

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

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

REGULAR MEETING

JUNE 1, 2016

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 4, 2016, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2016-1352: A request by Certified Oil for approval of a Combined Preliminary and Final Development Plan to raze the existing building and construct a new building for Certified Oil at 2061 US 23 North on property zoned B-4 (General Business District) on approximately 0.998 acres.

Anticipated Process

 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public comment (not a public hearing)
 - d. Commission Action
 - B. 2016-1478: A request by Ohio Wesleyan University for approval of a Final Development Plan for a Phase 2 Small Living Unit (SLU) 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 (not a public hearing)
 - d. Commission Action
4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: July 6, 2016
7. ADJOURNMENT

**PLANNING COMMISSION
MOTION SUMMARY
May 4, 2016**

ITEM 1. Roll Call

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

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

Staff Present: Joe Rose, Planning Department Intern, Jennifer Stachler, Assistant City Engineer, Lance Schultz, Zoning Administrator, and David Efland, Planning and Community Development Director.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on April 6, 2016, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the April 6, 2016 meeting, seconded by Mr. Prall. Motion approved by a 6-0-1 (Tucker-Buck) vote.

ITEM 3. REGULAR BUSINESS

A. 2016-1086: A request by Columbia Gas for approval of a Development Plan Exemption to allow the construction of a Gas Receiver on 0.735 acres zoned M-2 (General Manufacturing) located on the southeast corner of Pittsburgh Drive and Section Line Road intersection.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the proposed site plan. Information was provided regarding the fencing to enclose the equipment and the proposed landscape plan.

b. Applicant Presentation

APPLICANT:
Diego Catano
1600 Dublin Rd.
Columbus, Ohio

Mr. Catano discussed the analysis that was completed to determine the risk and impact of the area would be low.

Mr. Halter discussed his concern with the proximity to the airport. Mr. Catano stated that the above ground structure will be depressurized,

Mr. Halter voiced his concern over whether the gravel area will be dust proof or not. Ms. Stachler and Mr. Efland stated that due to the size of gravel and the majority of the area off the road, that it will not be required.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Badger moved to approve 2016-1086, along with all staff conditions and recommendations, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

B. 2016-1004: A request by Washington Enterprises for approval of a Development Plan Exemption for a building addition to NAPA Auto Parts at 455 South Sandusky Street on 0.76 acres zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building addition. Information was provided on the both the existing and proposed access to the site, parking spaces, dumpster location and requirements, proposed building elevations. The Commission was informed of the approval of the landscape plan by the Shade Tree Commission.

b. Applicant Presentation

APPLICANT:

Robert Washington
10451 Rosecrans Rd
Sunbury, Ohio

Mr. Washington discussed plans to have the existing parking lot repaved.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-1004, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

- C. Stockdale Farms
- (1) 2016-0984: A request by LYH, LLC for approval of an extension to the approved Final Development Plan for Phase 1 of Stockdale Farms Subdivision consisting of 60 single family lots on 44.74 acres located at the northeast corner of Braumiller and Pollock Roads and zoned R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District).
 - (2) 2016-0985: A request by LYH, LLC for approval of an extension to the approved Final Subdivision Plat for Phase 1 of Stockdale Farms Subdivision consisting of 60 single family lots on 44.74 acres located at the northeast corner of Braumiller and Pollock Roads and zoned R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation

Mr. Efland provided information on the Approved Preliminary Development Plan and Plat and the recommendation for a one year extension.

- b. Applicant Presentation

APPLICANT:

Steve Martin
50 N. Sandusky St.
Delaware, Ohio 43015

Mr. Martin discussed issues regarding Braumiller Road and the increasing cost of infrastructure and building cost. Mr. Martin informed the Commission the property is on the market for sale.

A discussion was held on the process that would happen if a new developer wanted to purchase the property and make new changes.

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

Motion: Vice-Chairman Simpson moved to approve 2016-0984, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2016-0985, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

- D. 2016-1011: A request by Medlock LLC., for approval of a Final Subdivision Plat for Millbrook Section 2 consisting of 40 single family lots

on 10.26 acres zoned R-3 (One-Family Residential District) located on Ridgefield Drive and Elliot Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included zoning and location map. Mr. Schultz informed the Commission that Section 2 was originally approved in 2004, but that plans never moved forward. Mr. Schultz provided information on the park and open space.

A discussion was held on the correct street names. Staff will make the necessary changes.

Chairwoman Keller voiced her concern over the conditions of property owned by Mr. Sabatino along Houk Road. Chairwoman Keller provided photographs of landscape areas with weeds and no mulch along with the deteriorating condition of the fencing and signage along Houk Road. Chairwoman Keller informed the Commission that the pictures were taken on May 4, 2016. Chairwoman Keller read into the record an email from Mr. Roger Collum regarding the conditions of the property.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
2895 Stoneridge Lane
Dublin, Ohio 43017

Mr. Sabatino discussed the partnership of Medrock. Mr. Sabatino indicated that Rockford Homes has hired a company to manage the properties and Homeowners Associations. Mr. Sabatino further stated that he has a purchase order for the fence to be repaired and repainted, but that the work cannot be completed until the weather is dry. Mr. Sabatino agreed that the area needs to be properly taken care of and that the sign needs repair but it is not owned by Medrock.

Mr. Efland recommended that a formal code enforcement process be completed in the area. Mr. Efland is to research if the signage was a temporary permit. Chairwoman Keller recommended that a condition be added regarding the landscape plan.

Mr. Halter added Condition 9 to the staff report to state: that within 30 days all of mowing, landscaping, including mulching and weeding and painting of the fence shall be installed and maintained on Medrock property located on the west side of Houk road and extending west on William Street shall be

completed or no housing permits on Medrock Final Subdivision Plat Section 2 2016-1011 will be issued until said work is completed and inspected by city. The Commission members were in agreement to the new condition. Mr. Sabatino voiced no concern over the changes to the staff agreement.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Halter moved to approve 2016-1011, along with all staff conditions and recommendations, including Condition 9, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Rose presented the Commission the Housing Pipeline Exhibit.

Mr. Efland provided a presentation of the Engineering Plan Review and Construction Process pertaining to the bonding of subdivisions to the Commission for feedback. The Commission recommended that no changes be made to the current bonding process.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested an update regarding a potential park for the south east side of the city. Mr. Prall also requested an update regarding the upcoming construction of the new fire station.

Ms. Tucker-Buck stated that this meeting will be her official last meeting and due to work commitments, she has resigned from the Planning Commission.

ITEM 6. NEXT REGULAR MEETING: June 1, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the May 4, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:22 p.m.

Lisa Keller, Chairwoman

Elaine McCloskey, Clerk



PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2016-1352

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Certified Oil

MEETING DATE: June 1, 2016

APPLICANT/OWNER

Certified Oil
949 King Avenue
Columbus, Ohio 43212

REQUEST

2016-1352: A request by Certified Oil for approval of a Combined Preliminary and Final Development Plan to raze the existing building and construct a new building for Certified Oil at 2061 US 23 North on property zoned B-4 (General Business District) on approximately 0.998 acres.

PROPERTY LOCATION & DESCRIPTION

The existing gas station is located on the west side of US 23 North south of Hills Miller Road between Wendy's and 84 Lumber. The subject property is zoned B-4 (General Business District) as are the surrounding properties.

BACKGROUND

Certified Oil purchased 0.258 acres just west of their property from Delaware County (Delaware County owns the Big Lots Shopping Center) to assemble with their current parcel to construct a larger and more efficient gas station and convenience store. Certified Oil is proposing to raze their existing building and construct a new 4,400 square foot gas station and convenience store while maintaining the existing Subway franchise. The building would have two entrances, one fronting US 23 North and one fronting the new rear access drive after Certified acquired an easement from Delaware County utilizing the Big Lots Shopping Center parking lot to access the traffic signal on US 23 North. The gas station would have 6 fuels pumps under a new canopy with a new right-in/right-out curb cut from US 23 North along with access to the above mentioned access easement in the rear of the building. The gas station would not have commercial diesel fueling for semi-trucks and the like. Certified Oil plans to initiate construction in late Summer/early Fall of 2016 with a 3-4 month timeline for completion.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-4 General Business District. Under the current zoning, the proposed gas station and convenience store is a permitted use. The applicant would have to receive Preliminary and Final Development Plan approval from the Planning Commission and City Council prior to any construction. There is an existing station on the site. This project will essentially reconstruct the building and canopy.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be detailed through the Engineering and Utilities Departments prior to Final Development Plan Submission and with the subsequent Site Engineering Construction Improvement plans that would follow. Utilities are available to the site and it is the responsibility of the applicant to construct whatever is required to service the site and use. 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 proposed site would have access from US 23 North and from the rear of the property from the existing Big Lots Shopping Center. A new right-in/right-out curb cut would be located on US 23 and full access to the rear of the property after Certified acquired an easement from Delaware County utilizing the existing Big Lots Shopping Center's parking lot to access the traffic signal on US 23 North. This access would be consistent with ODOT's backage road concept along US 23. Also an internal access drive just south of the proposed building would connect the east and west parking lots of the gas station and convenience store.
- **PEDESTRIAN CONNECTIVITY:** The adopted City 2010 Bikeway Plan identifies that a bike path be located behind the Big Lots Shopping Center to the west on 84 Lumber Property which the City acquired a bike path

easement on via the May 2015 84 Lumber Development Plan Exemption approval by the Planning Commission. Staff would not recommend at this time a sidewalk adjacent to US 23 because of safety reasons. As with the case of other similar developments along US 23, the applicant would be required to provide easements for a sidewalk (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) while a condition of approval would require a payment in lieu of its construction. This method would ensure space for future such connections if desired while allowing for other priority pathway construction to be addressed in accordance with adopted plans.

- **SITE CONFIGURATION:** The approximate 4,400 square foot gas station and convenience store would be a somewhat unique design because it would have dual entrances with the main entrance fronting US 23 North and the secondary entrance fronting the access drive that fronts the Big Lots Shopping Center parking lot to the rear. As mentioned above, a right-in/right-out curb cut would access the 6 vehicular fueling bays and seven parking space parking lot on the east side of the building. A mansard roof canopy would cover the fueling bays. A dumpster would be located just northeast of the building and it would be required to be enclosed by a brick wall that matches the building and have wood doors painted or stained to match. Staff would require that an area (maybe just north of the building near the dumpster area) should be dedicated for “outside merchandise” (ice box, propane tanks, seasonal items, mulch, etc.) with the installation of a low wall (2 to 3 feet tall) to delineate the storage area and shield the “outside merchandise” from public right-of-way. The access easement thru the Big Lots Shopping Center would access the west secondary entrance of the building that would have seven parking spaces adjacent to the building. A loading zone would be located just north of the building while an access drive connecting the east and west parking lot would be located just south of the building. The 14 parking spaces along with the 12 fuel bay parking spaces would accommodate the required 22 parking spaces for the subject use.
- **BUILDING DESIGN:** The rectangular 4,400 square foot building would be oriented towards US 23 North and the access drive that fronts the Big Lots Shopping Center. The US 23 North elevation (east) would be comprised of an expansive pitched main entrance feature comprised of typical aluminum storefront windows with brick flanking the entrance feature. The framing of the “pitch entrance” is painted Certified red. The front elevation is characterized by a lot of window glazing giving it an open feel. A limestone wainscoting encircles the building with the elevation capped off with a pitch roof with fiberglass shingles. The Big Lots Shopping Center elevation (west) mirrors the front elevation but with a smaller pitched secondary entrance feature. The north and south elevations have hardie panel cementitious vertical siding above the roofline. A cooler with doors along with a Certified sign is located on the north elevation. Staff recommends brick insets or color changes in a rectangular pattern on the blank walls not dis-similar from other approved convenience store applications. This will break up the blank wall space. In addition, there would be five goose neck lights on the east elevation and six gooseneck lights on the west elevation. The mansard roof vehicular gas canopy would have a beige sign band in place of the prototypical color scheme of the end user (either Sunoco or Marathon) that will help minimize its appearance and would be supported by four limestone (cultured) faced columns. The area on the sign band under the proposed signs on the north, south and east canopy would be Sunoco blue with yellow letters or marathon white with blue letters and red underlying stripe. The building and fuel canopy appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building surface. The limestone on the building and canopy columns shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by staff. Furthermore, the mechanical equipment would be located on the rear roof elevation and would be screened from public view by a decorative fence. Staff would need submittal of each building material with color samples with the building permit submittal to ensure compliance is achieved with the approved Final Development Plan.
- **TREE REMOVAL & REPLACEMENT:** There appears to be a few qualifying trees (6 inches or larger caliper) on the subject site that would need to be documented and replaced per Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development would require street and parking lot landscaping. The approximately 150 feet of frontage requires 4 street trees and 3 front yard trees along US 23 North while the owner is proposing two trees. The required additional five trees shall be installed on the site. The US 23 North frontage does not have enough street and front yard trees but the limited site and access requirements make it impossible to install all the trees along the frontage. The required landscaping should be installed along the

north and south boundaries of the site. The Shade Tree Commission would have to review and approve all landscape plans.

- **SIGNAGE:** The owner is proposing building, fuel canopy and ground signage. The proposed signage on the east elevation contains the Certified logo (approximately 20 square feet) and Subway sign (approximately 5 square feet) south of the main entrance between two gooseneck lights. If internally illuminated, the Subway sign shall be channel letters to achieve compliance with the zoning code. Seasonal or sale signage should be contained inside the front windows and should be designated on the plan to allow for future enforcement. Also, they are proposing a projection sign on the northern portion of the east elevation which is prohibited. On the west and north elevations a Certified logo (approximately 20 square feet) is proposed. The sign on the north elevation is not permitted per code because it does not front a street or parking lot. The vehicular fuel canopy sign on the north, south and east elevation (front) would encompass a maximum 22 square feet regardless if it is Sunoco or Marathon and would be required to be channel letters flush mounted on the canopy. The canopy signs shall be flush mounted (or inset to achieve a flush mounted appearance) such that the sign faces do not extend past the front face of the canopy. Staff recommends the entire band behind the signage be beige to match the rest of the canopy and not Sunoco blue or Marathon white. The proposed ground sign would be located just north of the curb cut on US 23 North and would be 8 feet high (40 square feet) mounted on a 3 foot high limestone base. The sign would have two digital pricers along with three panel signs which would achieve compliance with the adopted City Gateway and Corridor Plan as well as the sign code. The sign shall be flush mounted to the stone base.
- **LIGHTING:** The applicant is proposing 9 light poles along the perimeter of the site which would be 18 feet high with cut off style fixtures. In addition, there would be 11 gooseneck lights (5 on east elevation and 6 on west elevation) and 24 canopy lights. All lights shall be fully recessed and cut off. Additionally, any light poles shall be black in color. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **MISCELLANEOUS:** Movie boxes, ATM machines, etc. would not be permitted outside the building. Any outdoor merchandise shall be designated in limited storage areas screen from the public right-of-way. Outdoor storage shall be contained to only those areas so designated to be consistent with other recently approved developments. They propose a small area along the US 23 North frontage just north of the building that would be screened by a low wall to match the building for the subject merchandise.

STAFF RECOMMENDATION (2016-1352 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Certified Oil of a Combined Preliminary and Final Development Plan to raze the existing building and construct a new building for Certified Oil at 2061 US 23 North on property zoned B-4 (General Business District) on approximately 0.998 acres, with the following conditions that:

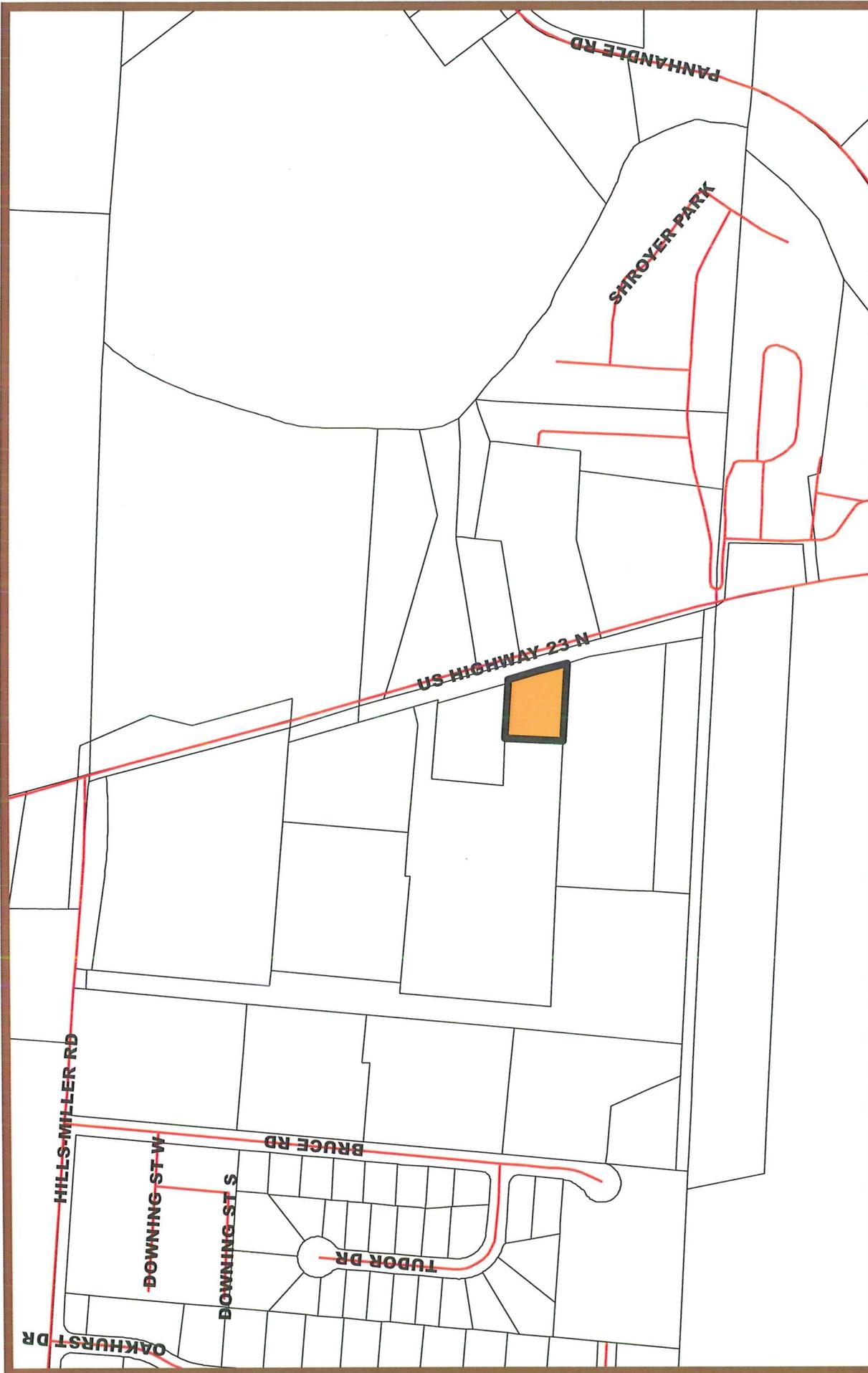
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Certified Oil shall provide a payment in lieu of constructing the sidewalk along US 23 per the City Engineer prior to engineering plan approval.
3. The private access drive easement agreement utilizing the Big Lots Shopping Center between Certified Oil and Delaware County shall be executed and recorded at the County prior to issuance the building permit.
4. As submitted by the Applicant, no overnight semi-truck parking shall be permitted within the subject development and the applicant shall be responsible for ensuring compliance of such.
5. The dumpster shall be screened from public view by a wall constructed of similar building materials that match the new building with wood doors painted or stained to match or compliment the overall building.
6. The Shade Tree Commission shall review and approve the submitted street tree plans.
7. Any qualifying removed trees shall achieve compliance with Chapter 1168 Tree Preservation Requirements.
8. The limestone on the building, the stone canopy columns, and the ground sign base shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
9. The limestone columns on the fuel canopies shall extend from ground level to the canopy.

10. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
11. All roof top mechanical equipment shall be completely screened from public view.
12. The Applicant shall submit all building, fuel canopy, and sign elevations along with material and color samples for all building materials for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
13. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official. All lights shall be fully recessed and cut off and the light poles shall be black.
14. The signs on the fuel canopy shall be flush mounted or inset to achieve a flush mounted appearance and the entire sign band shall be beige.
15. The ground sign shall be flush mounted to the stone cap base, shall be faced with limestone (or cultured stone) as per the building and columns.
16. The projecting sign on the east elevation and the wall sign on the north elevation shall not be permitted per code.
17. The outdoor merchandise (ice box, propane tanks, etc.) shall be located on the north side of the building with installation of a low wall (2 to 3 feet tall) to delineate the storage area and shield the "outside merchandise" from public right-of-way. No movie boxes, ATM machines, etc., shall be allowed outside the building.
18. Brick insets or rectangular color variations shall be designed on the building elevations to break up the blank wall space. These shall be submitted, reviewed and approved by Staff.

COMMISSION NOTES:

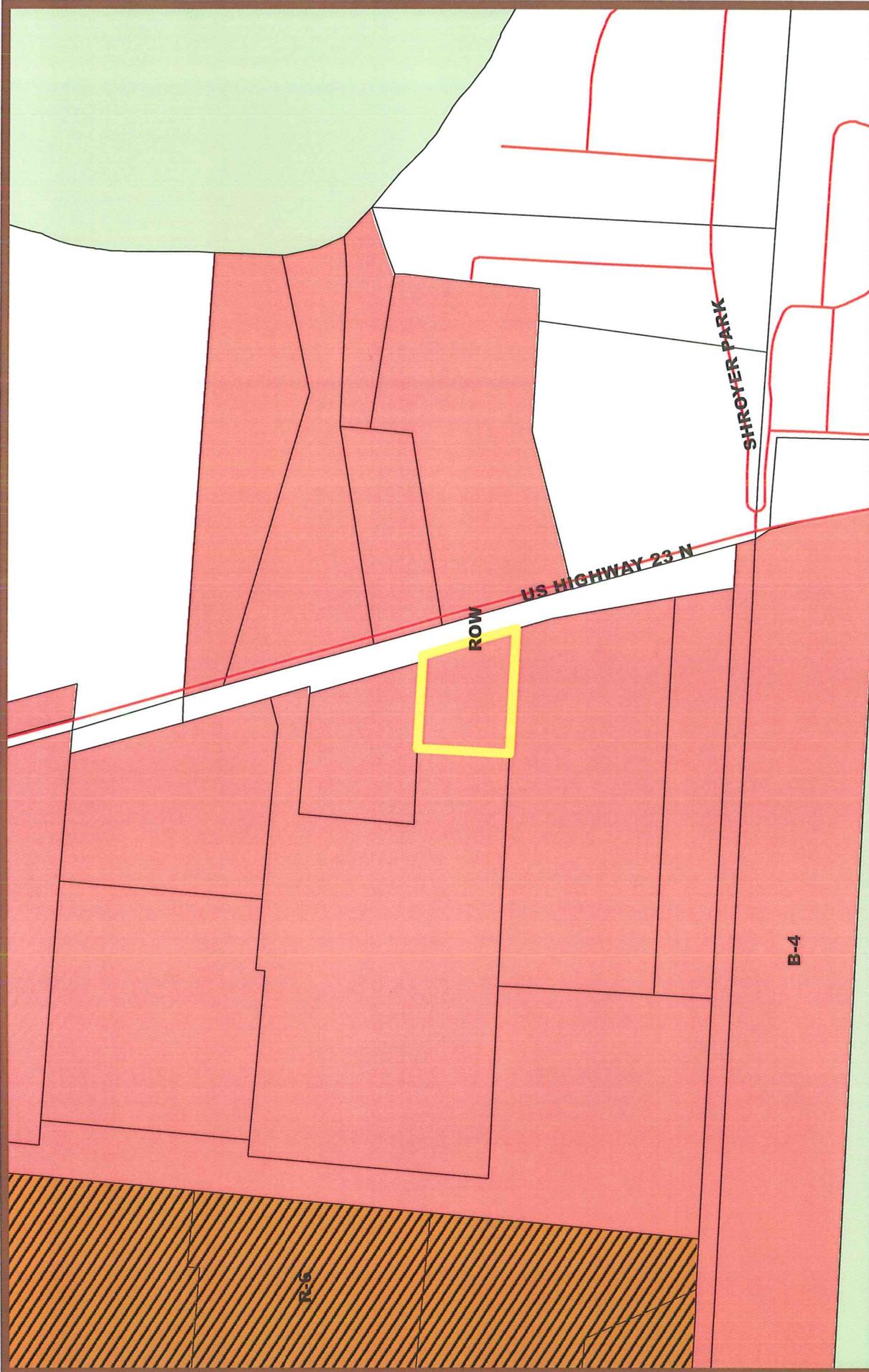
MOTION: _____ 1st _____ 2nd *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



2016-1352
 Combined Preliminary and Final Development Plan
 Certified Oil - 2061 US 23 North
 Location Map





2016-1352
Combined Preliminary and Final Development Plan
Certified Oil - 2061 US 23 North
Zoning Map





2016-1352
 Combined Preliminary and Final Development Plan
 Certified Oil - 2061 US 23 North
 Aerial (2013)





128 EAST MAIN ST
PO BOX 1000
COLUMBUS, OH 43201
760-385-2146

1495 OLD HENDERSON RD
COLUMBUS, OH 43229
614-896-6992
760-385-2146

907 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
760-450-1640

T & S INCORPORATED, LTD
PO BOX 1000
COLUMBUS, OH 43201
614-896-6992
760-385-2146

THIS IS NOT A BOUNDARY SURVEY
NO WARRANTY IS MADE AS TO ACCURACY HERE
PROVIDED

T & S INCORPORATED, LTD
PO BOX 1000
COLUMBUS, OH 43201
614-896-6992
760-385-2146

THE DIMENSIONED CURVE RADIUS OF CURVES
SHOWN ON THIS PLAN IS AS SHOWN
UNLESS OTHERWISE NOTED
OR AS SHOWN ON THE
PLAN SHEET, PG 101

PROPOSED TRUCK CARRIER
AREA
AREA
AREA

PROPOSED ONE STORY
BUILDING
4,100 SQ. FT. FLOORING
FF = 814.56

NEW TANKS
3,800 SQ. FT.

PERCE HARVEY LIMITED PARTNERSHIP
PO BOX 1000
COLUMBUS, OH 43201

US 23
(PUBLIC) R/W VARIES

SITE PLAN KEYNOTES

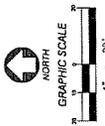
1. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS.
2. CONCRETE BUMPSTER APPROACH.
3. CONCRETE BUMPERS.
4. PLANS FOR CELEBRATION / RIGHT TURN ONLY LANE.
5. LANDSCAPE ARTS.
6. PAVEMENTING, TYP. REFERENCE MECHANICAL PLANS FOR DETAILS.
7. FOR DETAILS. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
8. ADA PARKING SPACES PER CURRENT ADA REQUIREMENTS.
9. ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS.
10. CONCRETE BUMPERS PER CURRENT ADA REQUIREMENTS.
11. TANKS FOR DETAILS.
12. ADA COMPLIANT DETECTABLE WARNING INSTALLED PER CURRENT ADA REQUIREMENTS.
13. PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
14. DRIVE FOR DETAILS.

MISC. SITE NOTES

- DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ADA VAN ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED.

PAVEMENT LEGEND

- HEAVY DUTY PAVEMENT
- CONCRETE
- DECLARATION / RIGHT TURN ONLY LANE



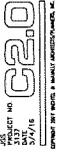
SITE DIMENSION PLAN

SCALE: 1" = 20'-0"

W
Wachel & McNally
Architects/Planners Inc
2591 US HIGHWAY 23
COLUMBUS, OH 43229
614-896-6992
760-385-2146

**CERTIFIED OF COMPANY
AND TRUE ISLAND CANOPY
NEW CONCRETE STORE**

PROJECT: 2591 US HIGHWAY 23
SHEET TITLE: SITE DIMENSION PLAN
DRAWING NO.: 2591-01-001
DATE: 11/27/2014





128 EAST MAIN ST
 FARMINGTON, OH 43131
 LOGAN, OH 43138
 740-585-2140
 1495 OLD HENDERSON RD
 COLUMBUS, OH 43220
 614-894-9999
 740-585-2140
 507 MAIN STREET, SUITE 203
 ZANESVILLE, OH 43701
 740-458-1540

- SITE GRADING KEYNOTES**
1. TEMPORARY CONSTRUCTION ENTRANCE.
 2. CONCRETE WASH OUT AREA. SEE DETAIL.
 3. INLET PROTECTION. SEE GENERAL NOTES.
 4. SPACES INCLUDING ADA ACCESSIBLE PARKING.
 5. 8" SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE.
 6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AND MAKE NECESSARY ADJUSTMENTS TO COORDINATE CONNECTION AT BUILDING W/ PLUMBING PLANS.
 7. WATER LINE, COORDINATE CONNECTION AT BUILDING W/ BUILDING PLUMBING PLANS @ 1% MIN. SLOPE.
 8. REFERENCE MECHANICAL PLANS FOR CONNECTION & CLEANOUT. SEE DETAIL.
 9. 30" DIA. x 24" W x 6" D ITEM 411 STABILIZED AGGREGATE.
 10. TRANSITION FROM 6" CURB TO FLUSH WITH PAVEMENT.

- MISC. GRADING NOTES**
- ALL GRADES SHOWN ARE FINISHED ELEVATIONS UNLESS NOTED. "C" = TOP OF CASTING.
 - ANY EX. MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES LOCATED WITHIN PROPOSED CONSTRUCTION SHALL BE REMOVED TO THE UTILITY OWNER'S REQUIREMENTS.
 - ALL STRUCTURES WITHIN PAVEMENT SHALL HAVE A HEAVY DUTY FRAME AND GRATE.
 - CONTRACTOR TO USE CAUTION WHERE PROPOSED CONSTRUCTION IS IN PROXIMITY TO EXISTING UTILITIES.
 - → = MAJOR FLOOD ROUTING

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY SURVEY SHALL BE PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND ADJUSTMENTS WERE PROVIDED.

T. A. C. MANUFACTURERS, LTD.
 PO BOX 103373
 HILLS, OH 44133
 H.E.S. 2001 ZONING ORDINANCE
 PG. 2, SEC. 214

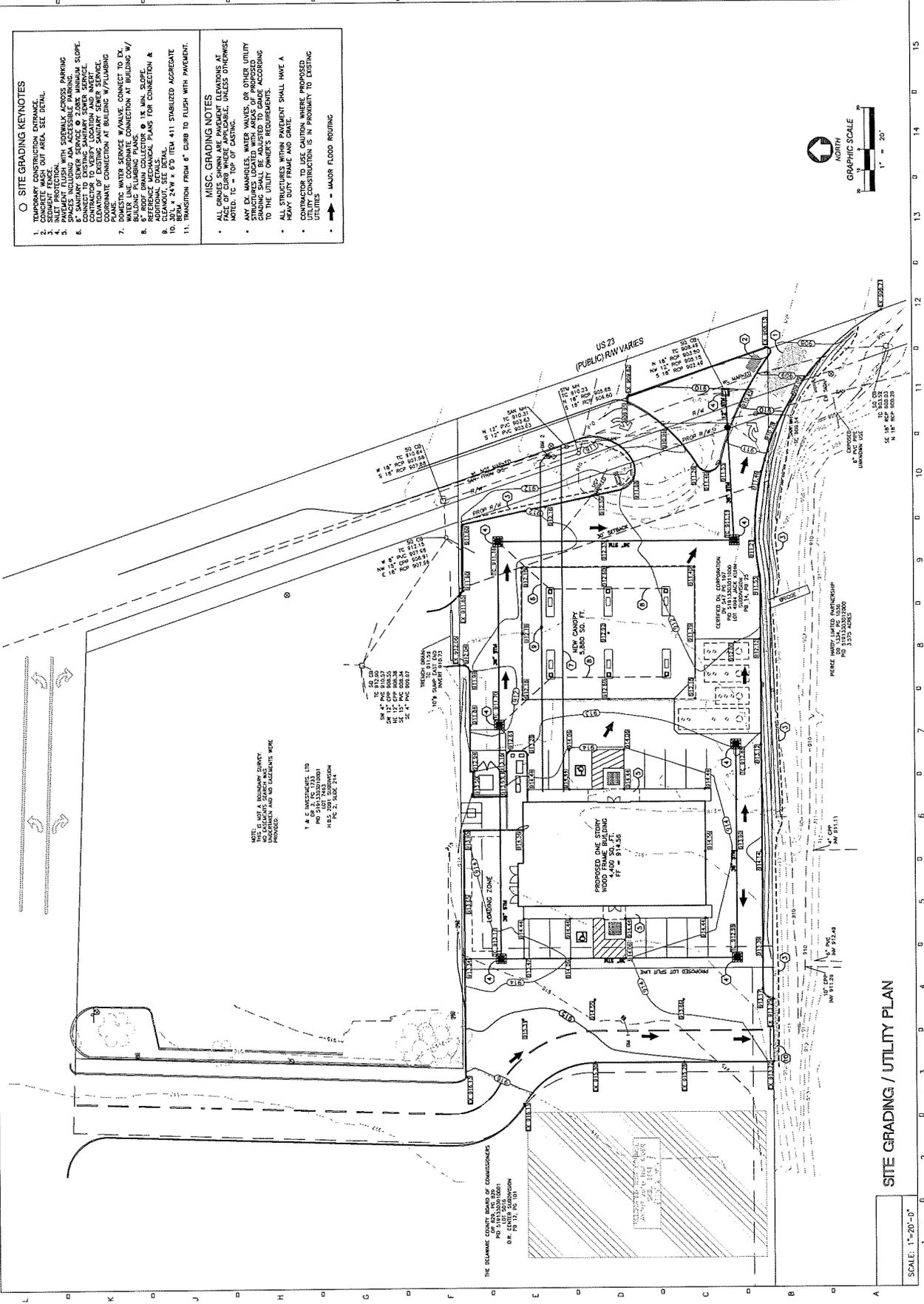
THE SURVAYOR CERTAINS THE VALIDITY OF CORRECTIONS TO THE SURVAY AND THE ACCURACY OF THE SURVAY AS SHOWN ON THESE PLANS.
 DATE: 07/12, 05/01

PROPOSED ONE STORY WOOD 4,000 SQ. FT. BUNGALOW FF = 814.56

NEW CANOPY 5,800 SQ. FT.

CELESTIAL CORP. CORPORATION
 100 W. 10TH AVE.
 CANTON, OH 44703
 PG. 14, PG. 25

PERCE WARE, LIMITED PARTNERSHIP
 100 W. 10TH AVE.
 CANTON, OH 44703



SITE GRADING / UTILITY PLAN

SCALE: 1" = 20'-0"



Wachtel's Mechanical
 Architects/Planners Inc.
 2051 US HIGHWAY 25
 BRIDGEVIEW, OH 43002
 PHONE: 740-343-9000 FAX: 740-343-9000

CERTIFIED COMPANY
 NEW CONCRETE STORE
 AND FUEL ISLAND CANOPY

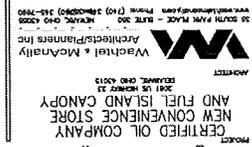
330

PROJECT: SHEET NO. 01
 DRAWING NO. 01
 DATE: 07/21/14



12 EAST MAIN ST
PO BOX 181
COLUMBUS, OH 43210
614-459-6992
FAX: 614-459-6993
487 MAIN STREET SUITE 200
ZANESVILLE, OH 43891
740-459-1640

DATE	3/27/21
BY	MM
REVISIONS	



35 SOUTH PLUM PLACE - SUITE 200
COLUMBUS, OH 43208
ARCHITECTS/PLANNERS INC
2041 US HIGHWAY 315
COLUMBUS, OH 43229
614-459-1100

PROJECT: CERTIFIED OIL COMPANY NEW CONVENIENCE STORE AND FUEL ISLAND CANOPY
SHEET TITLE: LANDSCAPE PLAN
DRAWING NO.: C4.0
DATE: 3/27/21

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY, OR BY OTHER MEANS, IS NOT GUARANTEED FOR ACCURACY OR PRECISION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD LOCATIONS PRIOR TO CONSTRUCTION.

2. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

4. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION.

6. PLANTING BEDS AND SHRUB MASSSES SHALL HAVE A MINIMUM DEPTH OF 12".

7. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

8. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

9. SEEDING BY LANDSCAPE CONTRACTOR.

10. ALL DIMENSIONS ARE WITH TO FACE OF CURB OR FINISH GRADE WHERE APPLICABLE UNLESS OTHERWISE NOTED.

11. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

12. CONTRACTOR SHALL REFER QUESTIONS ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES TO THE UTILITY COMPANIES. STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

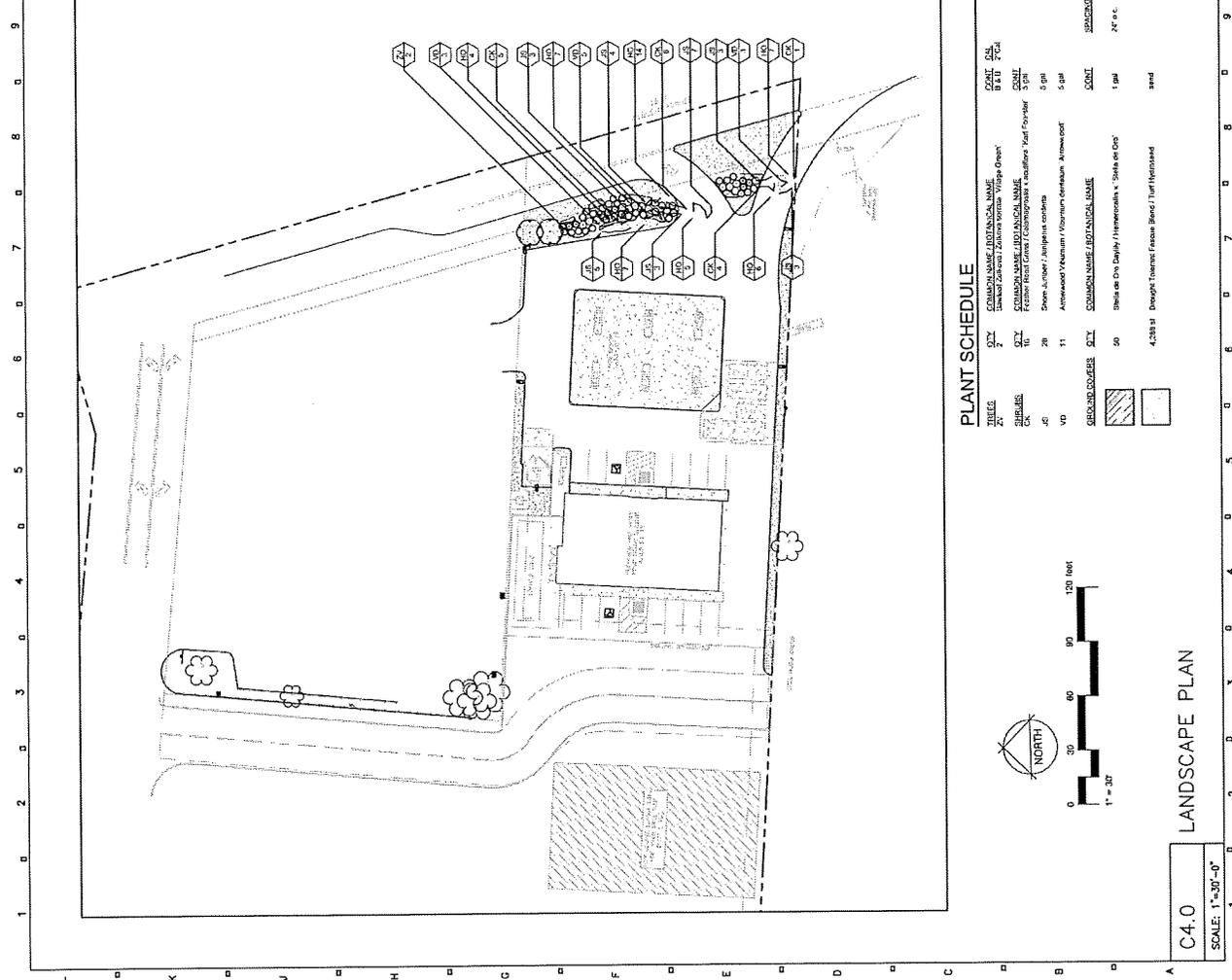
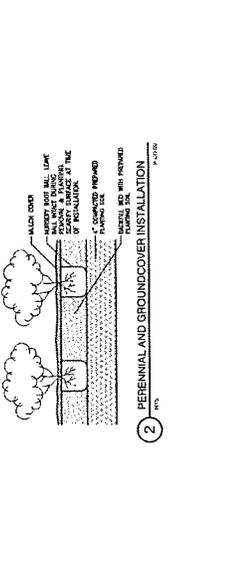
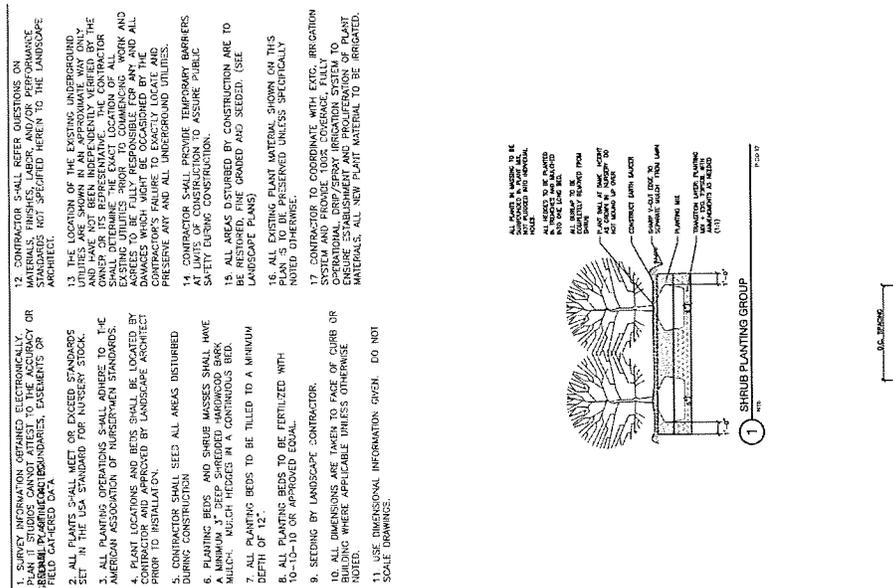
13. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

14. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.

15. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRAINED AND SEEDED. (SEE LANDSCAPE PLANS)

16. ALL EXISTING PLANT MATERIAL SHOWN ON THIS DRAWING IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

17. CONTRACTOR TO COORDINATE WITH EXIST. IRRIGATION SYSTEM AND PROVIDE 100% COVERAGE FULLY OPERATIONAL DRIP/SPRAY IRRIGATION SYSTEM TO ALL PLANTING AREAS. ALL NEW PLANT MATERIAL TO BE IRRIGATED.



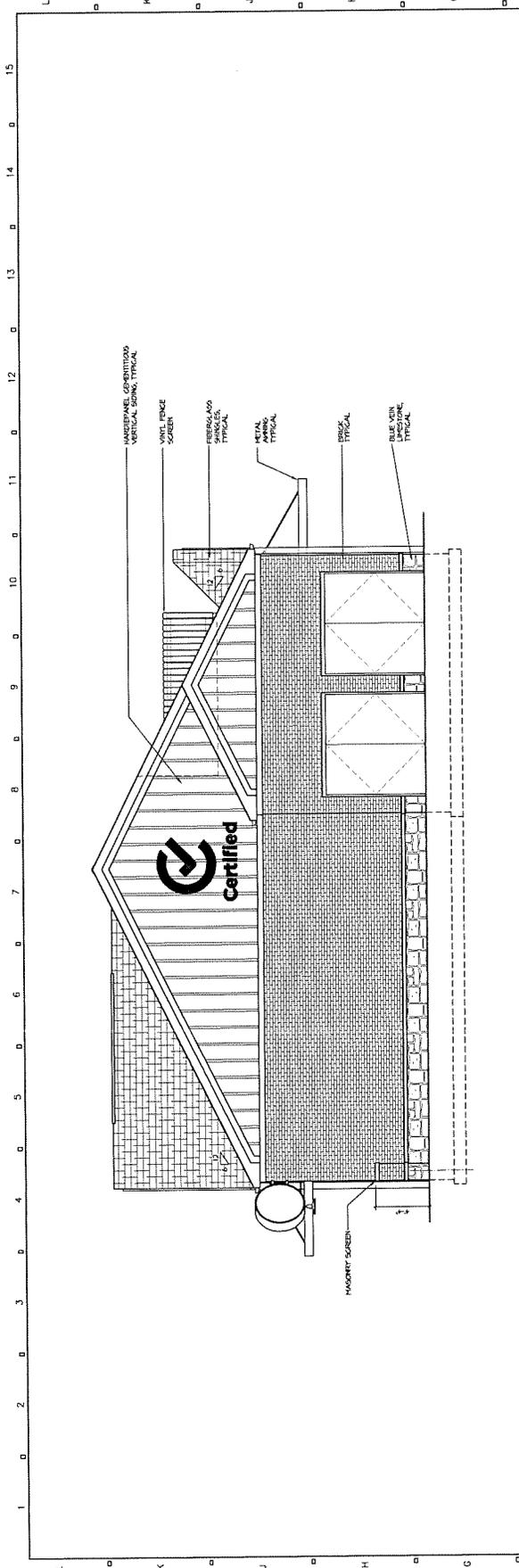
PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME (BOTANICAL NAME)	SIZE	SPACING
1	2	Small Tree (Botanical Name)	8 ft	24\"/>
2	1	Medium Tree (Botanical Name)	12 ft	24\"/>
3	1	Large Tree (Botanical Name)	18 ft	24\"/>
4	2	Shrub (Botanical Name)	5 gal	24\"/>
5	1	Shrub (Botanical Name)	5 gal	24\"/>
6	1	Shrub (Botanical Name)	5 gal	24\"/>
7	1	Shrub (Botanical Name)	5 gal	24\"/>
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9	1	Shrub (Botanical Name)	5 gal	24\"/>
10	1	Shrub (Botanical Name)	5 gal	24\"/>
11	1	Shrub (Botanical Name)	5 gal	24\"/>
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99	1	Shrub (Botanical Name)	5 gal	24\"/>
100	1	Shrub (Botanical Name)	5 gal	24\"/>

C4.0 LANDSCAPE PLAN
SCALE: 1"=30'-0"

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC reserves the right to subcontract any or all of these drawings, specifications, and documents.

ISSUED FOR PERMITS - ALL DIMENSIONS



F1 NORTH ELEVATION

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

NO.	REVISIONS	DATE

PROJECT: **CERTIFIED OIL COMPANY AND FUEL ISLAND STORE NEW CONVENIENCE CANOPY**

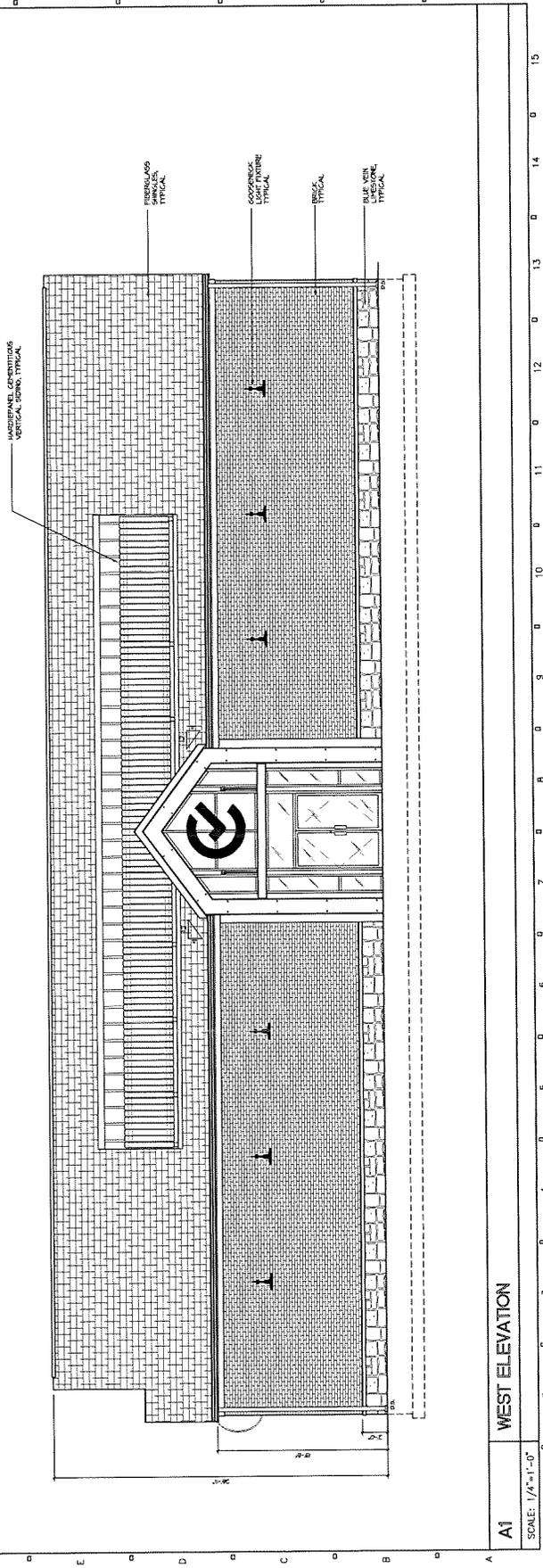
ARCHITECT: **Wachtel & McNally Architects/Planners Inc.**
 2881 LES MOORE BL.
 DEWATER, OHIO 43015
 PHONE: (614) 343-1121 FAX: (614) 343-1129

EXTERIOR ELEVATIONS

PROJECT NO. **A201**

DATE: 12/7/13

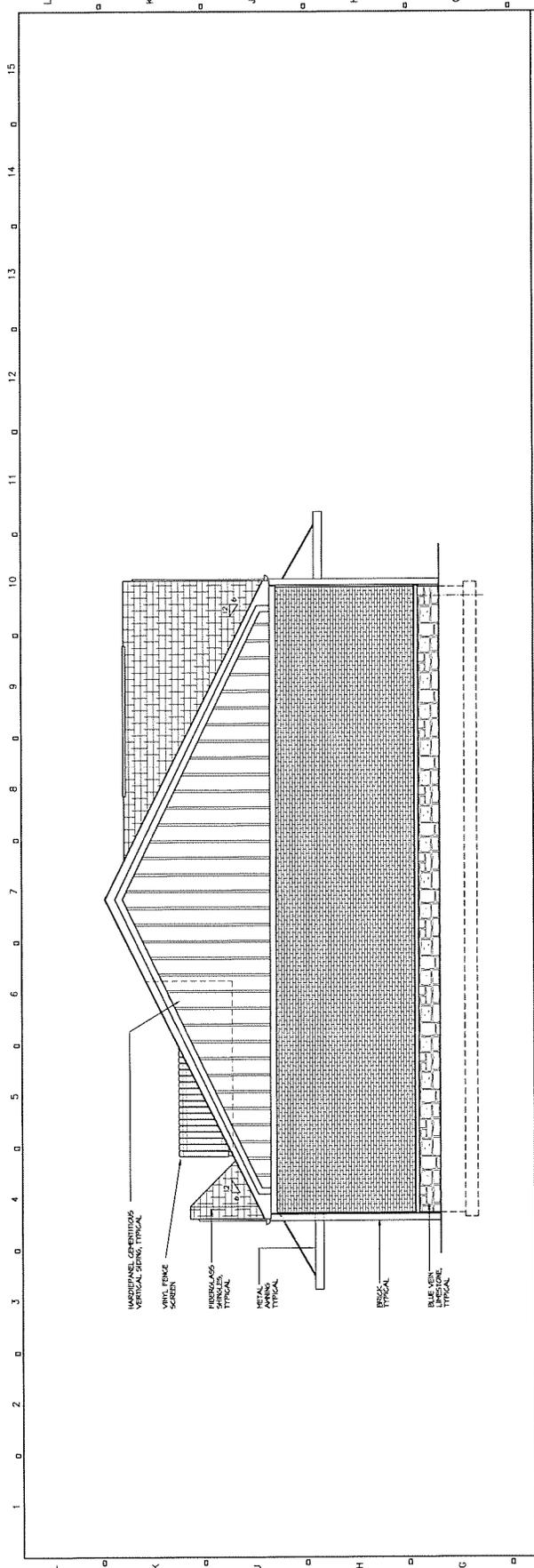
DESIGNED BY: WACHTEL & MCNALLY ARCHITECTS/PLANNERS INC.



A1 WEST ELEVATION

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

ALL DIMENSIONS IN FEET AND INCHES. ALL RIGHTS RESERVED.



F1 SOUTH ELEVATION

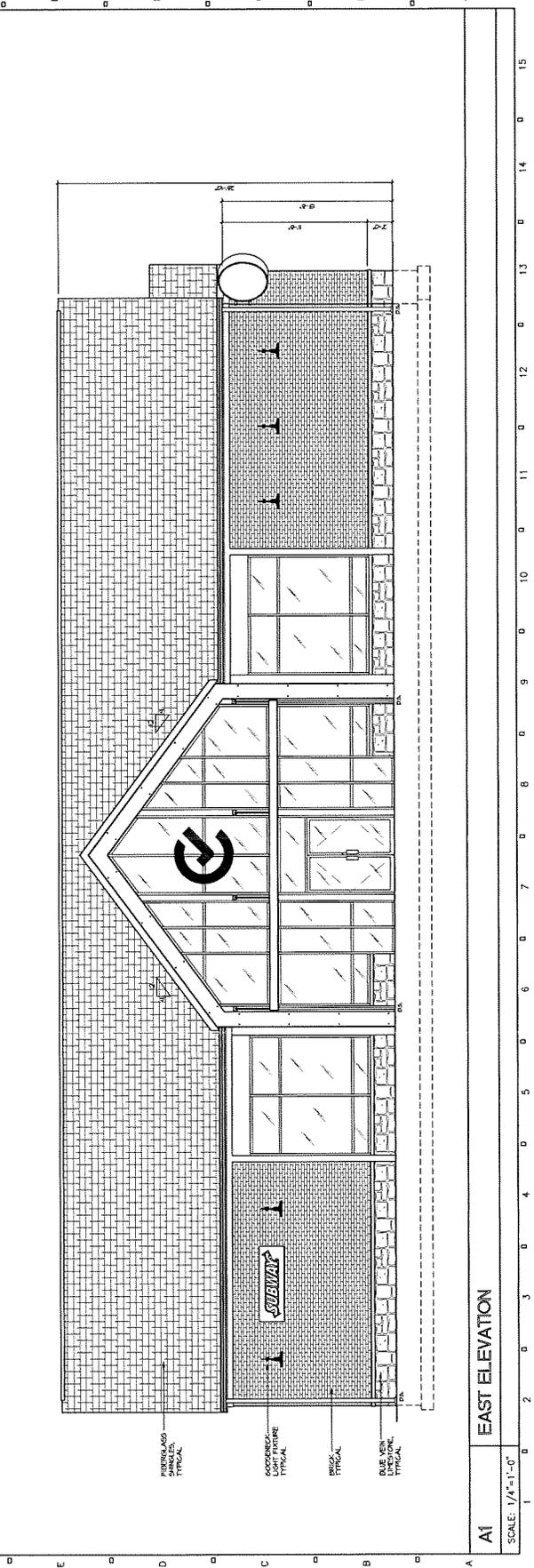
SCALE: 1/4"=1'-0"

NO.	REVISIONS	DATE

ARCHITECT
Wachtel & McNally
 2001 LEE ROAD, SUITE 100
 CHARLOTTE, NC 28203
 PHONE: (704) 366-1111
 FAX: (704) 366-1112
 WWW.WACHTELANDMCNALLY.COM

PROJECT
CERTIFIED OIL COMPANY
NEW CONVENIENCE STORE
AND FUEL ISLAND CANOPY
 2001 LEE ROAD, SUITE 100
 CHARLOTTE, NC 28203
 PROJECT NO. 2001-001
 DRAWING NO. A200
 DATE 07/11/15

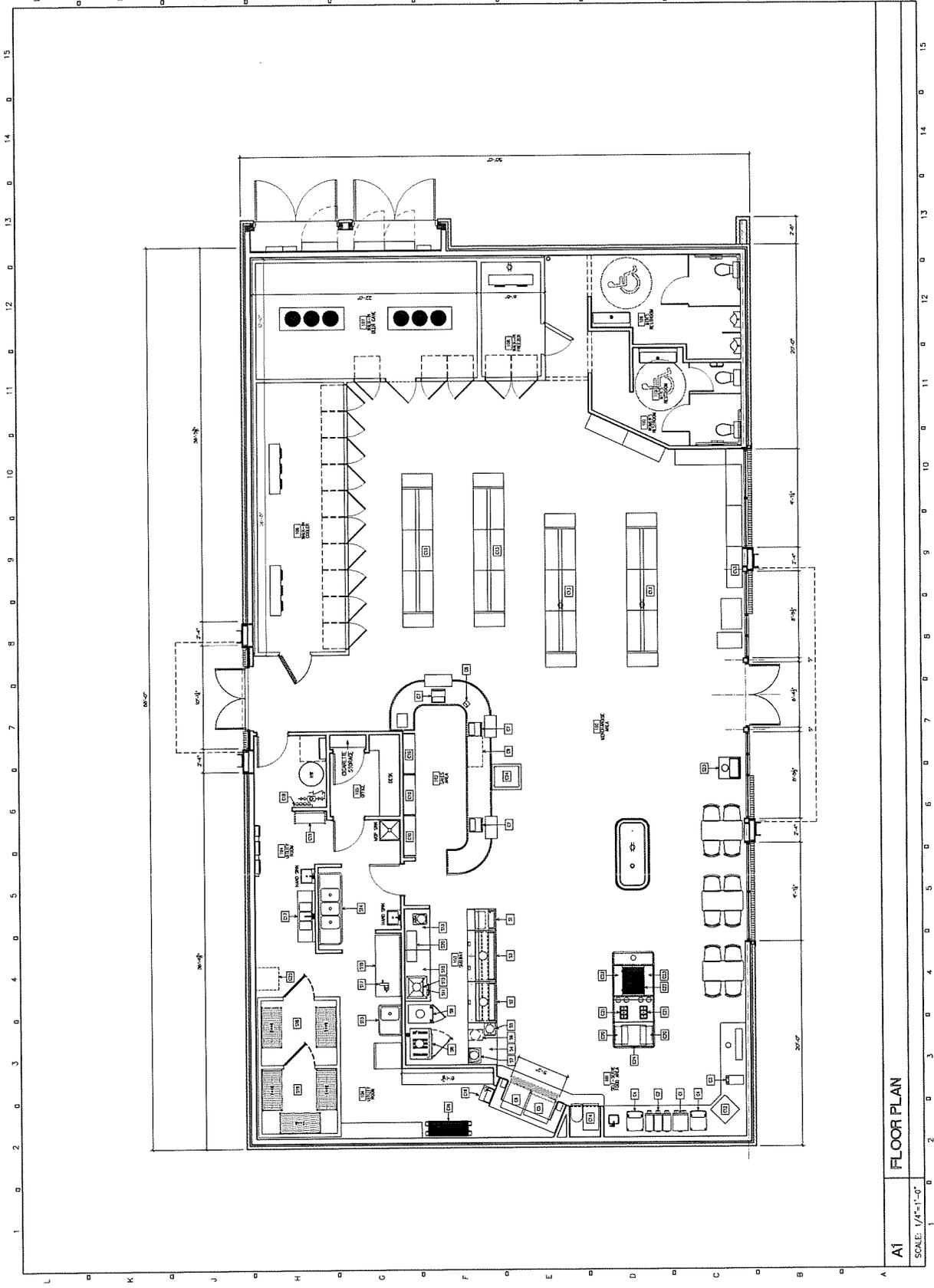
EXTERIOR ELEVATIONS
 DRAWING NO. A200
 PROJECT NO. 2001-001
 DATE 07/11/15
 DESIGNED BY: WACHTEL & MCNALLY ARCHITECTS, P.A.
 DRAWN BY: WACHTEL & MCNALLY ARCHITECTS, P.A.



A1 EAST ELEVATION

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

ISSUED FOR PERMITS - ALL RIGHTS RESERVED



FLOOR PLAN

A1

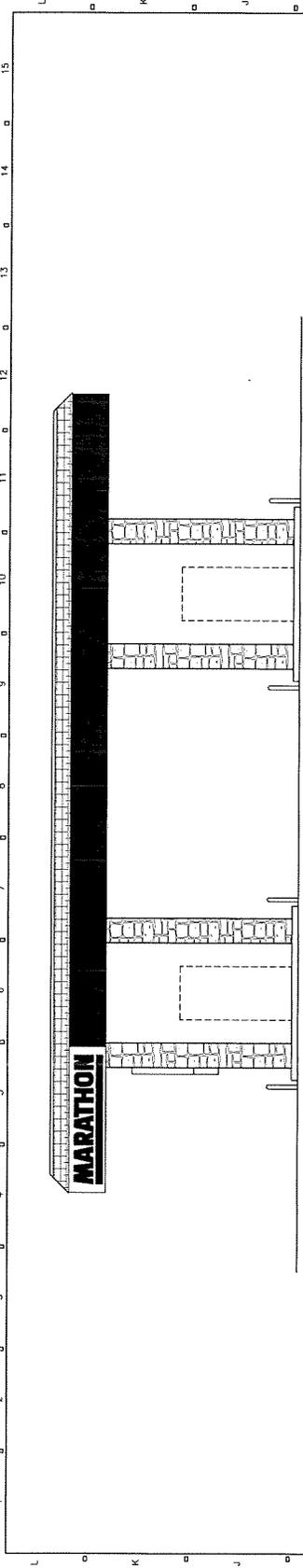
SCALE: 1/4"=1'-0"

FLOOR PLAN

PROJECT: CERTIFIED OIL COMPANY
 AND FUEL ISLAND CANOPY
 NEW CONVENIENCE STORE
 2008 W. KENTON ST.
 DUNSMUIR, OR 97115
 ARCHITECT: Washheit & McNally
 11000 FRENCH CREEK DRIVE
 PORTLAND, OR 97228
 PHONE: (503) 245-3300 FAX: (503) 245-7193
 WWW.WASHHEITANDMCNALLY.COM

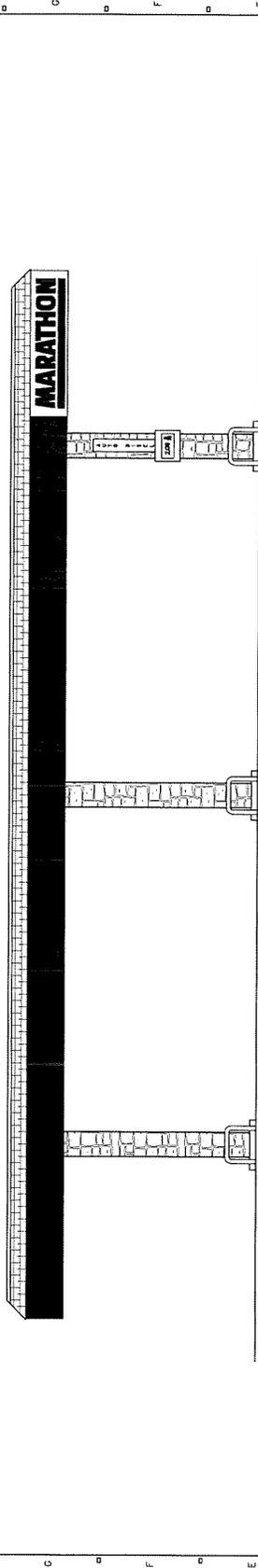
NO.	REVISION	DATE

DRAWING NO. A100
 SHEET NO. 1 OF 1
 COMPANY: WASHHEIT & MCNALLY ARCHITECTS, P.C.



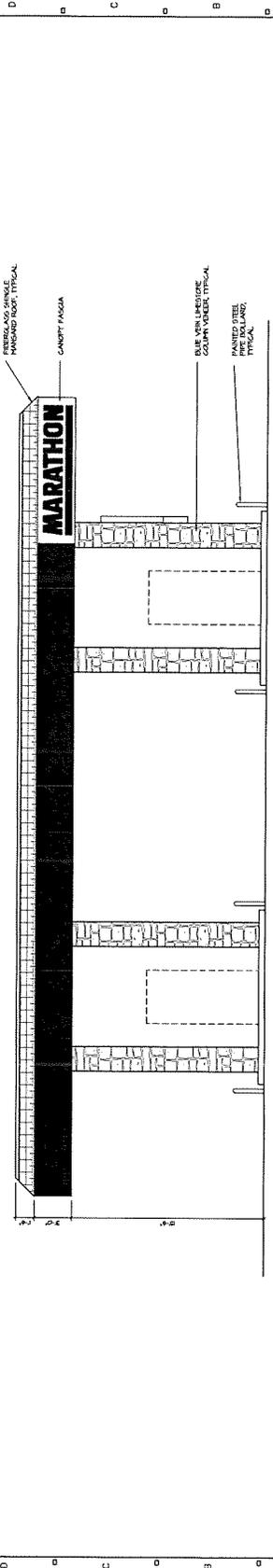
H1 NORTH ELEVATION

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



E1 EAST ELEVATION

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



A1 SOUTH ELEVATION

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

REVISED PER COMMENTS - ALL SHOWN REVISED

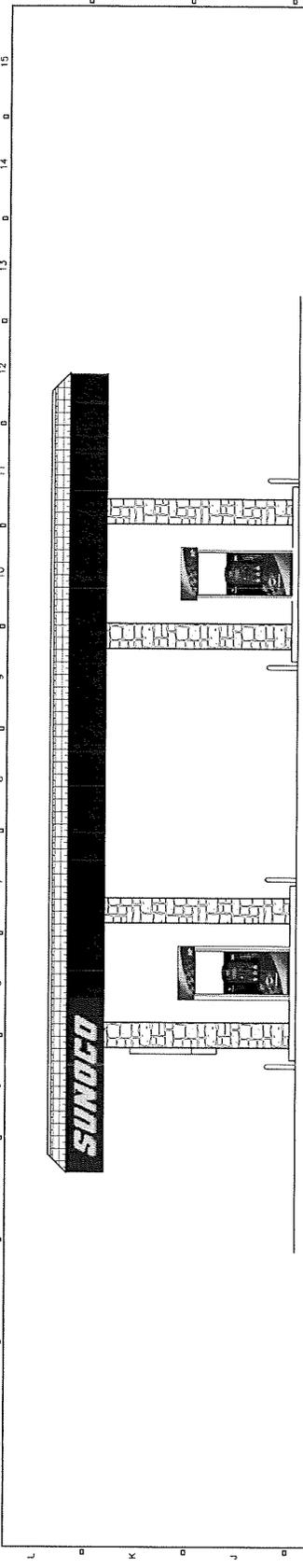
NO.	REVISION	DATE

CERTIFIED OIL COMPANY
NEW CONVENIENCE STORE
AND FUEL ISLAND CANOPY
 2011 U.S. ROAD 21
 DEALE, MD 20628
Wachtel & McNally
Architects/Planners Inc.
 1300 FIVE LAKES DRIVE
 FORT WASHINGTON, PA 19074
 PHONE: 610-335-3300 FAX: 610-335-3300

CANOPY ELEVATIONS
 DRAWING NO. **A202**
 PROJECT NO. 107-1715
 SHEET TITLE

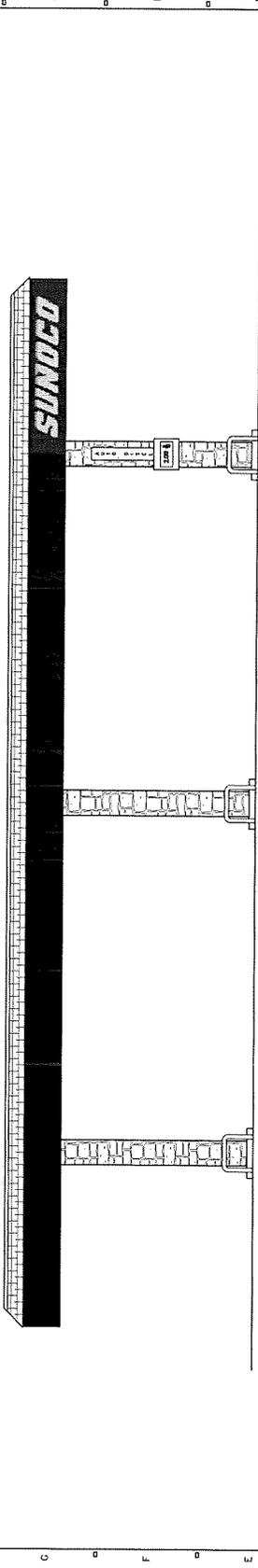
DESIGNED BY: W&M/2011-01-10

DATE: 01/15/13
DRAWN BY: J. HARRIS
CHECKED BY: A. HARRIS



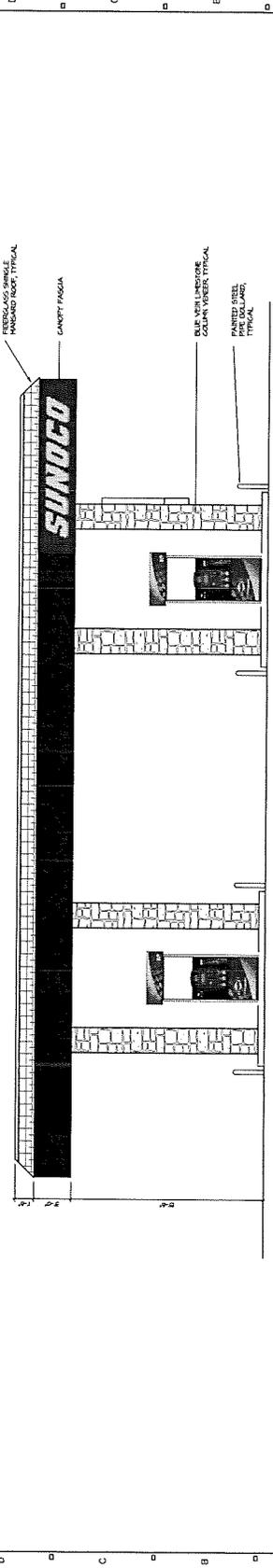
H1
NORTH ELEVATION

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



E1
EAST ELEVATION

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



A1
SOUTH ELEVATION

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

W
Wachel & McNally
Architects/Planners Inc.
ARCHITECT
2011 US ROUTE 24
DELRAND, OH 43015
PHONE: (614) 246-5000 FAX: (614) 246-1010
WWW.WACHELANDMCNALLY.COM
MEMBER: AIA, NSCA, IIDA

CERTIFIED OK COMPANY
NEW CONVENIENCE STORE
AND FUEL ISLAND CANOPY
PROJECT
DRAWING NO.
PROJECT NO.
DATE: 01/15/13
A202
SHEET TITLE
CANOPY ELEVATIONS
DRAWING TO
OWNER: A202

NO.	REVISIONS	DATE

EXHIBIT A

SUBJECT PROPERTY DESCRIPTION

0.258 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lot 10, Quarter Township 1, Township 5 North, Range 19 West, United States Military Lands and being part of Lot 5016 of the O. R. Center Subdivision (Plat Book 12, Page 101) and also part of an original 5.643 acre tract of land now or formerly owned by The Delaware County Board of Commissioners as recorded in Official Record 829, Page 885 of the Delaware County Recorder's Office, being bounded and more particularly described as follows:

BEGINNING at an iron pin set at a Northeast corner of said Lot 5016 and also being the Northwest corner of Lot 4994 (Jack Kuhns Sub., P.B. 14, Pg. 197);

Thence along the line common to Lots 4994 and 5016 South 3° 09' 44" West for a distance of 150.00 feet to a point near the end of a concrete curb at a Southeast corner of said Lot 5016 and the Southwest corner of said Lot 4994, *referenced by an iron pin set South 86° 50' 15" E at a distance of 2.00 feet;*

Thence with the South line of said Lot 5016 North 86° 50' 15" West for a distance of 75.00 feet to an iron pin set;

Thence across and through said Lot 5016 North 3° 09' 44" East for a distance of 150.00 feet to a railroad spike set on a North line of said Lot 5016;

Thence along said North line of Lot 5016 South 86° 50' 16" East for a distance of 75.00 feet to the **POINT OF BEGINNING**;

Containing 0.258 acres, more or less, subject to all easements, agreements and restrictions of record.

The above described parcel is a part of Auditor's Parcel Number 519-133-03-010-000.

Grantor claims title by deed recorded in Official Record 829, Page 885, Delaware County Recorder's Office.

This description is prepared from a field survey performed by William F. Stillions Registered Professional Surveyor 8420 and dated September 9, 2015. All iron pins set are 5/8 inch dia. Rebar and have a yellow plastic identity cap with the inscription "D.C.E.O. PS-8420"

Basis of bearings, Ohio State Plane Coordinate System (NAD 83 No Trans, North Zone) with ODOT VRS adjustment. Bearings are shown to indicate angle only.

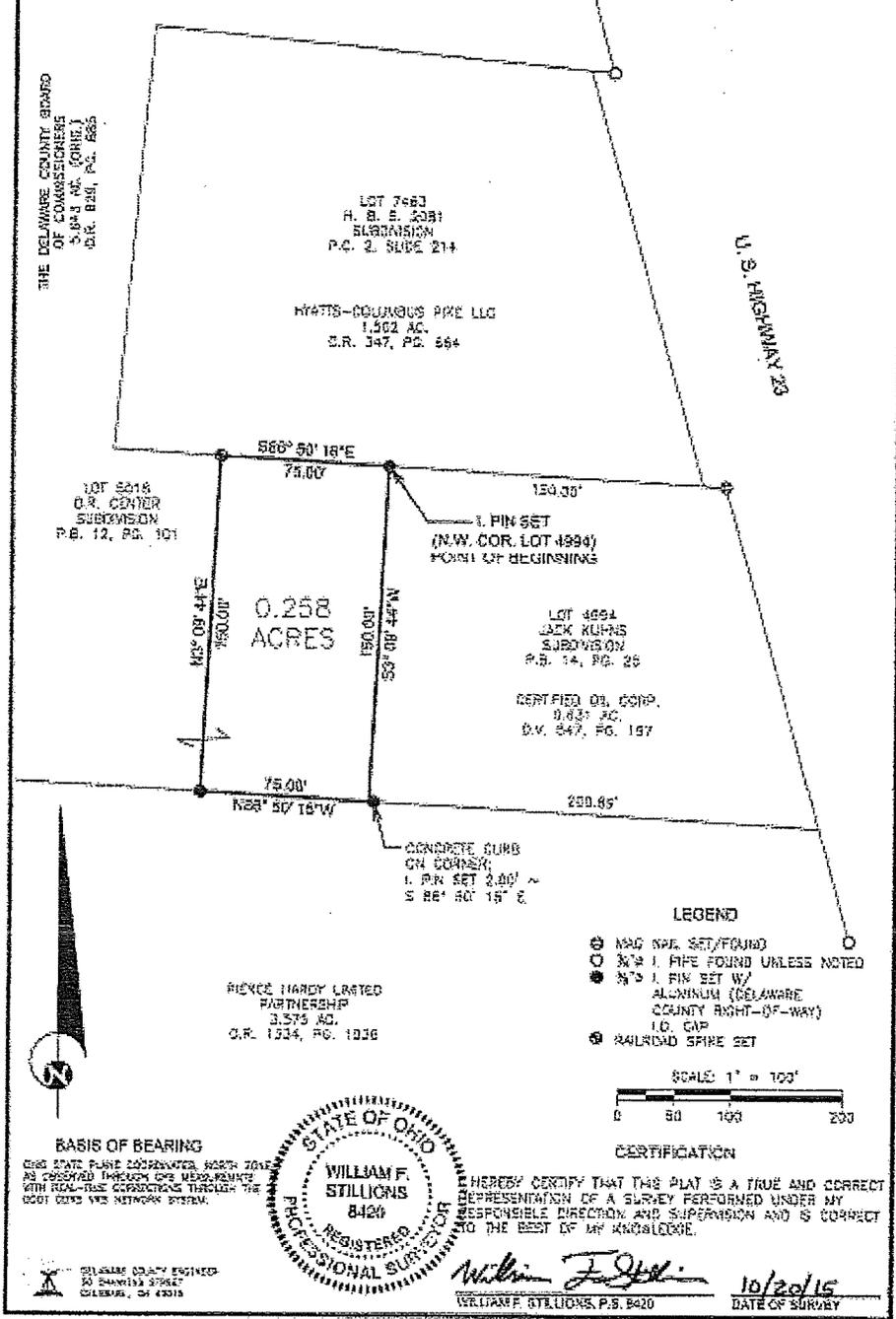

William F. Stillions, PS-8420



10/20/15
Date

PLAT OF SURVEY

PART OF LOT 5016 (D. R. CENTER SUBDIVISION)
 FARM LOT 10, QUARTER TOWNSHIP 1, TOWNSHIP 5 NORTH,
 RANGE 19 WEST, U.S. MILITARY DISTRICT,
 CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO.



PROPOSED EASEMENT DESCRIPTION
CERTIFIED OIL US RT 23

Situate in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lot 10, of Section 1, Township 5, Range 19, U.S. Military Lands, and being located on a tract of land conveyed to the Delaware County Board of Commissioners by deed as recorded in OR 828, page 829, of the Delaware County Recorder's Office, being more particularly described as follows:

BEGINNING at a corner of Lot 5016 of the H.S.B. 2081 Subdivision as recorded in Cabinet 2 Slide 214, said point also being on the south line of an existing easement as recorded in DB 473 page 748;

Thence along an east line of said Lot 5016 **South 05°09'59" West** for a distance of **187.23 feet** to a corner of said Lot 5016;

Thence along a north line of said Lot 5016 **South 86°50'31" East** for a distance of **47.52 feet** to the northwest corner of a proposed 0.258 acre tract;

Thence across said Lot 5016 and along the west line of said proposed 0.258 acre tract **South 03° 09' 29" West** for a distance of **150.00 feet** to the southwest corner of said 0.258 acre tract, said point also being on the south line of said Lot 5016;

Thence along the south line of said Lot 5016 **North 86° 50' 31" East** for a distance of **50.00 feet** to point;

Thence across said Lot 5016 following four (4) courses:

1. **North 03° 09' 29" East** for a distance of **88.44 feet** to point at a point of curvature;
2. along a curve to the left having a **radius of 40.00 feet**, a **delta angle of 54°22'21"**, a chord bearing of **North 24°01'42" West**, chord length of 36.55 feet, along an **arc distance of 37.96 feet** to a point of reverse curvature;
3. along a curve to the right having a **radius of 40.00 feet**, a **delta angle of 56°22'51"**, a chord bearing of **North 23°01'27" West**, chord length of 37.79 feet, along an **arc distance of 39.36 feet** to a point;
4. **North 05° 09' 59" East** for a distance of **183.62 feet** to a point on the south line of said existing easement recorded in DB 473, page 748;

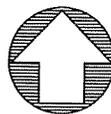
Thence continuing across said Lot 5016 and along the south line of said existing easement **South 84°50'01" East** for a distance of **36.00 feet** to the **POINT OF BEGINNING**.

Bearings are based upon the Ohio State Plane Coordinate System, Ohio North Zone by GPS observations to the ODOT RTK/VRS Network.

This description is based upon existing public documents and is not the result of a property boundary survey performed by Sands Decker CPS, LLC.

Steven W. Newell, PS 7212 Date

PROPOSED EASEMENT
 PART OF DELAWARE COUNTY BOARD
 OF COMMISSIONERS LAND
 PART OF FARM LOT 10, OF SECTION 1,
 TOWNSHIP 5, RANGE 18, U.S. MILITARY LAND
 CITY OF DELAWARE,
 DELAWARE COUNTY, OHIO

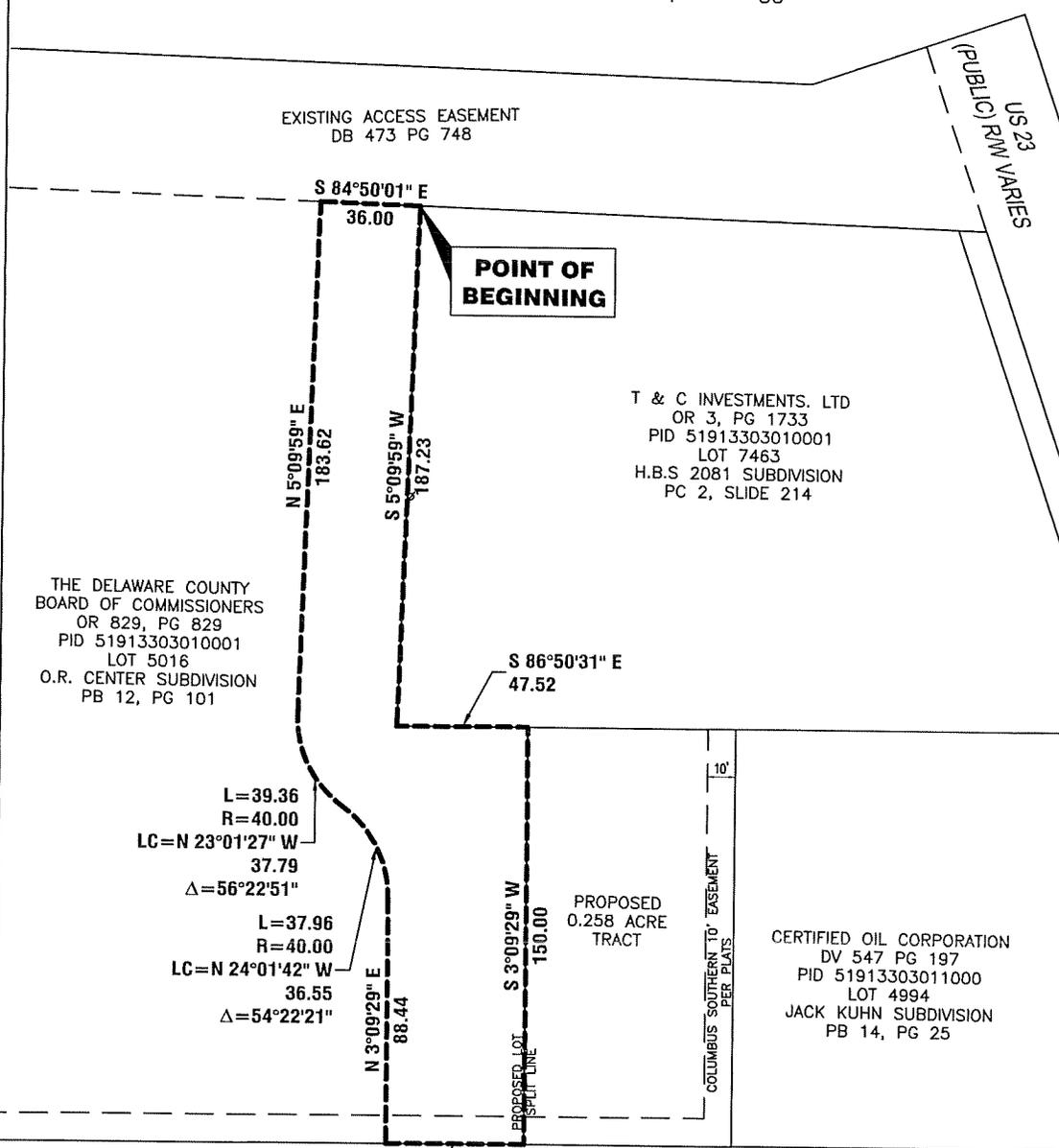


NORTH
 GRAPHIC SCALE



1" = 50'

**SANDS
 DECKER
 CPS**
 ENGINEERS • SURVEYORS
 ATHENS • COLUMBUS • LOGAN • ZANESVILLE



EXISTING ACCESS EASEMENT
 DB 473 PG 748

US 23
 (PUBLIC) R/W VARIES

POINT OF BEGINNING

T & C INVESTMENTS, LTD
 OR 3, PG 1733
 PID 51913303010001
 LOT 7463
 H.B.S 2081 SUBDIVISION
 PC 2, SLIDE 214

THE DELAWARE COUNTY
 BOARD OF COMMISSIONERS
 OR 829, PG 829
 PID 51913303010001
 LOT 5016
 O.R. CENTER SUBDIVISION
 PB 12, PG 101

L=39.36
 R=40.00
 LC=N 23°01'27" W
 37.79
 Δ=56°22'51"

L=37.96
 R=40.00
 LC=N 24°01'42" W
 36.55
 Δ=54°22'21"

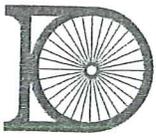
PROPOSED
 0.258 ACRE
 TRACT

CERTIFIED OIL CORPORATION
 DV 547 PG 197
 PID 51913303011000
 LOT 4994
 JACK KUHN SUBDIVISION
 PB 14, PG 25

PIERCE HARDY LIMITED
 PARTNERSHIP
 DB 1334, PG 1036
 PID 51913303012000
 3.575 ACRES

BEARINGS ARE BASED ON THE OHIO STATE
 PLANE COORDINATE SYSTEM - OHIO NORTH
 ZONE (NAD83) BY GPS OBSERVATIONS TO THE
 ODOT RTK/VRS NETWORK.

THE INFORMATION DEPICTED ON THIS DRAWING
 IS BASED ON PUBLIC RECORD DOCUMENTS
 FROM THE DELAWARE COUNTY OHIO
 RECORDER'S OFFICE AND IS NOT THE RESULT
 OF PROPERTY BOUNDARY SURVEY



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



Project # _____

Case # 2016-1352

CPFD

Planning Commission

- Amended Final Development Plan
- Amended Final Subdivision Plat
- Amended Preliminary Development Plan
- Amended Preliminary Subdivision Plat
- Annexation Review
- Combined Preliminary & Final Development Plan
- Comprehensive Plan Amendment
- Concept Plan
- Conditional Use Permit
- Determination of Similar Use
- Development Plan Exemption
- Final Development Plan

- Final Development Plan Extension
- Final Subdivision Plat
- Final Subdivision Plat Extension
- Floodplain Permit
- Lot Split
- Pre-annexation Agreement
- Preliminary Development Plan
- Preliminary Dev Plan Extension
- Preliminary Sub Plat
- Preliminary Sub Plat Extension
- Rezoning
- Subdivision Variance

- Substitution of a Non- Conforming Use
- Vacation-Alley
- Vacation-Easement
- Vacation-Street

Board of Zoning Appeals

- Appeal Administrative Decision or Interpretation
- Conditional Use Permit
- Substitution of Equal or Less Non-Conforming Use
- Variance

Subdivision/Project Name CERTIFIED OIL Address 2061 U.S. ROUTE 23
 Acreage 0.86 Square Footage 4,400 Number of Lots 1 Number of Units 1
 Zoning District/Land Use B-4 Proposed Zoning/Land Use B-4 Parcel # 51913303011000

Applicant Name CERTIFIED OIL CO. Contact Person NICHOLAS LACAILLADE
 Applicant Address 949 KING AVE., COLUMBUS, OH 43212
 Phone (614) 421-7500 Fax (614) 421-6525 E-mail nlacaille@certifiedoil.com

Owner Name CERTIFIED OIL CO. Contact Person RICHARD SCHULZE
 Owner Address 949 KING AVE., COLUMBUS, OHIO 43212
 Phone (614) 421-7500 Fax (614) 421-6525 E-mail rschulze@certifiedoil.com

Engineer/Architect/Attorney WACHTEL & MCANALLY Contact Person CRAIG VANHORN
 Address 35 SOUTH PARK PLACE, NEWARK, OHIO 43055
 Phone (740) 345-3500 Fax (740) 345-7690 E-mail cvanhorn@wachtelmcannally.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.

N. Lacaille

Owner Signature

Nicholas Lacaille

Owner Printed Name

Richard Schulze

Agent Signature

RICHARD SCHULZE

Agent Printed Name

Sworn to before me and subscribed in my presence this 25th day of April, 2016



SANDRA E. HOAG
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08-07-2020

Notary Stamp

Sandra E. Hoag
Notary Public



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2016-1478

REQUEST: Final Development Plan

PROJECT: Ohio Wesleyan University Student Housing

MEETING DATE: June 1, 2016

APPLICANT/OWNER

BSHM Architects
1020 Goodale Boulevard
Columbus, Ohio 43212

Ohio Wesleyan University
61 South Sandusky Street
Delaware, Ohio 43015

REQUESTS

2016-1478: A request by Ohio Wesleyan University for approval of a Final Development Plan for a Phase 2 Small Living Unit (SLU) 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 three parcels for the proposed Phase 2 Small Living Unit (SLU) are located on the northwest corner of South Washington Street and Rowland Avenue. The subject properties are zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay 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

In August 2015, Ohio Wesleyan University received a Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan for Phases 1-5 and Final Development Plan Phase 1 approval by the Planning Commission and City Council. The Phase 1 SLU is constructed and will be occupied for the fall semester and now the OWU is proposing to raze the two houses on the east end of Rowland Avenue and construct the second SLU (Phase 2) in this area.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the subject zoning for the site is PO/I PMU which permits the proposed use with Final Development Plan approval 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 new SLU 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 in July 2015 (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. The study indicates no new parking would be required for a Phase 2 SLU. There is an existing 10 space parking lot located just west of the proposed Phase 2 SLU along with on-street parking to provide parking in the proximity of the proposed building.

- **SITE LAYOUT:** The proposed development would be developed in five phases and consist of four individual SLU's that front Rowland Avenue. Phase 2 would require the demolition of the existing houses at 86 and 94 Rowland Avenue (easternmost houses on Rowland Avenue). A new 24 unit, 6,103 square foot SLU with 10 double bedrooms and 4 single bedrooms would be constructed at this location. The recently constructed and proposed SLU are setback the same distance as the five existing homes along Rowland Avenue (three have been demolished and two are in the process of being demolished). The design character of the SLU's would mimic the existing single family housing stock with two story elevations, front porches, gabled pitch roofs, etc., per the attached building elevations and would have to achieve compliance with Chapter 1171.08 Residential Design Criteria.
- **PARKLAND AND OPEN SPACE:** There is no parkland or open space associated with this 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. The existing sidewalk on the north side of Rowland Avenue would remain.
- **LANDSCAPING:** The applicant submitted a landscape plan for the Phase 2 SLU which identifies 14 shrubs planted around the structure which appears to be appropriate. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **TREE PRESERVATION:** Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
- **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. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.

STAFF RECOMMENDATION (2016-1478 –FINAL DEVELOPMENT PLAN – PHASE 2)

Staff recommends approval of a request by Ohio Wesleyan University for a Final Development Plan for a Phase 2 Small Living Unit (SLU) 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:

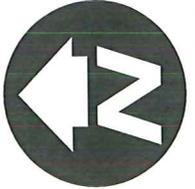
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The new SLU shall achieve compliance with the design standards of the approved development text per the submitted building elevation.
3. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
4. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
5. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
6. The seven parcels shall be consolidated prior to the occupancy permit of the Phase 2 SLU.

COMMISSION NOTES:



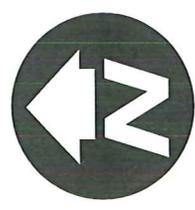
2016-1478
 Final Development Plan
 Ohio Wesleyan University - Phase 2 Rowland Avenue SLU's
 Location Map





2016-1478
 Final Development Plan
 Ohio Wesleyan University - Phase 2 Rowland Avenue SLU's
 Zoning Map





2016-1478
Final Development Plan
Ohio Wesleyan University - Phase 2 Rowland Avenue SLU's
Aerial (2013)

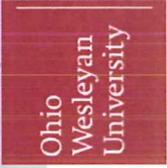
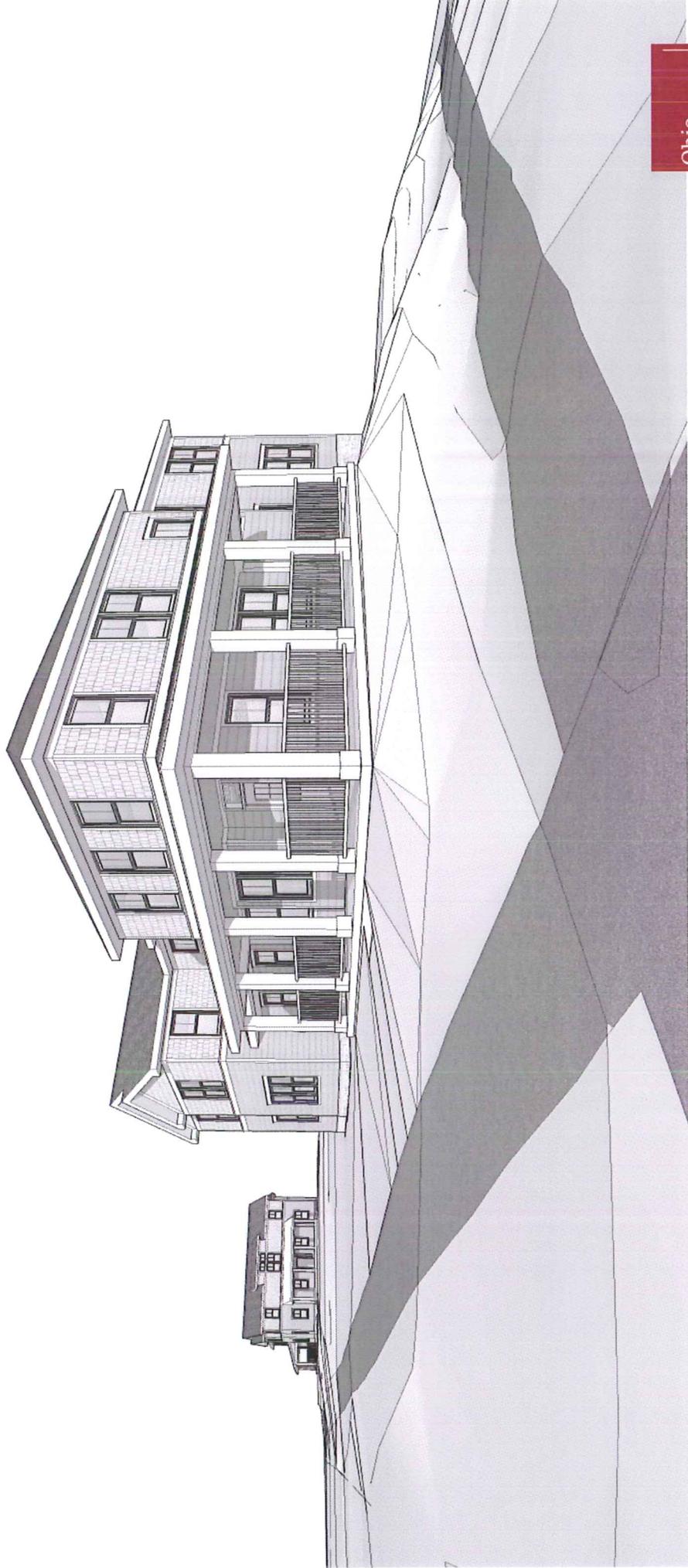


Ohio Wesleyan University – Small Living Units, Rowland Avenue

Ohio Wesleyan plans to remove and replace Small Living Unit (SLUs) student housing located along Rowland Avenue. In the future it is planned to build additional SLUs to replace the others located elsewhere on campus. These new buildings will replace older, hard to maintain buildings and locate all of the SLUs along the pedestrian corridor linking the student residential area with the academic . The ultimate goal in the future is to abandon Rowland Avenue for vehicular travel and to extend the Jaywalk concept.

The first SLU has been constructed at the corner of Rowland and Liberty and now OWU has funding to allow the construction of the second SLU which will be a mirror image of the first SLU. It is planned for the corner of Rowland and Washington.

OHIO WESLEYAN UNIVERSITY
SMALL LIVING UNITS - STUDENT HOUSING
PHASE 2 - CORNER OF ROWLAND AND WASHINGTON

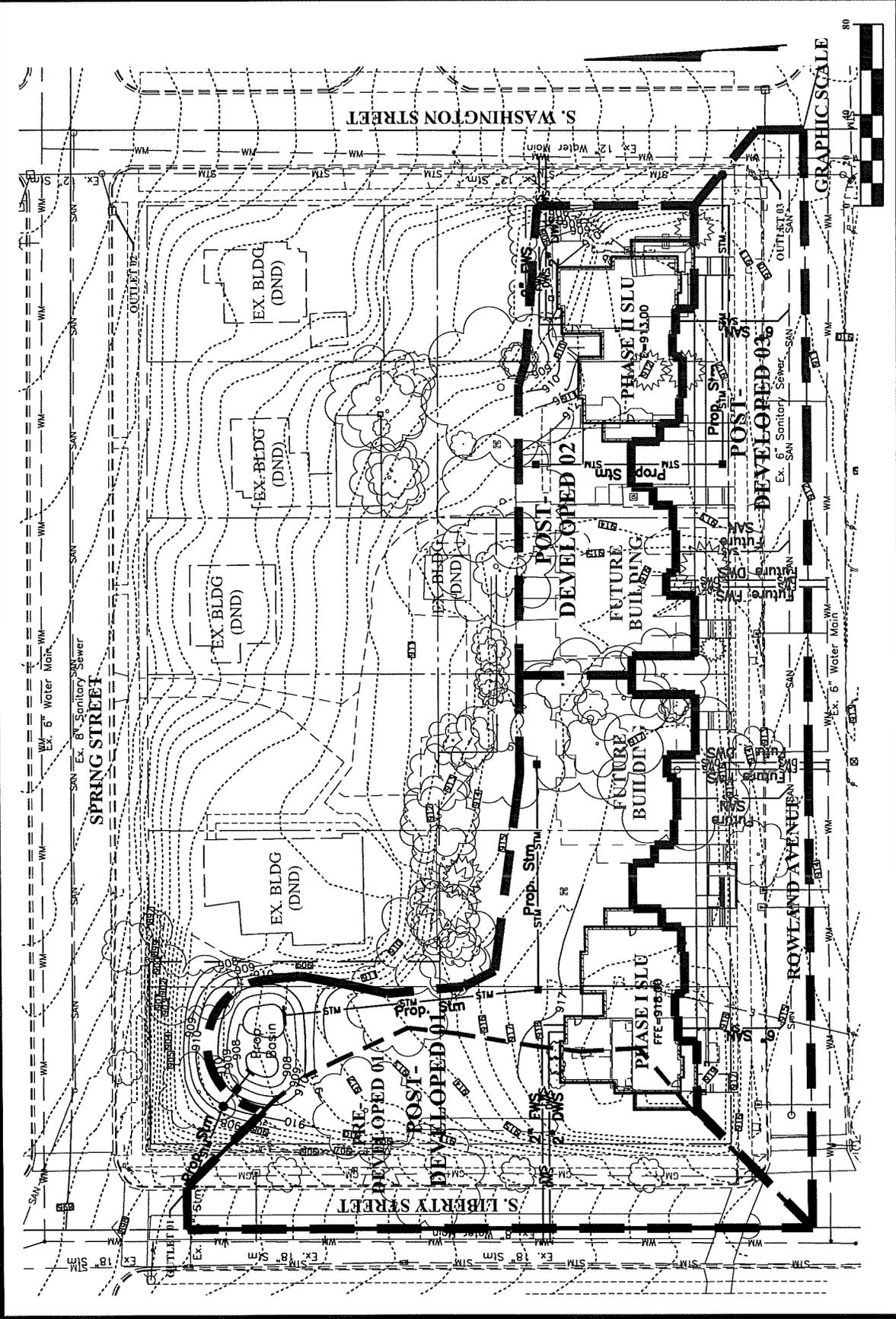


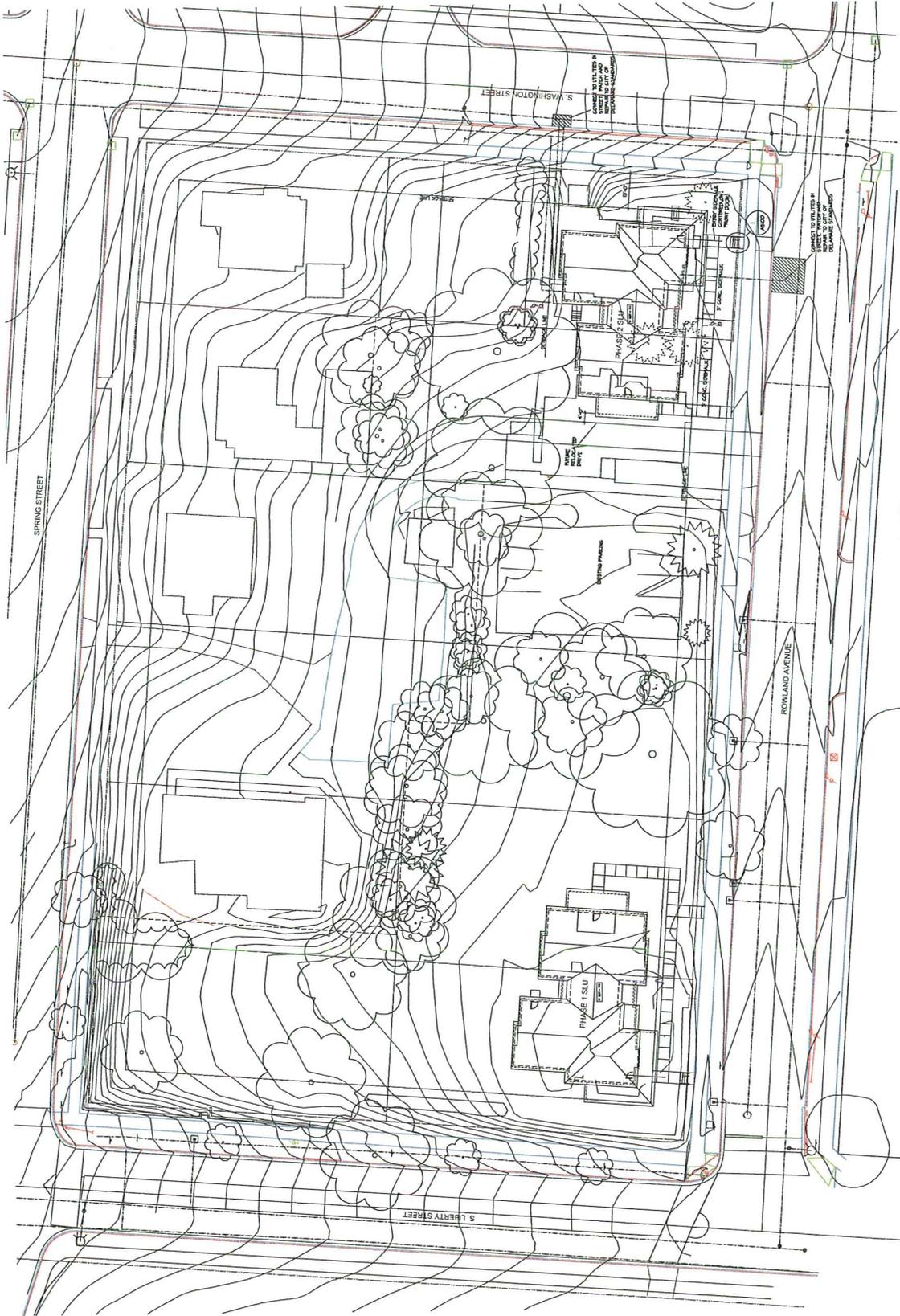
LITTLE
UNIVERSITY ARCHITECTURAL CONSULTING

EM&T
 Evans, Mechwart, Hombelton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500
 Fax: 614.775.3648
 emht.com

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

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



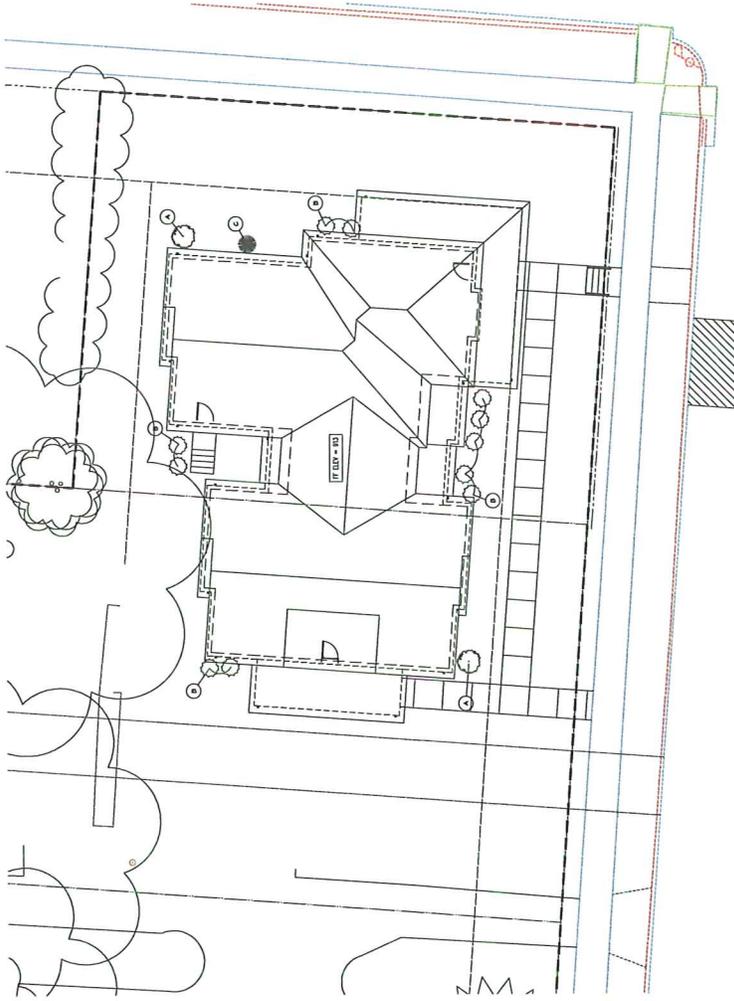


ARCHITECTURAL SITE PLAN
 SCALE: 1/4" = 20'-0"

NOTE: ALL NEW SIDEWALKS TO HAVE A MINIMUM SLOPE OF 1:30



1 EXTERIOR STAIR DETAIL
 SCALE: 1/8" = 1'-0"



LANDSCAPING PLAN
 SCALE: 1" = 10'-0"

MARK	COMMON NAME	PLANTING SCHEDULE	SIZE	QUANTITY
A	SHRUB	BRITANNICA WAX	2'-0" POTTED	2
B	SHRUB	TRUMPET BUSH	2'-0" POTTED	2
C	SHRUB	SPRING JASMINE	2'-0" POTTED	1

ELEVATIONS
ROWLAND ELEVATION



ELEVATIONS
WASHINGTON STREET ELEVATION



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



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



Project # _____ Case # _____

Planning Commission

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

MAY 25 2016
PLANNING & COMMUNITY DEV.

Subdivision/Project Name OWU SMALL LIVING UNIT Address 94A+B ROWLAND AVENUE
 Acreage 0.13 Square Footage 3130 Number of Lots _____ Number of Units 2
 Zoning District/Land Use PD/IFPMU Proposed Zoning/Land Use _____ Parcel # _____

Applicant Name OHIO WESLEYAN UNIVERSITY Contact Person PETER SCHANTZ

Applicant Address 28 HAYES STREET DELAWARE

Phone 740 368 3400 Fax _____ E-mail PKSCHANTZ@OWU.EDU

Owner Name OHIO WESLEYAN UNIVERSITY Contact Person SAME

Owner Address SAME

Phone SAME Fax _____ E-mail SAME

Engineer/Architect/Attorney BSHM ARCHITECTS Contact Person RANDY PETER

Address 1020 GOODALE BLVD COLUMBUS OHIO 43212

Phone 614 447 9770 Fax 614 447 9995 E-mail RPR@BSHM-ARCHITECTS.COM

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

[Signature]
Owner Signature

PETER SCHANTZ
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 19 day of MAY, 2016.



Notary Stamp
JONI L. GARLOCH
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 8/1/2019

Joni L. Garloch
Notary Public