN
 SHEET NO: **C400**

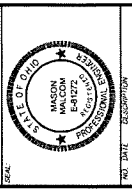
- NOTES**
1. ALL CATCH BASINS IN THE PAVEMENT AND CURB ARE TO HAVE FINISH CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL CENTER OF STRUCTURE. DISTANCES SHOWN FOR STORM SEWER PIPES ARE MEASURED FROM THE CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL CENTER OF STRUCTURE. DISTANCES SHOWN FOR STORM SEWER PIPES ARE TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 2. DISTANCES SHOWN FOR STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL CENTER OF STRUCTURE. DISTANCES SHOWN FOR STORM SEWER PIPES ARE TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- UTILITY KEYNOTES**
1. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING 12" PIPE PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.
 2. EXISTING 12" PIPE PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.
 3. EXISTING 12" PIPE PRIOR TO CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.
 4. TO EXISTING WATER LINE.
- DOWNSPROUTS TO BE RELOCATED/ROUTED AS NECESSARY TO CONVEY ROOF DRAINAGE TO THE SANITARY SERVICE LOCATED BELOW PROPOSED ADDITION. SANITARY SERVICE LOCATED BELOW PROPOSED ADDITION SHALL BE CONVERTED AS NEEDED TO CONVEY ROOF DRAINAGE TO THE SANITARY SERVICE. SEE MEASUREMENTS AND MEASUREMENTS FOR DETAILS. SEE MEASUREMENTS AND MEASUREMENTS FOR DETAILS. SEE MEASUREMENTS AND MEASUREMENTS FOR DETAILS.**





THE KLEINGERS GROUP
 CIVIL ENGINEERING | www.kleingers.com
 12000 W. STATE ST., SUITE 200
 MARIETTA, OH 43027
 ARCHITECTURE | 614.824.7111

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____



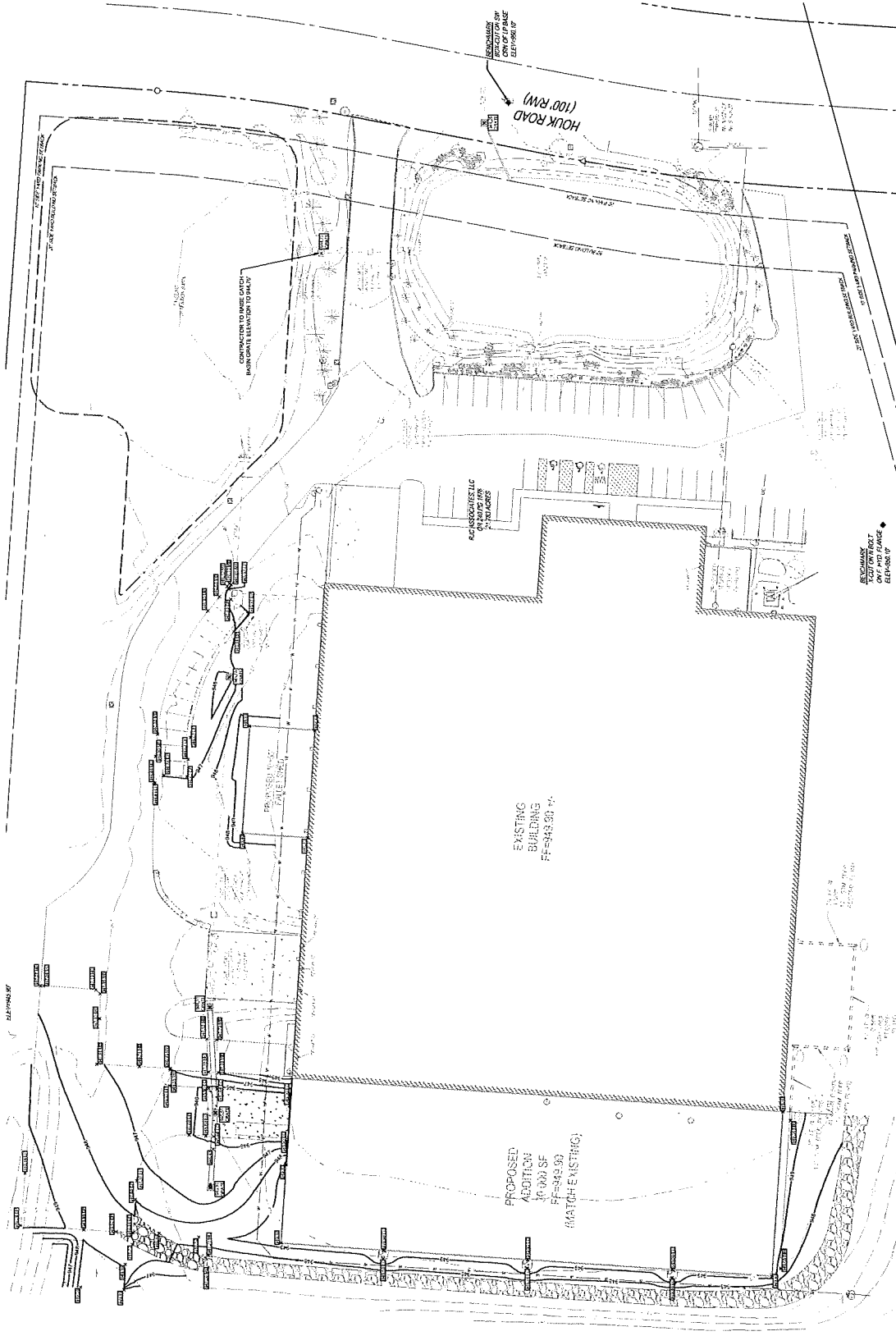
NO.	DATE	DESCRIPTION

CHARTER NEX
2 BAY ADDITION
 1100 W. STATE ST. 2ND FLOOR
 DELAWARE, OHIO

PROJECT NO:	100274003
DATE:	2018-12-04
SCALE:	1" = 2'-0"
	1" = 10'-0"
	1" = 30'-0"
	1" = 60'-0"
DRAWN BY:	

UTILITY PROFILES

SHEET NO: **C401**



- NOTES**
1. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL SUPPORT OR LAYOUT OF MATERIAL AS NECESSARY TO MEET DESIGN GRADES.
- GRADING LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
- SPOT ELEVATION LEGEND**
- PROPOSED FINISHED GRADE ELEVATION
 - MATCH EXISTING ELEVATION
 - EDGE OF PAVEMENT ELEVATION
 - EDGE OF CONCRETE ELEVATION
 - STRUCTURE GRADE ELEVATION
 - STRUCTURE FIN ELEVATION

THE KLEINGERS GROUP

205 ENGINEERING
LANDSCAPE ARCHITECTURE
330 Northampton Rd
Cincinnati, OH 45227
513.833.2111

STATE OF OHIO
MASON
PROFESSIONAL
SEAL

NO. DATE DESCRIPTION

**CHARTER NEX
2 BAY ADDITION**
1181 SOUTH HOOK ROAD
DELAWARE, OHIO

PROJECT NO: 100274033
DATE: 08/13/2024
SCALE: 1" = 10'-0"

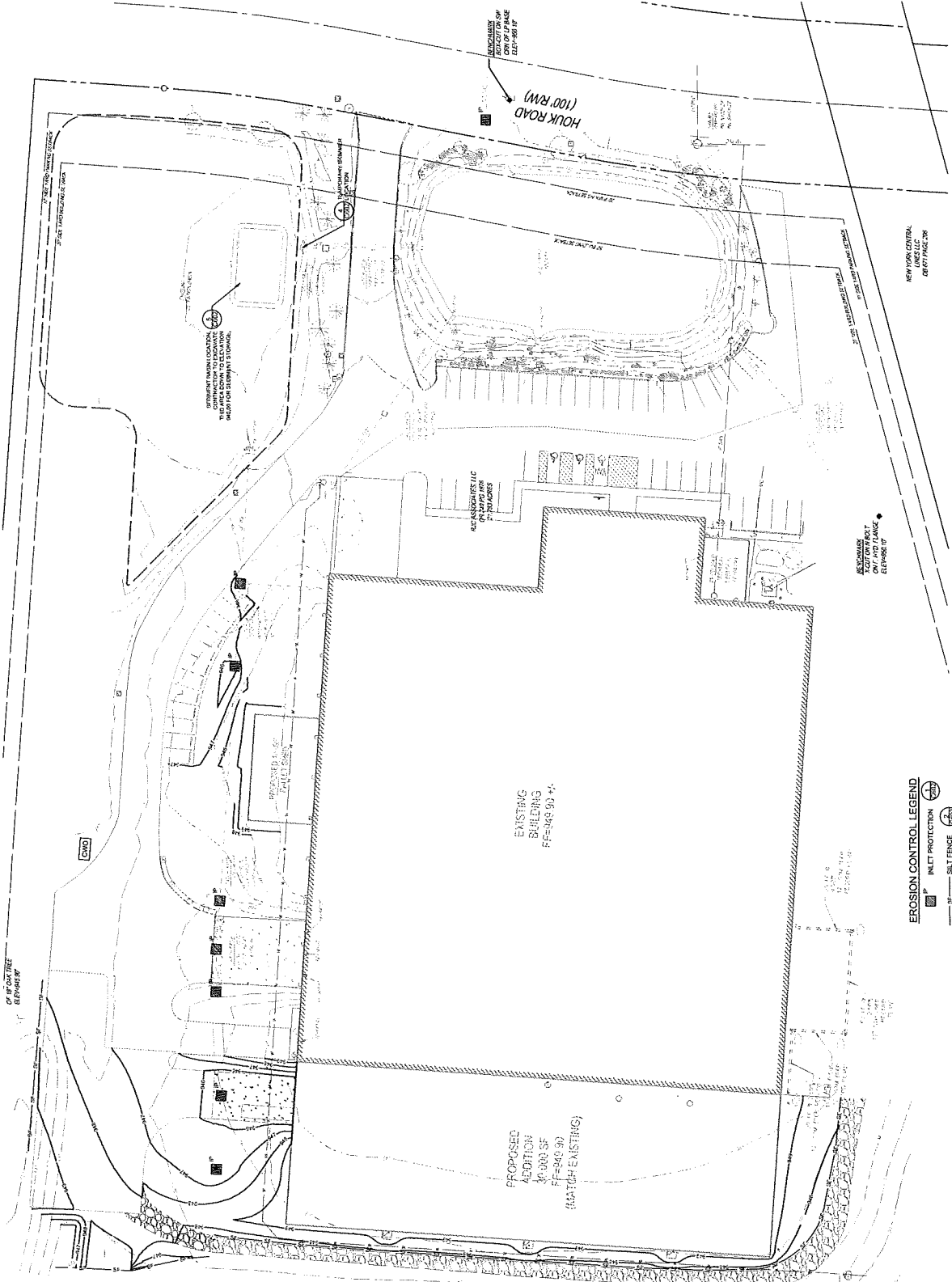
STAFF NAME: [Blank]

GRADING PLAN

SCALE: 1" = 10'-0"

C500

**OHIO
Utilities
Protection
SERVICE**
811 or
1-800-387-7779
Call Before You Dig



THE KLEINGERS GROUP
 CIVIL ENGINEERING
 3050 W. 12th Street, Suite 100
 Columbus, OH 43229
 LANDSCAPE ARCHITECTURE
 6110 BUCKLE
 COLUMBUS, OH 43221

SCALE: 1"=40'

DATE: 12/20/2014

CHARTER NEX
2 BAY ADDITION
 1185 SOUTH HOOK ROAD
 DELAWARE, OHIO

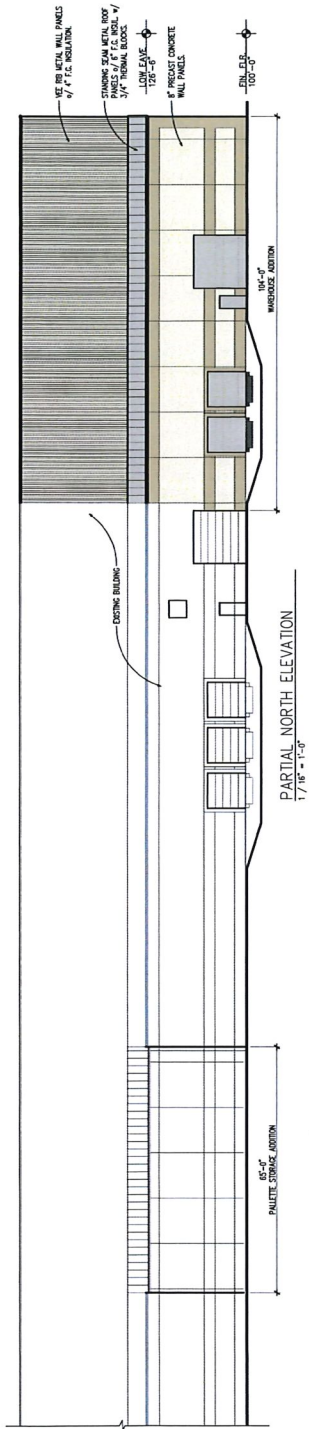
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 DATE: 2/21/12/14

SCALE: 1"=40'

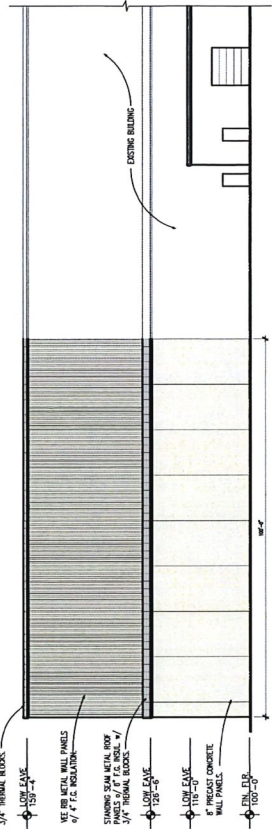
EROSION CONTROL PLAN

SHEET NO: **C600**

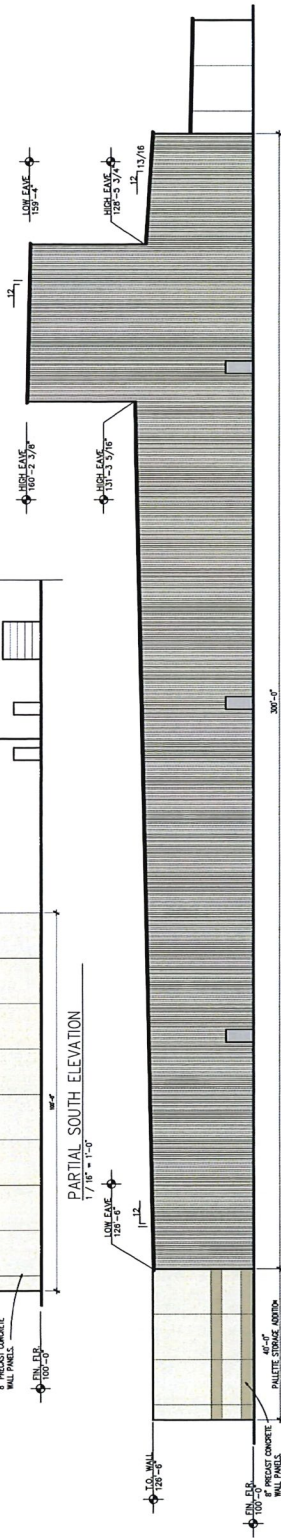




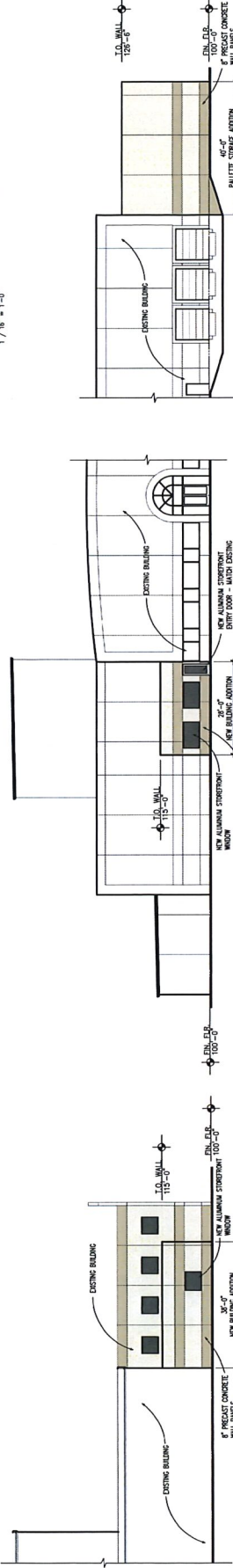
PARTIAL NORTH ELEVATION
 1/7/16" = 1'-0"



PARTIAL SOUTH ELEVATION
 1/7/16" = 1'-0"



WEST ELEVATION
 1/7/16" = 1'-0"

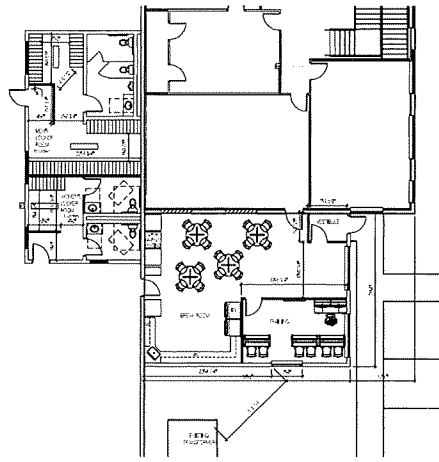


PARTIAL EAST ELEVATION
 1/7/16" = 1'-0"

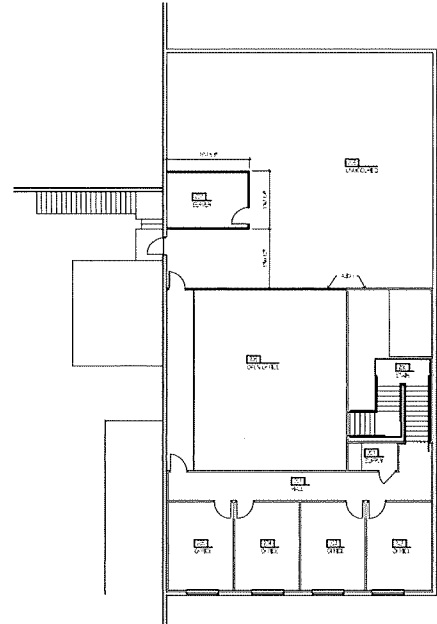
PARTIAL EAST ELEVATION
 1/7/16" = 1'-0"

SOUTH ELEVATION
 3/32" = 1'-0"

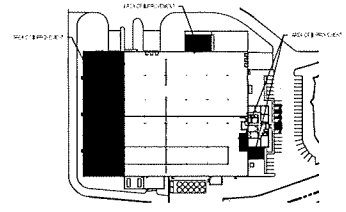
NOTE:
 MATERIALS AND COLORS
 TO MATCH EXISTING AS CLOSE
 AS PRACTICAL



new work plan
First Floor



new work plan
Second Floor



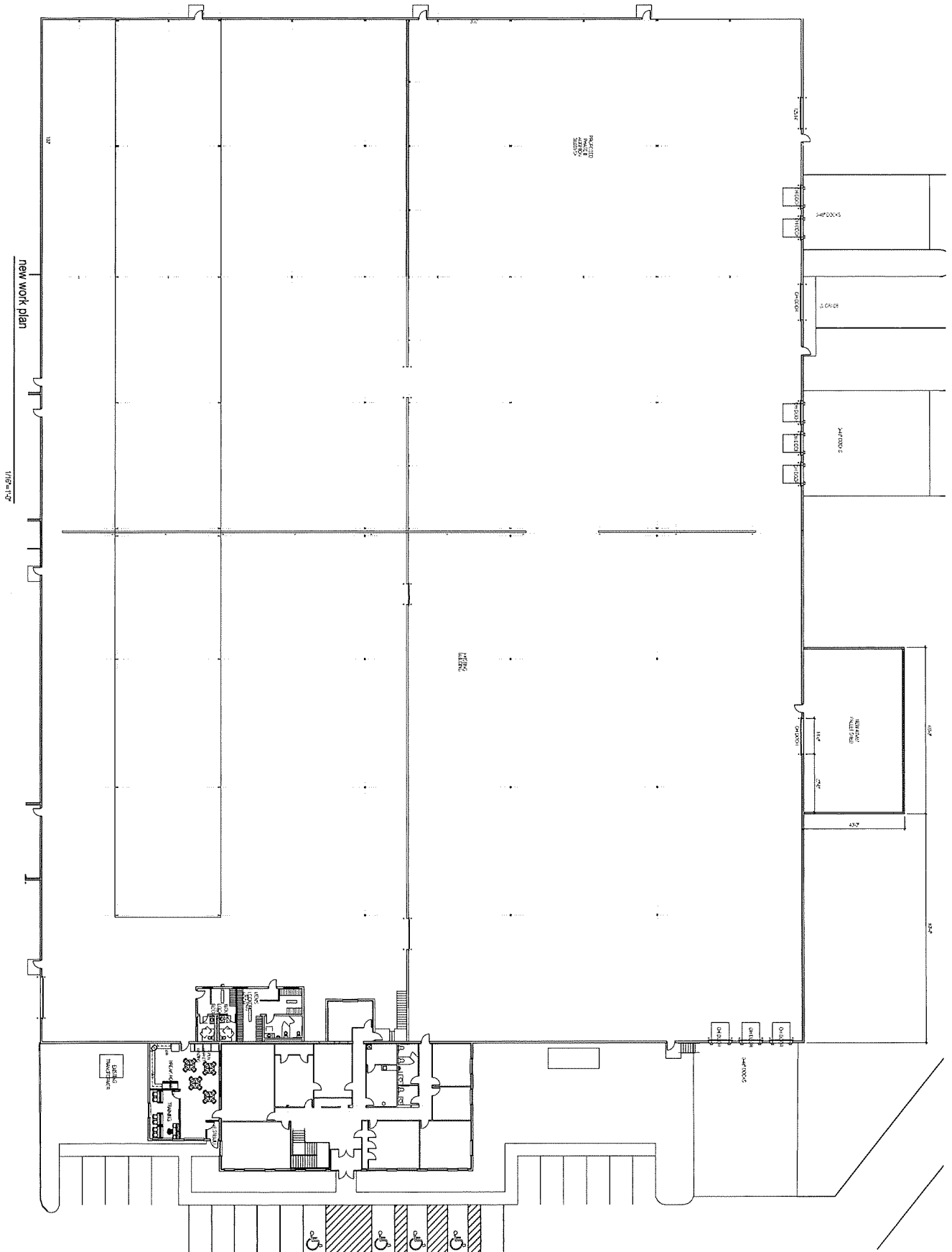
Building Key Plan

CARNEY-RANKER
ARCHITECTS LTD
5000 W. STATE ST. SUITE 200
ANN ARBOR, MI 48106
PH: 734.769.1000 FAX: 734.769.1001
www.carneyranker.com

A Renovation And Addition For
Charter NEX
1188 S. Hook Rd.
Delaware, OH

2014.02.20
2014.02.20
2014.02.20
2014.02.20

SK-3



SK-2

DATE: 11/14/11
DRAWN BY: M.W.
CHECKED BY: M.W.
SCALE: AS SHOWN
REVISIONS:

A Renovation And Addition For
Charter NEX

1188 S. Houk Rd.

Delaware, OH



CARNEY-RANKER
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PH. 614-792-1000 FAX 614-792-1001
mail@carneyranker.com



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



Project # _____

Case # _____

Planning Commission

- | | | |
|---|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non- Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | <u>Board of Zoning Appeals</u> |
| <input checked="" type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Charter Nex Addition Address 1188 South Houk Road, Delaware, Ohio 43015

Acreage 21.783 Square Footage 126,510 Number of Lots 1 Number of Units _____

Zoning District/Land Use M-2 Proposed Zoning/Land Use M-2 Parcel # 41922001017005

Applicant Name Dublin Building Systems Contact Person Rich Irelan

Applicant Address 6233 Avery Road, Dublin, Ohio 43016

Phone 614.889.1445 Fax _____ E-mail rirelan@dublinbuilding.com

Owner Name Charter NEX Contact Person Ed Bush

Owner Address 1188 South Houk Road, Delaware, Ohio 43015

Phone 740.990.1205 Fax _____ E-mail ebush@charternex.com

Engineer/Architect/Attorney The Kleingers Group Contact Person Mason Malcom, PE

Address 350 Worthington Road, Suite B, Westerville, Ohio 43082

Phone 614.882.4311 Fax _____ E-mail mason@kleingers.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

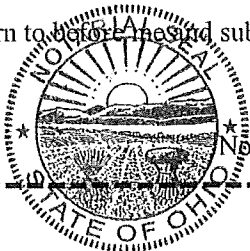
E. J. Wawrzyniak-Bush
Owner Signature

E.I. WAWRZYNIAK-BUSH
Owner Printed Name

Mason Malcom
Agent Signature

Mason Malcom
Agent Printed Name

Sworn to before me and subscribed in my presence this 4th day of December, 2019.



Lindsey K. Warner
Notary Public, State of Ohio
My Commission Expires 05-25-2020

Lindsey Warner
Notary Public



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

2019-2890: 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.

2019-2892: 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 through 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 Glenross 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.

- **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

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.

- **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.

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.

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).

CASE NUMBER: 2019- 2890 & 2892

MEETING DATE: January 15, 2020

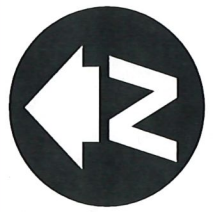
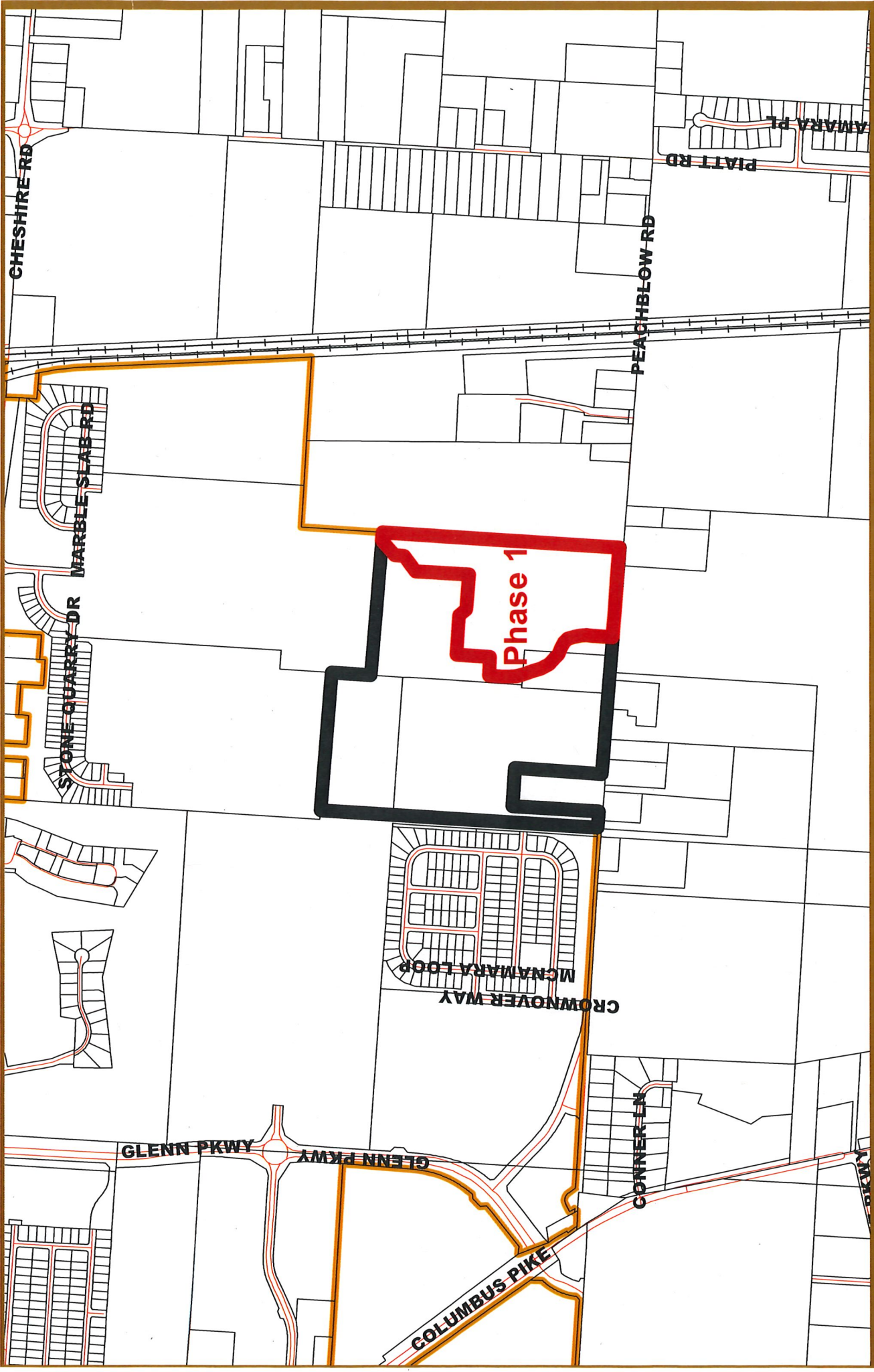
PAGE: Page 7 of 7

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd approved denied tabled _____

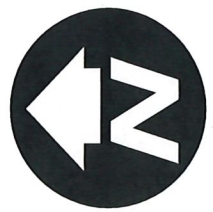
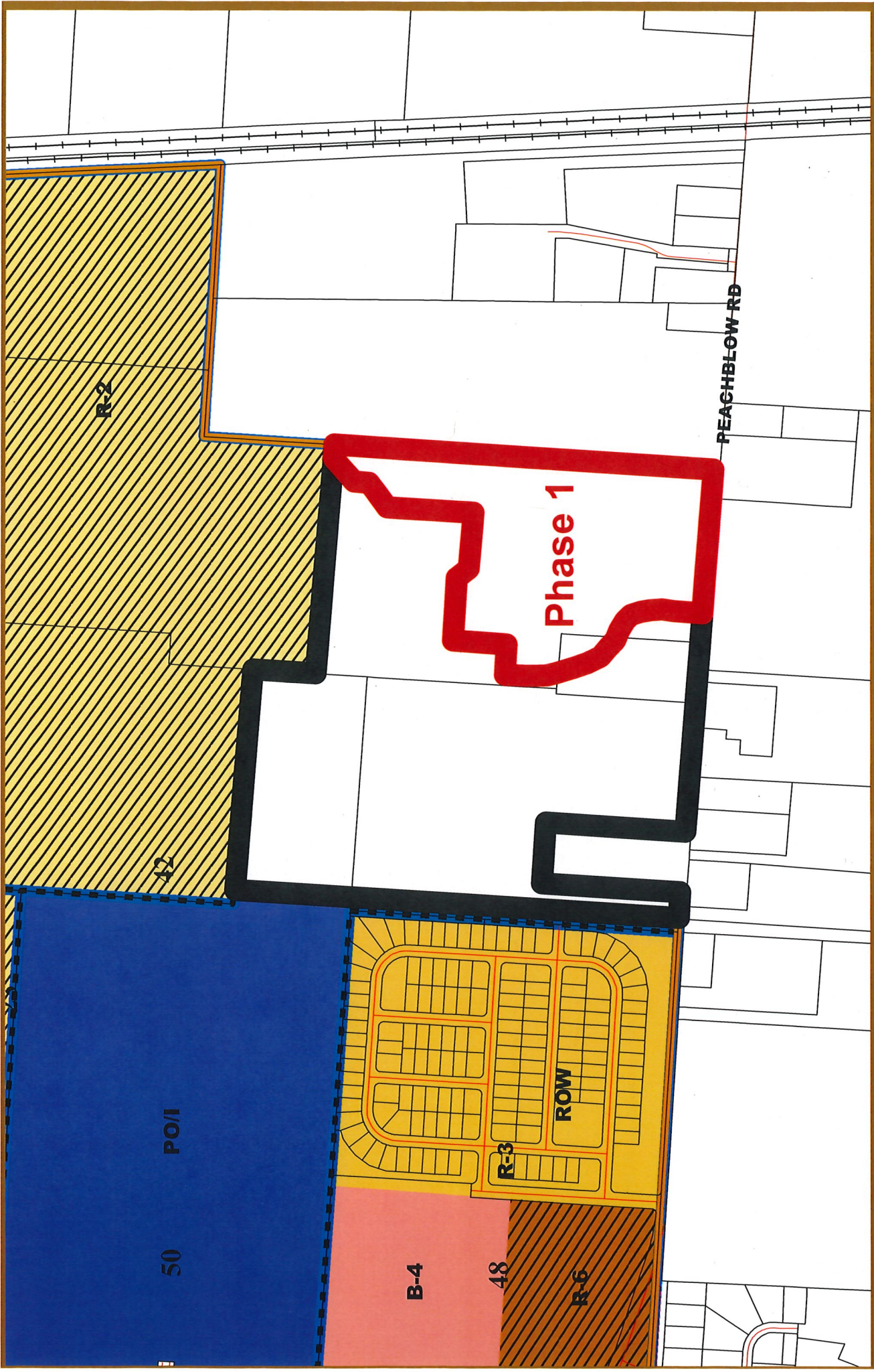
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 1/9/20



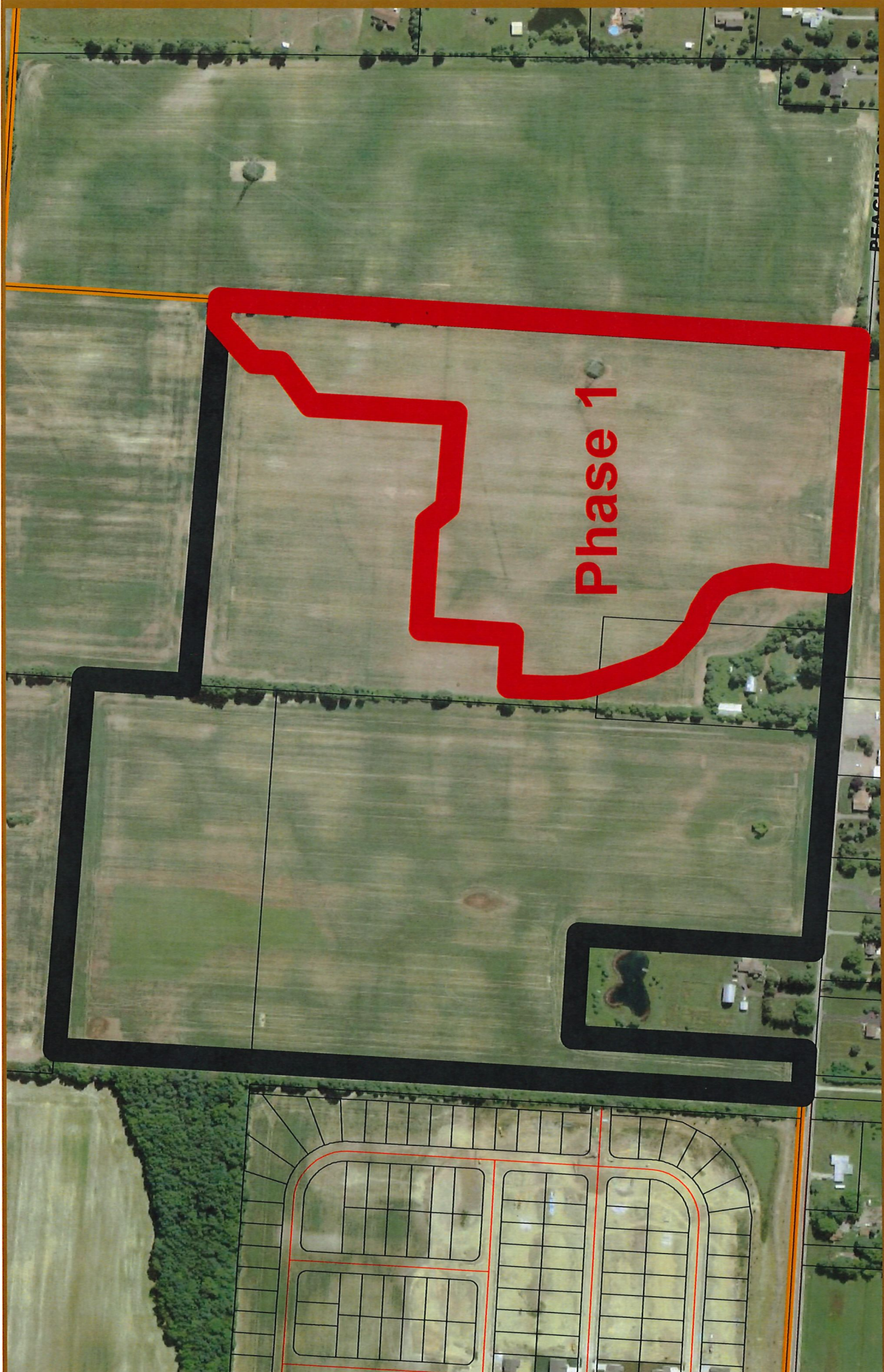
2019-2890 & 2892
 Final Development Plan and Final Subdivision Plat
 Winterbrook Place - Phase 1
 Location Map





2019-2890 & 2892
 Final Development Plan and Final Subdivision Plat
 Winterbrook Place - Phase 1
 Zoning Map





2019-2890 & 2892
 Final Development Plan and Final Subdivision Plat
 Winterbrook Place - Phase 1
 Aerial (2016) Map



NO.	DATE	DESCRIPTION

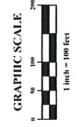
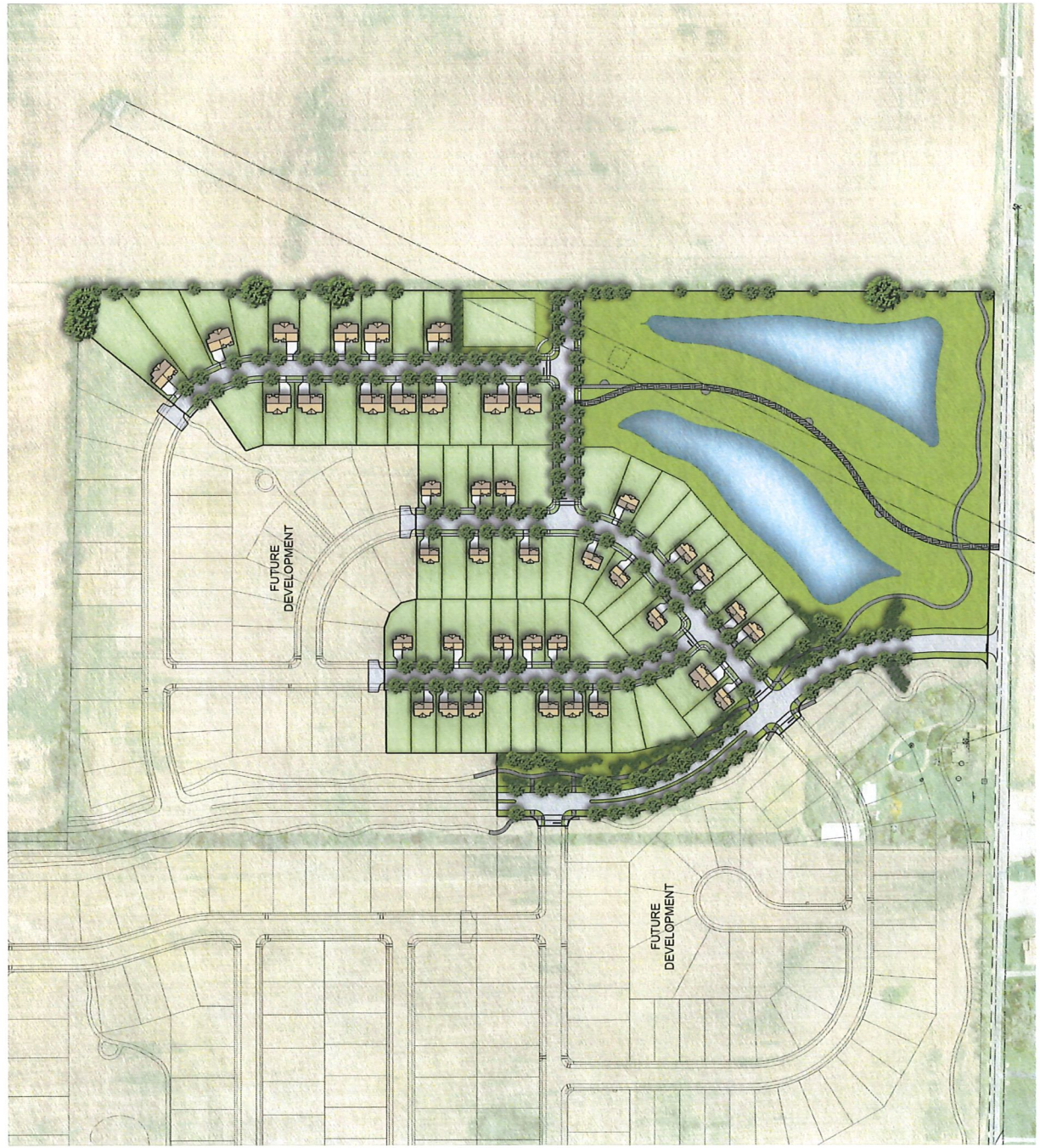
GARDEN L.L.C.
 10590 WELLINGTON BLVD
 POWELL, OH 43865
 614-668-3586

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 1000
WINTERBROOK PLACE
 PHASE I
 ILLUSTRATIVE SITE PLAN

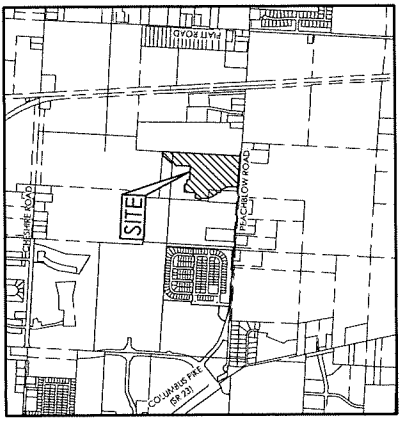
EMHT
 ENGINEERING
 MECHANICAL
 ARCHITECTURE
 1200 W. STATE ST. SUITE 200
 COLUMBUS, OH 43260
 614-291-1234

DATE: DECEMBER 14, 2010
 SCALE: 1" = 100'
 JOB NO.: 2010006

SHEET: 6/13



WINTERBROOKE PLACE PHASE 1 FINAL DEVELOPMENT PLAN



LOCATION MAP
NOT SCALE

PREPARED FOR:
GRDEN, LLC
10590 WELLINGTON BLVD
POWELL, OH 43065

SUBMITTAL: DECEMBER 13, 2019

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OPEN SPACE PROGRAMMING & LANDSCAPE PLAN:	SHEET 12
LANDSCAPING DETAILS:	SHEET 13
STREET LIGHTING PLAN:	

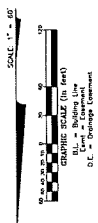
CIVIL ENGINEER &
LANDSCAPE ARCHITECT



Evans, Machward, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
10000 Exchange Road, Suite 100
Powell, OH 43065
Phone: 614.775.4520 Fax: 614.775.3468
emht.com

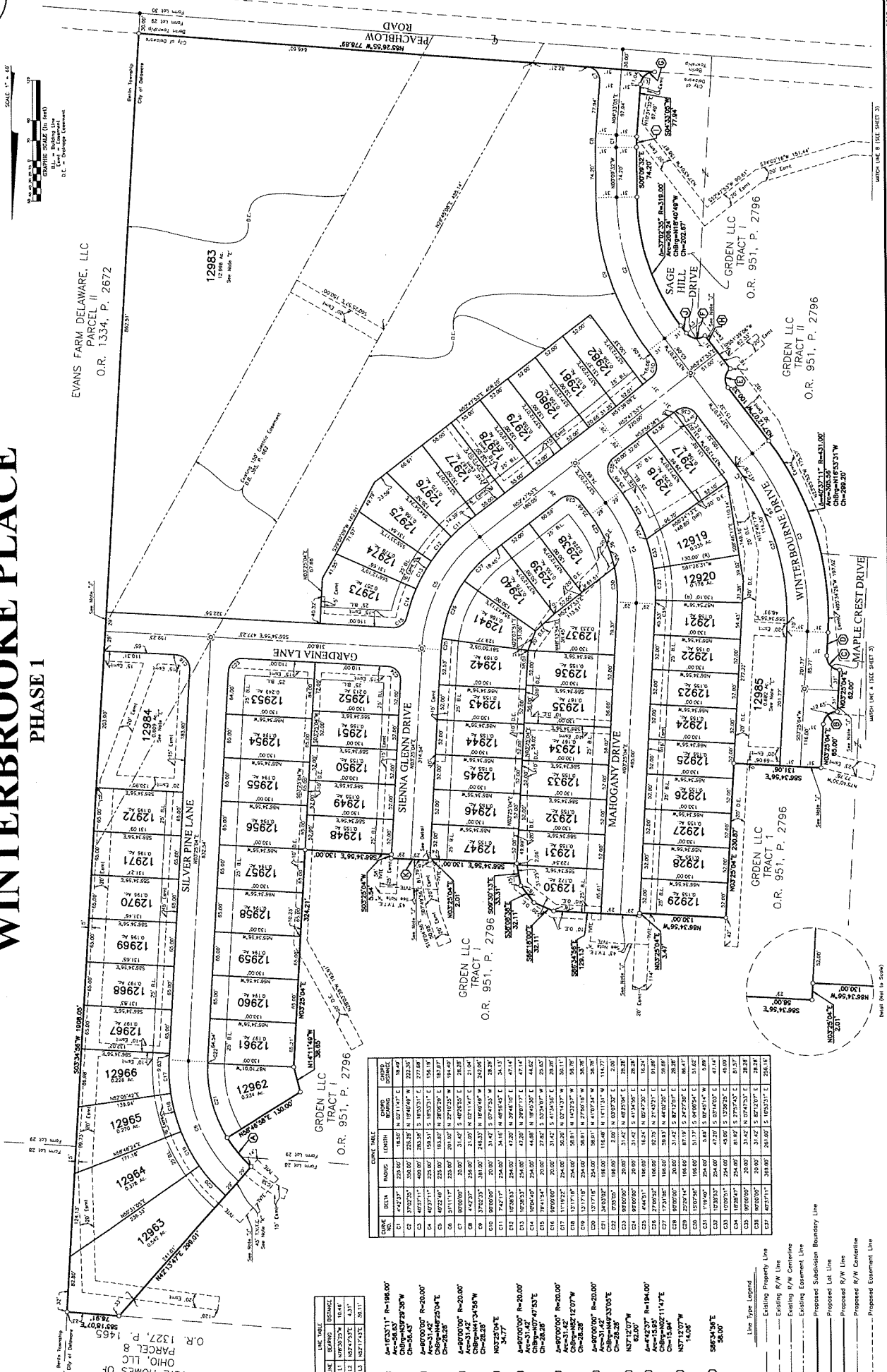
WINTERBROOKE PLACE PHASE 1

2 13



EVANS FARM DELAWARE, LLC
PARCEL II
O.R. 1334, P. 2672

PULTE HOMES OF OHIO, LLC
PARCEL 8
O.R. 1327, P. 1465



LINE	DELTA	LENGTH	BEARING	ADJACENT
1	12983	12.983	S 89° 51' 14" W	12983
2	12982	12.982	S 89° 51' 14" W	12982
3	12981	12.981	S 89° 51' 14" W	12981
4	12980	12.980	S 89° 51' 14" W	12980
5	12979	12.979	S 89° 51' 14" W	12979
6	12978	12.978	S 89° 51' 14" W	12978
7	12977	12.977	S 89° 51' 14" W	12977
8	12976	12.976	S 89° 51' 14" W	12976
9	12975	12.975	S 89° 51' 14" W	12975
10	12974	12.974	S 89° 51' 14" W	12974
11	12973	12.973	S 89° 51' 14" W	12973
12	12972	12.972	S 89° 51' 14" W	12972
13	12971	12.971	S 89° 51' 14" W	12971
14	12970	12.970	S 89° 51' 14" W	12970
15	12969	12.969	S 89° 51' 14" W	12969
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24	12960	12.960	S 89° 51' 14" W	12960
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26	12958	12.958	S 89° 51' 14" W	12958
27	12957	12.957	S 89° 51' 14" W	12957
28	12956	12.956	S 89° 51' 14" W	12956
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47	12937	12.937	S 89° 51' 14" W	12937
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94	12890	12.890	S 89° 51' 14" W	12890
95	12889	12.889	S 89° 51' 14" W	12889
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97	12887	12.887	S 89° 51' 14" W	12887
98	12886	12.886	S 89° 51' 14" W	12886
99	12885	12.885	S 89° 51' 14" W	12885
100	12884	12.884	S 89° 51' 14" W	12884

LINE TYPE LEGEND
 --- Existing Property Line
 --- Existing R/W Line
 --- Existing Easement Line
 --- Proposed Subdivision Boundary Line
 --- Proposed Lot Line
 --- Proposed R/W Line
 --- Proposed Easement Line

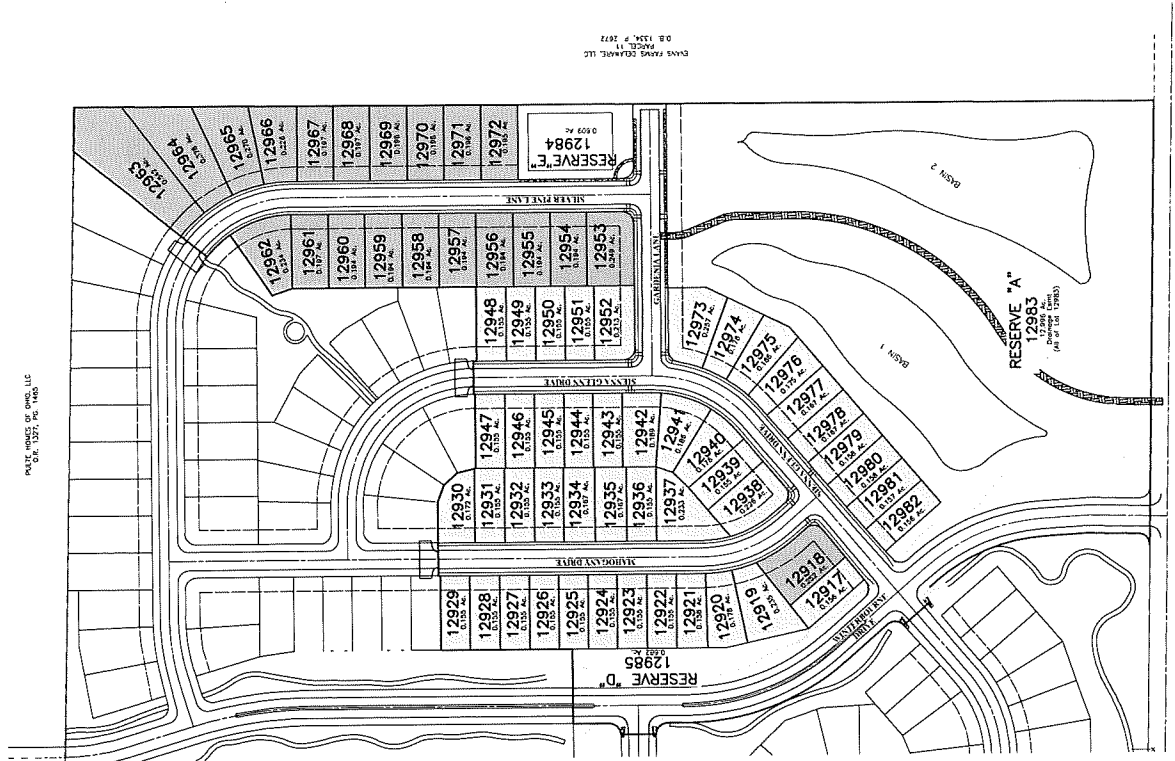
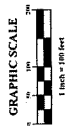
WINTERBROOKE PLACE
PHASE I
SITE PLAN
FOR
RESERVE "D"
BY: RALPH BENTLEY PLAN

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
GARDEN L.L.C.
10590 WELLINGTON BLVD
POWELL, OH 43065
614-668-3366

DATE	BY	DESCRIPTION

SITE STATISTICS:
 TOTAL NUMBER OF LOTS: 25
 TOTAL GROSS AREA: 44,474 SQ. FT.
 TOTAL GROSS IMPROVEMENT AREA: 2,424 SQ. FT.

NOTES:
 1. THE REPAVEMENT PROGRAM: THE TOTAL NUMBER OF CALIPER INCHES SHALL BE REPLACED WITH SAME OR MORE CALIPER INCHES FOR EACH INCH OF ORIGINAL CALIPER INCHES.
 2. THE DARK GRAY SHADED LOTS ARE CLASSIFIED AS 300'-500' FEET WIDE LOTS WITH A MINIMUM SIDE YARD TERRACE OF 6.5 FEET EACH SIDE.



DAVIS FRANK CONSULTANTS, LLC
 11135 W. 15th St.
 O.B. 1324, # 2072

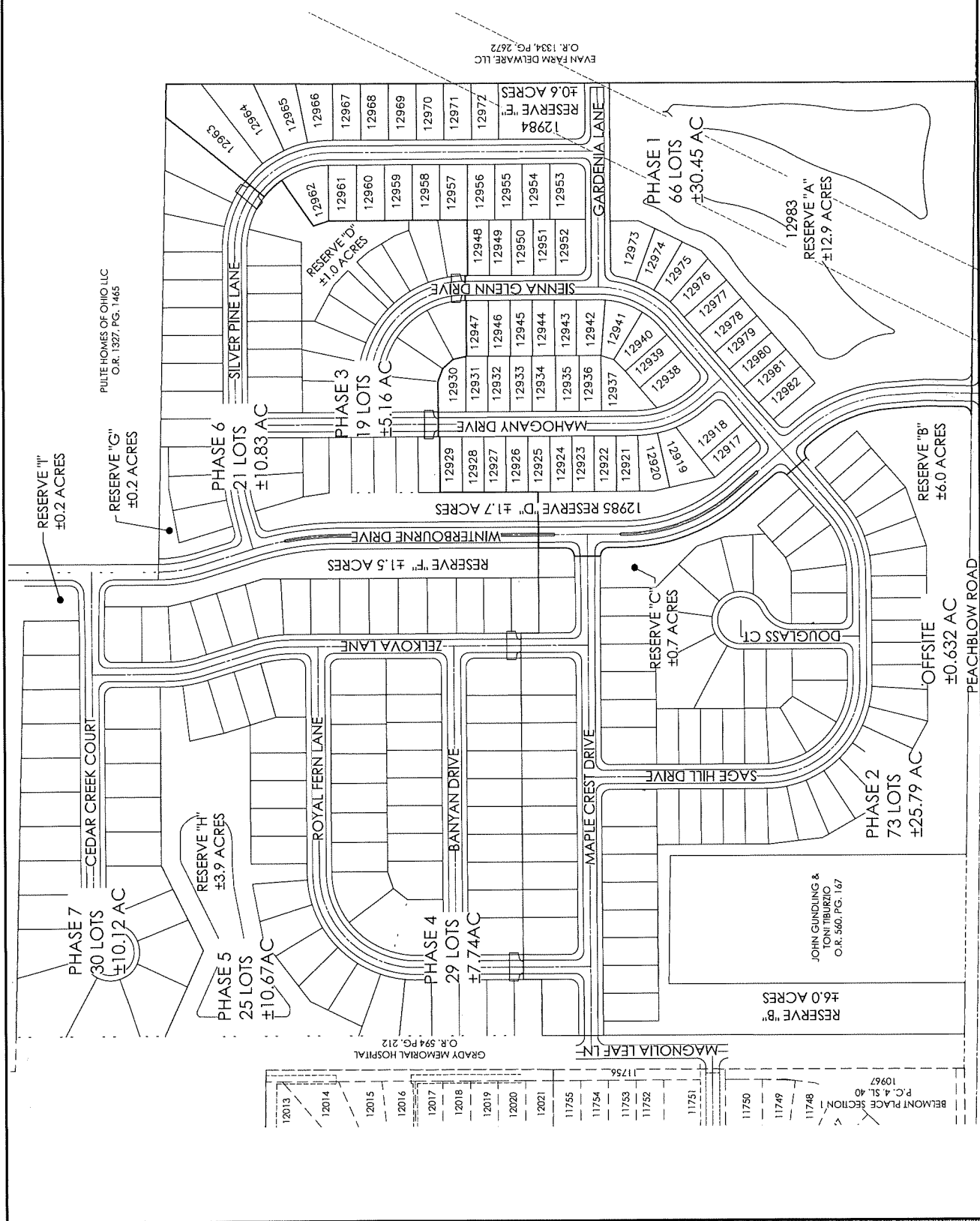
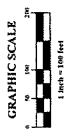
POLY UNIONS OF OHIO, LLC
 ONE 1307 W. 1400

DATE	12/15/2011
BY	EMHT
PROJECT	WINTERBROOKE PLACE PHASE I
CLIENT	GRDEN L.L.C.
ADDRESS	10590 WELINGTON BLVD POWELL, OH 43065
PHONE	614-668-3586

CITY OF DELAWARE DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE I
PHASING PLAN
O.R. 1334, P.G. 2672

EMHT
Engineering, Mapping, & Technology
10500 W. WELINGTON BLVD., SUITE 200
POWELL, OHIO 43065
PH: 614-668-3586
FAX: 614-668-3587
WWW.EMHT.COM

DATE: DECEMBER 15, 2011
SCALE: 1" = 100'
JOB NO.: 110114
SHEET: 5 / 13

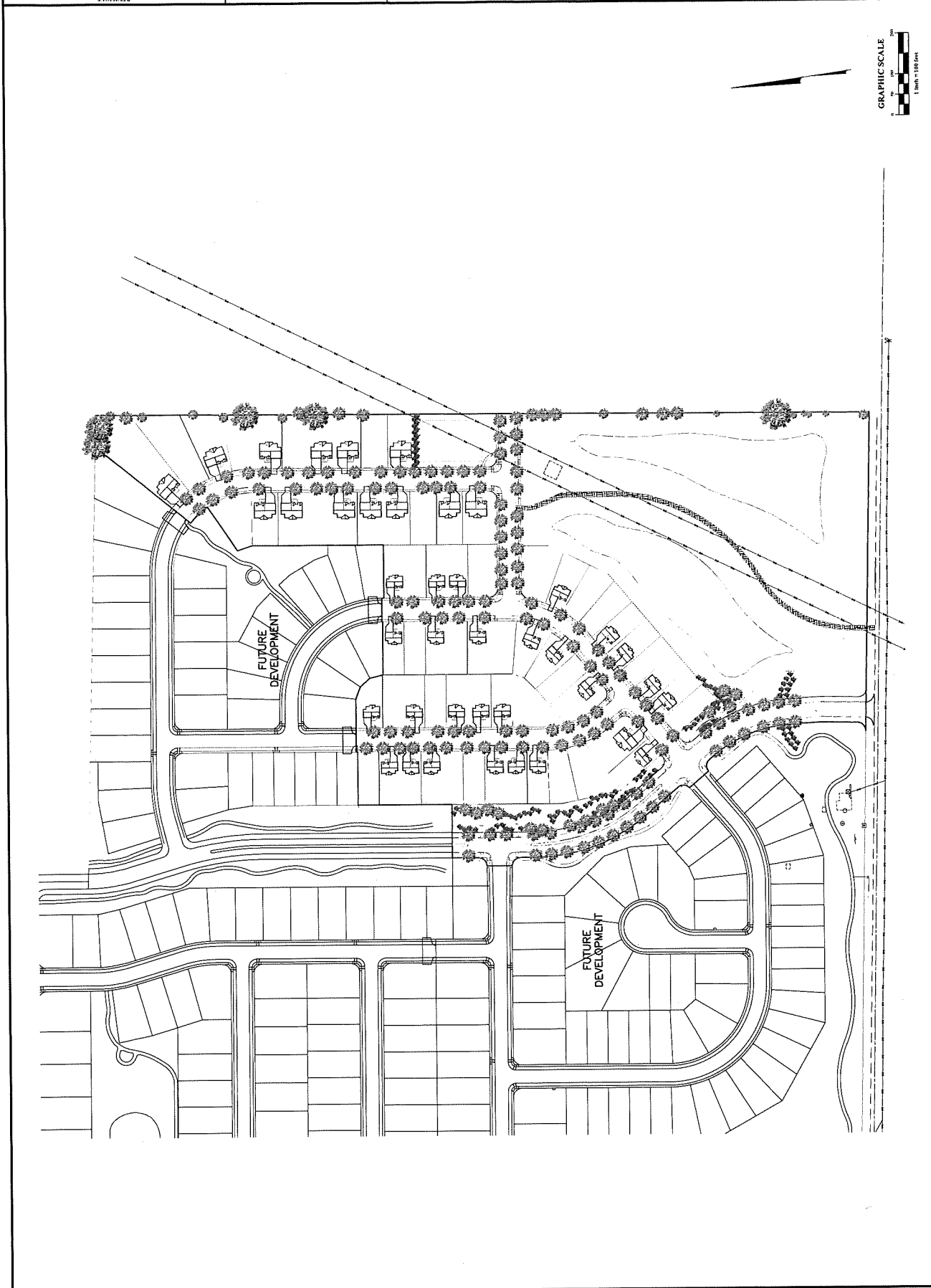


12013	12014	12015	12016	12017	12018	12019	12020	12021	11755	11754	11753	11752	11751	11750	11749	11748	10967
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GRADY MEMORIAL HOSPITAL O.R. 594 P.G. 212
JOHN GUNDINGS & CO. BUILDERS O.R. 560, P.G. 167
BELMONT PLACE SECTION 1 P.C. 4 S.L. 40 10967

CITY OF DELAWARE DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
WINTERBROOKE PLACE
 PHASE I
 ILLUSTRATIVE SITE PLAN

NO.	DATE	DESCRIPTION

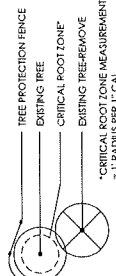


CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
WINTERBROOKE PLACE
 PHASE I
 TREE INVENTORY AND REMOVAL PLAN

GARDEN L.L.C.
 06900 WELLINGTON BLVD
 POWELL, OH 43085
 614-668-2586

EMHT
 Environmental Management & Technology, Inc.
 10000 W. Main Street, Suite 100
 Columbus, OH 43228
 Phone: 614-772-2200
 Fax: 614-772-2201
 Email: info@emht.com
 www.emht.com

DATE: OCTOBER 13, 2010
 SCALE: 1" = 100'
 SHEET: 7/13



*ALL ASH TREES REGARDLESS OF CONDITION NEED TO BE REMOVED FROM PROPERTY DURING THE CONSTRUCTION PROCESS.

CONSTRUCTION NOTES:

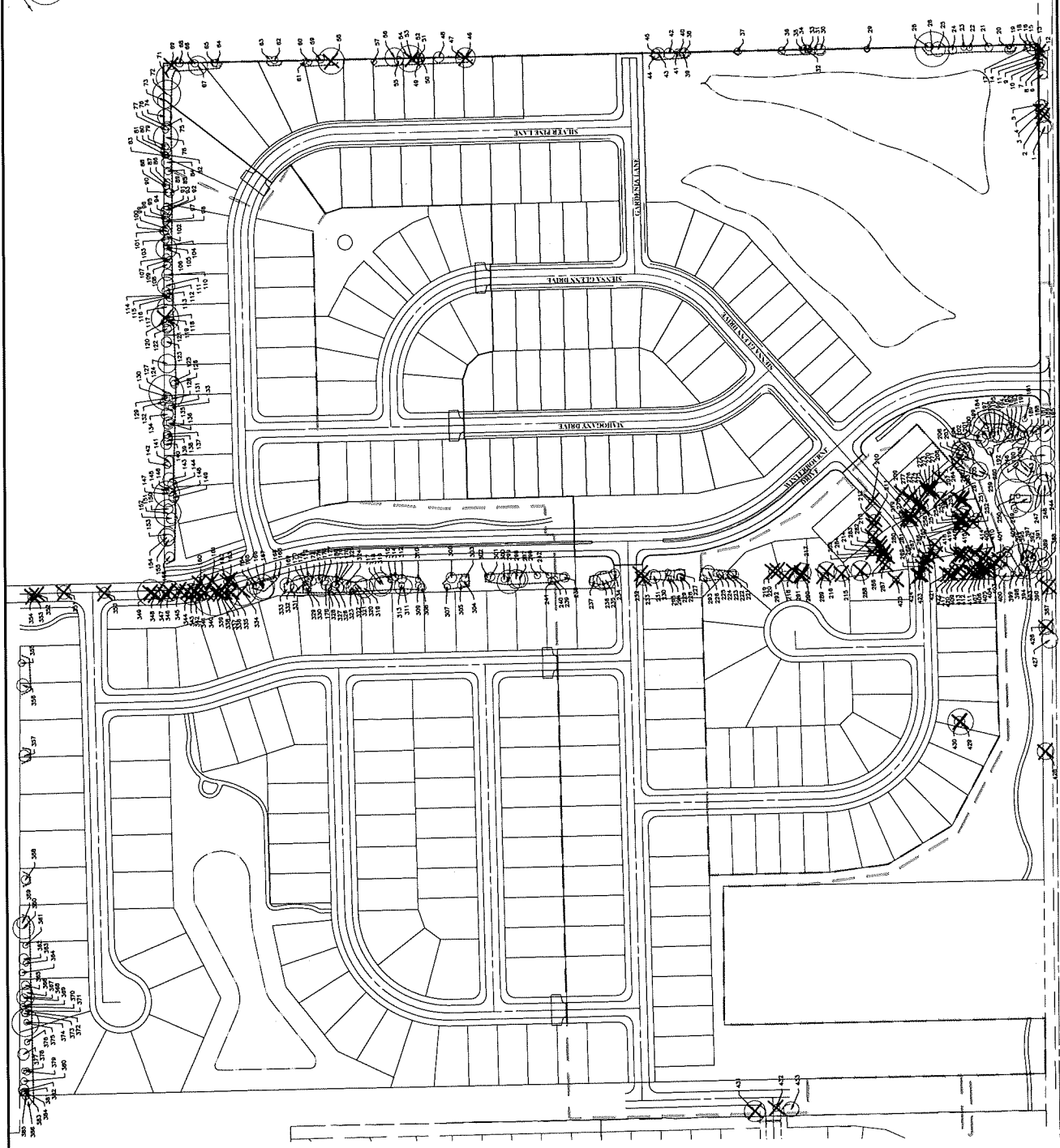
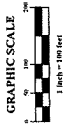
- 1 PRESERVED TREES ARE TO BE PROTECTED BY FENCING. SEE DETAIL 1, ABOVE.

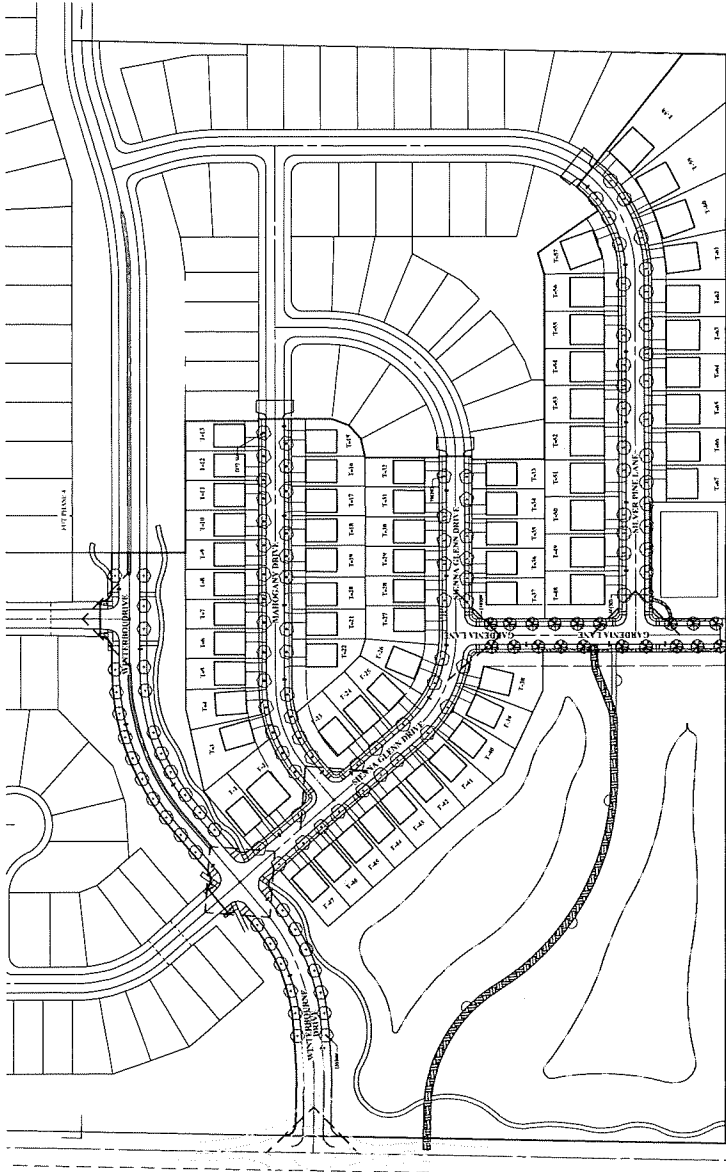
EXISTING TREE DATA

TOTAL TREES PRESERVED	201 TREES
CAULIPER INCHES PRESERVED	18790.0 CAULIPER INCHES
TOTAL TREES REMOVED	88 TREES
(DOES NOT INCLUDE POOR, DEAD OR ASH TREES)	
CAULIPER INCHES REMOVED	6660.0 CAULIPER INCHES
TOTAL TREES	319 TREES
TOTAL CAULIPER INCHES	25444.0 CAULIPER INCHES

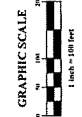
KEY

- Tree Removed (Symbol: X)
- Tree Removed (Symbol: Circle with slash)
- Limits of Disturbance (Symbol: Dashed line)





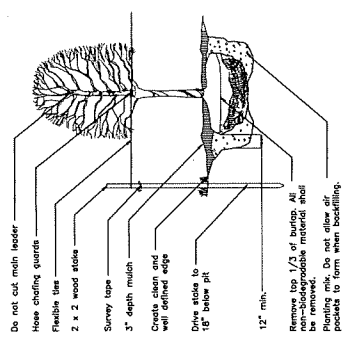
--- SITE DISTANCE TRIANGLES



PLANT SCHEDULE PHASE I

TREE CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
4F	30	Acer truncatum 'Spiraea Glen'	Spiraea Glen Maple	2" Cal.	B&B
NW	35	Nyssa sylvatica 'Walden'	Walden Black Gum	2" Cal.	B&B
DP	19	Quercus macrocarpa	Red Oak	2" Cal.	B&B
TB	28	Tilia americana 'Redward'	Redward American Linden	2" Cal.	B&B
UJ	27	Ulmus americana	American Elm	2" Cal.	B&B

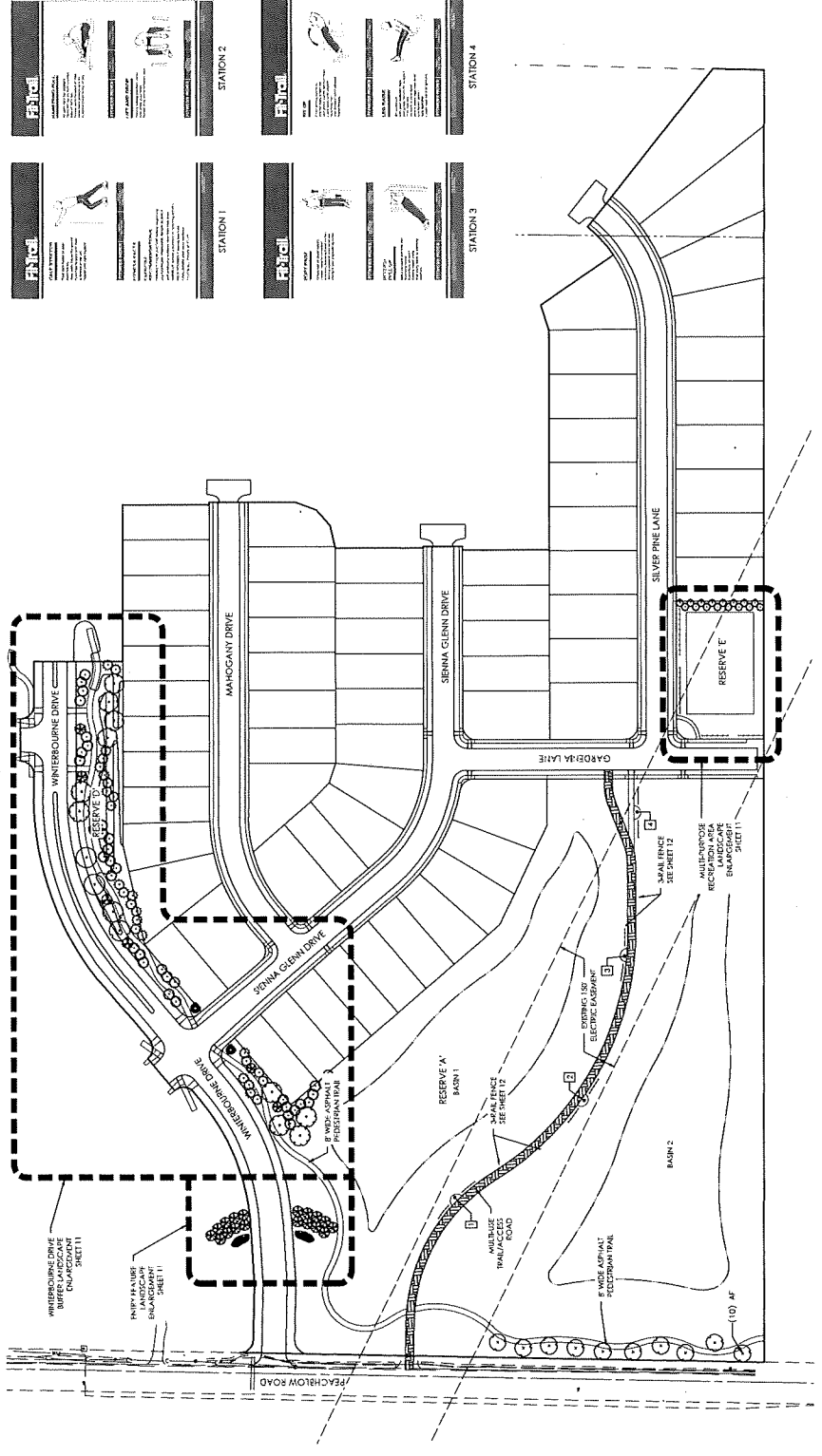
- GENERAL NOTES:**
- Street tree selections shall be approved by the City of Delaware Street Tree Committee. The contractor shall provide a tree list for all trees to be planted. The tree list shall include the botanical name, common name, size, and condition of the trees. The contractor shall also provide a tree list for all trees to be removed. The tree list shall include the botanical name, common name, size, and condition of the trees.
 - All trees shall be planted in accordance with the American Standard for Nursery Stocks and shall be installed in the ground at or near the ground line. The contractor shall provide a tree list for all trees to be planted. The tree list shall include the botanical name, common name, size, and condition of the trees.
 - All planting operations shall be done in accordance with the American Standard for Nursery Stocks and shall be installed in the ground at or near the ground line. The contractor shall provide a tree list for all trees to be planted. The tree list shall include the botanical name, common name, size, and condition of the trees.
 - Contractor shall provide a tree list for all trees to be planted. The tree list shall include the botanical name, common name, size, and condition of the trees.
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 - Contractor shall provide a tree list for all trees to be planted. The tree list shall include the botanical name, common name, size, and condition of the trees.



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Remove top 1/3 of burlap. All possible materials that be removed.
Planting mix. Do not allow air pockets to form when backfilling.
Trees shall be contained in the tree form.
No trees shall be placed within 10' of a hydrant.

NO.	DATE	DESCRIPTION	REVISIONS



STATION 1

STATION 2

STATION 3

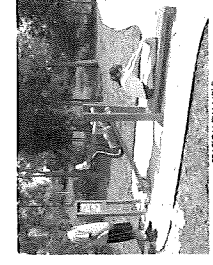
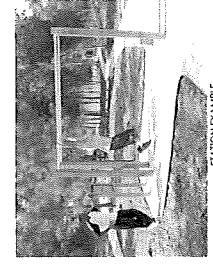
STATION 4

LEGEND

- # STATION LOCATION
- *PICTURES SHOW SAMPLE FIXTURES AT EACH STATION

INTRODUCTION PANEL 1

INTRODUCTION PANEL 2



GRAPHIC SCALE

1 inch = 50 feet

TREE REPLACEMENT REQUIREMENTS

- 1" DIAMETER TREES = 2 CAURIP + 16 CAURIP PICHIE
- 2" DIAMETER TREES = 4 CAURIP + 16 CAURIP PICHIE
- 3" DIAMETER TREES = 6 CAURIP + 14 CAURIP PICHIE
- 4" DIAMETER TREES = 8 CAURIP + 12 CAURIP PICHIE
- 5" DIAMETER TREES = 10 CAURIP + 10 CAURIP PICHIE
- 6" DIAMETER TREES = 12 CAURIP + 8 CAURIP PICHIE
- 7" DIAMETER TREES = 14 CAURIP + 6 CAURIP PICHIE
- 8" DIAMETER TREES = 16 CAURIP + 4 CAURIP PICHIE
- 9" DIAMETER TREES = 18 CAURIP + 2 CAURIP PICHIE
- 10" DIAMETER TREES = 20 CAURIP + 0 CAURIP PICHIE

NO.	DATE	DESCRIPTION	BY

GRDEN L.L.C.
10590 WILKINSON BLVD
FOUNTAIN, OH 43825
614-668-3886

PHASE I
WINTERBOURNE PLACE
FINAL DEVELOPMENT PLAN
FOR
CITY OF DELAWARE COUNTY, OHIO

EMHT
Engineering & Management
10000 W. Main Street, Suite 200
Columbus, OH 43224
614-881-1111

DATE: NOVEMBER 13, 2019
SCALE: AS SHOWN
JOB NO: 20190910
SHEET: 11/13

PLANT SCHEDULE WINTERBOURNE DR LANDSCAPE

ITEMS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
UM	2	Ulmus americana 'Marble' / 'Marble'	2" Cal.	BA8
PM	4	Prunella x coccinea 'Morton Circle' / 'Morton Circle'	2" Cal.	BA8
ORZ	2	Quercus rubra 'Morton Park' / 'Morton Park'	2" Cal.	BA8
UH	6	Ulmus x 'Higginwood' / 'Higginwood'	2" Cal.	BA8
SPRING TREES				
PA	10	Prunella x 'Higginwood' / 'Higginwood'	6" Ht.	BA8
PC	30	Prunella x 'Higginwood' / 'Higginwood'	6" Ht.	BA8
SPRING TREES				
AB	3	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance'	1.5" Cal.	BA8
MY	2	Myrica asplenifolia 'Autumn Brilliance' / 'Autumn Brilliance'	1.5" Cal.	BA8
PC	2	Prunella x 'Higginwood' / 'Higginwood'	1.5" Cal.	BA8

PLANT SCHEDULE ENTRY FEATURE LANDSCAPE

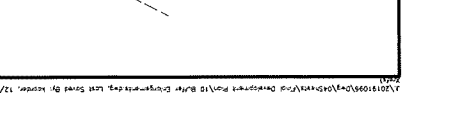
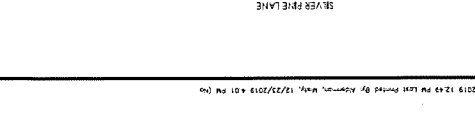
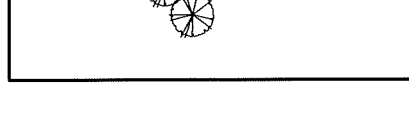
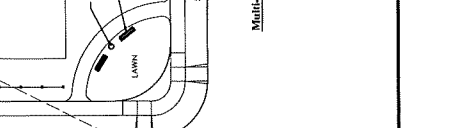
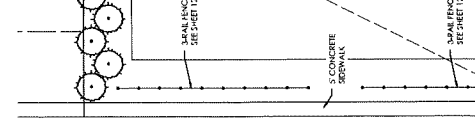
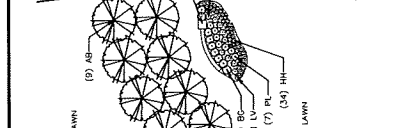
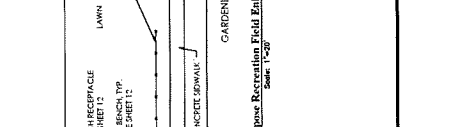
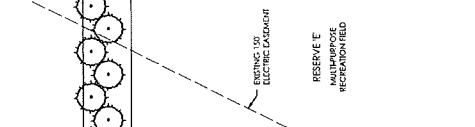
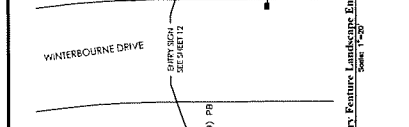
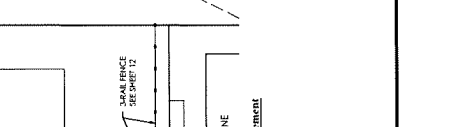
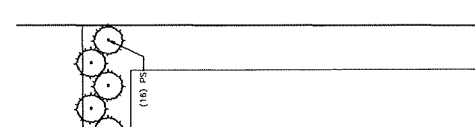
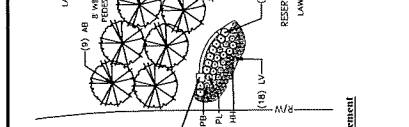
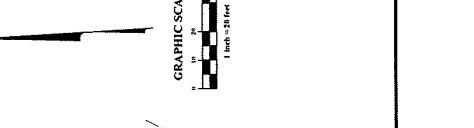
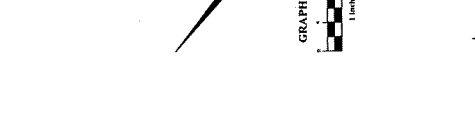
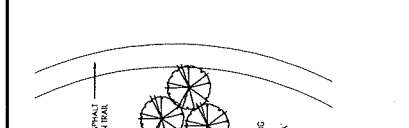
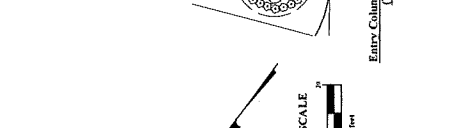
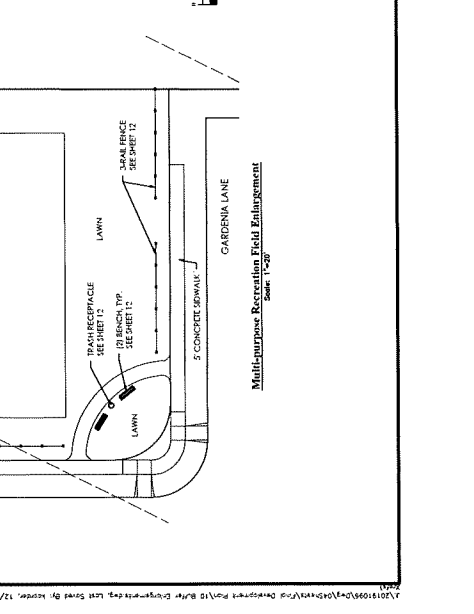
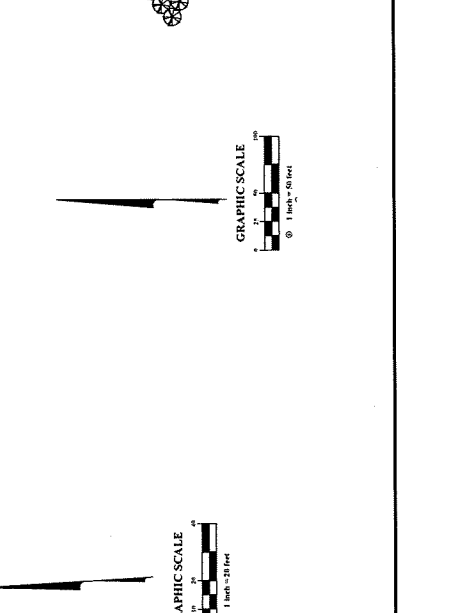
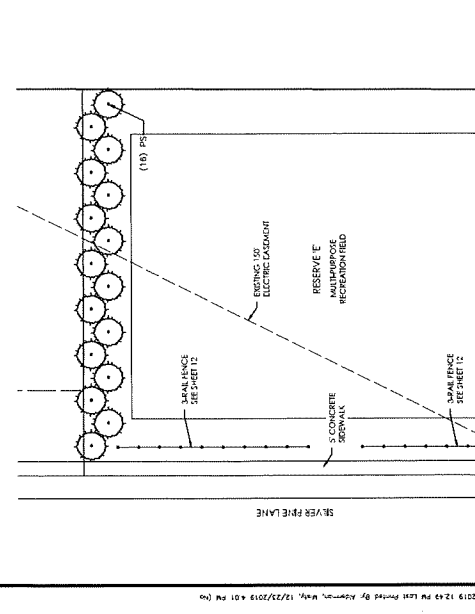
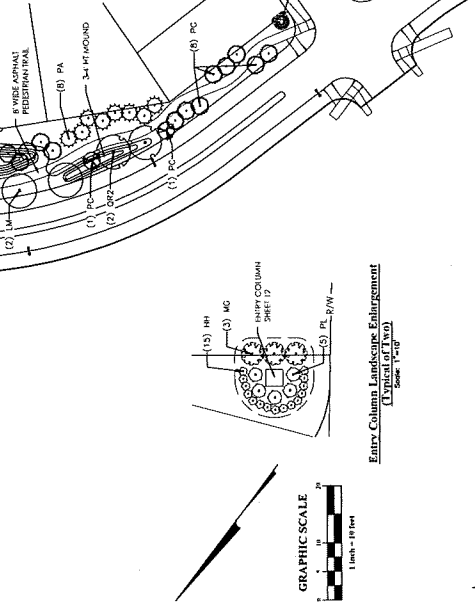
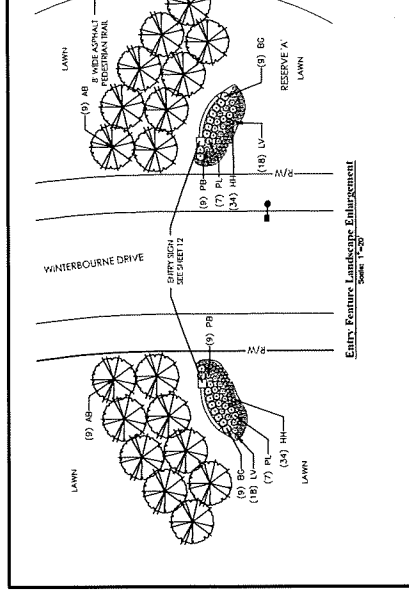
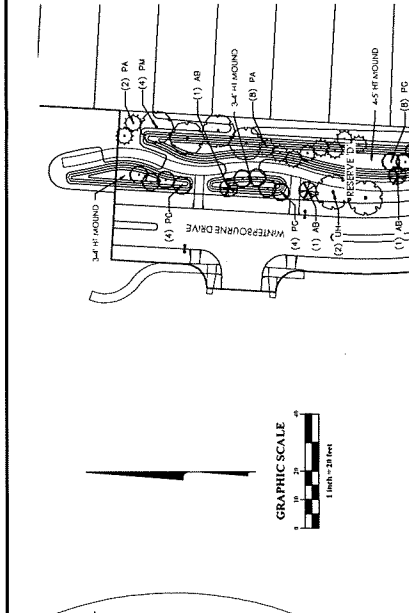
ITEMS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
AB	10	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance'	1.5" Cal.	BA8
PC	10	Prunella x 'Higginwood' / 'Higginwood'	1.5" Cal.	BA8
SPRING TREES				
UM	10	Ulmus americana 'Marble' / 'Marble'	2" Cal.	BA8
PM	10	Prunella x coccinea 'Morton Circle' / 'Morton Circle'	2" Cal.	BA8
ORZ	10	Quercus rubra 'Morton Park' / 'Morton Park'	2" Cal.	BA8
UH	10	Ulmus x 'Higginwood' / 'Higginwood'	2" Cal.	BA8
LV	30	Lonicera x 'Higginwood' / 'Higginwood'	1" Cal.	BA8
PB	18	Prunella x 'Higginwood' / 'Higginwood'	1" Cal.	BA8
PL	14	Prunella x 'Higginwood' / 'Higginwood'	1" Cal.	BA8

PLANT SCHEDULE COLUMN ENLARGEMENT PLAN

ITEMS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
UM	30	Ulmus americana 'Marble' / 'Marble'	2" Cal.	BA8
PM	6	Prunella x coccinea 'Morton Circle' / 'Morton Circle'	2" Cal.	BA8
PL	10	Prunella x 'Higginwood' / 'Higginwood'	1" Cal.	BA8

PLANT SCHEDULE MULTIPURPOSE RECREATION AREA LANDSCAPE

ITEMS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
UM	10	Ulmus americana 'Marble' / 'Marble'	2" Cal.	BA8
PM	10	Prunella x coccinea 'Morton Circle' / 'Morton Circle'	2" Cal.	BA8
PL	10	Prunella x 'Higginwood' / 'Higginwood'	1" Cal.	BA8



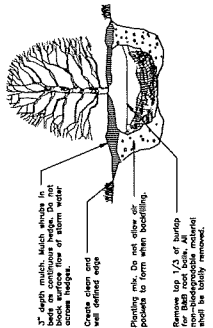
YEAR	DATE	DESCRIPTION	REVISIONS

GRDENT L.L.C.
10509 WELLINGTON BLVD
POWELL OH 43065
614-698-3586

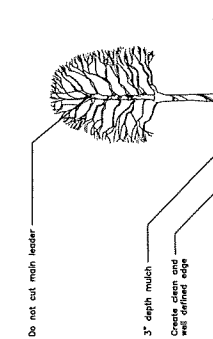
LANDSCAPING DETAILS
PHASE I
WINTERBROOK PLACE
FOR
HVA, BAYVIEW PLAZA
CITY OF DAYTON, OHIO

DATE: DECEMBER 12, 2019
SCALE: As Noted
SUBDIVISION:
SHEET: 12 / 13

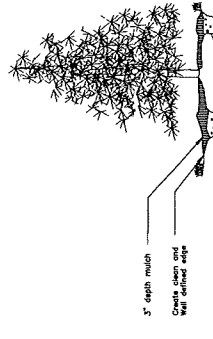
- GENERAL NOTES**
1. Subcontractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
 2. All materials and workmanship shall be in accordance with the specifications and standards of the industry. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
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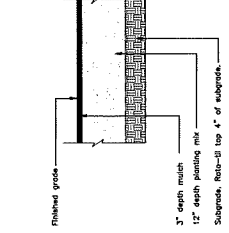
Shrub Planting
No Scale



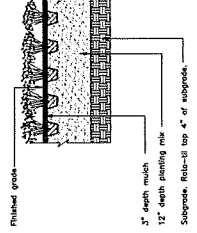
Deciduous Tree Planting
No Scale



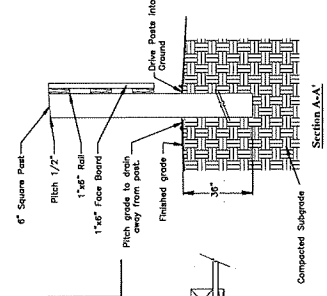
Evergreen Tree Planting
No Scale



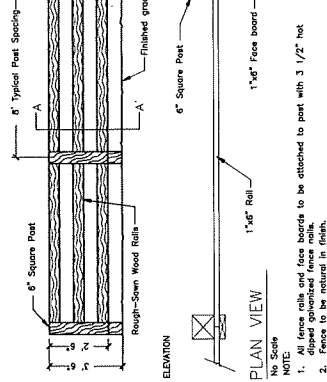
Planting Area Establishment
No Scale



Percental & Groundcover Planting
No Scale



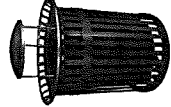
3-Rail Decorative Fence Detail
No Scale



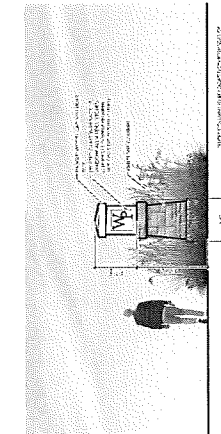
Entry Column
SCALE: 1/4" = 1'-0"



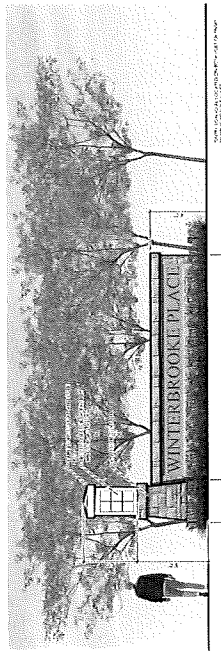
Manufacturer: www.metalbenches.com
Model: MB1001 (10' x 48")
Metal Bench Detail



Manufacturer: www.metalbenches.com
Model: TR1001 (10' x 48")
Trash Receptacle Detail



Entry Column
SCALE: 1/4" = 1'-0"



Entry Sign (Subdivision Name Engraved into Sandstone Face)
SCALE: 1/4" = 1'-0"

YEAR	DATE	DESCRIPTION	REVISIONS

GREDEN L.L.C.
10590 WELINGTON BLVD
FOWLE OH 43865
614-668-3386

CITY OF DELAWARE DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
WINTERBROOKE PLACE
PHASE I
STREET LIGHTING PLAN

EMHT
Engineering & Maintenance
10000 W. Main Street, Suite 100
Cincinnati, OH 45240
513.763.7300
www.emht.com

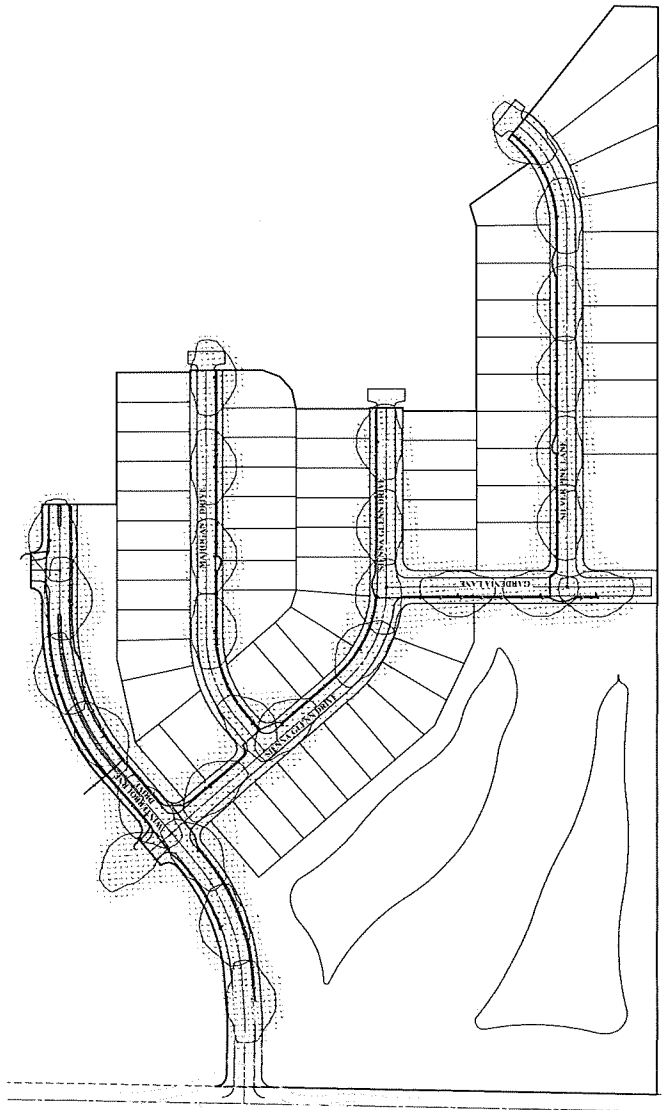
DATE: NOVEMBER 11, 2019
SCALE: 1" = 100'
SHEET: 13 OF 14

NOTES:

- Street lights must be fully functional and gas-bulb drawings of the lights and required above poles must be submitted to public works, prior to occurrence of public works. The City of Delaware will be responsible for the procurement of the lights and poles to be used on the project. The City of Delaware will be responsible for the procurement of the City of Delaware Public Works Department, 200 Ross Street, Delaware, Ohio 43015. Contact the City to schedule delivery date and time (740) 330-1910.
- For clarity, some existing and proposed utilities are not shown on the lighting plan. The Contractor shall reference the plan and profile sheets for the location of all existing and proposed utilities.

STREET LIGHT TABLE

STREET	STATION	OFFSET
WINTERBOURNE DRIVE	14+83	20.50' RL
	3+20	20.50' LI
	4+57	20.50' LI
	5+85	20.50' LI
	7+21	20.50' RL
	8+51	20.50' RL
SIGNA GLEN DRIVE	8+80	21.00' RL
	14+07	20.50' LI
	14+07	14.00' LI
	2+73	18.50' LI
	4+70	18.50' LI
	5+75	18.50' LI
MAHOGANY DRIVE	6+49	18.50' LI
	6+49	18.50' LI
	6+51	18.50' RL
	7+25	18.50' RL
	8+30	18.50' RL
	8+86	18.50' RL
GARDENA LANE	1+25	18.50' RL
	2+71	18.50' RL
	3+70	18.50' RL
	8+74	18.50' RL
	10+41	18.50' RL
	12+42	18.50' RL
SILVER PINE LANE	13+18	18.50' RL
	14+58	18.50' RL
	15+78	18.50' RL
	15+78	18.50' RL
	15+78	18.50' RL
	15+78	18.50' RL



STATISTICS

Description	Avg	Max	0.1fc	0.1fc
Gardena Lane	0.5fc	1.1fc	0.1fc	0.1fc
Mahogany Drive	0.5fc	1.1fc	0.1fc	0.1fc
Signa Glen Drive	0.5fc	1.2fc	0.1fc	0.1fc
Silver Pine Lane	0.5fc	1.1fc	0.1fc	0.1fc
Winterbourne Drive	0.5fc	0.9fc	0.1fc	0.1fc

LUMINAIRE SCHEDULE

Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GVDZ P20 30K AS M CMC 2 R 3 GL P7 FDRS PAC (RDWD-3A.1, T201718) OmniVie II LED 2 (GV02) Custom Match Color R909R9022 Delaware Spectrum LED 2 (GV02) Custom Match Color R909R9022 Delaware Soren CCT Alum-Sensors Volego (100277), Modern Style - Sweep Open Design, Custom Match Color, handied through Custom BOM Group, Asymmetric Type III, Rib & Baffle, Painted Cast Aluminum Standard, Cast, 100% of lumens, Shorting Cap, Unique Solutions, A Division of Halophane Newark, Ohio 43095 www.halophane.com	LED COB	1	6247	0.88	80



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



Project # _____

Case # 2019-2880

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non- Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input checked="" type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Winterbrooke Place Phase 1 Address North Peachblow Road, West of Platt Road

Acreage 30.486 Square Footage _____ Number of Lots 67 Number of Units N/A

Zoning District/Land Use R-3 PMU Proposed Zoning/Land Use N/A Parcel # 41833001018001 & 41833001018000

Applicant Name Grden, LLC Contact Person Bob Grden

Applicant Address 10590 Wellington Blvd. Powell, Ohio 43065

Phone (614) 766-4304 Fax (614) 766-2215 E-mail arlingtonbuilders@columbus.rr.com

Owner Name Same as above Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person Jeff Strung

Address 5500 New Albany Rd. Columbus, Ohio 43054

Phone (614) 775-4700 Fax _____ E-mail jstrung@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

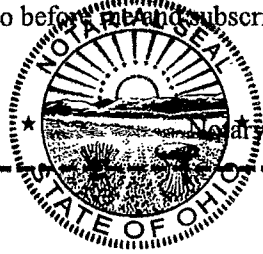
[Signature]
Owner Signature

[Signature]
Agent Signature

Robert L. Grden
Owner Printed Name

Jeffrey A Strung
Agent Printed Name

Sworn to before me and subscribed in my presence this 10th day of December, 2019



Vicki P. James-Miller
Notary Public, State of Ohio
My Commission Expires 02-08-2024

[Signature]
Notary Public



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

EST 1898
CITY OF
DELAWARE
OHIO

Project # _____

Case # 2019-2892

\$ 9000

Planning Commission

- | | | |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non- Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Winterbrooke Place Phase 1 Address North Peachblow Road, West of Platt Road

Acreage 30.486 Square Footage _____ Number of Lots 70 Number of Units N/A

Zoning District/Land Use R-3 PMU Proposed Zoning/Land Use N/A Parcel # 41833001018001 & 41833001018000

Applicant Name Grden, LLC Contact Person Bob Grden

Applicant Address 10590 Wellington Blvd. Powell, Ohio 43065

Phone (614) 766-4304 Fax (614) 766-2215 E-mail arlingtonbuilders@columbus.rr.com

Owner Name Same as above Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person Jeff Strung

Address 5500 New Albany Rd. Columbus, Ohio 43054

Phone (614) 775-4700 Fax _____ E-mail jstrung@emht.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

[Signature]
Owner Signature

Robert L. Grden
Owner Printed Name

[Signature]
Agent Signature

Jeffrey A. Strung
Agent Printed Name

Sworn to before me and subscribed in my presence this 10th day of December, 2019



Vicki P. James-Miller
Notary Public, State of Ohio
My Commission Expires 02-08-2024

[Signature]
Notary Public

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

2019-2873: 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

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.

STAFF RECOMMENDATION

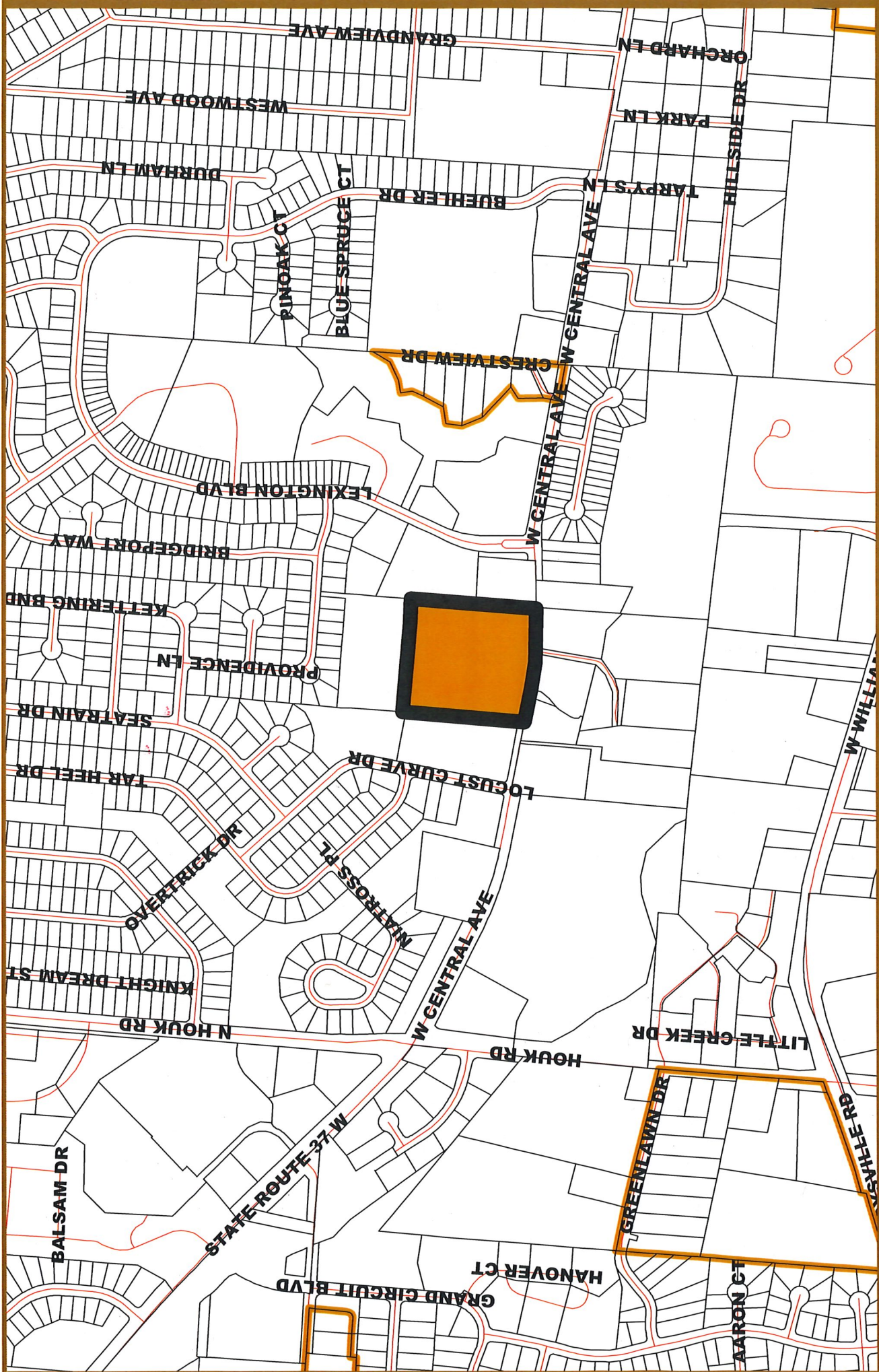
This is a Concept Plan review and no formal action is required. The Applicant seeks feedback from the Planning Commission.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

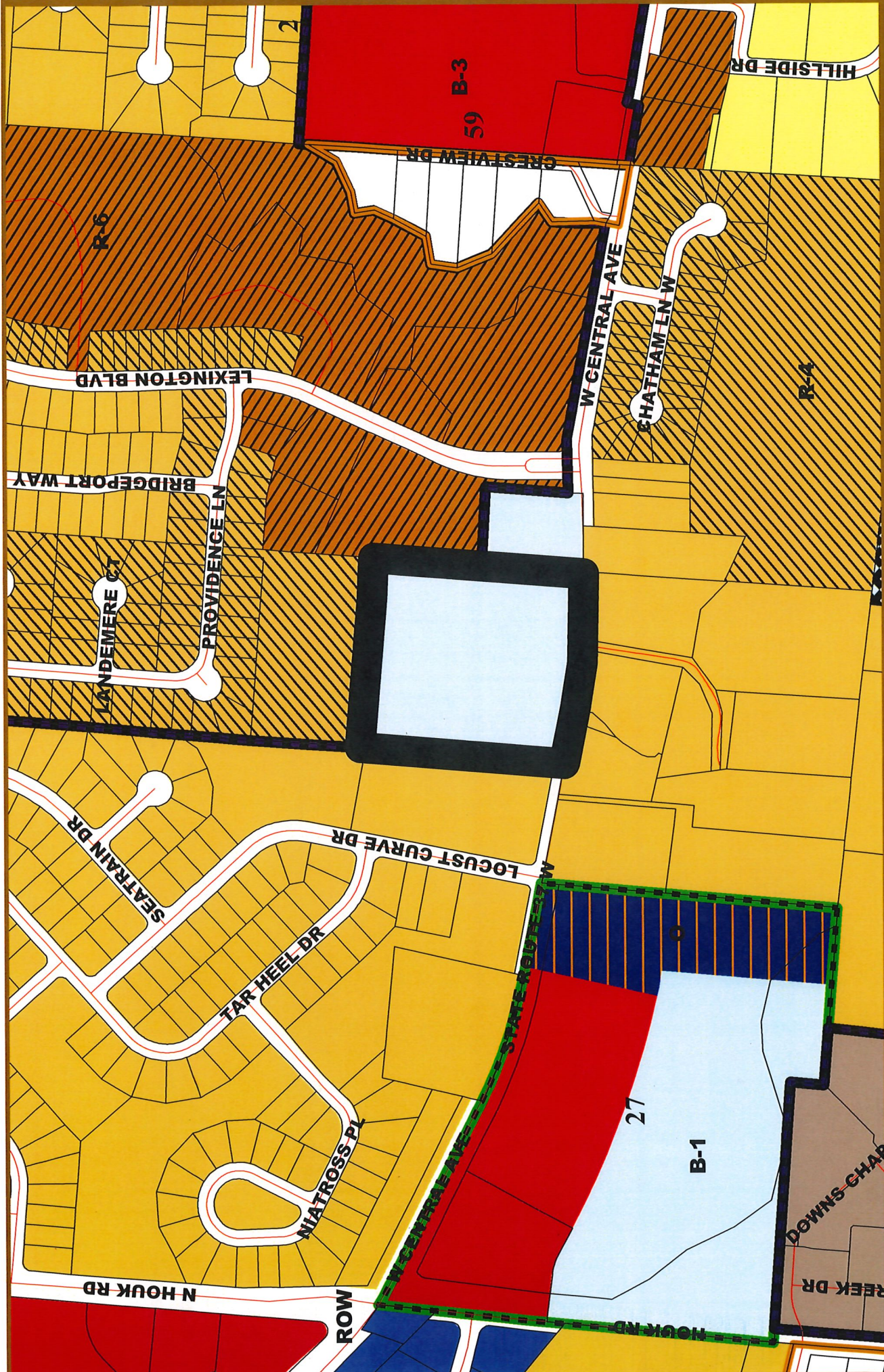
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 1/8/20



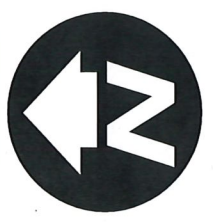
2019-2873
 Concept Plan
 Merchant's Retail - West Central Avenue
 Location Map





2019-2873
 Concept Plan
 Merchant's Retail - West Central Avenue
 Zoning Map





2019-2873
 Concept Plan
 Merchant's Retail - West Central Avenue
 Comprehensive Plan Map





2019-2873
Concept Plan
Merchant's Retail - West Central Avenue
Aerial (2016) Map



CONCEPT PLAN
FOR
MERCHANT'S RETAIL
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
SITE PLAN
MERCHANT'S RETAIL PARTNERS, LLC

STRUCUTUREPOINT INC.
15500 Progress Energy Dr. 30010, Columbus, Ohio 43221
TEL: 614.270.1234 FAX: 614.270.1235
WWW.STRUCUTUREPOINT.COM

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

DATE: 12/15/2019
DRAWN BY: MHS
CHECKED BY: JSO
JOB NUMBER: 201901011

C100

SITE DATA
ZONING: FEM A FLOODPLAIN, ZONE X
PROPERTY OWNER: MEDCO GROUP
PARCEL ID: 51833101002000
SITE AREA: 8.276 AC
EXISTING ZONING: B-1
PROPOSED ZONING: B-3
FEMA FLOODPLAIN, ZONE X

SITELAYOUT DATA
MINIMUM DRIVE AISLE WIDTH: 30'
STANDARD PARKING STALL: 9'x19'
PARKING SETBACK/BUFFER: 10'
BUILDING SETBACK/BUFFER: 40'

BUILDING DATA
TOTAL AREA: 77,514 SF
BUILDING HEIGHT: 20'

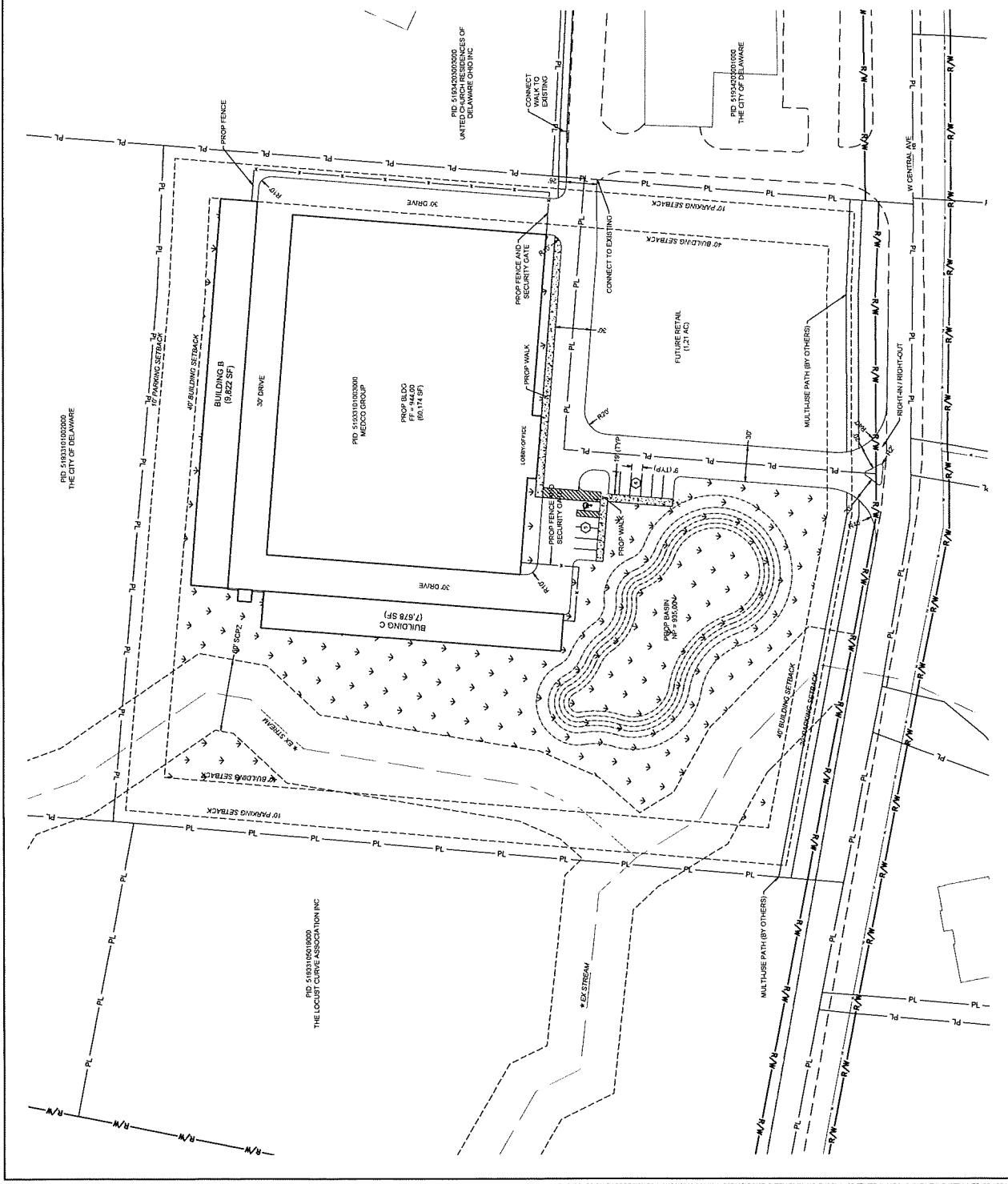
PARKING DATA
OFFICE SPACES REQUIRED: 5 SPACES (1,200 SF)
STORAGE SPACES REQUIRED: 6 SPACES (1,25 UNITS)
TOTAL SPACES REQUIRED: 11 SPACES
SPACES PROVIDED: 11 SPACES

LANDSCAPE DATA
OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 20%

*NOTE: ALL ON-SITE CONSTRUCTION SHALL BE GOVERNED BY A WATER AND WETLANDS DETERMINATION.

SITE LEGEND

- PL - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- - PARKING STALL COUNT
- - FENCE
- ▨ - CONCRETE WALK
- - OPEN SPACE



C300

DATE: 10/25/2019
DRAWN BY: MHS
CHECKED BY: SLO
JOB NUMBER: 1903011

REVISIONS	DATE	SHEET NO.	DESCRIPTION	APPROVED	DATE

CONCEPT PLAN
FOR
MERCHANTS RETAIL
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
TURNING EXHIBIT
FIRE TRUCK

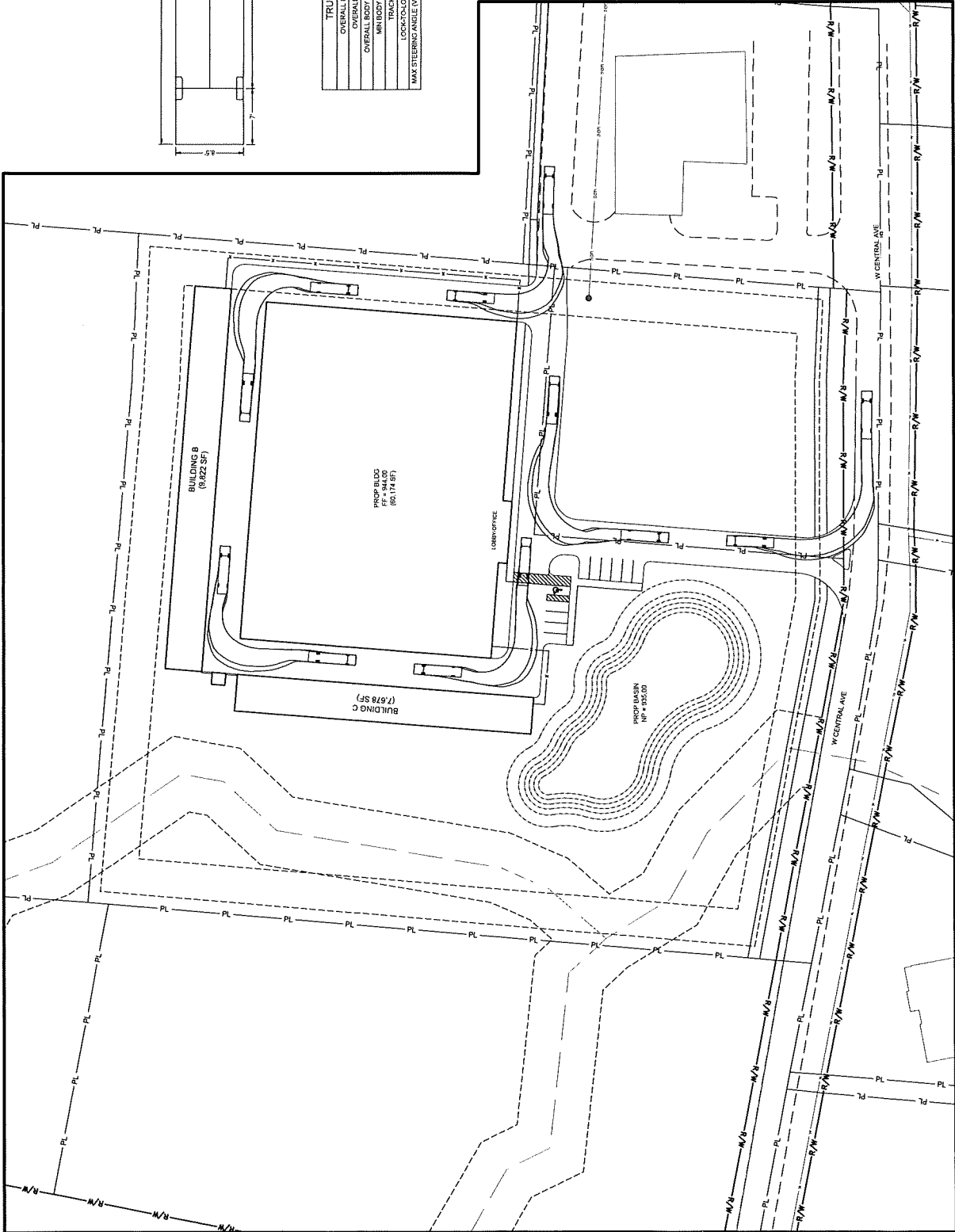
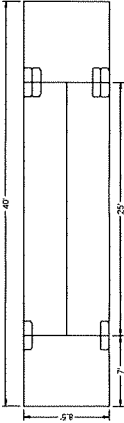
2000 Governor George Dr., Ste 200 Columbus, Ohio 43211
TEL: 614.222.1100 FAX: 614.222.1109
WWW.STRUCTUREPOINT.COM

STRUCTUREPOINT
INC.

MERCHANTS RETAIL
PARTNERS, LLC

TRUCK INFORMATION

OVERALL LENGTH	47
OVERALL WIDTH	8.5
OVERALL BODY HEIGHT	10.5
MIN BODY HEIGHT	11.25F
TRACK WIDTH	8.7
LOCK-TO-LOCK TIME	5.00S
MAX STEERING ANGLE (VIRTUAL)	41.2F



NOT SCALE 11 LEFT DATE 10/25/19 1:19 PM EDITED BY: MHSCHEN DRAWING FILE: 0:\2019\19110_DBA\19-0528\A.CONSTRUCTION OCCUPANTS.CONCEPT PLAN\19110111.CPTURNING EXHIBIT.DWG



CONCEPT ONE: BUILDING A - SOUTH ELEVATION



CONCEPT ONE: BUILDING A - NORTH ELEVATION



CONCEPT ONE: BUILDING C - EAST ELEVATION



CONCEPT ONE: BUILDING C - SOUTH ELEVATION



CONCEPT ONE: BUILDING C - WEST ELEVATION



CONCEPT ONE: BUILDING C - NORTH ELEVATION



CONCEPT ONE: BUILDING C - EAST ELEVATION

ELEVATIONS: CONCEPT ONE

SCALE: 1/16" = 1'-0"



IGNARRI LUMMIS ARCHITECTS, LP
 601 CUMPLAINE AVENUE EAST CHERRY HILL, HOUSTON, TEXAS 77064
 P 832.426.8377 F 832.427.9135 I@IGNARRILUMMIS.COM



MERCHANTS RETAIL PARTNERS
 2801 HIGHWAY 280 SOUTH
 BIRMINGHAM, AL 35223

MERCHANTS SELF-STORAGE: DELAWARE, OH

ELEVATIONS: CONCEPT ONE

1/16" = 1'-0"

DELAWARE, OH
 WEST CENTRAL AVE CITY OF DELAWARE, OH #Site Postcode
 9641 / 12/20/2019



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



Project # _____ Case # _____

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name MERCHANT'S RETAIL Address CENTRAL AVE, DELAWARE
 Acreage 8.276 Square Footage 360,503 Number of Lots N/A Number of Units N/A
 Zoning District/Land Use B-1 Proposed Zoning/Land Use B-3 Parcel # 51933101003000

Applicant Name MERCHANTS RETAIL PARTNERS LLC Contact Person TODD KIMLING

Applicant Address 2801 HIGHWAY 280 SOUTH, SUITE 345, BIRMINGHAM, AL, 35223

Phone _____ Fax _____ E-mail _____

Owner Name MEDCO GROUP Contact Person RONALD SABATINO

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney AMERICAN STRUCTUREPOINT Contact Person SHAWN GOODWIN

Address 2550 CORPORATE EXCHANGE DRIVE, SUITE 300, COLUMBUS, OH 43231

Phone 614-901-2235 Fax 614-901-2236 E-mail sgoodwin@structurepoint.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Medco by P. Ronald Sabatino

 Owner Signature

Medco, P. Ronald Sabatino

 Owner Printed Name

[Signature]

 Agent Signature

Shawn Goodwin, PE (American Structurepoint)

 Agent Printed Name

Sworn to before me and subscribed in my presence this 17th day of December, 20 .



CATHERINE R SAPORITO
 Notary Public

[Signature]

 Notary Public

in and for the State of Ohio
 My Commission Expires
 March 25, 2023