

**CITY OF DELAWARE  
PLANNING COMMISSION  
AGENDA**

**CITY COUNCIL CHAMBERS  
1 S. SANDUSKY ST.  
7:00 P.M.**

REGULAR MEETING

APRIL 1, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on March 4, 2015, as recorded and transcribed.
3. REGULAR BUSINESS
  - A. Stockdale Farms
    - (1) 2015-0335: A request by LYH, LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
    - (2) 2015-0336: A request by LYH, LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
  - B. 2015-0348: A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility.
4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: May 6, 2015
7. ADJOURNMENT

**PLANNING COMMISSION**  
**March 4, 2015**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:00 p.m.

Members Present: George Mantzoros, Dean Prall, Jim Halter, Colleen Tucker-Buck, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Members Absent: Adam Lemke

Staff Present: Jennifer Stachler, Assistant City Engineer, Dave Efland, Planning and Community Development Director and Lance Schultz, Zoning Administrator.

**Motion to Excuse:** Vice-Chairman Simpson moved to excuse Mr. Lemke, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on February 4, 2015, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for the February 4, 2015 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Fidelity Federal Savings and Loan and Turning Point

- (1) 2015-0201: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres.
- (2) 2015-0203: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).
- (3) 2015-0204: A request by Turning Point for approval of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).
- (4) 2015-0206: A request by Fidelity Federal Savings and Loan and Turning

Point for approval of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

Mr. Schultz reviewed the comprehensive plan recommendations. Mr. Schultz presented aerial photographs and site photos, which distinguished sub-area A as the final development plan for Turning Point, and sub-area B, as Fidelity Federal with no identified site plan. Mr. Schultz reviewed the tree removal and replacement plan. Mr. Efland explained that there was a neighborhood meeting held March 3, 2015 to discuss the plans for Turning Point.

**APPLICANT:**

Mr. Michael Shade, P.O. Box 438, Delaware, Ohio, Representative for Fidelity Federal Savings and Loan

Mr. William Cornely, 810 Cambridge Court, Worthington, Ohio, Representative for Turning Point

Mr. Cornely provided a review of the neighborhood meeting that had approximately fifteen residents in attendance. Mr. Cornely explained many concerns voiced were related to safety. Mr. Williams explained that the facility will be staffed twenty-four hours a day for safety precautions.

**Motion:** Mr. Halter moved to approve 2015-0201, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter moved to approve 2015-0203, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter moved to approve 2015-0204, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter moved to approve 2015-0206, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

B. 2015-0175: A request by WRD Real Estate, LLC for approval of a Conditional Use Permit for a Self-Storage Facility at 35 South Franklin Street on approximately 0.50 acres zoned B-3 (Community Business District).

Mr. Efland provided a presentation that included the location map, aerial photographs, and building layout.

APPLICANT:

Mr. Mike Dickey, 38 South Franklin Street, Delaware, Ohio, Representative for WRD Real Estate.

Mr. Dickey explained that the facility will have twenty-four hour access.

**Motion:** Vice-Chairman Simpson moved to approve 2015-0175, along with all staff recommendations, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

- C. 2015-0177: A request by Buehler's Food Markets Inc. for approval of a Final Subdivision Plat at 800 West Central Avenue on approximately 16.59 acres zoned B-3 PUD (Community Business District with Planned Unit Development District).

Mr. Schultz provided a history of the site rezoning in 2013, and the approval for the Final Development Plan in 2014 for Panera. Mr. Schultz reviewed current zoning, and provided a presentation that included aerial photographs. Mr. Schultz reviewed the tree replacement plan, and the existing access to the site, which will remain the same.

APPLICANT:

Mr. George Wisener, 3381 Byers Road, Delaware, Ohio

**Motion:** Mr. Halter moved to approve 2015-0177, along with all staff recommendations, seconded by Vice-Chairman Simpson. Motion approved by a 6-0 vote.

- D. Brown Jug Storage
- (1) 2015-0208: A request by Brown Jug Storage for approval of an amended Conditional Use Permit to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.
  - (2) 2015-0209: A request by Brown Jug Storage for approval of a Development Plan Exemption to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.

Mr. Efland provided a presentation that included a location map. Mr. Efland explained to the Commission that this is for Phase 3, and reviewed conditions that were met for Phase 1 and Phase 2. Mr. Efland provided in the presentation the zoning map, aerial photographs, and reviewed the easements and new utility line placements. Mr. Efland informed the Commission that Brown Jug Storage will present before the Board of Zoning Appeals for approval for a variance on March 11, 2015.

APPLICANT:

Mr. Jim Manos, 5973 Macewen Court, Dublin, Ohio

Mr. Manos discussed current landscaping and fencing on the site, and plans to build eight more storage units.

**Motion:** Vice-Chairman Simpson moved to approve 2015-0208, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

**Motion:** Vice-Chairman Simpson moved to approve 2015-0209, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

E. ODOT US 42 Access Management Study Presentation

Mr. Elvin Pinckney, 282 Electric Avenue, Westerville, Ohio, Noise and Air Specialist for Burton Planning Consultants

Mr. Pinckney provided information pertaining to a the survey that allows the public an opportunity to voice concerns on traffic. Mr. Pinckney to follow-up with Mr. Efland on any future development plans.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Schultz discussed potential upcoming projects including changes to Stockdale Farm's plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: April 1, 2015

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Keller moved for the March 4, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:17 p.m.

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Chairman Lisa Keller

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Elaine McCloskey, Clerk



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0335 & 0336

REQUEST: Multiple Requests

PROJECT: Stockdale Farms

MEETING DATE: April 1, 2015

### APPLICANT/OWNER

Tom Warner  
Advanced Civil Design  
422 Beecher Street  
Gahanna, Ohio 43230

LYH, LLC  
Mark Inks  
5695 Avery Road  
Dublin, Ohio 43016

### REQUESTS

2015-0335: A request by LYH, LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 320 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

2015-0336: A request by LYH, LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 320 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

### PROPERTY LOCATION & DESCRIPTION

The parcel is located at the northeast corner of Braumiller and Pollock Roads. The zoning of the parcel is R-2 PMU (Single-Family Residential District with a Planned Mixed Use Overlay District). The surrounding zoning is A-1 (Agricultural District) to the north in the City and township zoning to the north, south, east and west.

### BACKGROUND

The Stockdale Farms development was originally proposed by Toll Brothers, a nationwide custom home builder. In August of 2003, a Preliminary Development Plan and Preliminary Subdivision Plat were approved by City Council for 387 units (an overall density of 2.47 dwelling units per acre). In 2004 and 2005, both the Planning Commission and City Council approved one year extensions to prevent the approved plan and plat from expiring. Since the original approval and subsequent expirations, Toll Brothers, for various reasons, left the central Ohio market and thereby abandoned the Stockdale Farms project. In 2005, an Applicant approached Staff regarding the possibility of undertaking a new plan with several modifications and received approval to allow 370 single family units for a density of 2.34 units per acre. The developer received five extensions of the amended plan and plats over the years until April 2014 when City Council approved a rezoning to allow a PMU (Planned Mixed Use Overlay District), a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to allow 323 single-family units on approximately 158.3 acres for a density of 2.04 units per acre for a revised layout because of the housing market demands and changes in City policies, plans and development requirements since the early 2000's. In August 2014, City Council approved a Final Development Plan and Final Subdivision Plat for Phase 1 of the aforementioned revised plan. Now the applicant is proposing another revision to the layout primarily because of access and grading issues which yield 320 single family units on approximately 158.3 acres for a density of 2.02 units per acre. The overall layout is similar to the previous approved plan in 2014 while eliminating access from Pollock Road and reducing the number of single family units by 3.

### STAFF ANALYSIS

**ZONING:** As mentioned above, the zoning for the properties is R-2 -PMU (One Family Residential District with a Planned Mixed Use Overlay District) with specific and high quality development text. The proposed amended plan has 320 single family units (on larger than typical subdivision lots) which would yield 3 less units than the current 2014 approved plan. More specifically, the 242 single family lots would be divided into 190 single family lots on 70 foot wide lots and 52 single family lots on 80 foot wide lots with minimum depths of 150 feet which yields 10,500 and 12,000 square foot lots respectively. The setbacks would be 30 foot for the front and rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. Single-family homes will have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms. There would be 78 cluster homes on 19.7 acres on the extreme northeastern portion of the site which is the same number of the plan approved in April 2014. As with the last approved plan in 2014, all the condominium units would be eliminated in this proposal. Of note, the approved PMU zoning development text was modeled after the approved Terra Alta development which is located just north of the subject site and has similar high quality development standards.

- **LAND USE:** The proposed residential use is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use at this location. The proposed density (2.02 units per acre) of the revised proposal is less dense than the previous plan approved for the site (2.04 units per acre) which is significantly less than the plan before that. Overall, the proposed development has less single family homes and the same amount of cluster homes as the plan approved in April 2014.
- **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. It is especially important that the applicant work with the City and County Engineering Departments to resolve any issues related to the proposed roadway network and any traffic improvements and financial obligations. 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. In addition, the County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction, including Braumiller Road improvements.
- **ROADS AND TRAFFIC:** The developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City and County are still reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer. The proposed development would have three access points from Braumiller Road which is a Township Road. The primary full movement curb cut would be located near the center of the development on Braumiller Road which would stub to the parcel to the north and serve as the main north/south road for the subdivision while a secondary full movement curb cut would be located on the western portion of the development which would access Phase 1 and 2 of the development while a right-in/right-out only curb cut would be located on the eastern portion of the development which would access Phase 3, 4 and 5 of the development. The change in the proposal is the previously approved emergency access point would become a full intersection.

The internal street network would be the typical double loaded residential streets that would have to comply with the minimum engineering requirements. The street network would be interconnected with only one cul-de-sac which allows for easy access for residents and emergency vehicles. As part of the original approval, the applicant has agreed to a transportation contribution of \$1,000 per dwelling unit. This contribution will be due upon building permit approval for each unit.

As discussed with the rezoning, preliminary development plan and plat last April 2014, the current City Thoroughfare Plan still has the relocated Braumiller Road and future Braumiller Road bridge across the Olentangy River as recommended future improvements, circumstances, funding, and the overall transportation improvements in the area have changed significantly in recent years and these two particular improvements are, for all practical purposes, no longer needed nor required. When the Thoroughfare Plan is revised these will be removed per the City Engineer. The reality is most traffic in this area will do what it does today and utilize the primary spine roads to access Glenn Parkway which in turn will be the major arterial connector to US 36 / SR 37 and US 23. This revised plan will also further limit the traffic on Pollock Road which is still planned to remain a scenic roadway. Glenn Parkway is currently scheduled to be extended to Berlin Station Road in the next few years (pending funding) further enhancing this regional connectivity. In fact, from a planning viewpoint, it makes for a much better and more cohesive layout which better preserves natural resources, produces superior lots, and provides room for significant parkland improvements over the 2005 approved plan all while reducing the density in the overall subdivision.

- **SITE LAYOUT:** The site is characterized by natural and manmade features which ultimately derives the layout of the development. A stream bisects the site in a north/south orientation with two smaller branches that extend to the east and the proposed plan is sensitive to the existing streams located on the property and minimizes the grading to preserve the natural topography which is unique to site. Several lots back-up to the aforementioned streams to maximize the rear yard views. In addition, a 150 foot wide transmission easement bisects the site in an east/west orientation that creates a physical barrier. Also, along the western portion of the development there are several lots that are located on a bluff and the rear of the houses would have a nice view of the Olentangy River. The remainder of the subdivision is a typical design with doubled load streets primarily on open farm ground today. Several open spaces, a neighborhood park, pocket parks and a tot lot

are clustered where the stream bed and transmission line intersects in the "center" of the development to achieve compliance with open space and park requirements. The 19.7 acre cluster home phase of the development is located on the extreme northeastern portion of the site and would yield a maximum of 78 clustered homes. In addition, the transmission easement has been creatively worked in the design yielding mostly linear open space and stream corridor preserves, reducing cost but providing a superior overall layout.

- **HOUSE DESIGN:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single family houses include: 1.) At least 50% of the front elevation of all homes shall consist of approved natural materials as defined in the text; 2.) EIFS, stucco or similar products are prohibited as an exterior material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.
- **PARKLAND AND OPEN SPACE:** The site has 49.99 acres (just over 31.5%) of open space and parkland (32.60 acres or approximately 20.5% of open space and 17.39 acres or approximately 11.0% of parkland) which exceeds minimum base zoning code requirements. The 10.52 acre neighborhood park is centrally located adjacent to the stream bed west of the main north/south street. A 3.12 acre pocket park is located along the smaller branch of the stream bed just east of the main north/south street and a 1.85 acre pocket park which is relatively flat for an open playfield (soccer, baseball, football, etc.) and is located just west of neighborhood park that allows for pocket parks on the east and west portions of the subdivision. Also, a 1.90 acre tot lot which is programmed with play equipment, a half-court basketball, benches and buffered with mounding and landscaping is located north of the neighborhood park. The parks will all be owned and maintained by the Homeowners Association but open to the public.

Open space is provided between the rear of the lots along Braumiller Road and Pollock Road with mounding and landscaping buffering views along Braumiller Road. In addition, the open space along the west side of Pollock Road (approximately 4.06 acres) is being dedicated to the City to protect the floodplain similar to the Terra Alta development. Furthermore, open space conservation easements are provided along each of the stream beds within the development per EPA requirements.

- **LANDSCAPING AND SCREENING:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping and park and open space landscaping. The applicant is proposing a 3 to 6 foot high mound with landscaping adjacent to Braumiller Road to screen the rear yards of the houses abutting the roadway. Buffering along Pollock Road is not necessary because of the significant grade change (approximately 10 to 30 feet) between Pollock Road and the rear of the lots adjacent to Pollock Road. Except for adjacent to the proposed detention basins along Pollock Road. In addition, the developer is proposing several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 96-100 along the northwestern portion of the site to screen the adjacent single family home in addition to the tree line that exists in this location already. Significant landscaping features along with signage are proposed at the main entrance into the subdivision along Braumiller Road and the westernmost secondary full movement curb cut on Braumiller Road. Both entrance signs would have an approximate 3 foot high granite boulder veneer base with a limestone cap with 14 inch high raised letters installed on a 2 foot high IPE wood panel. The sign base would be 14 feet wide. The right-in/right-out curb cut on the easternmost portion of the development on Braumiller Road would be 5 feet high with the same material as the other entrance signs with the initials "SF" instead of the subdivision name. Also, staff recommends appropriate buffering along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors as indicated on the plans. The evergreen trees shall be a minimum 6 foot high at installation (except where specified larger) and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the

landscaping does not impact any utility lines or impede visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.

- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant has provided a bike path/pedestrian route along the north/south stream bed and along the north side of Braumiller Road which are important pathways in the Bikeway Master Plan. All bike paths, not in a public right-of-way must be in a 10 foot wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks will be provided on both sides of all public streets in the subdivision and future cluster development plan. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock Road infeasible. However, a sidewalk shall be extended to Pollock Road to provide a connection to the river parkland
- **EASEMENTS:** As noted above conservation easements have been provided over the entire length of all the existing streams on the site and should be recorded with each final plat. Also, a conservation easement needs to be provided along the Olentangy River similar to the Terra Alta development, to be recorded with the first final plat.
- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation (approximately 44% of trees being preserved) on the site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals and the methodology discussed at the concept plan review, the Applicant, with the agreement of Staff, is proposing the following tree replacement plan which is consistent with the previously approved zoning text and preliminary plan:
  1. Trees that are considered in fair condition will receive a 50% reduction in the replacement value and trees in poor condition or ash trees will receive a 100% reduction in replacement value.
  2. Using the same discount schedule outlined above, credit will be given to trees preserved on the site.
  3. Additional credit will be given for the preservation of larger trees using the following schedule:
    - a. Trees six (6) to eleven (11) caliper inches are given one caliper inch credit for each caliper inch saved.
    - b. Trees twelve (12) to eighteen (17) caliper inches are given two caliper inches credit for each caliper inch saved.
    - c. Trees eighteen (18) to twenty-three (23) caliper inches are given three caliper inches credit for each caliper inch saved.
    - d. Trees twenty-four (24) caliper inches and larger are given four caliper inches credit for each caliper inch saved.
  4. Credit for removal of ash trees not otherwise required to be removed as a result of development (eradicate the Emerald Ash Borer). One (1) caliper inch of credit shall be given for each \$100 expended for such ash trees.
  5. At the time of permit issuance, a \$500 fee shall be paid for each single-family lot (total \$121,000).
  6. At the time of permit issuance, a \$200 fee shall be paid for each cluster home unit (total \$15,600).

Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.

- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to stub to the adjacent properties. The developer would be responsible for reimbursement of any private sanitary sewer capacity agreements which may be levied on the subject property. In addition, a Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and will limit the construction of any accessory structures (decks, etc.) on these lots. Staff recommends the water line be relocated outside of the aforementioned lots. The Preliminary Development Plan and Preliminary Subdivision Plat indicate preliminary utility and stormwater infrastructure locations. Staff is generally supportive of the layout as proposed but reserves the right to review such infrastructure in detail as preliminary and final plans and plats are submitted.
- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed and approved by the Chief Building Official that would achieve compliance with the zoning code during the Final Subdivision Plat process for each phase

- **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.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed from west to east and south to north. Phase 1 would be located in the southwest quadrant with access from Braumiller Road and Phase 2 would be located just north of Phase 1. A second access point to the subdivision along Braumiller Road would be required after 52 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations. Phase 3 would be located in the southeast quadrant just east of the main north/south road that accesses Braumiller Road and Phase 4 would be located just north of Phase 3. Phase 5, which would consist of the cluster homes, would be located on the extreme northeastern portion of the site. Staff recommends reviewing the proposed phasing to ensure roadway connectivity for Phase 1.

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**STAFF RECOMMENDATION – (2015-0335 PRELIMINARY DEVELOPMENT PLAN)**

Staff recommends approval of request by LYH, LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 320 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions:

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. A second access point to the subdivision along Braumiller Road shall be required after 52 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.
3. A dense landscape buffer along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences shall be submitted and approved with the Final Development Plan.
4. The subject application pertains to Phases 1-4 of the single family development and any future development of the Cluster Homes in Phase V shall require Preliminary and Final Development Plan approval.

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**STAFF RECOMMENDATION – (2015-0336 PRELIMINARY SUBDIVISION PLAT)**

Staff recommends approval of a request by LYH, LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 320 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions:

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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
4. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
5. The main north/south entrance road from Braumiller Road shall be constructed before the 53rd lot is developed (building permit approval) which is Phase 2 per submitted Preliminary Development Plan.
6. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

7. The off-site stormwater improvements shall comply with the minimum City and County regulations.
8. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed prior to or concurrent with Phase 2 of the development
9. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended to Pollock Road to provide a connection to the river parkland.
10. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
11. 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.
12. A minimum 3-6 foot high mound with landscaping shall be located along Braumiller Road.
13. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.
14. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
15. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
16. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.
17. For each single family house, a \$500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
18. For each cluster home unit, \$200 fee shall be paid for each cluster home unit at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
19. The 1.85 acre tot lot shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).
20. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to construction drawing approval.
21. A comprehensive sign plan with all permanent and temporary signage including all public opens spaces shall be submitted reviewed and approved prior construction drawing approval.
22. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1.

**COMMISSION NOTES:**

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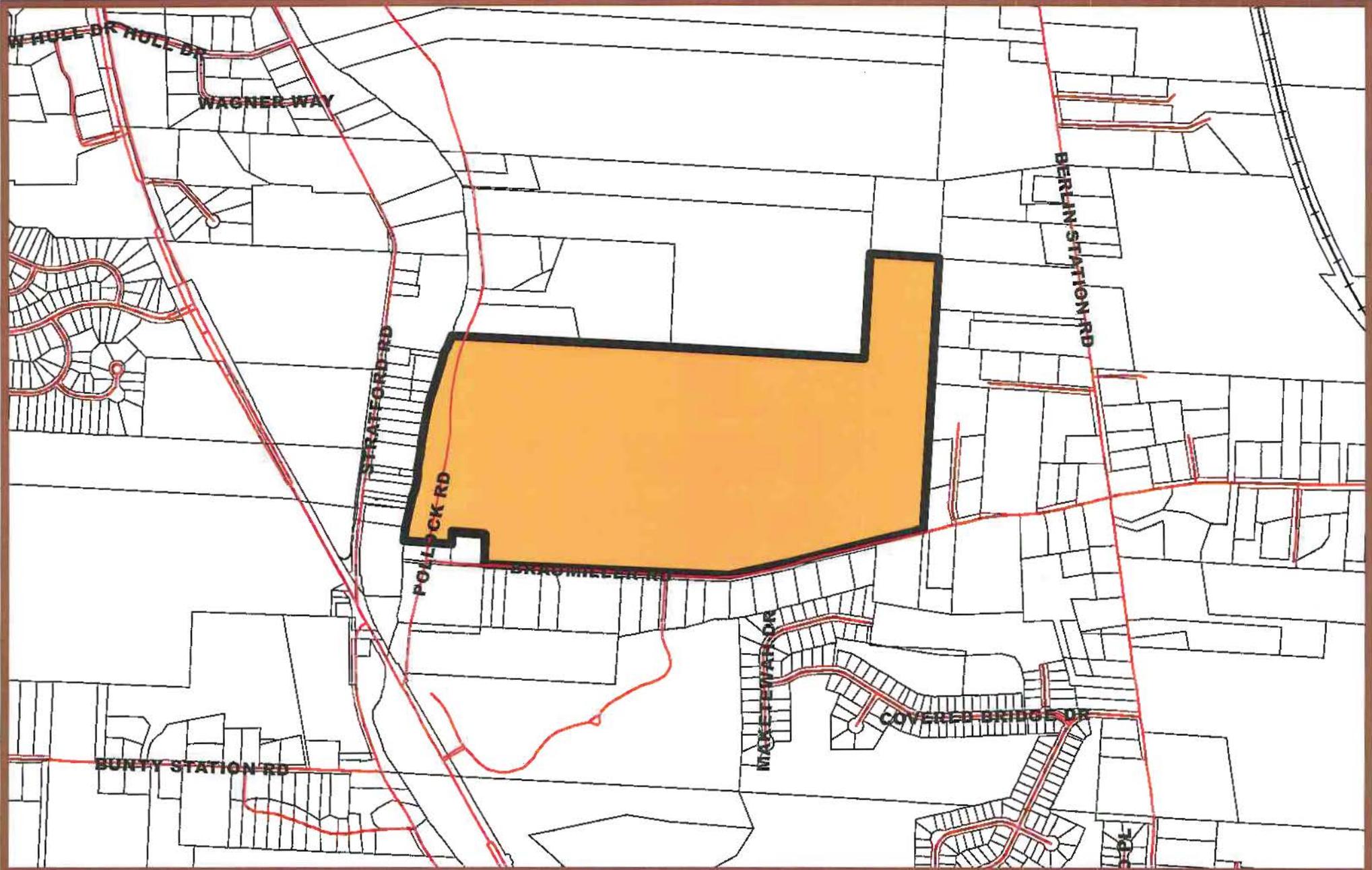
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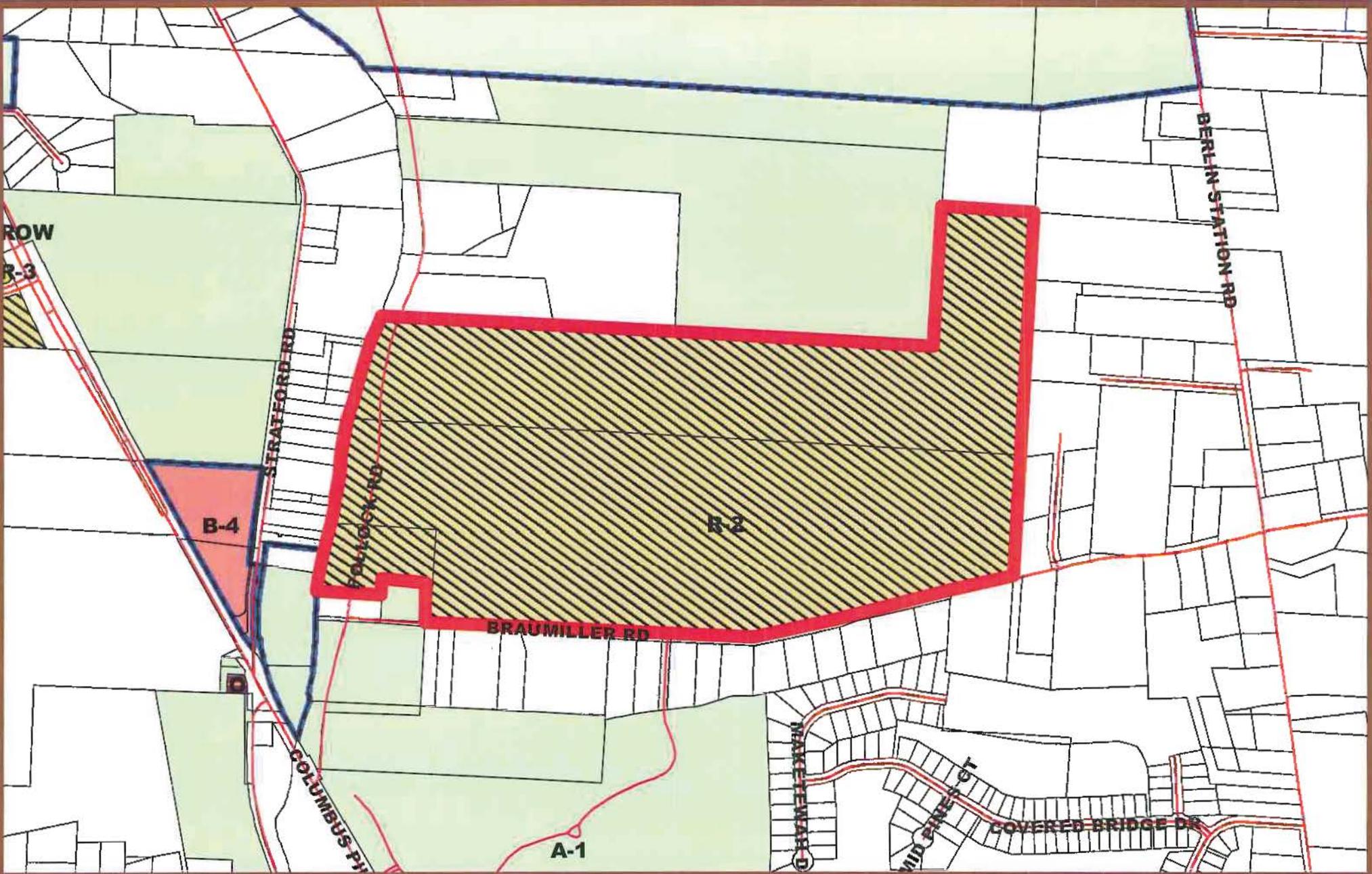
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2015-0335 & 0336  
Amended Preliminary Development Plan  
and Preliminary Subdivision Plat  
Stockdale Farms  
Location Map

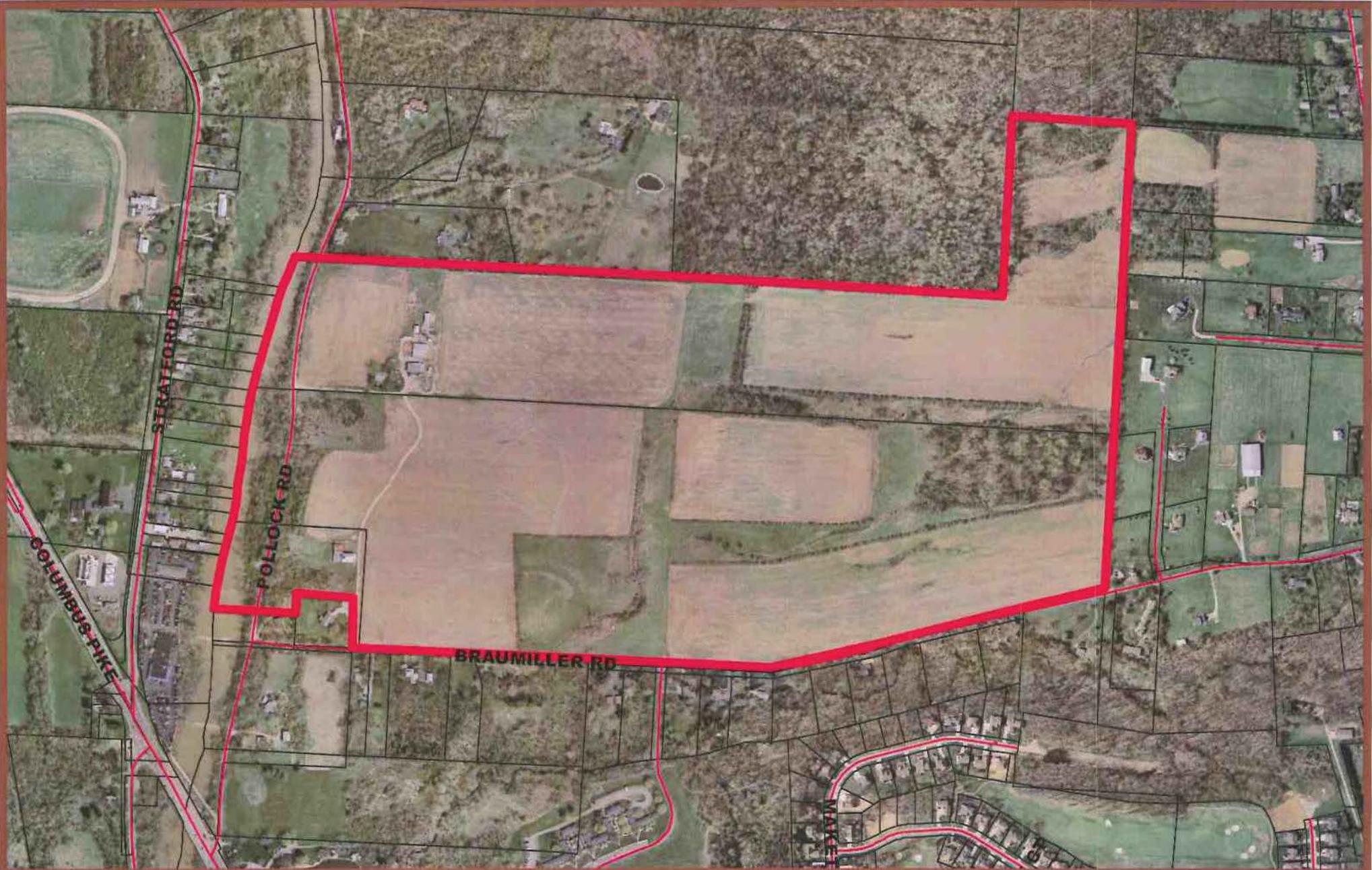




EST 1808  
CITY OF  
**DELAWARE**  
OHIO

2015-0335 & 0336  
Amended Preliminary Development Plan and  
Preliminary Subdivision Plat  
Stockdale Farms  
Zoning Map





EST 1808  
CITY OF  
**DELAWARE**  
OHIO

2015-0335 & 0336  
Amended Preliminary Development Plan  
and Preliminary Subdivision Plat  
Stockdale Farms  
Aerial (2013)

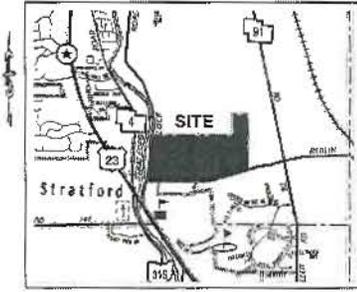


# CITY OF DELAWARE, DELAWARE COUNTY OHIO PRELIMINARY DEVELOPMENT PLAN FOR STOCKDALE FARMS

<b>OWNER/DEVELOPER</b>	<b>ENGINEER</b>	<b>LANDSCAPE ARCHITECT</b>
1746 50 5815 AVERT ROAD DUBLIN, OHIO 43015 PHONE: 614-885-3100	ADVANCED CIVIL DESIGN, LLC 422 REEDER ROAD COLUMBUS, OHIO 43229 PHONE: 614-458-7700	THOMAS HARRIS & DESIGN, LLC 742 N. 25th STREET, SUITE 402 COLUMBUS, OHIO 43215 PHONE: 614-887-1824

**INDEX OF SHEETS**

TITLE SHEET	1
EXISTING CONCRETE	2
FOOTING & OPEN SPACE PLAN	3
TRAFFIC PLAN	4
IRRIGAL SYSTEMS & DETAILS	5
MULTI-USE PATH PLAN	6

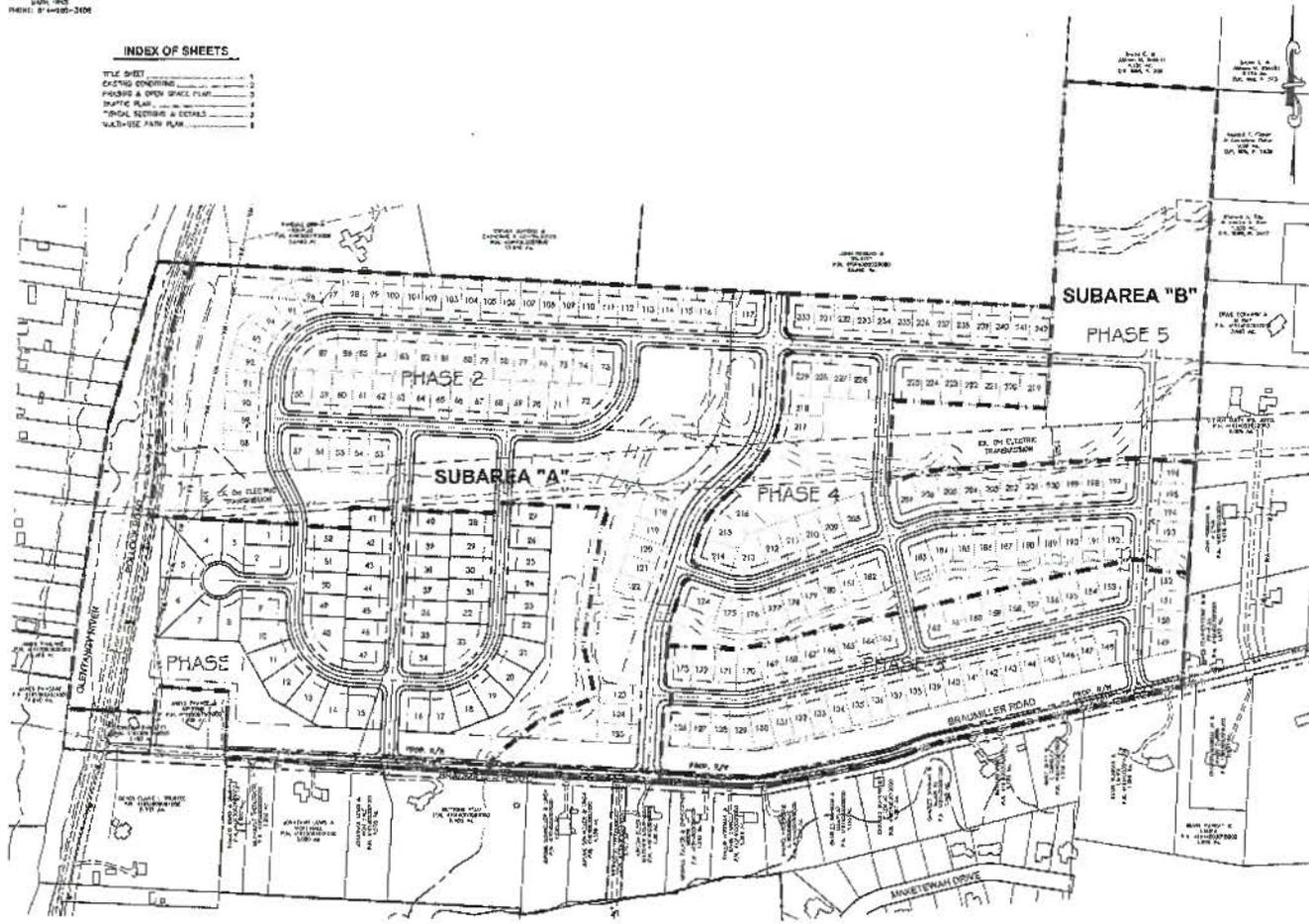


LOCATION MAP  
1" = 200'

**SITE STATISTICS - R-2 PMU DEVELOPMENT**

TOTAL SITE	103.4 ACRES
R/W AREA - HOLLOW ROAD	1.81 ACRES
R/W AREA - BRANDELLER ROAD	0.14 ACRES
NET SITE AREA LESS R/W	101.45 ACRES
REQUIRED OPEN SPACE (20% MIN)	20.29 ACRES
PROVIDED OPEN SPACE	20.88 ACRES
REQUIRED PARK SPACE (1 PER 2000)	10.15 ACRES
PROVIDED PARK SPACE	17.38 ACRES
QUARTER HOMES	78 LOTS
DOUBLE FAMILY HOMES (20'x50')	180 LOTS
SINGLE FAMILY HOMES (30'x50')	21 LOTS
TOTAL UNITS	319 UNITS
CRD% 81.51%	2.62 919/ADU

Ohio  
Utilities  
Protection  
Service  
614-362-2764 or 8-1-1  
www.ohio.gov



CITY OF DELAWARE, DELAWARE COUNTY, OHIO

**PRELIMINARY DEVELOPMENT PLAN**

FOR  
**STOCKDALE FARMS**

**TITLE SHEET**

---

DATE: 03/26/2010  
SCALE: 1"=200'

DRAWN BY: jmc  
CHECKED BY: BDB

PROJECT NUMBER:  
15-0008-586

DESIGN NUMBER:  
1/6

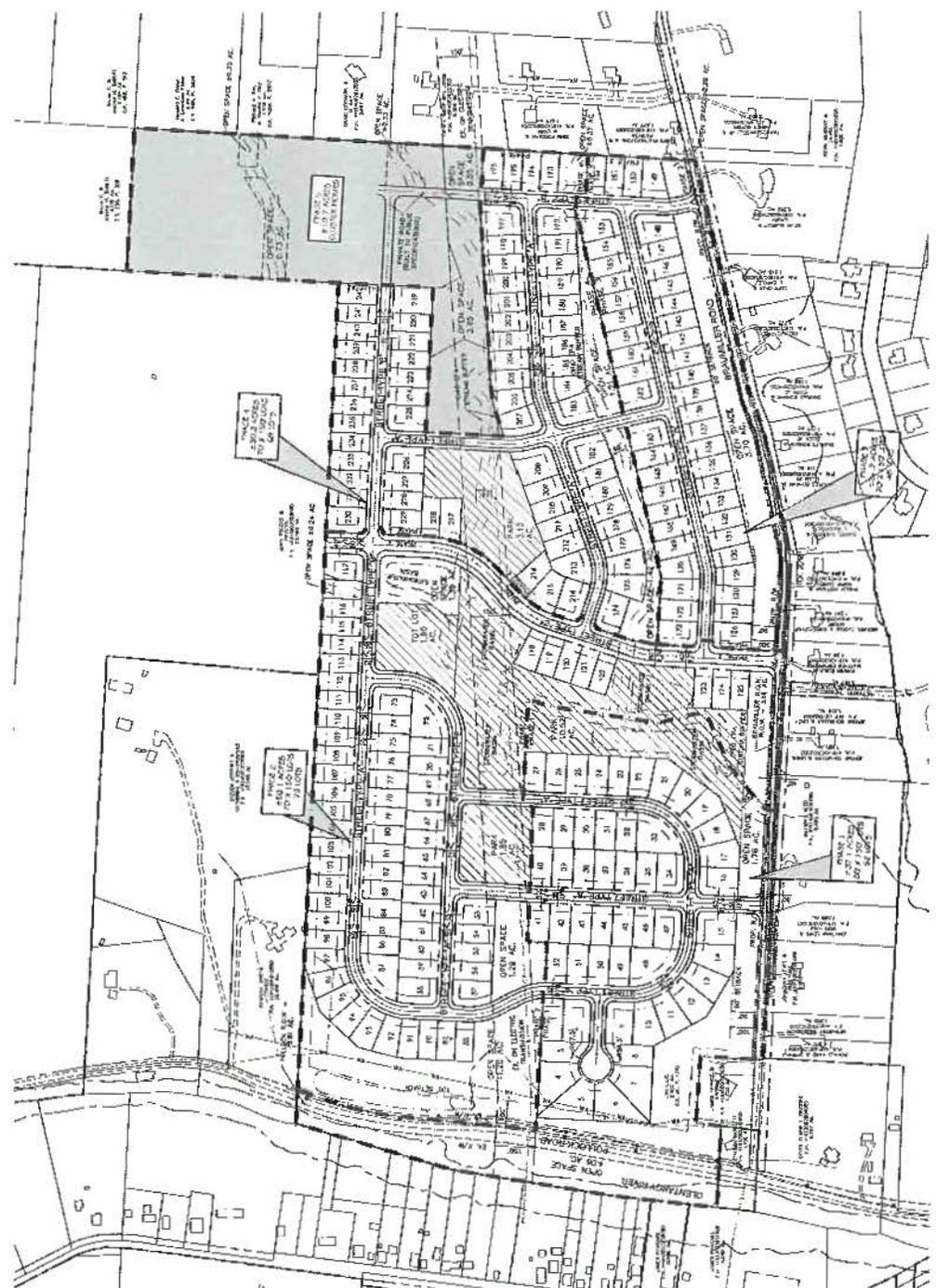


LYH, LLC  
3808 AVERT ROAD  
DUBLIN, OHIO 43016



**THE ENGINEER'S - AND - PPA DEVELOPMENT PLAN**  
 THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN FOR THE PHASING AND OPEN SPACE PLAN FOR THE STOCKDALE FARMS PROJECT. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PHASING AND OPEN SPACE PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PHASING AND OPEN SPACE PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

STREET DATA		
STREET TYPE	PAYMENT WIDTH	Right-of-Way
LOCAL	40 FT	60 FT
MAJOR	60 FT	100 FT
STATE	100 FT	150 FT
FUTURE	150 FT	200 FT





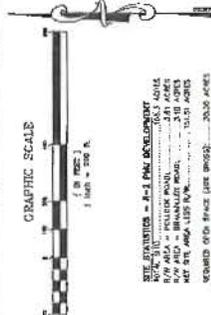


**STOCKDALE FARMS  
PRELIMINARY DEVELOPMENT PLAN  
MULTI-USE PATH PLAN**

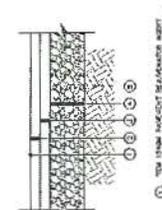
**LTH, LLC**  
5695 AVERY ROAD  
DUBLIN, OHIO 43016

**ADVANCED  
CIVIL DESIGN**

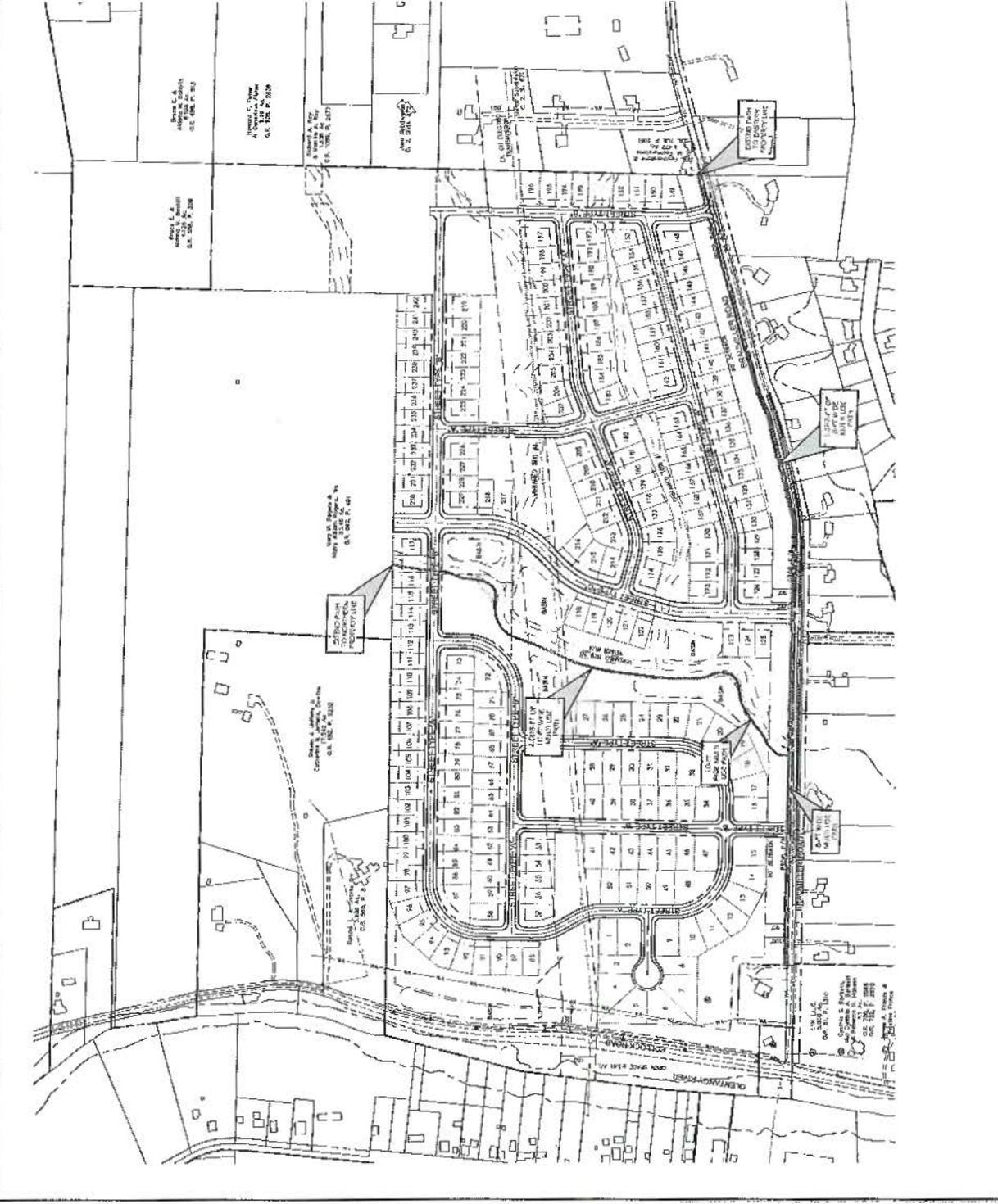
122 West Park Drive  
Dublin, Ohio 43017  
614-762-1111



**NOTES:**  
1. ALL UTILITIES TO BE LOCATED AND DEPT. APPROVED PRIOR TO CONSTRUCTION.  
2. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
3. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
4. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
5. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
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8. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
9. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.  
10. ALL UTILITIES TO BE DEPT. APPROVED PRIOR TO CONSTRUCTION.



**TYPICAL SECTION  
MULTI-USE PATH**  
10' WIDE



**STOCKDALE FARMS  
PRELIMINARY DEVELOPMENT PLAN  
MULTI-USE PATH PLAN**

# CITY OF DELAWARE, OHIO PRELIMINARY PLAT FOR STOCKDALE FARMS FARM LOTS Q, R & T, SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, City of Delaware, Duplar Township 4, Township 4, Range 19, U.S.M.L. Co., and being all of that 3,000 acre tract conveyed to LYH LLC of record in Official Record 81, Page 1210, 91 of that 61,863 acre tract conveyed to LYH LLC of record in Official Record 81, Page 1310 and 21 of that 91,272 acre tract conveyed to LYH LLC of record in Official Record 81, Page 1207, and described as follows:

Beginning at the southeast corner of said 91,272 acre tract, in the continuation of Deerpine Road;

Thence along the south perimeter of said 5,000 acre and 91,272 acre tracts, the following courses:

- S 76° 53' 31" W, 928.44 feet;
- S 68° 18' 41" N, 100.87 feet;
- S 78° 37' 37" W, 462.59 feet;
- N 65° 45' 32" W, 1908.08 feet;
- N 03° 21' 10" E, 236.11 feet;
- N 65° 43' 47" W, 254.43 feet;
- S 06° 53' 58" W, 90.85 feet;
- N 87° 07' 53" W, 309.87 feet to the southwest corner of said 5,000 acre tract, in the center of the Olentangy River;

Thence along the west perimeter of said 5,000 acre and 91,272 acre tracts, the following courses:

- N 06° 16' 30" E, 430.39 feet;
  - N 09° 16' 28" E, 930.57 feet;
  - N 16° 49' 53" E, 811.08 feet to the northeast corner of said 61,863 acre tract, in the center of the Olentangy River;
- Thence along the north perimeter of said 61,863 acre tract, the following courses:
- S 85° 25' 24" E, 3191.85 feet;
  - N 05° 29' 59" E, 811.63 feet;
  - S 88° 51' 33" E, 542.50 feet to the northeast corner of said 61,992 acre tract.

Thence along the east perimeter of said 61,863 acre and 91,272 acre tracts, the following courses:

- S 03° 28' 56" W, 1983.01 feet;
- S 03° 41' 45" W, 102.83 feet to the Point of Beginning.

Containing 102.83 acres, more or less, and subject to all legal assessments, rights-of-way and restrictions.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.



### INDEX OF SHEETS

TITLE SHEET	1
ENGINEERING CONSTRUCTION PLAN	2-10
UTILITY AND CONCRETE PLAN	11
LANDING PLAN	12

### SITE STATISTICS - PHASE DEVELOPMENT

TOTAL SITE	108.3 ACRES
R/W AREA - PAVED ROAD	3.81 ACRES
R/W AREA - UNPAVED ROAD	3.38 ACRES
NET SITE AREA LESS R/W	101.11 ACRES
REQUIRED OPEN SPACE (20% GROSS)	20.22 ACRES
PROPOSED OPEN SPACE	32.00 ACRES
PROPOSED PARK SPACE (10% GROSS)	10.83 ACRES
PROPOSED PARK SPACE	17.39 ACRES
CLEARING WOODS	16.10 ACRES
SINGLE FAMILY HOMES (1.5/1.0)	119 LOTS
SINGLE FAMILY HOMES (1.0/1.0)	13 LOTS
TOTAL UNITS	132 UNITS
GROSS DENSITY	2.02 UNITS/ACRE

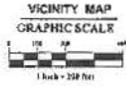
### APPROVAL:

The City of Delaware Signatures On This Plan Signify Only Concurrence With The General Purpose and General Location Of The Proposed Improvements. All Technical Details Remain The Responsibility Of The Professional Engineer Who Prepared And Certified These Plans.

City Clerk, Delaware, Ohio	Date
City Manager, Delaware, Ohio	Date
Planning and Community Development Director, Delaware, Ohio	Date
City Engineer, Delaware, Ohio	Date
Utilities Director, Delaware, Ohio	Date
Public Works Director, Delaware, Ohio	Date
Auditor, Delaware, Ohio	Date
Recorder, Delaware, Ohio	Date



**NOTE:**  
The elevations shown on this plan are referenced to the North American Vertical Datum of 1988 (NAVD88).



**OWNER / DEVELOPER**  
LYH LLC  
5695 AVERY ROAD  
DUBLIN, OHIO 43016  
PHONE 614-450-3458

**ENGINEER**  
ADVANCED CIVIL DESIGN, LLC  
425 RECORD ROAD  
ANDREW, OHIO 43008  
PHONE 614-428-7700

**LANDSCAPE ARCHITECT**  
FARG PLANNING & DESIGN, LLC  
343 N. BIR STREET, SUITE 101  
DELRIVER, OHIO 43015  
PHONE 614-107-1664



LYH, LLC  
5695 AVERY ROAD  
DUBLIN, OH 43016

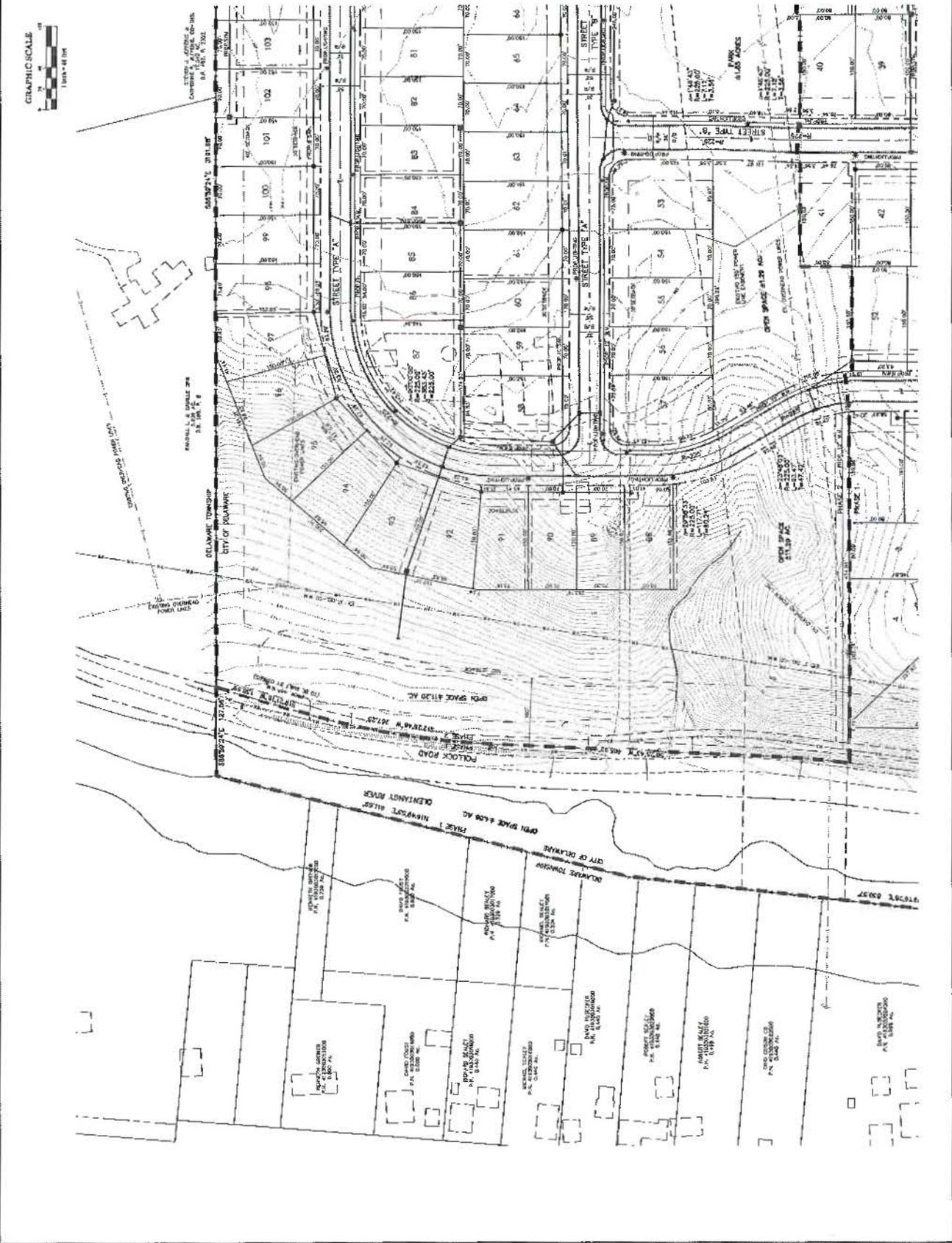
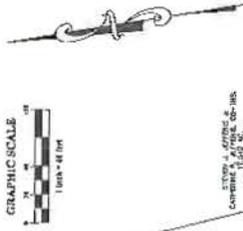
CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
PRELIMINARY PLAT  
FOR  
STOCKDALE FARMS  
TITLE SHEET

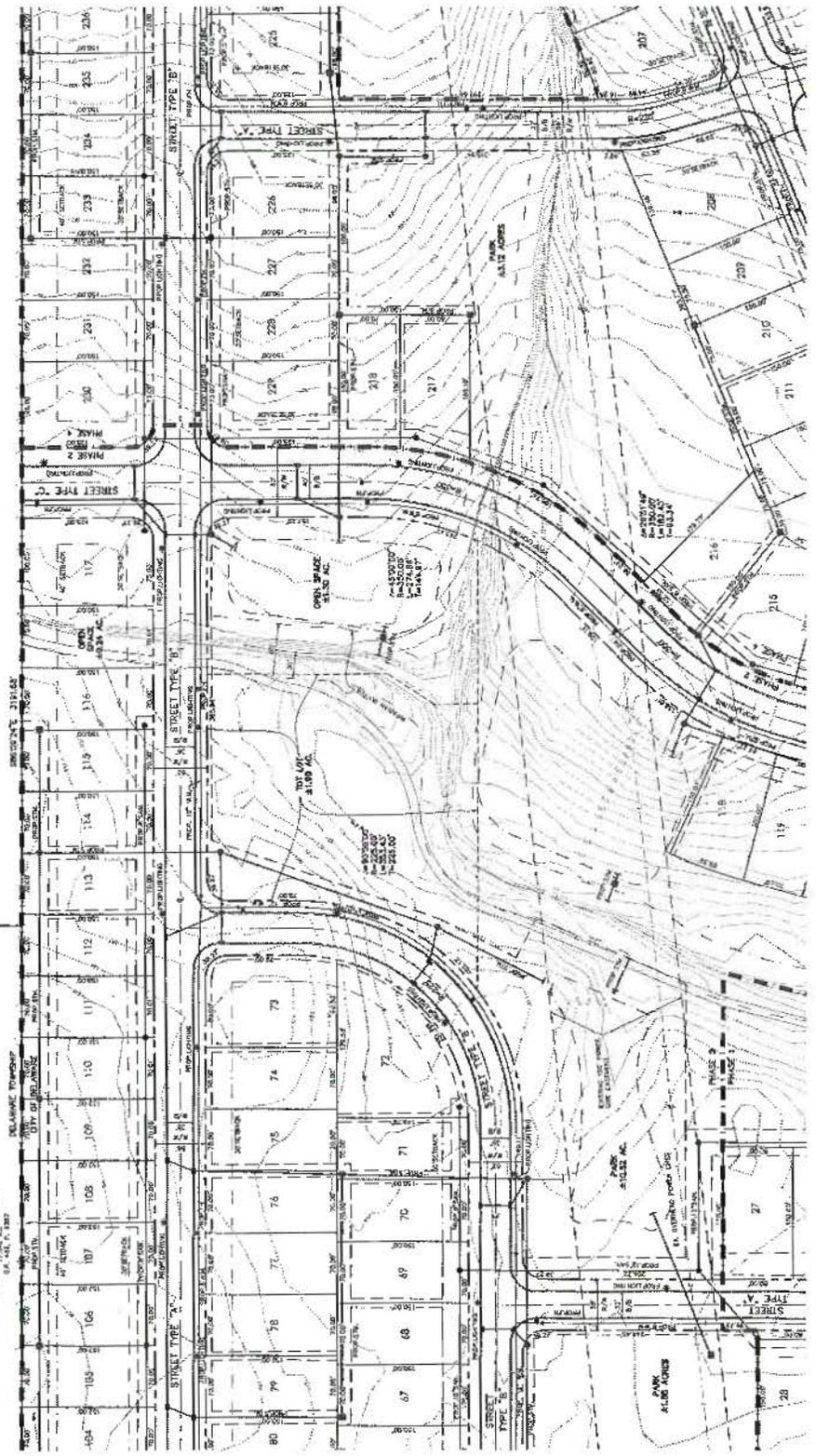
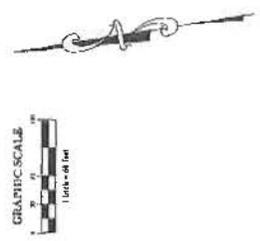
Date: 01/04/2015  
Book: 17-00P  
Project Number:  
15-0006-586  
Drawing Number:  
1/11











DELAWARE TOWNSHIP  
 CITY OF DELAWARE

CANTON & LANTIERE & ASSOCIATES  
 100 N. 11th St.  
 Columbus, OH 43215



LYH, LLC  
5695 AVERY ROAD  
DUBLIN, OH 43016

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
PRELIMINARY PLAN  
FOR  
STOCKDALE FARMS  
SITE UTILITY PLAN - ZONE 7

Date: 09/01/2015  
Scale: 1"=40'  
Checked By: JMS  
Drawn By: JMS  
Project Number: 15-DCDR-586  
Drawing Number: 7/11



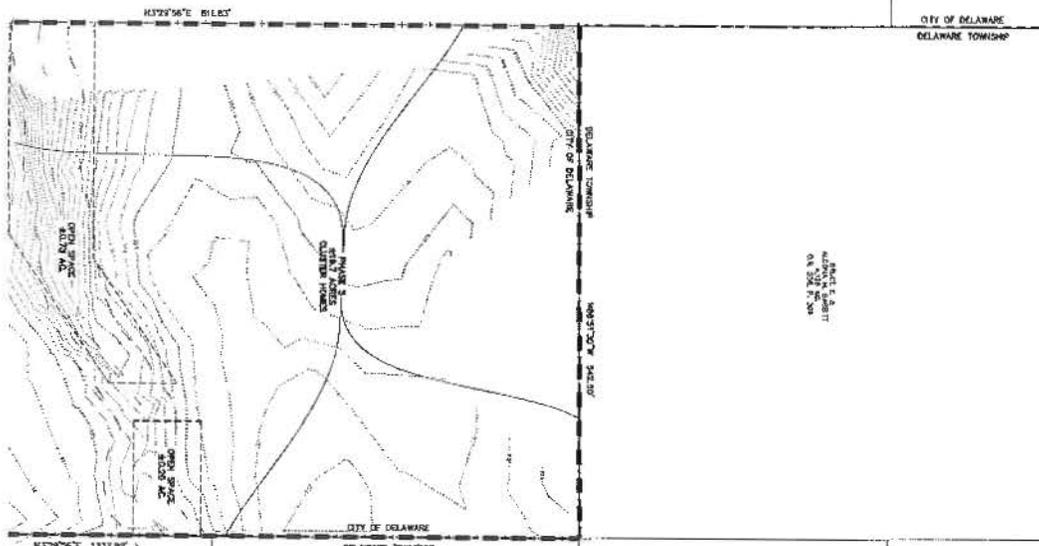
CHUCKLEBERRY & SONS  
P.A. ENGINEERS & ARCHITECTS  
1327 W. 12TH ST.  
COLUMBUS, OH 43202

PHASE 1  
PHASE 2  
PHASE 3

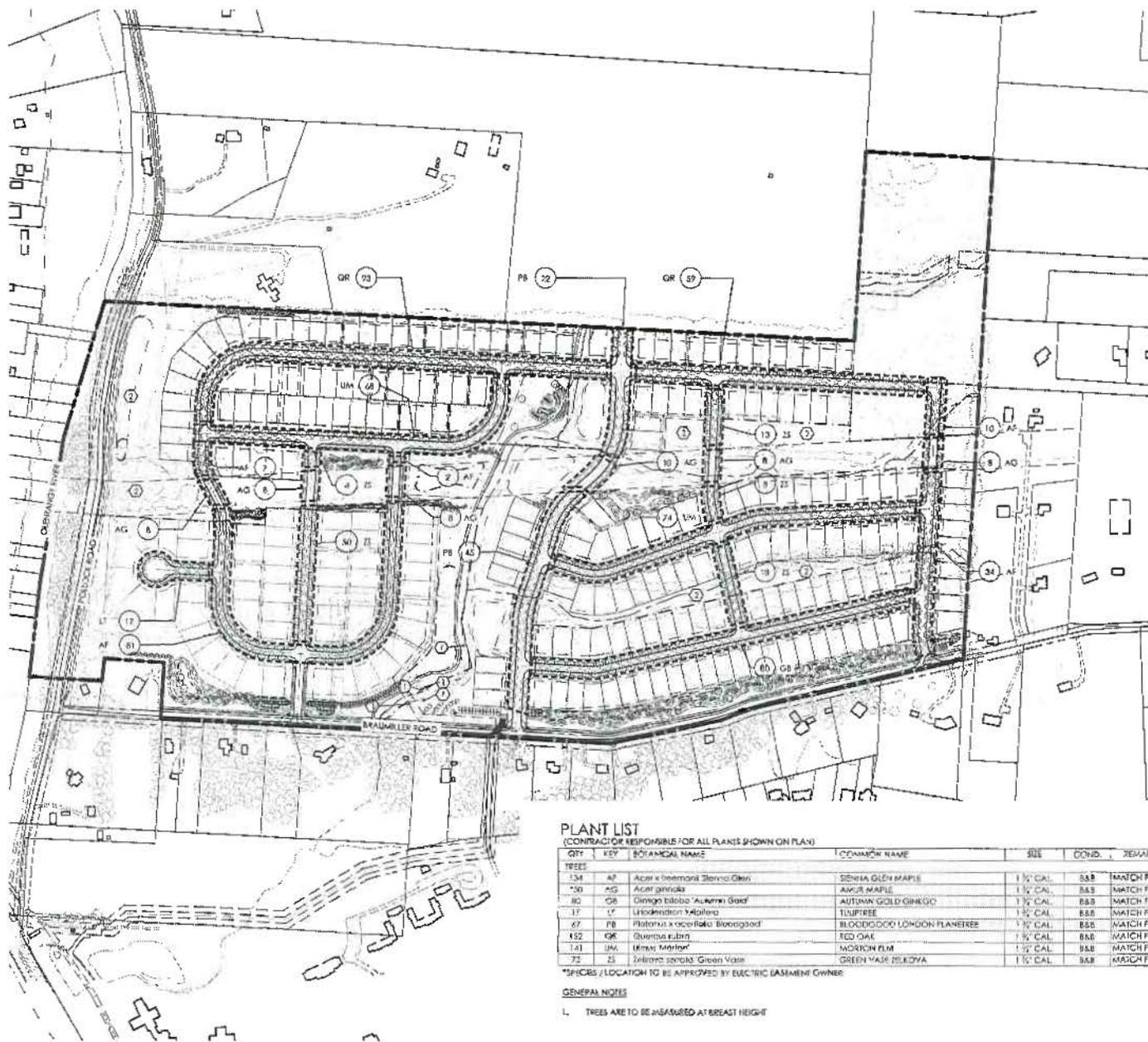
THE UTILITIES SHOWN ON THIS PLAN AND ADJACENT PLANS SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CITY OF DELAWARE, OHIO.



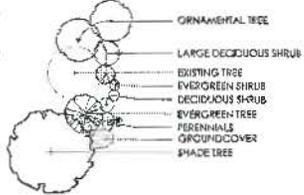








**PLANT KEY TYPICALS**  
SEE PLANT USE FOR SPECIFIC PLANT SPECIES



- CONSTRUCTION NOTES:**
- ① LANDSCAPE LIGHTING - LOW VOLTAGE LED BY KICHER 12.4 WATT, 18792 AZT
  - ② MEADOW SEED MIX

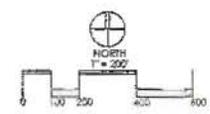
**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
		<b>TREES</b>				
134	AT	Acer x hybridum 'Spectra Glen'	SPECTRA GLEN MAPLE	1 1/2' CAL	B&B	MATCH FORM
130	AG	Acer ginnala	AMUR MAPLE	1 1/2' CAL	B&B	MATCH FORM
80	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	1 1/2' CAL	B&B	MATCH FORM
17	LT	Liriodendron tulipifera	TULIPTREE	1 1/2' CAL	B&B	MATCH FORM
67	PB	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	1 1/2' CAL	B&B	MATCH FORM
152	QE	Quercus rubra	RED OAK	1 1/2' CAL	B&B	MATCH FORM
141	UM	Ulmus 'Meyeri'	WORMON PLM	1 1/2' CAL	B&B	MATCH FORM
72	ZS	Zelkova serotina 'Green Vase'	GREEN VASE ZELKOVA	1 1/2' CAL	B&B	MATCH FORM

\*SPECIES / LOCATION TO BE APPROVED BY ELECTRIC UTILITY OWNER

**GENERAL NOTES**

- 1. TREES ARE TO BE MEASURED AT BREAST HEIGHT



<b>REVISIONS</b>	
<b>STREET TREE PLAN</b>	
<b>STOCKDALE FARMS</b> A SUBDIVISION OF <b>LTM, LLC</b> 485 AVON ROAD GREEN, OH 44134	
<b>Paris Planning &amp; Design</b> LANDSCAPE ARCHITECTURE 240 N. 2nd Street Bloomington, IN 47404 www.parisplanningdesign.com	
<b>DATE</b>	3/4/2016
<b>PROJECT</b>	15027
<b>SHEET</b>	
<b>EX-D.1</b>	



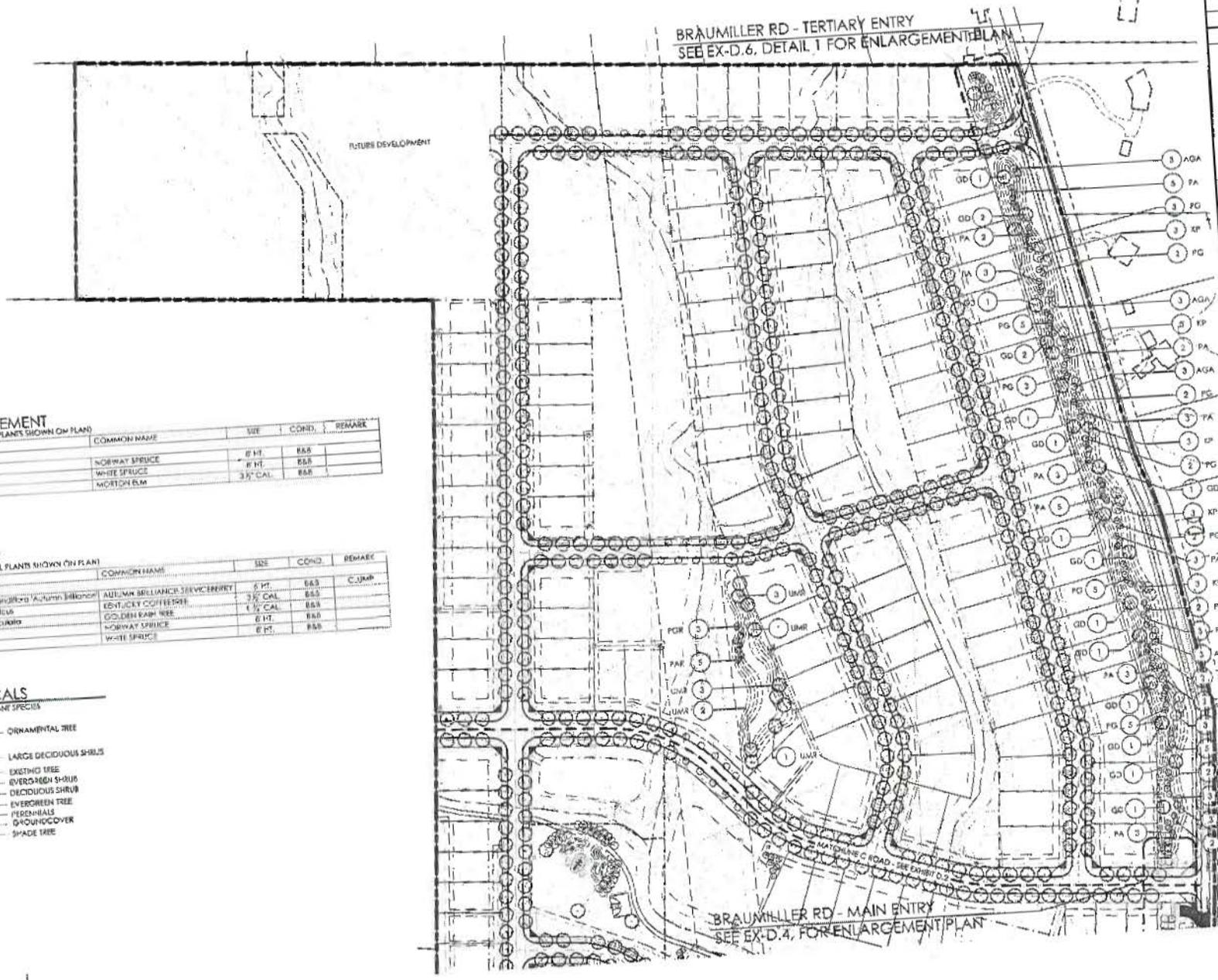
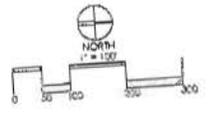
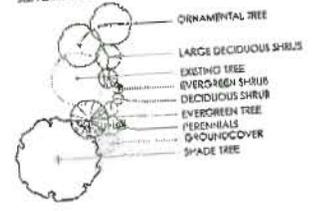
**PLANT LIST - REPLACEMENT**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
5	PAR	Picea abies	NORWAY SPRUCE	8 FT.	B&B	
3	FCR	Picea canadensis	WHITE SPRUCE	8 FT.	B&B	
15	UMR	Ulmus maritima	MORTON elm	3 1/2" CAL.	B&B	

**PLANT LIST - BUFFER**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
18	AGA	Aster spicata x grandiflora	AUTUMN BELLFLOWER	5 FT.	B&B	C.JMP
17	GO	Gymnocladia dioica	ROBINIA	3 1/2" CAL.	B&B	
16	KP	Koeleria cristata	CRISTATA	1 1/2" CAL.	B&B	
4	PA	Picea canadensis	WHITE SPRUCE	6 FT.	B&B	
39	PG	Picea canadensis	WHITE SPRUCE	6 FT.	B&B	

**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

NO.	DESCRIPTION

**BUFFER & SCREENING LANDSCAPE PLAN - EASTERN HALF**

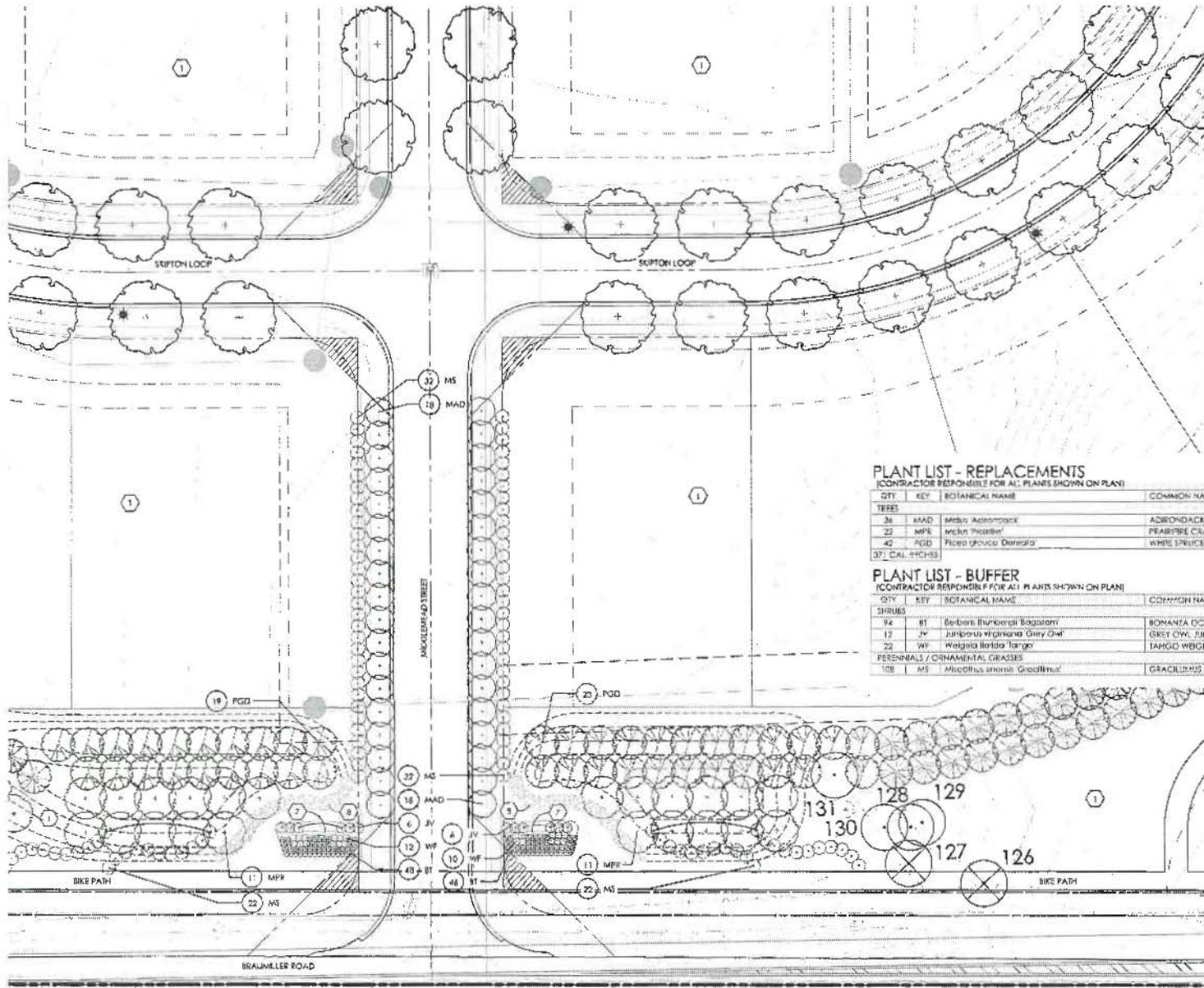
**STOCKDALE FARMS**  
LTH, LLC  
2000 W. 1000 N.  
SHERBORN, OH 43081

**Harris Planning & Design**  
LANDSCAPE ARCHITECTURE  
3000 W. 1000 N.  
SHERBORN, OH 43081  
www.harrisplanninganddesign.com

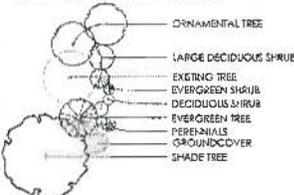
DATE: 3/4/2015  
PROJECT: 15027

**EX-D.3**





**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**CONSTRUCTION NOTES:**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 MAIN ENTRY SIGN, SEE DETAILS 1, 2, & 4, SHEET EX-D.7
- 8 GRANITE COBBLE STONE WALL OF CHISEL MATERIAL
- 9 NOT USED

**PLANT LIST - REPLACEMENTS**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
34	MAD	Amelanchier canadensis	ADIRONDACK CRABAPPLE	3/5" CAL.	3xB	MATCH FORM
22	MPR	Prunella virginiana	PRAIRIE CRABAPPLE	3/5" CAL.	3xB	MATCH FORM
42	PGD	Picea canadensis	WHITE SPRUCE	6' HT.	3xB	

**PLANT LIST - BUFFER**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
94	BT	Berberis thunbergii	BONANIA COCD BARBERY	12" SPR.	COND.	
12	JV	Juniperus virginiana	GREY OW. JUNPER	12" SPR.	3xB	
22	WF	Weigela florida	TAHGO WEIGELA	16" HGT.	COND.	
PERENNIALS / ORNAMENTAL GRASSES						
108	MS	Miscanthus sinensis	GRACILIMUS MAIDEN GRASS	NO. 2	COND.	

**REVISIONS**


**BRAUMILLER ROAD  
-SECONDARY ENTRY  
-ENLARGEMENT PLAN**

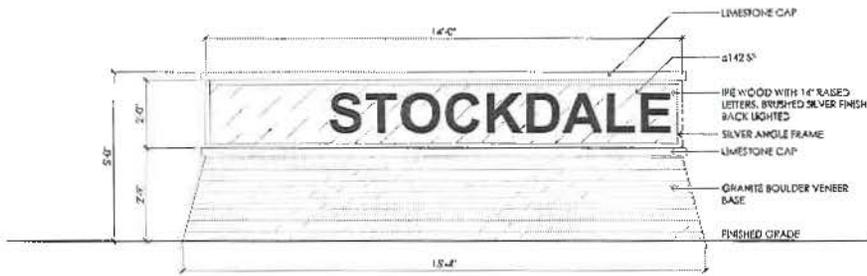
**STOCKDALE FARMS**  
A SUBSIDIARY OF  
**LYH, LLC**  
1005 AVENUE ROAD  
FRENCH CREEK, OH 43024

**Paris Planning & Design**  
A SUBSIDIARY OF  
**STOCKDALE FARMS**  
1005 AVENUE ROAD  
FRENCH CREEK, OH 43024  
TEL: 614.439.1144  
WWW.PARISPLANNINGANDDESIGN.COM

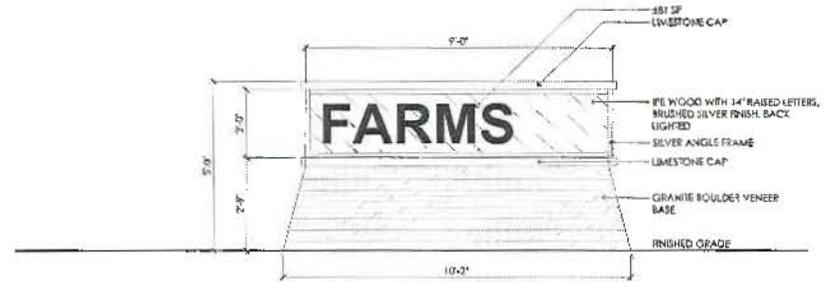
DATE	3/4/2015
PROJECT	15027
SHEET	

**EX-D.5**

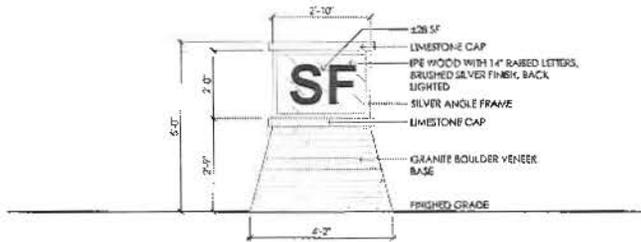
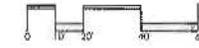




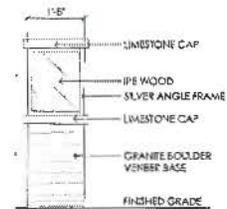
1 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION  
 STOCKDALE SIGN  
 SCALE: 1"=20'



2 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION  
 FARMS SIGN  
 SCALE: 1"=20'



3 BRAUMILLER ROAD - SECONDARY ENTRY ELEVATION  
 SCALE: 1"=20'

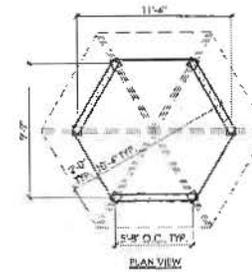


SIDE VIEW



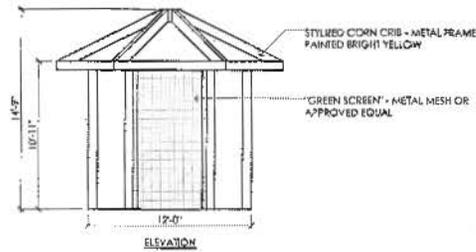
GRANITE COBBLE BASE EXAMPLE  
 SCALE: N.T.S.

4 ENTRY SIGN ELEVATION  
 SCALE: 1"=20'



PLAN VIEW

\*ACTUAL DIMENSIONS MAY VARY



ELEVATION

5 METAL FRAME STRUCTURE DETAIL  
 SCALE: 1"=30'



REVISIONS	

SITE ENTRY ELEVATIONS

STOCKDALE FARMS  
 LPH, LLC  
 1000 N. 10th St.  
 DENVER, CO 80202

Harris Planning & Design  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 2021 1st Street  
 Suite 401  
 Golden, CO 80401  
 www.harrisplanning.com

DATE	3/4/2015
PROJECT	15027
SHEET	

EX-D.7

REVISIONS

# TREE PRESERVATION PLAN - WESTERN HALF

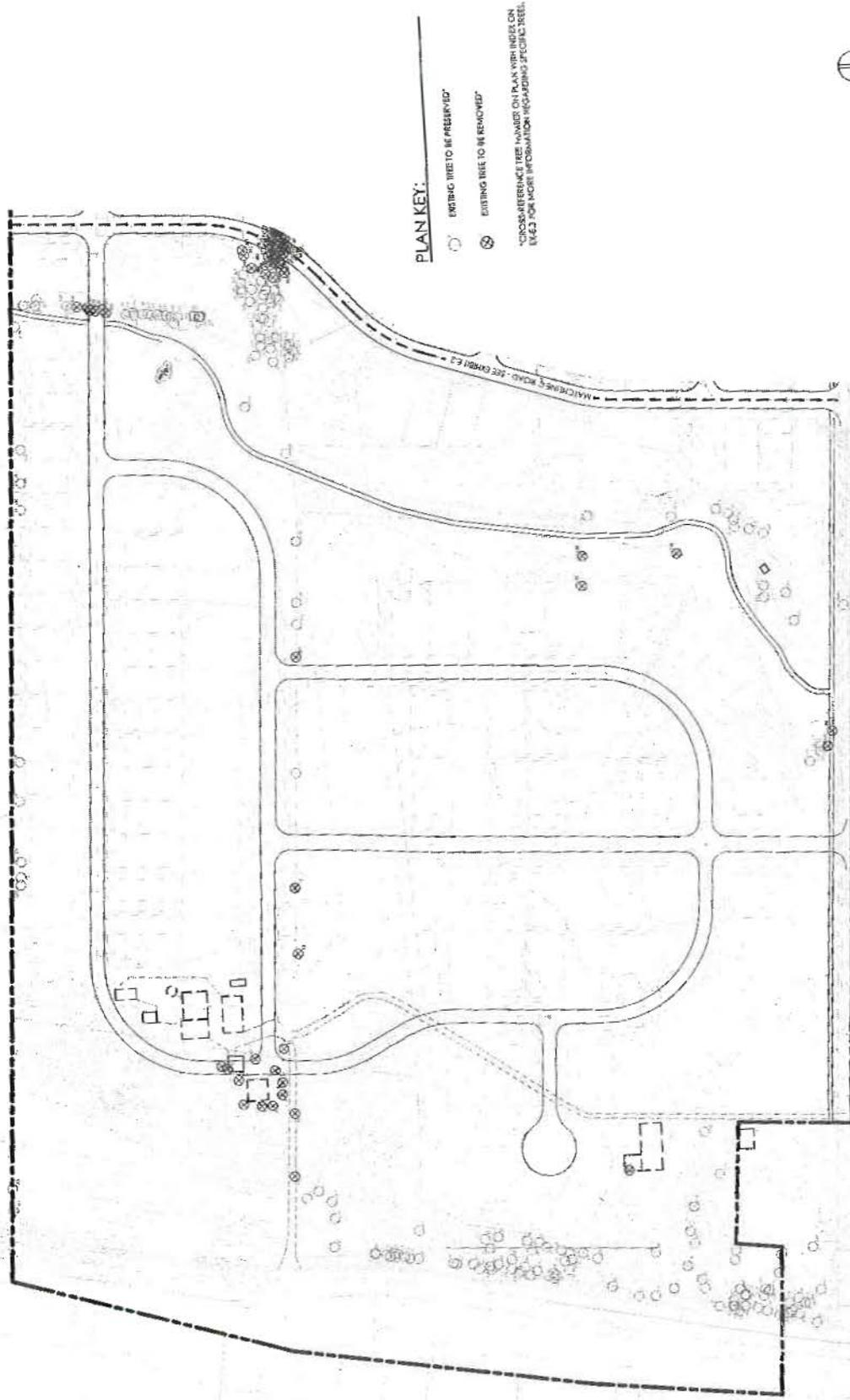
STOCKDALE FARMS

LYH, LLC  
1875 ASHBY ROAD  
DUBLIN, OH 43015

Laris Planning & Design  
Landscape Architecture  
1875 ASHBY ROAD  
DUBLIN, OH 43015  
P: 614.891.0174

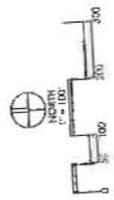
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PROJECT	15027
SHEET	

## EX-E.1



### PLAN KEY:

- EXISTING TREE TO BE PRESERVED
  - ⊗ EXISTING TREE TO BE REMOVED
- \*CONSULT REFERENCE TREE NUMBER ON PLAN WITH INDE ON  
SITE FOR MORE INFORMATION REGARDING SPECIAL TREE.



REVISIONS

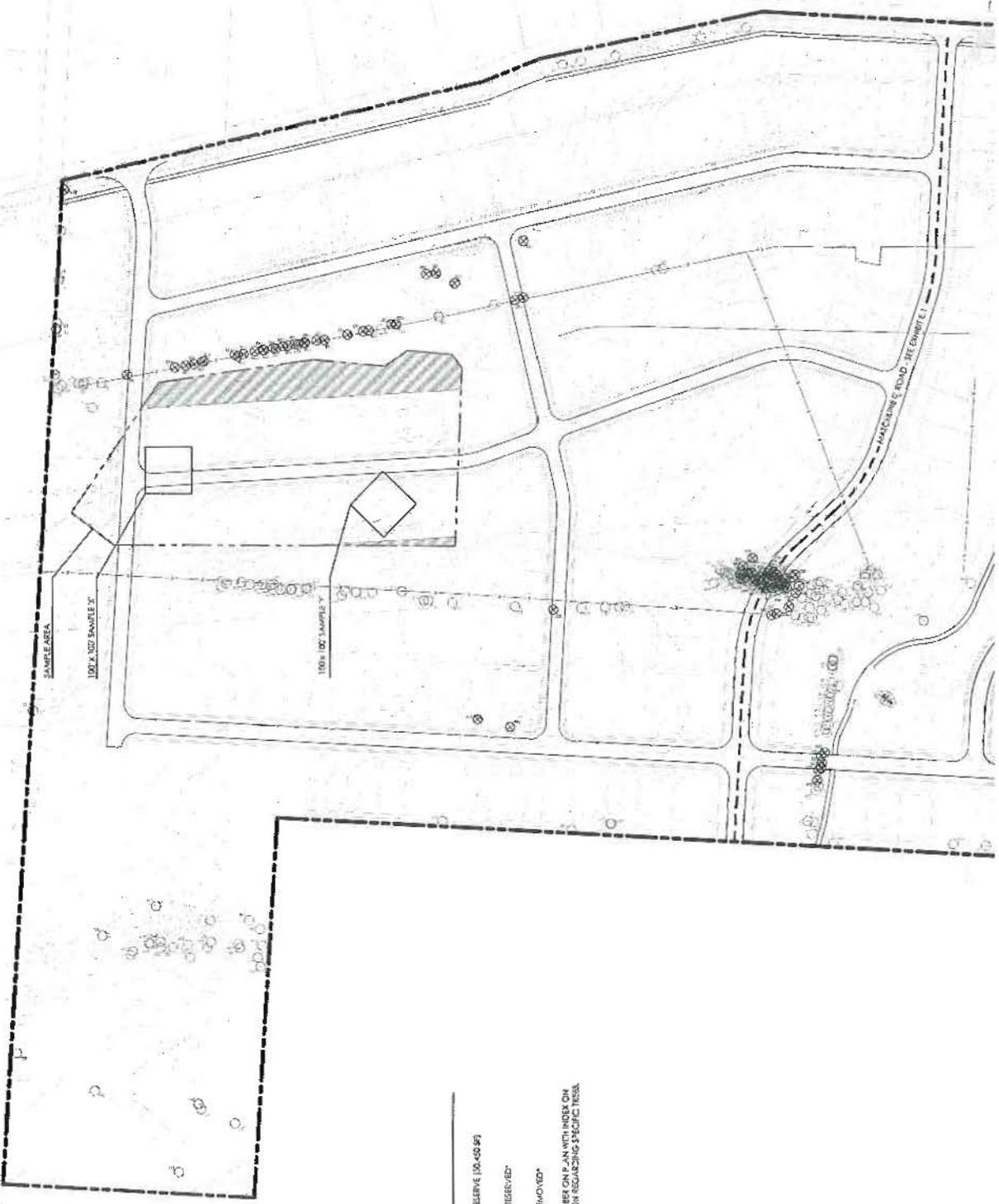
TREE PRESERVATION  
PLAN  
- EASTERN HALF

STOCKDALE FARMS  
LTH, LLC  
1500 S. 100th St.  
SOUTH BEND, IN 46708

Farris Planning & Design  
1000 N. WASHINGTON ST.  
SOUTH BEND, IN 46708  
PHONE: 734-251-1111  
WWW.FARRISPLANNING.COM

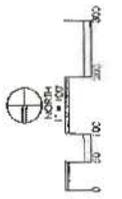
DATE	3/14/2013
PROJECT	1502Z
SHEET	

EX-E.2

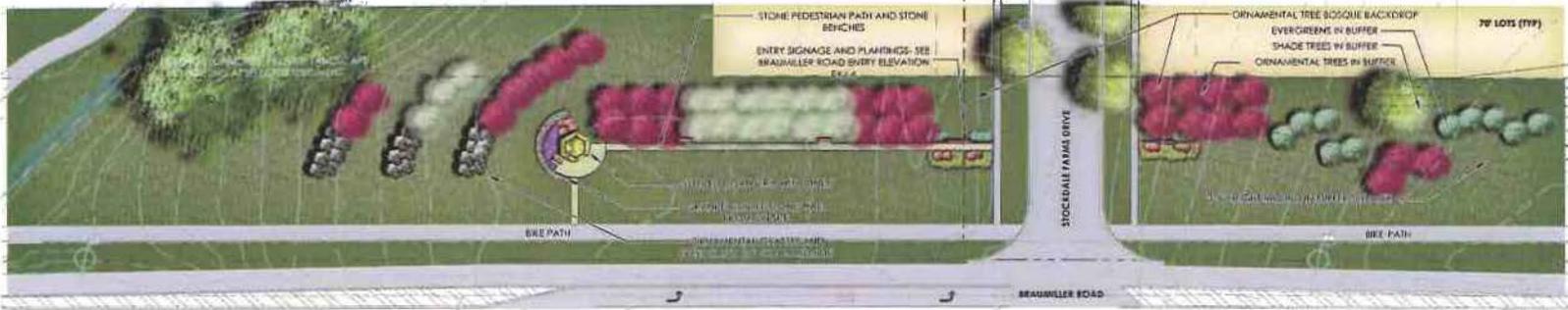


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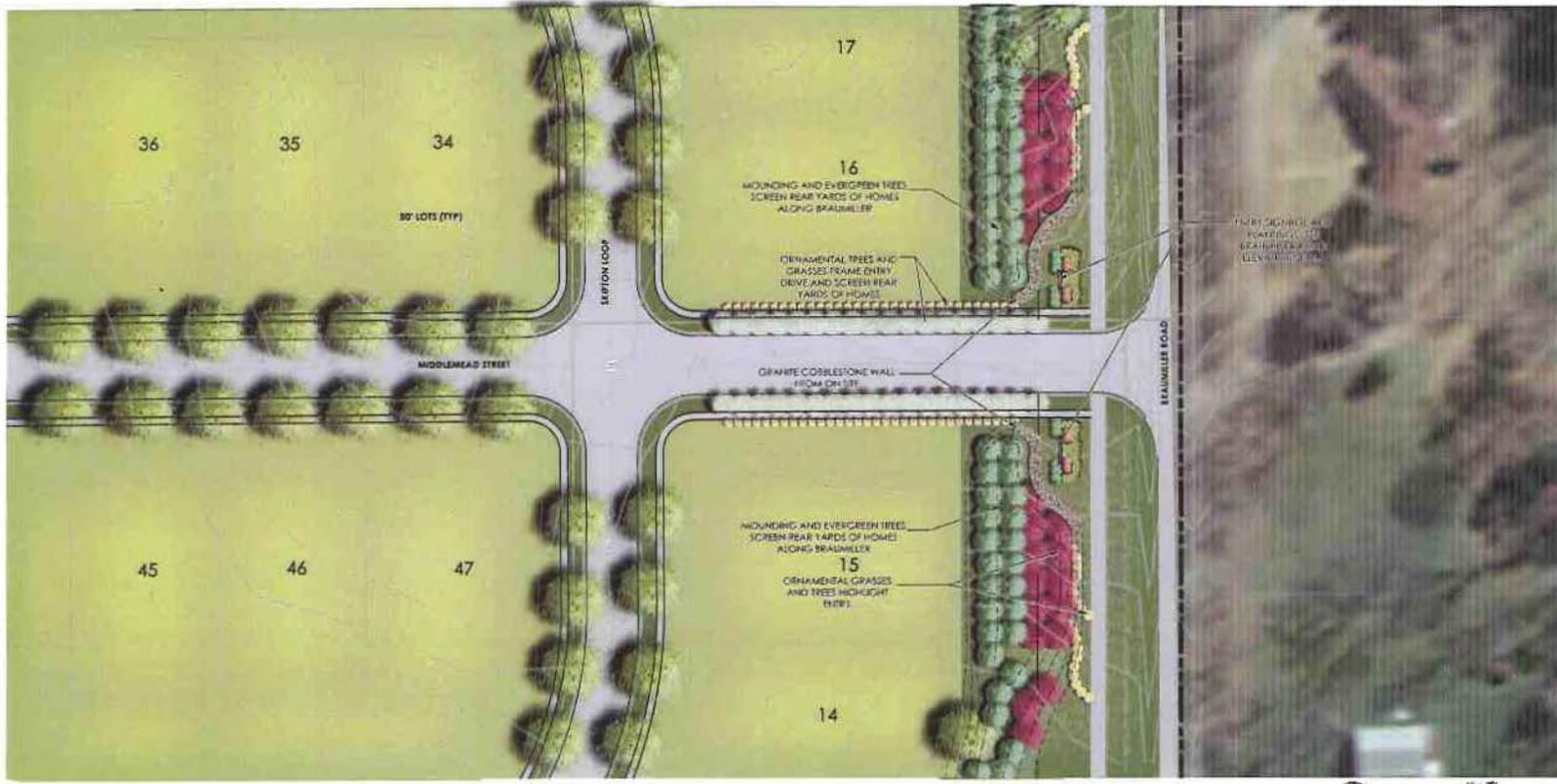
-  SAMPLE AREA TREE PRESERVE (10,450 SF)
  -  EXISTING TREE TO BE PRESERVED
  -  EXISTING TREE TO BE REMOVED
- \* CROSS-REFERENCE TREE NUMBERS ON PLAN WITH INDEX ON BACK FOR MORE INFORMATION REGARDING SPECIFIC TREES.







1 BRAUMILLER ROAD - PRIMARY ENTRY  
SCALE: 1" = 30'



2 BRAUMILLER ROAD - SECONDARY ENTRY  
SCALE: 1" = 30'

REVISIONS	

**BRAUMILLER ROAD  
- MAIN + SECONDARY  
ENTRY ILLUSTRATIVE  
PLAN**

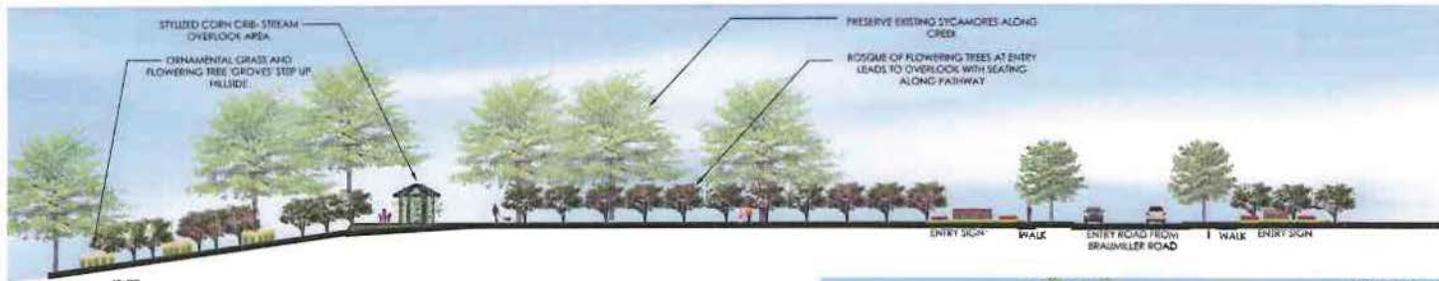
**STOCKDALE FARMS**  
LTH, LLC  
DESIGN ARCHITECTS  
COLUMBUS, OH 43204

**Paris Planning & Design**  
LANDSCAPE ARCHITECTS  
COLUMBUS, OH 43204  
www.parisplanning.com

DATE	3/4/2019
PROJECT	15027
SHEET	

**EX-I.2**





IN ENTRY FROM BRAUMILLER ROAD



BENCH EXAMPLE



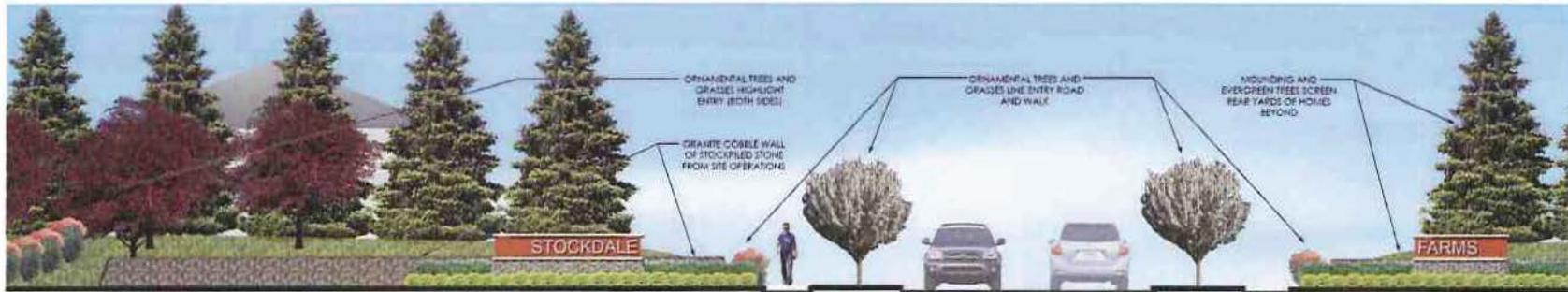
GRANITE BOULDER VENEER EXAMPLE



TERTIARY ENTRY FROM BRAUMILLER ROAD



MAIN ENTRY TYP. DETAILS



SECONDARY ENTRY FROM BRAUMILLER ROAD

REVISIONS	

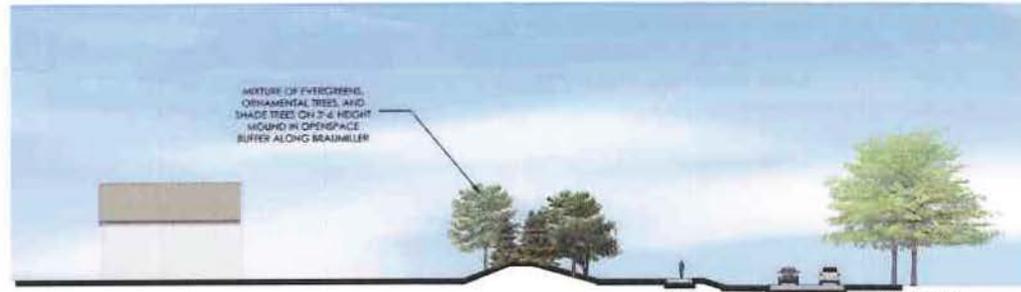
**PROPOSED ENTRY ELEVATIONS AND CHARACTER**

**STOCKDALE FARMS**  
AN AFFILIATE OF  
**LYH, LLC**  
5055 ANBY ROAD  
 DUBLIN, OH 43016

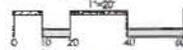
**Faris Planning & Design**  
LANDSCAPE ARCHITECTS  
 314 W. 10TH  
 COLUMBUS, OH 43215  
 614.462.1554  
 www.farisplanninganddesign.com

DATE	3/4/2015
PROJECT	15027
SHEET	

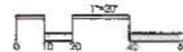
**EX-1.4**



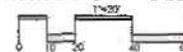
SECTION BB THROUGH BRAUMILLER ROAD



SECTION AA THROUGH BRAUMILLER ROAD



SECTION THROUGH POLLOCK ROAD



REVISIONS	

PROPOSED BUFFER SECTIONS

STOCKDALE FARMS  
LTH, LLC  
288 AVON ROAD  
PO BOX 107 08212

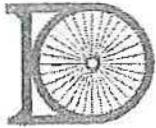
Rain Planning & Design  
LAND PLANNING LANDSCAPE ARCHITECTURE  
2438 W. 14th Street Columbia, MD 21046  
301-487-5400 www.rainplanninganddesign.com

DATE 3/4/2015

PROJECT 15027

SHEET

EX-1.5



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

*APDP  
1*



Project # \_\_\_\_\_

Case # 2015-0335

2015-0335-APP/

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 checked="" type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement                                |
| <input checked="" 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                        | <b>Board of Zoning Appeals</b>  |
| <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 Stockdale Farms Address 2483 Pollock Road, Delaware, OH 43015

Acreage 158.3 Square Footage \_\_\_\_\_ Number of Lots 320 Number of Units \_\_\_\_\_

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use R-2 PMU Parcel # 41914002025000  
41914002024000  
41913001014000

Applicant Name Mark Inks Contact Person \_\_\_\_\_

Applicant Address 5695 Avery Rd., Dublin, OH 43016

Phone (614) 980-3468 Fax \_\_\_\_\_ E-mail mark@nprimirealestate.com

Owner Name LYH, LLC Contact Person Mark Inks

Owner Address 7221 Pineville Matthews Rd, Suite 60, Charlotte, NC 28226

Phone (614) 980-3468 Fax \_\_\_\_\_ E-mail mark@nprimirealestate.com

Engineer/Architect/Attorney Advanced Civil Design Contact Person David Denniston

Address 422 Beecher Rd., Gahanna, OH 43230

Phone (614) 944-5088 Fax (614) 428-7755 E-mail ddenniston@advancedcivildesign.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.

Owner Signature

Owner Printed Name

Mark Inks  
Agent Signature

MARK INKS  
Agent Printed Name

Sworn to before me and subscribed in my presence this 2nd day of March, 2015



**RHONDA S. LEHMAN**  
Notary Public, State of Ohio  
My Commission Expires  
10/14/2017

Rhonda S. Lehman  
Notary Public



## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0348

REQUEST: Combined Preliminary & Final Development Plan

PROJECT: Stop-N-Go Storage

MEETING DATE: April 1, 2015

### APPLICANT/OWNER

Alexis Zeune  
5909 Westerville Road  
Westerville, Ohio 43081

### REQUESTS

**2015-0348:** A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility.

### PROPERTY LOCATION & DESCRIPTION

The subject 8.1 acre parcel is located just south of East William Street, east of East Point Crossing and north of the City Public Works Facility. There will likely be a 3 acre vacant parcel created between the proposed storage facility property and the City Public Works Facility. The properties to the north across East Williams Street are zoned R-4 (Medium Density Residential District), the property to the south is zoned M-2 (General Manufacturing District), the property to the east across the railroad tracks is zoned B-3 (Community Business District) and the property to the west is zoned M-1 (Light Manufacturing District). The current surrounding uses consist of residences to the north, State and City office facilities to the west and south respectively and the railroad tracks to the east.

### BACKGROUND

The subject site has been vacant for years with the applicant proposing an 86,261 square foot self-storage facility with 405 total units on approximately 8.1 acres that consists of eight buildings which that would be constructed in two phases. In addition, an outdoor storage area would be located on the extreme southeastern portion of the site next to the railroad track and adjacent to the City Public Works Facility.

### STAFF ANALYSIS

- **ZONING:** As noted above, the current zoning on the property is M-2 (General Manufacturing District) which permits self-storage buildings and outdoor storage as a permitted use. The proposed development would require a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council that achieves compliance with the current zoning requirements.
- **GENERAL 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 once a complete plan set is submitted for review.
- **SITE CONFIGURATION:** The subject site would have two access points from East Point Crossing with the main access curb cut along the midpoint of the development that enters into a 12 space parking lot (two handicap spaces). The 405 unit storage facility would require 19 parking spaces per the zoning code and the applicant has agreed to construct the required 7 more spaces just east of the proposed parking lot. The second curb cut would be an emergency access point on the extreme southern portion of the site near the City Public Works Facility. Phase 1 is located along the northern portion of the site and would consist of 4 storage buildings (227 storage units) encompassing 38,411 square feet. Building 1 and 2, bisected by the main entrance and parking lot, would be temperature controlled facilities with the main office in building one. Phase 2 is located the southern portion of the site and would consist of 4 building encompassing (178 storage units) 47,850 square feet with buildings 7 and 8 being dedicated for enclosed RV parking. In addition, an outdoor storage area would be located on the extreme southeastern portion of the site adjacent to buildings 7 and 8. Staff requires the outdoor storage be paved and stripped to identify the number of storage spaces. A six foot high chain link security fence would encapsulate the site and would be required to be black vinyl coated. The main entrance would have a security gate just east of the parking lot and the emergency access curb cut would have a permanent gate only accessed by City emergency personnel. The site would be illuminated by

wall pack lights. A dumpster is not included in the proposal. In addition, a sidewalk would be required along the frontage of East Point Crossing. Furthermore, a storm water detention basin would be located between both entrances just east of East Point Crossing.

- **ARCHITECTURE** All the storage building are the typical 12 foot high tan metal building with a tan standing seam metal roof with hunter green doors. The doors on the two temperature control buildings (Buildings 1 and 2) are white per the manufacturer. The main office on the west end of building 1 would be 18 feet high with standard aluminum entrance door with two aluminum windows on the west and south elevations. The elevation around the entrance door and one west window would be constructed of cultured limestone below the silver metal canopy and brown fiber cement siding above the canopy. The remainder of the elevation would have a cultured limestone wainscoting with stucco completing the elevation with a flat roof and a cornice painted silver. Building number 2 would have a cultured limestone wainscoting on the west elevation facing East Point Crossing
- **TREE REMOVAL AND PRESERVATION:** The proposed development would remove 623 total caliper inches of tress (272 caliper inches in Phase 1 and 351 caliper inches in Phase 2) while the owner is proposing install 238 caliper inches (153 caliper inches in Phase 1 and 85 inches in Phase 2) above and beyond the typical street and front yard tree required per the zoning code. Therefore, there is a shortfall of 385 caliper inches (119 caliper inches in Phase 1 and 266 inches in Phase 2). Per Chapter 1168 Tree Preservations Requirements, the owner shall pay the City \$100 per caliper inch in lieu of replacement which would yield \$38,500 (\$11,900 in Phase 1 and \$26,600 in Phase 2). Other options include: 1. The City to allow the owner to install the equivalent amount of caliper inches in the City park system; 2. Also, the applicant could install additional trees on the site or a combination of all three options.
- **LANDSCAPING & SCREENING.** The development would require street and front yard trees along with parking lot screcning. The subject site has 78 feet of lineal frontage along East William Street which requires 2 street trees and 2 front yard trees and 1,068 linear feet along East Point Crossing which requires 27 street trees and 21 front yard trees. In addition, a 36 inch high hedge mound is proposed adjacent to the parking lot that abuts a public street near the main entrance. As mentioned above, 119 (238 caliper inches) additional trees would be installed to offset the tree replacement requirements. All landscape plans would need to be review and approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies 60 wall mounted lights located on all five building elevations that would illuminate the development. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official
- **SIGNS:** The applicant is proposing a ground sign along East Williams Street. The internally illuminated nine foot high ground sign would total 40 square feet (8feet x 5feet) and be installed on a four foot high limestone base. No wall signage is being proposed.

**STAFF RECOMMENDATION – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN (2016-0348)**

Staff recommends approval of a request by Stop-N-Go Storage of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility, 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 once a complete plan set is submitted for review.
2. The parking spaces required shall total 19 spaces.
3. The outdoor storage area shall be paved and stripped.
4. The City shall receive a payment of \$38,500 or equivalent to satisfy Chapter 1168 Tree Preservation Requirements prior to building permit approval. The payment can be divided into phases to match the building of the development.
5. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
6. The chain link fence shall be black vinyl coated.

7. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material.
8. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval
9. The wall pack fixtures and illumination shall be reviewed and approved by Chief Building Official.

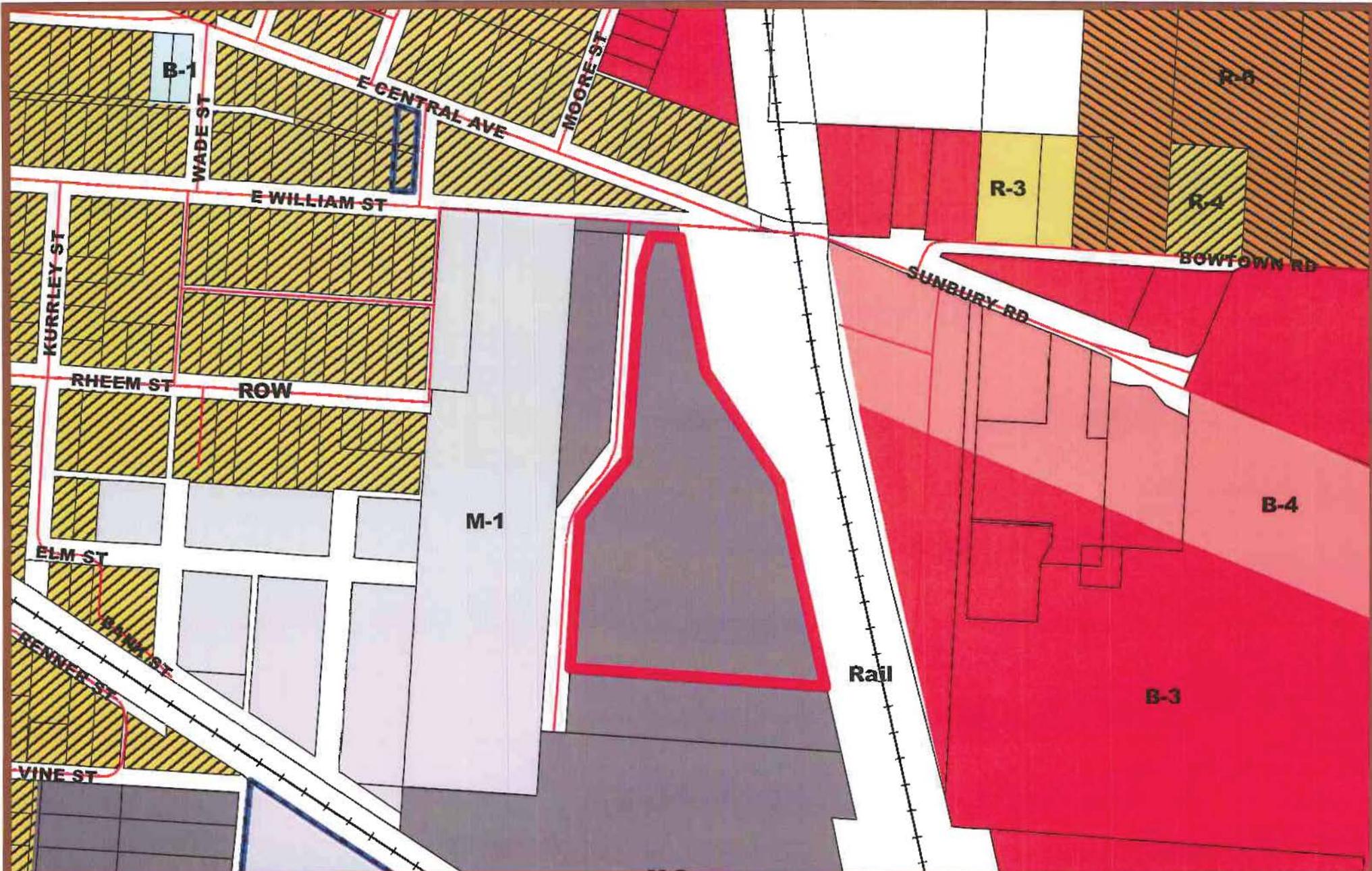




EST 1808  
CITY OF  
**DELAWARE**  
OHIO

2015-0348  
Combined Preliminary and Final Development Plan  
Stop-N-Go Storage  
Location Map



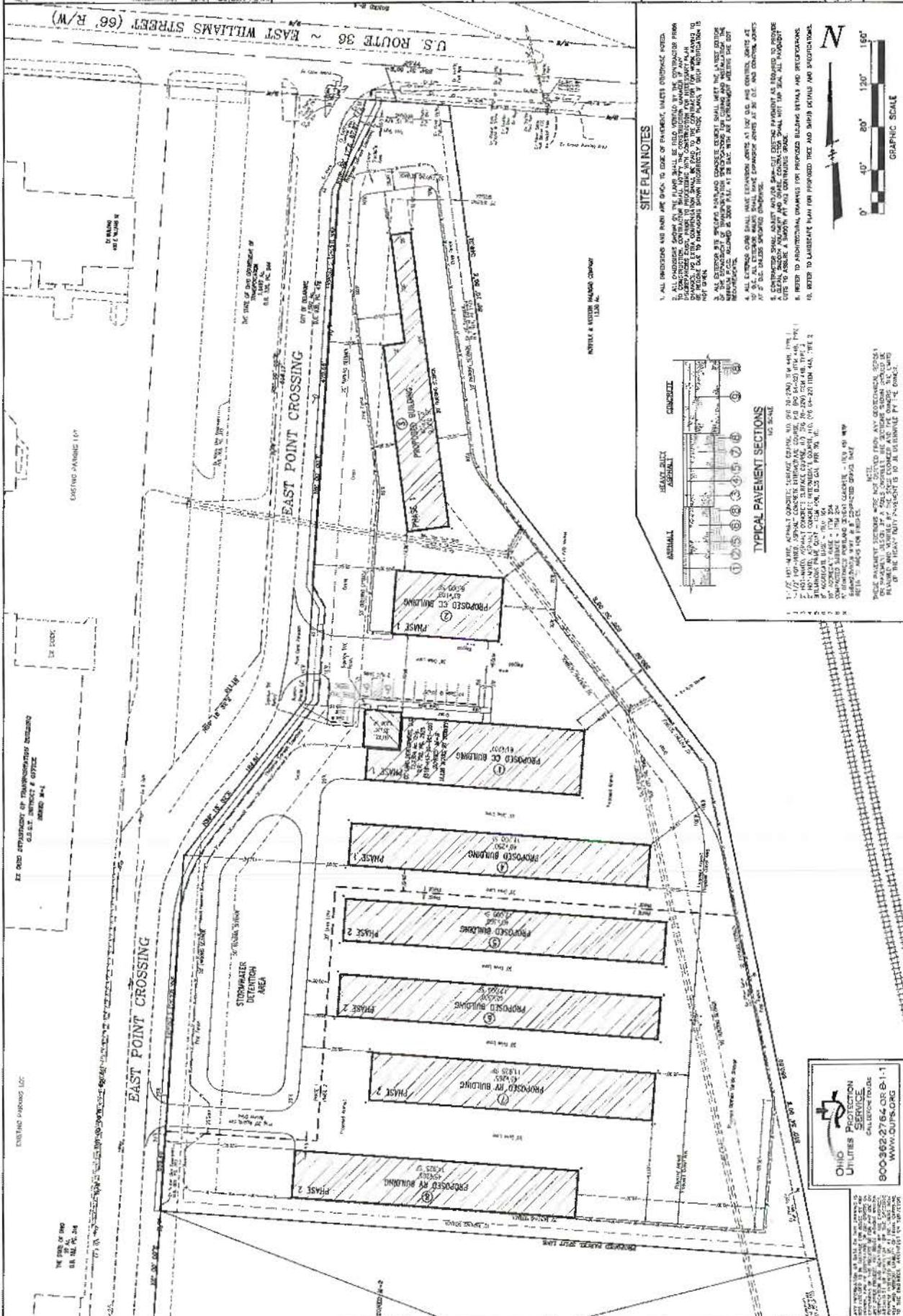






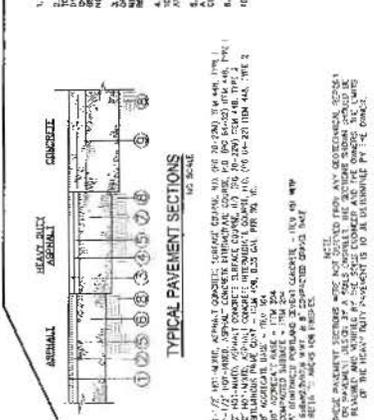




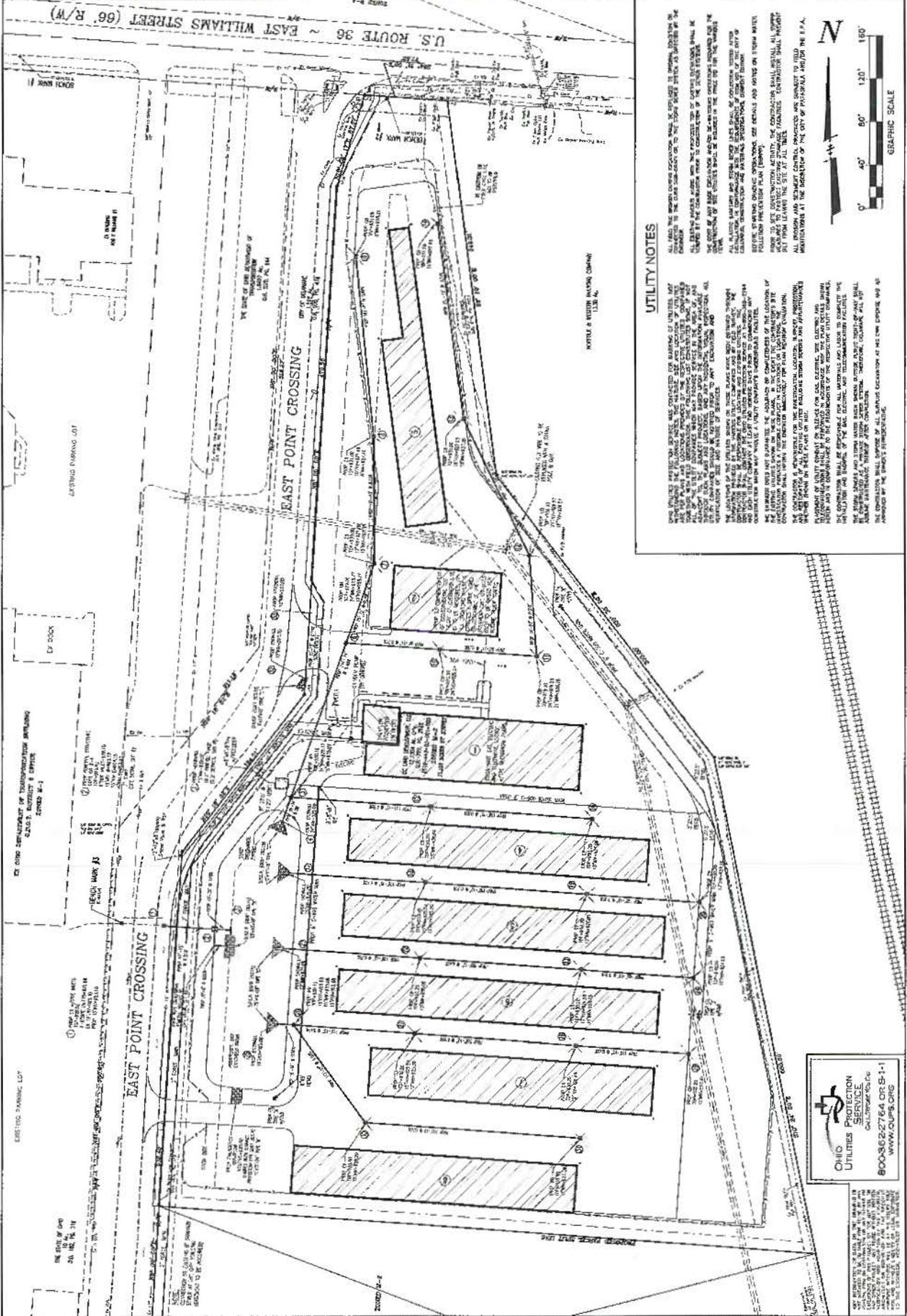


**SITE PLAN NOTES**

1. ALL DIMENSIONS AND MARK ARE BACK TO EDGE OF PARKING, UNLESS OTHERWISE NOTED.
2. ALL CONDITIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND REPORTING TO THE ENGINEER ANY DISCREPANCIES OR OMISSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND ADJACENT PROPERTY OWNERS.
3. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND ADJACENT PROPERTY OWNERS.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AS REQUIRED TO REMAIN IN PLACE TO SERVE AS A TRAVEL WAY AND CONTINUOUS DRIVE.
5. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS AND REVISIONS.
6. REFER TO LANDSCAPE PLAN FOR PROPOSED TREES AND SHrub DETAILS AND REVISIONS.

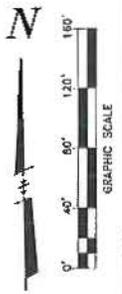


**OHIO UTILITIES SERVICE**  
 CALL US TODAY  
 800.869.2764 OR 614.891.1111  
 WWW.UTILITIES.ORG



**UTILITY NOTES**

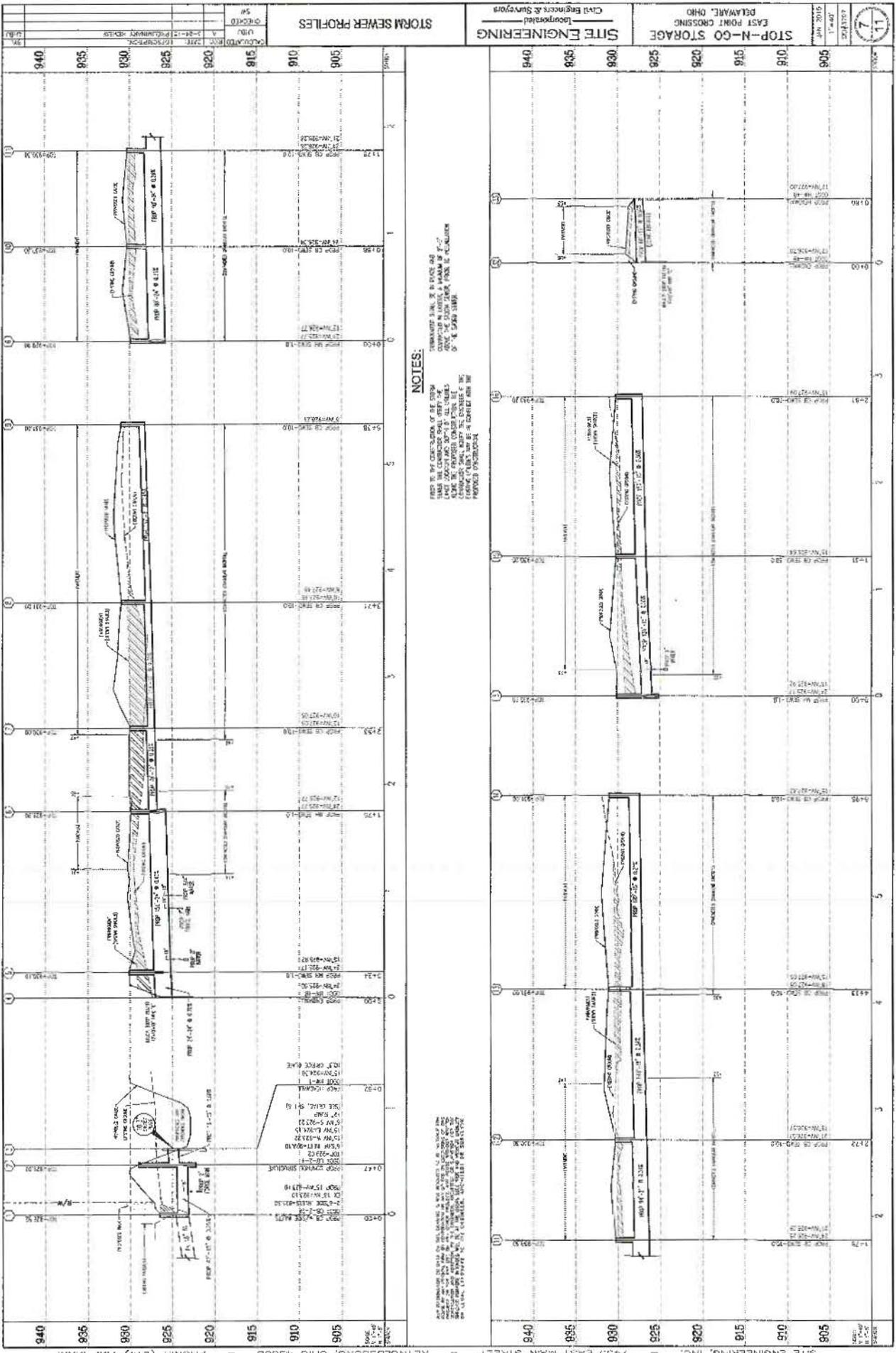
ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION DUE TO CHANGES IN THE GROUND OR TO THE LOCATION OF UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN AND FOR THE PROTECTION OF ANY UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN AND FOR THE PROTECTION OF ANY UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN AND FOR THE PROTECTION OF ANY UTILITIES NOT SHOWN ON THIS PLAN.



**CHIO UTILITIES PROTECTION SERVICE**  
 CALL 800-527-7644  
 WWW.CUPS.ORG

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940  
 935  
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 920  
 915  
 910  
 905

STORM SEWER PROFILES  
 SITE ENGINEERING  
 Civil Engineers & Surveyors  
 DELAWARE, OHIO  
 STOP-N-CO STORAGE  
 EAST POINT CROSSING  
 JAN. 2010  
 1"=40'  
 7

**NOTES:**  
 1. SEE THE PLAN VIEW OF THIS PROJECT FOR THE LOCATION OF ALL MANHOLES AND THE LOCATION OF ALL SEWER LINES.  
 2. THE ELEVATIONS SHOWN ARE THE FINISHED GRADE ELEVATIONS.  
 3. THE INVERT ELEVATIONS ARE THE ELEVATIONS OF THE CENTERLINE OF THE SEWER PIPE.  
 4. THE SLOPE OF THE SEWER LINE IS 0.005 FEET PER FOOT.  
 5. THE SEWER LINE IS 18" DIAMETER.  
 6. THE SEWER LINE IS MADE OF 18" DIAMETER PIPE.  
 7. THE SEWER LINE IS 100 FEET LONG.  
 8. THE SEWER LINE IS 100 FEET LONG.  
 9. THE SEWER LINE IS 100 FEET LONG.  
 10. THE SEWER LINE IS 100 FEET LONG.

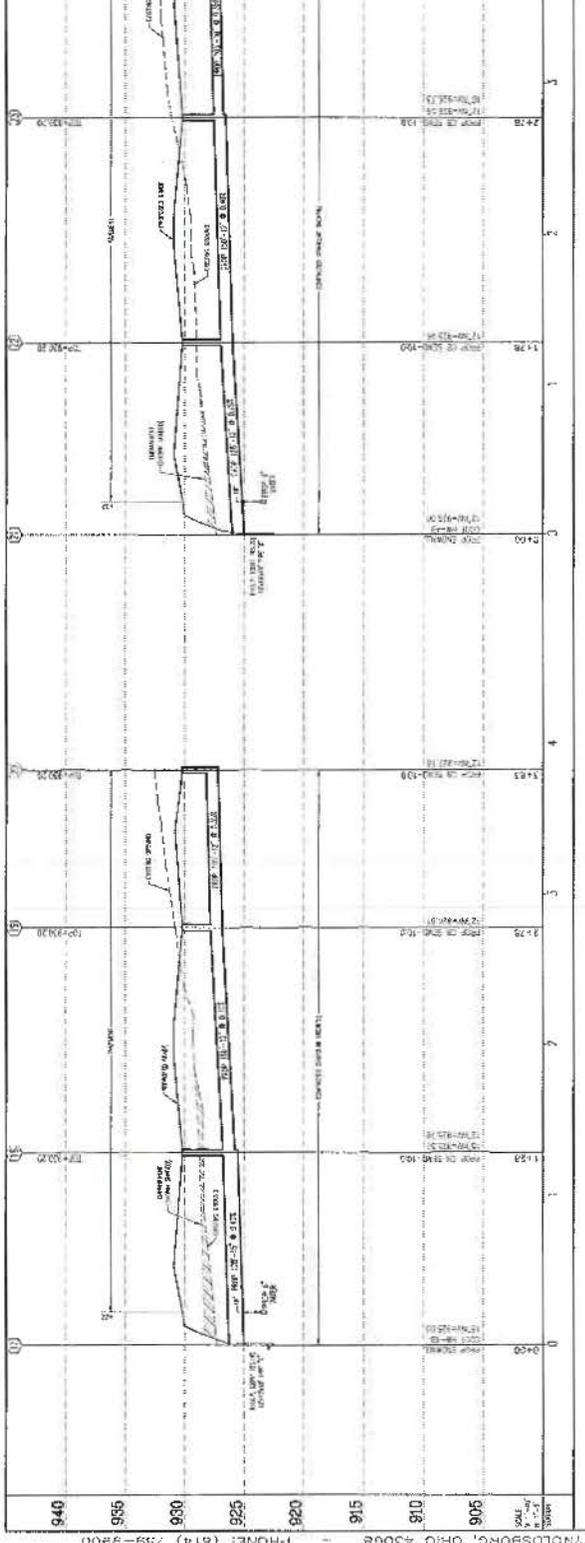
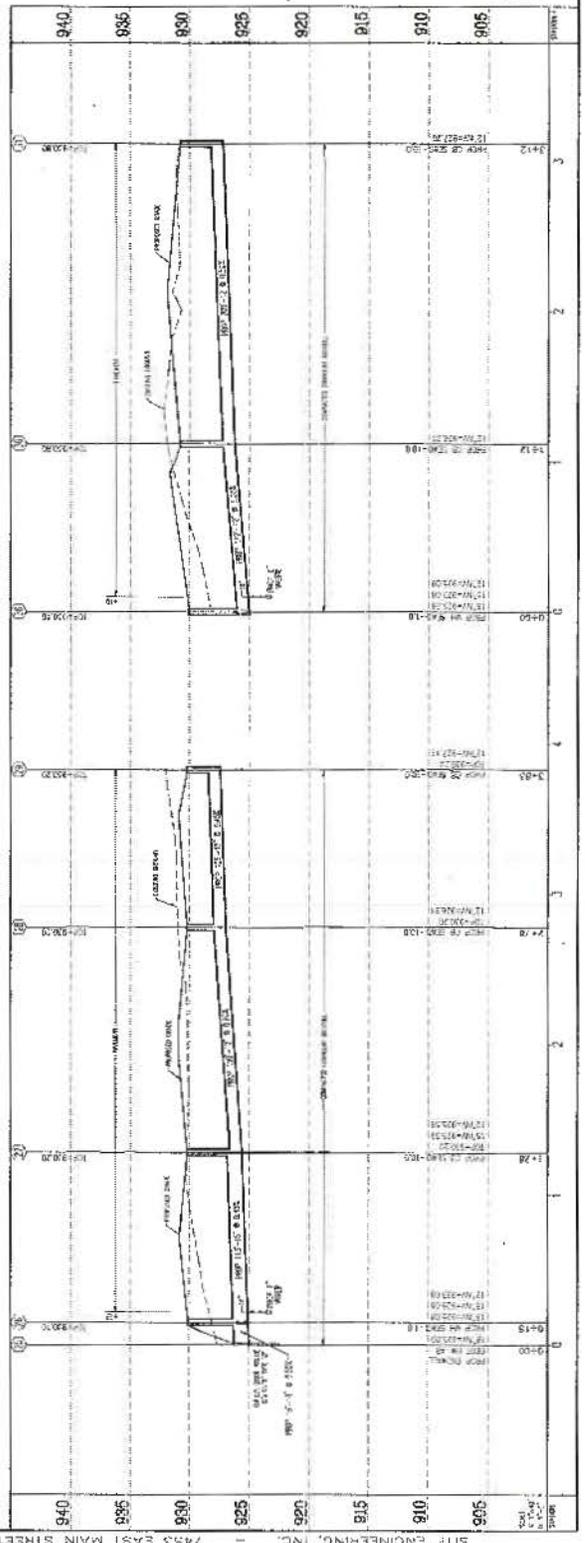
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STOP-N-CO STORAGE  
 EAST POINT CROSSING  
 JAN. 2010  
 1"=40'  
 7

DATE	DESCRIPTION
1/15/00	FINAL
1/15/00	ISSUE FOR PERMITS
1/15/00	ISSUE FOR CONSTRUCTION
1/15/00	ISSUE FOR RECORDS
1/15/00	ISSUE FOR AS-BUILT



**NOTES:**  
 1. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OR HER OFFICE FOR THE USE OF THE CLIENT.  
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR UTILITIES NOT SHOWN ON THIS DRAWING.  
 4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR UTILITIES NOT SHOWN ON THIS DRAWING.

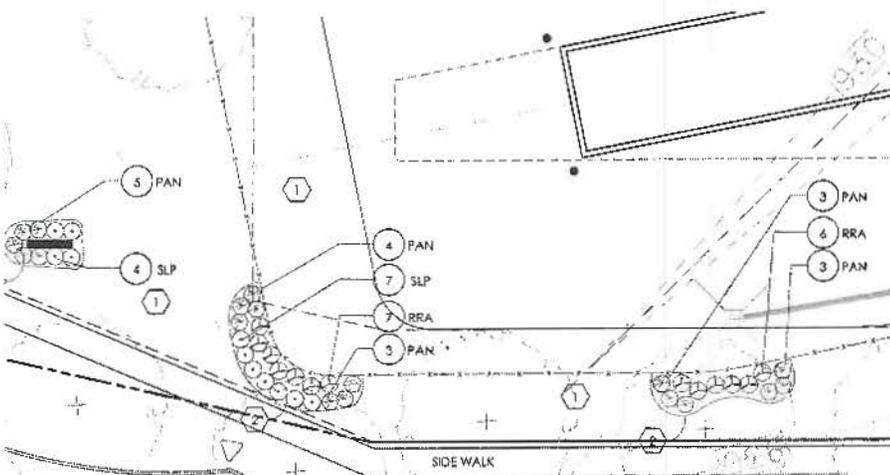






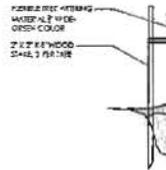






**ORTH PLANTINGS**

NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TREES & BRANCHES. RETAIN ORIGINAL SHAPE. PLANT TREES AND SHRUBS TO THE ROOT FLARE & 2" ABOVE FINISH GRADE.



DO NOT CUT MAIN LEADER

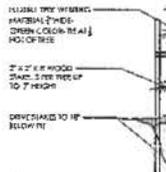
NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TREES & BRANCHES. RETAIN ORIGINAL SHAPE. PLANT TREES AND SHRUBS TO THE ROOT FLARE & 2" ABOVE FINISH GRADE.



DO NOT CUT MAIN LEADER

**2 DECIDUOUS TREE**  
N.T.S.

NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TREES & BRANCHES. RETAIN ORIGINAL SHAPE. PLANT TREES AND SHRUBS TO THE ROOT FLARE & 2" ABOVE FINISH GRADE.



DO NOT CUT MAIN LEADER

**1 EVERGREEN TREE UNDER 7' HGT.**  
N.T.S.

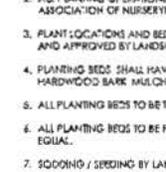
NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TREES & BRANCHES. RETAIN ORIGINAL SHAPE. PLANT TREES AND SHRUBS TO THE ROOT FLARE & 2" ABOVE FINISH GRADE.



DO NOT CUT MAIN LEADER

**3 SHRUB PLANTING DETAIL**  
N.T.S.

NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TREES & BRANCHES. RETAIN ORIGINAL SHAPE. PLANT TREES AND SHRUBS TO THE ROOT FLARE & 2" ABOVE FINISH GRADE.



DO NOT CUT MAIN LEADER

**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SOODING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED SOONEST.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

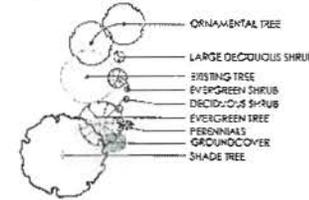
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
57	PAN	PICEA ABIES NODIFORMIS	BIRDS NEST SPRUCE	14' SPB	CONT.	
40	RRA	ROSA RAZARZ - DOUBLE KNOCKOUT ROSE	DOUBLE KNOCKOUT ROSE	24" HGT	CONT.	
33	SLP	SPIREA HIPPOPHICA - LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" SPB	CONT.	
14	JCS	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	24" HGT	CONT.	

**CONSTRUCTION NOTES:**

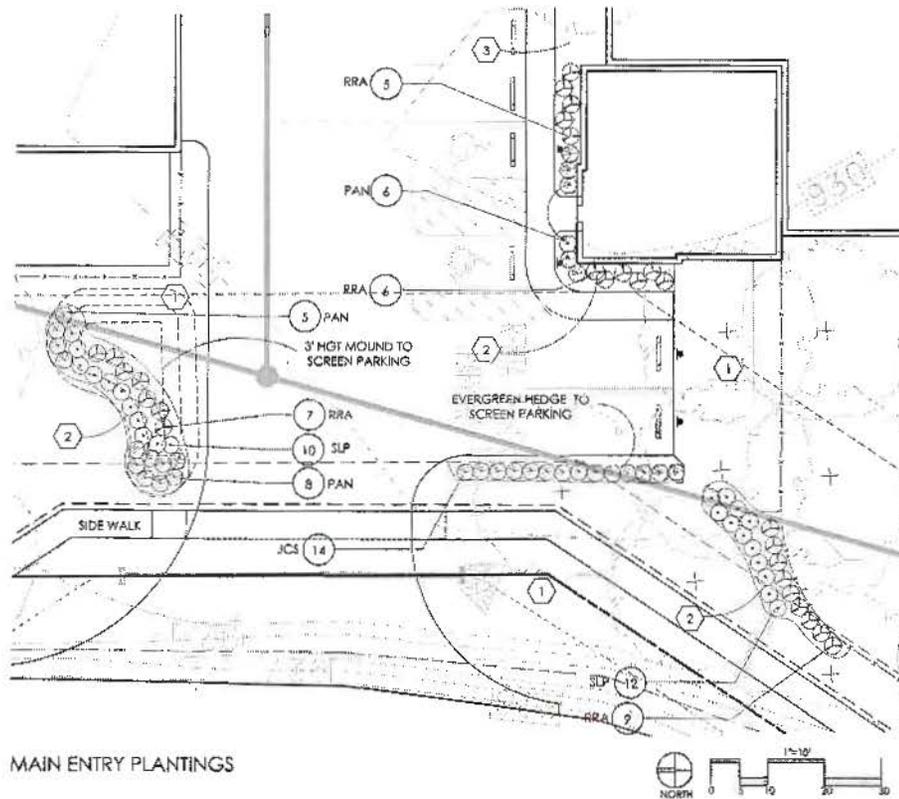
1. LAWN AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE BED- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. 3" MINIMUM HARDWOOD BARK MULCH
3. MULCH AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES- PROVIDE 3" MINIMUM HARDWOOD BARK MULCH

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PROPRIETARY  
NOT FOR CONSTRUCTION



**MAIN ENTRY PLANTINGS**

REVISIONS	

**OVERALL LANDSCAPE PLAN**

**STOP-N-GO STORAGE**  
PREPARED BY  
**ZELE CONSTRUCTION AND DEVELOPMENT**  
1000 WESTERN AVENUE  
WESTERVILLE, OH 43081

**Paris Planning & Design**  
LANDSCAPE ARCHITECTURE  
1000 WESTERN AVENUE  
WESTERVILLE, OH 43081  
PHONE: 614.891.1900  
WWW.PPPDESIGN.COM

DATE	3/1/15
PROJECT	XXXXXX
SHEET	

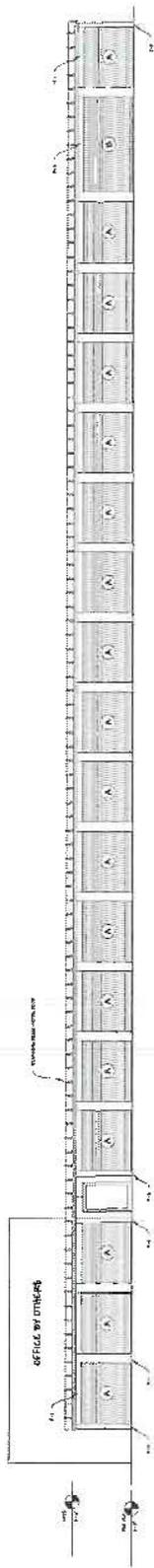
**L-2**







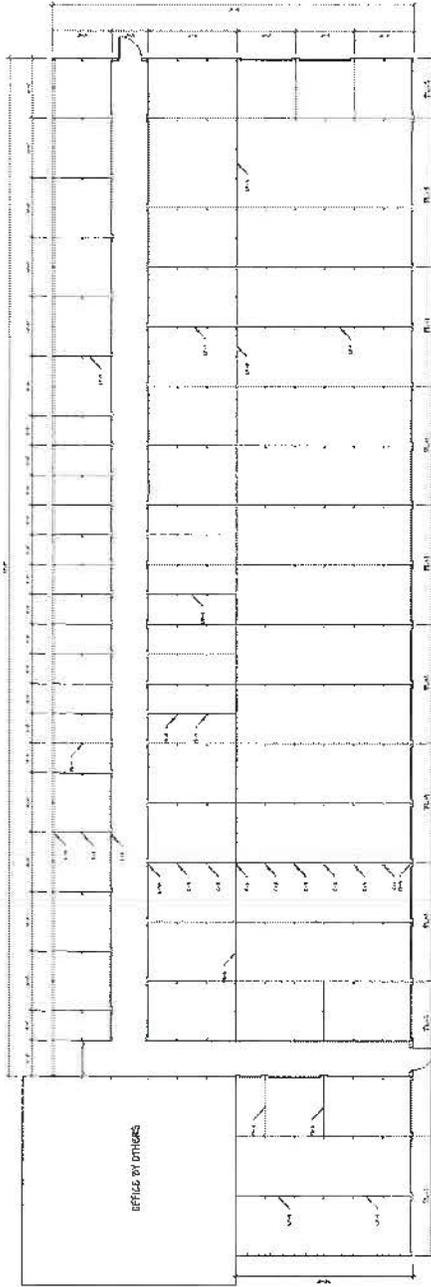




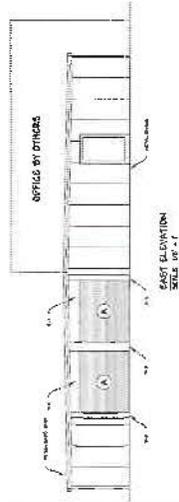
**SOUTH ELEVATION**  
SCALE: 1" = 10'



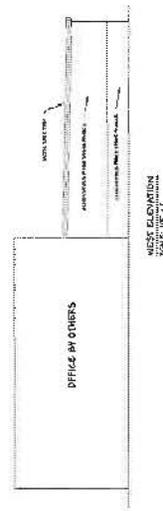
**NORTH ELEVATION**  
SCALE: 1" = 10'



**FRAMING PLAN**  
SCALE: 1" = 10'



**EAST ELEVATION**  
SCALE: 1" = 1'

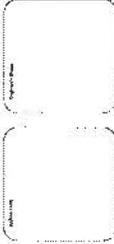


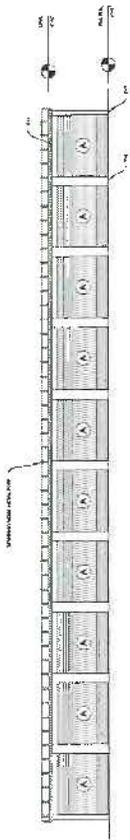
**WEST ELEVATION**  
SCALE: 1" = 1'

**SIMPLE**  
SELF STORAGE BUILDING SYSTEMS  
STOP-N-GO BUILDING SYSTEMS  
PO Box 1  
Peachtree, Ohio 43082  
Tel: 740.864.2540  
Fax: 740.864.2580

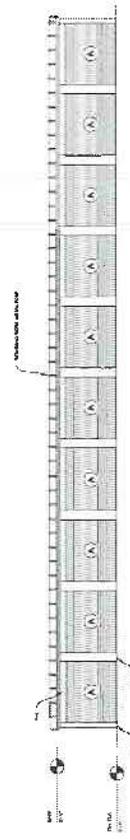
**A1**  
February 19, 2015

**STOP-N-GO**  
SELF STORAGE  
81'X201' CLIMATE CONTROL  
BUILDING 1  
PEACHTREE, OHIO

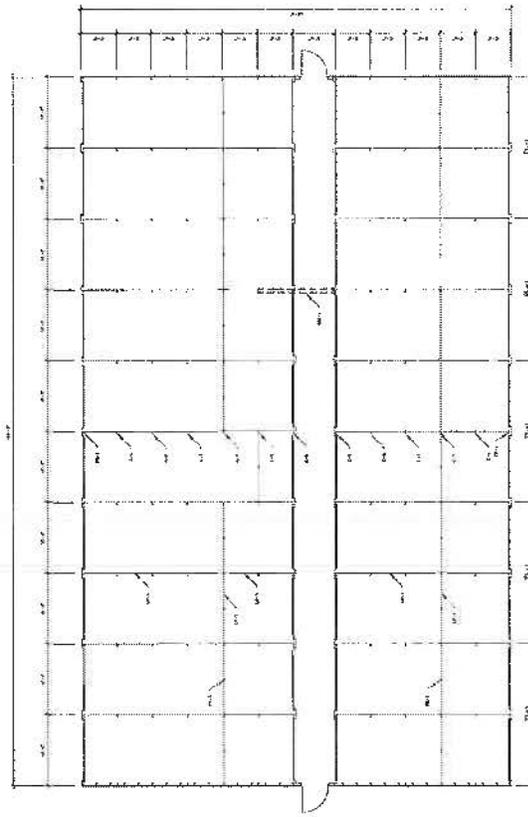




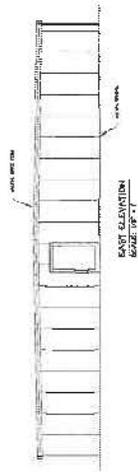
**NORTH ELEVATION**  
SCALE: 1" = 8'



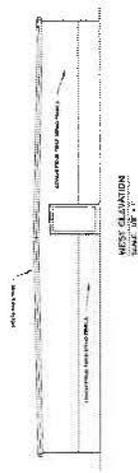
**SOUTH ELEVATION**  
SCALE: 1" = 8'



**FRAMING PLAN**  
SCALE: 1" = 8'



**EAST ELEVATION**  
SCALE: 1" = 8'



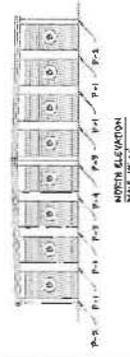
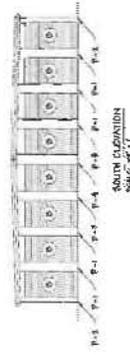
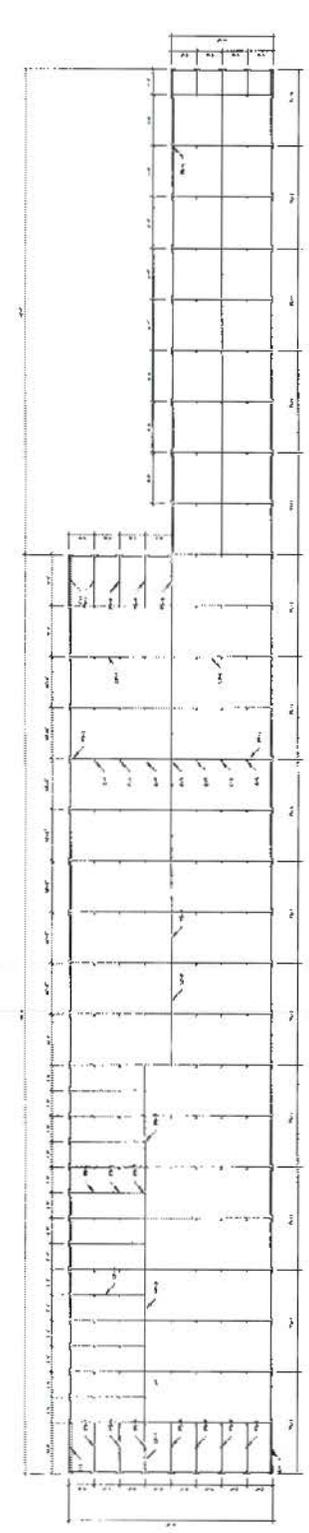
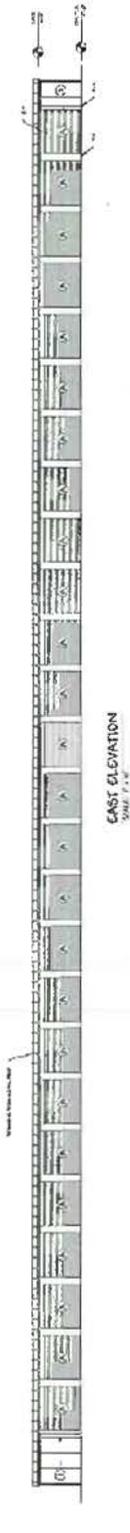
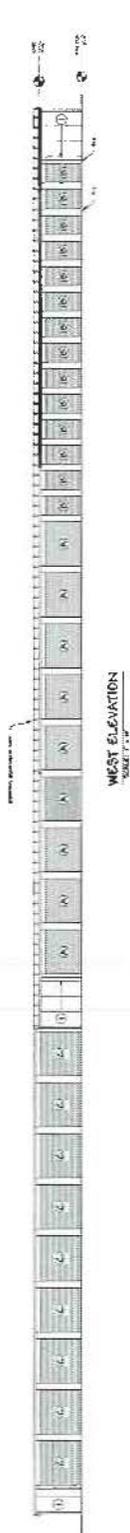
**WEST ELEVATION**  
SCALE: 1" = 8'

**SIMPLE**  
SELF STORAGE BUILDING SYSTEMS  
StopNGoBuildings.com  
PO Box 3, StopNGoBuildings.com  
Painesville, Ohio 43082  
Ph: 740.967.5400  
Fax: 740.967.2889

**B1**  
February 15, 2015

**STOP-N-GO**  
SELF STORAGE  
817'X100' CLIMATE CONTROL  
BUILDING 2  
DELAWARE, OHIO



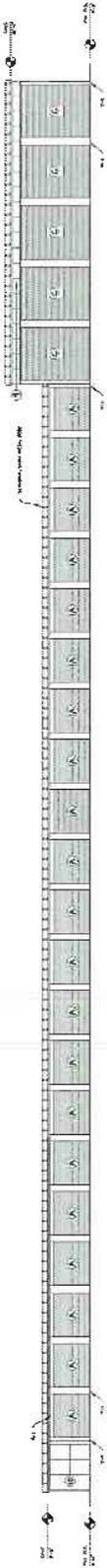


**SIMPLE**  
SELF STORAGE BUILDING SYSTEMS  
SimpleStorageBuildings.com  
PO Box 3  
Pampark, Ohio 43068  
Ph: 740.937.2440  
Fax: 740.934.3269

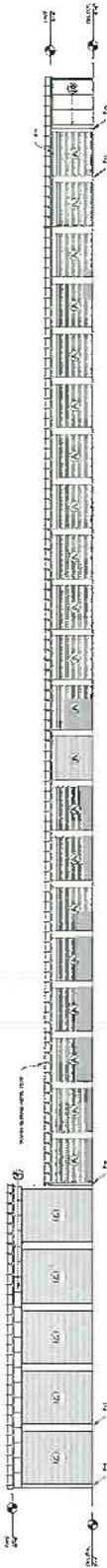
**C1**  
February 19, 2018

**STOP-N-GO**  
**SELF STORAGE**  
BUILDING 3  
DELAWARE, OHIO

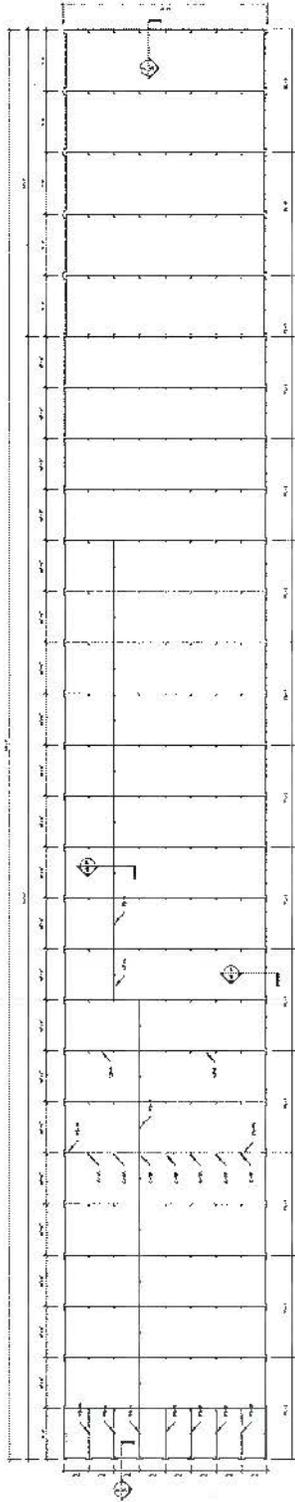




**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



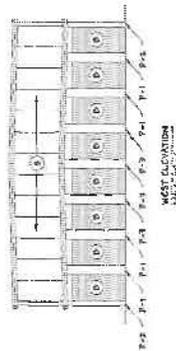
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**FRAMING PLAN**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

**SIMPLE**

SELF STORAGE BUILDING SYSTEMS  
SimpleStorageBuildings.com  
PO Box 3  
Parrsville, Ohio 43882

Ph: 740.927.2440  
Fax: 740.984.2589

**D1**  
February 19, 2016

**STOP-N-GO**  
**SELF STORAGE**  
40'x200' MIXED HEIGHT  
BUILDING 4  
DELAWARE, OHIO



# Branham Sign

COMPANY • INCORPORATED

www.branhamsign.com

888-976-7446

127 Cypress Street SW  
Reynoldsburg, Ohio 43062

Client



Address

Location

440 E WILLIAMS ST  
DELAWARE OH  
43015

Sales

JEFF SMITH

Designer

HORN

Notes

Approved & Dated

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Page

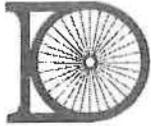
1 of 1



Local: 740.964.9550  
Fax: 740.964.9558



INTERNALLY ILLUMINATED DOUBLE FACE ALUMINUM SIGN CABINET PAINTED GRAY WITH WHITE POLYCARBONATE FACES DECORATED WITH DIGITAL PRINTS AND TRANSLUCENT VINYL AND 8" 1/2" PLATE ALUMINUM STUD MOUNTED LETTERS PAINTED DARK BRONZE STONE BASE BY OTHERS



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



Project # \_\_\_\_\_

Case # 2015-6348

**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                        | <b>Board of Zoning Appeals</b>  |
| <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 Stop-N-Go Storage Address 440 E Williams St

Acreage 8.138 Square Footage \_\_\_\_\_ Number of Lots 1 Number of Units \_\_\_\_\_

Zoning District/Land Use M2 Proposed Zoning/Land Use M2 Parcel # 519-443-03-001-003

Applicant Name Stop-N-Go Storage Contact Person Alexis Zeune

Applicant Address 5909 Westerville Rd, Westerville OH 43081

Phone 614-882-8675 Fax 614-882-9189 E-mail Alexis5855@gmail.com

Owner Name Alexis Zeune Contact Person Alexis Zeune

Owner Address 3909 Westerville Rd, Westerville OH 43081

Phone 614-882-8675 Fax 614-882-9189 E-mail Alexis5855@gmail.com

Engineer/Architect/Attorney Site Engineering Contact Person Mark Hazel

Address 7453 East Main St, Reynoldsburg, OH 43068

Phone 614-759-9900 Fax 614-759-9902 E-mail mhazel@ameritech.net

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.

Alexis Zeune  
Owner Signature

Alexis Zeune  
Owner Printed Name

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent Printed Name

Sworn to before me and subscribed in my presence this 3 day of March, 2015



**ROBERT E REIME**  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
APRIL 18, 2015

Robert E Reime  
Notary Public