

CITY OF DELAWARE
PLANNING COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
7:00 P.M.

REGULAR MEETING

AUGUST 5, 2015

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 1, 2015, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. Woodward Elementary School
 - (1) 2015-1306: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.
 - (2) 2015-1307: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (public hearing)
 - d. Commission Action
 - B. 2015-1282: A request by Kroger Distribution Center for approval of a Conditional Use Permit to install an above ground hydrogen storage tank at 2000 Nutter Farm Lane on approximately 162 acres zoned M-2 (General Manufacturing District) with text limitations.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (public hearing)
 - d. Commission Action
 - C. Ohio Wesleyan University
 - (1) 2015-1322: A request by Ohio Wesleyan University for approval of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street.

- (2) 2015-1324: A request by Ohio Wesleyan University for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street
- (3) 2015-1325: A request by Ohio Wesleyan University for approval of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)
- (4) 2015-1326: A request by Ohio Wesleyan University for approval of a Final Development Plan for Small Living Units (SLU's) Phase 1 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

- D. 2015-1270: A request by MI Homes of Central Ohio for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 1 for 47 single family lots on 11.974 acres zoned R-3 (One Family Residential District) located north of Silversmith Lane.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

- E. 2015-0806: A request by STG Development LTD for approval of a Final Development Plan for Phase 2 of The Village Gate Apartments for 68 apartment units on 6.8 acres located north of Bowtown Road and at the terminus of Ferguson Avenue just west of the existing Village Gate Apartments on property zoned R-6 (Multi-Family Residential District).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

F. The Communities at Glenross

- (1) 2015-1328: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Development Plan for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.
- (2) 2015-1329: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Subdivision Plat for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: September 2, 2015
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
JULY 1, 2015**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:05 p.m. in the Moses Byxbe Room at Mingo Park.

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

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on June 3, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the June 3, 2015 meeting, seconded by Vice-Chairman Simpson. Motion passed by a 6-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. Smith Elementary School

- (1) 2015-1051: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
- (2) 2015-1052: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included information on the proposed site plan, access to the site, and new entrance locations. A discussion was held on the buffering and landscaping plan adjacent to the neighbors. Mr. Schultz reviewed the building elevations and conditions for approval.

b. Applicant Presentation

APPLICANT:

Larry Davis
149 Westwood Avenue
Delaware, Ohio 43015

Mr. Davis provided information and location on the addition for school age child care center. Mr. Davis provided information on the estimated growth of the student population.

- c. Public comment (public hearing)
- d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2015-1051 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1052 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Glenross North Subdivision

- (1) 2015-1054: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (2) 2015-1055: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (3) 2015-1056: A request by Vincent Romanelli for approval of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
- (4) 2015-1057: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation

Mr. Efland provided a presentation which included aerial photographs of the site location and information on the zoning map. Mr. Efland reviewed the proposed site plan with the three phases for development. Mr. Efland reviewed and discussed the park location and additional open space locations in the plans. Discussion held on the landscape plan and signage at the entrance.

Mr. Prall requested information regarding the fencing requirement around retention ponds along Glenn Parkway.

Mr. Lemke addressed the transition of street names from adjoining neighborhoods. Mr. Efland discussed the transition to occur at marked intersections.

Mr. Halter voiced his concern regarding access of the walking trail to the central park location. Mr. Efland discussed the sidewalk system that will provide access to the park.

b. Applicant Presentation

APPLICANT:

David Fisher
207 N. Fourth Street
Columbus, Ohio 43215

Jeff Strung
5500 New Albany Road
Columbus, Ohio 43054

Vincent Romanelli
148 W. Schrock Road
Westerville, Ohio 43081

Mr. Fisher discussed the use of pillars to assist in wayfinding and to help in distinguishing the neighborhood from the Glenross Golf Club.

Mr. Fisher voiced concerns regarding the central park location and the requirement that the park remain open to the public. Mr. Fisher voiced the concern that homeowners will pay for the maintenance of the park. Mr. Fisher discussed amenities in the park and requested that the Commission consider eliminating the requirement for a basketball court to be placed in this area.

Mr. Efland voiced no concern over the removal of the basketball court, but did explain city policy that the park must be open to the public.

c. Public comment (public hearing)

Tom Bonacuse
880 Ballater Drive
Delaware, Ohio

Mr. Bonacuse requested information on tree line and what trees will remain and which trees will be removed. Mr. Efland provided information on location of current mature trees.

d. Commission Action

Motion: Mr. Halter moved to approve 2015-1054 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1055 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1056 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1057 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

C. Heatherton Phase 5

- (1) 2015-1048: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.
- (2) 2015-1049: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included a map of the location of the site and aerial photographs. Mr. Schultz reviewed the approved Preliminary Development Plan.

Mr. Prall requested information regarding the removal of the dirt mounds. Ms. Stachler informed that the mounds would be cleared in the

next two phases.

b. Applicant Presentation

APPLICANT:

James Barry
7965 N. High St.
Columbus, Ohio 43235

c. Public comment (no public hearing)

d. Commission Action

Motion: Mr. Mantzoros moved to approved 2015-1048 along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Mantzoros moved to approved 2015-1049 along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the City Wayfinding Plan.

Mr. Efland discussed the outcome of the recent Glennross Neighborhood meeting that was held.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairwoman Keller stated that she will be out of town for the August meeting and that Vice-Chairman Simpson will be running the meeting. Chairwoman Keller voiced her concern regarding high weeds along Houk Road and the deteriorating condition of the Rockford signage at the front entrance.

Mr. Mantzoros requested information on the Delaware Place development. Mr. Efland addressed the concern and explained that Miller-Valentine did not receive additional funding at this time.

Mr. Prall provided more information on the Glennross Neighborhood meeting with regards to discussions on the plans for the new fire station.

Vice-Chairman Simpson voiced her concern over the lack of lighting on the bike path along Henry Street.

Ms. Tucker-Buck voiced her concern over the lack of lighting on the bike path near Kensington Place.

ITEM 6. NEXT REGULAR MEETING: August 5, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the July 1, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:46 p.m.

Lisa Keller, Chairwoman

Elaine McCloskey, Clerk

CASE NUMBER: 2015-1306 & 1307

REQUEST: Multiple Requests

PROJECT: Woodward Elementary School

MEETING DATE: August 5, 2015

APPLICANT/OWNER

Fanning Howey
4930 Bradenton Avenue
Dublin, Ohio 43017

Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST

2015-1306: A request by Delaware City Schools for approval for a Conditional Use Permit for an Addition, Renovations and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

2015-1307: A request by Delaware City Schools for approval for a Combined Preliminary and Final Development Plan for an Addition, Renovations and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

PROPERTY LOCATION & DESCRIPTION

The 4.5 acre Woodward Elementary School campus encompasses six parcels that is bounded to the north by Bernard Avenue, to the south by Harrison Street, to the east by Washington Street and to the west by Liberty Street. The subject site is zoned R-4 (Medium Density Residential District) as are the surrounding parcels to the north, south, east and west.

BACKGROUND/PROPOSAL

The 36,144 square foot elementary school building was constructed in 1950 and was remodeled in 1985. Now the School District is proposing a 23,355 square foot addition to the existing school for a total square footage of 59,499. The academic and gymnasium/student dining addition would be on the northern portion of the building. Just north of the addition would be a new private entrance road from Liberty Street that would accommodate bus traffic only while the existing parent drop-off drive along Washington Street would be extended to enhance safety in this area. Northeast of the new entrance road would be a new 56 space parking lot that would be accessed from Washington Street to serve the staff and events. The existing 54 space parking lot just east of Washington Street would remain.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-4. Under the current zoning, the building addition, renovations and site improvements would require a Conditional Use Permit and a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council.
- **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.
- **ROADS AND ACCESS:** The vehicular access to the building would be upgraded significantly in this proposal. The existing parent drop-off drive along Washington Street would be extended by approximately 140 feet to allow for more cars to minimize stacking along Washington Street. Also, a new bus only access road Liberty Street just north of the new addition would accommodate all the bus traffic.
- **SITE CONFIGURATION:** The single story academic and two story gymnasium/student dining addition would be located north of the existing building while the existing three classroom trailers would be razed. The gymnasium and student dining would front Washington Street with the academic addition located just south (behind) of the gymnasium and student dining addition. The academic addition would also accommodate 11 classrooms with associated restrooms, mechanical, electrical and technology spaces along with a new entrance on the south elevation adjacent to the new Liberty Street bus only access road. The existing ball field and playground located north and south of the new entrance drive from Liberty Road respectively would remain. A new 56 space staff and event parking lot would be located on the northeast portion of the property that

would be accessed from Washington Street. The school will have a total of 110 parking spaces which would be a 104% net increase from the existing 54 space parking lot located on the east side of Washington Street. An internal sidewalk network would connect the new addition, the new entrance drive on Liberty Street, the extended parent drop-off drive along Washington Street and the new parking lot to the existing facilities. Bio-retention basins would be located just north and south of the new parking lot.

- **BUILDING DESIGN:** The academic building would be mostly constructed of typical smooth face cmu with a face brick band above the aluminum storefront windows with a membrane roof while the gymnasium and student dining elevation would be typical metal wall panels above split face cmu with metal fascia capping the structure. All the additions, materials and colors would match the existing building as much as feasible.
- **TREE REMOVAL & REPLACEMENT:** The school would remove 212 caliper inches of trees in the proposed development while they are not adding any trees above the typical zoning requirements. However, any shortfall of trees being removed would be accounted for per the approved Dempsey Middle School tree preservation conservation easement agreement
- **LANDSCAPING & SCREENING:** The landscape plan identifies the required tree and shrubs adjacent to the new parking lot where it fronts Bernard Avenue and Washington Street, the appropriate interior parking lot landscaping and the appropriate front yard trees adjacent to the addition fronting Washington Street. Staff would recommend front yard trees should be installed along Liberty Street just south of the new entrance drive and extend to the existing playground. Street trees to supplement the existing street trees shall be installed along Liberty, Washington and Harrison Streets per the Parks and Natural Resource's Department. The landscape plan would have to be reviewed and approved by the Shade Tree Commission for species, installation size and location.
- **LIGHTING:** The site would have six new light poles that would be 20 feet high with cut off light fixtures. Three of the light poles would be located in the new parking lot, two light poles would be located along the new entrance road from Liberty Road and one light pole would be located near the extended parent drop-off area along Washington Street. The building addition would have six wall packs along the elevations. The lighting plan specifications would have to be reviewed and approved by the Chief Building Official.
- **SIGNS:** There is no new signage proposed with the addition and site improvement.

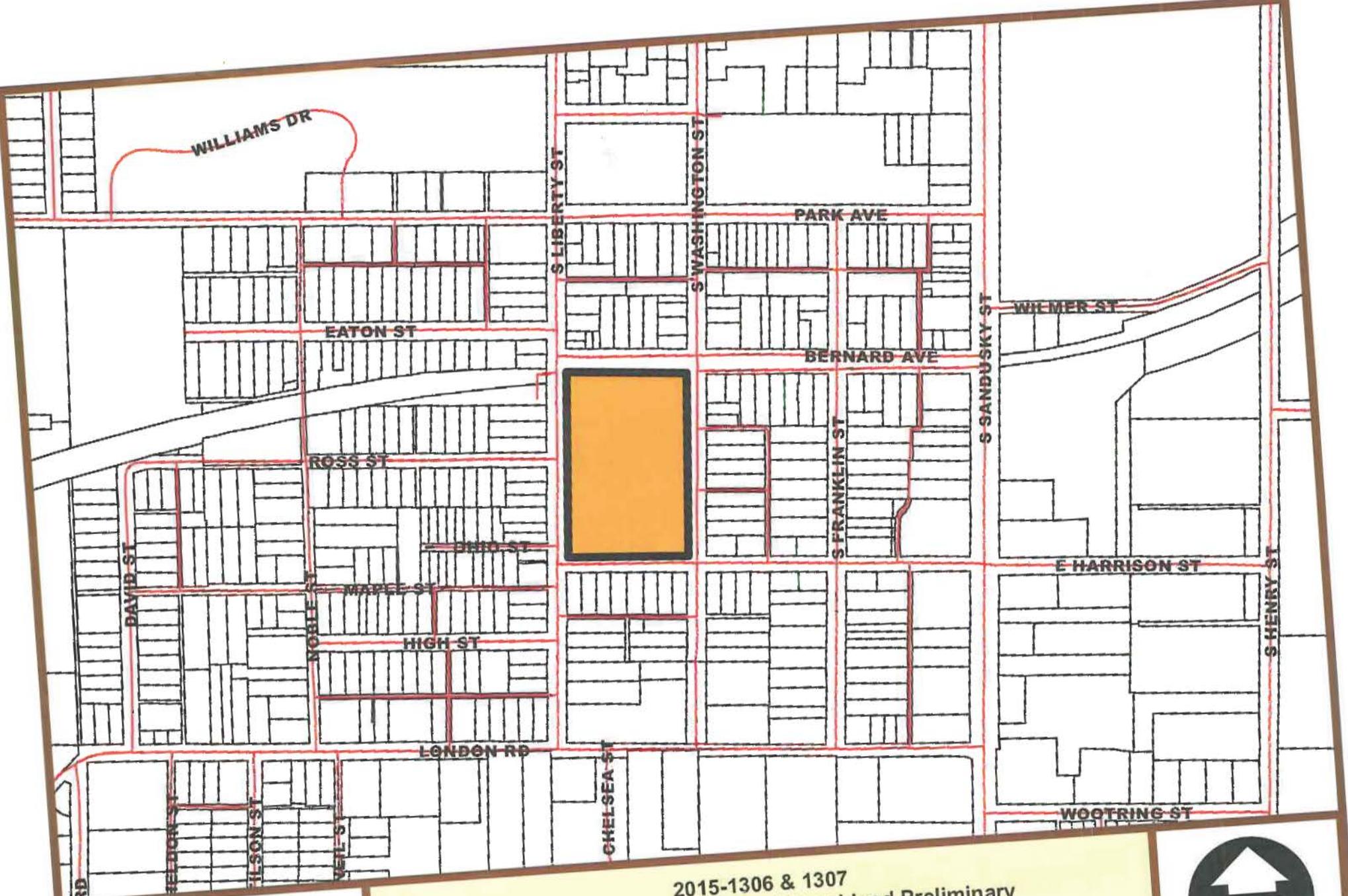
STAFF RECOMMENDATION (2015-1306 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Delaware City Schools for a Conditional Use Permit for an Addition, Renovations and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

STAFF RECOMMENDATION (2015-1307 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware City Schools for a Combined Preliminary and Final Development Plan for an Addition, Renovations and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street, 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. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
3. Any new roof top mechanical equipment shall be screened from public view.
4. Front yard trees shall be installed along Liberty Street just south of the new entrance road south to the existing playground.
5. Street trees to supplement the existing street trees shall be installed along Liberty, Washington and Harrison Streets per the Parks and Natural Resource Department.
6. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
7. The lighting plan shall be reviewed and approved by the Chief Building Official.



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 CITY OF
DELAWARE
 OHIO

2015-1306 & 1307
 Conditional Use Permit and Combined Preliminary
 and Final Development Plan
 Woodward Elementary - 200 South Washington Street
 Location Map





2015-1306 & 1307
 Conditional Use Permit and Combined Preliminary
 and Final Development Plan
 Woodward Elementary - 200 South Washington Street
 Zoning Map





2015-1306 & 1307
Conditional Use Permit and Combined Preliminary
and Final Development Plan
Woodward Elementary - 200 South Washington Street
Aerial (2013)



FANNING HOWEY

July 8, 2015

Woodward Elementary School
Renovations and Additions
Delaware City Schools
Delaware, Ohio
Project No. 213051.04

Project Narrative

The work at Woodward Elementary School is comprised of a single story academic and gymnasium addition at the north end of the building to accommodate 11 classrooms with associated restrooms, new food service area, mechanical, and electrical. The addition will have a new entrance off Liberty Street to accommodate students arriving and leaving by bus. The existing parent drop-off drive along Washington Street will be extended to allow for more cars to minimize stacking along Washington Street. Existing and proposed building areas are as follows:

	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Main Level	36,144 s.f.	22,355 s.f.	58,499 s.f.
Lower Level	3,052 s.f.	0 s.f.	0 s.f.
Upper Levels	333 s.f.	583 s.f.	916 s.f.

All new exterior materials (roofing, brick and concrete masonry, aluminum windows and doors) will match the existing exterior materials to the extent that these same or similar materials are still available.

The existing 54 car parking area located east of Washington Street will remain unchanged. A new 56 car parking lot with access from Washington Street will be added to the northern portion of the site for a 104% net increase in parking spaces. This parking lot will serve as staff and event parking.

The landscape plan complies with the parking lot tree planting requirements. The lighting plan for the site has accommodated the minimum foot candle standards.

Storm water from the new impervious roof and parking areas will be collected into bio-retention basins in the lawn areas north of the building addition and will then be tied into the city owned storm line in Washington St.

ARCHITECTURE | ENGINEERING

4930 Bradenton Avenue | Dublin, OH 43017

614.764.4661 | fax 614.764.7894 | www.fhai.com

FINAL SITE ENGINEERING PLANS

WOODWARD ELEMENTARY SCHOOL

RENOVATIONS AND ADDITIONS

DELAWARE CITY SCHOOL
DELAWARE, OHIO

JULY 8, 2015

NOTE: QUANTITIES SHOWN ARE NOT COMPLETE. ITEMS LISTED ARE FOR INFORMATION AND ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL NOT RELY ON QUANTITIES LISTED OR NOT LISTED HEREIN.

SITEWORK ESTIMATE OF QUANTITIES			
ITEM	QTY.	UNIT	DESCRIPTION
STORM WATER			
611	535	LF	6" HDPE STORM CONDUIT
612	269	LF	8" HDPE STORM CONDUIT
613	228	LF	12" HDPE STORM CONDUIT
614	202	LF	15" HDPE STORM CONDUIT
615	389	LF	18" HDPE STORM CONDUIT
616	5	EACH	OVEN BASKET (DOCT 2-3, 6, 8, 9, 10, 11)
617	2	EACH	MANHOLE (DOCT 11-12)
618	1	EACH	MANHOLE (DOCT 13)
619	2	EACH	GRID W/LE'S (SEWS 1, 2)
620	1	EACH	YARD GRASS

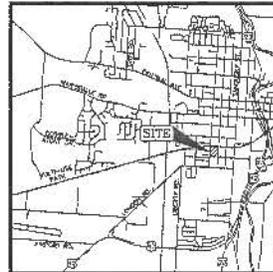
OWNER ADDRESS
DELAWARE CITY SCHOOLS
243 N. WASHINGTON STREET
DELAWARE, OHIO 43015
PHONE: 740-833-1100
FAX: 740-833-1149

APPLICANT:
FANNING HOWEY ASSOCIATES, INC.
4930 BRADENTON AVE.
DUBLIN, OHIO 43017
PHONE: 614-764-4661
FAX: 614-764-7894

STRUCTURAL ENGINEER:
JEZERINAC GEERS AND ASSOCIATES, INC.
5640 FRANTZ ROAD
DUBLIN, OHIO 43017
PHONE: 614-756-0665
FAX: 614-756-1223

CIVIL ENGINEER:
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVE., SUITE 600
COLUMBUS, OHIO 43215
PHONE: 614-441-4222
FAX: 614-441-7340

UNDERGROUND UTILITIES
CONTACT BOTH SERVICES
CALL TWO WORKING DAYS
BEFORE YOU DIG
CALL
1-800-362-2764
(TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY
OL & GAS PRODUCERS PROTECTIVE
SERVICE CALL: 1-800-825-1988



LOCATION MAP
-NOT TO SCALE-

SHEET INDEX

NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	CONCRETE PLAN
4	PAVING PLAN
5	SEWER AND STORM
6	DETAILS AND SECTIONS
7	SEWER AND SECTIONS
8	GENERAL NOTES
9	PAVING PLAN
10	SEWER PLAN
11	STORM PLAN
12	SEWER DETAILS
13	STORM DETAILS
14	SEWER SECTIONS
15	STORM SECTIONS
16	GENERAL NOTES

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
6000 W. 12TH AVE.
COLUMBUS, OHIO 43221
(614) 462-4100

CITY OF DELAWARE
DEPARTMENT OF PUBLIC SAFETY
555 GARDEN STREET
DELAWARE, OHIO 43015
(740) 733-1899

COLUMBUS GAS
555 GARDEN STREET
DELAWARE, OHIO 43015
(614) 462-4100

NOTE: CALL 9002 NUMBER, 24 HOURS A DAY

BASES OF BEARINGS
ALL BEARINGS ARE BASED ON DATA ASSIGNED BY GPS RECEPTION AT 10 PER 100 BY THE DELAWARE COUNTY PLANNING COMMISSION. THE USER MUST NOT RELY ON THE DATA FOR THE PURPOSES OF TRANSPORTATION OR CONSTRUCTION.

BENCHMARKS
BENCH MARK 1 (BM 1) IS THE CORNER OF THE INTERSECTION OF WASHINGTON STREET AND WOODWARD STREET.
BENCH MARK 2 (BM 2) IS THE CORNER OF THE INTERSECTION OF WASHINGTON STREET AND WOODWARD STREET.
BENCH MARK 3 (BM 3) IS THE CORNER OF THE INTERSECTION OF WASHINGTON STREET AND WOODWARD STREET.

FLOOD DESIGNATION
FLOOD DESIGNATION IS BASED ON THE FLOOD HAZARD MAP OF DELAWARE COUNTY, OHIO, AS SHOWN ON FIGURE 1. THE USER MUST NOT RELY ON THIS INFORMATION FOR THE PURPOSES OF TRANSPORTATION OR CONSTRUCTION.

NOTES

UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON FIELD SURVEYS BY OTHERS AND AVAILABLE RECORDS AND AS SUCH, SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION PROJECT.
ALL RECORDS REFERENCED HEREIN SHOULD BE OBTAINED FROM THE RECORDS OFFICE, DELAWARE COUNTY, OHIO.
NEEDS/ISSUES/APPROPRIATE TO BE REMITTED

EST. 1808
CITY OF
DELAWARE
OHIO

JAMES H. FRANTZ, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. BERRIGAN, P.E.
PUBLIC WORKS DIRECTOR/UTILITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 12642

JOHN P. C. STANTON, P.E.
LAND DEVELOPMENT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 12642

BLAIR STANTON
DIRECTOR OF PUBLIC UTILITIES

Approval of these plans does not constitute a warranty or endorsement. The reviewer does not accept responsibility for the integrity of the plans.

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE TYPE	FILED	PERMITS	ISSUANCES
STORM SEWER			
SEWER			

NOTE: THE CITY RESERVES THE RIGHT TO ENFORCE ALL INFRASTRUCTURE IS PROPERLY MAINTAINED AND INSTALLED, REGARDLESS OF OWNERSHIP.

ENGINEER
MANNIK & SMITH

Randal L. Vantilburg
RANDAL L. VANTILBURG, P.E.
OHIO REGISTERED PROFESSIONAL ENGINEER
SERIAL NO. E-89678

JULY 8, 2015
DATE

REVISIONS

NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

WOODWARD ELEMENTARY SCHOOL
RENOVATIONS AND ADDITIONS

DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING HOWEY
614.764.4661 www.fh.ai.com

MANNIK & SMITH GROUP
CREATIVE PARTNERS

COVER SHEET

DESIGNED BY: J. H. FRANTZ, AICP
CHECKED BY: W. L. BERRIGAN, P.E.
DATE: JULY 8, 2015

REVISIONS DATE

COVER

OHIO EPA SEWAGE & EROSION CONTROL CRITERIA

The purpose of this document is to provide minimum standards for the design and construction of sewage treatment plants and erosion control structures. These standards are intended to ensure that all such structures meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code. The standards are based on the best available information and are intended to be updated as technology and knowledge advance.

GENERAL CRITERIA

1. All structures shall be designed and constructed in accordance with the standards set forth in this document. The standards shall be applied to all structures, regardless of their size or location.

2. All structures shall be designed and constructed to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

3. All structures shall be designed and constructed to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

4. All structures shall be designed and constructed to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

5. All structures shall be designed and constructed to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

GENERAL MAINTENANCE/INSPECTION PROCEDURES

1. All structures shall be inspected and maintained in accordance with the standards set forth in this document. The standards shall be applied to all structures, regardless of their size or location.

2. All structures shall be inspected and maintained to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

3. All structures shall be inspected and maintained to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

4. All structures shall be inspected and maintained to meet or exceed the minimum requirements of the Ohio Revised Code and the Ohio Administrative Code.

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GENERAL NOTES

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SEQUENCE OF CONSTRUCTION SCHEDULE ACTIVITIES (CONTINUED)

1. Obtain permits.
2. Clear and site preparation.
3. Excavate and install foundation.
4. Install and set concrete.
5. Erect masonry walls.
6. Erect roof structure.
7. Erect exterior finish.
8. Erect interior finish.
9. Erect mechanical and electrical.
10. Erect final exterior finish.
11. Erect final interior finish.
12. Erect final landscaping.

TEMPORARY SEEDING / STABILIZATION

TEMPORARY SEEDING / STABILIZATION	TEMPORARY SEEDING / STABILIZATION
1. SEEDING	1. SEEDING
2. MULCHING	2. MULCHING
3. EROSION CONTROL	3. EROSION CONTROL
4. STABILIZATION	4. STABILIZATION
5. MAINTENANCE	5. MAINTENANCE
6. REMOVAL	6. REMOVAL
7. RESTORATION	7. RESTORATION
8. MONITORING	8. MONITORING
9. REPORTING	9. REPORTING
10. RECORDS	10. RECORDS
11. INSPECTION	11. INSPECTION
12. CORRECTION	12. CORRECTION
13. COMPLETION	13. COMPLETION

TEMPORARY SEEDING / STABILIZATION	TEMPORARY SEEDING / STABILIZATION
1. SEEDING	1. SEEDING
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SILLERICE NOTES

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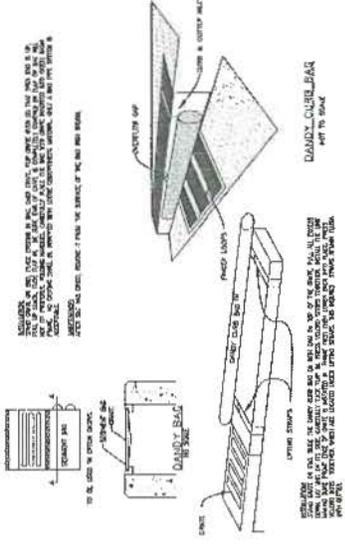
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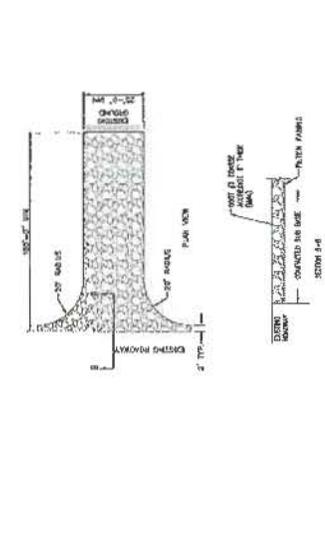
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TEMPORARY SEEDING / STABILIZATION	TEMPORARY SEEDING / STABILIZATION
1. SEEDING	1. SEEDING
2. MULCHING	2. MULCHING
3. EROSION CONTROL	3. EROSION CONTROL
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10. RECORDS	10. RECORDS
11. INSPECTION	11. INSPECTION
12. CORRECTION	12. CORRECTION
13. COMPLETION	13. COMPLETION



POST CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE	POST CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE
1. SEEDING	1. SEEDING
2. MULCHING	2. MULCHING
3. EROSION CONTROL	3. EROSION CONTROL
4. STABILIZATION	4. STABILIZATION
5. MAINTENANCE	5. MAINTENANCE
6. REMOVAL	6. REMOVAL
7. RESTORATION	7. RESTORATION
8. MONITORING	8. MONITORING
9. REPORTING	9. REPORTING
10. RECORDS	10. RECORDS
11. INSPECTION	11. INSPECTION
12. CORRECTION	12. CORRECTION
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GENERAL CRITERIA

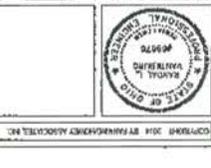
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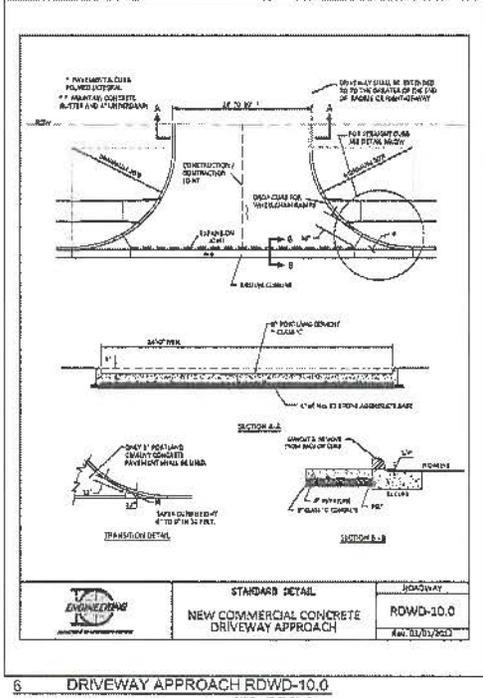
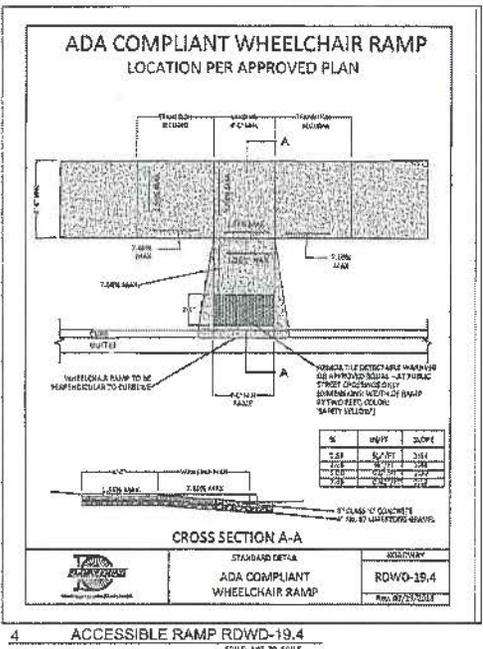
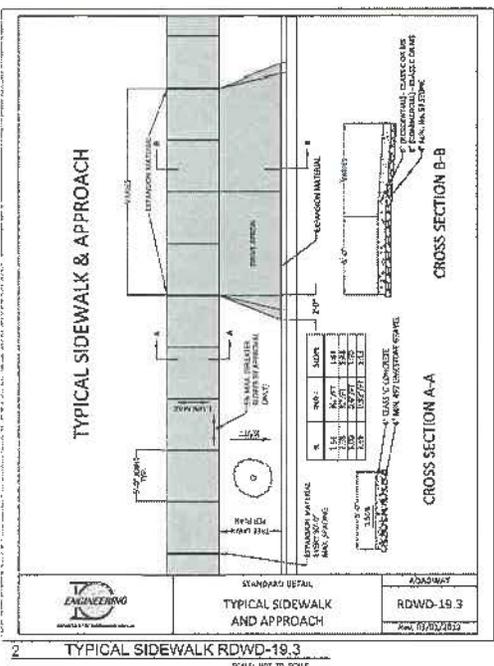
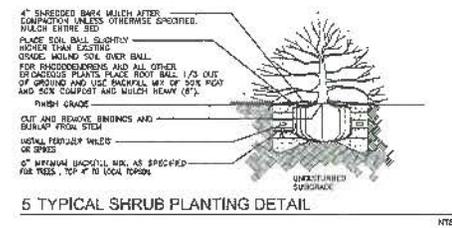
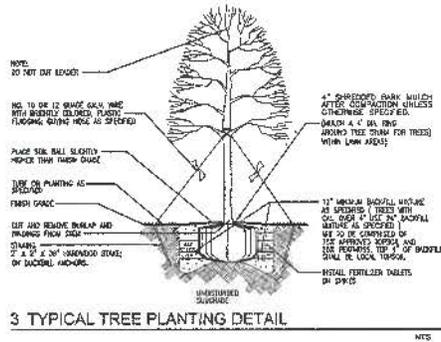
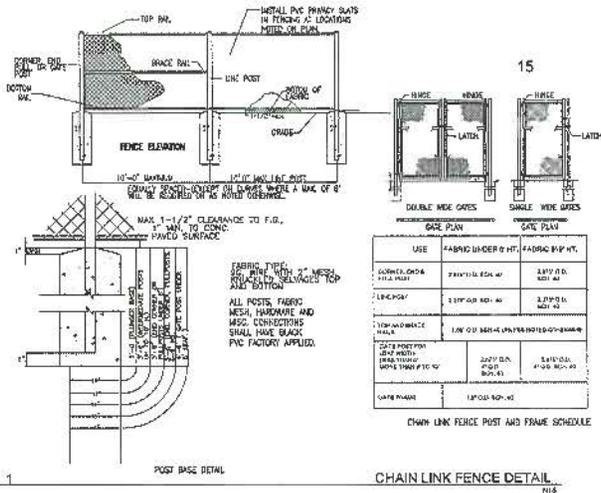


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 RENOVATIONS AND ADDITIONS
 DELAWARE, OHIO



WOODWARD ELEMENTARY SCHOOL
 RENOVATIONS AND ADDITIONS
 DELAWARE, OHIO

EROSION CONTROL
 SU 15
 REVISIONS DATE
 DATE: MAY 1, 2010



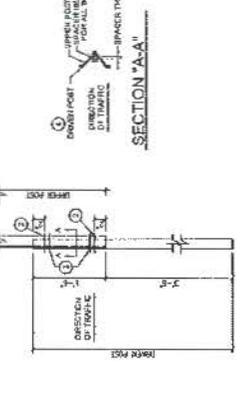
MASTER SIGN SCHEDULE

ALL SIGNS SHALL BE CONFORMANT WITH CURRENT VALECO STANDARDS. UNLESS OTHERWISE SPECIFIED, ALL SIGNS SHALL BE MANUFACTURED BY VALECO. ALL SIGNS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA. ALL SIGNS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA. ALL SIGNS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.

NO.	DESCRIPTION	DETAILS
1	STOP	STOP SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
2	NO LEFT TURN	NO LEFT TURN SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
3	ONE WAY	ONE WAY SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
4	NO PARKING	NO PARKING SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
5	NO STOPPING	NO STOPPING SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
6	NO STANDING	NO STANDING SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
7	NO TRUCKS	NO TRUCKS SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
8	NO TRUCKS OVER 10,000 LBS	NO TRUCKS OVER 10,000 LBS SIGN: 18" SQUARE, ALUMINUM, REFLECTIVE SURFACE, MOUNTED ON 1 1/2" DIA. POST. (SEE DETAIL 1)
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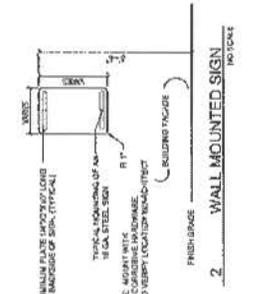
GENERAL NOTES

- THE SIGNER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SIGN SCHEDULE AND THE CORRECTNESS OF THE SIGN SCHEDULE.
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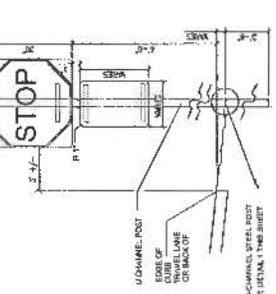


1 U CHANNEL STEEL POST SPLICE
NO SCALE

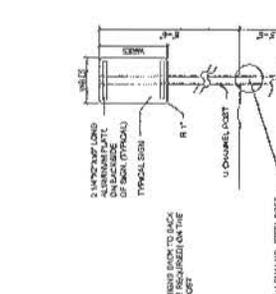
2 WALL MOUNTED SIGN
NO SCALE



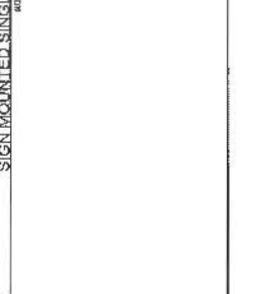
3 STOP SIGN WITH SECOND SIGN
NO SCALE



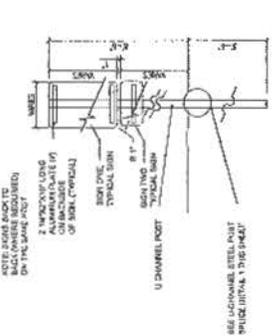
4 SIGN MOUNTED SINGLE
NO SCALE



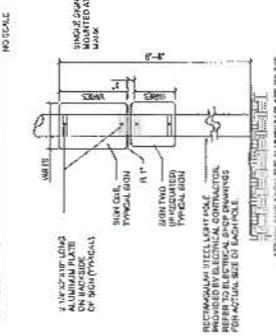
5 DOUBLE MOUNTED SIGN
BACK/BACK-TOP/BOTTOM
NO SCALE



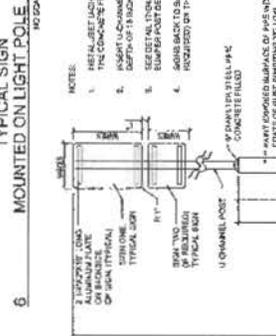
6 MOUNTED ON LIGHT POLE
NO SCALE



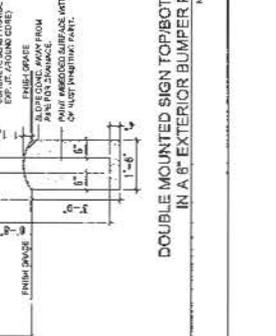
7 DOUBLE MOUNTED SIGN TOP/BOTTOM
NO SCALE



8 DOUBLE MOUNTED SIGN TOP/BOTTOM
NO SCALE



9 DOUBLE MOUNTED SIGN TOP/BOTTOM
IN A 6\"/>



ADDITION & RENOVATIONS TO
WOODWARD ELEMENTARY SCHOOL
FOR
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING HOWEY
614.754.4661 www.fhdi.com
Smith Group
ARCHITECTURAL GROUP

DETAILS AND SECTIONS
G4.3
DATE: MAY 18, 2011
DRAWING NO. DATE



WOODWARD ELEMENTARY SCHOOL
 ADDITION & RENOVATIONS TO
 FOR
 DELAWARE CITY SCHOOLS
 DELAWARE, OHIO

FANNING & HOWEY
 614.764.4661 www.fh.com
Manning
 GROUP
 GENERAL ENGINEER
 LICENSE NO. 95963

DATE: MAY 5, 2015	PROJECT NO. 15000000	DATE: 05/05/15	PROJECT NO. DATE
SHEET NO. 02		SHEET NO. DATE	
E2.0			

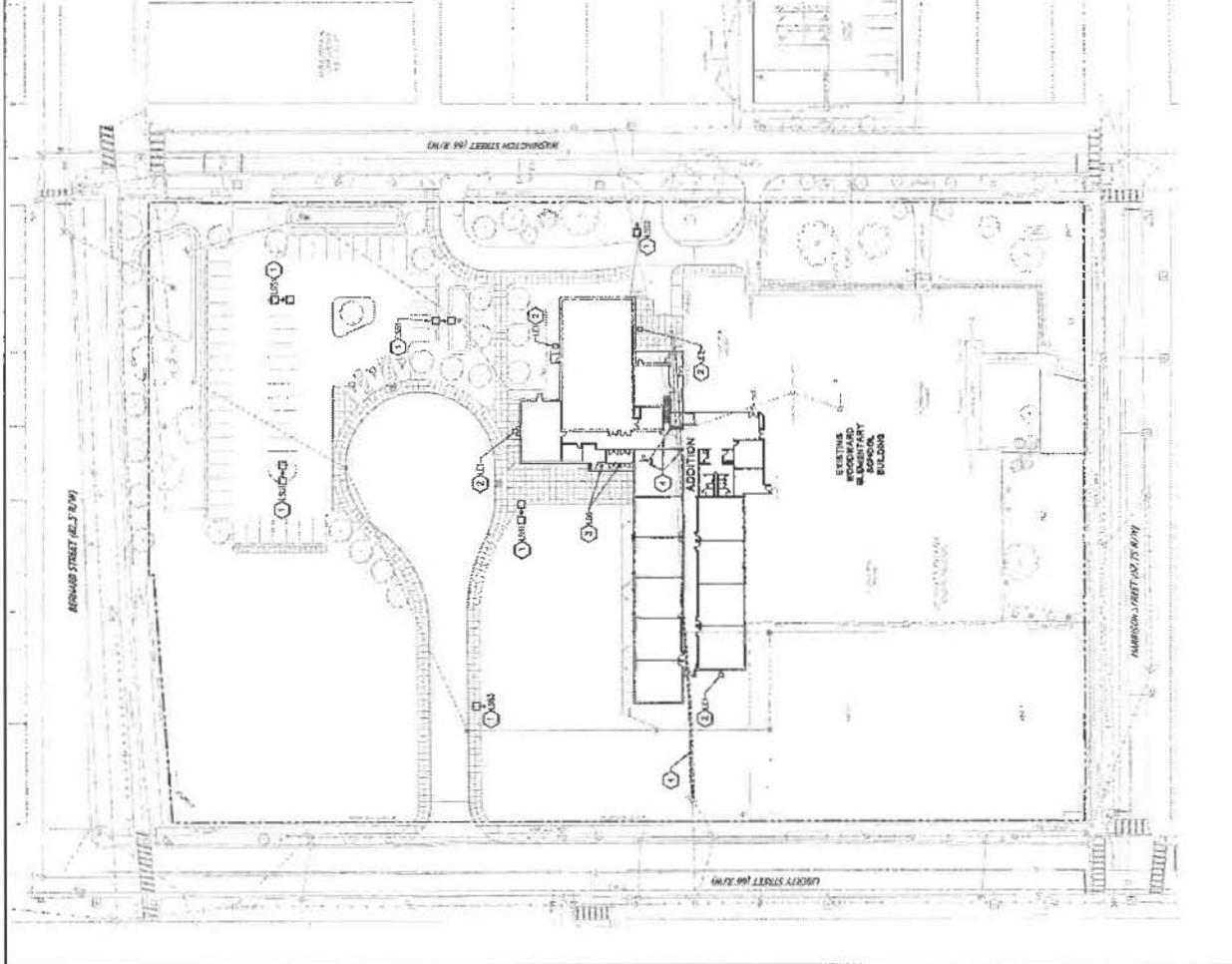
PLAN NOTES:

1. SEE PARKING LOT IMPROVEMENT SHEET FOR DETAILED INFORMATION ON THE LOCATION OF ALL UTILITIES AND CONDUITS. INFORMATION WILL BE PROVIDED BY THE OWNER AND SHALL BE VERIFIED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION.
2. ALL NEW CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL NEW CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
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GENERAL NOTES:

1. THE EXISTING ELECTRICAL SYSTEM SHALL BE MAINTAINED AND ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
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WORKING DAYS
 BEFORE YOU DO
 CALL TOLL FREE 800-362-2764
 FOR THE LATEST PRACTICE BOOK



SITE ELECTRICAL ZONING APPROVAL PLAN

ALL UNDERGROUND CONDUIT RUNS UNDER EXISTING PAVING OR SIDEWALKS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" BELOW FINISH GRADE UNLESS OTHERWISE SPECIFIED. CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

ALL UNDERGROUND CONDUIT FOR SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" BELOW FINISH GRADE UNLESS OTHERWISE SPECIFIED. CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.



SITE ELECTRICAL PLAN



ADDITION & RENOVATIONS TO
WOODWARD ELEMENTARY SCHOOL
FOR
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING-HOWEY
614.764.4661 www.fh.com
Mannik Group
CREATED SMILE

LUMINAIRE SCHEDULE
SCHEDULE NO. DATE
E8.1

LUMINAIRE SCHEDULE

LUMINAIRE TYPE	LUMINAIRE DESCRIPTION	FINISH COLOR	MOUNTING SIZE	TYPE	MOUNTING HEIGHT	LAMP DATA			LUMEN OUTPUT	COLLIMATOR	FEATURE #	MOUNTING HOOK	NOTES
						WATTAGE	WATTAGE	WATTAGE					
L01	2' X 4' RECESSED DOWNLIGHT	BLACK	2' X 4'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2
LE1	4' X 8' RECESSED DOWNLIGHT	BLACK	4' X 8'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2
LE2	4' X 8' RECESSED DOWNLIGHT	BLACK	4' X 8'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2
LSS1	4' X 8' RECESSED DOWNLIGHT	BLACK	4' X 8'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2
LSS2	4' X 8' RECESSED DOWNLIGHT	BLACK	4' X 8'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2
LSS3	4' X 8' RECESSED DOWNLIGHT	BLACK	4' X 8'	RECESSED DOWNLIGHT	10'	1	100	400	300	0	0	RECESSED DOWNLIGHT	2

NOTES: 1. THIS SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE. 2. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 3. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 4. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 5. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 6. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 7. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 8. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 9. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE. 10. ALL LUMINAIRE TYPES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

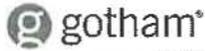


ADDITION & RENOVATIONS TO
WOODWARD ELEMENTARY SCHOOL
FOR
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

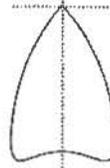
FANNING-HOWEY
614.764.4661 www.fh.com
Mannik Group
CREATED SMILE

LUMINAIRE SCHEDULE
SCHEDULE NO. DATE
E8.1

**ADDITION TO WOODWARD ELEMENTARY
DELAWARE CITY SCHOOLS
TYPE LD6**



Luminaire Type:
Catalog Number
(autopopulated):



Gotham Architectural Downlighting
LED Downlights

**6" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

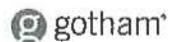
Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

EXAMPLE: EVO 35/10 6AR MWD LSS MVOLT EZ1

Series	Color temperature		Nominal lumen values				Aperture/Trim color		Distribution		Finish		Voltage
	27/	2700 K	10	1000 lumens	35	3500 lumens	6AR	Clear	VNB	Very narrow (0.5 s/mh)	LSS	Semi-specular	
EVO	30/	3000 K	15	1500 lumens	40	4000 lumens	6PR	Pewter	ND	Narrow (0.7 s/mh)	LD	Matte-diffuse	120
	35/	3500 K	20	2000 lumens	45	4500 lumens	6WTR	Wheat	MD	Medium (0.9 s/mh)	LS	Specular	277
	40/	4000 K	25	2500 lumens			6GR	Gold	MWD	Medium wide (1.0 s/mh)			347 ²
			30	3000 lumens			6WR	White	WD	Wide (1.2 s/mh)			
						6BR	Black						
							6WRAM	White anti-microbial					

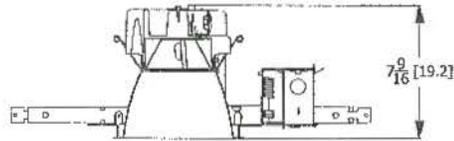
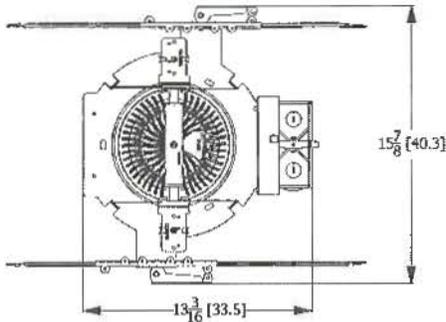
ORDERING INFORMATION

Driver ^a	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF ^b Single fuse TRW ^c White painted flange
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	TRBL ^b Black painted flange
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%.	EL ^b Emergency battery pack with integral test switch
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	ELR ^b Emergency battery pack with remote test switch
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZ nLight [®] dimming pack controls 0-10V eldoLED drivers.
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZER [®] nLight [®] dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS2 ^{1A} Lutron [®] Hi-Lume [®] 2-wire forward-phase dimming driver. Minimum dimming level 1%	WRS ¹¹ FIDO wireless monitoring and reporting system
ECOS3 ¹ Lutron [®] Hi-Lume [®] 3-wire or EcoSystem [®] dimming driver. Minimum dimming level 1%	



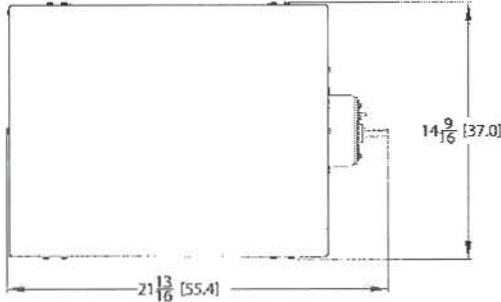
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex. SCA6 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
SVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

NOTES

ORDERING NOTES

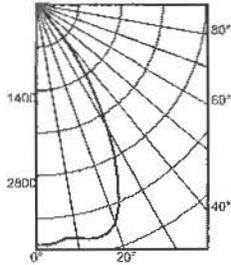
- Not available with finishes.
- Not available with EL or ELR options.
- Refer to TECH-240 for compatible dimmers.
- Not available with nLight® and XPoint options.
- 120V only.
- Specify 120V or 277V.
- Not available with white reflector.
- Not available with black reflector.
- For dimensional changes, refer to TECH-140. Not available with 347V.
- For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Available only with EL/ELR. Not available with CP. PSSD2 included. Refer to PSSD2.

PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

EVO 35/40 6AR LS

INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768

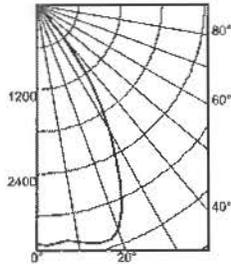


Ave Lumens	Zone	Lumens	% Lamp	pf	pc	pw	80%			70%			50%			50% beam - 54.4"	10% beam - 78.1"
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	3935	0° - 30°	2904.3	71.8	0	119	119	119	116	116	116	111	111	111			
5	3901	0° - 40°	3830.0	94.7	1	111	108	108	109	106	104	105	103	101			
15	3944	0° - 60°	4043.4	98.9	2	103	98	96	101	98	95	98	95	93			
25	3172	0° - 90°	4046.3	100.0	3	96	91	87	95	90	87	92	88	85			
35	1508	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79			
45	221	0° - 180°	4046.3	*100.0	5	84	78	74	83	78	74	81	77	73			
55	6				6	79	73	69	78	73	68	77	72	68			
65	2				7	74	68	64	73	68	64	72	67	63			
75	1				8	70	64	60	69	63	60	68	63	59			
85	0				9	66	60	56	65	60	56	64	59	56			
90	0				10	62	58	52	62	56	52	61	56	52			

Mounting Height	Initial FC					
	Center Beam	Diameter	FC	Diameter	FC	FC
8.0	130.1	5.7	65.1	8.0	13.0	
10.0	70.0	7.7	35.0	12.2	7.0	
12.0	43.6	9.8	21.8	15.4	4.4	
14.0	29.8	11.8	14.9	18.7	3.0	
16.0	21.6	13.9	10.8	21.9	2.2	

EVO 35/35 6AR LS

INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767

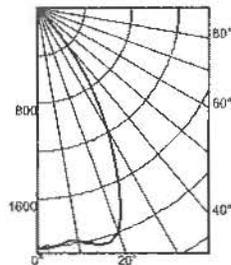


Ave Lumens	Zone	Lumens	% Lamp	pf	pc	pw	80%			70%			50%			50% beam - 55.2"	10% beam - 78.2"
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	3400	0° - 30°	2579.3	71.8	0	119	119	119	116	116	116	111	111	111			
5	3390	0° - 40°	3399.8	94.7	1	111	108	106	109	106	104	105	103	101			
15	3497	0° - 60°	3586.3	99.9	2	103	99	96	101	98	95	98	95	93			
25	2830	0° - 90°	3590.5	100.0	3	96	91	87	95	90	87	92	88	85			
35	1335	90° - 180°	0.0	0.0	4	90	84	80	89	84	80	87	82	79			
45	193	0° - 180°	3590.5	*100.0	5	84	78	74	83	78	74	81	77	73			
55	6				6	79	73	69	78	72	68	77	72	68			
65	2				7	74	68	64	73	68	64	72	67	63			
75	1				8	70	64	60	69	63	60	68	63	59			
85	1				9	66	60	56	65	60	56	64	59	55			
90	1				10	62	56	52	62	56	52	61	56	52			

Mounting Height	Initial FC					
	Center Beam	Diameter	FC	Diameter	FC	FC
8.0	112.4	5.7	56.2	8.0	11.2	
10.0	60.4	7.8	30.2	12.2	6.0	
12.0	37.7	9.9	18.8	15.4	3.8	
14.0	25.7	12.0	12.9	18.7	2.6	
16.0	18.7	14.1	9.3	21.9	1.8	

EVO 35/20 6AR LS

INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



Ave Lumens	Zone	Lumens	% Lamp	pf	pc	pw	80%			70%			50%			50% beam - 54.2"	10% beam - 77.3"
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
							50%	30%	10%	50%	30%	10%	50%	30%	10%		
0	2018	0° - 30°	1496.5	72.8	0	119	119	119	115	116	115	111	111	111			
5	1997	0° - 40°	1958.0	95.1	1	111	108	105	109	107	105	105	103	101			
15	2053	0° - 60°	2056.6	99.9	2	103	99	96	102	98	95	98	95	93			
25	1818	0° - 90°	2058.3	100.0	3	98	92	88	95	91	87	92	89	86			
35	749	90° - 180°	0.0	0.0	4	90	85	81	89	84	80	87	83	79			
45	105	0° - 180°	2058.3	*100.0	5	84	79	74	83	78	74	82	77	73			
55	3				6	79	73	69	78	73	69	77	72	68			
65	1				7	74	68	64	74	68	64	72	67	64			
75	0				8	70	64	60	69	63	60	68	63	60			
85	0				9	66	60	56	65	60	56	64	59	56			
90	0				10	62	57	53	62	56	53	61	56	53			

Mounting Height	Initial FC					
	Center Beam	Diameter	FC	Diameter	FC	FC
8.0	66.7	5.6	33.4	8.8	6.7	
10.0	35.9	7.7	17.9	12.0	3.6	
12.0	22.4	9.7	11.2	15.2	2.2	
14.0	15.3	11.8	7.6	18.4	1.6	
16.0	11.1	13.8	5.5	21.6	1.1	

LUMEN OUTPUT MULTIPLIER - CRI

CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT

CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH

FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.

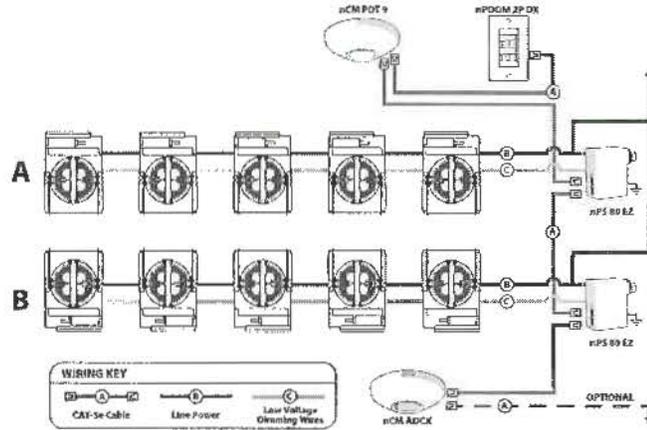
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons
and LED user feedback



Graphic WallPod
Full color touch screen
provides a sophisticated
look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPDM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:			
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

ADDITION TO WOODWARD ELEMENTARY DELAWARE CITY SCHOOLS

Catalog
Number

Notes

Type

LE1 AND LE2

For 3/4" NPT side-entry conduit

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.



Inverted available with
WLU option only.

WST LED Architectural Wall Sconce



Specifications Luminaire

Height: 7-1/4"
(18.4 cm)

Width: 16-1/4"
(41.3 cm)

Depth: 9-1/8"
(23.2 cm)

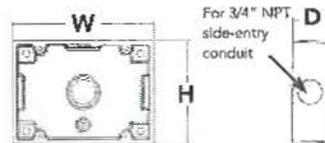
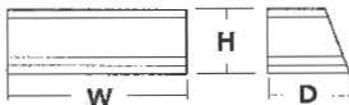
Weight: 17 lbs
(7.7 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (required)
WST LED	1 One engine (10 LEDs)	700 mA options: 10A700/40K 4000K	SR2 Type II	MVOLT	Shipped included	Shipped installed	DDBXD Dark bronze
	2 Two engines (20 LEDs)		SR3 Type III	120 ¹	(blank) Surface mount		PE Photoelectric cell, button type 4,5
			SR4 Type IV	208 ²	Shipped separately²	SF Single fuse (120, 277, 347V) ⁴	DNAXD Natural aluminum
		LE1		240 ¹	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) ⁴	DWHXD White
		LE2		277 ¹	UTS Uptilt 5 degrees	DMG 0-10V dimming driver (no controls)	DSSXD Sandstone
				347		ELCW Emergency battery backup ⁴	DDBTXD Textured dark bronze
				480		WLU Wet location door for up orientation ⁷	DBLXD Textured black
						PIR Motion/ambient light sensor ⁴	DNATXD Textured natural aluminum
						Shipped separately	DWHGXD Textured white
						VG Vandal guard	DSSTXD Textured sandstone
						WG Wire guard	

Emergency Battery Operation

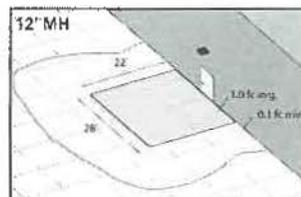
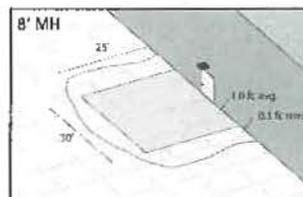
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
3' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: WSBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLTS)	Dist. Type	40K (4000K, 70 CRI)					
					Nominal Lumens	B	U	G	LPW	
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84	
					SR3	2,029	1	0	1	84
					SR4	1,939	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84	
					SR3	4,028	1	0	1	86
					SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

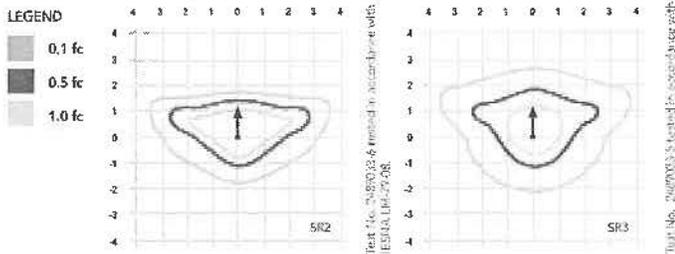
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

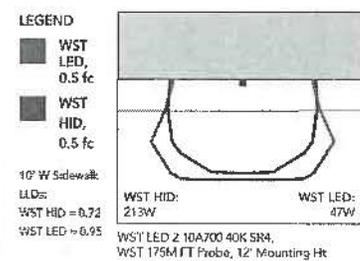
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isfootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





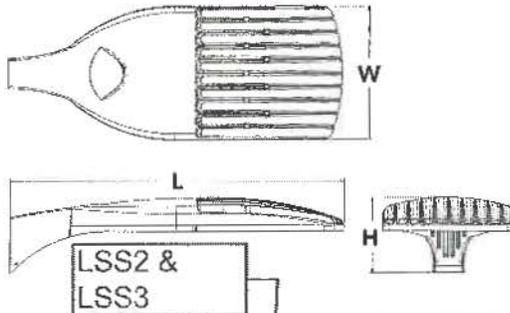
D-Series Size 1 LED Area Luminaire



d^{series}

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes ADDITION TO WOODWARD ES DELAWARE CITY SCHOOLS

Type LSS1, LSS2 AND LSS3

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

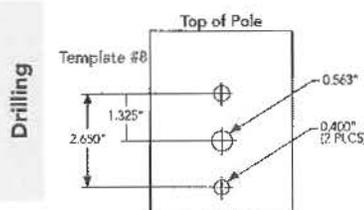
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DBBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Finish options	Finish required	
DSX1 LED	Forward optics	530 530 mA	30K 3000K (80 CRI min.)	T1S Type I short	MVOLT ²	Shipped included	Shipped installed	Shipped installed	DBBXD Dark bronze	
		700 700 mA	40K 4000K (70 CRI min.)	T2S Type II short	120 ²				SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁵
		30C 30 LEDs (one engine)	1000 1000 mA (1 A)	50K 5000K (67 CRI)	T2M Type II medium	208 ²	RPA Round pole mounting	DMG 0-10V dimming driver (no controls)	WTB Utility terminal block ⁷	DNAXD Natural aluminum
			40C 40 LEDs (two engines)	LSS1	40K 4000K (70 CRI min.)	T3S Type III short	240 ²	WBA Wall bracket	DCR Dimmable and controllable via ROAM ⁹ (no controls) ⁶	SF Single fuse (120, 277, 347V) ¹³
		50K 5000K (67 CRI)			T3M Type III medium	277 ²	SPUMBA Square pole universal mounting adaptor ⁴	DS Dual switching ¹⁰	DF Double fuse (208, 240, 480V) ¹³	DBB1XD Textured dark bronze
		60C 60 LEDs (two engines)	LSS1	T4M Type IV medium	480 ³	TFTM Forward throw medium	RPUMBA Round pole universal mounting adaptor ⁴	PIR Motion sensor, 8-15' mounting height ⁹	L90 Left rotated optics ¹⁵	DBL2XD Textured black
	T5S Type V short				TSVS Type V very short	PIRH Motion sensor, 15-30' mounting height ⁹		R90 Right rotated optics ¹⁵	DNATXD Textured natural aluminum	
	Rotated optics	60C 60 LEDs (two engines)	LSS1	T5M Type V medium	T5W Type V wide	BL30 Bi-level switched dimming, 30% ^{3,13}	BL50 Bi-level switched dimming, 50% ^{3,13}		DWHGXD Textured white	



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM48AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DBBXD

Visit Lithonia Lighting's POLES-CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only

Tenon Mounting Slipfitter**

Inner O.D.	Single Unit	2 at 90°	2 at 180°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST25-180	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-180	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST25-180	AST25-280	AST25-280	AST25-320	AST25-390	AST25-460

- ### NOTES
- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
 - MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
 - Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
 - Available as a separate combination accessory: PUMBA (finish) U.
 - Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
 - Specifies a ROAM⁹ enabled luminaire with 0-10V dimming capability; PER option required. Not available with 247 or 480V. Additional hardware and services required for ROAM⁹ deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
 - Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
 - Requires an additional switch circuit.
 - PIR specifies the SensorSwitch SBGN-1B-GDF control; PIRH specifies the SensorSwitch SBGN-1B-GDF control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
 - Dimming driver standard. MVOLT only. Not available with DCR.
 - Also available as a separate accessory; see Accessories information.
 - WTB not available with DS.
 - Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 - Available with 60 LEDs (60C option) only.
 - Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

- ### Accessories
- Ordered and shipped separately.
- DL127F 1.5 CU Photocell - SSL twist-lock (120, 277V)¹¹
 - DL137F 1.5 CU LU Photocell - SSL twist-lock (347V)¹¹
 - DL1480F 1.5 CU LU Photocell - SSL twist-lock (480V)¹¹
 - SCU Shorting cap¹¹
 - DSX1S 30C U House-side shield for 30 LED unit
 - DSX1S 40C U House-side shield for 40 LED unit
 - DSX1S 60C U House-side shield for 60 LED unit
 - PUMBA DBBXD U* Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit www.lithonia.com and www.acuity.com online.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30% (5900K, 80 minimum CRI)					40% (4000K, 70 minimum CRI)					50% (15000K, 67 CRI)				
					lumens	B	D	G	LPW	lumens	B	D	G	LPW	lumens	B	D	G	LPW
					lumens	B	D	G	LPW	lumens	B	D	G	LPW	lumens	B	D	G	LPW
30C (30 LEDs)	700 mA	30C 700-K	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,461	1	0	2	80	6,730	2	0	2	99	7,282	2	0	2	107
				FTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				TSVS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
				T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
	TSW	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109			
	1000 mA	30C 1000-K	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
				T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
				T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
				T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
				T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
				T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
				FTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
				TSVS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
				T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
T5M				7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102	
TSW	7,586	3	0	2	72	9,671	4	0	2	92	10,363	4	0	2	99				
40C (40 LEDs)	700 mA	40C 700-K	89 W	T1S	6,876	2	0	2	77	8,619	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				FTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				TSVS	7,421	3	0	0	83	9,323	3	0	1	105	10,065	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
				T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
	TSW	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110			
	1000 mA	40C 1000-K	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
				T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
				T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
				T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
				T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
				T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
				FTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
				TSVS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
				T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
T5M				10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101	
TSW	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98				
60C (60 LEDs)	700 mA	60C 700-K	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
				T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
				T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
				T3S	10,552	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
				T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
				FTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				TSVS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
				T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
	TSW	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112			
	1000 mA	60C 1000-K	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
				T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
				T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
				T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
				T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
				T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
				FTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
				TSVS	15,127	4	0	1	72	19,078	4	0	1	91	20,512	4	0	1	98
				T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
T5M				15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98	
TSW	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95				

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	—	—
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

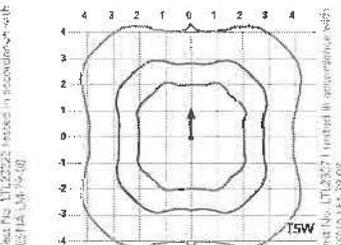
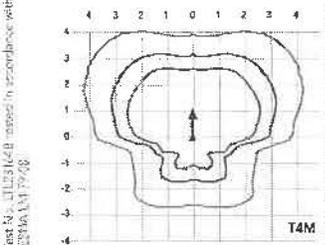
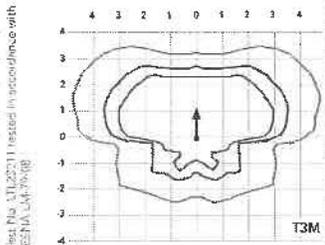
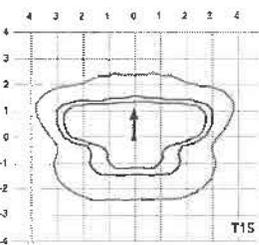
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Footcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

LEGEND



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L95/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/brands/lithonia/lighting/area_size_1_led_and_conditions.aspx

Note: Specifications subject to change without notice.

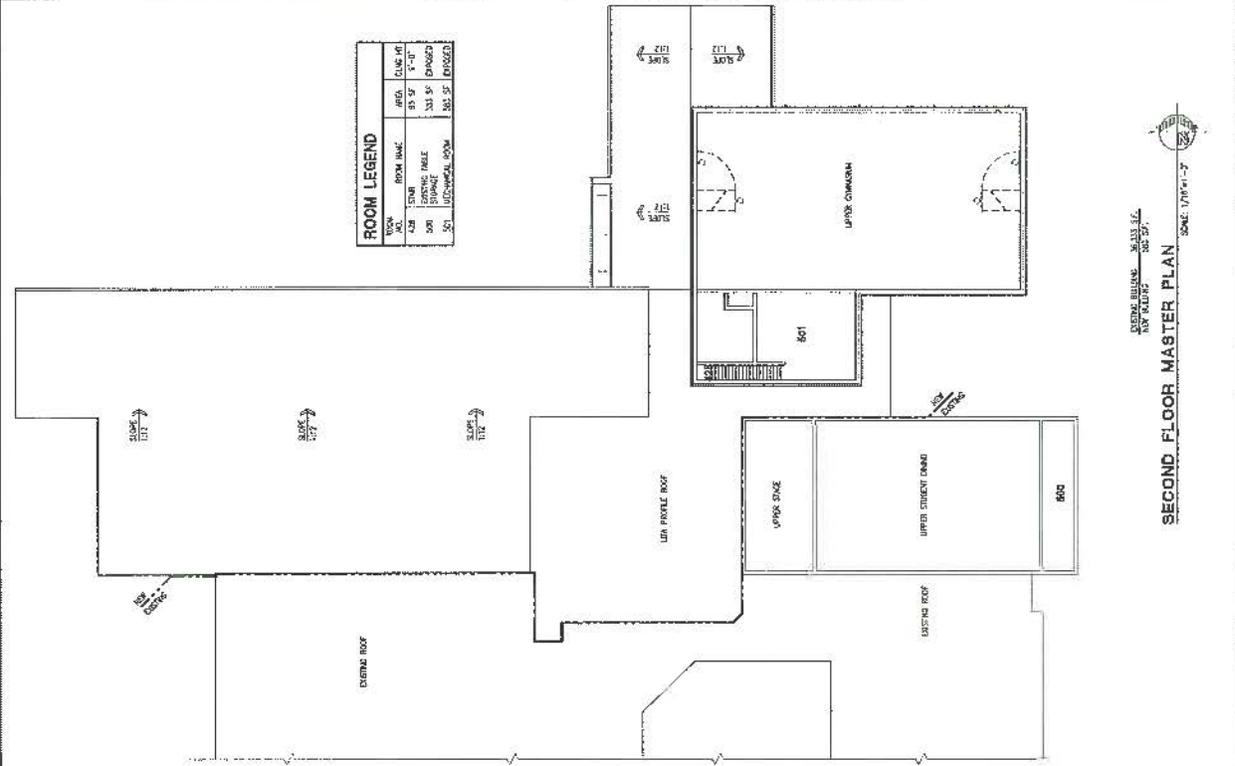




WOODWARD ELEMENTARY SCHOOL
 FOR
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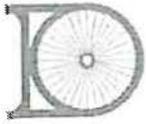
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PROJECT NO. 1411	REVISION NO. DATE
DATE: MAY 4, 2015	
PROJECT NO. 1411	
PROJECT NO. 1411	



ROOM LEGEND

ROOM NO.	ROOM NAME	AREA	CLIP HT
201	STORAGE AREA	156.57	8'-0"
202	CORRIDOR	214.57	8'-0"
203	STORAGE AREA	159.57	8'-0"
204	STORAGE AREA	27.57	8'-0"
205	STORAGE AREA	24.57	8'-0"
206	STORAGE AREA	104.57	8'-0"
207	STORAGE AREA	57.57	8'-0"
208	STORAGE AREA	77.57	8'-0"
209	STORAGE AREA	252.57	8'-0"
210	STORAGE AREA	332.57	8'-0"
211	STORAGE AREA	188.57	8'-0"
212	STORAGE AREA	507.57	8'-0"
213	STORAGE AREA	22.57	8'-0"
214	STORAGE AREA	22.57	8'-0"
215	STORAGE AREA	22.57	8'-0"
216	STORAGE AREA	22.57	8'-0"
217	STORAGE AREA	22.57	8'-0"
218	STORAGE AREA	22.57	8'-0"
219	STORAGE AREA	22.57	8'-0"
220	STORAGE AREA	22.57	8'-0"
221	STORAGE AREA	22.57	8'-0"
222	STORAGE AREA	22.57	8'-0"
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225	STORAGE AREA	22.57	8'-0"
226	STORAGE AREA	22.57	8'-0"
227	STORAGE AREA	22.57	8'-0"
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375	STORAGE		



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



Project # _____ Case # _____

Planning Commission

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

Subdivision/Project Name Elementary School Address 200 S Washington Street Delaware, OH 43015
 Acreage 4.55 Square Footage Ex=39,529 Add=23,938 Number of Lots N/A Number of Units N/A
 Zoning District/Land Use R-3/Public School Proposed Zoning/Land Use R-3/Public School Parcel # 51943314001000 - 51943314006000
99999914000000, 88888814000000

Applicant Name Delaware City Schools Contact Person Jason Sherman
 Applicant Address 621 Pennsylvania Ave., Delaware, OH 43015
 Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net
 Owner Name Delaware City Schools Contact Person Jason Sherman
 Owner Address 621 Pennsylvania Ave., Delaware, OH 43015
 Phone 740-272-1429 Fax 740-833-1898 E-mail shermaja@delawarecityschools.net
 Engineer/Architect/Attorney Fanning Howey Contact Person Jim Moll
 Address 4930 Bradenton Ave., Dublin, OH 43017
 Phone 614-764-4661 Fax _____ E-mail jmoll@fhai.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.

Jason Sherman Owner Signature Jason Sherman Owner Printed Name

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 7th day of July, 2015



MONIKA RAY
NOTARY PUBLIC
STATE OF OHIO
Notary Seal Expires
12/1/15

[Signature]
Notary Public

Recorded In
Delaware County



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-1282
REQUEST: Conditional Use Permit
PROJECT: Kroger Distribution Center
MEETING DATE: August 5, 2015

APPLICANT/OWNER

The Kroger Company
2000 Nutter Farms Lane
Delaware, Ohio 43015

REQUESTS

2015-1282: A request by The Kroger Company for approval of a Conditional Use Permit for a 15,150 gallon aboveground liquid hydrogen storage tank at 2000 Nutter Farms Lane on approximately 162.29 acres on property zoned M-2 (General Manufacturing District).

PROPERTY LOCATION & DESCRIPTION

The subject 162.29 acre site is located on the eastern most edge of the City of Delaware municipal boundary to the south of US 36/37. The subject site is zoned M-2 (General Manufacturing District) with a Text Limitation Overlay. The properties surrounding the subject site are zoned M-1 (Light Manufacturing District) to the west, B-3 (Community Business District) to the north, and B-4 (General Business District) and A-1 (Agricultural District) to the east. There are also three unincorporated parcels adjacent to the subject site to the east, west, and south.

BACKGROUND/PROPOSAL

The current site is the location of a Kroger Food Distribution Center that was approved in 2002. The storage tank will store liquid hydrogen to be used to charge fuel cells for powering indoor loading equipment. The applicant has had previously approved temporary storage of above ground hydrogen fuel tanks at this location. This was effectively a test of this new fuel source for Kroger's purposes at this location, which has proved successful, cost efficient, and more environmentally friendly than other power sources. The applicant is now proposing the installation of a permanent 15,150 gallon aboveground storage tank at the southern portion of the property. Staff from multiple Departments including the Fire Department met with the applicant to review the proposal and all are in general support of the proposal.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the eastern portion of the City of Delaware Comprehensive Plan and recommends light manufacturing use. The subject site is surrounded by light manufacturing future land uses to the east and west, as well as mixed-use to the south, and commercial use to the north.
- **ZONING:** As noted above, the subject site is currently zoned M-2 (General Manufacturing District) with a Text Limitation Overlay. Because the storage tank exceeds 2000 gallons, a Conditional Use Permit (CUP) is required.
- **GENERAL ENGINEERING:** The subject plans submitted will suffice as the reviewed engineering plan per the engineering department.
- **SITE CONFIGURATION:** The site consists of an 865,414 square foot distribution center. The site is accessed by a signal light at US 36/37 and Davidson Lane. Davidson Lane is a four lane road that extends to Nutter Farms Lane which has three curb cuts that access the subject lot. The proposed permanent aboveground liquid storage tank will be located at the south end of the property adjacent to the employee parking lot. The charging station will be located directly north of the proposed location of the storage tank. The storage tank will be placed on a concrete slab with a six foot high chain link fence to provide additional security. As per the City of Delaware zoning code for aboveground storage of flammable liquids, the applicant must comply with a minimum setback of 100 feet from all non-residential property lines and 300 feet from all residential property lines. The proposed tank is approximately 327 feet from the nearest property line to the south (and rail road spur) and approximately 420 feet from the nearest residential property line (to the west). The applicant is proposing four dispensing areas. Dispensers 1-2 will be located in the dry grocery section of the distribution center; dispenser 3 will be located in the perishables, while dispenser 4 will be located at the northeast area of the freezer section.

- **LANDSCAPING & SCREENING:** A landscape and street tree plan was approved and implemented in 2002. The proposed location has mounding and a maturing evergreen tree screening already in place. Therefore, no additional landscaping and screening has been proposed.
 - **LIGHTING:** The applicant is proposing 3 low LED light poles to illuminate the storage tank for security purposes. All new lights including wall packs shall be shielded away from adjacent residents and would need to achieve compliance with the zoning code and be approved by the Chief Building Official.
 - **SIGNS:** No additional signage has been proposed.
 - **FIRE DEPARTMENT:** The aboveground storage tank shall achieve compliance with City of Delaware fire codes and department requirements.
 - **CONDITIONAL USE PERMIT:** Staff has reviewed the criteria for a Conditional Use Permit and finds that all applicable criteria are achieved for approval including the supplemental regulation that in an M-2 District, aboveground storage tanks for gasoline, oil or alcohol shall not exceed 2,000 gallons in capacity without Planning Commission or City Council approval.
-

GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

SECTION 1148.05 **CONDITIONAL USE PERMIT SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.**

- (ee) Storage (aboveground) of Flammable Liquids.
- (1) In an M-1 District, aboveground storage tanks for gasoline, oil or alcohol shall not exceed 500 gallons in capacity.
 - (2) In an M-2 District, aboveground storage tanks for gasoline, oil or alcohol shall not exceed 2,000 gallons in capacity.
 - (3) All aboveground storage tanks shall comply with all state and national fire code regulations.
 - (4) Aboveground storage tanks shall be set back a minimum of 100 feet from all non-residential property lines and 300 feet from residential property lines.

STAFF RECOMMENDATION – CONDITIONAL USE PERMIT (2015-1282)

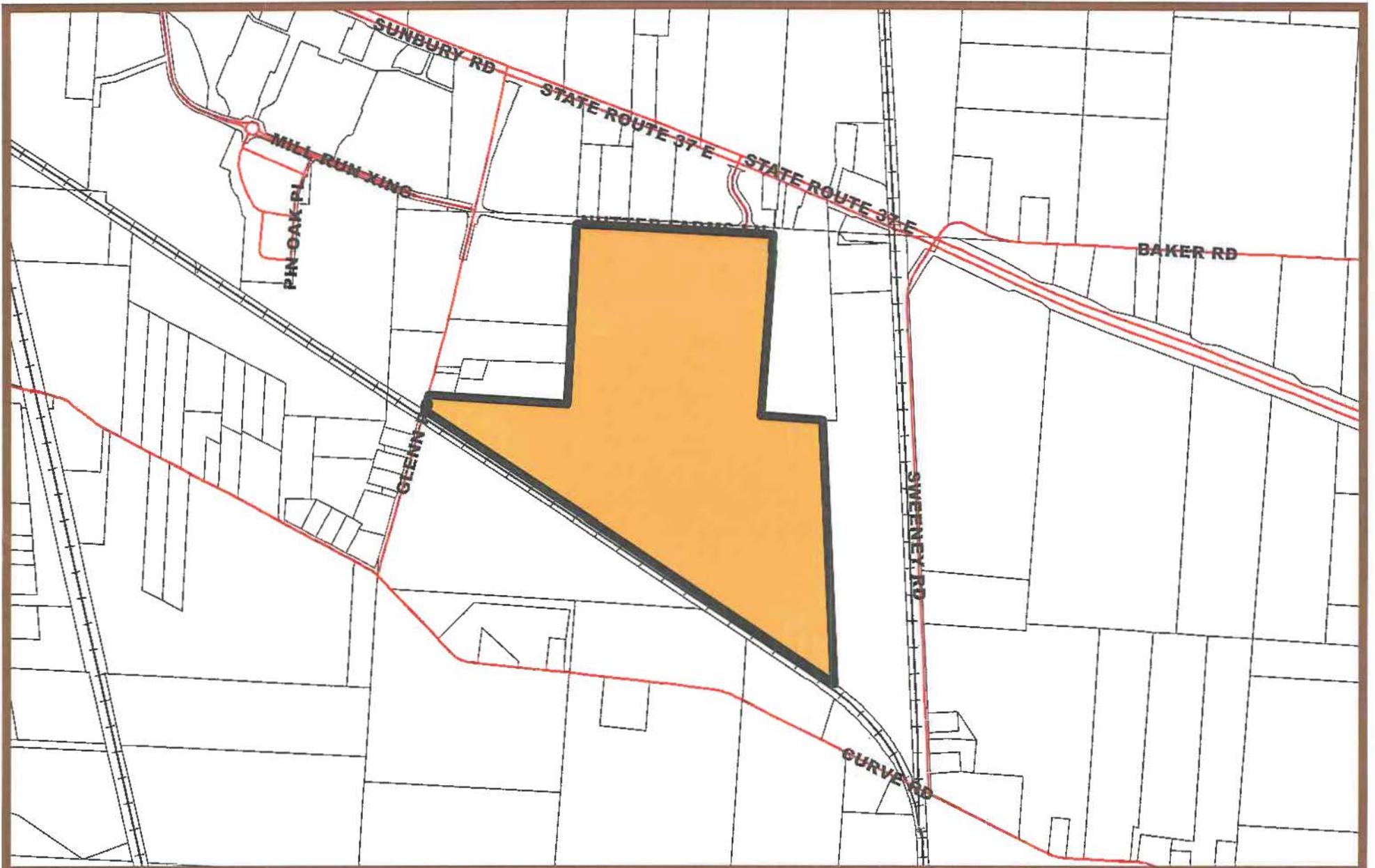
Staff recommends approval of a request by The Kroger Company of a Conditional Use Permit for an a 15,150 gallon aboveground hydrogen fuel storage tank at 2000 Nutter Farms Lane on approximately 162.29 acres on property zoned M-2 (General Business District), with the following conditions that:

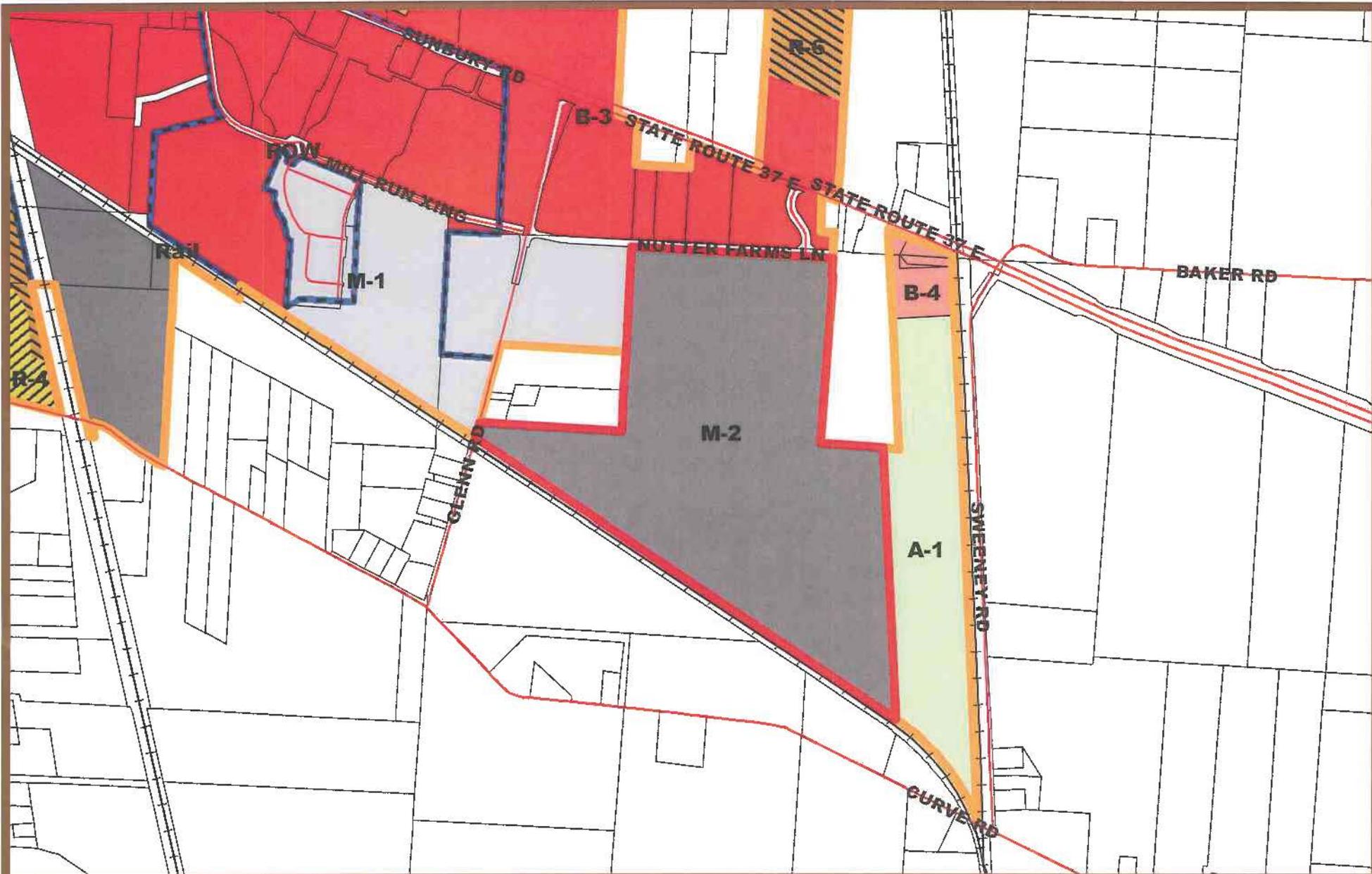
1. No additional outdoor storage shall be permitted on the subject parcel.
2. No additional aboveground storage tanks shall be permitted that does not comply with Conditional Use Permit Regulations.
3. The aboveground storage tank shall be no larger than 15,150 gallons.
4. The aboveground storage tank shall achieve compliance with all state and national fire code regulations.

COMMISSION NOTES:

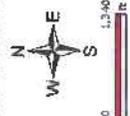
MOTION: _____ 1st _____ 2nd approved denied tabled _____

CONDITIONS/MISCELLANEOUS:





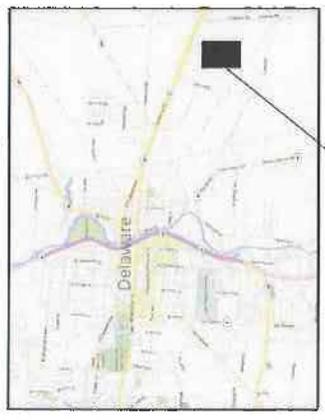




Kroger DC

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to, its accuracy or completeness. This map product is obtained from FEMA and is administered by the Delaware County Building Department (78.33-2291). Please report any errors or omissions to the Delaware County Auditor's office at dcaop@dcadelaure.org. Prepared by Delaware County Auditor's GIS Office





LOCATION MAP

ZONING

Current a proposed zoning - M-2 Medium Density Residential - Zoning Ordinance No. 9-1-23
 PC Case No. 9-1-07

ZONING REQUIREMENTS

1142.02 (b) (1) - Minimum lot area shall not be less than 2,000 sq. ft. for residential lots. Proposed 16,150 sq. ft. (variance required)
 1142.02 (b) (2) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.
 1142.02 (b) (3) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

1142.02 (b) (4) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.
 1142.02 (b) (5) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

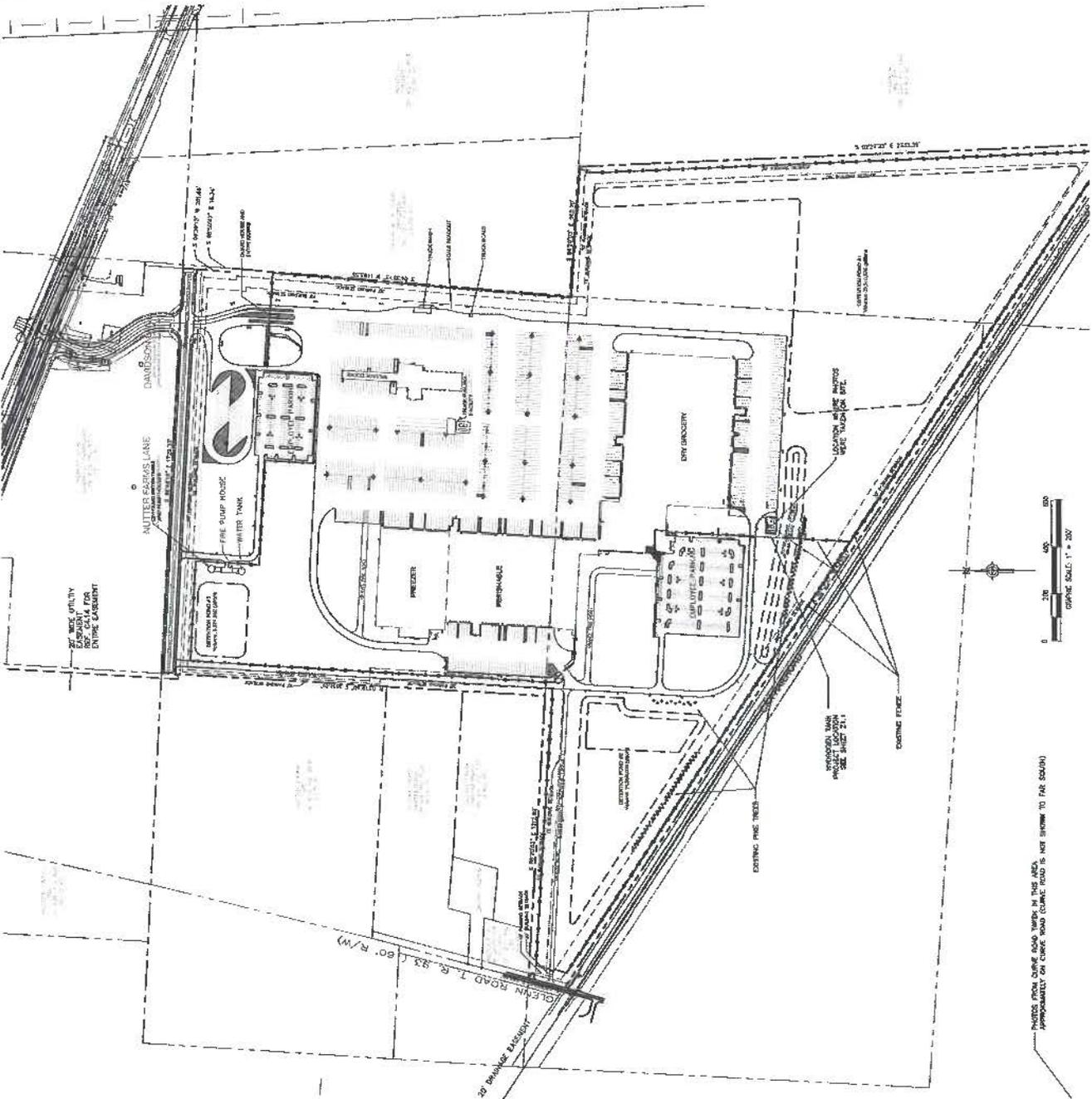
1142.02 (b) (6) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

1142.02 (b) (7) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

1142.02 (b) (8) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

1142.02 (b) (9) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.

1142.02 (b) (10) - Minimum front setback shall be 100 feet. Proposed 207.7 feet (for adjacent residential property)
 Variance Request: Request for a 2,000 sq. ft. variance to allow for the proposed 16,150 sq. ft. lot area.



NOTES: SPECIAL CURVE ROAD MARKS IN THIS AREA, APPROXIMATELY ON CURVE ROAD (CURVE ROAD IS NOT SHOWN TO FEAR SOUTH)

Kroger Distribution Center
 Fuel Call Project
 Delaware, OH



Collaborative Design, LLC
 2222 Teller Parkway
 Columbus, OH 43221
 Tel: 614.798.1515

Project Name: 11420
 Date: 07-24-15
 Size: AS NOTED
 The owner: Kroger
 The architect: Collaborative Design, LLC

PROJECT
 OVERALL
 SHEET PLAN

Z1.0



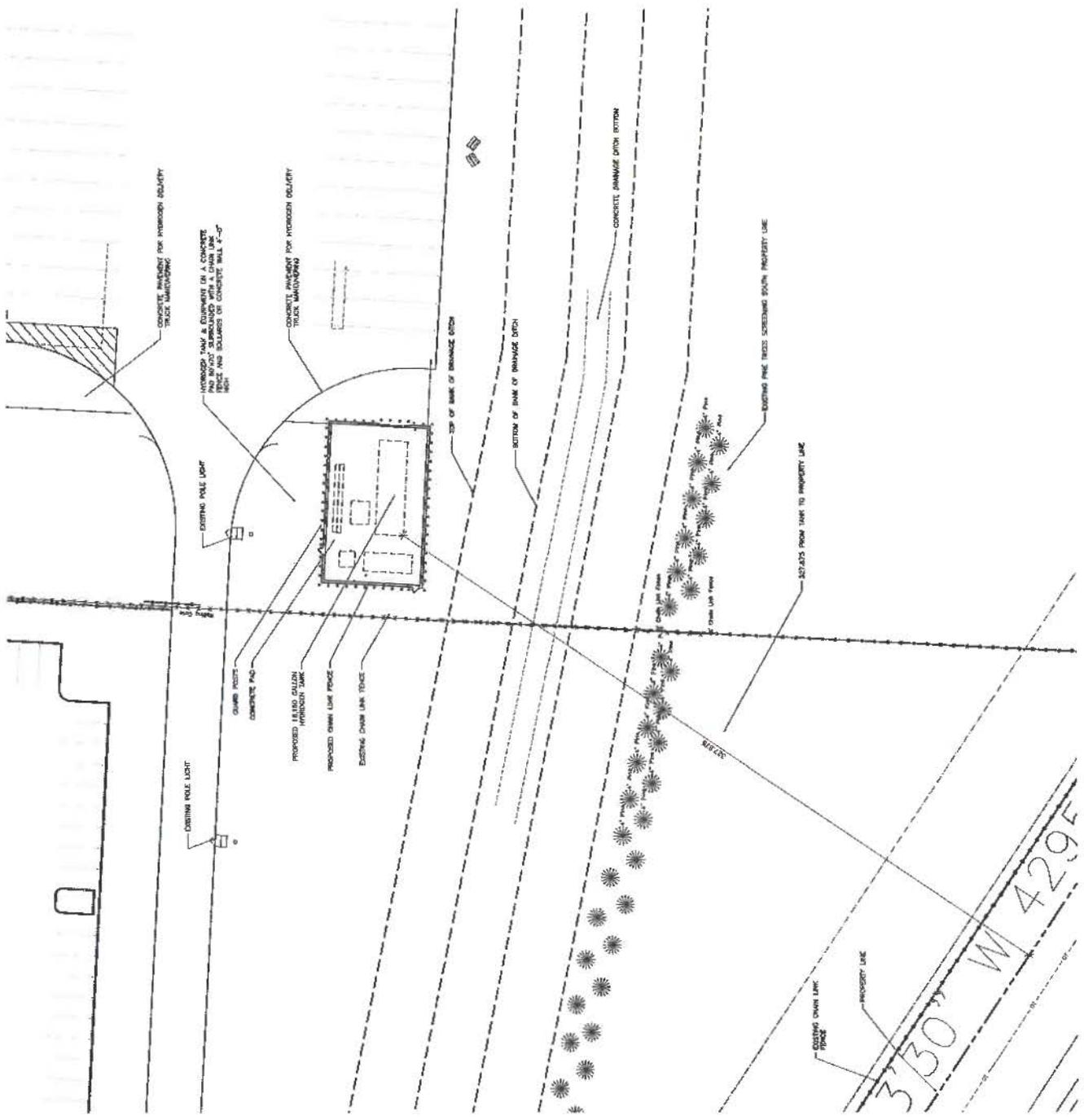
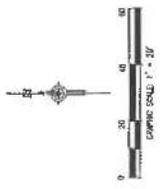
Kroger Distribution Center
Nutter Farms Lane
Delaware, OH

Collaborative Design, Ltd.
2227 Nutter Farms Lane, Suite 204
Delaware, OH 43015
Tel: 614.774.1515

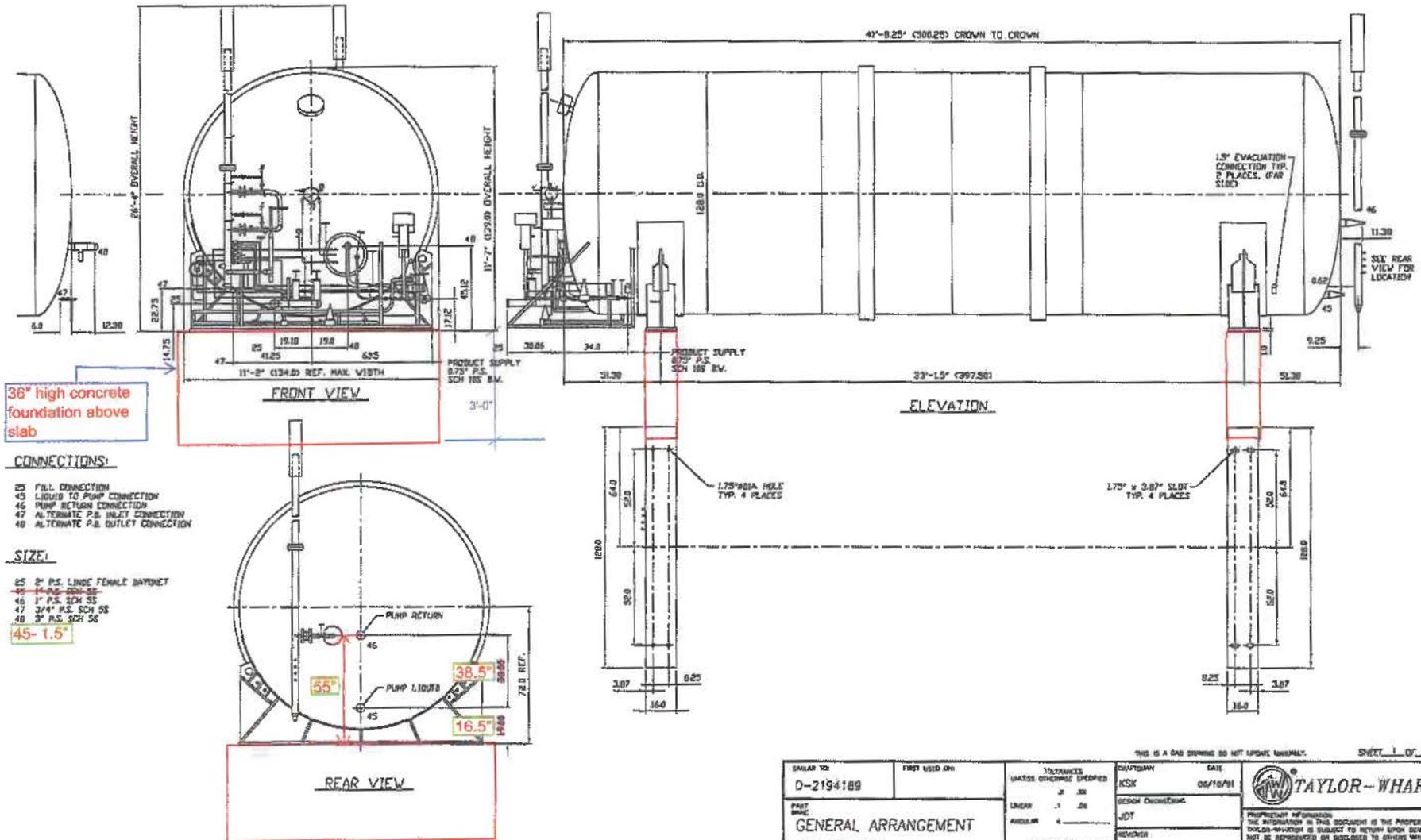
Client: Kroger Distribution Center, LLC
Project No.: 15049
Date: 07-14-15
Status: AS NOTED
Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]

ZONING
ENHANCED
SITE PLAN

Z1.1



3130' W 429' F
PROPERTY LINE
EXISTING DRIVE LANE
327.05' FROM DRIVE TO PROPERTY LINE
EXISTING PINE TREES SCREENING SOUTH PROPERTY LINE



36" high concrete foundation above slab

CONNECTIONS:

- 25 FILL CONNECTION
- 45 LIQUID TO PUMP CONNECTION
- 46 PUMP RETURN CONNECTION
- 47 ALTERNATE P.B. INLET CONNECTION
- 48 ALTERNATE P.B. OUTLET CONNECTION

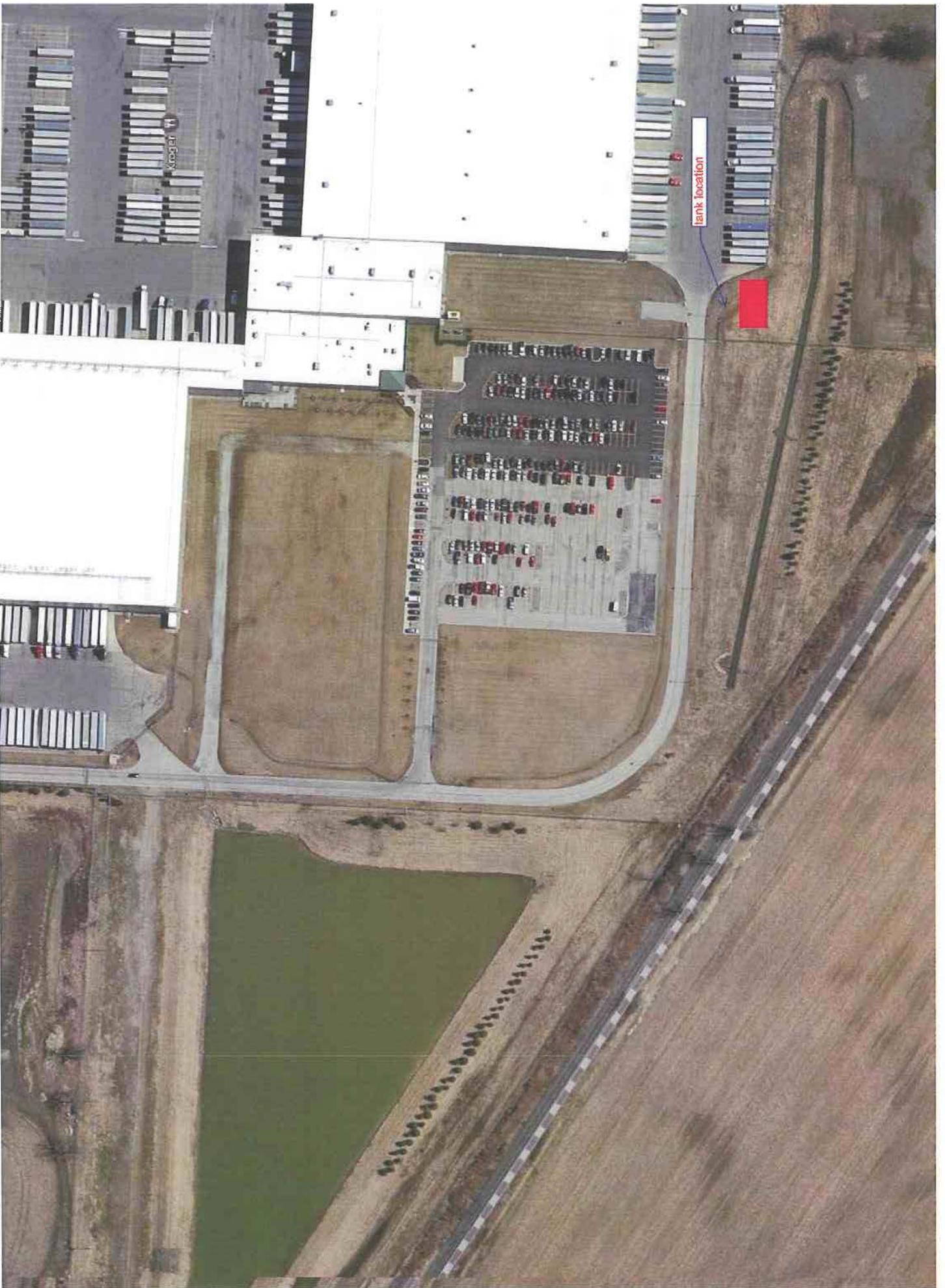
SIZE:

- 25 2" P.S. LINE FEMALE BAYNET
- 45 1" P.S. SCH 5S
- 46 1" P.S. SCH 5S
- 47 3/4" P.S. SCH 5S
- 48 3" P.S. SCH 5S

45-1.5"

B	REDRAWN; ADDED REAR SECONDARY SAFETY	3/20/98	M.J.		
LET.	ALTERATION	DATE	BY	CHK'D	APP'D

SIMILAR TO D-2194189		FIRST USED ON		TOLERANCES UNLESS OTHERWISE SPECIFIED		DATE 06/16/91		DESIGNER KSK		DATE 06/16/91		 TAYLOR-WHARTON	
PART NAME GENERAL ARRANGEMENT		UNLESS OTHERWISE SPECIFIED		UNLESS OTHERWISE SPECIFIED		DESIGN ENGINEER JDT		REVISIONS		PROJECT NO. P-1197		PROPRIETARY INFORMATION THE INFORMATION IN THIS DOCUMENT IS THE PROPERTY OF TAYLOR-WHARTON IS SUBJECT TO RETURN UPON DEMAND AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF TAYLOR-WHARTON.	
P/N 2204375		UNLESS OTHERWISE SPECIFIED		UNLESS OTHERWISE SPECIFIED		SCALE N.T.S.		SHEET B		DRAWING NO. 2204638		REV. B	



LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	LLF	Watts
●	3	SAFR11LULFG3X	CAST GRAY PAINTED METAL HOUSING, ONE CIRCUIT BOARD WITH 9 LEADS, FROSTED GLASS LENS, FABRICATED SEMI-SPECULAR METAL WIRE GUARD SURROUNDING LENS, LENS FROSTED SIDE IN.	NINE WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	0.95	98.2

STATISTICS

Description	Symbol	Avg	Max	Min
area surrounding pad	+	0.1 fc	8.8 fc	0.0 fc
equipment pad	+	3.8 fc	26.9 fc	0.0 fc

fixtures mounted with 25 deg. stanchion



Snap Shot # 1
Scale 1" = 20'



Kroger Distribution Center
Fuel Cell Project, Delaware, OH
Equipment Pad Lighting

Designer
Date
Jul 2 2015
Scale
as noted
Drawing No.

SAFR LED SERIES

Hazardous Location LED Luminaire

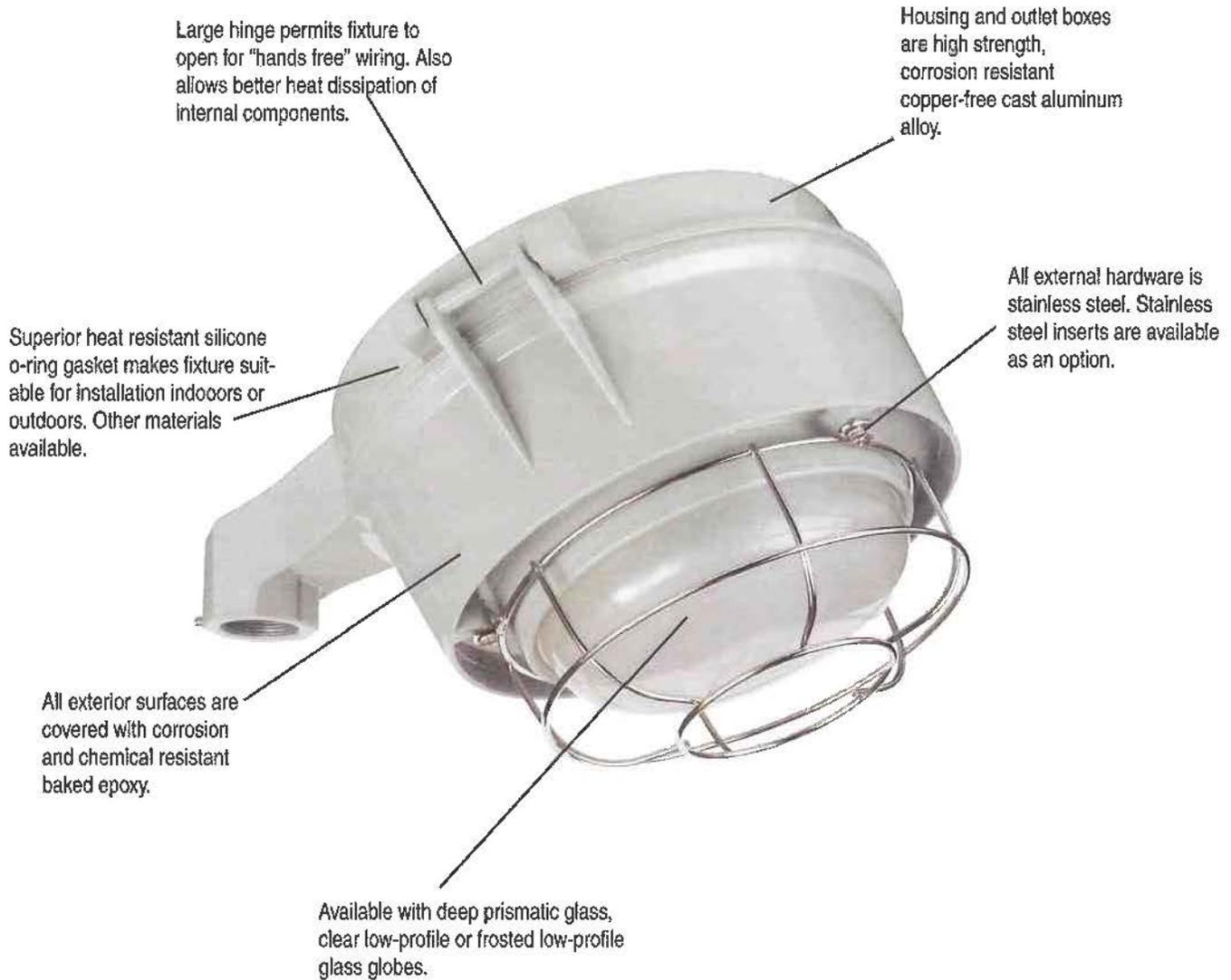
- Class I, Division 2, Groups A, B, C & D
- Class II, Division 1 & 2, Groups E, F & G
- Class III
- Class I, Zone 2, Groups IIA, IIB & IIC
- UL 8750 LED Safety
- UL 844 Hazardous Locations
- UL 1598 Wet Locations
- UL 1598A Marine Outside Type
- NEMA 3R & 4X
- IP66
- CUL
- ABS Type Approved
- Tested to LM 79 & LM 80
- Enclosed & Gasketed
- US Patent # D637,339S



AZZ | R-A-L™
RIG-A-LITE

SAFR LED SERIES

Hazardous Location LED Luminaire



Suitable for installation on marine environments where equipment is subject to salt water spray, either indoor or outdoor.

- UL 844 Hazardous Locations
- UL 8750 LED Safety
- UL 1598A Marine Outdoor
- Enclosed and Gasketed
- Suitable for wet locations
- Suitable for hose down applications

LED

SAFR Series

Hazardous Locations • Class I, Division 2 • Class II • Class III • UL 1598, 1598A, 844 & 8750 • Wet Locations • CUL

Catalog Number Logic

SAFR-09-L2-U-LFG-C-XX

1
2
3
4
5
6
7

- 1 BASIC SERIES SAFR**
 Hazardous Location LED
 Class I, Division 2, Groups A, B, C & D
 Class II, Division 1 & 2, Groups E, F & G
 Class III
 Simultaneous Presence
 Class I, Zone 2, Groups IIA, IIB & IIC
 Enclosed and Gasketed
 Wet Locations
 NEMA 3R, 4X; IP66
 UL 1598, UL1598A, UL844 & UL8750
 CUL
 ABS Type Approved

- 2 LAMP CURRENT/LAMP WATTAGE**
 09 = 70 Watts
 11 = 96 Watts

- 3 LAMP TYPE**
 L2 = LED

- 4 DRIVER VOLTAGE**
 U = 120 to 277V 50/60 HZ
 N = 347/480V 60 HZ

- 5 GLOBE & GUARD**
 LC = Low Profile Clear Glass Globe Only
 LCG = Low Profile Clear Glass Globe & Guard
 LF = Low Profile Frosted Glass Globe Only
 LFG = Low Profile Frosted Glass Globe & Guard
 T5 = Type V (Symmetric)
 Closed Bottom Glass Refractor
 T5G = Type V (Symmetric)
 Closed Bottom Glass Refractor & Guard

- 6 MOUNTING STYLE**
 P = 3/4" Pendant Mount
 P1 = 1" Pendant Mount
 C = 3/4" Ceiling Mount
 C1 = 1" Ceiling Mount
 W = 3/4" Wall Mount
 W1 = 1" Wall Mount
 S = 1-1/4" 25° Stanchion Mount
 S1 = 1-1/2" 25° Stanchion Mount
 L = 1-1/4" 90° Stanchion Mount
 L1 = 1-1/2" 90° Stanchion Mount
 K = 3/4" Cone Top
 K1 = 1" Cone Top

- 7 OPTIONS¹**
 SS = Stainless Steel Inserts (304)
 FB1 = Single Fuse Block^{2,3}
 FB2 = Double Fuse Block^{2,3}
 SC = Safety Cable
 SP = Surge Protector

¹ Consult factory for pricing

² Not available unless incoming voltage is specified. When installed, one fuse block is provided for 120, 277V and two fuse blocks are provided for 208, 220, 240V. Fuse not included. Not available on 347V or 480V

³ Fuse option not available for marine listed fixtures.

Certification Guide

Model	Watts	Type	Ambient Temperature °C	Class I, Div.2 Groups A,B,C & D	CLASS II, Div. 1 Groups E, F & G Class III	Simultaneous Presence	Supply Wire Suitable Temp °C	UL 1598A Outdoor	CUL
SAFR09	70	LED	40	T4	T6	T3B	75	YES	YES
SAFR09	70	LED	55	T4	T6	T3B	75	YES	YES
SAFR11	96	LED	40	T4A	T6	T3C	90	YES	YES
SAFR11	96	LED	55	T4A	T6	T3C	90	YES	YES

Refer to Certification Guide to determine suitability of individual fixture.

Catalog logic is for explaining catalog number structure only. Not all combinations are possible; consult factory for catalog numbers not listed in charts.

Photos at Kroger Distribution Center Delaware Ohio, taken in May 2015



Standing at proposed tank pad location looking south east



Standing at proposed tank pad looking south and a little east



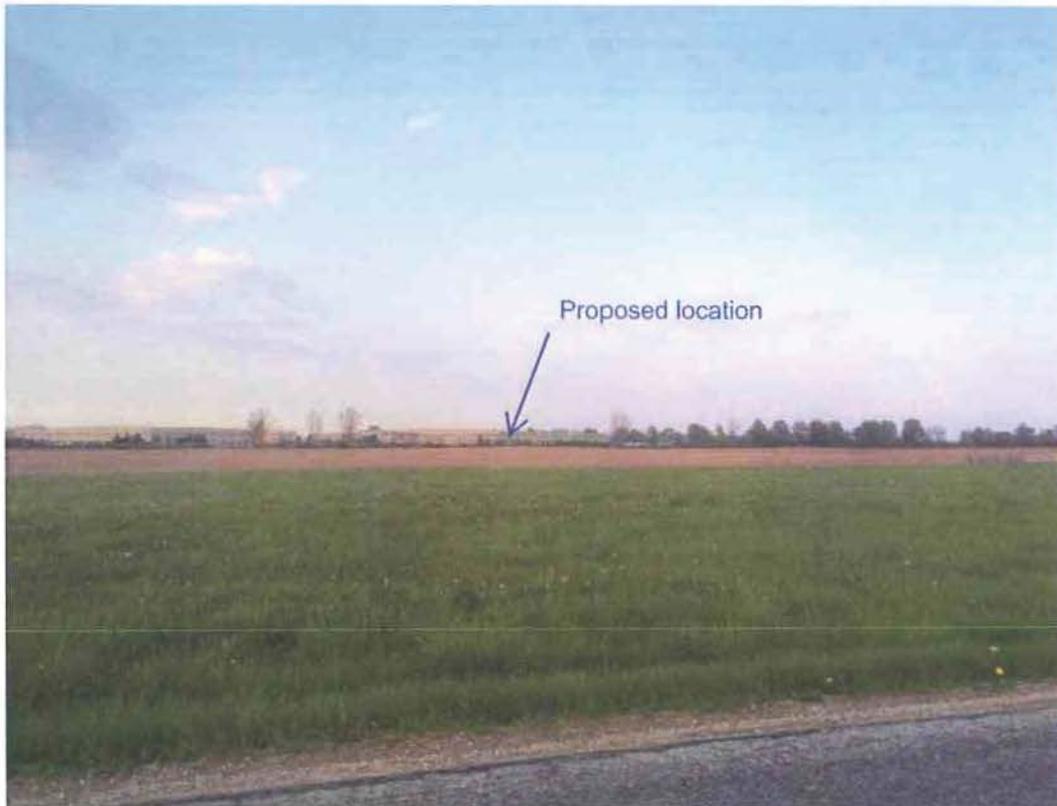
Standing at proposed tank pad looking south



Standing at proposed tank pad looking south and a little west



Standing at proposed tank pad looking west



On Curve Road looking north east towards the Kroger facility



On Curve Road looking north east towards the Kroger facility



On Curve Road looking north east towards the Kroger facility



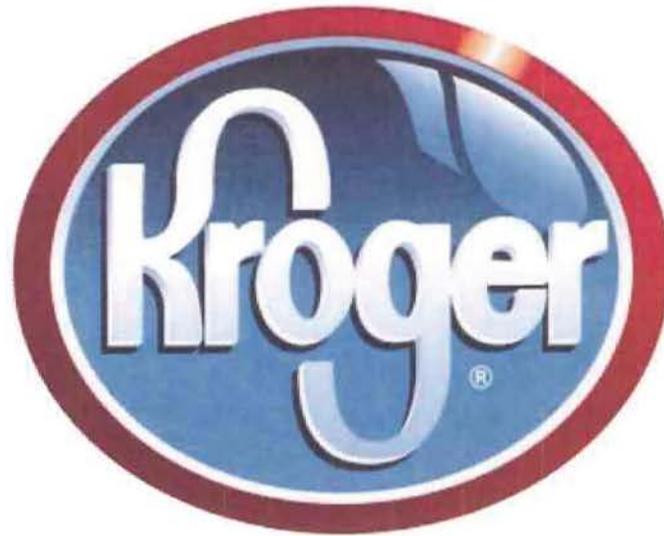
Photo of a Hydrogen tank installation at another Kroger facility



Kroger Distribution Center
2000 Nutter Farms lane, Delaware OH 43015

Hydrogen Fuel Cell Project

July 6, 2015





Fuel Cell Provider

Steven Delmonaco

Hydrogen Systems Engineer

Office (518) 380-3296

Steven_Delmonaco@plugpower.com



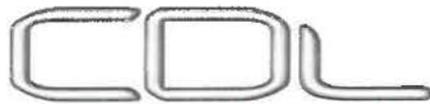
Project Owner

Ernest A. (Tony) Cox, Jr., PE, PMP

Senior Project Manager

Office (502) 420-6704

Tony.Cox@kroger.com



Collaborative Design, Ltd.

Architects

Dellos Morrison, AIA, LEED AP

Managing Partner

Office (614) 798-1515 ext 12

dmorrison@cdlarchitects.com



Hydrogen Provider

Tim Birely

Account Manager

Office (614) 776-5771

Time_Birely@praxair.com



Steering Wheel,
Counterbalanced



Steering Wheel



Battery Charging



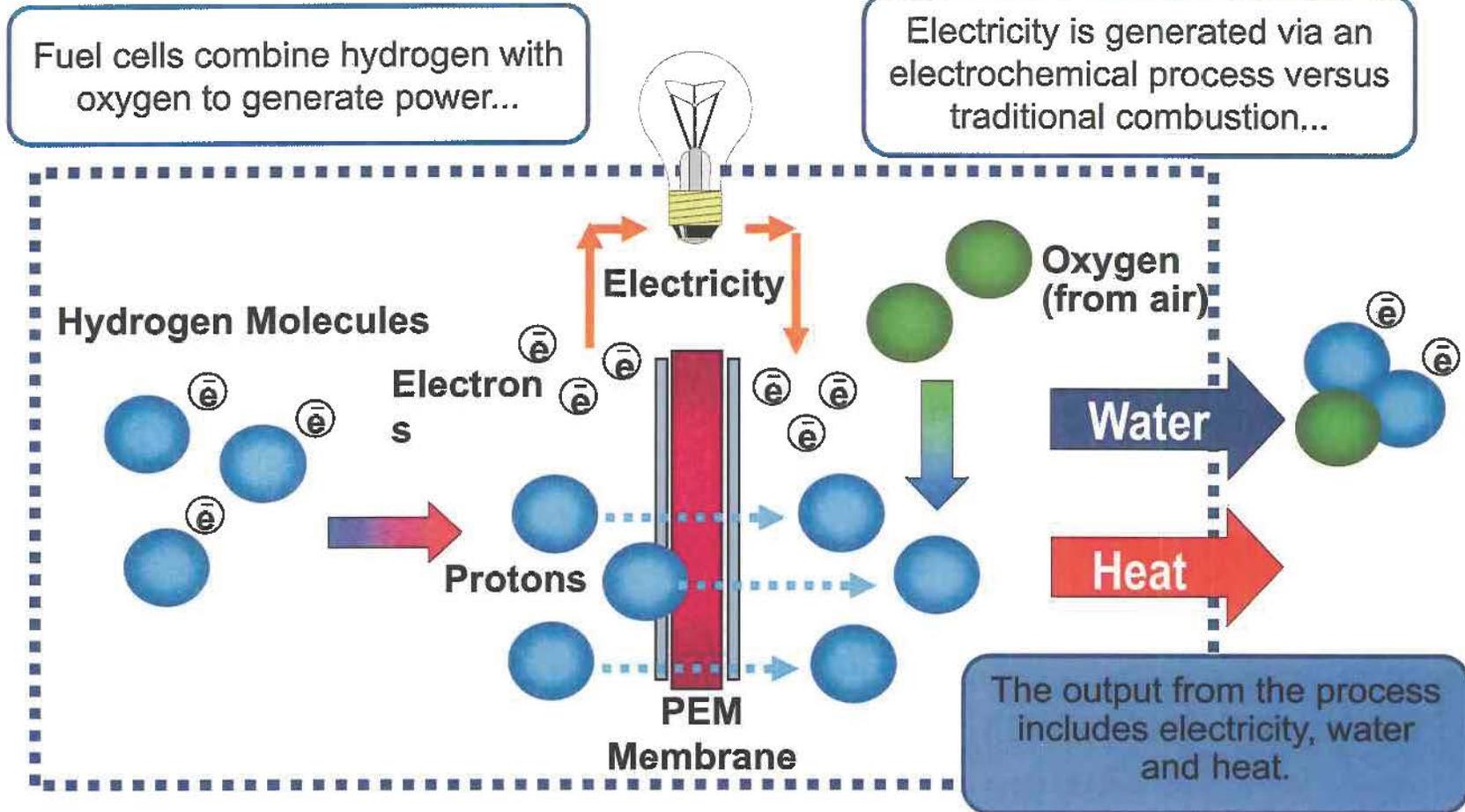
Why Fuel Cells?



Equivalent Cars Taken Off the Road by Use of Fuel Cells to Power Lift Trucks

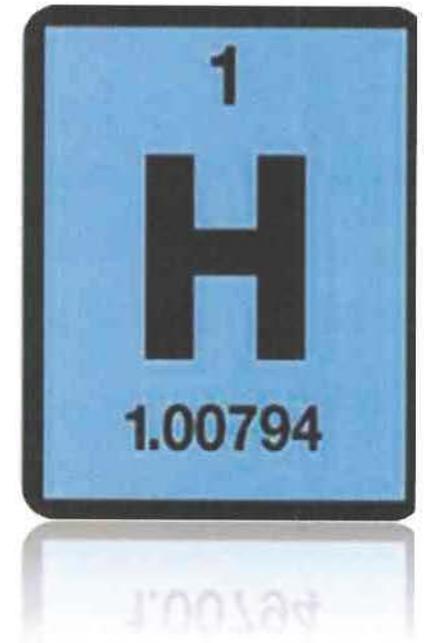


Fuel Cell Explained

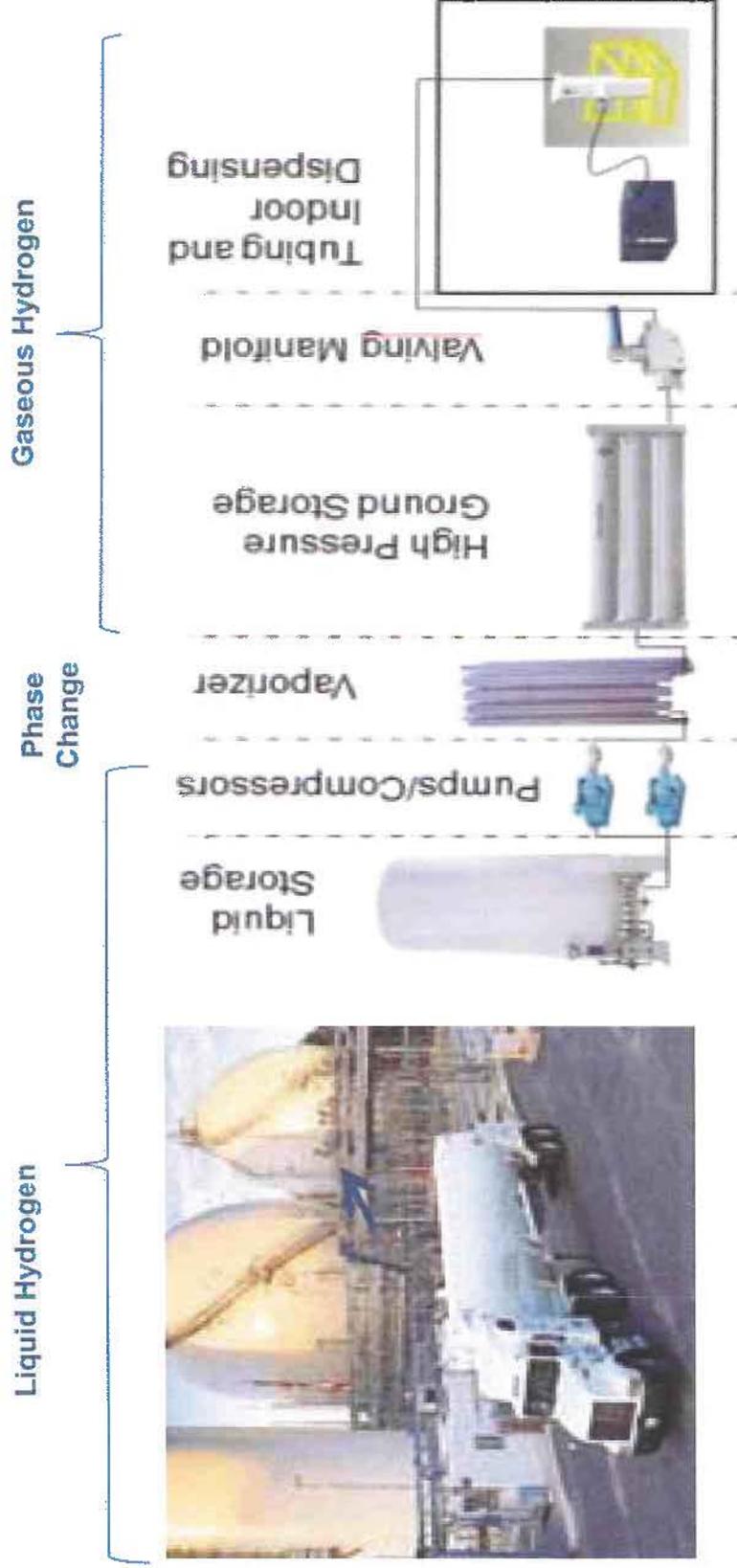


Hydrogen – The Facts

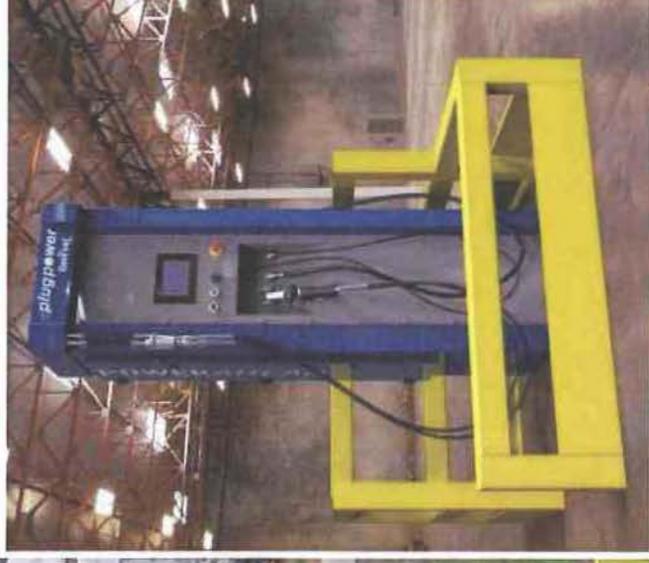
- Earth's lightest and smallest natural element
- Odorless, colorless and tasteless
- Non-toxic and non-poisonous, unlike methane and gasoline
- Rapid dispersion
 - Rises at a speed of 20 meters/second
- 3 times the energy content of gasoline (by volume)
 - When used in energy production:
 - Hydrogen is roughly twice as efficient as Gasoline
- U.S. produces more than 9M tons annually
 - Chemical, food, metallurgic & electronics industries



Hydrogen Refueling Process



Typical Bulk Hydrogen Install



Examples from another Kroger installation

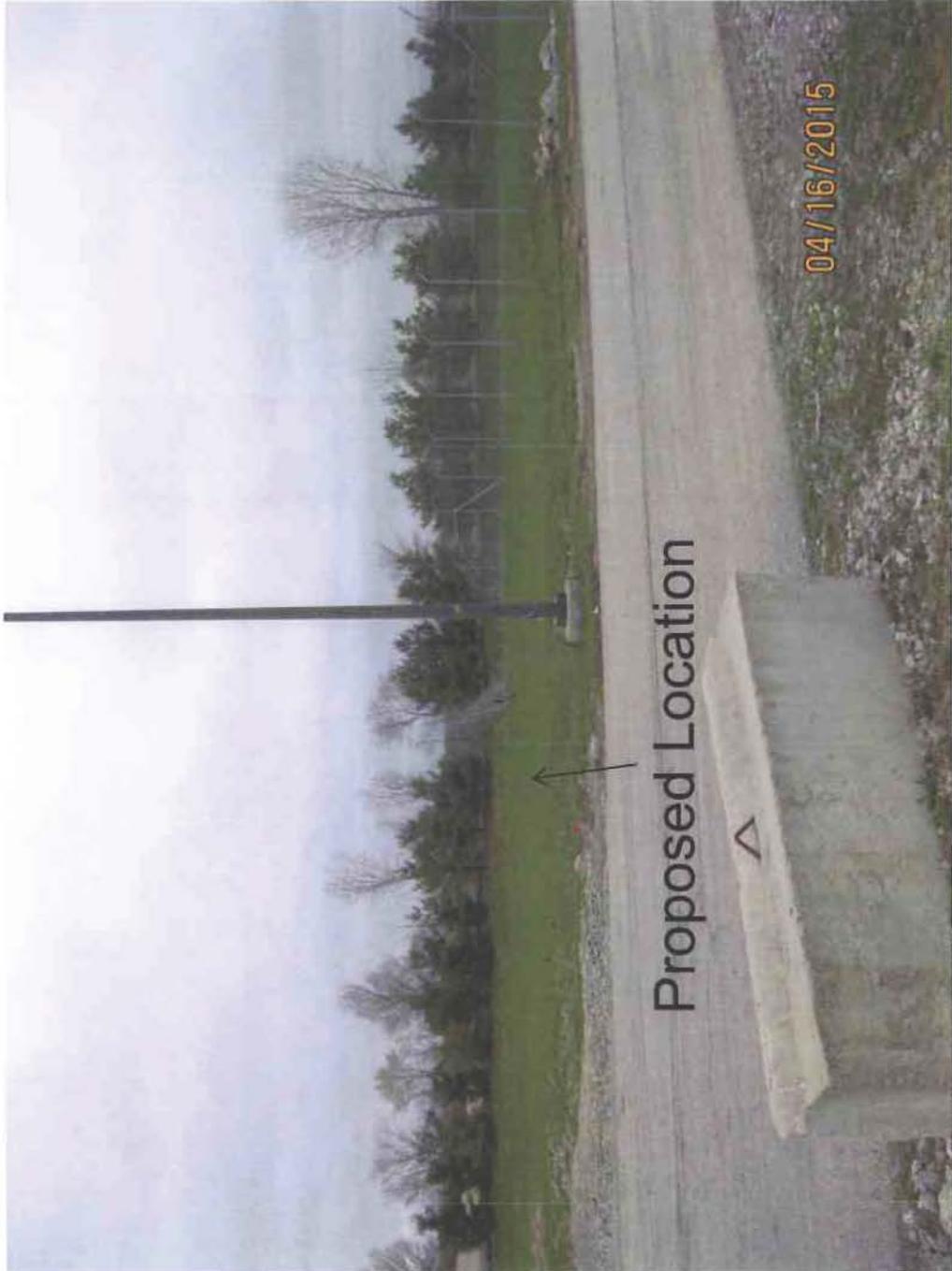
Hydrogen Liquid Tank



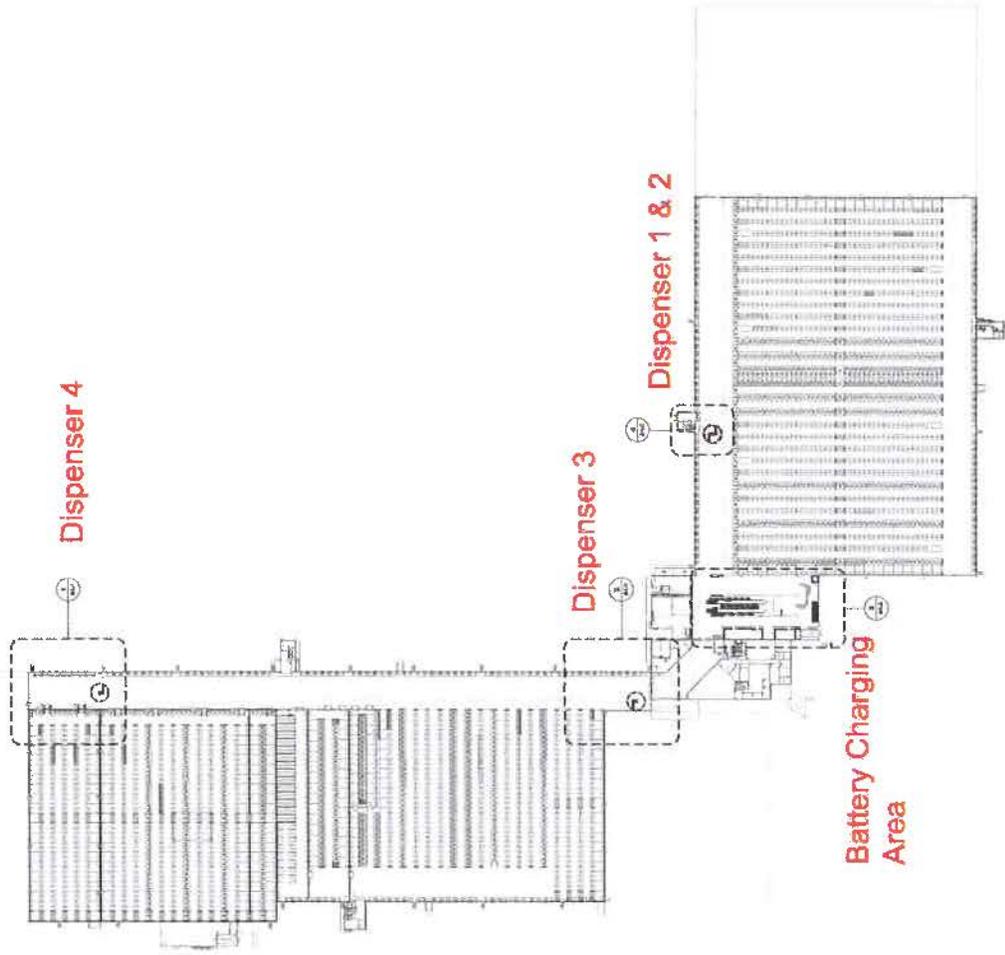
Hydrogen Liquid Tank

- Supplied, Maintained and Monitored by Praxair in compliance with the most stringent industry-tested safety regulations
- Total capacity of less than 10,000 pounds of hydrogen
- Visual Inspections performed at every delivery
- Scheduled maintenance performed and monitored by Praxair to ensure safety and reliability
- Praxair delivers to more than 200 active customers nationally
- Filling of tank will be monitored by site security staff
- Equipment yard covered by CCTV

A Little Closer View



An Inside Look

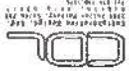


GENERAL PLAN

A1.0



Kroger Distribution Center
Fuel Cell Project
Delaware, OH



DATE: 08/11/10
PROJECT: FUEL CELL PROJECT
DRAWING: GENERAL PLAN

Conclusion

- This project provides the first green technology of its type in this area
 - Reduced greenhouse gases
 - Smaller Carbon footprint
- System has a proven safety record
 - Over 20,000 operator refuelings without a safety incident
 - All work in compliance with local, state, and federal safety regulations



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-1322, 1324-1326

REQUEST: Multiple Requests

PROJECT: Ohio Wesleyan University Student Housing

MEETING DATE: August 5, 2015

APPLICANT/OWNER

BSHM Architects
1020 Goodale Boulevard
Columbus, Ohio 43212

Ohio Wesleyan University
61 South Sandusky Street
Delaware, Ohio 43015

REQUESTS

2015-1322: A request by Ohio Wesleyan University for approval of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street.

2015-1324: A request by Ohio Wesleyan University for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street

2015-1325: A request by Ohio Wesleyan University for approval of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

2015-1326: A request by Ohio Wesleyan University for approval of a Final Development Plan for Small Living Units (SLU's) Phase 1 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

PROPERTY LOCATION & DESCRIPTION

The subject seven parcels are located on the north side of Rowland Avenue between South Washington Street and South Liberty Street and are zoned R-6 (Multi-Family Residential District). The properties to the north are zoned R-6 while the properties to the east, west and south are zoned PO/I (Planned Office/Institutional District). To the north are single family homes that have been converted to private rental units, to the south is the City Fire Department and a City Park and to the east and west are University uses.

BACKGROUND/PROPOSAL

Ohio Wesleyan University is proposing to raze the existing houses along the north side of Rowland Avenue which accommodates student housing and replace them with new small living unit (SLU's) student housing which would occur in four phases. The four new SLU's would allow the University to locate all the housing along the pedestrian corridor linking the residential area with the academic area of the campus. The existing houses would only be demolished when funding for each new SLU would be obtained. In Phase 5, Ohio Wesleyan's ultimate goal (this has been discussed with the City in the past) is to have Rowland Avenue vacated for vehicular travel and be utilized exclusively for pedestrians to extend the "jaywalk" concept in this area. Again, the City and University have discussed this possibility in general terms over several years and generally have agreed that it is a potential long term plan; however, both entities have discussed that much more detailed planning in this regard is needed and many more details would need to be worked out prior to a formal application for vacation and Final Development Plan for Phase 5 being submitted. This approval would identify the vacation as part of the OWU long term plan.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning of the subject the property is R-6 which allows the proposed uses but would likely need several significant variances for building setbacks and the like. Staff recommends and the applicant agreed that a rezoning to PO/I with a PMU (Planned Mixed Use Overlay District) would allow the applicant flexibly to accommodate any setback issues while allowing the City to require performance standards on the site and buildings to accommodate this unique use. A PMU also sets forth requirements and expectations for the future phases. In addition, a Conditional Use Permit for the entire site along with

Preliminary and Final Development Plans would need to be approved for each building by the Planning Commission and City Council.

- **LAND USE:** The proposed student housing is consistent with the Comprehensive Plan of the "OWU Subarea" of the plan which identifies these properties for Institutional uses.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC:** The proposed four new SLU's would have access from Rowland Avenue which is a public street. However, Ohio Wesleyan's long term desire is to vacate Rowland Avenue for vehicular travel and extend the "jaywalk" concept in this area. The logistics of vacating (abandoning) the public street would have to be vetted with all City departments and the University to determine the feasibility of such request as the University and the City are the only two adjacent property owners at this time. The Fire Department has provided detailed comments in this regard and supports the concept.
- **PARKING:** Section 1161.05 Specific Parking Standards for College/University Uses of the zoning code specifically calls for a parking study to be prepared in cases such as this to determine overall campus parking demand, use and relocation. As a result OWU prepared a Rowland Avenue Student Housing Parking Study (see attached) which indicates there is a 161 parking space surplus of student parking throughout the campus (882 parking space supply – 721 parking space demand). The study concluded 43% of the students have purchased parking permits in 2015 and that percentage would be used to determine parking demand for each SLU. Staff has accepted the study results to determine the number of parking spaces required for each phase as it is constructed.
- **SITE LAYOUT:** The proposed development would be developed in five phases and consist of four individual SLU's that front Rowland Avenue and are setback the same distance as the three existing homes (which would ultimately be demolished). Phase 5 would include the vacation of Rowland Avenue as discussed above. The design character of the SLU's would mimic the existing single family housing stock with minimum two stories, front porches, gabled pitch roofs, etc., per the attached building elevations and would have to achieve compliance with Chapter 1171.08 Residential Design Criteria. Again the construction of the SLU's and vacation of the Rowland Avenue would occur when funding is made available (see attached plans for each phase):

Phase 1- The existing house at 118 Rowland Avenue (westernmost house on Rowland Avenue) would be demolished. A new 24 unit, 6,103 square foot SLU with 10 double bedrooms and 4 single bedrooms would be constructed at this location. Per the above mentioned Rowland Avenue Student Housing Parking Study, six parking spaces at the Hamilton Williams Campus Center at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland) would be allocated specifically for this SLU. This phase is currently funded with construction anticipated in late 2015.

Phase 2 – The existing houses at 86 and 94 Rowland Avenue (easternmost houses on Rowland Avenue) would be demolished. A new 24 unit SLU would be constructed at this location and no additional parking would be allocated per the parking study. This phase is not currently funded.

Phase 3 – A new 24 unit SLU would be constructed just east of the SLU in Phase 1 (currently vacant property). Eleven parking spaces at the Hamilton Williams Campus Center would be allocated for this SLU per the parking study. This phase is not currently funded.

Phase 4 - A new 24 unit SLU would be constructed just west of the SLU in Phase 2 (currently an approximate 12 space parking lot). Eleven parking spaces at the Hamilton Williams Campus Center would be allocated for this SLU per the parking study. This phase is not currently funded.

Phase 5 - Rowland Avenue would be vacated and converted into the extension of the "jaywalk" in conjunction with the required City approval(s). The vacation of Rowland Avenue would eliminate 20 on-street parking spaces and OWU would construct 20 new parking spaces in the Bashford lot located on Park Avenue just southwest of the SLU's. This phase is not currently funded.

- **PARKLAND AND OPEN SPACE:** There is no parkland or open space associated with the proposal but the potential vacation of Rowland Avenue would yield additional active open space for the University which already has more parkland and open space than any other single land use (except for the City).
- **BIKE PATHS AND PEDESTRIAN ROUTES:** There are not any proposed bike paths or pedestrian routes in this area per the City of Delaware Bikeway Plan approved in 2010. Sidewalks would continue to front all streets and Phase 5 would include additional pedestrian paths.
- **LANDSCAPING:** The applicant submitted a landscape plan for the Phase 1 SLU which identifies 14 shrubs planted around the structure which appears to be appropriate. Such plan would be required for each subsequent SLU constructed. Furthermore, a more detailed landscape plan would be required for the vacated Rowland Avenue in Phase 5. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **TREE PRESERVATION:** Each phase would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. In Phase 1 there do not appear to be any trees being eliminated, but that would need to be verified with building plans.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer where necessary.
- **LIGHTING PLAN:** The proposed plan does not show any proposed lights on the SLU's which are required for each house per the zoning code, In addition, a detailed lighting plan would be required for the vacated Rowland Avenue in Phase 5. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.
- **MISC:** Staff and OWU remains concerned with the pedestrian crossing utilized primarily by students at Liberty Street and Rowland Avenue. There have been several discussions between the City and University on this topic. The Engineering Department has explored a number of these adaptations such as a HAWK signal among other items and desires to conclude these discussions with the University and to see enhancements put in place in the area. This is an existing condition not specifically related to the SLU project but certainly must be addressed with Phase 5.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with the conditional use permit requirements per the zoning code and of the approved development text.

STAFF RECOMMENDATION (2015-1322 – REZONING AMENDMENT)

Staff recommends approval of a request by Ohio Wesleyan University of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street, with the following condition:

1. Any new structure(s) or any change of use of any existing structure(s) or property shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION (2015-1324 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Ohio Wesleyan University of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street

STAFF RECOMMENDATION (2015-1325 – PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Ohio Wesleyan University of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District), 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

CASE NUMBER: 2015- 1322, 1324-1326

MEETING DATE: August 5, 2015

PAGE: Page 5 of 5

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

CONDITIONS/MISCELLANEOUS:

FILE:

ORIGINAL:

REVISED: 07/31/15

OHIO WESLEYAN UNIVERSITY
PLANNED MIXED USE DEVELOPMENT TEXT FOR
SMALL LIVING UNITS (SLU'S)
LOCATED ON THE NORTH SIDE OF ROWLAND AVENUE
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Ohio Wesleyan University (OWU) is proposing to rezone the subject seven parcels that contain 1.373 acres from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for a development that would raze the existing three student houses and ultimately construct four small living units (SLU's) and associated parking in four phases. In Phase 5, OWU would vacate Rowland Avenue for vehicular travel and would be utilized exclusively for pedestrians to extend the "jaywalk" concept in this area.



2. GENERAL DEVELOPMENT STANDARDS

- a. **Purpose and Intent.** It is the intent of this development to provide a student housing development with compatible and common site improvements, architectural design, signage and amenities in a campus like setting. This Development Text represents the zoning requirements for this area unless otherwise noted.
- b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.
- d. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
 - (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
 - (2) Major change in the approved location of land uses.
 - (3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.
- e. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
 - (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
 - (2) Any minor change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout.
 - (3) Minor change in the approved location of land uses.
 - (4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.
 - (5) Minor structural alterations that do not alter the overall design intent of the building(s).

f. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 with the following replacement schedule:

- (1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
- (2) Trees in fair condition shall be replaced at 50%.
- (3) Trees in good condition shall be replaced at 100%
- (4) Ash trees shall not be counted toward replanting requirements.

g. **Stormwater**

- (1) All State and local rules and regulations regarding stormwater shall apply as they are in effect at the time of permitting.

3. OWU – NORTH SIDE OF ROWLAND AVENUE

a. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P or C respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

- (1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.
- (2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.
- (3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.
- (4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Sub-Area A Uses
(a) Residential	
(1) Student housing (University owned and operated)	P

Land Use Category	Sub-Area A Uses
(2) Sorority or fraternity for college men and women	P
(b) Community Facilities	
(1) Place of Worship	P
(2) Colleges, universities, educational research establishment/laboratory	P
(3) Library	P
(4) Public safety and service facility	P
(c) Office and Professional Services	
(1) Offices – (University owned and operated)	P
(2) Medical offices (University owned and operated)	P
(f) Recreation and Entertainment	
(1) Park and Playground	P
(g) Accessory Uses & Structures	
(2) Off Street Parking	A

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	0.25 acre
(2) Minimum lot width and frontage	N/A.
(3) Maximum building coverage	40%
(4) Maximum lot coverage*	60%

*Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of the subject lot, excluding any existing public right-of-way, and converted to a percentage.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Front Yard Setback	15 ft.
(2) Rear Yard and Side Yard Setbacks	10 ft.

- d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Front Yard Setback	15 ft.
(2) Rear and Side Yard Setbacks	10 ft.

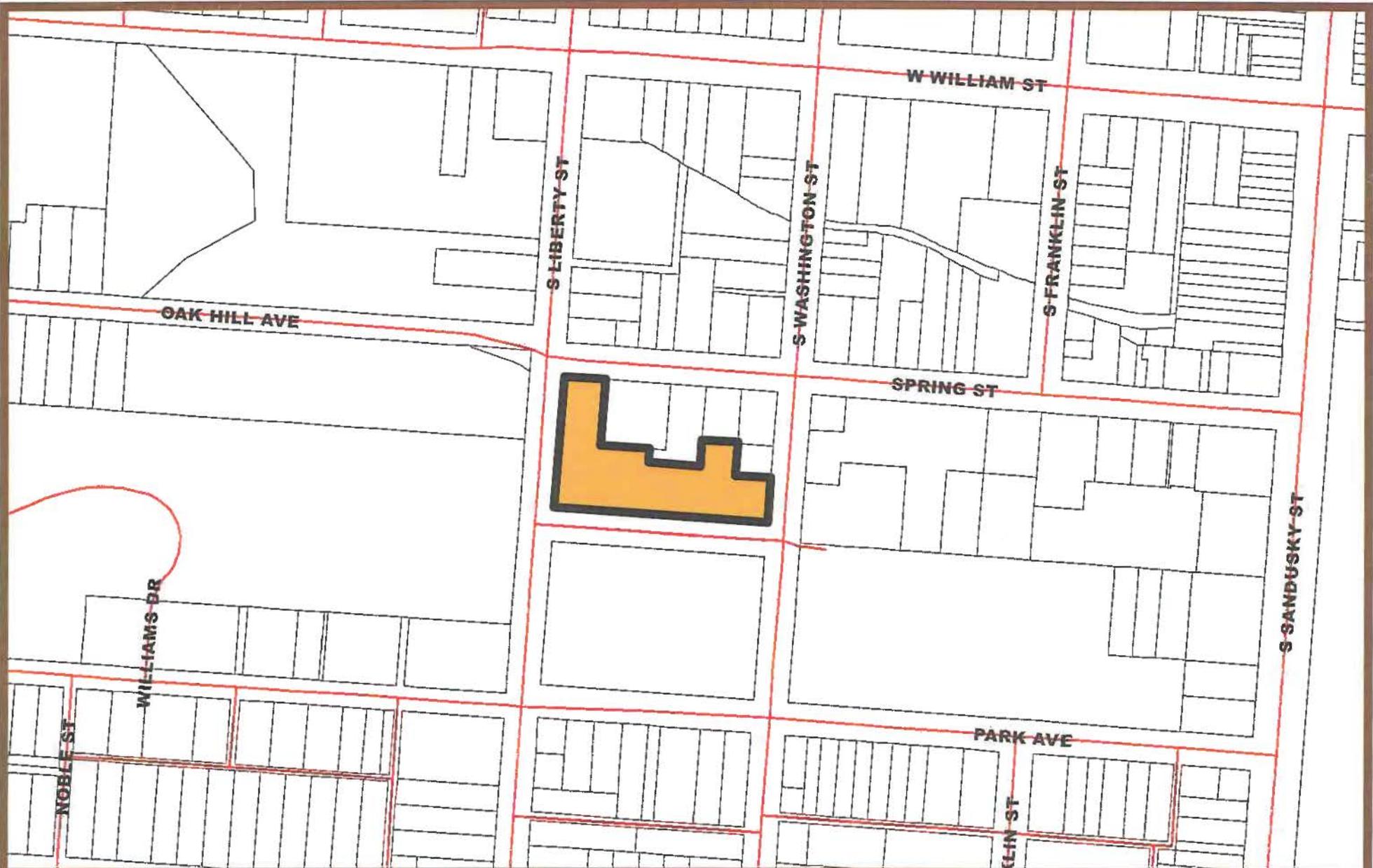
- e. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.
- f. **Building Design.** The intent of this regulation is to require all building to achieve compliance with Chapter 1171.08 Residential Development Criteria and Performance Standards per the attached building elevations. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review. They shall include higher end materials such as brick, stone (natural or cultured), cement siding and the like.

- (1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, cedar planking, cement fiber siding, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
- (2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

- g. **Parking.** The amount of parking provided shall not be more than that shown on the approved Preliminary Development Plan for each Phase per the submitted Ohio Wesleyan University Rowland Student Housing Parking Study and allowed in Section 1161.05 Specific Standards for Colleges/University Uses of the City of Delaware Zoning Regulations.

- h. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code except as otherwise approved on the Final Development Plan.
 - (1) The landscaping for each SLU shall be per the attached Final Development Landscape Plan for Phase 1 or other City approved plan.
 - (2) A more detailed landscape plan would be required for the vacated Rowland Avenue with any Final Development Plan submitted for Phase 5.
 - (3) All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- i. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.
- k. **Signs.** All signage shall achieve compliance with 1165 Signs of the City of Delaware Zoning Code.
- m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- n. **Proposed Development – 5 Phases**
 - a. **Phase 1.** This phase would consist of the following elements:
 - i. The existing houses at 118 Rowland Avenue (westernmost house on Rowland Avenue) would be demolished.
 - ii. A new 24 unit SLU would be constructed at this location.
 - iii. Six parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
 - iv. A Final Development Plan would need to be approved by the Planning Commission and City Council.
 - b. **Phase 2.** This phase would consist of the following elements:
 - i. The existing houses at 86 and 94 Rowland Avenue (easternmost houses on Rowland Avenue) would be demolished.
 - ii. A new 24 unit SLU would be constructed at this location.
 - iii. No additional parking spaces would need to be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
 - iv. A Final Development Plan would need to be approved by the Planning Commission and City Council.
 - c. **Phase 3.** This phase would consist of the following elements:
 - i. A new 24 unit SLU would be constructed just east of the SLU in Phase 1 (currently a vacant lot).
 - ii. Eleven parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of

- Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
- iii. A Final Development Plan would need to be approved by the Planning Commission and City Council.
- d. **Phase 4.** This phase would consist of the following elements:
- i. A new 24 unit SLU would be constructed just west of the SLU in Phase 2 (currently a parking lot).
 - ii. Eleven parking spaces at the Hamilton Williams Campus Center located at 110 Rowland Avenue (on the eastside of Washington Street north of Rowland Avenue) would be allocated for this SLU per the OWU Rowland Avenue Student Housing Parking Study.
 - iii. A Final Development Plan would need to be approved by the Planning Commission and City Council.
- e. **Phase 5.** This phase would consist of the following elements:
- i. Rowland Avenue would be vacated and converted into the extension of the “jaywalk” in conjunction with City approval(s).
 - ii. The vacation of Rowland Avenue would eliminate 20 on-street parking spaces. Therefore, 20 new parking spaces would be constructed in the Bashford Lot located on Park Avenue just southwest of the SLU’s per the OWU Rowland Avenue Student Housing Parking Study.
 - iii. A Final Development Plan and street vacation would need to be approved by the Planning Commission and City Council.



2015-1322, 1324-1326
Rezoning Amendment, Conditional Use Permit,
Phases 1-5 Preliminary Development Plan, and Phase 1
Final Development Plan
Ohio Wesleyan University
Location Map







2015-1322, 1324-1326
Rezoning Amendment, Conditional Use Permit,
Phases 1-5 Preliminary Development Plan, and Phase 1
Final Development Plan
Ohio Wesleyan University
Aerial (2013)



OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS

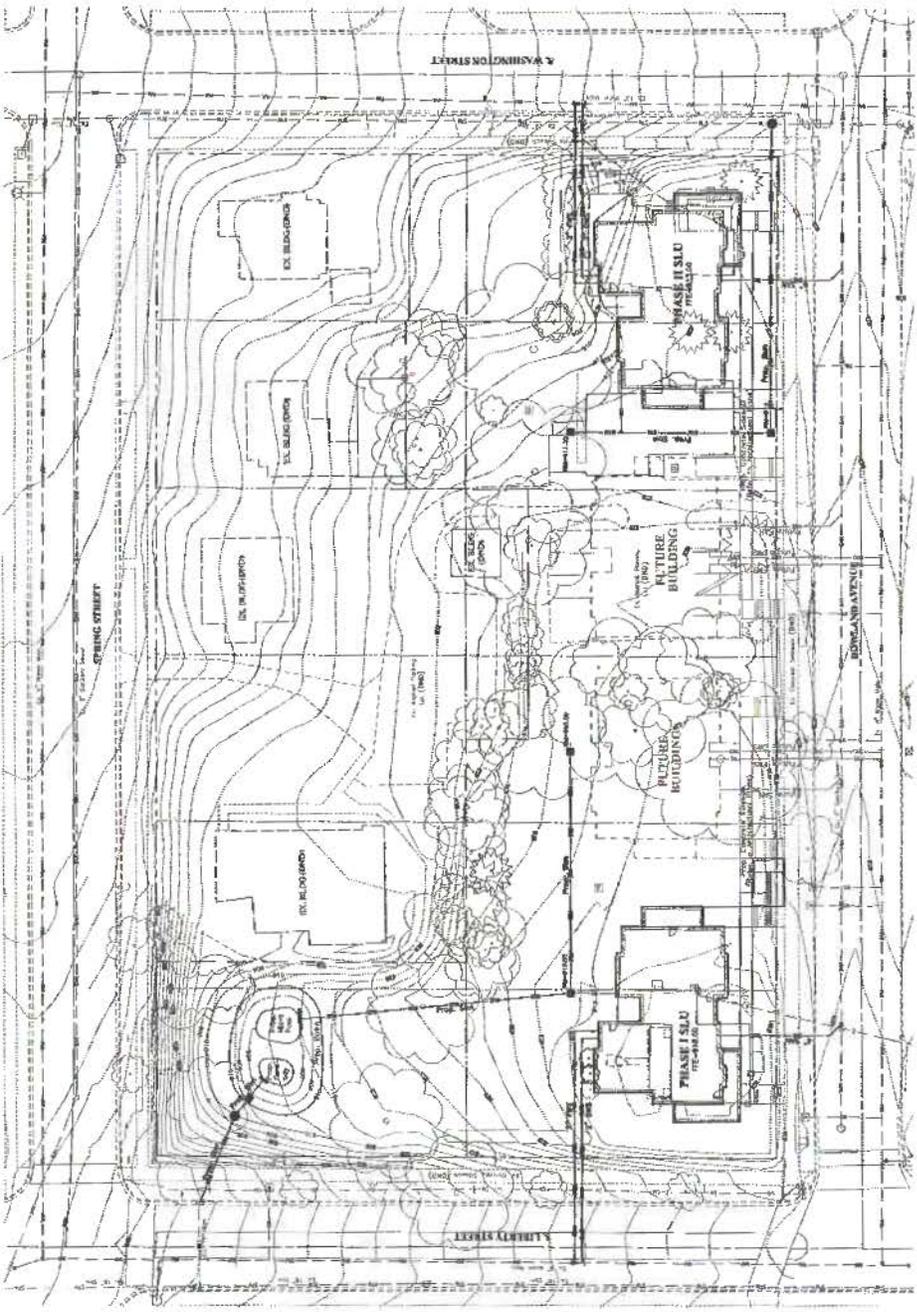




DESIGN DEVELOPMENT
OHIO WESLEYAN UNIVERSITY
SLUplex 1& 2
ROWLAND AVENUE
ROWLAND, OH 43016

DATE: 1/15/2015
BY: J. Crowder
OVERALL: STORM & UTILITY PLAN
PROJECT NUMBER: C301

LEGEND	EXISTING	PROPOSED
<ul style="list-style-type: none"> City Stormwater/Storm Runoff Center Line, Street Water Main Sanitary Sewer Electric Gas Fire Hydrant Storm Drain Water Table Proposed Water Main Sanitary Sewer Electric Gas Fire Hydrant Storm Drain Water Table Proposed 	<ul style="list-style-type: none"> Water Service Sanitary Sewer Service Electric Service Gas Service Fire Hydrant Storm Drain Water Table Proposed Water Main Sanitary Sewer Electric Gas Fire Hydrant Storm Drain Water Table Proposed 	<ul style="list-style-type: none"> Water Service Sanitary Sewer Service Electric Service Gas Service Fire Hydrant Storm Drain Water Table Proposed Water Main Sanitary Sewer Electric Gas Fire Hydrant Storm Drain Water Table Proposed



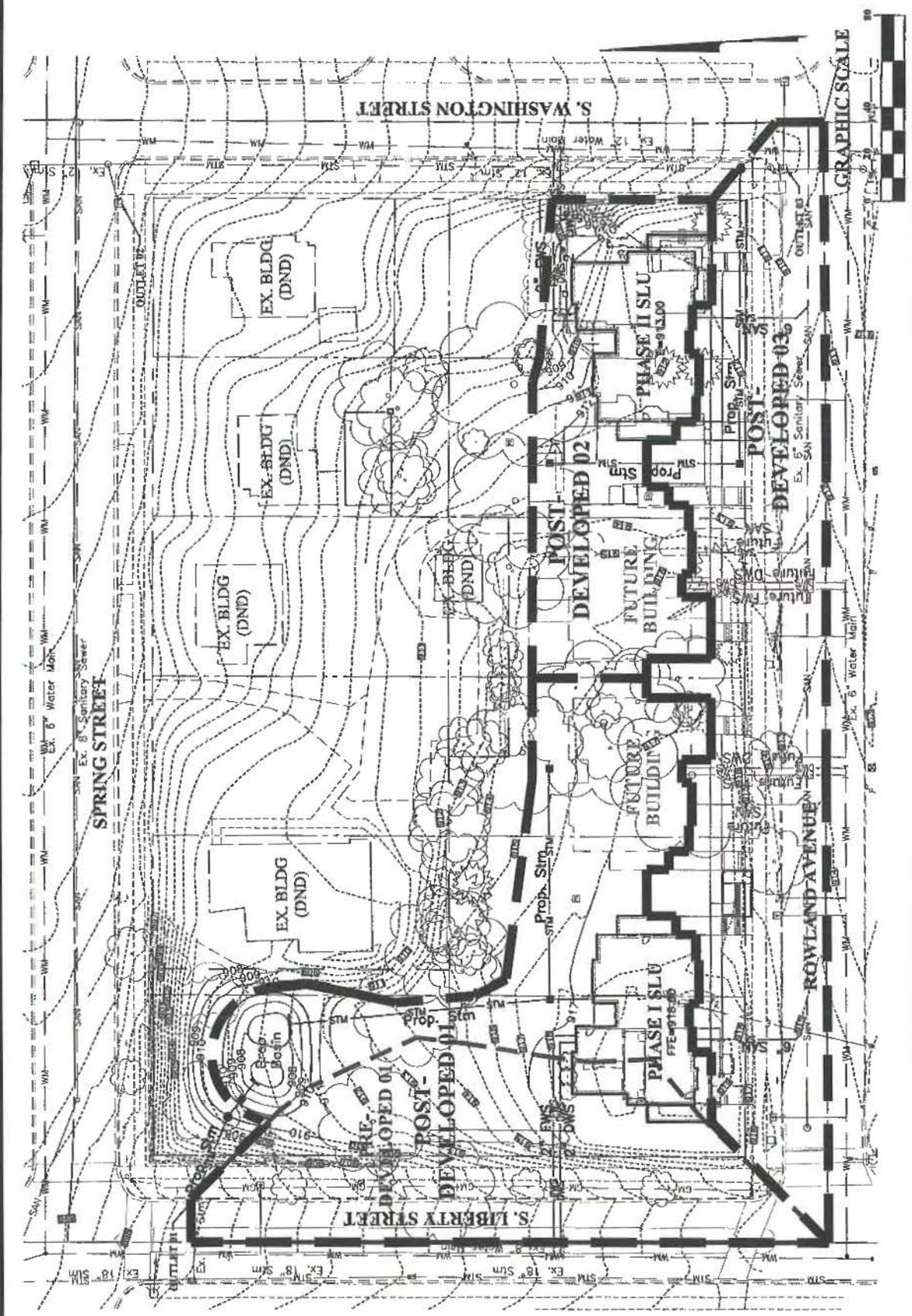
GRAPHIC SCALE
1" = 20'-0"

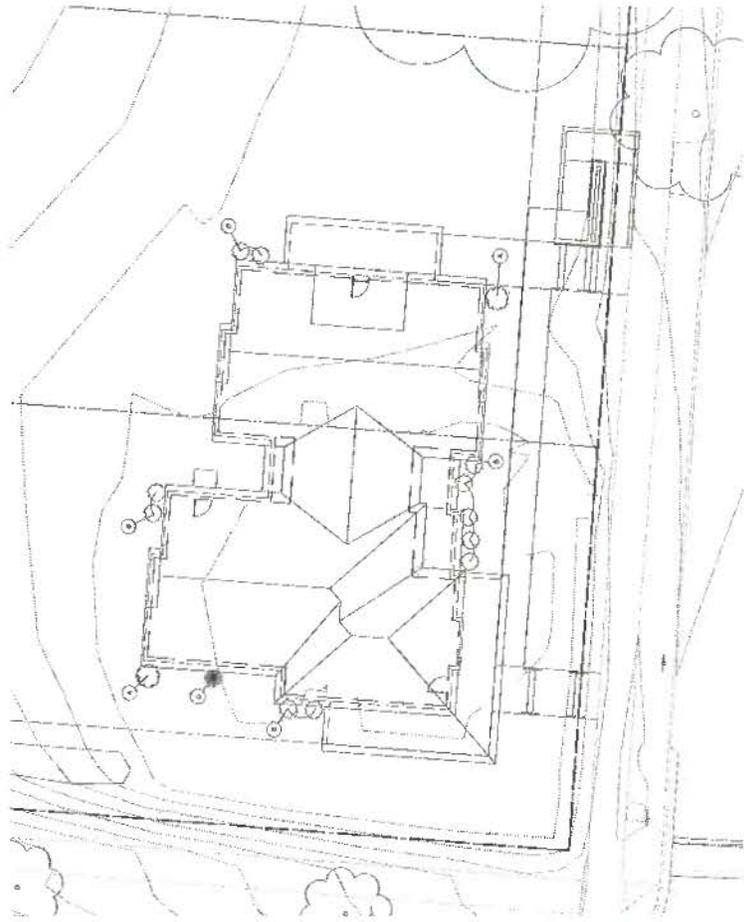
EMHT
ENGINEERING & ARCHITECTURE
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: 954.344.1111

DATE: July 7, 2015
 SCALE: 1" = 40'
 JOB NO.: 2015-0612

CITY OF DELAWARE
 EXHIBIT
 FOR
 OHIO WESLEYAN UNIVERSITY
 SLUplex 1 & 2
 TRIBUTARY AREAS

EMHT
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500
 Fax: 614.775.3648
 emht.com





LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

PLANNING SCALE	
DATE: 11.15.2010	DATE: 11.15.2010
BY: [Signature]	BY: [Signature]
TITLE: LANDSCAPING PLAN	TITLE: LANDSCAPING PLAN
PROJECT: [Signature]	PROJECT: [Signature]
SHEET: AS101	SHEET: AS101



- ELEVATION KEY NOTES**
1. FINISH CONCRETE ON BASEMENT AT FINISH GRADE, PER PLAN
 2. FINISH CONCRETE ON LEVELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



1. MAIN EXTERIOR ELEVATION



2. SLUPLUX 18 2 ROOF AND PARAPET

ELEVATIONS
CORNER UNIT_ROWLAND ELEVATION



ELEVATIONS
CORNER UNIT_LIBERTY ELEVATION



PERSPECTIVE STUDIES
CORNER UNIT

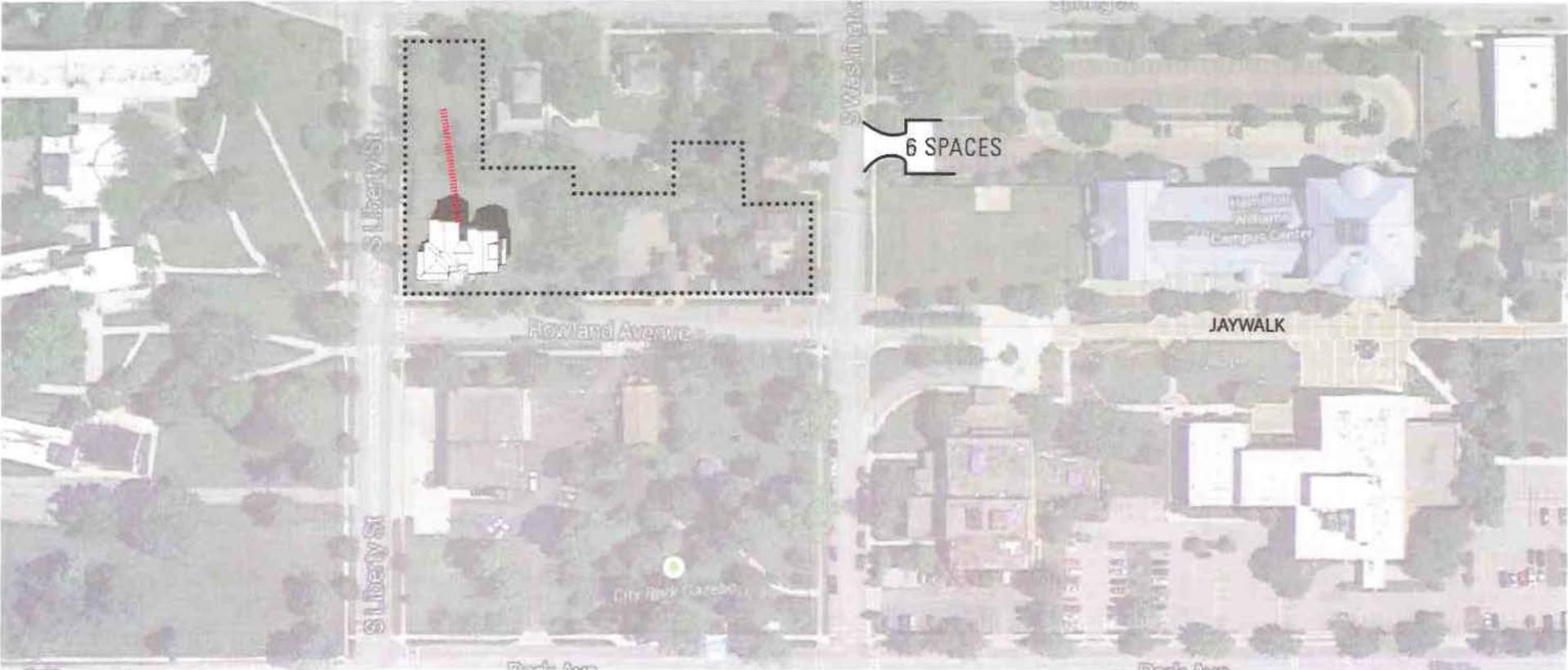


OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



EXISTING

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE I 1ST SLU

- ADD STORM PIPING TO NW FOR SLU 1
- ALLOCATE 6 PARKING SPACES AT HWCC

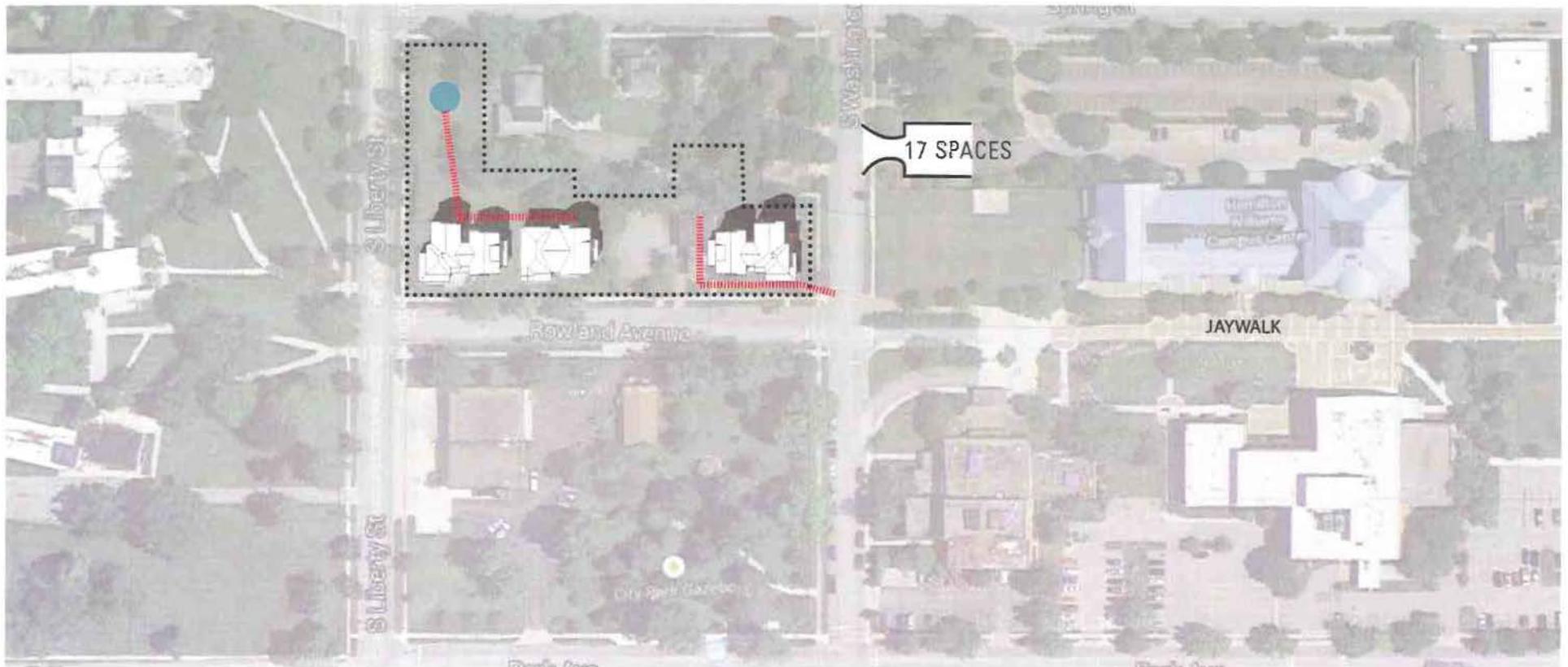
OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 2 2ND SLU

- ADD STORM DRAINAGE TO SE FOR SLU 2
- NO ADDITIONAL PARKING

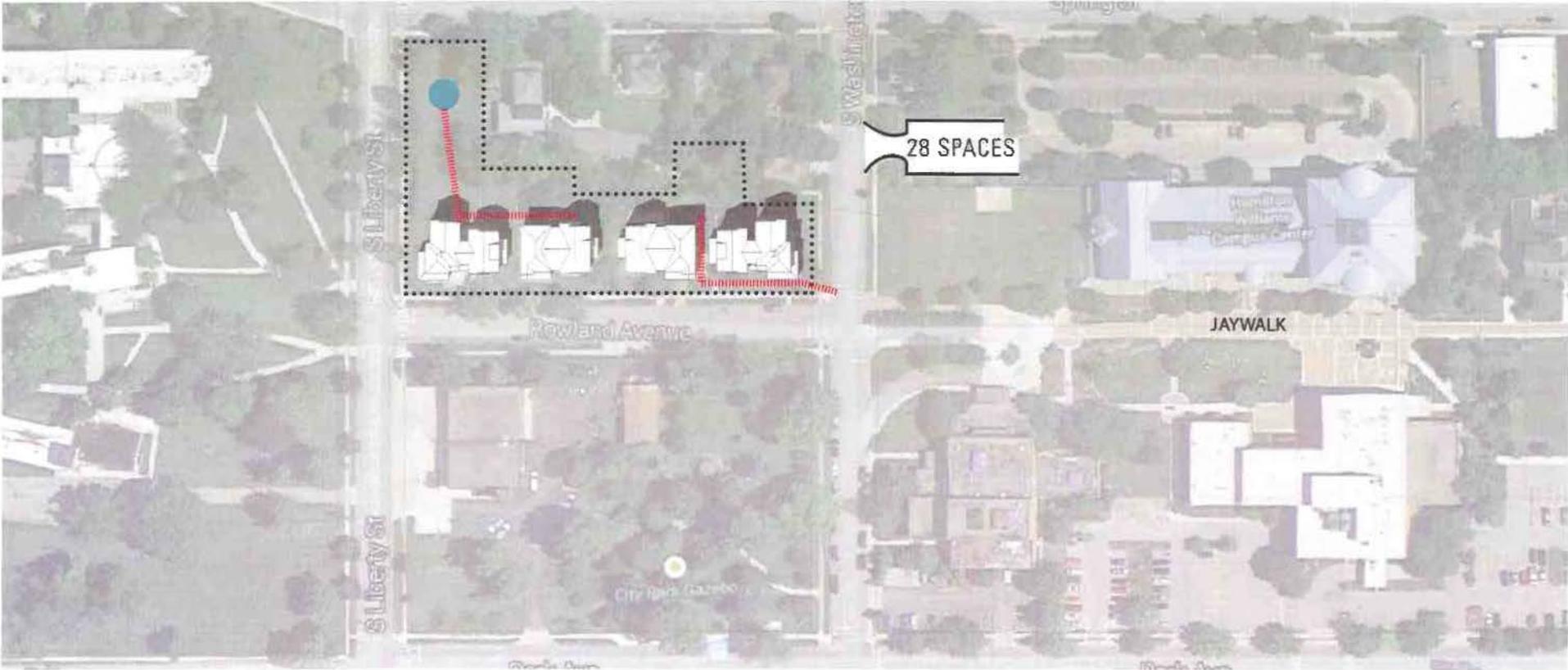
OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 3 3RD SLU

- ADD STORM PIPING FOR SLU 3 TO EXISTING BOX, ADD STORM BASIN
- ALLOCATE 11 MORE PARKING SPACES AT HWCC

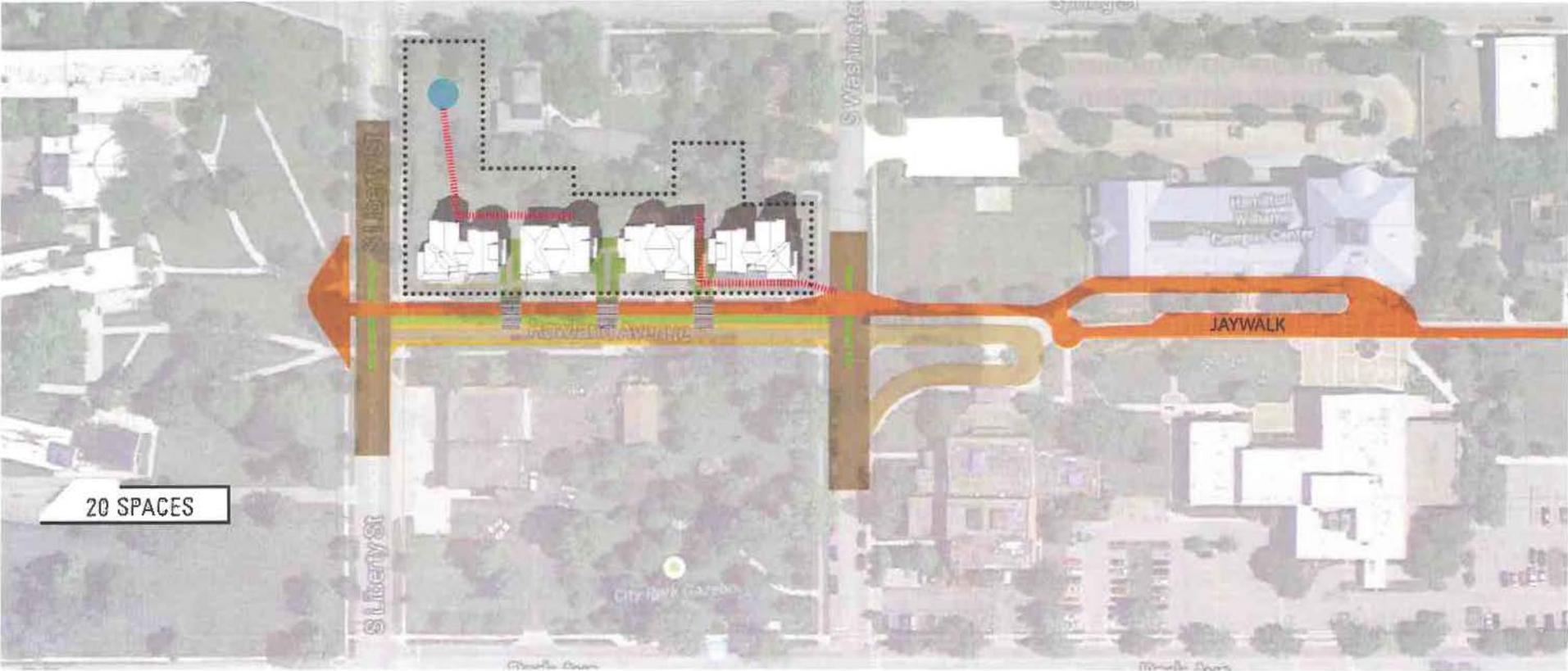
OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 4 4TH SLU

- NO CHANGE TO STORM DRAINAGE PLAN
- ALLOCATE 11 MORE PARKING SPACES AT HWCC

OHIO WESLEYAN UNIVERSITY SMALL LIVING UNITS



PHASE 5 CLOSING ROWLAND AVE

- NO CHANGE TO STORM DRAINAGE PLAN
- ADD 20 NEW PARKING SPACES TO BASHFORD LOT

Ohio Wesleyan University

Rowland Avenue Student
Housing Parking Study

Parking Management- Campus Wide:

Total Spaces Available	<u>1,605</u>
Reserved for ADA	(54)
Reserved for Residential Life Staff	(8)
Reserved for Admissions visitors	(8)
Reserved for Short term/deliveries	(25)
Reserved for public safety	(7)
Reserved for faculty and staff	(500)
Reserved for Aramark/Chartwells employees	<u>(120)</u>
Net Student Parking Spaces	<u>882</u>

AY15 Student Parking Demand

Fall enrollment	1,716
Students studying abroad	<u>(50)</u>
Delaware based students	<u>1,666</u>
Student parking permits sold	<u>721</u>
% of students with cars	43%

Parking Supply vs. Demand

Student Parking Supply	882
Student Parking Demand	<u>721</u>
Surplus/(Deficit)	<u>161</u>

OWU has a *surplus* of student parking

Options for Meeting Higher Concentrations of student parking Along Rowland Avenue

1. Allocate HWCC west lot to student parking- 24 spaces
2. Build spaces at Bashford Hall

Phase 1: Corner of Rowland & Liberty

Raze 118 Rowland Avenue	-12
Construct Building	+24
Net new students at 118 Rowland Avenue	12
Net Parking Spaces Required (@ 43% headcount)	6

**ACTION PLAN: CONVERT 6 SPACES AT HWCC TO STUDENT
PARKING**

Phase 2: Corner of Rowland & Washington

Raze 21 and 86 Rowland Avenue	-24
Construct 2 nd Building	+24
Net new students	0
Net new cars (@ 43% headcount)	0

ACTION PLAN: NO ACTION REQUIRED

Phase 3: Rowland Avenue

Construct 3 rd Building	+24
Net new students	24
Net new cars (@ 43% headcount)	11

**ACTION PLAN: CONVERT 11 SPACES AT HWCC TO STUDENT
PARKING**

Phase 4: Rowland Avenue

Construct 4 th Building	+24
Net new students	24
Net new cars (@ 43% headcount)	11

ACTION PLAN: ADD 11 SPACES AT HWCC TO STUDENT PARKING

Phase 5: Close Rowland Avenue

Street Parking reduced by 20 Spaces

**ACTION PLAN: BUILD 20 NEW SPACES AT BASHFORD LOT TO
SUPPORT THE PARK**

Rowland Avenue Parking Summary

	Number of New Spaces Needed
Phase 1: Rowland & Liberty	6
Phase 2: Rowland & Washington	0
Phase 3: Rowland Avenue	11
Phase 4: Rowland Avenue	11
Phase 5: Close Rowland Avenue	20
TOTAL	48



MEMO

Date: July 6, 2015
To: City of Delaware
From: Doug Turney, PE, CFM
Subject: Ohio Wesleyan University Small Living Units (SLU) Housing – Stormwater Management
Copies: Jessica Chouteau, PE; Chris Fleming, PE

This development proposes to build (4) residential buildings along Rowland Avenue between South Liberty Street and South Washington Street. The 1st phase will be the demolition of an existing house at 118 Rowland Avenue and the construction of a single residential building. Since the 1st phase is less than an acre, water quality is not required. With full build-out, the disturbed area is anticipated to remain less than an acre, therefore not requiring water quality controls.

The phase 1 building drains three directions as shown on the preliminary plan, but for the full-build out plan the intent is to install a detention basin with Phase 1 north of the Phase 1 structure and drain all of the roof drainage to the basin which will outlet to an existing curb and gutter inlet on South Liberty Street. The predeveloped impervious area to South Liberty Street is only 428 square feet and increases to 8436 square feet with development of Phase 1 and the next building to the east when funding becomes available for that structure. The increase in runoff volume to South Liberty Street is over 500%, resulting in a 100-year critical storm for Phase 1 and future building. The resulting storage volume needed for the proposed basin is 725 cubic feet with an additional amount required for freeboard.

For the ultimate build-out, the two buildings to the east closest to South Washington Street will continue to drain in that direction. The predeveloped impervious area to South Washington Street is 11,463 square feet and decreases to 10,659 square feet with full development, therefore no detention is required for the first two buildings west of South Washington. The diversion of impervious area to South Liberty Street associated with the western two buildings enables to the eastern two buildings to discharge without any detention controls, however, the diversion negatively impacts the volume of detention required for the project.

CASE NUMBERS: 2015-1270

REQUEST: Final Subdivision Plat

PROJECT: Lantern Chase Phase 2 Section 6 Part 1

MEETING DATE: August 5, 2015

APPLICANT/OWNER

MI Homes
3 Easton Oval
Columbus, Ohio 43219

REQUEST

2015-1270: A request by MI Homes of Central Ohio for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 1 for 47 single family lots on 11.974 acres zoned R-3 (One Family Residential District) located north of Silversmith Lane.

PROPERTY LOCATION & DESCRIPTION

The 11.974 acre site is located just north of Silversmith Lane at the terminus of Stonhope Drive and White Elm Drive which is north of Phase 1 of Lantern Chase. The subject site is zoned R-3 (One-Family Residential District) as is the property to the south. The properties to the north, east and west are located in the Township.

BACKGROUND/PROPOSAL

The Preliminary Subdivision Plat for Phase 1 was approved as Smith Farms Subdivision in 1998. Between then and May 2001 Final Subdivision Plats for Phase 1 were approved. The Preliminary Subdivision Plat for Phase 2 was approved by the Planning Commission in 2001. In 2006, the Final Subdivision Plat for Phase 2 Section 6 was approved by the Planning Commission and the developer subsequently requested an extension of Section 6 in 2007 which was approved but this section never began construction. Then in December 2014, Planning Commission and City Council approved an Amended Preliminary Subdivision Plat with 127 lots instead of 156 lots which were originally approved in this area and would likely be constructed in three sections. The reduction of 29 lots is due to the unwillingness of the applicant to construct a lift station in this area due to economic reasons. The revised layout would result in more open space with park amenities and the preservation of wetlands and wooded areas along the extreme northern portion of the development. Now the applicant is requesting to develop 47 single family lots in Section 6 Part 1. Section 6 Parts 2 and 3 would contain the remaining 80 single family lots.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN AMENDMENT:** The Comprehensive Plan Future Land Use Map recommends Moderate Density Single-Family Land Use (3.25-4.25 dwelling units per acre) for the subject property. The proposed density for the amended plan is 2.52 units per acre.
- **ZONING:** The subject site is zoned R-3 (One Family Residential District) which requires Final Subdivision Plat approvals for Phase 2 Section 6 Part 1 and subsequent sections by the Planning Commission and City Council.
- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** Both water and sewer utilities would be public and would be extended from Phases 1 and 2 of the development. The development would have to comply with the current storm water requirements.
- **ROADS AND ACCESS:** This section would be accessed from White Elm Drive and Stonhope Drive from the south respectively which extend from Section 5. From White Elm Drive, Glemsbury Drive would extend north which would have two stub streets (Lanthorn Pond Drive and Cedar Creek Street respectively) to the west into future Section 6 Part 3. A stub street (Marblewood Drive) would extend into future Section 6 Part 2 from White Elm Drive to the north. White Elm Drive and Stonhope Drive, which are both existing stub streets into this Section, would have 50 feet of right-of-way with 28 feet of pavement. One foot of the sidewalk would be in easement with a 7 foot tree lawn and the front yard setback would be measured from the right-of-

way while the remainder of the streets would have 50 feet of right of way with 32 feet of pavement. Three feet of the sidewalk would be in an easement with a 7 foot tree lawn and the front yard setback would be measured from the right-of-way line. The current engineering standards require 60 feet of right of way and 32 foot wide streets. Therefore, staff is giving concessions for this development while ensuring conforming pavement width to today's standards. There are existing streets in the built portions of this subdivision and therefore some flexibility must be utilized to ensure that this section can fit properly in the built environment. This approach is what was approved in the preliminary plat.

- **SITE LAYOUT:** This section would consist of 47 single family lots in a typical double loaded lot layout along mainly White Elm Drive (east-west orientation) and Glensbury Drive (north-south orientation) with some lots off Stonhope Drive, Marblewood Drive, Lanthorn Pond Drive and Cedar Creek Drive.
- **LOT SIZES:** The typical bulk requirements (setbacks, minimum lot width and size) have changed since originally approval in 2001. Therefore per the approved Amended Preliminary Subdivision Plat approved in December 2014, staff and the developer have negotiated fair zoning bulk requirements based on the previous and existing requirements coupled with the engineering requirements of wider streets and right-of-way. In this section, the lot sizes range from 60-70 foot lot widths with 120-125 foot lot depths (minimum 7,200 square foot lots) while the corner lots are oversized (minimum 80 feet wide) to comply with zoning requirements. The yard setbacks would be: 25 foot front, 30 foot rear and 8 foot side. The current R-3 zoning requirements are: 8,775 square foot minimum lots, 65 foot wide lots, 30 foot front yard setback, 40 foot rear yard setback and 8 foot side yard setbacks while the previous zoning in 2001 permitted 7,200 square foot minimum lots, minimum 60 foot lot width, 25 foot front yard setback, 30 foot rear yard setback and 6 foot side yard setbacks (total of 15 feet minimum).
- **DESIGN:** The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The standards include among other items: front elevations consisting of a minimum 25 percent of natural materials (the natural materials are to include but are not limited to stone, brick, cedar, wood, stucco and stucco stone), minimum 8 inch overhangs/soffits on returns, minimum 4 inch window trim and higher end vinyl siding.
- **TREE REMOVAL & REPLACEMENT:** Although there do not appear to be any trees in Section 6 Part 1, the applicant would have to submit a tree survey to ensure compliance with Chapter 1168 Tree Preservation Regulations prior to approval of the construction drawing for Section 6 Part 1.
- **OPEN SPACE & PARKLAND:** There is not any open space or parkland in Section 6 Part 1. The approved Preliminary Subdivision Plat indicates there are 19.1 acres (37%) of open space and park land in two reserve areas in Section 6 Part 3 located just north and west of Part 1.
- **LANDSCAPING PLAN:** A street tree plan would need to be submitted, reviewed and approved by the Shade Tree Commission for Section 6 Part 1. 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 impeded visibility at intersection or of any traffic control signs.
- **LIGHTING PLAN.** A lighting plan would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with zoning code requirements for Section 6 Part 1 prior to Final Subdivision Plat approvals.

STAFF RECOMMENDATION – (2015-1270 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by MI Homes of Central Ohio of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 1 for 47 single family lots on 11.974 acres zoned R-3 (One Family Residential District) located north of Silversmith Lane, with the following conditions that::

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The right-of-way and street pavement width shall achieve compliance with the City Engineer requirements.
3. The minimum lot size and width and building setbacks shall be per the approved Amended

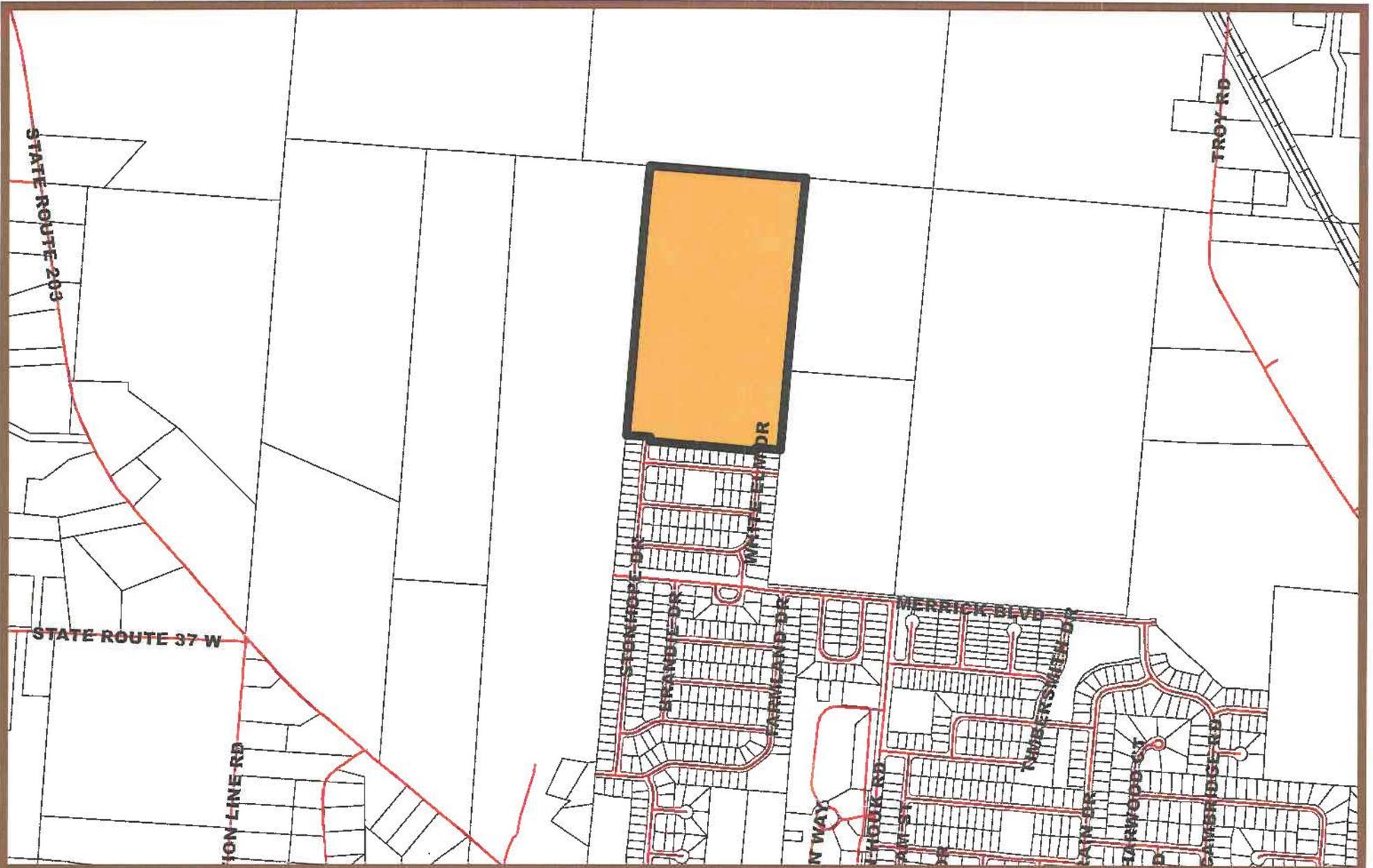
Preliminary Subdivision Plat.

4. The front elevation shall achieve compliance with the minimum requirements of Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
5. The development shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
6. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The lighting plans shall be submitted, reviewed and approved by the Chief Building Official that achieves compliance with all zoning requirements prior to Final Subdivision Plat approval.

COMMISSION NOTES:

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

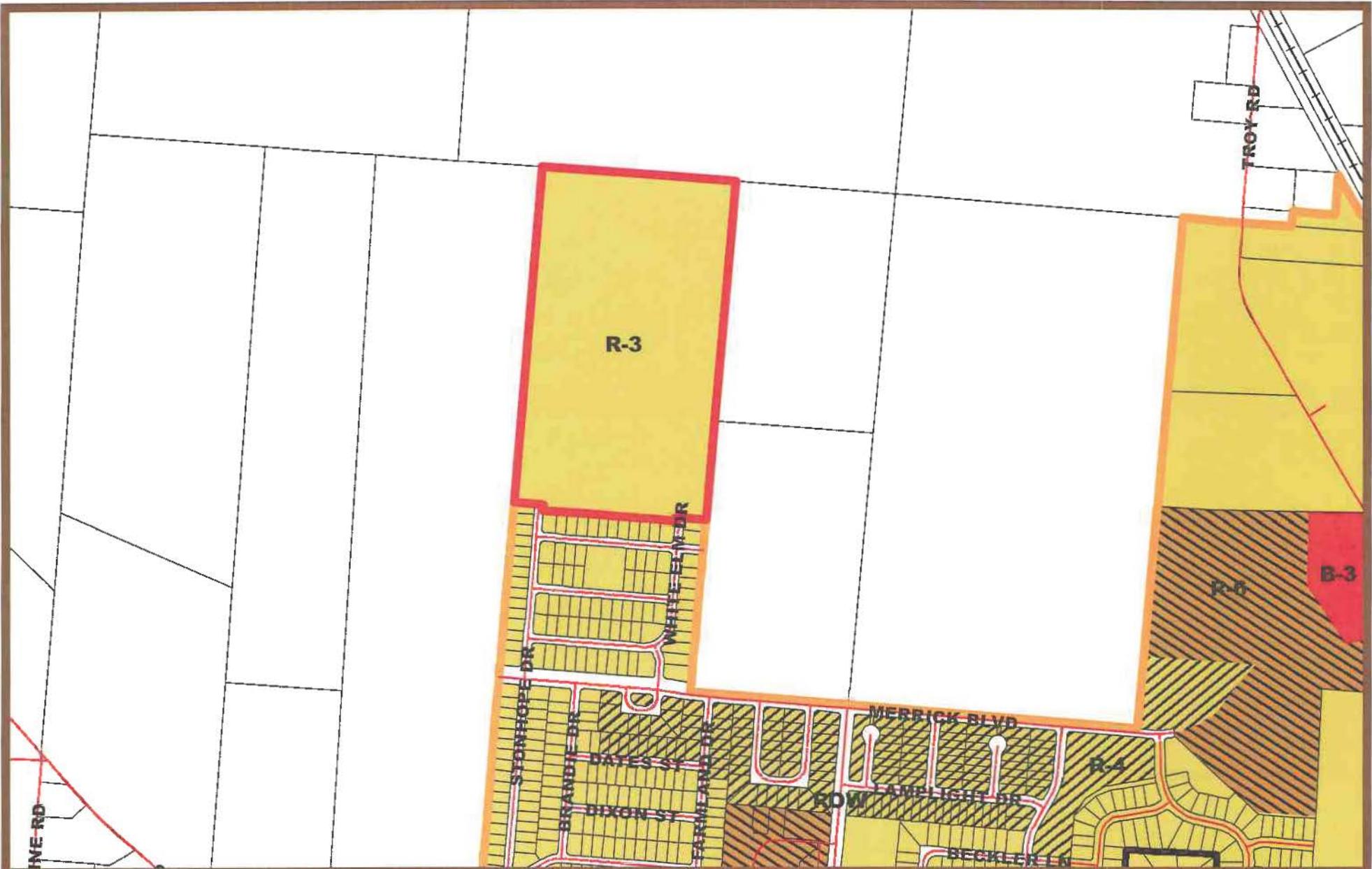
CONDITIONS/MISCELLANEOUS:



EST 1808
CITY OF
DELAWARE
OHIO

2015-1270
Final Subdivision Plat
Lantern Chase Phase 2 Section 6 Part 1
Location Map







LANTERN CHASE PHASE 2 SECTION 6 PART 1

NOTE 10 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 11 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 12 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 13 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 14 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 15 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 16 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 17 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

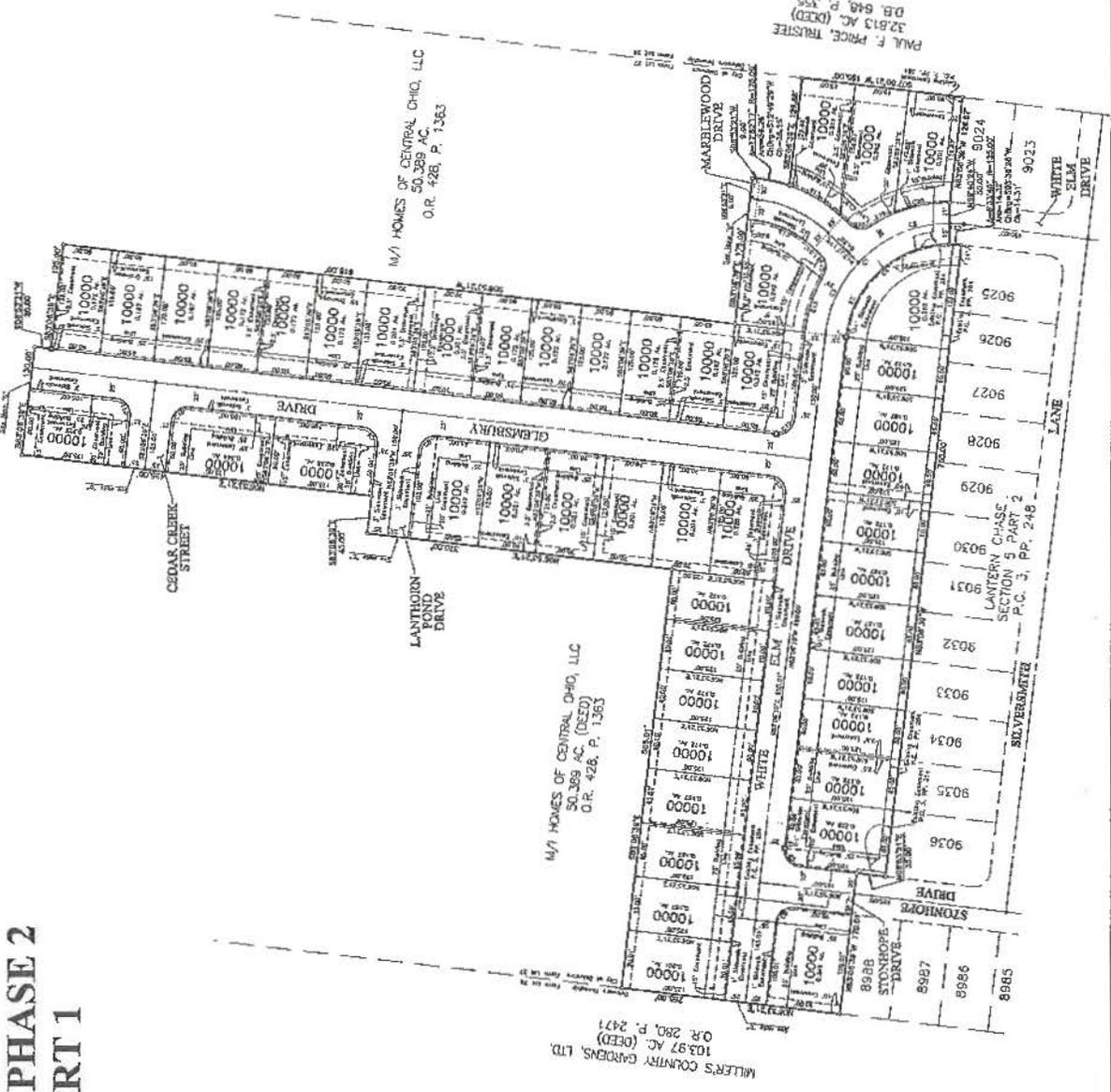
NOTE 18 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 19 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 20 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

NOTE 21 - No vehicle signs shall be placed on the site as the public area sign-down is required and dictated by the code.

BLK	LOT	AREA (SQ FT)	AREA (SQ YD)	AREA (AC)
10	10000	10000	230	0.007
10	10001	10000	230	0.007
10	10002	10000	230	0.007
10	10003	10000	230	0.007
10	10004	10000	230	0.007
10	10005	10000	230	0.007
10	10006	10000	230	0.007
10	10007	10000	230	0.007
10	10008	10000	230	0.007
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10	10010	10000	230	0.007
10	10011	10000	230	0.007
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10	10098	10000	230	0.007
10	10099	10000	230	0.007
10	10100	10000	230	0.007



PAUL F. PRICE, TRUSTEE
32,613 AC. (DEED)
DB 648, P. 355



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



Project # _____

Case # 2015-1270

Planning Commission

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

Subdivision/Project Name Lantern Chase Phase 2 Section 6 Part 1 Address White Elm Drive

Acreage 11.974 Square Footage _____ Number of Lots 47 Number of Units _____

Zoning District/Land Use R-3 (old) Proposed Zoning/Land Use _____ Parcel # 51932001014003

Applicant Name M/I Homes Of Central Ohio, LLC Contact Person Jason Francis

Applicant Address 3 Easton Oval, Suite 340, Columbus, Ohio 43219

Phone 614.418.8023 Fax 614.418.8317 E-mail jfrancis@mihomes.com

Owner Name M/I Homes of Central Ohio, LLC Contact Person Jason Francis

Owner Address 3 Easton Oval, Suite 340, Columbus, Ohio 43219

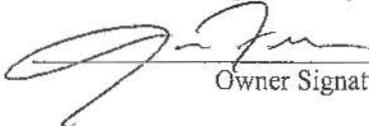
Phone 614.418.8023 Fax 614.418.8317 E-mail jfrancis@mihomes.com

Engineer/Architect/Attorney EMH&T Contact Person Matt Kirk

Address 5500 New Albany Road, Columbus, Ohio 43219

Phone 614.775.4131 Fax 614.775.4801 E-mail mkirk@emht.com

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



Owner Signature

Jason Francis

Owner Printed Name

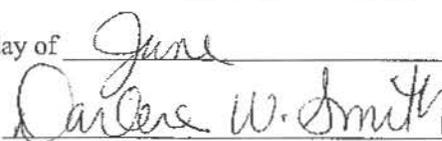
Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 30th day of June, 2015



DARLENE W. SMITH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES, JUNE 25, 2019



Notary Public

CASE NUMBERS: 2015-0806
REQUEST: Final Development Plan
PROJECT: Village Gate Apartments Phase 2
MEETING DATE: August 5, 2015

APPLICANT & OWNERS

STG Development
536 South Wall Street, Suite 300
Columbus, Ohio 43215

REQUEST

2015-0806: A request by STG Development LTD for approval of a Final Development Plan for Phase 2 of The Village Gate Apartments for 68 apartment units on 6.8 acres located north of Bowtown Road and at the terminus of Ferguson Avenue just west of the existing Village Gate Apartments on property zoned R-6 (Multi-Family Residential District).

PROPERTY LOCATION & DESCRIPTION

The subject parcel is located north of Bowtown Road and at the terminus of Ferguson Avenue just west of the existing Village Gate Apartments. The subject site is zoned R-6 as are properties to the north, south, east and west. A portion of the property to the north is in the township.

BACKGROUND

In June 1998, City Council approved a Final Development Plan to develop a multi-family development on 22 acres with 220 dwelling units (Phase 1) and a portion of the development was constructed in 1999. In November 2003, City Council approved a Final Development Plan for 52 units on 9.661 acres and was subsequently constructed. Furthermore, in September 2004, City Council approved a Combined Preliminary and Final Development Plan for 68 units on 6.80 acres as Phase 2 of Village Gate Apartments to the west. This phase was never constructed and now the applicant is requesting Final Development Plan approval for Phase 2 again because the last approval has expired. Since 2004 when the Combined Preliminary and Final Development Plan was approved, engineering and zoning standards have been revised and the developer agreed with staff to upgrade the site plan to the extent possible to achieve compliance with the current standards. Therefore, the Final Development Plan would reflect engineering and zoning revisions that would require Planning Commission and Council approval.

STAFF ANALYSIS

- **LAND USE:** The proposed multi-family development is consistent with the Comprehensive Plan recommendation for High Density Multi-Family land use in the "East Subarea" of the plan. The proposed density of 10 units per acre is equal to the 10 plus dwelling units per acre in the Comprehensive Plan.
- **ZONING:** With the site currently zoned R-6, the subject site would require Final Development Plan approval by the Planning Commission and City Council.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ACCESS:** The main entrance would be from extended Ferguson Avenue along the northern portion of the site. Ferguson Avenue (a public street) would have to be extended through the existing apartment property (Phase 1) to the main entrance in Phase 2. From the main entrance on Ferguson Avenue, a 30 foot right-of-way would be dedicated on the subject property along the northern property line and extend to the western property line per the City Engineer. A secondary access point would be located along the southeastern portion of Phase 2 where the private internal road connects with the existing Village Gate Apartments (Phase 1).
- **SITE LAYOUT:** Phase 2 would consist of 68 apartment units in six two story buildings with 147 parking spaces of which 35 parking spaces are located in three detached parking garages. The buildings and parking spaces would be double loaded on the single private road that connects Ferguson Avenue to the existing apartment complex along the southeastern portion of Phase 2. Six dumpsters would be scattered throughout the development. Staff recommends the dumpsters shall be enclosed by a brick wall to match the buildings and have wood doors. A retention pond would be located in the central portion of the site along the eastern

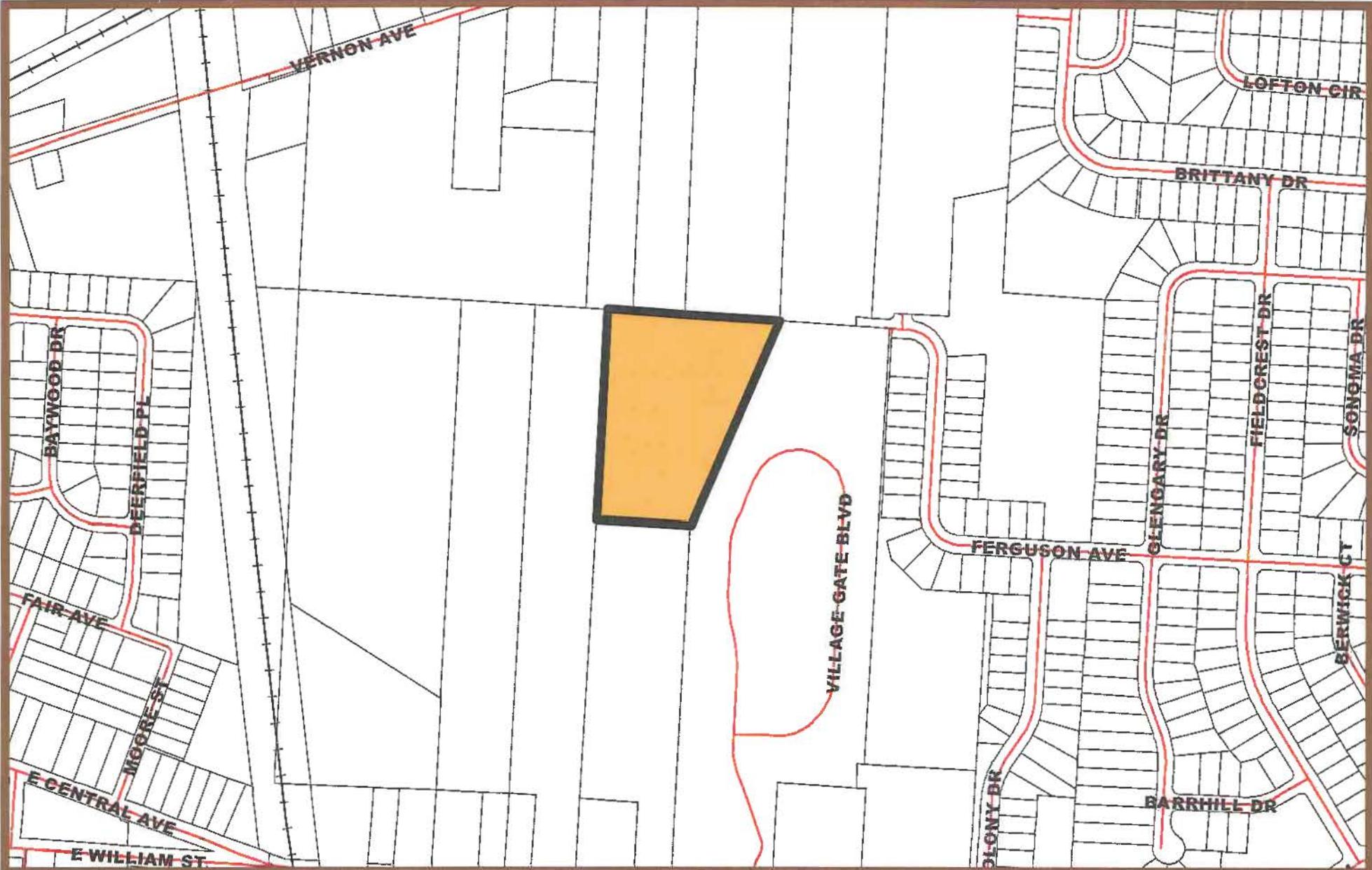
property line. An entrance gate would be located near Ferguson Avenue to continue the theme of a gated apartment complex and would need to be approved by the fire department.

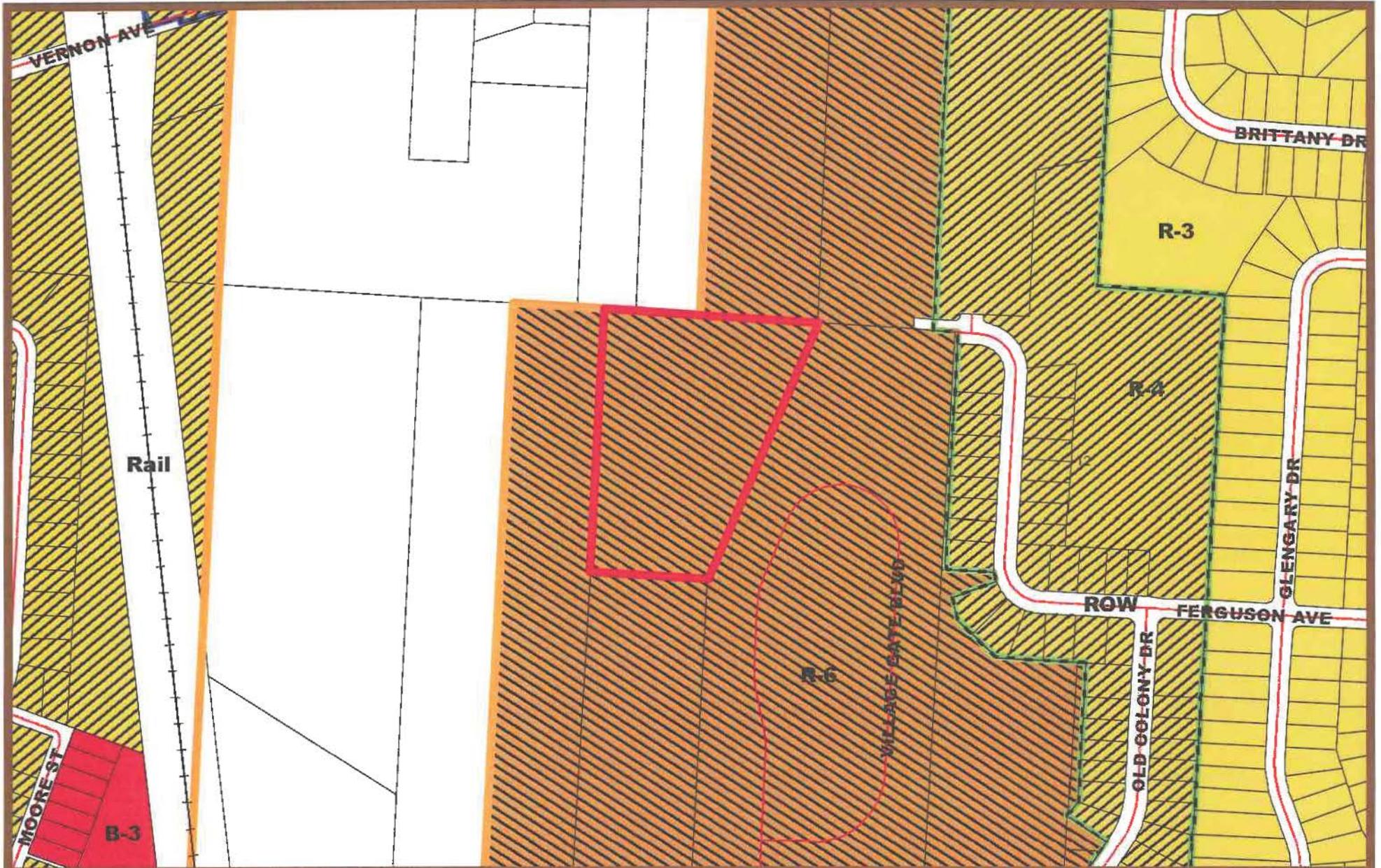
- **ARCHITECTURE:** The applicant is proposing three 16 unit apartment buildings, two 6 unit apartment buildings and one 8 unit apartment building along with three detached parking garages. The front elevations of the 16 unit buildings are mostly vinyl siding (blue color) with some brick veneer while the rear and side elevations are all vinyl siding (yellow color) with pitched roofs. The 8 unit building front and rear elevations has brick veneer on the main gable entrances with vinyl siding on the remainder of the elevation (blue color) with pitched roofs. The six unit buildings front elevations are mostly vinyl siding (yellow color) with some brick veneer while the rear and side elevations area are all vinyl siding (yellow color) with pitched roofs. The garages are constructed of vinyl siding (blue color) with typical white garage doors with pitched roofs. The proposed building materials of the apartment buildings appear to match the existing buildings in Phase 1.
- **LANDSCAPING AND SCREENING:** The applicant submitted a landscape plan approved by the Shade Tree Commission on February 26, 2003 and more recently on May 26, 2015. The landscape plan consists of street trees along Ferguson Avenue, along with landscaping along the private access road, adjacent to each building and some perimeter buffering which all appear to achieve compliance with the minimum zoning requirements. A new black chain link fence would be installed along the property line of Phase 2 of the development for security reasons while the chain link fence between Phase 1 and 2 would be removed. The proposed landscaping appears to be consistent with the existing landscaping in Phase 1.
- **LIGHTING PLAN:** A lighting plan needs to be submitted, reviewed and approved by the Chief Building Official and would have to achieve compliance with the zoning code requirements.
- **PARKS/OPEN SPACE:** There are not any dedicated parks or open space in Phase 2 but there is a pool and clubhouse located in Phase 1 that serves the entire apartment complex which would achieve compliance with the zoning code for active open space.
- **PEDESTRIAN CONNECTIVELY:** The 2010 City of Delaware Bikeway System Map indicates a proposed bike path along Bowtown Road. Therefore the applicant shall be required to install the required path along Bowtown Road per the City Engineer requirements.

STAFF RECOMMENDATION – (2015-0806 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by STG Development LTD of a Final Development Plan for Phase 2 of The Village Gate Apartments for 68 apartment units on 6.8 acres located north of Bowtown Road and at the terminus of Ferguson Avenue just west of the existing Village Gate Apartments on property zoned R-6 (Multi-Family Residential District), with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The building elevations shall match the existing apartment buildings as much as possible and the applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval prior to building permit approval.
3. A lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with zoning code.
4. The dumpster enclosures shall be constructed of brick veneer to match the building and shall have wood doors.
5. The gated entrance gate adjacent to Ferguson Avenue shall comply with all fire department requirements.
6. The bike path along Bowtown Road shall be constructed per the City Engineer requirements.
7. From the main entrance on Ferguson Avenue, 30 feet of right-of-way shall be dedicated on the subject property along the northern property line and extend to the western property line.







FINAL DEVELOPMENT PLAN FOR:

VILLAGE GATE AT DELAWARE ADDITION

CITY OF DELAWARE, DELAWARE COUNTY, OHIO



DEVELOPER:
SMITH TANDY GROUP
536 SOUTH WALL STREET, SUITE 300
COLUMBUS, OH 43215
PH: (614) 224-9255
FX: (614) 224-9258

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

APPROVED BY:
CITY OF DELAWARE, OHIO

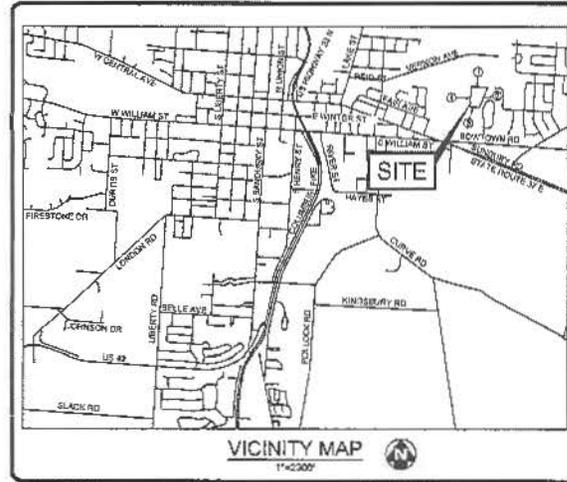
DAVID R. HAYES, ACP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
DATE: _____

WILLIAM L. FERNONDI, P.E.
DIRECTOR OF PUBLIC WORKS AND ENGINEERING
CHIEF REGISTERED PROFESSIONAL ENGINEER (No. 1544)
DATE: _____

JENNIFER S. STANFIELD, P.L.
LAND DEVELOPMENT ENGINEER
CHIEF REGISTERED PROFESSIONAL ENGINEER (No. 1452)
DATE: _____

TRUDY BRANTON
DIRECTOR OF PUBLIC UTILITIES
DATE: _____

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ASSURANCE OF ACCURACY OR PRECISION. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE QUALITY OF THE PLANS.



BOUNDARY DATA

LINE #	BEARING	DISTANCE
1	S 82°09'01" E	161.88'
2	S 22°29'04" W	726.44'
3	N 61°03'51" W	205.00'
4	N 01°11'02" E	607.62'

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
SEWER SERVICE		X	PRIVATE WATER SANITATION SERVICE
STORM SEWER		X	PRIVATE STORM SEWER SYSTEM TO OULDER TO THE EAST
WATER		X	WATER SERVICE
STREETS	X		EXCEPT 350' WIDE APPROACH ROAD

NOTE: THE CITY AGREES TO THE RIGHT TO ENFORCE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND MAINTAINED. IN REGARDS OF OWNERSHIP.

AREA DATA

TOTAL AREA	395,500 SQ. FT.	
IMPAVED AREA	1,172 ACROSS	3% OF TOTAL AREA
PARKING	1,176 ACROSS	3% OF TOTAL AREA
OVERSEEN SPACE	3,000 ACROSS	8% OF TOTAL AREA
WALKWAY DECK	10 FEET	
BUILDING DATA		
STRUCTURE HEIGHT		

DRAWING INDEX

TITLE SHEET	1
SITE PLAN	1
GRADING PLAN	1

DESCRIPTION

THE PROPOSED ADDITION TO THE VILLAGE GATE AT DELAWARE APARTMENTS IS LOCATED NORTH-EAST OF THE BOWTOWN ROAD AND SR 37 INTERSECTION IN THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO. THE PROPOSED DEVELOPMENT WILL CONSIST OF 60 NEW APARTMENT DWELLING UNITS INCLUDING THE STORM SEWERS, SANITARY SEWERS AND OTHER RELATED UTILITIES.

PROJECT BENCHMARK

TIEMAT:
SQUARE CUT ON CONCRETE DUMPSTER PAD AT SOUTHWEST CORNER OF SITE
ELEVATION 82.37 (NAVD 83)

DATUM:
USGS MONUMENT A301, BRASS PLATE LOCATED NEAR THE INTERSECTION OF US HIGHWAY 37 AND BOWTOWN ROAD.
ELEVATION 82.16 (NAVD 83)

FLOOD DESCRIPTION

PROPOSED SITE IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041-001-101, DATED APRIL 18, 2009.

ZONING

THE PROPERTY IS LOCATED WEST OF THE EXISTING VILLAGE GATE AT DELAWARE APARTMENTS. THE ZONING OF THE SITE IS R-3 (MULTIFAMILY RESIDENTIAL DISTRICT) GENERAL MANUFACTURING. SURROUNDING ZONINGS ARE A-1 DISTRICT, B-3 DISTRICT AND R-3 DISTRICT.

UTILITY COMPANIES:

AMERICAN ELECTRIC POWER (AEP)
COLUMBUS SOUTHERN POWER
800 TECH CENTER DRIVE
COLUMBUS, OH 43230
SUBSTATIONS & COMMERCIAL
614-563-4951

CITY OF DELAWARE
DEPT. OF PUBLIC UTILITIES
725 CHERYL STREET
DELAWARE, OH 43075
740-254-1900

COLUMBIA GAS
800 GOODALE BLVD
COLUMBUS, OH 43212
600-844-6072

VERICON
120 RAINIE STREET
ACRON, OH 44320
ATTN: AL GIBERT
330-261-0000

TIME WARNER CABLE
3780 WYCHERLAW ROAD
COLUMBUS, OH 43204
ATTN: RAY MAURER
614-461-5962

CONSOLIDATED ELECTRIC
4003 STATE ROUTE 621
DELAWARE, OH 43015
ATTN: VIRGIN QUINN
740-568-0754

FIRSTENERGY (OHIO EDISON COMPANY)
76 SOUTH HAWK STREET
ACRON, OH 44308
600-433-4788

THE ABOVE LIST IS PROVIDED TO ASSIST IN CONTACTING UTILITY COMPANIES WHICH MAY OR MAY NOT HAVE UTILITIES IN THE VICINITY OF THE SITE. BY NO MEANS IS THE LIST INTENDED TO BE A COMPLETE REPRESENTATION OF THE UTILITIES THAT EXIST ON THE SITE.



VILLAGE GATE OF DELAWARE ADDITION
CITY OF DELAWARE,
DELAWARE COUNTY, OHIO

PROJECT NO: 000974-003
DATE: 08/26/14
SCALE: AS SHOWN

FINAL DEVELOPMENT PLAN TITLE SHEET

SHEET NO: 1/3



5555 EAST 10TH AVENUE
DENVER, CO 80231
303.733.1111
WWW.KLEINGERSGROUP.COM

VILLAGE GATE OF DELAWARE ADDITION
CITY OF DENVER
DELAWARE COUNTY, OHIO

PROJECT NO: 2015-0001
DATE: 08/11/15
SCALE: AS SHOWN
SHEET NO: 2/3

FINAL DEVELOPMENT PLAN SITE PLAN

- PROPOSED SYMBOLS**
- REPOSED GRAVEL DRIVE
 - PAVED DRIVEWAY
 - REPOSED CONCRETE WALK
 - PROPOSED ASPHALT DRIVEWAY
 - REPOSED ASPHALT DRIVEWAY

- CODED NOTES:**
1. PROPOSED DRIVEWAY WITH 18" MIN. CURB
 2. PROPOSED DRIVEWAY WITH 18" MIN. CURB AND 12" MIN. SIDEWALK
 3. DRIVEWAY TO BE REPOSED WITH 18" MIN. CURB
 4. DRIVEWAY TO BE REPOSED WITH 18" MIN. CURB AND 12" MIN. SIDEWALK
 5. PROPOSED DRIVEWAY WITH 18" MIN. CURB

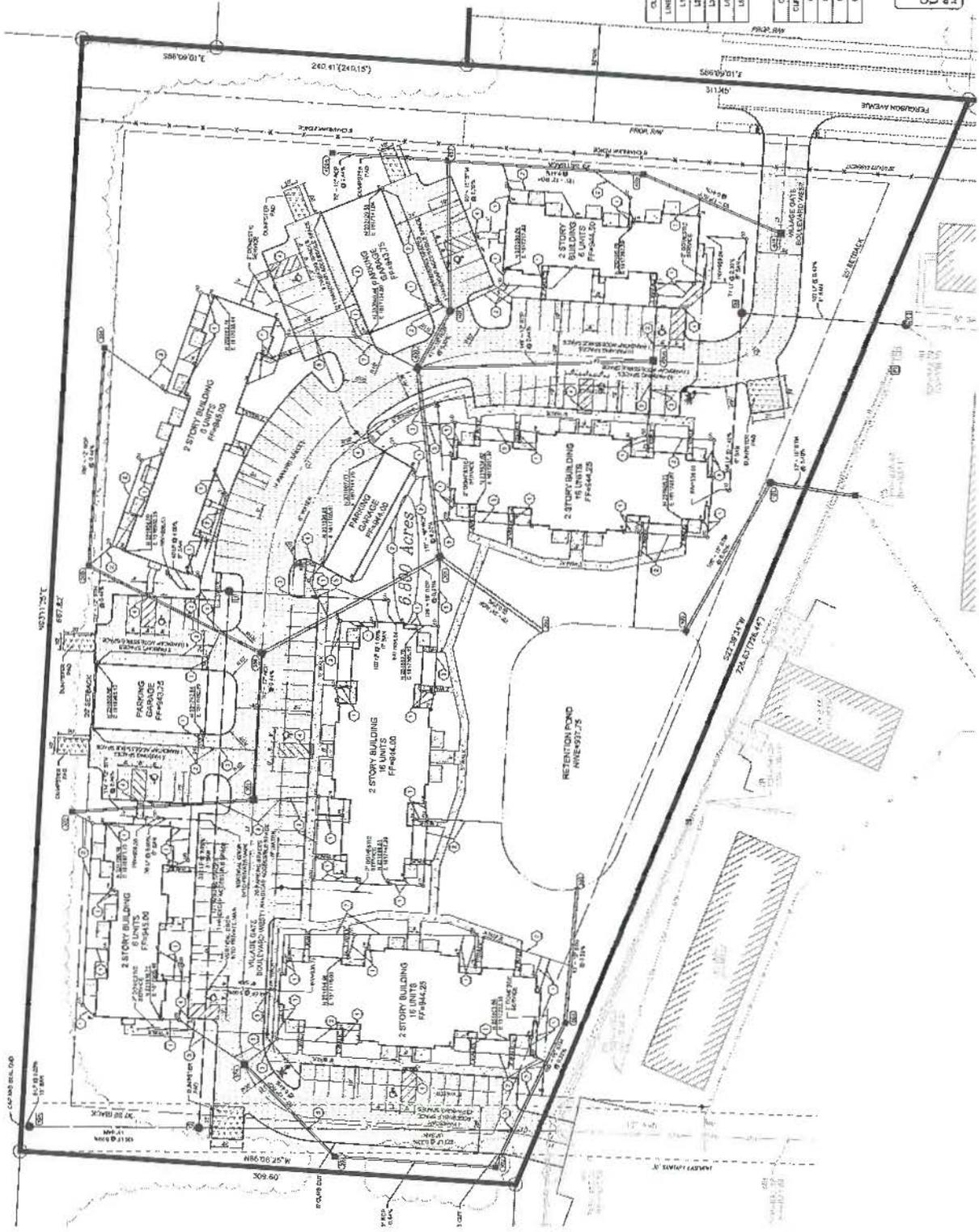
NOTE
ALL DRIVEWAY WIDTHS TO BE 12' MIN.

CL VILLAGE GATE INVD VEST - LINE TABLE

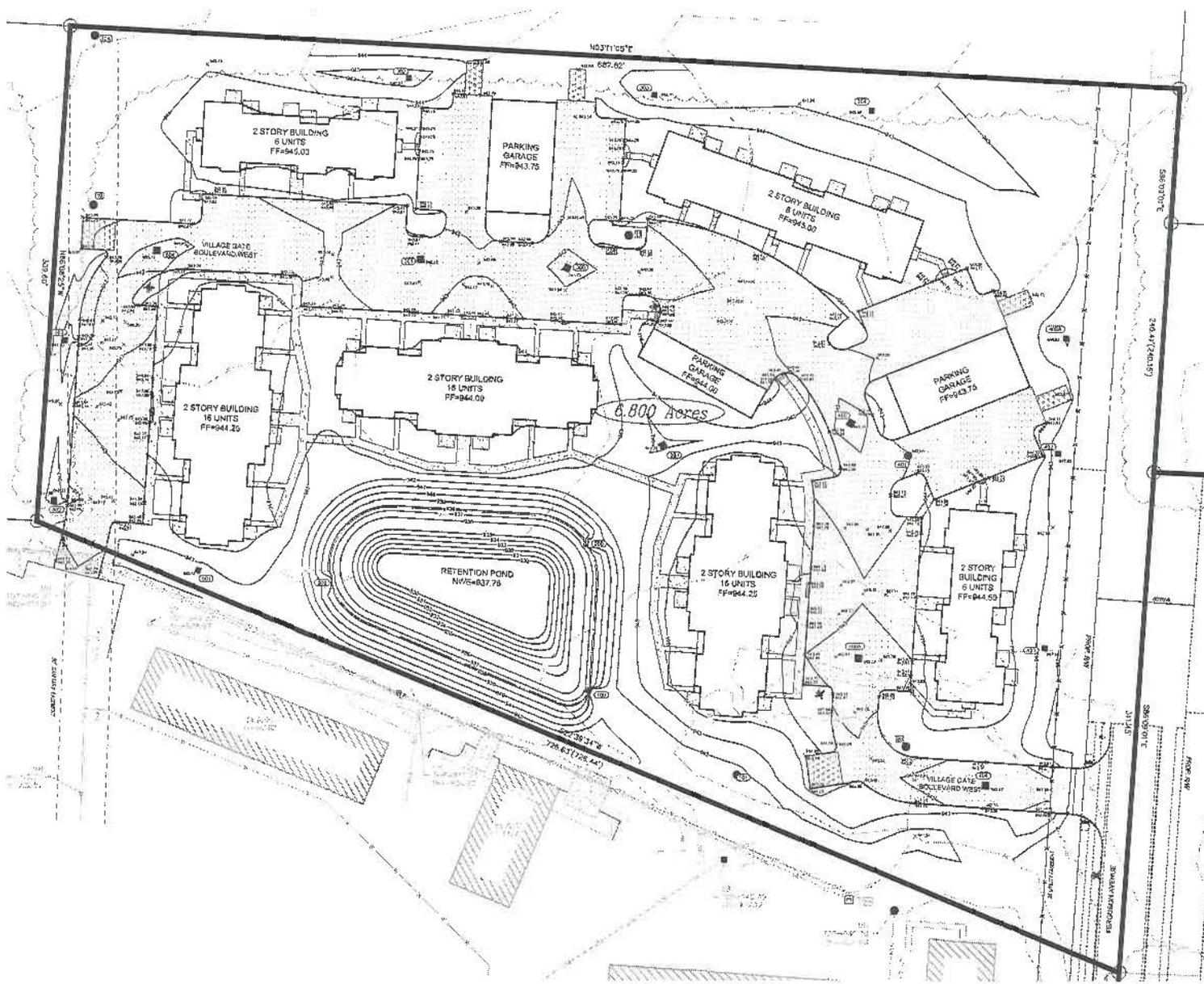
LINE #	LENGTH	DIRECTION
L1	26.64'	180° TO 20.07° W
L2	11.144'	180° TO 32.27° W
L3	27.93'	180° TO 24.1° E
L4	14.25'	180° TO 30.18° E
L5	105.50'	180° TO 98.1° E

CL VILLAGE GATE INVD VEST - CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	78.21'	150.00'	50.00°
C2	77.66'	50.00'	88.82°
C3	232.28'	100.00'	90.88°
C4	88.87'	40.00'	93.00°



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- GRADING LEGEND**
- EX. MAJOR CONTOUR
 - - - EX. MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

THE KLEINGERS GROUP

CIVIL ENGINEERING
 KAPREYED
 LANDSCAPE ARCHITECTURE

WWW.KLEINGERSGROUP.COM
 2000 W. 12th St., Suite 100
 Columbus, OH 43261

SCALE:

NO. 04 TH 00000000

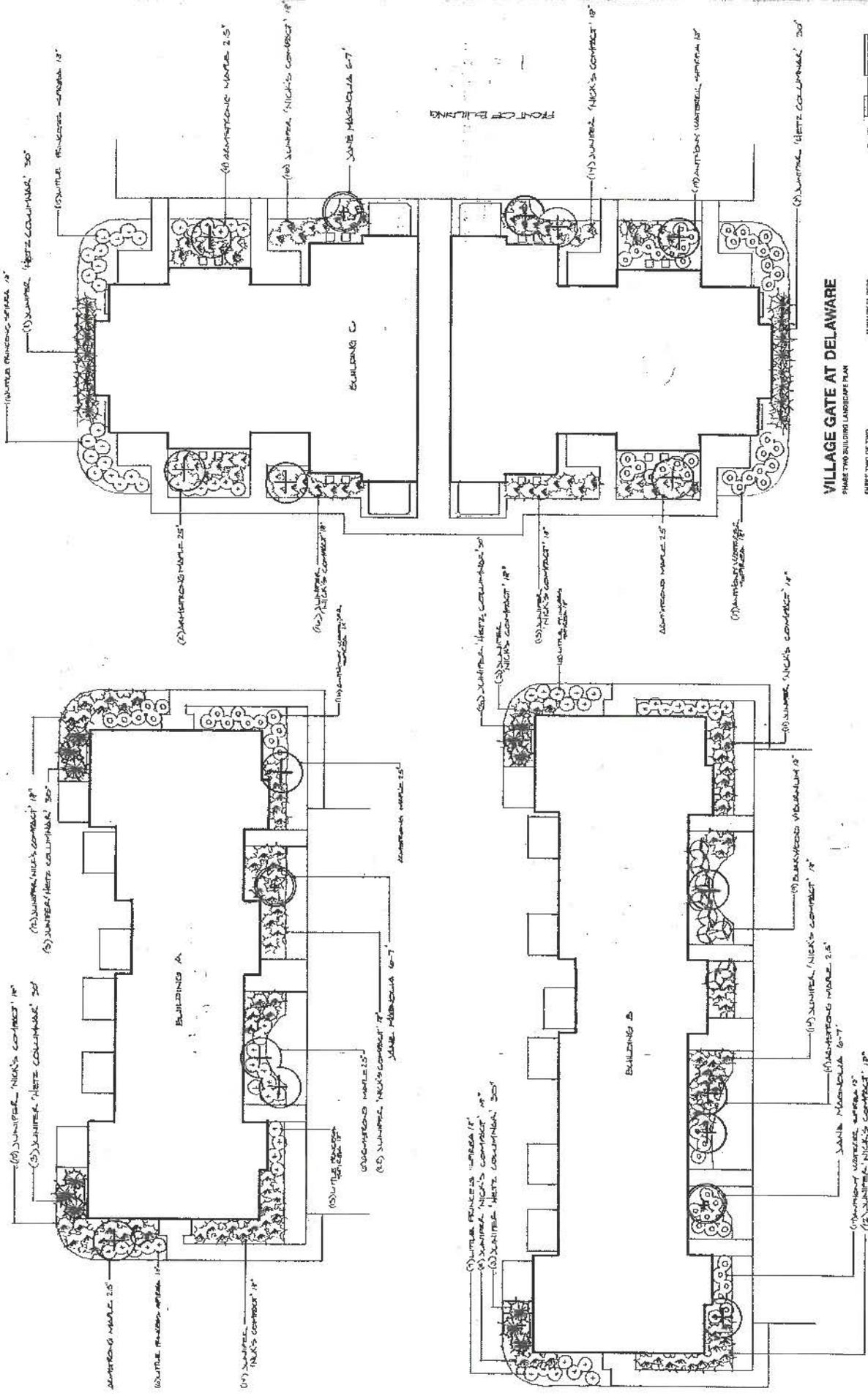
VILLAGE GATE OF DELAWARE ADDITION
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PROJECT NO: 020678.000
 DATE: 08/06/2019
 SCALE:

FINAL DEVELOPMENT PLAN GRADING PLAN



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VILLAGE GATE AT DELAWARE
 PHASE TWO BUILDING LANDSCAPE PLAN

SHEET TWO OF TWO
 JANUARY 21, 2008





Front Elevation



Rear Elevation



Side Elevation

MATERIALS KEY

-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Bobrick 550 Brick Veneer
-  Atlas Pinnacle Roof Sheathing



Front Elevation



Rear Elevation



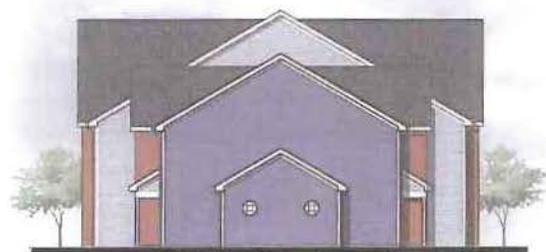
Side Elevation

MATERIALS KEY

-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Bobrick 550 Brick Veneer
-  Atlas Pinnacle Roof Sheathing



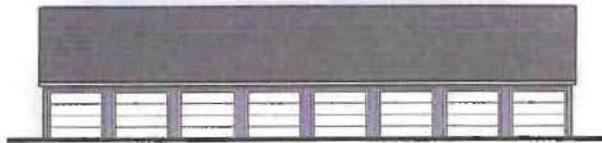
Front and Rear Elevation



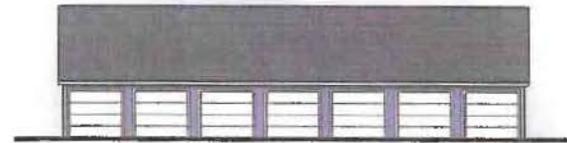
Side Elevation

MATERIALS KEY

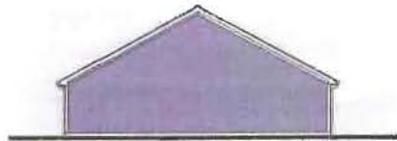
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Bobrick 550 Brick Veneer
-  Atlas Pinnacle Roof Sheathing



Front/Rear - 16 Bay Elevation



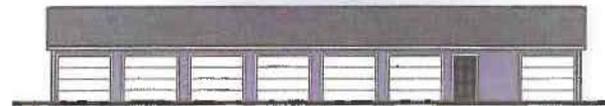
Front/Rear - 14 Bay Elevation



Side - 16 Bay Elevation



Side - 14 Bay Elevation



Front - 7 Bay Elevation



Rear - 7 Bay Elevation



Side - 7 Bay Elevation

MATERIALS KEY

-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Exterior Portfolio Vinyl by Crane
Color: Wheat
-  Bobrick 550 Brick Veneer
-  Atlas Pinnacle Roof Sheathing

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE — Round tapered direct bury (embedded) fiberglass general purpose pole for up to 35 foot mounting heights.

CONSTRUCTION — Reinforced composite shaft incorporating "E" type fiberglass and pigmented, UV inhibiting, thermosetting polyester resin. Shaft is painted with a polyurethane top coat providing a minimum 1.5 dry film thickness and smooth surface finish.

An oval, non-metallic, 2-1/2" x 5" handhole secured with a vandal resistant, stainless steel 1/4" socket head screw. Top cap provided with all drill-mount poles. Fasteners are high-strength galvanized, zinc-plated or stainless steel.

FINISH — Must specify finish.

Direct Burial

RTFDB

ROUND TAPERED FIBERGLASS, DIRECT BURIAL

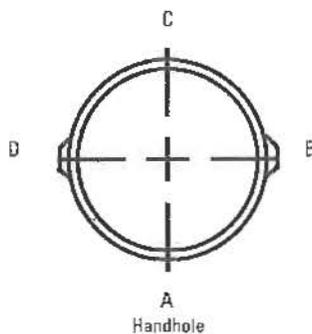
ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTFDB 18 6X DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ⁷
RTFDB	14 - 35 feet (See back page.)	(See back page.)	<u>Tenon mounting</u> PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS)	<u>Shipped installed</u> TP Tamper proof H1-18Fxx Horizontal arm bracket (1 fixture) ^{3,5} FDLxx Festoon outlet less electrical ³ CPL12xx 1/2" coupling ³ CPL34xx 3/4" coupling ³ CPL1xx 1" coupling ³ NPL12xx 1/2" threaded nipple ³ NPL34xx 3/4" threaded nipple ³ NPL1xx 1" threaded nipple ³ EHHxx Extra handhole ^{3,6}	<u>Standard colors</u> DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural colors</u> (powder finish) ⁷
			<u>Drill mounting²</u> DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at 120° DM39 3 at 90° DM49 4 at 90°		
			<u>AERIS™/OMERO™ Drill mounting²</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90°		
			<u>AERIS™ Suspend drill mounting^{2,4}</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM32AST_ 3 at 120° DM39AST_ 3 at 90° DM49AST_ 4 at 90°		
			<u>OMERO™ Suspend drill mounting^{2,4}</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM32MRT_ 3 at 120° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°		

HANDHELD ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram on this page.
- Insert "1" or "2" to designated fixture size; e.g. DM19AST2.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard and includes extra handhole.
- Combination of tenon-top and drill mount includes extra handhole.
- Finish must be specified. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3).

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

1843 CARSON CITY SERIES**SPECIFICATIONS****LIST NO. 1843
CARSON CITY
SERIES**

Frosted Glass Hurricane Chimney (FHC) is an optic option which adds an authentic touch and can be used with Roof Optics.

House Side Shield (HSS) is an option which will block up to 120° of light in any one direction.

3-Light (3L) candelabra set is an option for incandescent application.

QUARTZ RE-STRIKE

The 1843 fixture can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.L.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multi-tap ballast.

PHOTOCELLS

Photocells shall be either the thermo bi-metal button type or the electronic button type. On single post top fixtures the photocell shall be mounted in the fitter and pre-wired to ballast. On multiple head fixture assemblies photocells shall be mounted in the pole shaft on an access plate and are not pre-wired as ballast housing assemblies and fitters are packaged separately for ease of wiring to source. The thermo bi-metal photocell shall be designed to turn on at 1.0 footcandle and turn off at not more than 5 footcandles. The electronic button type photocell is instant on and a 5-10 second turn off and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocells are either 120 volt or 208 thru 277 volt.

ARMS

All arms are made of cast aluminum and/or extruded aluminum. Arms with decorative filigree have meticulously detailed scroll work and gracefully curved brackets. All 1843 fixtures will have its fitter either welded to the arm or will be mechanically attached at the factory to ensure arms will be plumb, secure and level over the life of the installation. Each arm shall be bolted to a post mount adapter, which is welded to the pole to ensure proper alignment to the base. Twin TA, TASCAR and 579 arms will be attached to a decorative center hub which will slip-fit the center tenon of the pole (not shown). BA and 779 arms are available as a twin application. Arms are pre-wired for ease of installation.

FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

WARRANTY

Five-year limited warranty. See product and finish warranty guide for details.



1843 LED CARSON CITY SERIES

SPECIFICATIONS

LUMINAIRE DESIGN

- The 1843 LED Carson City series is large scale, traditionally styled colonial fixture featuring a tapered four-sided cage and roof.
- The four-paneled roof shall be appointed with a decorative cast aluminum finial.
- The luminaire shall measure 18 1/4" wide and 41 3/4" tall.
- The luminaire shall have a hinged roof for easy inside access.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.

POST FITTER

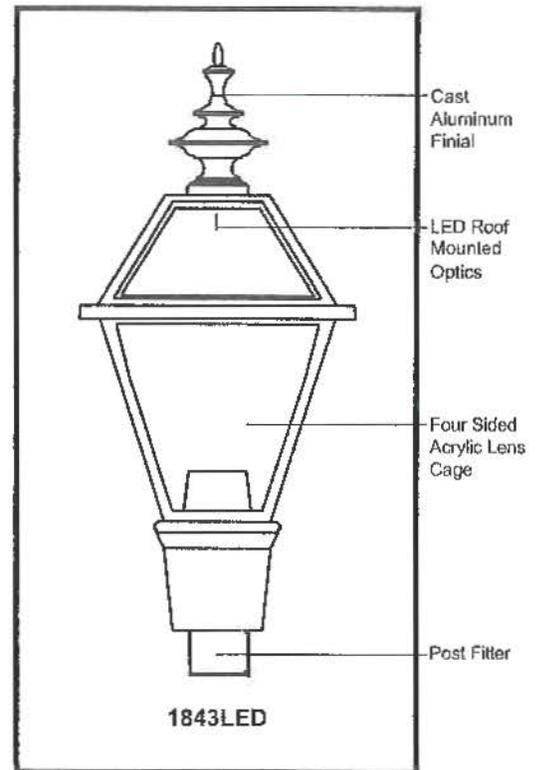
- The fitter or base shall be heavy wall cast aluminum, alloy for high tensile strength.
- The fitter shall have an inside diameter opening to accept a 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be secured to the pole top or tenon with set screws.

DRIVER HOUSING

- The LED driver housing shall be heavy wall cast aluminum for high tensile strength.
- The LED driver shall be attached to the driver housing to ensure high capacity heat sinking of driver thermals, keeping the driver cooler and ensuring long life.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing an easy power connection.

LIGHT SOURCES

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LED arrays shall be mounted to minimize up-light.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.
- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating shall be determined in accordance with IESNA LM-80.

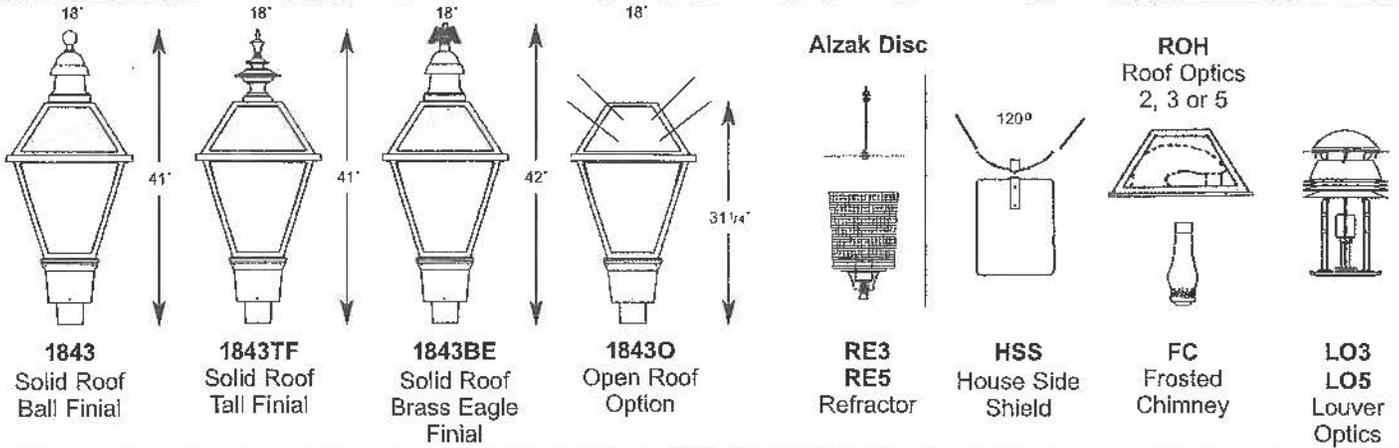


EPA = 3.77 (ft²)
WEIGHT = 55 LBS

1843 CARSON CITY

FIXTURES/ARMS PM-WB

FIXTURES / OPTICAL SYSTEMS

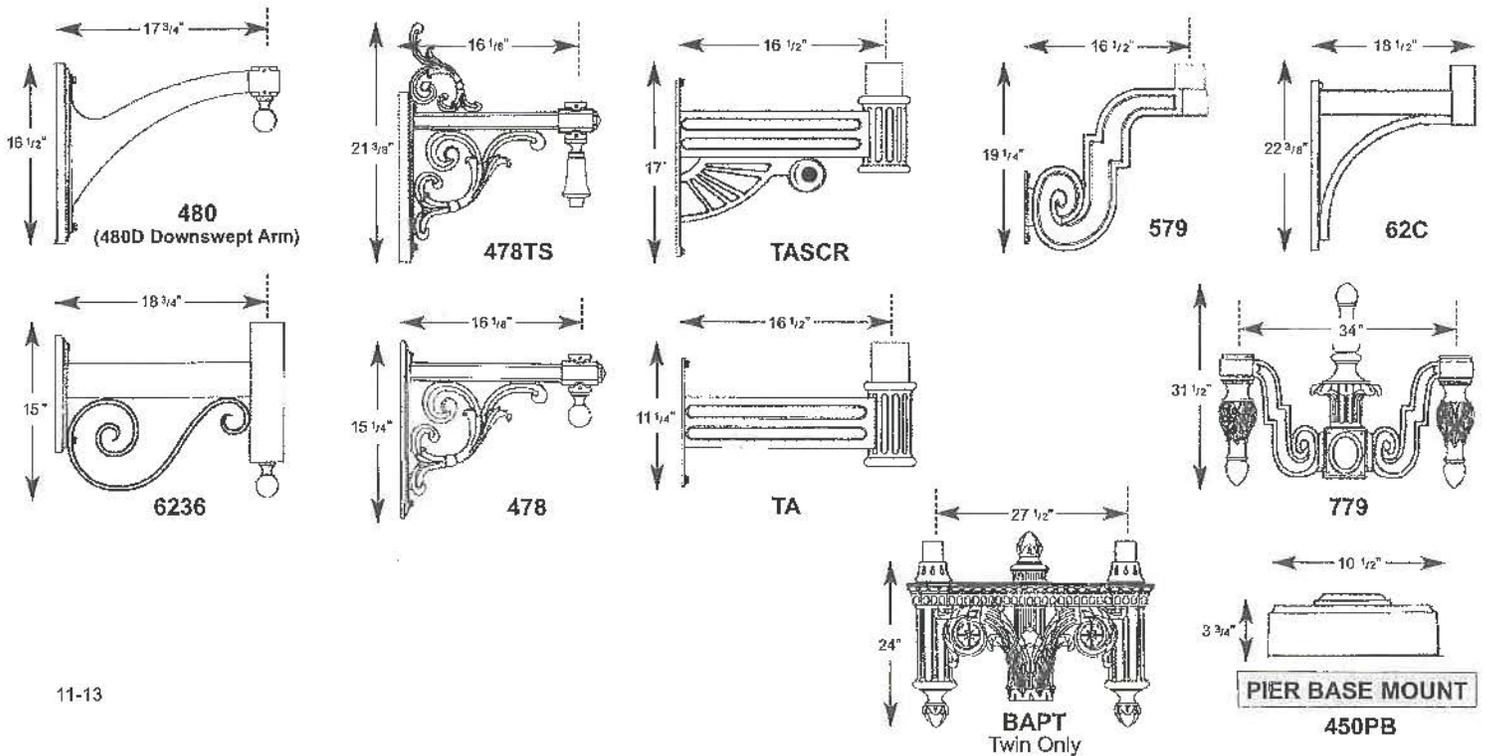


LENSES



ARMS - POST MOUNT (PM) or WALL BRACKETS (WB)

See Arms Section for more information



1843 LED CARSON CITY SERIES**SPECIFICATIONS**

LIST NO.
1843 LED
CARSON CITY
SERIES

ELECTRONIC DRIVER

- The driver shall be U.L. or E.T.L. Recognized
- The driver shall have overload as well as short circuit protection.
- The driver shall be a DC voltage output, constant current design, 50/60HZ.
- The driver shall have a minimum efficiency of 90%.
- The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90.
- The driver shall contain over-heat protection which reduces output to less than half rating if the case temperature reaches 85°C.

LUMINAIRIE HOUSING

- The luminaire shall be made of heavy wall cast aluminum alloy.
- The luminaire shall be provided with a cast aluminum roof with optimized heat sinks to provide maximum life and performance for the LED light sources.
- The lens panels shall be made of vandal resistant, clear seeded acrylic (CSA). Available in optional clear textured acrylic (CTA), prismatic acrylic (PA) or white acrylic (WA).

ARMS

- The arms shall be cast aluminum and/or extruded aluminum.
- Arms with decorative filigree shall have meticulously detailed scroll work and gracefully curved brackets.
- The arms shall be pre-wired for ease of installation.
- The arms shall be bolted to a post mount adaptor which is welded to the pole to ensure proper alignment to the base.
- (Twin TA and Twin 579 arms) The arms shall be attached to a decorative center hub which will fit the center tenon of the pole (not shown).

PHOTOCELL OPTIONS**Electronic Button Cell Option**

- Photocells shall electronic button type.
- On single or multi-fixture poles, the photocell shall be mounted in the pole shaft on an access plate.

The photocell is not pre-wired since driver are mounted in the fitters and packaged separately.

- The photocell shall turn on at 1.5 foot-candle and turn off 5-10 seconds at no more than 2-3 foot-candles.
- The photocell is 120-277 volt.



BUILDING A PART NUMBER

POST & ARM FIXTURES

ARM MOUNTED FIXTURE CENTER POST TOP FIXTURE (PT) POST POST CAP LIGHT SOURCE DRIVER LENS OPTIONS FINISH

NO. OF ARMS FIXTURE/POSTARM ACORN/FITTER (See Post Section)

□ -- □ / 1843LED PT / 3610FP4 / □ / 16A1R45T5 / ML / CSA / PEC / BKT



WALL FIXTURES

FIXTURE/WALLBRACKET LIGHT SOURCE DRIVER LENS OPTIONS FINISH

1843LEDTF/480WB / 6A1R45T5 / ML / CSA / PEC / BKT



PIER BASE
Uses same information boxes as wall fixture

1843LEDBE/450PB

FIXTURE / PIER MOUNT

PART NUMBER SELECTIONS

FIXTURES

- 1843LED
- 1843LEDBE
- 1843LEDTF

LENSES

- CSA
- CTA
- PA
- WA

DRIVERS

- ML - 120-277
- MH - 347-480
- MDL - Dimming 120-277
- MDH - Dimming 347-480

POST ARMS

- 478PM
- 478TSPM
- 480PM
- 480DPM
- 62CPM
- 6236PM
- 579PT
- TAPT
- TASCRIPT
- 779PT
- BAPT
Twin Only

HANGING TYPE

- CH44
- SH44

WALL BRACKET ARMS

- 478WB
- 478TSWB
- 480WB
- 480DWB
- 62CWB
- 6236WB
- 579WB
- TAWB
- TASCROWB

PIER BASE

- 450PB

LIGHT SOURCES T5

- 10A1R60T5 189W, 6000K Type V Optics
- 10A1R45T5 189W, 4500K Type V Optics
- 10A1R35T5 189W, 3500K Type V Optics
- 6A1R60T5 125W, 6000K Type V Optics
- 6A1R45T5 125W, 4500K Type V Optics
- 6A1R35T5 125W, 3500K Type V Optics
- 6ARC60T5 97W, 6000K Type V Optics
- 6ARC45T5 97W, 4500K Type V Optics
- 6ARC35T5 97W, 3500K Type V Optics
- 4ARC60T5 66W, 6000K Type V Optics
- 4ARC45T5 66W, 4500K Type V Optics
- 4ARC35T5 66W, 3500K Type V Optics
- 3ARC60T5 52W, 6000K Type V Optics
- 3ARC45T5 52W, 4500K Type V Optics
- 3ARC35T5 52W, 3500K Type V Optics

LIGHT SOURCES T3

- 10A1R60T3 189W, 6000K Type III Optics
- 10A1R45T3 189W, 4500K Type III Optics
- 10A1R35T3 189W, 3500K Type III Optics
- 6A1R60T3 125W, 6000K Type III Optics
- 6A1R45T3 125W, 4500K Type III Optics
- 6A1R35T3 125W, 3500K Type III Optics
- 6ARC60T3 97W, 6000K Type III Optics
- 6ARC45T3 97W, 4500K Type III Optics
- 6ARC35T3 97W, 3500K Type III Optics
- 4ARC60T3 66W, 6000K Type III Optics
- 4ARC45T3 66W, 4500K Type III Optics
- 4ARC35T3 66W, 3500K Type III Optics
- 3ARC60T3 52W, 6000K Type III Optics
- 3ARC45T3 52W, 4500K Type III Optics
- 3ARC35T3 52W, 3500K Type III Optics

STANDARD FINISHES*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

OPTIONS

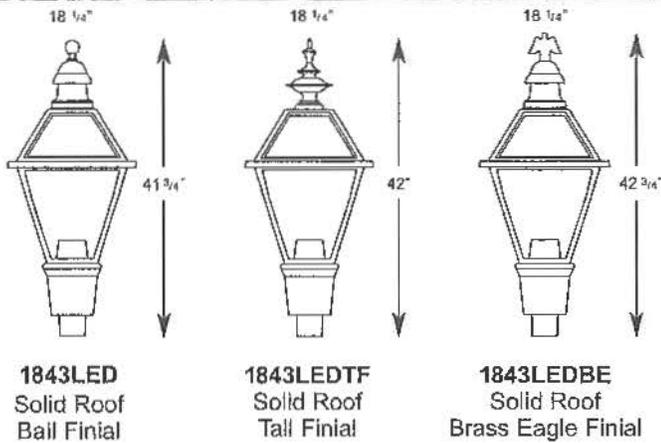
- PEC Photocell-Electronic 120-277 Volt
- FHC Frosted Chimney (Not Lighted)
- FHD Dual Fuse and Holder-208, 240, 480 Volt
- BE Brass Eagle Finial
- BF Ball Finial or Font (TA, TASCRT)
- TF Tall Finial
- HL Hi-Low operation*

*Not available on 3ARC

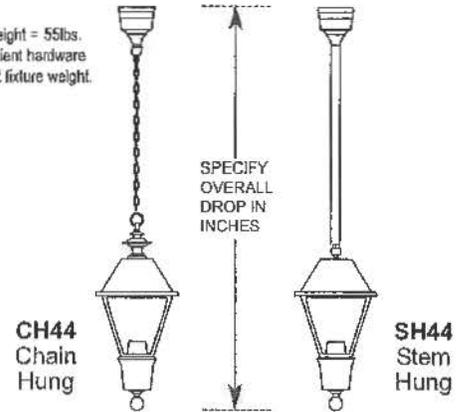
1843 LED CARSON CITY

FIXTURES / FITTERS / ARMS PM - WB

FIXTURES **HANGING BRACKETS***



*NOTE:
Fixture weight = 55lbs.
Use sufficient hardware
to support fixture weight.



1843LED
Solid Roof
Ball Finial

1843LEDTF
Solid Roof
Tall Finial

1843LEDBE
Solid Roof
Brass Eagle Finial



FHC
Frosted
Chimney

CH44
Chain
Hung

SH44
Stem
Hung

LENSES



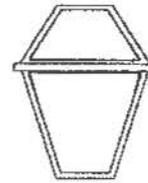
CSA
Clear
Seeded
Acrylic



CTA
Clear
Textured
Acrylic

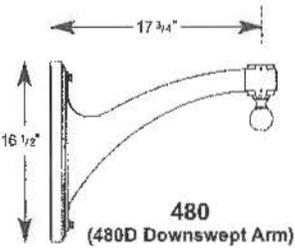


PA
Prismatic
Acrylic

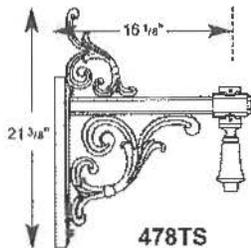


WA
White
Acrylic

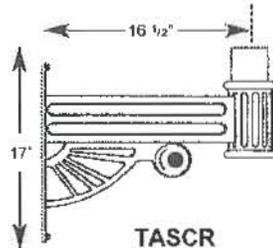
ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information



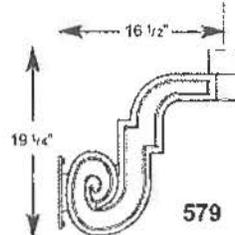
480
(480D Downswept Arm)



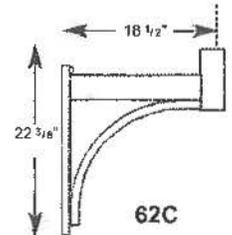
478TS



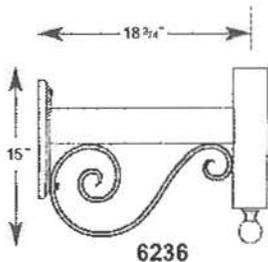
TASCR



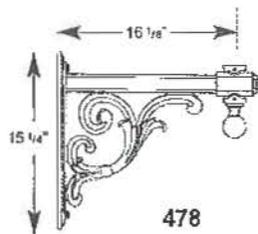
579



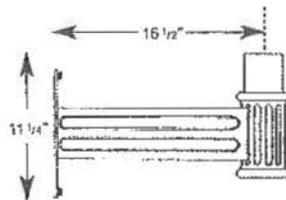
62C



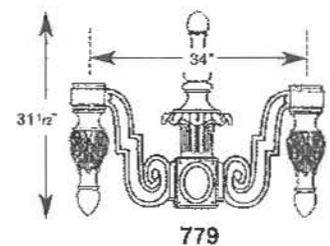
6236



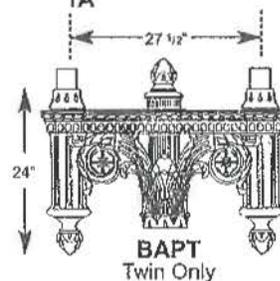
478



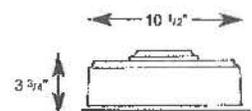
TA



779



BAPT
Twin Only



PIER BASE MOUNT
450PB

1843 LED CARSON CITY SERIES

SPECIFICATIONS

LIST NO.
1843 LED
CARSON CITY
SERIES

FINISH

- Prior to coating, the luminaire shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse-osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coat.
- The finish coat shall be an electrostatically applied semi-gloss, super durable polyester powder coat, baked on at 400°F, to provide a durable, color retentive finish.
- *The optional _____ (Verde Green or Swedish Iron) finish shall be hand-brushed using a 3-step process. * (OPTION)

WARRANTY

- The luminaire shall be free from all defects in materials and workmanship for a period of seven (7) years from the date of manufacture.
- The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than three (3) simultaneous non-operating LEDs.
- The driver shall be warranted for seven (7) years.

1843 CARSON CITY SERIES

SPECIFICATIONS

GENERAL

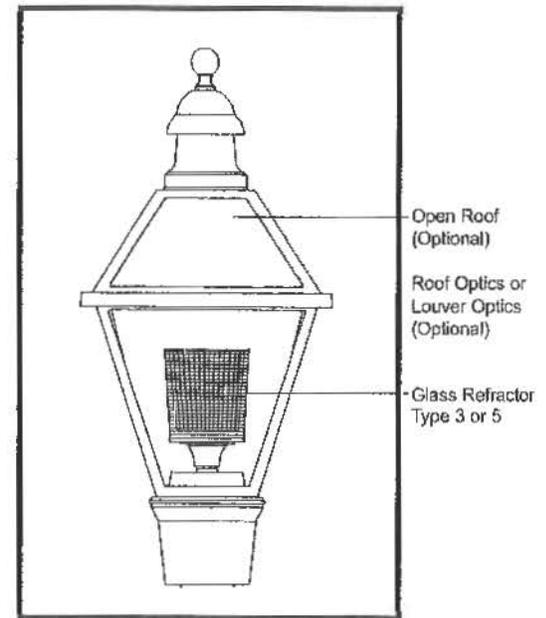
The 1843 Carson City series is large scale, traditionally styled colonial fixture featuring a tapered four-sided cage and roof. The four-paneled roof shall be appointed with a decorative cast aluminum finial.

FITTER

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to accept a 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST HOUSING

The ballast housing shall be heavy wall cast aluminum, 356 alloy for high tensile strength. The housing shall be mounted cast in one piece to the fitter to ensure a water-tight compartment. The ballast shall be attached to the ballast housing to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life. The ballast shall be mounted on a pull out door for easy ballast maintenance.



EPA = 3.77 (ft²)
WEIGHT = 40 LBS

ELECTRICAL

Fixture shall be U.L. or E.T.L. listed in U.S. and Canada. H.I.D. ballasts shall be high power factor with lamp starting down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast /socket assembly shall be pre-wired when ballast is located in the fixture. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to -10 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

FIXTURE HOUSING

The fixture shall be 18" wide and the overall height shall be 41". It shall be made of heavy wall cast aluminum, 356 alloy and lenses will be made of vandal resistant acrylic, available in clear (CA), clear seeded (CSA), clear textured (CTA), prismatic (PA), and white (WA) acrylic. The 1843 fixture features a closed recessed panel roof with cupola and cast ball finial. The 1843BE fixture features a cupola with brass eagle. The 1843TF fixture features a cast decorative tall finial. The 1843-O is an open roof design with lensed panels which allow upright.

OPTICAL OPTIONS

Refractors shall be 6" diameter borosilicate glass with an I.E.S. Type 3 (RE3) or Type 5 (RE5) distribution. It shall be secured to the socket stem with 3/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

The NIGHTSKY® OPTI-SHIELD® Louver Optic System (LO) shall be a multi-tier reflector with 7" diameter rings to produce an I.E.S. cut-off Type 3 or 5 distribution. The Louver Optic System shall be made of highly specular anodized aluminum and shall come standard with medium base socket.

NIGHTSKY® STAR-SHIELD® Roof Optics distribution shall be delivered by multi-segmented roof mounted reflector systems which eliminate upright and provide cut-off. The reflector cavity shall be made of specular anodized aluminum. Roof Optics Type 2 (RO2), Type 3 (RO3) or Type 5 (RO5) horizontal are available for medium base lamps.

1843 LED CARSON CITY SERIES

SPECIFICATIONS

LIST NO.
1843 LED
CARSON CITY
SERIES

OPTICS

- The luminaire shall be provided with individual, acrylic, refractor type optics applied to each LED.
- The luminaire shall provide Type ____ (II, III or V) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

PERFORMANCE

- The LED arrays are built in series-parallel circuits which maintain overall light output in the event of single LED failures.
- The LEDs and LED driver shall operate over a -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- The High Performance white LEDs will have a life expectancy of approximately 70,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.
- The High Brightness, High Output LED's shall be 4500K (3500K or 6000K option) color temperature with a minimum of 75 CRI.
- The luminaire shall have a minimum _____ (see table) initial delivered lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Light Source	Initial Delivered Lumens	Fixture Watts	Light Source	Initial Delivered Lumens	Fixture Watts
10A1R60T5	12500	189	10A1R60T3	11475	189
10A1R45T5	10325	189	10A1R45T3	9300	189
10A1R35T5	9180	189	10A1R35T3	8155	189
6A1R60T5	8800	125	6A1R60T3	7580	125
6A1R45T5	7360	125	6A1R45T3	6140	125
6A1R35T5	6600	125	6A1R35T3	5380	125
6ARC60T5	6715	97	6ARC60T3	5850	97
6ARC45T5	5615	97	6ARC45T3	4750	97
6ARC35T5	5035	97	6ARC35T3	4170	97
4ARC60T5	4170	66	4ARC60T3	3750	66
4ARC45T5	3660	66	4ARC45T3	3290	66
4ARC35T5	3430	66	4ARC35T3	3050	66
3ARC60T5	3470	52	3ARC60T3	2970	52
3ARC45T5	2920	52	3ARC45T3	2420	52
3ARC35T5	2630	52	3ARC35T3	2130	52



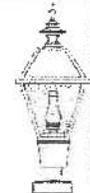
BUILDING A PART NUMBER

POST & ARM FIXTURES

ARM MOUNTED FIXTURE	CENTER POST TOP FIXTURE (PT)	POST	POST CAP	LIGHT SOURCE BALLAST	OPTICS	LENS	OPTIONS	FINISH
NO. OF ARMS	FIXTURE/POSTARM	ACORN/FITTER	(See Post Section)	WATTS/TYPE/VOLTS				
		1843 PT	3610FP4	100 HPS120	RE3	CSA	HPS100/MED	BK

WALL FIXTURES

FIXTURE/WALLBRACKET	LIGHT SOURCE BALLAST	OPTICS	LENS	OPTIONS	FINISH
1843TF/480WB	100 HPS120	RO3/FHC	CSA	PEC1	BK



PIER BASE
Uses same information boxes as wall fixture

1843TF/450PB

FIXTURE / PIER MOUNT

PART NUMBER SELECTIONS

FIXTURES

- 1843
- 1843BE
- 1843TF
- 1843-O
- 1843-OBE
- 1843-OTF

OPTICS

- RE3
- RE5
- HSS
- ALZAK
- LO3
- LO5
- RO2S^{4,5}
- RO3^{4,5}
- RO5^{4,5}
- FHC³

OPTIONS

- PEC1 Photocell-Bimetal 120 Volt
- PEC2 Photocell-Bimetal 208-277 Volt
- PEC1-E Photocell-Electronic 120 Volt
- PEC2-E Photocell-Electronic 208-277 Volt
- FHS Single Fuse and Holder-120,277 Volt
- FHD Dual Fuse and Holder-208,240,480 Volt
- QR Quartz Re-Strike
- PF Pineapple Finial or Font (TA, TASC)
- BF Ball Finial or Font (TA, TASC)
- LAMPS Select from List

POST ARMS

- 478PM
- 478TSPM
- 480PM
- 480DPM
- 62CPM
- 6236PM
- 579PT
- TAPT
- TASCRIPT
- 779PT
- BAPT
- Twin Only

VOLTAGES

- 120
- 208
- 240
- 277
- 480
- MULTI (120-277)

WALL BRACKET ARMS

- 478WB
- 478TSWB
- 480WB
- 480DWB
- 62CWB
- 6236WB
- 579WB
- TAWB
- TASCROWB

PIER MOUNT

- 450PB

LENSES

- CSA
- CA
- CTA
- PA
- WA

BALLASTS^{2,6}

- 35HPS¹
- 50HPS
- 70HPS
- 100HPS
- 150HPS
- 200HPS
- 250HPS
- 50MHP
- 70MHP
- 100MHP
- 150MHP
- 175MHP⁷
- 200MHP
- 250MHP
- 26PLT
- 32PLT
- 42PLT
- 57PLT
- 70PLT
- INCAND
- QL55*
- QL85*

LAMPS⁵

- HPS35/MED
- HPS50/MED
- HPS70/MED
- HPS100/MED
- HPS150/MED
- HPS250/MOG/ED18
- MHP50/MED
- MHP70/MED
- MHP100/MED
- MHP150/MED
- MHP175/MOG/ED28⁷
- MHP200/MOG/ED28
- MHP250/MOG/ED28
- PLT26
- PLT32
- PLT42
- PLT57
- PLT70

STANDARD FINISHES*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

CUSTOM FINISHES

- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

STERNBERG SELECT FINISHES

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

*Consult factory for specification details

NOTES:

¹ 35HPS is 120 volt only.

² Medium base sockets standard with ballasts up to 150 watts HID. Mogul base sockets are standard with ballasts 200 watts and over. 4-pin for PL.

³ MED base only when used to house lamp.

⁴ Medium base lamp only. Consult factory for mogul base.

⁵ Can support PLH or PLT up to 60w.

⁶ Metal halide systems are pulse start.

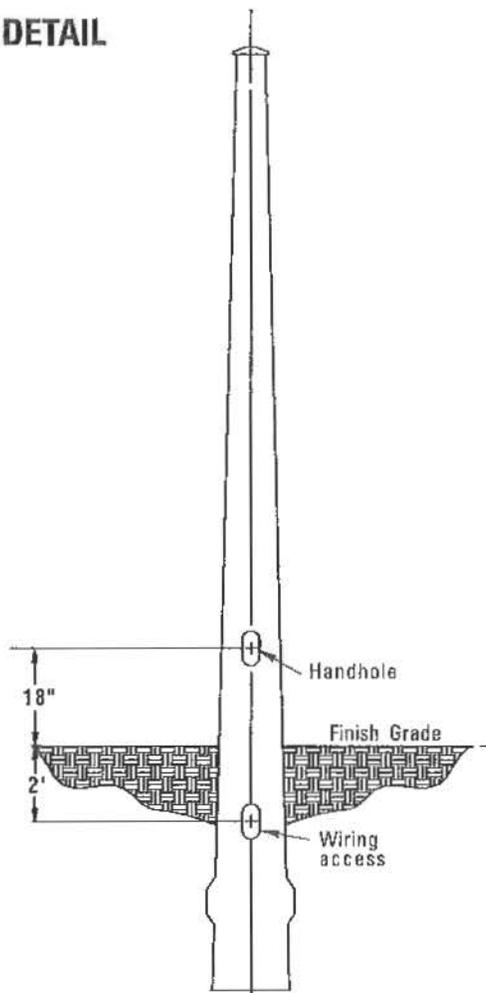
⁷ Consult factory for limitations.

RTFDB Round Tapered Fiberglass Poles - Direct Burial

TECHNICAL INFORMATION

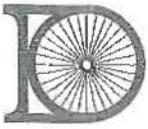
Catalog Number	Nominal fixture mounting height (feet)	Pole shaft size (in x in x ft)	EPA (ft ²) with 1.3 gust			Max. weight	Approximate ship weight (pounds)
			80 mph	90 mph	100 mph		
RTFDB 18 6X	14	6.5 x 4.1 x 18	14.0	10.4	7.9	150	34
RTFDB 20 6-6X	16	6.7 x 4.1 x 20	10.0	7.4	5.5	100	38
RTFDB 24 6-7X	20	6.7 x 4.1 x 24	8.2	5.8	4.1	150	46
RTFDB 30 8-3X	25	8.2 x 4.5 x 30	6.2	4.7	3.6	100	71
RTFDB 30 8-4X	25	8.4 x 4.7 x 30	14.5	11.2	8.9	200	98
RTFDB 35 8-4X	30	8.4 x 4.7 x 35	10.5	8.0	6.2	200	116
RTFDB 35 8-5X	30	8.5 x 4.9 x 35	14.8	11.4	9.0	300	153
RTFDB 41 11-8X	35	11.8 x 6.4 x 41	14.3	10.8	7.8	300	218

POLE DETAIL



IMPORTANT:

- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



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



Project # _____

Case # 2015-0806

Planning Commission

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

Subdivision/Project Name Village Gate Phase 2 Address _____

Acreage 6.8 Square Footage _____ Number of Lots _____ Number of Units 68

Zoning District/Land Use R-6 Proposed Zoning/Land Use R-6 Parcel # 51944101045000

Applicant Name STG Development LTD Contact Person Jack Wendell

Applicant Address 536 S Wall Street, Suite 300 Columbus, Ohio 43215

Phone (614)224-9255 Fax (614)224-9258 E-mail jwendell@smithtandy.com

Owner Name Bowtown Village LTD Contact Person Jack Wendell

Owner Address 536 S Wall Street, Suite 300 Columbus, Ohio 43215

Phone (614)224-9255 Fax (614)224-9258 E-mail jwendell@smithtandy.com

Engineer/Architect/Attorney The Kleingers Group Contact Person Megan Cyr

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

Phone (614)882-4311 Fax _____ E-mail megan.cyr@kleingers.com

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

Eddie Friedman
Owner Signature

Jack Wendell
Agent Signature

[Signature]
Owner Printed Name
Jack Wendell
Agent Printed Name

Sworn to before me and subscribed in my presence this 17 day of May, 2015



Amy A. Friend
Notary Public, State of Ohio
My Commission Expires 02-17-2019

CASE NUMBERS: 2015-1328-1329

REQUEST: Multiple Requests

PROJECT: The Communities at Glenross – Section 6-10

MEETING DATE: August 5, 2015

APPLICANT/OWNER

Pulte Homes of Ohio
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016-5555

REQUEST

2015-1328: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Development Plan for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.

2015-1329: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Subdivision Plat for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.

PROPERTY LOCATION & DESCRIPTION

The property is located on the north side of Cheshire Road extending from The Glenross Golf Course to the N&S/CSX Railroad. The Communities at Glenross is zoned R-2 PMU (One Family Residential with a Planned Mixed Use Overlay District) as is the property to the south (the remaining sections of the Communities at Glenross). The surrounding zoning is a mix of Township zoning to the north and east and R-2 District with Text Limitations to the north and west.

BACKGROUND

The Communities at Glenross was annexed and zoned in 2006 after the success of Glenross Golf Club which contained a Parade of Homes in 2005. This development was designed as a sister development to both the Glenross Golf Club and Cheshire Crossing neighborhoods. Overall, this development at the time consisted of approximately 373.9 acres and 870 dwelling units. Of the total number of dwelling units, 546 were detached single-family units and 324 were condominiums of various configurations.

In 2011 City Council approved an amended Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat for Glenross and The Communities at Glenross which resulted in the Communities at Glenross yielding 1110 dwelling units of which 626 were detached single family units and 484 were condominium units in various configurations.

By June 2014, the developer has either constructed or has received Final Plat approval of Sections 1 thru 5 of the Communities at Glenross which all have been single family homes (119 lots). The developer is now requesting to revise Sections 6-10 of The Communities at Glenross located north of Cheshire Road. The portion of the development south of Cheshire Road is not being reviewed in this application and the previous approvals would still apply to these areas. The significant changes include the elimination of the condominiums because the market demand for such units has declined after the recession. The current market trends along with sales and development activity in this area suggest the need to further evolve The Communities at Glenross into a destination community which provides several housing options and price points along with active and passive open space and recreational opportunities. Consequently, the proposed amended development would result overall in The Communities at Glenross totaling 961 units at build out which is a reduction from the previous 2011 approvals of 149 units. Of the 961 total units proposed, there are 637 single-family detached units and 324 condominium units in several phases both north and south of Cheshire Rd. Sections 6-10 herein proposed for amendment would now represent 166 single-family detached lots on the north side of Cheshire Rd.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Major Open Space (Golf Course), Low Density Single-Family (2-3.25 du/ac), and Moderate Density Multi-Family (8-10 du/ac) for these properties. The proposed revisions to The Communities at Glenross are consistent with these land use recommendations. Specific to the overall sub-area in which the property is located, the Cheshire Sub-

Area, the Comprehensive Plan contains the following land use recommendations that are applicable to these properties and consistent with this development proposal,

LU23.3 The Cheshire Subarea will generally continue to be a focus of residential development given its location at the southerly entrance to the City and closer proximity to employment centers. The City supports residential developments with higher valued homes and condominium developments than found in other parts of the City. The City does not support additional "entry level" product in this subarea -- except in support of adjacent or nearby employment centers. It is the City's clear expectation that residential development in the Glenn Road corridor will contain a mix of housing products, but it will not be "entry level" housing.

LU23.4 Creative and imaginative site design techniques will be used. Mixing densities and unit types is supported within residential developments, as is the use of small open spaces to create interest and a sense of place within neighborhoods. Neighborhood collectors should incorporate medians or roundabouts to create attractive corridors and slow traffic.

LU23.5 Light pollution is reduced in the subarea to mitigate impacts on Perkins Observatory. The City requires reduced lighting standards in all developments in the subarea.

- **ZONING:** The zoning of the properties is still applicable and the proposed revisions would remain in conformance with current standards and requirements. However, from a procedural perspective Preliminary and Final Development Plans and Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The current approved PMU Overlay Development Text sets forth the development standards and requirements for this development and would remain with the proposed revisions. The Development Text and plan is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks operated separately by Norfolk & Southern and CSX.
- **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.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development. An overall storm water master plan for the remainder of the development is required per the City Engineer.
- **ROADS AND ACCESS:** From a "macro" perspective, the access to development remains the same from Cheshire Road with a proposed roundabout accessing the properties to the north and south of Cheshire Road when that portion of the subdivision is developed. From a "micro" perspective, the internal roadway network within the development has been redesigned to facilitate a more functional and aesthetically enhanced development while accounting for the change in unit types. Since the last approval in 2011, engineering standards have been revised (road width, pavement width, road radii, etc.) and the plan would have to achieve compliance with the subject standards or staff and the developer would have to agree upon concessions to meet the intent of the current standards while being sensitive to the existing development rights already established.
- **LOT LAYOUT & SIZE:** The subject amended sections are located north of Cheshire Road east of the golf course and west of the railroad tracks. The intent of the revised design is to eliminate the condominium units and increase amenities including a pool with restroom facility and a programmed neighborhood park on the eastern portion of the site north of Cheshire Road. These amenities would be linked via the internal community sidewalks to a bike path system along Cheshire Road.

The amended plan and plat would contain 166 single family lots on approximately 84.07 acres for a gross density of 1.97 units per acre. Of the 166 single family lots, 93 lots would have 65 feet of frontage and 73 lots would have 80-90 feet of frontage which is consistent with approved plan lot sizes. The layout is the typical double loaded subdivision street design that connects seamlessly with the previous sections (Sections 4 and 5). A few homes would back up to the three retention ponds located along the southern portion of the site

along Cheshire Road which would create aesthetically enhanced lots with additional privacy. In addition, a swimming pool (with a restroom facility) and parking lot would be located just west of the main entrance from the roundabout on Cheshire Road while just east of the entrance would be a neighborhood park programed with amenities. The homes that abut the railroad tracks would be buffered by mounding and landscaping (consistent with previous sections).

Per the approved development text for The Communities at Glenross, the building setbacks are the following for the remainder of the development: 25 feet for front yards, 30 feet for rear yards and 10 feet for side yards. Projection of fireplaces, chimneys, bay windows and architectural projections of not more than 3 feet shall be allowed. In addition, the minimum house size is 1,600 square for single-story houses and 1,800 square feet for multi-story houses with a maximum building height of 40 feet. Also, the development would have to comply with the oversized corner lot requirements in the zoning code. In addition, the lot depths of the houses that are adjacent to the railroad tracks are restricted to allow rear porches and decks to be constructed.

- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan remains unchanged from the past approvals with regional connections being provided along Cheshire Road in addition to neighborhood sidewalks and walkways leading to the swimming pool, neighborhood park and open spaces.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross remain unchanged from the approval in 2011. Some of the requirements include: 1).The front elevation shall have at least 40% natural material which includes brick, stone, or cultured stone, lap siding products such as cedar, SmartSide, and cement-fiber siding, 2). Gutters (and the materials by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors shall be of man-made materials such as metal, vinyl, aluminum or glass, 3). No concrete or split face block shall be permitted except for the basement or foundation walls, 4). The roofs shall have dimensional shingles. In addition, the home shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING & SCREENING:** The developer is proposing street trees, mounding and landscaping along Cheshire Road, mounding and landscaping adjacent to the railroad tracks along with appropriate landscaping within the parks and open spaces. The Cheshire Road buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club east of this development. Also, the approved Development Text prescribes a minimum screening buffer to be required along the railroad which should be consistent with approved buffering in the Final Plats of Section 3 and 4 of the Communities of Glenross. All landscape plans would require review and approval by the Shade Tree Commission.
- **OPEN SPACE/PARKLAND:** The amended plan yields 22.7 acres of open space and parkland (27%) in Reserve A (5.1 acres) and B (17.6 acres) which are located east and west of the main entrance respectively just north of the proposed roundabout on Cheshire Road. Reserve A (Section 9) includes a pool and restroom facility, a parking lot and retention pond which approximately half of the site would be considered active parkland. Reserve B (Section 10) includes approximately 7.5 acres of active parkland programmed with a tot lot, shelter house, basketball court, volleyball court and recreational field while the remaining approximately 10.1 acres is a detention/retention basin next to the railroad tracks. According to the applicant, the previous approved plan had 15.11 acres of open space in Sections 6-10 while the amended plan has 22.7 acres of open space. All open space/parkland in The Communities at Glenross should be privately owned and maintained but open to the public except for the clubhouses and pools as documented in the approved zoning text. Each park and open space should be improved no later than or concurrent with the subject section of public improvements that are adjacent to the respective open space. Nothing in the text prohibits the acceleration of providing open space should the applicant chose to do so.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. With the preliminary open space and parkland plan, the applicant needs to identify all tree preservation areas on the final plan and plat in the form of easements with a tree survey identifying all trees a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval. Staff recommends that utilities should not be located within tree preservations easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck and functional yard.
- **LIGHTING PLAN:** A lighting plan for all streets and amenities would be required for Final Development Plan approval and Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the Chief Building Official.

- **PHASING:** The remainder of the subdivision would be developed in five sections (6-10) from north to south connecting into Cheshire Road. Of the 166 total single lots in these sections, preliminarily Section 6 would contain 30 lots, Section 7 would contain 39 lots, Section 8 would contain 33 lots, Section 9 would contain 29 lots and Section 10 would contain 35 lots. With multiple Sub-Areas and many more development phases in the Communities at Glenross, it is important for reference and tracking purposes that the plans and plats for each phase or section have appropriate nomenclature that correlates the sections and phases to the applicable Zoning Sub-Areas. Therefore all plans and plats that reference a section or phase must include the Zoning Sub-Area name either in the title or some form approved by City Staff.
- **MICS:** Staff maintains the proposed plan is an improvement over the currently approved plan for the following reasons: 1). The overall density has been slightly reduced; 2). The condominium units have been eliminated; 3). The proposed plan increases the amount of parkland and open space along with amenities which includes a pool with a restroom facility (accelerating the development of this), a programmed neighborhood park with bike paths and sidewalks connecting the aforementioned amenities; 4. Staff has had ongoing discussions with Pulte Homes regarding a number of the items as well which have been agreed to and captured in the conditions herein.

STAFF RECOMMENDATION – (2015-1328 PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of Ohio of an Amended Preliminary Development Plan for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.

STAFF RECOMMENDATION – (2015-1329 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Pulte Homes of Ohio of an Amended Preliminary Subdivision Plat for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. 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.
5. For the lots along the railroad track noted upon the submitted plat, house depths shall be restricted to 45 feet from the building line and porch and deck depths shall be restricted to 60 feet from the building line. These restrictions shall be evaluated in detail and placed upon the final plat.
6. The proposed neighborhood park in Reserve B shall be programmed with a tot lot (play equipment and a swing set), shelter house, basketball court, volleyball court, and recreational field and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use. The exact programing shall be determined and approved with Final Development Plan and Plat reviews for Section 10.
7. The Cheshire Road buffering should match or be enhanced above the existing buffering in the The Glenross Golf Club east of this development. The maintenance of the mound and associated

landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.

- 8. A 10-12 foot high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding in Section 4 of the Communities at Glenross just north of the subject section. The mounding and landscaping shall be placed within an easement recorded and described upon the final plat and all such improvements shall be the maintenance responsibility of the Home Owners Association (HOA) in perpetuity. No changes to the mounding or landscaping shall be allowed without the approval of the City of Delaware. The applicant may make allowances for individual homeowners to mow and otherwise maintain this area so long as no improvements are altered, but the final maintenance responsibility shall rest with the HOA. The subject plan shall be reviewed and approved by the Shade Tree Commission.
- 9. A street tree plan shall be submitted and approved by the Shade Tree Commission.
- 10. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each phase.
- 11. The bike path along Cheshire Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
- 12. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
- 13. Prior to accepting a final plan, plat, or home lot construction for the 75th home in Sections 6-10, Pulte shall produce evidence, sufficient to the city's satisfaction, of procurement of the necessary right of way and easements along Cheshire Road in order to complete the improvements from the current eastern terminus through the railroad tracks on the eastern boundary of the overall project.
- 14. Preliminary design of the Cheshire Road and roundabout improvements shall be submitted and performance bonding shall be in place (Ordinance 15-49 contained item 2 in this regard but the City is willing to relax that condition as noted herein) prior to acceptance of public improvements for Section 5.
- 15. The long standing dirt spoil mound located on Glenross Park and long promised to be removed by Dominion Homes and now Pulte Homes, shall be removed and the area graded and seeded together with straw as required by the engineering department and the parks and natural resources department, prior to the acceptance of any public improvements for Section 5 of Communities at Glenross.
- 16. These sections of the Communities of Glenross Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 07/31/15
REVISED:



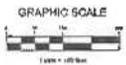
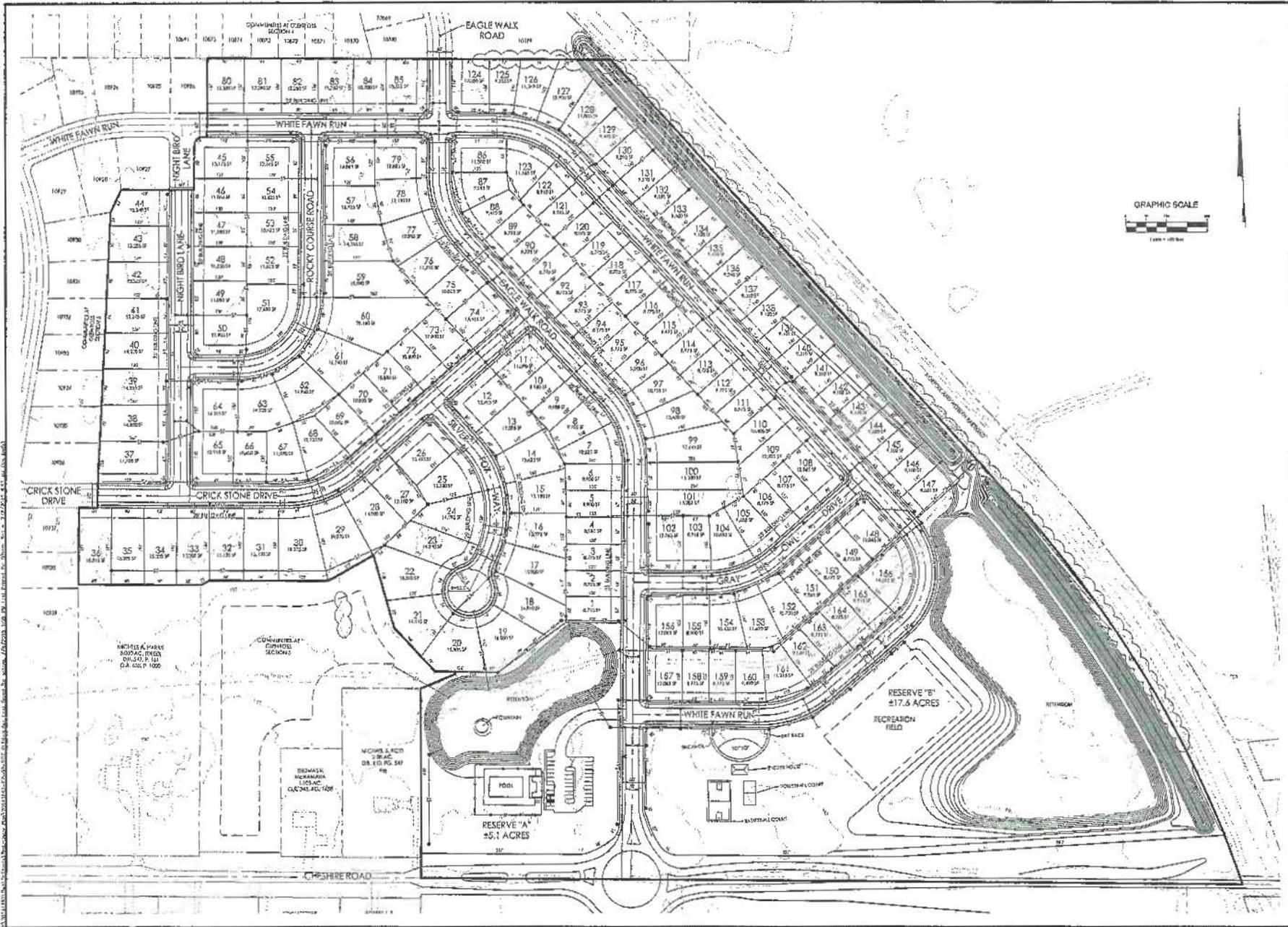
2015-1328 & 1329
Preliminary Development Plan and Preliminary Subdivision Plat
The Communities at Glenross
Location Map







<p>4/5</p>	<p>EMHT Environmental Management & Technology, Inc. 10000 Woodloch Forest Dr., Suite 100 Columbus, OH 43240 Phone: 614.775.1300 Fax: 614.775.1301 www.emht.com</p>	<p>CITY OF DELAWARE, DELAWARE COUNTY, OHIO DEVELOPMENT PLAN FOR COMMUNITIES AT GLENROSS ILLUSTRATIVE SITE PLAN</p>	<p>PulteGroup 4900 York Creek Blvd., Dublin, OH 43016 PH: (614) 336-7000</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Revisions</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Revisions		NO.	DESCRIPTION								
Revisions																
NO.	DESCRIPTION															



<p>EMHT</p> <p>ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING & CONSTRUCTION</p> <p>10000 W. 10th Ave., Suite 100, Denver, CO 80202</p> <p>303.755.8800</p> <p>www.emht.com</p>	<p>DATE: JULY 16, 2015</p> <p>TITLE: COMMUNITIES AT GLENROSS SITE PLAN</p> <p>SCALE: 1" = 100'</p> <p>JOB NO: 20141003</p> <p>DRAWN: [Name]</p> <p>CHECKED: [Name]</p> <p>PROJECT: 2/2</p>	<p>City of Delaware County, Ohio Planning & Zoning for Communities at Glenross Site Plan</p> <p>Putte Group 1000 Park Center Blvd., Columbus, OH 43260 614.291.2000</p>
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**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**



Project # _____

Case # 2015-1328 -APPP
2015-1329 A PSP

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

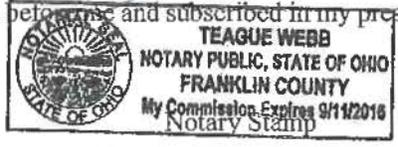
Subdivision/Project Name Communities at Glenross Address North of Cheshire Rd West railroad
 Acreage 84.04 Square Footage N/A Number of Lots 166 Number of Units N/A
 Zoning District/Land Use PMU/R-2 Proposed Zoning/Land Use PMU/R-2 Parcel # 41832001013000
4183200101600

Applicant Name Pulte Homes Contact Person Steve Peck
 Applicant Address 4900 Tuttle Crossing Drive Dublin, Ohio 43016
 Phone (614) 376-1092 Fax _____ E-mail Stephen.Peck@Pulte.com
 Owner Name Pulte Homes Contact Person Steve Peck
 Owner Address 4900 Tuttle Crossing Drive Dublin, Ohio 43016
 Phone (614) 376-1092 Fax _____ E-mail Stephen.Peck@Pulte.com
 Engineer/Architect/Attorney EMH&T Contact Person Jeff Strung
 Address 5500 New Albany Road Columbus, Ohio 43054
 Phone (614) 775-4700 Fax _____ E-mail jstrung@emht.com

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

Steve Peck PULTE HOMES OF OHIO LLC STEVE PECK
 Owner Signature Owner Printed Name
[Signature] Jeffrey Adam Strung
 Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 10th day of July, 2015.



[Signature]
Notary Public