CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING February 7, 2018

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 17, 2018, as recorded and transcribed.
APPROVAL of the Motion Summary of the Planning Commission Work Session meeting held on January 29, 2018, as recorded and transcribed.

3. REGULAR BUSINESS

A. Del-Mor Dwelling Corporation

(1) 2017-3115: A request by Del-Mor Dwellings Corporation for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development. (Tabled 1/17/18)

(2) 2017-3116: A request by Del-Mor Dwellings Corporation for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development. (Tabled 1/17/18).

(3) 2017-3117: A request by Del-Mor Dwellings Corporation for approval of a Preliminary Development Plan for an actively owned and managed 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District). (Tabled 1/17/18)

(4) 2017-3118: A request by Del-Mor Dwellings Corporation for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay

District) for an actively owned and managed 48 dwelling unit affordable housing development. (Tabled 1/17/18)

Anticipated Process

a. Motion to remove from table.
b. Staff Presentation
c. Applicant Presentation
d. Public comment (public hearing)
e. Commission Action

B. 2018-0017: A request by Fed One Dublin LLC., for approval of a Final Development Plan for Midwest Acoust-A-Fiber for a building addition on approximately 14.70 acres at 759 Pittsburgh Drive on property zoned M-2 (General Manufacturing District).

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment
d. Commission Action

C. 2018-0020: A request by Carney Ranker Architects for approval of a Combined Preliminary and Final Development Plan for Wolfrum Roofing for a building addition on approximately 1.8 acres located at 132 Johnson Drive on property zoned M-2 (General Manufacturing District).

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment
d. Commission Action

D. 2018-0021: A request by Development Management Group for approval of a Final Development Plan for an out lot building including Mattress Firm on approximately 1.29 acres on property zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) located on the south side of SR 36/37 just west of the Meijer Gas Station within the Glenwood Commons Shopping Center.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment
d. Commission Action

E. Willowbrook Apartments

(1) 2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on

approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

(2) 2018-0027: A request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

Anticipated Process

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

4. PLANNING DIRECTOR'S REPORT

5. COMMISSION MEMBER COMMENTS AND DISCUSSION

6. NEXT REGULAR MEETING: March 7, 2018

7. ADJOURNMENT

PLANNING COMMISSION
January 19, 2018
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 7:00 p.m.

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

Members Absent: Dean Prall

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

Council Member Present: Second Ward Lisa Keller

Motion to Excuse: Mayor Riggle motioned to excuse Mr. Prall, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on December 6, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for December 6, 2017 Planning Commission meeting, seconded by Mr. Volenik. Motion approved 5-0-1 (Riggle) vote.

ITEM 3. REGULAR BUSINESS
A. 2017-3079: A request by Fischer Homes for approval of Conditional Use Permit for a temporary sales trailer at the Ravines at Olentangy located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay).

Anticipated Process
a. Staff Presentation

Mr. Efland reviewed the proposed site plan and conditions. A discussion was held on if the timeframe would be enough time for the applicant.

b. Applicant Presentation

APPLICANT:
Tim Brader
7965 North High Street, Suite 20

Mr. Halter voiced concerns over the amount of information that was presented to the Commission and recommendations by the City Attorney. Mr. Halter recommended that the case be tabled for continued discussion. The Commission was in agreement to continue with the staff presentation and for the scheduled public hearing. Mr. Efland provided information on the location of the property and the zoning that surrounds the property. Mr. Efland discussed the current zoning and defined the different zoning districts. He discussed the difference between the Comprehensive Plan and Rezoning, and reviewed the proposed site plan. Mr. Efland discussed the request to reduce parking spaces and the plan for the applicant to file for a tax credit through the State of Ohio for funding for the project.

b. Applicant Presentation

APPLICANT:
Michael Shade
P.O. Box 438
Delaware, Ohio 43015

Jim Wilson
30 North Franklin Street
Delaware, Ohio 43015

Mr. Shade discussed the funding mechanisms. Mr. Wilson discussed the mission of Del-Mor and the population that it serves and their needs. The Commission requested a list of Del-Mor properties throughout the City of Delaware.

Chairman Simpson requested a break at 8:31 p.m. and reconvened the meeting at 8:42 p.m.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Benjamin Powers
Executive Director Family Promise
67 Oak Street
Delaware, Ohio

Mr. Powers voiced his support for the project and the need for more affordable housing.

Sarah Lester
Curtis Farm HOA President
159 Firestone Drive
Delaware, Ohio

Jamie Cribbs
158 Firestone Drive
Delaware, Ohio

Ms. Lester and Ms. Cribbs spoke on behalf of the HOA for Curtis Farms. Ms. Lester informed the Commission that they have created a petition in regards to having an apartment building on the property. Ms. Cribbs voiced a concern regarding the proposed high density and that more than 13 units per acre. They expressed concerns that the public notice signage was not displayed until January 11, 2018 and due to weather was knocked over for a few days. They voiced concerns over the proposed reduction in parking spots and if this reduction was to add additional space for apartments. They also requested a Community Impact Study. They expressed concerns over the square footage of the apartments and the impact to their property values.

John Stark
114 Carolyn Lane
Delaware, Ohio

Mr. Stark voiced concern over the lack of notice and the level of supervision that the residents at the proposed location will require. Mr. Stark also expressed concerns over the increase of traffic in the area.

Gunner Cerda
Ohio Health, Chaplain
302 Tar Heel Drive
Delaware, Ohio

Reverend Cerda voiced support for the proposed project.

Emmy DeVore
4499 Strover Road
Ostrander, Ohio

Ms. DeVore voiced her support for the proposed project and shared that her son currently resides in one of the Del-Mor Dwellings locations.

Don Chenoweth
13202 Hartford Road
Sunbury, Ohio

Mr. Chenoweth voiced his support for the proposed project.

Kate Barnes
155 Firestone Drive
Delaware, Ohio

Ms. Barnes requested information regarding the plans for the Phase 2 and the current house on the property.

d. Commission Action

Mr. Efland discussed the notification process for the public hearings. He discussed that a Community Impact Assessment can be required by the Commission. Mr. Wilson discussed the size of the apartments and that larger apartments can be more counter-productive to the population that will reside there. He discussed the layout of the apartments and the services available for meal preparations. Mr. Wilson informed the Commission that he will provide a floor plan. He discussed the reduction in parking spaces related to the majority of the clients do not have private vehicles. The Commission was in agreement to table the discussion of Del-Mor Dwellings and have an additional Work Session for continued discussions. The Commission and the Applicant was in agreement to hold a Work Session on January 29, 2018 at 7:00 p.m.

Motion: Mr. Halter motioned to table 2017-3115, 2017-3116, 2017-3117, and 2017-3118 until the February 7, 2018 meeting, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland introduced Mayor Carolyn Kay Riggle as a new member of the Planning Commission.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik requested information regarding the Comprehensive Plan process. Mr. Efland provided information on the consultants that will be working on the Comprehensive Plan.

ITEM 6. NEXT REGULAR MEETING: February 7, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the January 17, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 9:51 p.m.

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Stacy Simpson, Chairperson

Elaine McCloskey, Clerk

PLANNING COMMISSION
January 29, 2018
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 7:00 p.m.

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

Staff Present: Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

ITEM 2. REVIEW AND DISCUSSION OF CASES: 2017-3115, 2017-3116, 2017-3117, 2017-3118 DEL-MOR CORPORATION

A. Planning Commission Discussion and Review – No vote will be taken

APPLICANT:
Michael Shade
P.O. Box 438
Delaware, Ohio 43015

Jim Wilson
Del-Mor Dwellings, Executive Director
30 North Franklin Street
Delaware, Ohio 43015

Randall Woodings
Kontogiannis & Associates
400 S. 5th St. # 400
Columbus, Ohio 43215

Mr. Efland reviewed the questions presented at the January 17, 2018 Planning Commission meeting. He presented the floor plan for the application. Mr. Woodings reviewed the proposed layout of the buildings and discussed the plans for handicap accessibility. Mr. Woodings reviewed the square footage for the buildings. Mr. Shade discussed the protection provided by the Fair Housing Act in discussing the potential residents in the development. Mr. Wilson did discuss the potential on-site staff job responsibilities.

A discussion was held on the density of the property and comparison of the density to surrounding developments. Mr. Prall voiced concerns over the lack of designated green space and activities. Mr. Wilson and Mr. Woodings discussed

the plans to have porches on the ranch building and an outside sitting area. Mr. Wilson discussed the desire to have a sheltered bike rack. No concerns were voiced by the Commission regarding the square footage of the units.

A discussion was held regarding the plans to change the Comprehensive Plan. Mr. Efland discussed the upcoming plans to update the Comprehensive Plan.

The Commission discussed the current planned parking. Mr. Efland reviewed the plans to have 48 spots with a potential 25 additional parking spots. Mr. Wilson discussed that Del-Mor Dwellings conducted a vehicle ownership study, in which, it was determined that out of all the properties car ownership was at about 39%. A discussion was held on potential buffering options for the north side of the property.

Mr. Mantzoros requested information by the applicant on how critical Phase 2 is to the success of the project, and that the reduction could allow for increased green space, a sheltered bike rack and more parking. Mr. Wilson discussed the need for the 32 units in Phase 1 to potentially receive the tax credit for financing. He discussed the need for different funding for Phase 2. Mr. Wilson also discussed his current waiting list for housing and the mission of the organization.

B. Additional public comment as allowed by the Commission

PUBLIC PARTICIPATION:

Craig Campbell
183 Curtis Street
Delaware, Ohio 43015

Mr. Campbell voiced concerns over the safety of residents on Curtis Street and discussed the lack of sidewalks. He discussed concerns about the safety of the Del-Mor Dwellings residents riding their bikes or walking along Curtis Street.

Tim Trimble
189 Curtis Street
Delaware, Ohio 43015

Mr. Trimble asked the Commission on when the project would begin if approved and voiced concerns over the current flooding in the area and the water run-off. Mr. Trimble voiced questions regarding the screening process and concerns with the location.

Hazel Moxley
72 Colfret Court

Delaware, Ohio 43015

Ms. Moxley voiced her concerns regarding the safety of the surrounding property owners and the amount of supervision that will be provided.

Arlene Latta
185 Bartlett Street
Delaware, Ohio 43015

Ms. Latta voiced her support for the project and informed the Commission that her son is on a waiting list for housing.

Anna Willow
56 Lobdell Drive
Delaware, Ohio 43015

Ms. Willow voiced concerns regarding the development. She discussed the lack of safe walking areas and the lack of communication by the developer to surrounding neighbors.

Mr. Wilson addressed the Commission to answer some questions. He discussed that he has owned the property since 2016 and that the groundbreaking for the project would be spring of 2019. He also discussed the plans to have at a minimum one staff, on the premises, 24 hours a day. Mr. Wilson also discussed his efforts to put out the signage for the first public hearing and that signage was also placed for the February 7 Planning Commission meeting. Mr. Wilson also discussed his efforts to meet with Sarah Lester, HOA President for Curtis Farms. He discussed tentative plans to host a meeting at Andrews House on February 4 to provide an opportunity to speak with surrounding residents concerned about the development.

Mr. Owens addressed the concerns regarding the storm water run-off and purpose of the retention pond.

ITEM 3. ADJOURNMENT:

Motion: Chairman Simpson moved for the January 29, 2018 Planning Commission Work Session. The meeting adjourned at 8:48 p.m.

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Stacy Simpson, Chairperson

Elaine McCloskey, Clerk

EST 1808

CITY OF

DELAWARE

OHIO

MEMORANDUM

TO: Planning Commission
FROM: David M. Efland, AICP (DE)
DATE: 01/31/2018
RE: Del-Mor Dwellings Cases

Commissioners. I wanted to offer the following update given the information you have received at your last meeting and work session, through public comment, and the applicant presentation.

1. **Proposal Update:** The applicant has revised the proposal based upon the input of citizens and questions raised by the Planning Commission during the hearing processes to date. In summary, the revised proposal would remove building 'C' (the middle building on the west side of the property) in favor of adding some green space and outside patio area for residents. The proposal would be developed in a single phase, as opposed to the originally proposed two phases, as a result. This would yield a gross density of 10.98 dwelling units per acre, a 17% reduction from the originally proposed 13.18 dwelling units per acre.
2. **Zoning History:** A specific question of the zoning history of the site came up at your work session of January 29, 2018. To that I offer the following;
    a. The site in question was zoned from R-3 Single Family Residential District to PO/I (Planned Office / Institutional) in the year 2000 via Ordinance 00-70. Accompanying this request were requests for Conditional Use Permit and Preliminary Development Plan. Subsequently, a Final Development Plan was approved. In summary, the zone change, CUP, and development plans were in support of almost a 10,000 sq. ft. AmVets Post 102 project which included a meeting hall and facilities for its stated 200 members and employees. The standard club operating hours were to be 10AM until 11 PM Monday through Saturday and 10 AM to 8 PM Sunday.
    b. The approved site plan included the nearly 10,000 square foot facility, approximately 53 parking spaces, and clustered the development more toward the western portion of the site but before the existing tree line.
    c. At the time of rezoning, the Hidden Ridge Apartments were already zoned and the first phase was developed to the north as it sits today.
    d. At the time of rezoning, the site to the south was zoned R-3 Single Family Residential District and occupied by the Salvation Army, a church, and a

single family home along Curtis Street.

e. At the time of rezoning the area to the west including what is Curtis Farms Subdivision today was zoned A-1 agricultural and included just a few pre-existing single family homes immediately to the west of the current project site.

f. According to records, Curtis Farms Subdivision was itself considered at the time an in-fill development and was rezoned from A-1 Agricultural to R-4 Medium Density Single Family Residential on June 23, 2003 amid some controversy according to records as there were lower density subdivisions located to the west (Sunnyview Farms dating to the mid to late 1990's) and slightly higher density though zoned R-3 to the north (Delaware Meadows dating to the 1970's). The higher density R-4 Zoning as opposed to R-3 Zoning was thought to be warranted, in part, to allow enough units to justify the expense and complication of connecting what is today Firestone Dr. and to provide a logical land use and density transition between the two existing subdivisions.

Additional Information and Guidance:

3. I would advise that the extent of determination and decision making authority in these cases goes to the reasonableness of the rezoning request and Comprehensive Plan amendment as well as, and most principally in these cases, the Conditional Use decision criteria for the Conditional Use Permit and decision criteria for the Preliminary Development Plan. These criteria are attached as a reference to use in making a decision in these cases. I would highly recommend that to the extent you make formal findings of fact or conclusions, you ground those including any discussions within these criteria on the record and cite specifics. This could include, but is not limited to, the sometimes competing goals, objectives, and strategies contained within our Comprehensive Plan and why, on balance and after a careful weighing of all factors, you might conclude either in the affirmative, the affirmative with changes and conditions, or the negative overall in each case.
4. The cases in front of you and Federal Fair Housing law, which prohibits discrimination based on color, race, religion, sex, disability, familial status, or national origin, really do not allow for an examination of the clientele that might or might not occupy the units in this development (if the cases are approved). This has been confirmed by the City Attorney. The Applicant's attorney has supplied the attached 'Joint Statement of the Department of Housing and Urban Development and the Department of Justice – State and Local Land Use Laws and Practices and the Application of the Fair Housing Act' for consideration of these factors. The first

6 questions would, in the judgement of Staff, likely be the most germane to the cases in question under the Del-Mor proposal.

5. The decision criteria certainly allow for our normal and customary examination of density, intensity, overall number of dwelling units, arrangement of the units, site plan, parking, unit sizes, landscaping, and the like.
6. Staff would reiterate that the Comprehensive Plan Amendment in this case is simply to be consistent with past decisions of City Council when applying a PMU (Planned Mixed-Use) overlay district whereby in most cases making the Comprehensive Plan's future land use map reflect a designation of mixed use thereby making it consistent with the PMU Zoning. This does not necessarily have to be done in every case based upon the particular set of facts in each case and does not have to be done in this case. This case could be denied or withdrawn by the applicant removing the need to consider this amendment at this time and leaving the proposal to revolve around the possible more restrictive and controlling overlay zoning district (as proposed) than the current PO/I District and the Conditional Use Permit to allow the proposed overlay district and the proposed development plan.

Density Calculations

7. A more complicated question has been discussed related to density. To that staff offers the following summary in addition to comments previously made during the hearing process.
    a. The current PO/I zoning of the property does NOT have, per say, a specific zoning density requirement. The PO/I Zoning District is the controlling regulation related to density at this point in time. Developments in the PO/I District are governed by several factors including lot coverage, building coverage, setbacks, and Conditional Use processes and criteria should they apply to a particular proposed use.
    b. The Delaware Zoning Code typically calls for an analysis of gross density calculated by the number of dwelling units per acre.
        i. Under the original proposal, the applicant's density is calculated as 13.18 dwelling units per acre for 48 total units.
        ii. Under the revised proposal, the applicant's density is calculated as 10.98 dwelling units per acre for 40 total units.
        iii. The Hidden Ridge Apartments density is calculated as 10.14 dwelling units per acre as developed.
        iv. Curtis Farms Subdivision's density is calculated as 3.84 dwelling units per acre as developed.
        v. The industrially zoned land on the east side of Curtis St. across from

the subject site has no maximum density and does not allow dwelling units.

vi. The previously used Salvation Army property to the south of the subject site is zoned R-3 Single Family District (Future Land Use Map designation of Institutional) but could accommodate a gross density under current code of between 4.96 dwelling units per acre and 6.2 dwelling units per acre with a Planned Residential Development granted under Conditional Use Permit Requirements.

vii. The A-1 Agricultural zoned land used for 4 single family homes immediately to the west of the subject site and between it and Curtis Farms Subdivision has a calculated density of 0.81 Dwelling Units per acre.

viii. If the subject property were zoned as R-3 or R-4 Single Family District as suggested by the Comprehensive Plan's Future Land Use Map, the gross density could range depending upon exactly what use(es) might be applied for. The R-3 and R-4 Districts have single family densities as well as the provision to allow for requesting Planned Residential Developments for two-family dwellings and Cluster Single Family dwellings under Conditional Use Permit proceedings.

1. This allows the density to potentially range from 4.96 dwelling units per acre to 7.563 dwelling units per acre.

c. Density can be calculated in a number of ways. Another typical way is to calculate people per acre. In the proposal for this site, given the arrangement of uses, sizes of units, and overall proposal Staff finds this a relevant consideration. To that end:

i. Under the original proposal, given the applicant's stated and anticipated occupancy rates, virtually all units will likely accommodate 1 person. This equates to approximately 14 people per acre.

ii. Under the revised proposal, given the applicant's stated and anticipated occupancy rates, virtually all units will likely accommodate 1 person. This equates to approximately 11 people per acre.

iii. The Hidden Ridge Apartments accommodates 60 dwelling units. These are 1 and 2 bedroom rental units. Under current zoning code provisions this could be a density of up to 51 people per acre. Using the latest Census estimate for household size yields 26 people per acre.

iv. Curtis Farms Subdivision's density in this regard could range from the Zoning Code allowable maximum of 5 unrelated individuals of 20 people per acre to the Census estimated household size of 10 people per acre.

v. The industrially zoned land on the east side of Curtis St. across from the subject site has no maximum density and does not allow dwelling units and therefore a person per acre calculation is impossible.

vi. The previously used Salvation Army property to the south of the subject site is zoned R-3 Single Family District (Future Land Use Map designation of Institutional) but could accommodate a range of 13-25 people per acre under the Census household size and Zoning Code maximum for unrelated individuals to 16-31 people per acre if a Planned Residential Development were approved.

vii. The A-1 Agricultural zoned land used for 4 single family homes immediately to the west of the subject site and between it and Curtis Farms Subdivision could accommodate a range of 2 people per acre under the Census estimate of household size to 4 people per acre under the Zoning Code maximum allowable for unrelated individuals.

viii. If the subject property were zoned as R-3 or R-4 Single Family District as suggested by the Comprehensive Plan's Future Land Use Map, the gross density could range depending upon exactly what use(es) might be applied for. The R-3 and R-4 Districts have single family densities as well as the provision to allow for requesting Planned Residential Developments for two-family dwellings and Cluster Single Family dwellings under Conditional Use Permit proceedings.

    1. This allows the density to potentially range from 13 people per acre to 38 people per acre depending upon the approval and if the Census estimate of household size is used or the maximum Zoning Code allowable for unrelated individuals is used.

David M. Efland

From: Jim Wilson <jwilson@delmordwellings.org>
Sent: Friday, February 02, 2018 10:42 AM
To: David M. Efland
Cc: Lance Schultz; Mike Shade
Subject: Curtis Street Revision
Attachments: Curtis Street Revision re - density.pdf

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Dave & Lance,
Please see attached proposed revision to our Curtis St. application. We are hopeful that this revision is viewed as evidence of our desire to be responsive to neighborhood concerns regarding density, and to the comments of the Planning Commission acting as citizen representatives. Del-Mor Dwellings has a long history of acting responsibly in this community in property development, property management, and collaborating with both public and private agencies in our community to help make Delaware a great place to call home for all of us. We hope to have the opportunity to continue that tradition by offering a new supportive housing resource on Curtis St. to benefit members of our community.
Thank you.

Jim Wilson, Executive Director
Del-Mor Dwellings Corp.
30 N. Franklin Street
P.O. Box 1495
Delaware, Ohio 43015
Ph: 740-363-5562/877-295-0844
Fax: 740-363-6736
jwilson@delmordwellings.org

REVISION TO APPLICATION/SUBMISSION OF
DEL MOR DWELLINGS INC.
250 CURTIS STREET PROJECT

After receiving the input and comments from the neighbors, Applicant wishes to revise its submission based upon comments of both the neighbors and the members of the Planning Commission.

1) Applicant would reduce its dwelling unit request from 48 units to 40 units. This represents an approximate 17% reduction in units requested.

2) The middle eight (8) unit structure (Building C) at the west end of the project will be removed from the submission, thereby providing additional green space for an outside patio area for resident social gatherings as suggested by Commission members.

3) Applicant will revise its Application to build all forty (40) Units at one time.

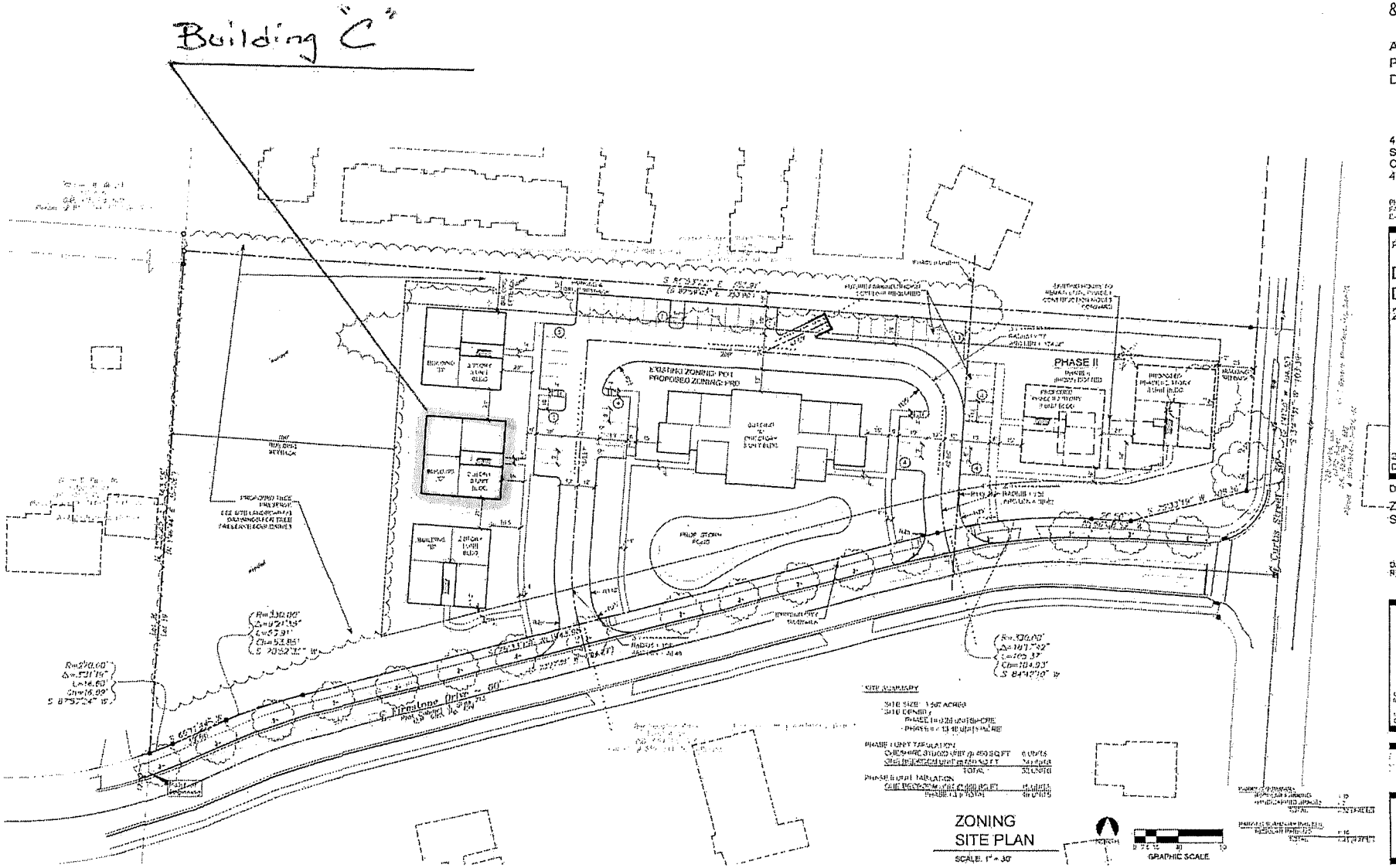
4) Applicant's contribution for intersection improvements at Curtis Street and Firestone Drive of $40,000.00 will remain.

5) If the application is recommended by Planning Commission and approved by City Council, Applicant will comply with terms and conditions recommended by Staff and/or Planning Commission as approved by City Council.

For: Del-Mor Dwellings

By: _____
James R. Wilson

Date: 2/2/2018



KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PROJECT:

DEL-MOR
DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

ZONING
SITE PLAN

DATE: 12/14/2017
REVISED:

ZONING SET 12/14/2017

ZSP-1

EST 1808

CITY OF

DELAWARE

OHIO

DEVELOPMENT REVIEW CRITERIA AND CONDITION USE PERMIT CRITERIA

SECTION 1129.09 REVIEW CRITERIA.

(a) Development Plan Review Criteria. In reviewing a development plan, the Planning Commission shall consider the location of buildings, parking areas and other features with respect to the topography of the lot and existing natural features such as streams and large trees; the efficiency, adequacy and safety of the proposed layout of internal streets and driveways; the location of the green areas provided, considering the possible effects of irregularly shaped lots; the adequacy of the location, landscaping and screening of the parking lots; and such other matters as the Commission may find to have a material bearing upon the stated standards and objectives of the various district regulations. In approving a development plan, the Planning Commission shall determine that the development plan complies with the following criteria:

(1) The proposed plan is consistent with any plan or policy statement for the orderly development of the City.

(2) The appropriate use and value of property within and adjacent to the area will be safeguarded.

(3) The development plan indicates that the proposed development will result in a harmonious grouping of buildings within the proposed development and in relationship to existing and proposed uses on adjacent property.

(4) The development, when completed, will have adequate public service, parking and open spaces.

(5) The plan, to the extent practical, will preserve and be sensitive to the natural characteristics of the site.

(6) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.

(7) Adequate provision is made for emergency vehicle access and circulation.

(8) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas, and shall comply with any applicable regulation or design criteria established by the City.

(9) Site lighting is designed to minimize direct light, glare, and excessive glow, which unreasonably interferes with the use and enjoyment of adjacent property. If it is determined that, once the project is completed, the lighting does have unreasonable adverse impact on adjacent property, the Planning Commission may order reasonable alterations to the site lighting (such as reduced illumination, shielding, landscaping, etc.) to mitigate such unreasonable impacts.

(b) Planned Residential Development Review Criteria. In reviewing development plans for planned residential developments, the Planning Commission shall determine that development plans comply with the criteria of this Section and the planned residential development review criteria set forth in Chapter 1135.

(c) Conditional Use Review Criteria. In reviewing a development plan for conditional uses, the Planning Commission shall determine that the plan complies with the criteria of this Section and the general conditional use criteria set forth in Chapter 1148.

SECTION 1148.02 GENERAL CRITERIA FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a conditional use in such district, and only if such use conforms to the following general criteria, and the specific conditions, standards and regulations set forth in Sections 1148.03 through 1148.06.

The Director of Planning and Community Development shall review each submitted application to determine compliance with the submission requirements, namely these general criteria, the specific standards, and the supplemental regulations for specific uses. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant within ten (10) business days of receiving such application of necessary changes or additional information needed. When the application is deemed complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration of the action(s) requested on the date such determination is made. (ORD 02-107 Passed August 26, 2002)

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence that the use as proposed satisfies the following criteria:

(a) 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.

(b) Will not be detrimental to property values in the immediate vicinity.

(c) Will not restrict or adversely affect the existing use of the adjacent property owners.

(d) 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.

(e) Will be properly landscaped in accordance with Chapter 1166.

(f) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

(g) 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.

(h) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

(i) 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.

(j) 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.

(k) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

SECTION 1148.03 SPECIFIC STANDARDS FOR CONDITIONAL USES.

In addition to the general criteria established in Section 1148.02, the following specific conditions pertaining to each use or group of uses shall apply.

(a) Supplementary Conditions and Safeguards. Nothing in these regulations shall prohibit the Planning Commission from prescribing supplementary conditions and safeguards in addition to the requirements of this Chapter, including limiting hours of operation, in order to ensure compliance with the criteria set forth in Section 1148.02.

(b) Conformance with District Regulations. A conditional use shall conform to the regulations of the district in which it is located and to other substantive requirements of this Zoning Ordinance, as well as satisfy the conditions, standards and requirements of this Chapter. Whenever the provisions of the conditional use regulations differ from the district regulations, the provisions of this Chapter shall prevail, unless clearly indicated differently in the regulations. When no standard has been specified in this Chapter, the applicable district regulation shall govern.

(c) Re-Application Waiting Period: If a conditional use permit expires or is denied, an application for the same conditional use category may not be submitted for a period of at least six (6) months after the date of the expiration or denial. (ORD 04-91 Passed 6-14-04)

(d) Automatic Expiration of a Conditional Use Permit: If the approval conditions of a conditional use permit are not met or are violated, the conditional use permit shall expire automatically as of the moment that the approval conditions are not met or are violated. (ORD 04-91 Passed 6-14-04)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY

U.S. DEPARTMENT OF JUSTICE
CIVIL RIGHTS DIVISION

Washington, D.C.
November 10, 2016

JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF JUSTICE

STATE AND LOCAL LAND USE LAWS AND PRACTICES AND THE APPLICATION OF THE FAIR HOUSING ACT

INTRODUCTION

The Department of Justice ("DOJ") and the Department of Housing and Urban Development ("HUD") are jointly responsible for enforcing the Federal Fair Housing Act ("the Act"),[1] which prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status (children under 18 living with a parent or guardian), or national origin.[2] The Act prohibits housing-related policies and practices that exclude or otherwise discriminate against individuals because of protected characteristics.

The regulation of land use and zoning is traditionally reserved to state and local governments, except to the extent that it conflicts with requirements imposed by the Fair Housing Act or other federal laws. This Joint Statement provides an overview of the Fair Housing Act's requirements relating to state and local land use practices and zoning laws, including conduct related to group homes. It updates and expands upon DOJ's and HUD's Joint

[1] The Fair Housing Act is codified at 42 U.S.C. §§ 3601–19.

[2] The Act uses the term "handicap" instead of "disability." Both terms have the same legal meaning. *See Bragdon v. Abbott*, 524 U.S. 624, 631 (1998) (noting that the definition of "disability" in the Americans with Disabilities Act

Statement on Group Homes, Local Land Use, and the Fair Housing Act, issued on August 18, 1999. The first section of the Joint Statement, Questions 1–6, describes generally the Act's requirements as they pertain to land use and zoning. The second and third sections, Questions 7–25, discuss more specifically how the Act applies to land use and zoning laws affecting housing for persons with disabilities, including guidance on regulating group homes and the requirement to provide reasonable accommodations. The fourth section, Questions 26–27, addresses HUD's and DOJ's enforcement of the Act in the land use and zoning context.

This Joint Statement focuses on the Fair Housing Act, not on other federal civil rights laws that prohibit state and local governments from adopting or implementing land use and zoning practices that discriminate based on a protected characteristic, such as Title II of the Americans with Disabilities Act ("ADA"),[3] Section 504 of the Rehabilitation Act of 1973 ("Section 504"),[4] and Title VI of the Civil Rights Act of 1964.[5] In addition, the Joint Statement does not address a state or local government's duty to affirmatively further fair housing, even though state and local governments that receive HUD assistance are subject to this duty. For additional information provided by DOJ and HUD regarding these issues, see the list of resources provided in the answer to Question 27.

Questions and Answers on the Fair Housing Act and State and Local Land Use Laws and Zoning

1. How does the Fair Housing Act apply to state and local land use and zoning?

The Fair Housing Act prohibits a broad range of housing practices that discriminate against individuals on the basis of race, color, religion, sex, disability, familial status, or national origin (commonly referred to as protected characteristics). As established by the Supremacy Clause of the U.S. Constitution, federal laws such as the Fair Housing Act take precedence over conflicting state and local laws. The Fair Housing Act thus prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a characteristic protected under the Act. Prohibited practices as defined in the Act include making unavailable or denying housing because of a protected characteristic. Housing includes not only buildings intended for occupancy as residences, but also vacant land that may be developed into residences.

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is drawn almost verbatim "from the definition of 'handicap' contained in the Fair Housing Amendments Act of 1988"). This document uses the term "disability," which is more generally accepted.

[3] 42 U.S.C. §12132.

[4] 29 U.S.C. § 794.

[5] 42 U.S.C. § 2000d.

2. What types of land use and zoning laws or practices violate the Fair Housing Act?

Examples of state and local land use and zoning laws or practices that may violate the Act include:

- Prohibiting or restricting the development of housing based on the belief that the residents will be members of a particular protected class, such as race, disability, or familial status, by, for example, placing a moratorium on the development of multifamily housing because of concerns that the residents will include members of a particular protected class.
- Imposing restrictions or additional conditions on group housing for persons with disabilities that are not imposed on families or other groups of unrelated individuals, by, for example, requiring an occupancy permit for persons with disabilities to live in a single-family home while not requiring a permit for other residents of single-family homes.
- Imposing restrictions on housing because of alleged public safety concerns that are based on stereotypes about the residents' or anticipated residents' membership in a protected class, by, for example, requiring a proposed development to provide additional security measures based on a belief that persons of a particular protected class are more likely to engage in criminal activity.
- Enforcing otherwise neutral laws or policies differently because of the residents' protected characteristics, by, for example, citing individuals who are members of a particular protected class for violating code requirements for property upkeep while not citing other residents for similar violations.
- Refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy the housing, by, for example, denying a request to modify a setback requirement so an accessible sidewalk or ramp can be provided for one or more persons with mobility disabilities.

3. When does a land use or zoning practice constitute intentional discrimination in violation of the Fair Housing Act?

Intentional discrimination is also referred to as disparate treatment, meaning that the action treats a person or group of persons differently because of race, color, religion, sex, disability, familial status, or national origin. A land use or zoning practice may be intentionally discriminatory even if there is no personal bias or animus on the part of individual government officials. For example, municipal zoning practices or decisions that reflect acquiescence to community bias may be intentionally discriminatory, even if the officials themselves do not personally share such bias. (See Q&A 5.) Intentional discrimination does not require that the

decision-makers were hostile toward members of a particular protected class. Decisions motivated by a purported desire to benefit a particular group can also violate the Act if they result in differential treatment because of a protected characteristic.

A land use or zoning practice may be discriminatory on its face. For example, a law that requires persons with disabilities to request permits to live in single-family zones while not requiring persons without disabilities to request such permits violates the Act because it treats persons with disabilities differently based on their disability. Even a law that is seemingly neutral will still violate the Act if enacted with discriminatory intent. In that instance, the analysis of whether there is intentional discrimination will be based on a variety of factors, all of which need not be satisfied. These factors include, but are not limited to: (1) the "impact" of the municipal practice, such as whether an ordinance disproportionately impacts minority residents compared to white residents or whether the practice perpetuates segregation in a neighborhood or particular geographic area; (2) the "historical background" of the action, such as whether there is a history of segregation or discriminatory conduct by the municipality; (3) the "specific sequence of events," such as whether the city adopted an ordinance or took action only after significant, racially-motivated community opposition to a housing development or changed course after learning that a development would include non-white residents; (4) departures from the "normal procedural sequence," such as whether a municipality deviated from normal application or zoning requirements; (5) "substantive departures," such as whether the factors usually considered important suggest that a state or local government should have reached a different result; and (6) the "legislative or administrative history," such as any statements by members of the state or local decision-making body.[6]

4. Can state and local land use and zoning laws or practices violate the Fair Housing Act if the state or locality did not intend to discriminate against persons on a prohibited basis?

Yes. Even absent a discriminatory intent, state or local governments may be liable under the Act for any land use or zoning law or practice that has an unjustified discriminatory effect because of a protected characteristic. In 2015, the United States Supreme Court affirmed this interpretation of the Act in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*[7] The Court stated that "[t]hese unlawful practices include zoning laws and other housing restrictions that function unfairly to exclude minorities from certain neighborhoods without any sufficient justification."[8]

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[6] *Vill. of Arlington Heights v. Metro. Hous. Dev. Corp.*, 429 U.S. 252, 265–68 (1977).
[7] ___ U.S. ___, 135 S. Ct. 2507 (2015).
[8] *Id.* at 2521–22.

A land use or zoning practice results in a discriminatory effect if it caused or predictably will cause a disparate impact on a group of persons or if it creates, increases, reinforces, or perpetuates segregated housing patterns because of a protected characteristic. A state or local government still has the opportunity to show that the practice is necessary to achieve one or more of its substantial, legitimate, nondiscriminatory interests. These interests must be supported by evidence and may not be hypothetical or speculative. If these interests could not be served by another practice that has a less discriminatory effect, then the practice does not violate the Act. The standard for evaluating housing-related practices with a discriminatory effect are set forth in HUD's Discriminatory Effects Rule, 24 C.F.R § 100.500.

Examples of land use practices that violate the Fair Housing Act under a discriminatory effects standard include minimum floor space or lot size requirements that increase the size and cost of housing if such an increase has the effect of excluding persons from a locality or neighborhood because of their membership in a protected class, without a legally sufficient justification. Similarly, prohibiting low-income or multifamily housing may have a discriminatory effect on persons because of their membership in a protected class and, if so, would violate the Act absent a legally sufficient justification.

5. Does a state or local government violate the Fair Housing Act if it considers the fears or prejudices of community members when enacting or applying its zoning or land use laws respecting housing?

When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents' protected characteristics. Doing so violates the Act, even if the officials themselves do not personally share such bias. For example, a city may not deny zoning approval for a low-income housing development that meets all zoning and land use requirements because the development may house residents of a particular protected class or classes whose presence, the community fears, will increase crime and lower property values in the surrounding neighborhood. Similarly, a local government may not block a group home or deny a requested reasonable accommodation in response to neighbors' stereotypical fears or prejudices about persons with disabilities or a particular type of disability. Of course, a city council or zoning board is not bound by everything that is said by every person who speaks at a public hearing. It is the record as a whole that will be determinative.

6. **Can state and local governments violate the Fair Housing Act if they adopt or implement restrictions against children?**

Yes. State and local governments may not impose restrictions on where families with children may reside unless the restrictions are consistent with the "housing for older persons" exemption of the Act. The most common types of housing for older persons that may qualify for this exemption are: (1) housing intended for, and solely occupied by, persons 62 years of age or older; and (2) housing in which 80% of the occupied units have at least one person who is 55 years of age or older that publishes and adheres to policies and procedures demonstrating the intent to house older persons. These types of housing must meet all requirements of the exemption, including complying with HUD regulations applicable to such housing, such as verification procedures regarding the age of the occupants. A state or local government that zones an area to exclude families with children under 18 years of age must continually ensure that housing in that zone meets all requirements of the exemption. If all of the housing in that zone does not continue to meet all such requirements, that state or local government violates the Act.

Questions and Answers on the Fair Housing Act and Local Land Use and Zoning Regulation of Group Homes

7. **Who qualifies as a person with a disability under the Fair Housing Act?**

The Fair Housing Act defines a person with a disability to include (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; and (3) individuals with a record of such an impairment.

The term "physical or mental impairment" includes, but is not limited to, diseases and conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, HIV infection, developmental disabilities, mental illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance), and alcoholism.

The term "major life activity" includes activities such as seeing, hearing, walking breathing, performing manual tasks, caring for one's self, learning, speaking, and working. This list of major life activities is not exhaustive.

Being regarded as having a disability means that the individual is treated as if he or she has a disability even though the individual may not have an impairment or may not have an impairment that substantially limits one or more major life activities. For example, if a landlord

refuses to rent to a person because the landlord believes the prospective tenant has a disability, then the landlord violates the Act's prohibition on discrimination on the basis of disability, even if the prospective tenant does not actually have a physical or mental impairment that substantially limits one or more major life activities.

Having a record of a disability means the individual has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

8. What is a group home within the meaning of the Fair Housing Act?

The term "group home" does not have a specific legal meaning; land use and zoning officials and the courts, however, have referred to some residences for persons with disabilities as group homes. The Fair Housing Act prohibits discrimination on the basis of disability, and persons with disabilities have the same Fair Housing Act protections whether or not their housing is considered a group home. A household where two or more persons with disabilities choose to live together, as a matter of association, may not be subjected to requirements or conditions that are not imposed on households consisting of persons without disabilities.

In this Statement, the term "group home" refers to a dwelling that is or will be occupied by unrelated persons with disabilities. Sometimes group homes serve individuals with a particular type of disability, and sometimes they serve individuals with a variety of disabilities. Some group homes provide residents with in-home support services of varying types, while others do not. The provision of support services is not required for a group home to be protected under the Fair Housing Act. Group homes, as discussed in this Statement, may be opened by individuals or by organizations, both for-profit and not-for-profit. Sometimes it is the group home operator or developer, rather than the individuals who live or are expected to live in the home, who interacts with a state or local government agency about developing or operating the group home, and sometimes there is no interaction among residents or operators and state or local governments.

In this Statement, the term "group home" includes homes occupied by persons in recovery from alcohol or substance abuse, who are persons with disabilities under the Act. Although a group home for persons in recovery may commonly be called a "sober home," the term does not have a specific legal meaning, and the Act treats persons with disabilities who reside in such homes no differently than persons with disabilities who reside in other types of group homes. Like other group homes, homes for persons in recovery are sometimes operated by individuals or organizations, both for-profit and not-for-profit, and support services or supervision are sometimes, but not always, provided. The Act does not require a person who resides in a home for persons in recovery to have participated in or be currently participating in a

substance abuse treatment program to be considered a person with a disability. The fact that a resident of a group home may currently be illegally using a controlled substance does not deprive the other residents of the protection of the Fair Housing Act.

9. In what ways does the Fair Housing Act apply to group homes?

The Fair Housing Act prohibits discrimination on the basis of disability, and persons with disabilities have the same Fair Housing Act protections whether or not their housing is considered a group home. State and local governments may not discriminate against persons with disabilities who live in group homes. Persons with disabilities who live in or seek to live in group homes are sometimes subjected to unlawful discrimination in a number of ways, including those discussed in the preceding Section of this Joint Statement. Discrimination may be intentional; for example, a locality might pass an ordinance prohibiting group homes in single-family neighborhoods or prohibiting group homes for persons with certain disabilities. These ordinances are facially discriminatory, in violation of the Act. In addition, as discussed more fully in Q&A 10 below, a state or local government may violate the Act by refusing to grant a reasonable accommodation to its zoning or land use ordinance when the requested accommodation may be necessary for persons with disabilities to have an equal opportunity to use and enjoy a dwelling. For example, if a locality refuses to waive an ordinance that limits the number of unrelated persons who may live in a single-family home where such a waiver may be necessary for persons with disabilities to have an equal opportunity to use and enjoy a dwelling, the locality violates the Act unless the locality can prove that the waiver would impose an undue financial and administrative burden on the local government or fundamentally alter the essential nature of the locality's zoning scheme. Furthermore, a state or local government may violate the Act by enacting an ordinance that has an unjustified discriminatory effect on persons with disabilities who seek to live in a group home in the community. Unlawful actions concerning group homes are discussed in more detail throughout this Statement.

10. What is a reasonable accommodation under the Fair Housing Act?

The Fair Housing Act makes it unlawful to refuse to make "reasonable accommodations" to rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others may sometimes deny them an equal opportunity to use and enjoy a dwelling.

Even if a zoning ordinance imposes on group homes the same restrictions that it imposes on housing for other groups of unrelated persons, a local government may be required, in individual cases and when requested to do so, to grant a reasonable accommodation to a group home for persons with disabilities. What constitutes a reasonable accommodation is a case-by-case determination based on an individualized assessment. This topic is discussed in detail in Q&As 20–25 and in the HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act.

11. Does the Fair Housing Act protect persons with disabilities who pose a "direct threat" to others?

The Act does not allow for the exclusion of individuals based upon fear, speculation, or stereotype about a particular disability or persons with disabilities in general. Nevertheless, the Act does not protect an individual whose tenancy would constitute a "direct threat" to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others unless the threat or risk to property can be eliminated or significantly reduced by reasonable accommodation. A determination that an individual poses a direct threat must rely on an individualized assessment that is based on reliable objective evidence (for example, current conduct or a recent history of overt acts). The assessment must consider: (1) the nature, duration, and severity of the risk of injury; (2) the probability that injury will actually occur; and (3) whether there are any reasonable accommodations that will eliminate or significantly reduce the direct threat. See Q&A 10 for a general discussion of reasonable accommodations. Consequently, in evaluating an individual's recent history of overt acts, a state or local government must take into account whether the individual has received intervening treatment or medication that has eliminated or significantly reduced the direct threat (in other words, significant risk of substantial harm). In such a situation, the state or local government may request that the individual show how the circumstances have changed so that he or she no longer poses a direct threat. Any such request must be reasonable and limited to information necessary to assess whether circumstances have changed. Additionally, in such a situation, a state or local government may obtain satisfactory and reasonable assurances that the individual will not pose a direct threat during the tenancy. The state or local government must have reliable, objective evidence that the tenancy of a person with a disability poses a direct threat before excluding him or her from housing on that basis, and, in making that assessment, the state or local government may not ignore evidence showing that the individual's tenancy would no longer pose a direct threat. Moreover, the fact that one individual may pose a direct threat does not mean that another individual with the same disability or other individuals in a group home may be denied housing.

12. Can a state or local government enact laws that specifically limit group homes for individuals with specific types of disabilities?

No. Just as it would be illegal to enact a law for the purpose of excluding or limiting group homes for individuals with disabilities, it is illegal under the Act for local land use and zoning laws to exclude or limit group homes for individuals with specific types of disabilities. For example, a government may not limit group homes for persons with mental illness to certain neighborhoods. The fact that the state or local government complies with the Act with regard to group homes for persons with some types of disabilities will not justify discrimination against individuals with another type of disability, such as mental illness.

13. Can a state or local government limit the number of individuals who reside in a group home in a residential neighborhood?

Neutral laws that govern groups of unrelated persons who live together do not violate the Act so long as (1) those laws do not intentionally discriminate against persons on the basis of disability (or other protected class), (2) those laws do not have an unjustified discriminatory effect on the basis of disability (or other protected class), and (3) state and local governments make reasonable accommodations when such accommodations may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling.

Local zoning and land use laws that treat groups of unrelated persons with disabilities less favorably than similar groups of unrelated persons without disabilities violate the Fair Housing Act. For example, suppose a city's zoning ordinance defines a "family" to include up to a certain number of unrelated persons living together as a household unit, and gives such a group of unrelated persons the right to live in any zoning district without special permission from the city. If that ordinance also prohibits a group home having the same number of persons with disabilities in a certain district or requires it to seek a use permit, the ordinance would violate the Fair Housing Act. The ordinance violates the Act because it treats persons with disabilities less favorably than families and unrelated persons without disabilities.

A local government may generally restrict the ability of groups of unrelated persons to live together without violating the Act as long as the restrictions are imposed on all such groups, including a group defined as a family. Thus, if the definition of a family includes up to a certain number of unrelated individuals, an ordinance would not, on its face, violate the Act if a group home for persons with disabilities with more than the permitted number for a family were not allowed to locate in a single-family-zoned neighborhood because any group of unrelated people without disabilities of that number would also be disallowed. A facially neutral ordinance, however, still may violate the Act if it is intentionally discriminatory (that is, enacted with discriminatory intent or applied in a discriminatory manner), or if it has an unjustified

discriminatory effect on persons with disabilities. For example, an ordinance that limits the number of unrelated persons who may constitute a family may violate the Act if it is enacted for the purpose of limiting the number of persons with disabilities who may live in a group home, or if it has the unjustified discriminatory effect of excluding or limiting group homes in the jurisdiction. Governments may also violate the Act if they enforce such restrictions more strictly against group homes than against groups of the same number of unrelated persons without disabilities who live together in housing. In addition, as discussed in detail below, because the Act prohibits the denial of reasonable accommodations to rules and policies for persons with disabilities, a group home that provides housing for a number of persons with disabilities that exceeds the number allowed under the family definition has the right to seek an exception or waiver. If the criteria for a reasonable accommodation are met, the permit must be given in that instance, but the ordinance would not be invalid.[9]

14. How does the Supreme Court's ruling in *Olmstead* apply to the Fair Housing Act?

In *Olmstead v. L.C.*,[10] the Supreme Court ruled that the Americans with Disabilities Act (ADA) prohibits the unjustified segregation of persons with disabilities in institutional settings where necessary services could reasonably be provided in integrated, community-based settings. An integrated setting is one that enables individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible. By contrast, a segregated setting includes congregate settings populated exclusively or primarily by individuals with disabilities. Although *Olmstead* did not interpret the Fair Housing Act, the objectives of the Fair Housing Act and the ADA, as interpreted in *Olmstead*, are consistent. The Fair Housing Act ensures that persons with disabilities have an equal opportunity to choose the housing where they wish to live. The ADA and *Olmstead* ensure that persons with disabilities also have the option to live and receive services in the most integrated setting appropriate to their needs. The integration mandate of the ADA and *Olmstead* can be implemented without impairing the rights protected by the Fair Housing Act. For example, state and local governments that provide or fund housing, health care, or support services must comply with the integration mandate by providing these programs, services, and activities in the most integrated setting appropriate to the needs of individuals with disabilities. State and local governments may comply with this requirement by adopting standards for the housing, health care, or support services they provide or fund that are reasonable, individualized, and specifically tailored to enable individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible. Local governments should be aware that ordinances and policies that impose additional restrictions on housing or residential services for persons with disabilities that are not imposed on housing or

[9] Laws that limit the number of occupants per unit do not violate the Act as long as they are reasonable, are applied to all occupants, and do not operate to discriminate on the basis of disability, familial status, or other characteristics protected by the Act.

[10] 527 U.S. 581 (1999).

residential services for persons without disabilities are likely to violate the Act. In addition, a locality would violate the Act and the integration mandate of the ADA and *Olmstead* if it required group homes to be concentrated in certain areas of the jurisdiction by, for example, restricting them from being located in other areas.

15. Can a state or local government impose spacing requirements on the location of group homes for persons with disabilities?

A "spacing" or "dispersal" requirement generally refers to a requirement that a group home for persons with disabilities must not be located within a specific distance of another group home. Sometimes a spacing requirement is designed so it applies only to group homes and sometimes a spacing requirement is framed more generally and applies to group homes and other types of uses such as boarding houses, student housing, or even certain types of businesses. In a community where a certain number of unrelated persons are permitted by local ordinance to reside together in a home, it would violate the Act for the local ordinance to impose a spacing requirement on group homes that do not exceed that permitted number of residents because the spacing requirement would be a condition imposed on persons with disabilities that is not imposed on persons without disabilities. In situations where a group home seeks a reasonable accommodation to exceed the number of unrelated persons who are permitted by local ordinance to reside together, the Fair Housing Act does not prevent state or local governments from taking into account concerns about the over-concentration of group homes that are located in close proximity to each other. Sometimes compliance with the integration mandate of the ADA and *Olmstead* requires government agencies responsible for licensing or providing housing for persons with disabilities to consider the location of other group homes when determining what housing will best meet the needs of the persons being served. Some courts, however, have found that spacing requirements violate the Fair Housing Act because they deny persons with disabilities an equal opportunity to choose where they will live. Because an across-the-board spacing requirement may discriminate against persons with disabilities in some residential areas, any standards that state or local governments adopt should evaluate the location of group homes for persons with disabilities on a case-by-case basis.

Where a jurisdiction has imposed a spacing requirement on the location of group homes for persons with disabilities, courts may analyze whether the requirement violates the Act under an intent, effects, or reasonable accommodation theory. In cases alleging intentional discrimination, courts look to a number of factors, including the effect of the requirement on housing for persons with disabilities; the jurisdiction's intent behind the spacing requirement; the existence, size, and location of group homes in a given area; and whether there are methods other than a spacing requirement for accomplishing the jurisdiction's stated purpose. A spacing requirement enacted with discriminatory intent, such as for the purpose of appeasing neighbors' stereotypical fears about living near persons with disabilities, violates the Act. Further, a neutral

spacing requirement that applies to all housing for groups of unrelated persons may have an unjustified discriminatory effect on persons with disabilities, thus violating the Act. Jurisdictions must also consider, in compliance with the Act, requests for reasonable accommodations to any spacing requirements.

16. Can a state or local government impose health and safety regulations on group home operators?

Operators of group homes for persons with disabilities are subject to applicable state and local regulations addressing health and safety concerns unless those regulations are inconsistent with the Fair Housing Act or other federal law. Licensing and other regulatory requirements that may apply to some group homes must also be consistent with the Fair Housing Act. Such regulations must not be based on stereotypes about persons with disabilities or specific types of disabilities. State or local zoning and land use ordinances may not, consistent with the Fair Housing Act, require individuals with disabilities to receive medical, support, or other services or supervision that they do not need or want as a condition for allowing a group home to operate. State and local governments' enforcement of neutral requirements regarding safety, licensing, and other regulatory requirements governing group homes do not violate the Fair Housing Act so long as the ordinances are enforced in a neutral manner, they do not specifically target group homes, and they do not have an unjustified discriminatory effect on persons with disabilities who wish to reside in group homes.

Governments must also consider requests for reasonable accommodations to licensing and regulatory requirements and procedures, and grant them where they may be necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling, as required by the Act.

17. Can a state or local government address suspected criminal activity or fraud and abuse at group homes for persons with disabilities?

The Fair Housing Act does not prevent state and local governments from taking nondiscriminatory action in response to criminal activity, insurance fraud, Medicaid fraud, neglect or abuse of residents, or other illegal conduct occurring at group homes, including reporting complaints to the appropriate state or federal regulatory agency. States and localities must ensure that actions to enforce criminal or other laws are not taken to target group homes and are applied equally, regardless of whether the residents of housing are persons with disabilities. For example, persons with disabilities residing in group homes are entitled to the same constitutional protections against unreasonable search and seizure as those without disabilities.

18. Does the Fair Housing Act permit a state or local government to implement strategies to integrate group homes for persons with disabilities in particular neighborhoods where they are not currently located?

Yes. Some strategies a state or local government could use to further the integration of group housing for persons with disabilities, consistent with the Act, include affirmative marketing or offering incentives. For example, jurisdictions may engage in affirmative marketing or offer variances to providers of housing for persons with disabilities to locate future homes in neighborhoods where group homes for persons with disabilities are not currently located. But jurisdictions may not offer incentives for a discriminatory purpose or that have an unjustified discriminatory effect because of a protected characteristic.

19. Can a local government consider the fears or prejudices of neighbors in deciding whether a group home can be located in a particular neighborhood?

In the same way a local government would violate the law if it rejected low-income housing in a community because of neighbors' fears that such housing would be occupied by racial minorities (see Q&A 5), a local government violates the law if it blocks a group home or denies a reasonable accommodation request because of neighbors' stereotypical fears or prejudices about persons with disabilities. This is so even if the individual government decision-makers themselves do not have biases against persons with disabilities.

Not all community opposition to requests by group homes is necessarily discriminatory. For example, when a group home seeks a reasonable accommodation to operate in an area and the area has limited on-street parking to serve existing residents, it is not a violation of the Fair Housing Act for neighbors and local government officials to raise concerns that the group home may create more demand for on-street parking than would a typical family and to ask the provider to respond. A valid unaddressed concern about inadequate parking facilities could justify denying the requested accommodation, if a similar dwelling that is not a group home or similarly situated use would ordinarily be denied a permit because of such parking concerns. If, however, the group home shows that the home will not create a need for more parking spaces than other dwellings or similarly-situated uses located nearby, or submits a plan to provide any needed off-street parking, then parking concerns would not support a decision to deny the home a permit.

20. When does a state or local government violate the Fair Housing Act by failing to grant a request for a reasonable accommodation?

A state or local government violates the Fair Housing Act by failing to grant a reasonable accommodation request if (1) the persons requesting the accommodation or, in the case of a group home, persons residing in or expected to reside in the group home are persons with a disability under the Act; (2) the state or local government knows or should reasonably be expected to know of their disabilities; (3) an accommodation in the land use or zoning ordinance or other rules, policies, practices, or services of the state or locality was requested by or on behalf of persons with disabilities; (4) the requested accommodation may be necessary to afford one or more persons with a disability an equal opportunity to use and enjoy the dwelling; (5) the state or local government refused to grant, failed to act on, or unreasonably delayed the accommodation request; and (6) the state or local government cannot show that granting the accommodation would impose an undue financial and administrative burden on the local government or that it would fundamentally alter the local government's zoning scheme. A requested accommodation may be necessary if there is an identifiable relationship between the requested accommodation and the group home residents' disability. Further information is provided in Q&A 10 above and the HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act.

21. Can a local government deny a group home's request for a reasonable accommodation without violating the Fair Housing Act?

Yes, a local government may deny a group home's request for a reasonable accommodation if the request was not made by or on behalf of persons with disabilities (by, for example, the group home developer or operator) or if there is no disability-related need for the requested accommodation because there is no relationship between the requested accommodation and the disabilities of the residents or proposed residents.

In addition, a group home's request for a reasonable accommodation may be denied by a local government if providing the accommodation is not reasonable—in other words, if it would impose an undue financial and administrative burden on the local government or it would fundamentally alter the local government's zoning scheme. The determination of undue financial and administrative burden must be decided on a case-by-case basis involving various factors, such as the nature and extent of the administrative burden and the cost of the requested accommodation to the local government, the financial resources of the local government, and the benefits that the accommodation would provide to the persons with disabilities who will reside in the group home.

When a local government refuses an accommodation request because it would pose an undue financial and administrative burden, the local government should discuss with the requester whether there is an alternative accommodation that would effectively address the disability-related needs of the group home's residents without imposing an undue financial and administrative burden. This discussion is called an "interactive process." If an alternative accommodation would effectively meet the disability-related needs of the residents of the group home and is reasonable (that is, it would not impose an undue financial and administrative burden or fundamentally alter the local government's zoning scheme), the local government must grant the alternative accommodation. An interactive process in which the group home and the local government discuss the disability-related need for the requested accommodation and possible alternative accommodations is both required under the Act and helpful to all concerned, because it often results in an effective accommodation for the group home that does not pose an undue financial and administrative burden or fundamental alteration for the local government.

22. What is the procedure for requesting a reasonable accommodation?

The reasonable accommodation must actually be requested by or on behalf of the individuals with disabilities who reside or are expected to reside in the group home. When the request is made, it is not necessary for the specific individuals who would be expected to live in the group home to be identified. The Act does not require that a request be made in a particular manner or at a particular time. The group home does not need to mention the Fair Housing Act or use the words "reasonable accommodation" when making a reasonable accommodation request. The group home must, however, make the request in a manner that a reasonable person would understand to be a disability-related request for an exception, change, or adjustment to a rule, policy, practice, or service. When making a request for an exception, change, or adjustment to a local land use or zoning regulation or policy, the group home should explain what type of accommodation is being requested and, if the need for the accommodation is not readily apparent or known by the local government, explain the relationship between the accommodation and the disabilities of the group home residents.

A request for a reasonable accommodation can be made either orally or in writing. It is often helpful for both the group home and the local government if the reasonable accommodation request is made in writing. This will help prevent misunderstandings regarding what is being requested or whether or when the request was made.

Where a local land use or zoning code contains specific procedures for seeking a departure from the general rule, courts have decided that these procedures should ordinarily be followed. If no procedure is specified, or if the procedure is unreasonably burdensome or intrusive or involves significant delays, a request for a reasonable accommodation may,

nevertheless, be made in some other way, and a local government is obligated to grant it if the requested accommodation meets the criteria discussed in Q&A 20, above.

Whether or not the local land use or zoning code contains a specific procedure for requesting a reasonable accommodation or other exception to a zoning regulation, if local government officials have previously made statements or otherwise indicated that an application for a reasonable accommodation would not receive fair consideration, or if the procedure itself is discriminatory, then persons with disabilities living in a group home, and/or its operator, have the right to file a Fair Housing Act complaint in court to request an order for a reasonable accommodation to the local zoning regulations.

23. Does the Fair Housing Act require local governments to adopt formal reasonable accommodation procedures?

The Act does not require a local government to adopt formal procedures for processing requests for reasonable accommodations to local land use or zoning codes. DOJ and HUD nevertheless strongly encourage local governments to adopt formal procedures for identifying and processing reasonable accommodation requests and provide training for government officials and staff as to application of the procedures. Procedures for reviewing and acting on reasonable accommodation requests will help state and local governments meet their obligations under the Act to respond to reasonable accommodation requests and implement reasonable accommodations promptly. Local governments are also encouraged to ensure that the procedures to request a reasonable accommodation or other exception to local zoning regulations are well known throughout the community by, for example, posting them at a readily accessible location and in a digital format accessible to persons with disabilities on the government's website. If a jurisdiction chooses to adopt formal procedures for reasonable accommodation requests, the procedures cannot be onerous or require information beyond what is necessary to show that the individual has a disability and that the requested accommodation is related to that disability. For example, in most cases, an individual's medical record or detailed information about the nature of a person's disability is not necessary for this inquiry. In addition, officials and staff must be aware that any procedures for requesting a reasonable accommodation must also be flexible to accommodate the needs of the individual making a request, including accepting and considering requests that are not made through the official procedure. The adoption of a reasonable accommodation procedure, however, will not cure a zoning ordinance that treats group homes differently than other residential housing with the same number of unrelated persons.

24. What if a local government fails to act promptly on a reasonable accommodation request?

A local government has an obligation to provide prompt responses to reasonable accommodation requests, whether or not a formal reasonable accommodation procedure exists. A local government's undue delay in responding to a reasonable accommodation request may be deemed a failure to provide a reasonable accommodation.

25. Can a local government enforce its zoning code against a group home that violates the zoning code but has not requested a reasonable accommodation?

The Fair Housing Act does not prohibit a local government from enforcing its zoning code against a group home that has violated the local zoning code, as long as that code is not discriminatory or enforced in a discriminatory manner. If, however, the group home requests a reasonable accommodation when faced with enforcement by the locality, the locality still must consider the reasonable accommodation request. A request for a reasonable accommodation may be made at any time, so at that point, the local government must consider whether there is a relationship between the disabilities of the residents of the group home and the need for the requested accommodation. If so, the locality must grant the requested accommodation unless doing so would pose a fundamental alteration to the local government's zoning scheme or an undue financial and administrative burden to the local government.

Questions and Answers on Fair Housing Act Enforcement of Complaints Involving Land Use and Zoning

26. How are Fair Housing Act complaints involving state and local land use laws and practices handled by HUD and DOJ?

The Act gives HUD the power to receive, investigate, and conciliate complaints of discrimination, including complaints that a state or local government has discriminated in exercising its land use and zoning powers. HUD may not issue a charge of discrimination pertaining to "the legality of any State or local zoning or other land use law or ordinance." Rather, after investigating, HUD refers matters it believes may be meritorious to DOJ, which, in its discretion, may decide to bring suit against the state or locality within 18 months after the practice at issue occurred or terminated. DOJ may also bring suit by exercising its authority to initiate litigation alleging a pattern or practice of discrimination or a denial of rights to a group of persons which raises an issue of general public importance.

If HUD determines that there is no reasonable cause to believe that there may be a violation, it will close an investigation without referring the matter to DOJ. But a HUD or DOJ

decision not to proceed with a land use or zoning matter does not foreclose private plaintiffs from pursuing a claim.

Litigation can be an expensive, time-consuming, and uncertain process for all parties. HUD and DOJ encourage parties to land use disputes to explore reasonable alternatives to litigation, including alternative dispute resolution procedures, like mediation or conciliation of the HUD complaint. HUD attempts to conciliate all complaints under the Act that it receives, including those involving land use or zoning laws. In addition, it is DOJ's policy to offer prospective state or local governments the opportunity to engage in pre-suit settlement negotiations, except in the most unusual circumstances.

27. How can I find more information?

For more information on reasonable accommodations and reasonable modifications under the Fair Housing Act:

- HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act, *available at* https://www.justice.gov/crt/fair-housing-policy-statements-and-guidance-0 or http://www.hud.gov/offices/fheo/library/huddojstatement.pdf.

- HUD/DOJ Joint Statement on Reasonable Modifications under the Fair Housing Act, *available at* https://www.justice.gov/crt/fair-housing-policy-statements-and-guidance-0 or http://www.hud.gov/offices/fheo/disabilities/reasonable_modifications_mar08.pdf.

For more information on state and local governments' obligations under Section 504:

- HUD website at http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504.

For more information on state and local governments' obligations under the ADA and *Olmstead*:

- U.S. Department of Justice website, www.ADA.gov, or call the ADA information line at (800) 514-0301 (voice) or (800) 514-0383 (TTY).
- Statement of the Department of Justice on Enforcement of the Integration Mandate of Title II of the Americans with Disabilities Act and *Olmstead v. L.C.*, *available at* http://www.ada.gov./olmstead/q&a_olmstead.htm.
- Statement of the Department of Housing and Urban Development on the Role of Housing in Accomplishing the Goals of *Olmstead*, *available at* http://portal.hud.gov/hudportal/documents/huddoc?id=OlmsteadGuidnc060413.pdf.

For more information on the requirement to affirmatively further fair housing:

- Affirmatively Furthering Fair Housing, 80 Fed. Reg. 42,272 (July 16, 2015) (to be codified at 24 C.F.R. pts. 5, 91, 92, 570, 574, 576, and 903).
- U.S. Department of Housing and Urban Development, Version 1, Affirmatively Furthering Fair Housing Rule Guidebook (2015), *available at* https://www.hudexchange.info/resources/documents/AFFH-Rule-Guidebook.pdf.
- Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Vol. 1, Fair Housing Planning Guide (1996), *available at* http://www.hud.gov/offices/fheo/images/fhpg.pdf.

For more information on nuisance and crime-free ordinances:

- Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Enforcement of Local Nuisance and Crime-Free Housing Ordinances Against Victims of Domestic Violence, Other Crime Victims, and Others Who Require Police or Emergency Services (Sept. 13, 2016), *available at* http://portal.hud.gov/hudportal/documents/huddoc?id=FinalNuisanceOrdGdnce.pdf.

Written Public Comment Received To Date

January 26, 2018

RECEIVED
JAN 26 2018
CITY OF DELAWARE
PLANNING & COMMUNITY DEV.

Mr. David M. Efland, AICP
Director of Planning & Community Development
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Re: Del-Mor Dwellings Corporation Requests 2017-3115-3118

Dear Mr. Efland:

I refer to the Del-Mor Dwellings Corporation (Del-Mor) recent proposal for a 48 dwelling unit affordable housing development on a 3.64-acre parcel at 250 Curtis Street. I was personally unable to attend the public hearing on January 17, 2018. However, I have thoroughly reviewed the staff report and proposal available on the City of Delaware website, and respectfully request that the following comments be included in the official public record.

I have lived in the City of Delaware for the better part of the last 28 years, since Del-Mor was established in 1990. Over that time, I believe that what Del-Mor has done for this community is not a good thing – it is a great thing – and is one of the reasons so many find Delaware to be viable and attractive place to call home. I have seen estimates that nearly one out of five Americans has a disability of some kind. As Delaware continues to grow, I believe our community becomes that much stronger when we make room for those who commonly face a frustrating array of barriers when it comes to finding secure and affordable housing.

Del-Mor has indicated their stated mission is to create *high quality* (emphasis mine) supportive housing resources for disabled members of our community. From the land acquisition to its architectural design and landscape plan, Del-Mor has clearly made a significant investment of time and resources into the proposed housing development at 250 Curtis Street. I commend City staff for its detailed review of the Del-Mor proposal, and for noting the applicant's proven track record of building and maintaining its developments in the city in a manner that is consistent with the Planning and Community Development Department's mission to enhance our quality of life and to manage growth in accordance with the Comprehensive Plan.

I understand that area residents have expressed concerns over property values and "this type" of development in their neighborhood, with calls for a park on the site. There are at least three parks within one mile of 250 Curtis Street (e.g., Carson Farms Park, Marvin Lane Park, and Sunnyview PPG Park) available to local residents. I am not a city planner, but a park across the street from a manufacturing zone is not logical. I trust Del-Mor to address any residential concerns in their detailed final design, and urge city staff to move forward as soon as possible with formal approval of the Del-Mor proposal. There are 57 members of our community on a waiting list who are simply looking for a reasonable place to call home.

Brett Latta

Brett Latta, 376 North Sandusky Street

From: Kim Gepper on behalf of R Thomas Homan
To: Elaine McCloskey
Subject: FW: Curtis Street
Date: Wednesday, January 17, 2018 1:38:26 PM

From: Jim Dietz [mailto:jim.dietz.bear@gmail.com]
Sent: Wednesday, January 17, 2018 10:31 AM
To: R Thomas Homan <rthoman@delawareohio.net>
Cc: Carolyn Riggle <criggle@delawareohio.net>
Subject: Curtis Street

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

I just read a post about a Planning and Zoning meeting tonight involving DEL- MOR Dwellings and Curtis Street (and your two emails were referenced in the posting, so I am emailing you)

As I get older, and given today's 'climate', I feel a need to start communicating with my leadership... so here goes (and I have youth group meetings from 5-8 every Wednesday, so I am unable to attend tonight)

While admittedly, I do not have any personal experience with DEL MOR, I know we need more living units referenced / described in the application for Curtis Street

I personally would be find with such a residential structure next to my house;

From a planning standpoint, they are not proposing to drop a 'high density' structure in the middle of a single family neighborhood.... there are numerous non-residential structures to the east, multi-family to the north, property owned by the Salvation Army to the south and one abutting residence to the west

I am not sure who is speaking for the future residents of this propped facility, so this is my 2 cents

Jim Dietz
248 N liberty St
Delaware, OH 43015

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From: Lisa Keller
To: Elaine McCloskey
Subject: FW: Rezoing of 250 Curtis Street
Date: Wednesday, January 17, 2018 12:41:07 PM

Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Travis Irvan [tirvan@gmail.com]
Sent: Tuesday, January 16, 2018 9:42 AM
To: Lisa Keller
Subject: Rezoing of 250 Curtis Street

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Councilwoman Keller,

I am writing to you to express concerns about the proposed rezoning of 250 Curtis Street. A number of people in my neighborhood, Curtis Farms, have concerns about this rezoning and would like to see this proposal be denied. I realize this request for rezoning is still at the Planning Commission level- http://www.delawareohio.net/wp-content/uploads/20180117-planning-packet.pdf- but wanted to bring it to your attention that this is a rezoning that your constituents do not want to see go through.

Thank you.

Travis Irvan

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

From: Lisa Keller
To: Elaine McCloskey
Subject: FW: Re-zoning of 250 Curtis Street
Date: Wednesday, January 17, 2018 12:43:30 PM

Lisa M. Keller
City of Delaware
Council Member; 2nd Ward
(740) 203-1013
lkeller@delawareohio.net

From: Nick Slee [nickdslee@gmail.com]
Sent: Monday, January 15, 2018 1:18 PM
To: Lisa Keller
Subject: Re-zoning of 250 Curtis Street

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Hi Lisa,

I am a homeowner in the Curtis Farms neighborhood and live very close to the 250 Curtis Street property (Live on carolyn lane). I noticed that area is up for rezoning in order to build an affordable housing development by Del-Mor dwelling. I wanted to let you know that I am not in favor of this re-zoning and that I believe it could be detrimental to the neighborhood. The increased traffic, potential increase in crime and the impact on our home values are all reasons that this re-zoning should not be approved. Please help my family and our neighborhood in not approving the re-zoning ammendment. If it passes and this development is built, we will be looking to live elsewhere. Thank you!

Nick Slee
614-282-8402

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From: Kim Gepper on behalf of R Thomas Homan
To: Elaine McCloskey
Subject: FW: City Council Hearing Tonight
Date: Wednesday, January 17, 2018 2:13:45 PM

From: chad@curtisfarmshoa.org [mailto:chad@curtisfarmshoa.org]
Sent: Wednesday, January 17, 2018 1:46 PM
To: R Thomas Homan <rthoman@delawareohio.net>; Carolyn Riggle <criggle@delawareohio.net>
Subject: City Council Hearing Tonight

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Good Afternoon,

I wanted to reach out and voice a few of my concerns with the rezoning of 250 Curtis Street. These concerns have been expressed to me by my community as well as my concerns for my family.

When I moved to Delaware I did my homework before investing in a new home. The comprehensive plan for this lot was for a single family. So there were no concerns that this would ever be a multi-unit development at the entrance to my development. Now I'm faced with a care facility being built right on top of me. I would like to request that a Community Impact Assessment. I know that the builder stayed just under the 50 units to require this, but see that the in **1191.01. - General provisions** section *a CIA may be required, at the discretion of the Planning Director or the Planning Commission, for projects requiring rezoning, platting or development plan review where unique site conditions or project characteristics exist or when the proposed project will significantly impact on City services or facilities.* I think that this is a slam dunk case for this. This is very unique since there are so many zoning issues that they want passed and they don't have any units over 13. This is a big undertaking and should have an assessment done to see how it would affect the community.

Del-Mor Dwellings provides housing for residents with severe, persistently disabling mental illness. They are trying to put a development on Curtis street at the entrance of a large subdivision in Delaware. This development would require staffing to be on site 24/7 to monitor the residents. These aren't your normal residents that need assistance because they have physical disabilities, but mental issues. They don't mention this in the plans anywhere. They want everyone to believe that this is just for physically disabled residents. However, their website calls out that they provide housing for residents with severe, persistently disabling mental illness. Our kids bus stop is only 3 houses down from where this development would go. That has me deeply concerned that the residents staying in the outer buildings will have zero monitoring and other residents can go as they wish. I have a family member that has schizophrenia and depending on their mood or if they have taken their meds or not will decide how they interact with others. With our children waiting for the bus just 3 doors down I fear what could happen to them.

On Del-Mor's website they state that a 13 unit facility is the "sweet"spot. So why would we try and triple this on a lot that isn't built for that many people? Is this a good mixture to put residents with mental issues next to a complex that is well known for it's crime and drug

use? That just puts these new residents at risk to be taken advantage of or even have their medications stolen and sold on the streets.

Since they have a center unit that is monitored 24/7 and the houses on the outside of the center can go to this unit to eat this sounds more like like a "care facility" than a multi family development.

They want to change the zoning requirements in which you must provide a minimum of 600 square feet for rental housing, so they can build 450 square feet housing to squeeze 48 units on this property. This is all being done to get the tax credit and Government funding because they can't fit 48 units on this small lot unless they shrink down the rooms. Is that fair to the residents living there? Is that fair to the residents that already live there? We just received a tax hike not a decrease and this will only hurt our homes value.

Changing the zoning requirements of how many people can live on 3.64 acres. Currently 2.5 - 4 units per acre to 13.18 units per acre. Tripling the zoning requirements of what is aloud today. That throws up red flags everywhere. That is way too many buildings for that small of a lot. Then you through in our large development and I worry about the amount of traffic that will increase and can our utilities handle this volume?

Change the zoning requirement on how many parking spaces you need to provide per unit in order to add 48 units in total on the lot. So when they don't have enough parking than they will park along the streets making it hard to see coming and going from our development. I think that this is all being down to squeeze 48 units into this small lot so they don't loose out on the tax credits.

Could you also forward this email to the planning commissioner and city council? I want to make sure that nobody is blind sighted by what this builder is trying to do.

Please let me know if you have any questions or would like to talk about anything that I've brought up. i look forward to a response and will see everyone tonight at the hearing.

Chad

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Lance Schultz

From: Tom Wolber <tkwolber@owu.edu>
Sent: Monday, January 22, 2018 3:26 PM
To: Bruce Pijanowski; Adam Moore
Cc: David M. Efland; Carolyn Riggle; Thomas Wolber
Subject: Del-Mor Dwellings

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Hi Bruce:

Del-Mor Dwellings at 30 N. Franklin St. has proposed a new 48-unit development for people with disabilities at 250 Curtis St., at the corner of Curtis and Firestone. On 1/17, the Planning Commission discussed the project for almost 3 hours, only to table the decision until 2/7. Curtis Farms residents raised many objections. Reading between the lines of their statements, I sense an emotional fear of the unknown. Consciously or not, they seem to see physical, mental, and emotional disabilities as something that is potentially dangerous to the community and their children, and they don't want to see a Del-Mor facility in their neighborhood. One person mentioned the proximity of Schultz Elementary School as a safety issue, but that building is a mile away from the proposed site!

I have drafted a lengthy article about the issue, looking at it from all sides, and have a simple evidence-based question. What kind of interactions has the Delaware Police Department had with Del-Mor facilities such as the one at 241/243/245 Park Ave.? Have their been problems (e.g., crime and drugs)? Do Del-Mor occupants pose a danger to their neighborhoods or are they more likely to be victims themselves, as executive director Jim Wilson pointed out? I will also talk to Jim Wilson directly about their policies if and when someone does violate the rules; I can't imagine they would accept such an individual to the facility in the first place.

Thanks! I assume the Planning Commission (and eventually City Council) would also like to know the information you have on Del-Mor, so I would encourage you to share it with these entities as well.

Sincerely,

Tom Wolber
1/22/18

Lance Schultz

From: Carolyn Riggle
Sent: Thursday, January 18, 2018 4:36 PM
To: David M. Efland
Cc: Elaine McCloskey
Subject: Fwd: Concerned about re-zoning in my area

Sent from my iPhone

Begin forwarded message:

From: "Kurt A. Hildebrand" <kurtahildebrand@gmail.com>
Date: January 17, 2018 at 4:33:53 PM EST
To: <criggle@delawareohio.net>
Subject: Concerned about re-zoning in my area

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Dear Mayor Riggle,

My wife sent you an email earlier today expressing her concerns about the proposed re-zoning of the land on the corner of Curtis Street and Firestone Drive. I would like to second her comments (below), as I am equally worried about the potential impact to our community. We really need the assistance of legal counsel but were not aware of the proposal until very recently. Thank you for taking the time to read about the various reasons that I am so concerned.

Kind Regards,

Kurt Hildebrand
119 Firestone Dr.
Delaware, OH 43015

****
****

Dear Mayor Riggle,

I am writing to you today regarding the re-zoning proposal for the land on the corner of Firestone Drive and Curtis Street. I am a resident of the Curtis Farms subdivision and live on Firestone Drive. I have spent the past few days researching the proposal, and I have serious concerns. First, the signs announcing the Planning and Development meeting were not put up until late last week, and for 4 days the sign on Firestone was facing the opposite direction from the road from the road. Because of this, it is highly unlikely that residents driving past it knew what the sign was for or noticed it at all. We have been trying to spread the word throughout the community to make sure people have had the

opportunity to learn about the proposal and attend tonight's meeting, but there are certainly many households that are still unaware. We have been scrambling to understand the changes that are being proposed, and while I think we have uncovered a great deal, we have not had time to obtain a lawyer to assist us. We feel that the proposed use of the property would have a significant impact on our community, and would like to request an extension.

Based on the information I have learned in the short amount of time I've had to research along with other members of our HOA, I have the following concerns:

1) Parking & Density – The normal requirement for parking in an apartment complex is 2 spaces per unit. The plan being proposed indicates only 1 parking space per unit is needed. If most of the residents are unable to drive, what about their visitors? Firestone Drive already has a lot of cars parked on the street. We can't afford to have even more. With respect to density, 13 units per acre is significantly more dense than what the current zoning would allow. The comprehensive plan says that land should be for medium density single family homes. We purchased our homes with the expectation that the land would remain as such.

2) Size of facility – I understand that Del-Mor Dwellings has a very good reputation, and I have no reason to believe that isn't the case; however, what Mr. Wilson is proposing would have significantly more units than any of Del-Mor's existing properties. This endeavor cannot be compared to any of the existing properties, and the size is very concerning.

3) Additional Impacts to Community – It is interesting that the number of units in the plan is 48, which is only 2 units below the number that would require a Community Impact Assessment. Could this be intentional? We are a large, growing community, and I would like to request the a CIA be completed. The proposed property does not seem compatible with the surrounding area.

4) The plan uses the term "multi family unit," yet the plan indicates that there will be staff members living there. There will also be a shared use area providing meals and other services to all residents. That is not typical of a multi-family housing unit. It seems that it would actually be a residential care facility with 48 residents, which would require a Conditional Use Permit since it is more than 8 people.

Could I ask that you please forward this email to the Planning Commissioner as well as City Council prior to tonight's meeting?

I appreciate your time, and trust that you will take these concerns into consideration. I feel strongly that we should have the opportunity to obtain adequate legal representation.

Respectfully,

Jessica Hildebrand
119 Firestone Dr
Delaware, OH 43015

Kurt A. Hildebrand
119 Firestone Dr.
Delaware, OH 43015-4251
419-557-4515 Home
937-681-3963 Cell

614-453-8719 Fax
kurtahildebrand@gmail.com

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Lance Schultz

From: Jim Wilson <jwilson@delmordwellings.org>
Sent: Friday, January 12, 2018 4:22 PM
To: Greg Barnes
Subject: RE: Curtis and Firestone rezoning inquiry

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I'm glad for your reply Greg. I live locally and my office is in downtown Delaware. If you could offer an hour of your time, I would be glad to take you on a driving tour to see some other properties we have in Delaware. The tour would include our most recent new construction project completed in July, 2016, as well as the first new construction project I was involved in when I began my career with Del-Mor Dwellings in 1994, 23 long years ago. That project looks as good as the day it was built.

There is serious money that will be brought to the design/construction/maintenance of these very attractive/durable buildings. Some of the other neighbors I spoke with said they had confidence that we would take good care of the property because they noticed that after we purchased the property in June, 2016, the foot tall grass and weeds began to get mowed on a weekly basis and it began to look like a yard again.

I'm eager to tell you our organization's story, show you firsthand what our buildings look like, and provide you with confidence that we would be a great neighbor. Our project would great things visually for the entryway into Curtis Farms.
I look forward to your call. Again, I can be reached at 740-207-1339.

Jim Wilson, Executive Director
Del-Mor Dwellings Corp.
30 N. Franklin Street
P.O. Box 1495
Delaware, Ohio 43015
Ph: 740-363-5562/877-295-0844
Fax: 740-363-6736
jwilson@delmordwellings.org

From: Greg Barnes [mailto:Greg.Barnes@alliedmin.com]
Sent: Friday, January 12, 2018 4:01 PM
To: Jim Wilson
Subject: Re: Curtis and Firestone rezoning inquiry

Hi Jim.
I appreciate you reaching out to me.
I was originally concerned about what the property was going to be rezoned to. I really didn't want to see apartments or low income housing going in. We have a lot of pride in Curtis farms, and didn't want to see the property values decline.
I don't know much about your type of business and how it would affect our neighborhood.
Do you have any history on what you see 5+years after going in?

Thanks
Greg

Sent from OWA on Android

From: Jim Wilson <jwilson@delmordwellings.org>
Sent: Friday, January 12, 2018 3:43:53 PM
To: Greg Barnes
Cc: David M. Efland
Subject: RE: Curtis and Firestone rezoning inquiry

Hello Greg,
I would be glad to meet with you individually, or as a group with other Firestone Drive neighbors who would like to know more about Del-Mor Dwellings and this prospective project at a time convenient to you. I can be available anytime this weekend, or on Monday or Tuesday prior to the Planning Commission on Wednesday. I have already met with three neighbors most proximate to the 250 Curtis Street site.

Del-Mor Dwellings is a nonprofit organization based in Delaware, and has been providing supportive housing resources to members of the Delaware community for the past 27 years. We are an organization committed to operational excellence, and place great importance on our neighbor relationships in the communities where we have a presence.

If you would like to suggest a place and time to meet, I will be sure to make myself available. Please feel free to call my cell phone number: 740-207-1339.
Thank you for reaching out. In a large subdivision like Curtis Farms it is difficult to determine who may have an interest and who does not.

Jim Wilson, Executive Director
Del-Mor Dwellings Corp.
30 N. Franklin Street
P.O. Box 1495
Delaware, Ohio 43015
Ph: 740-363-5562/877-295-0844
Fax: 740-363-6736
jwilson@delmordwellings.org

From: David M. Efland [mailto:defland@delawareohio.net]
Sent: Friday, January 12, 2018 2:10 PM
To: 'ggb@alliedmin.com'
Cc: Jordan Selmek; Jim Wilson
Subject: Curtis and Firestone rezoning inquiry

Greg – Thank you for contacting us. We are just publishing the Planning Commission packet including this case as I write this. Once completed I will forward a completely copy or send a link where you can down load the full information. Would you kindly give me call to discuss any other questions you might have so that I might know exactly how I can serve you best and perhaps just answer any zoning related questions expeditiously? My contact information is below.

Also, copied here is Jim Wilson of Del-Mor Dwellings who is the applicant for the proposed development in this case. It might be best to discuss with him directly any questions about his development as well.

David M. Efland, AICP
Director of Planning & Community Development

City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
www.delawareohio.net

740-203-1600 - Phone
740-203-1699 – FAX

Home of Ohio Wesleyan University
An Ohio Main Street Community – Main Street Delaware
MONEY Magazine – 100 Best Places to Live in America 2017.
Forbes Top 10 *"Best Places to Raise a Family"*
An AARP *"Livable Community"*

Dear Dave,

I just received a call from Greg, a resident on Firestone, who is inquiring about the details of the rezoning at Curtis and Firestone. He would like some of the details of the project so he and his neighbors could be better informed before the meeting. His contact e-mail is ggb@alliedmin.com

Thanks!

Jordan A. Selmek
Zoning Officer

City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
www.delawareohio.net
740-203-1600 – Phone
740-206-1699 – Fax

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Lance Schultz

From: David M. Efland
Sent: Thursday, January 25, 2018 4:12 PM
To: Elaine McCloskey; Lisa Keller
Cc: 'stacy simpson'
Subject: RE: Del-Mor Complaint

Thank you Elaine. He has a call into my voice mail that I just simply have not had an opportunity to return but it sounds like you captured his issues herein.

David M. Efland, AICP
Director of Planning & Community Development

City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
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An AARP *"Livable Community"*

From: Elaine McCloskey
Sent: Thursday, January 25, 2018 4:09 PM
To: David M. Efland; Lisa Keller
Cc: 'stacy simpson'
Subject: Del-Mor Complaint

I received a call from a Craig Campbell today regarding Del-Mor Dwellings. He lives at 183 Curtis Street and is concerned over the potential development. I provided him with information regarding the past Planning Commission meeting and he states that he did watch it on YouTube. I also let him know that the full packet was available on the website and provided him with information on the Work Session and the schedule for both Planning and Council.

Throughout the conversation he mentioned a few things:

1. He was concerned that there would be a guard rail placed on Curtis street to keep the residents that reside at Del-Mor from walking into the road.
2. He is concerned that they have a lock down period and that they could overpower staff and get lost.
3. He is worried about the safety of his family in the event that there is an incident.

I encouraged him to attend the meetings so that he could receive first hand knowledge. If you want to reach out to him his number is 614-947-9624.

Thank you,

Elaine McCloskey
City Council Clerk
City of Delaware
1 S. Sandusky St.
Delaware, Ohio 43015
740-203-1013 office
740-203-1024 fax
www.delawareohio.net

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Lance Schultz

From: David M. Efland
Sent: Friday, January 26, 2018 2:00 PM
To: 'Sarah Lester'
Subject: RE: Meeting 1/29 Del-Mor
Attachments: 20180129 planning work session.pdf

Sarah - per your request attached is the Commission Work Session packet and attached materials including the start of questions/discussion items. Have a wonderful weekend -I know I need the rest!

David M. Efland, AICP
Director of Planning & Community Development

City of Delaware
1 S. Sandusky St.
Delaware, OH 43015
www.delawareohio.net
740-203-1600 - Phone
740-203-1699 – FAX

Home of Ohio Wesleyan University
An Ohio Main Street Community – Main Street Delaware MONEY Magazine – 100 Best Places to Live in America 2017.
Forbes Top 10 "Best Places to Raise a Family"
An AARP "Livable Community"

-----Original Message-----
From: Sarah Lester [mailto:sarah.lester@rapidassemblyllc.com]
Sent: Thursday, January 25, 2018 7:38 AM
To: David M. Efland
Subject: Re: Meeting 1/29 Del-Mor

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Thank you ☺

Thank you and have a wonderful day,
Sarah Lester

> On Jan 25, 2018, at 6:40 AM, David M. Efland <defland@delawareohio.net> wrote:
>

> Hi Sarah. Thanks for the update. Glad to hear you had an opportunity to connect with Jim. Yes. We hope to have some basic questions that I received from commissioners or that I noted at the hearing. If and when finalized I will send out to Jim, you, and obviously the commission.
>
> David Efland
>
> (sent from my mobile device - please excuse typos and auto fill in
> mistakes)
>
> -----Original Message-----
> From: Sarah Lester [sarah.lester@rapidassemblyllc.com]
> Received: Wednesday, 24 Jan 2018, 10:48PM
> To: David M. Efland [defland@delawareohio.net]
> Subject: Meeting 1/29 Del-Mor
>
> _____
> ***ATTENTION: This email came from an external source. Do not open
> attachments or click on links from unknown senders or unexpected
> emails.*** _____
>
>
> Hello Dave,
> I hope all is well. I wanted to touch base with you in regards to Curtis Farms, and Del-Mor. I met Jim today, and spent several hours touring the properties. I did ask him again how many properties he has in Delaware. He didn't know that answer, he only knew the number of total units. The properties were in good shape. Jim mentioned you would be emailing him a list of questions that will be asked or discussed in Monday's meeting. Could you send me that list as well? Also, I would like to get confirmation on the time of the meeting on 1/29. Look forward to hearing from you.
>
>
> Thank you and have a wonderful day,
> Sarah Lester
>
>
> _____
>
> This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

From:	Sarah Lester
To:	Elaine McCloskey; Carolyn Riggle; Lisa Keller
Subject:	[BULK] Curtis Farms HOA Part 1
Date:	Friday, February 02, 2018 12:21:50 AM
Attachments:	Part 1 We want to ask the committee to turn this project down on the simple fact of the Comprehensive Future Plan Map shown below.pdf
Importance:	Low

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Hello,
I hope all is well. I tried to send this attachment the morning of the work session to all the emails I could find for the commitee. The file was too large, and was rejected.There were a few things brought up at the work session meeting I would like to address as well.

~Law allows aide or friend / spouse to live in the apartments. But they are using the fact that there is only one bedroom to justify the more dense population despite the fact that two could live there because of marriage or having an aide.

On my tour with Jim he introduced me to couples in units.

~From my understanding with Park ave 4 buildings 18 units is 2 separate apartment complexes. They are neighboring complexes. The parking lot was laid out before Del-Mor took over, and is larger than what he would build for a new property.

~Jim, and I do agree that where there are people, there will always be a need that never stops. We can only do our best to help who we can.
~This apartment complex will not be helping only Delaware's needs, but surrounding county citizens as well.
~The properties I visited were well maintained, no bandaids were used that I saw. I told him that he can manage smaller buildings very well! I commend him for his work.
~ I don't believe the right amount of thought went into where these unit are proposed.
~I'm not sure why we spend the time, energy, and funds to make a Comprehensive Future Plan Map if it can be dismissed/changed/ignored by the planning and development department so easily.

Thank you for your time,
Sarah J. Lester
Curtis Farms HOA
614-787-2546
Sarah.Lester@rapidassemblyllc.com

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

Dear Committee,

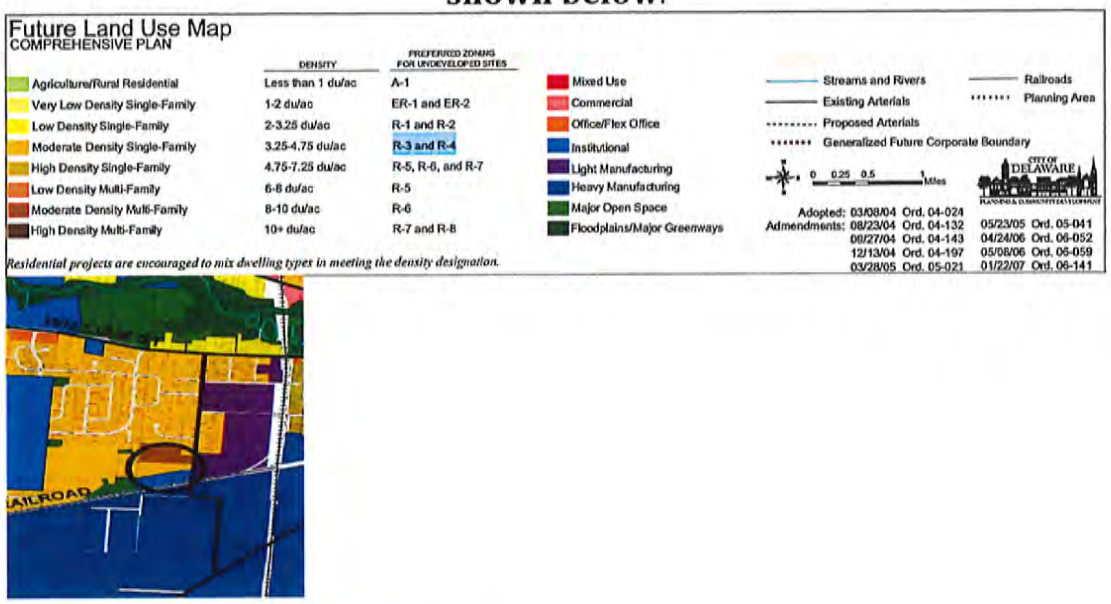
We are asking you to please read over this information before making a decision. We have been researching as much as we can while still working, and dealing with life. We will continue to research, and send all findings. Make no doubt, the surrounding areas are AGAINST the changes that are asked by Del-Mor.

1123.03. - Purpose.

The purpose of this Zoning Ordinance is to promote and uphold the public health, safety, general welfare and morals of the City through regulation of the use of land and of the type, size and use of structures. More specific purposes are to:

B. Ensure and encourage the most appropriate use of land to stabilize and preserve property values, to protect against congested and unsafe traffic conditions, to provide safety from hazards such as fire, flood, water and air contamination, and to guarantee adequate light and air and open space to all residents of the City.
E. Regulate and restrict the location, bulk, height, design and land coverage of buildings to protect the character and value of the City's residential, business, industrial, institutional and recreational areas.
F. Regulate the area and dimension of lots, yards and other open spaces.
G. Regulate and limit the density of population to prevent overcrowding of the land and excessive concentration of the population.
H. Ensure efficient traffic circulation, manage congestion on the streets and improve public safety by locating buildings and uses adjacent to streets in such a manner that they will cause the least interference with, and be damaged least by, traffic movements.
I. Facilitate development of land uses according to a comprehensive design that ensures the availability of and provision for adequate traffic capacity, water and sewer service, schools, public parklands and other such public facilities.

"Comprehensive Future Plan Map", and County Auditor "Use Code" shown below.



Delaware County Auditor site

Use Code for 250 Curtis St.

"511" Meaning: Taxable residential real property

"Single Family Dwlg" A **stand-alone house** (also called a **single-detached dwelling, detached residence** or **separate house**) is a free-standing residential building. Sometimes referred to as a **single-family home**, as opposed to a multi-family residential dwelling.

Property Information		
Parcel Number	519-344-16-044-000	Property Address:
Owner Name	DEL MOR DWELLINGS CORP	250 CURTIS ST
Owner Address	250 CURTIS ST DELAWARE OH 43015	DELAWARE OH 43015
Tax District	14 DELAWARE CORP	
School District	2103 DELAWARE CSD	
Neighborhood	14187 Del Corp 187	Tax Payer Address:
Use Code	511 Single family Dwlg Unplat 0-09.99 acres	DEL MOR DWELLINGS CORP
Acres	3.63900	
Description		PO BOX 1495 DELAWARE OH 43015 USA
LANDS 19 5 3 19		

1148.02. - General criteria for all conditional uses.

B. Will not be detrimental to property values in the immediate vicinity.

Statistics Source: https://www.realtor.com/news/trends/things-that-affect-your-property-value/

High concentration of renters

The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the American Community Survey.

If a home value is $250,000 by approving this, homeowners can lose $34,500(+/-) of their investment.
(This doesn't calculate the loss due to the Stigmatism associated with mental illness)

After the first Planning meeting, we as a community were a little confused as to why the majority of what Jim Wilson, and his supporters were discussing wasn't about the current 4 proposals, but of disabilities. We wanted to understand why so much time was spent on Disability. We found Del-Mor's form 990, where we found under "Summary" the term "Severe Persistent Disabling Mental Illness"

Source: IRS

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493034004007

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at *www.IRS.gov/form990*

OMB No 1545-0047

2015

Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 07-01-2015 , and ending 06-30-2016

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
Del-Mor Dwellings Corp

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
PO Box 1495

City or town, state or province, country, and ZIP or foreign postal code
Delaware, OH 43015

D Employer identification number
31-1302382

E Telephone number

G Gross receipts $ 1,370,951

F Name and address of principal officer

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ N/A

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1990

M State of legal domicile OH

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
The organization provides rent assisted permanent supportive housing to persons living w/ severe persistent disabling mental illness. Approximately 53,000 days of housing were provided to 160 persons in a four county area

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3 Number of voting members of the governing body (Part VI, line 1a)	3	7
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	7
5 Total number of individuals employed in calendar year 2015 (Part V, line 2a)	5	12
6 Total number of volunteers (estimate if necessary)	6	

Source for related terms:
https://nrepp.samhsa.gov/Docs/Literatures/Behind_the_Term_Serious%20%20Mental%20Illness.pdf

Related terms: chronic mental illness, severe and persistent mental illness, serious and persistent mental illness, severe mental illness, schizophrenia, schizoaffective disorders, delusional disorder, manic– depressive disorder, major depressive disorder, bipolar and related disorders, psychotic disorders, posttraumatic stress disorder, obsessive-compulsive disorder, substance use disorders, eating and feeding disorders, affective disorders, and mood disorders

Source: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2435074/

Overview of the Severe and Persistent Mental Illnesses

"Severe and persistent mental illness" is a term that is commonly used to refer to a collection of mental disorders that usually affect people in early adulthood and often have profound effects on family relations, educational attainment, occupational productivity, and social role functioning over the life course. Disorders typically subsumed under this rubric include schizophrenia, schizoaffective disorder, bipolar disorder, major depression, autism, and obsessive-compulsive disorder. Taken together, these disorders affect at least 2.8% of population, or 5 million people (National Advisory Mental Health Council [NAMHC], 1995).

When a homeowner is asked by a potential buyer "What is that place?" and reply would be "A Severe Persistent Disabling Mental Illness housing for low-income"

Stigmatizing attitudes toward people with mental illness are common, unfairly so, but common. This will be a factor that not only devalues our home, but also make it much more difficult to sell our homes if you approve development.

A. Density - the degree of compactness for such vast number of units.
    - Just too many units per acre
    - Current zoning would require 12 acres in order to build 48 units, yet proposed site is 3.64 acres.
    - In addition to density, Del-Mor does not operate any facilities that are even close to number of units proposed for the property
    - Density does not allow for any real green space for recreational activity on the property
B. Not a suitable location
    - Crime rate of area Hidden Ridge, Del-mor (Jim Wilson) acknowledged high crime there. Jim proposed building a fence to divide area between Hidden Ridge, and 250 Curtis St.
        - Where exactly would the fence be? Would it be around the entire facility?
        - How high would this fence be?
        - A DATA bus stop has been added by the entrance of Hidden Ridge, and the bus line is expected to be used by the majority of the residents, as it is believed that few will drive. How effective would a fence actually be if tenants will still spending time in close proximity, outside of the fence?
    - There isn't shopping, any outdoor space, or activities outside. There are railroad tracks across the street, ponds, and industries with heavy equipment.

- Increased traffic and need for parking
- Safety for all tenants, and neighbors!

C. Timing
- A re-zoning proposal usually requires 3 meetings (is this 3 meetings with City Council or Commissioners?) Mr. Wilson is requesting to have an exception made to only require 1 meeting.
- Commissioners made it clear on meeting on 1/17 that this request requires a significant amount of information to be reviewed
- What is the justification for trying to fast-track the approval?

D. In an email to the City Officials on 1/24, Mr. Wilson asked the following question:
" If Del-Mor Dwellings and it's residents were creating public safety or any other kind of problems for our community and our neighborhoods during its 28 year operating history, then why over this extended period of time have these ill effects not been a topic of public discussion, earning the ire of our neighbors, scrutiny by law enforcement, and the critical attention of officials and opinion leaders in the community?"

- Is it fair to imply that the 48 units Del-Mor is asking to build are a fair comparison to his existing properties? The safety of the community has been mentioned, but shouldn't the safety of the tenants be taken into account as well?

E. 1147.04. Section B states ..
- At a minimum, the standards shall address lot size, Density
- lot frontage, setbacks, Pond security for neighboring children is a safety concern for distance from sidewalks. Phase 2 is it set back to current standards on Curtis?
- Building height - The height of the 3 buildings holding 8 units each will they supersede the houses in the neighborhood?
- Parking needs to stick with the standards, due to the lack of overflow parking. 2 per unit for future purpose.
- Signage, What type of signage and location?

F. 1171.04. - Performance standards.
- No land or structure in any district shall be used or occupied in any manner to create a dangerous or objectionable condition, substance or element, in such a manner or in

Source: http://www.newgeography.com/content/003945-health-happiness-and-density

A significant health issue relates to the scourge of Mental Illness. There is convincing evidence showing adverse mental health consequences from increasing density.

A monumental Swedish study of over four million Swedes examined whether a high level of urbanization (which correlates with density) is associated with an increased risk of developing psychosis and depression. Adjustments were made to cater for individual demographic and socio-economic characteristics. It was found that the rates for psychosis (such as the major brain disorder schizophrenia) were 70% greater for the denser areas. There was also a 16% greater risk of developing depression. The paper discusses various reasons for this finding but the conclusion states: "A high level of urbanisation is associated with increased risk of psychosis and depression".

Another analysis, in the prestigious journal Nature, discusses urban neural social stress. It states that the incidence of schizophrenia is twice as high in cities. Brain area activity differences associated with urbanisation have been found. There is evidence of a dose-response relationship that probably reflects causation.

There are adverse mental (and other) health consequences resulting from an absence of green space. After allowing for demographic and socio-economic characteristics, a study of three hundred and fifty thousand people in Holland found that the prevalence of depression and anxiety was significantly greater for those living in areas with only 10% green space in their surroundings compared to those with 90% green space.

I looked up a few Del-Mor Dwelling locations, surrounding SFH value, and Walk Scores. All sources for this data is found on Zillow.com

250 Curtis St Walk Score 13 out of 100.

About this Location

250 Curtis Street has a Walk Score of 13 out of 100. This location is a Car-Dependent neighborhood so almost all errands require a car.

This location is in Delaware. Nearby parks include Marvin Lane Park, Roy Rike Field and Blue Limestone Park.

This isn't a good option for people that don't drive.

241 Park Avenue

Delaware, Ohio, 43015

Commute to **Downtown Delaware**

2 min 3 min 14 min View Routes

Favorite | Map | Nearby Apartments

More about 241 Park Avenue

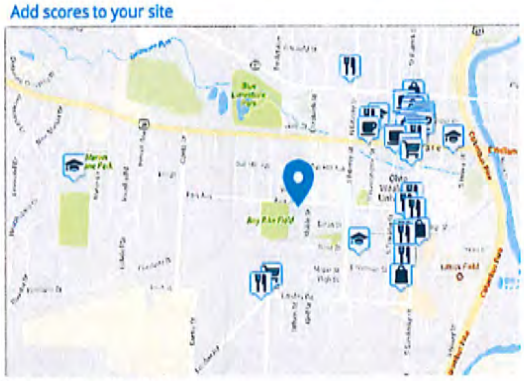
Walk Score 57

Somewhat Walkable

Some errands can be accomplished on foot.

About your score

Add scores to your site



241 Park Avenue

167 Lake Street

Delaware, Ohio, 43015

Commute to **Downtown Delaware**

2 min 4 min 17 min View Routes

Favorite | Map | Nearby Apartments

Looking for a home for sale in Delaware?

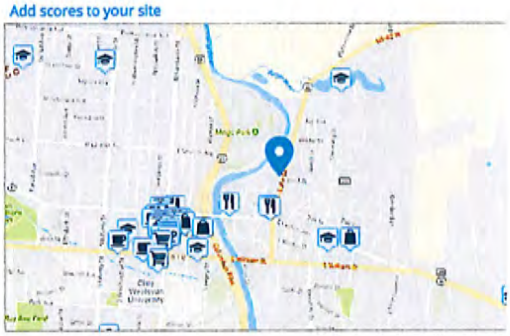
Walk Score **49**

Car-Dependent

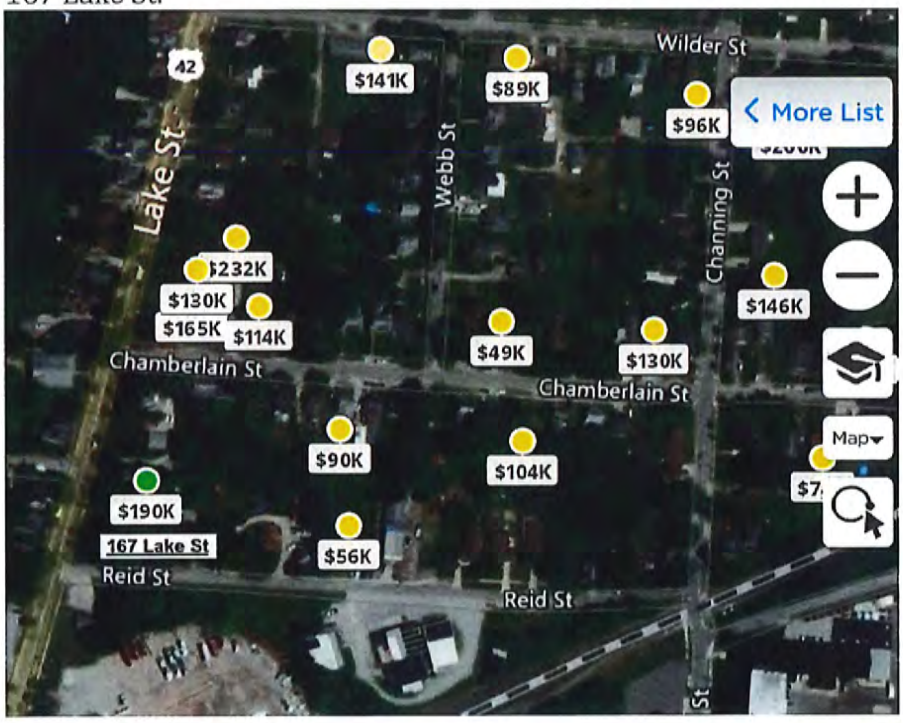
Most errands require a car.

About your score

Add scores to your site



167 Lake St.



102 Potter Street

Delaware, Ohio, 43015

Commute to Downtown Delaware

2 min 4 min 17 min View Routes

Favorite | Map | Nearby Apartments

Looking for a home for sale in Delaware?

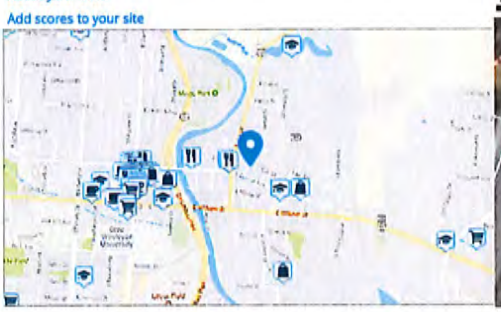
Walk Score 53

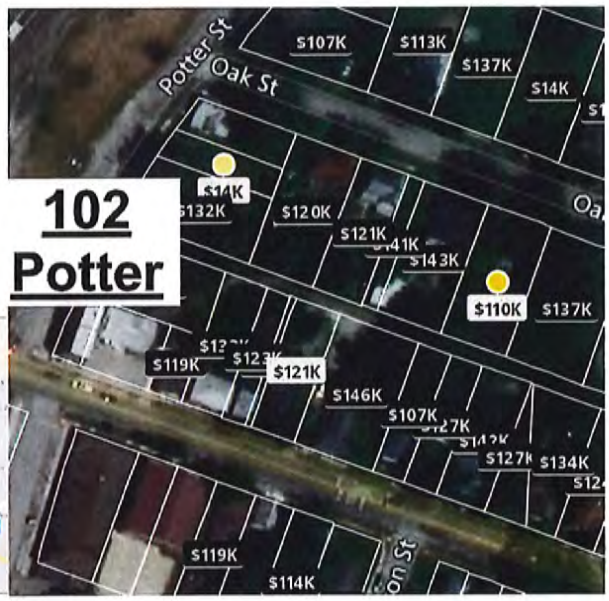
Somewhat Walkable

Some errands can be accomplished on foot.

About your score

Add scores to your site





36 South Washington Street

Delaware, Ohio, 43015

Commute to Downtown Delaware

1 min 3 min 1 min 5 min View Routes

Favorite | Map | Nearby Apartments

Looking for a home for sale in Delaware?

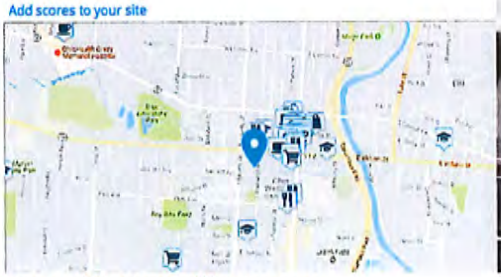
Walk Score 88

Very Walkable

Most errands can be accomplished on foot.

About your score

Add scores to your site



https://www.zillow.com

In closing, the majorities of the surrounding areas are against the changes that are proposed by Del-Mor for 250 Curtis St Delaware, Ohio 43015.

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2017-3115-3118
REQUEST: Multiple Requests
PROJECT: Del-Mor Dwelling Corporation
MEETING DATE: January 17, 2018

APPLICANT/OWNER
Del-Mor Dwellings Corporation
30 North Franklin Street
Delaware, Ohio 43015

REQUEST
2017-3115: A request by Del-Mor Dwellings Corporation for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
2017-3116: A request by Del-Mor Dwellings Corporation for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
2017-3117: A request by Del-Mor Dwellings Corporation for approval of a Preliminary Development Plan for an actively owned and managed 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District).
2017-3118: A request by Del-Mor Dwellings Corporation for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for an actively owned and managed 48 dwelling unit affordable housing development.

PROPERTY LOCATION & DESCRIPTION
The subject 3.64 acre site is located at 250 Curtis Street and just north of Firestone Drive. The subject site is zoned PO/I Planned Office/Institutional). The property to the north is zoned R-5 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District), the property to the south is zoned R-3 (One-Family Residential District), the property to the east is zoned M-2 (General Manufacturing District) and the property to the west is zoned A-1 (Agricultural District).

BACKGROUND/PROPOSAL
The project is located on the north side of Firestone Drive on a 3.64 acre parcel at 250 Curtis Street. The parcel is owned by Del-Mor Dwellings Corporation, a charitable nonprofit organization established in 1990 with a mission to create high quality supportive housing resources in partnership with other community organizations. They have successfully acted upon this mission through development of several housing sites within the City of Delaware. Del-Mor Dwellings housing sites are developed and actively managed by them offering the opportunity for vulnerable, disabled members of the community to establish safe, decent and affordable housing designed to meet their needs as well as providing supportive services. Del-Mor Dwelling has owned the subject parcel since June 2016 acquiring it from the previous owner Amvets Post 102 according to County records.
The proposed development would be divided into two phases for a total of 48 single bedroom rental units for a technical dwelling unit density of 13.18 units per acre at full build out. However, it is important to realize due to the nature of the use proposed, the development, and the needs of the future occupants, each unit is a small studio or one bedroom unit (450 to 650 square feet). Each of the stand-alone buildings therefore is only slightly larger in building footprint than a typical single family house. The express purpose of the development is not traditional market rate rental units but rather rental units expressly established to provide high quality yet affordable housing opportunities and supportive services for Del-Mor Dwellings clients who generally are disabled members of our community and of lower income.
In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one story, eight unit building and three, two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 small single bedroom units in Phase 1, averaging about 600 sq. ft. per unit. Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings that would be two-stories each would be constructed in this area east of the main

building along with 14 additional parking spaces. Phase 2 would be likely constructed in 3 to 5 years after Phase 1 is constructed and would include small one bedroom units of approximately 650 sq. ft. each.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Medium Density Single Family for the subject site in the Delaware Run Sub-Area while the applicant is proposing a Mixed Use designation to allow the multi-family use, office use, wellness area and educational and support services uses within the main building. The medium density single family designation definition indicates single family housing in subdivisions at a gross density between 2.5 to 4 units per acre which includes landscaped entries and private open space is the suggested development type while a mixed use designation is defined as a mix of land uses on an individual site that provides a transition to adjacent land uses, using creative site design approaches.

Specific to the Comprehensive Plan sub-area in which the property is located, the Delaware Run Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to this site:

- LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
- LU27.5 Institutional uses, such as senior residential, are supported in the subarea.

The Comprehensive Plan has several other particularly relevant goals, objectives, and strategies related to this unique case as listed below for consideration.

Land Use Element – Supporting Principals

5. Neighborhoods will continue to integrate a mix of people and housing; development in older neighborhoods will be consistent with the type and density of the neighborhood; new developments will include a mix of housing types and will encourage connectivity and walking.
6. Mixed use, traditional development and clustered patterns will be emphasized; transit-oriented development will be promoted concurrently with the extension of commuter or light rail.
7. Natural systems, such as the Olentangy River system and woodlands, will be conserved and integrated into adjacent development in ways that minimize negative impacts and provide for a healthy ecosystem.
8. As the City grows outward to accommodate new growth, it will also strongly encourage growing inward through redevelopment and reinvestment in older areas.

Table M. Land Use Locational Criteria – City of Delaware

- Single-Family Residential - Locate on level to rolling landscape; Buffer from arterials with landscaping buffers 50 feet in width; Serve by civic and institutional uses; Incorporate neighborhood parks and playgrounds; Interconnect with adjacent neighborhoods, neighborhood-scale retail, schools, parks, and civic uses.
- Multi-Family Residential – Use as transition between single family and other uses; May incorporate into single family developments to provide land use transition; residential in character.
- Mixed Use - Locate in Downtown and adjacent areas; Locate at major intersections; Incorporate a mix of residential, retail, services, office, and civic uses; Interconnect with adjacent residential, retail, and industrial areas; Residential-style architecture (e.g. gables, masonry exterior, shingled roofs).
- Civic and Institutional - Use as transition between residential and non-residential areas; Locate along major arterials; Place at prominent locations within developments when appropriately scaled.

Land Use Objective – LU8. Continue to Require Appropriate Land Use Transitions to Ensure New Development is Compatible with Existing Areas. Land use transitions – at the community, neighborhood, or property level– must be appropriate to minimize negative impacts and to provide for a well-integrated

community. Proper transitions ensure a rational land use pattern that is consistent with the City's vision of itself.

LU8.1 Land use transitions will be consistent with the Future Land Use Map.

LU8.2 Appropriate land use transitions that successfully buffer single-family neighborhoods include multi-family uses, office uses, institutional uses, parks and recreation, open space, and landscape buffers.

LU8.3 Appropriate land uses that successfully buffer multi-family developments include two-family uses, office uses, parks and recreation, open space, and landscape buffers.

LU8.5 Mixed uses are located in the Downtown, at major intersections, and at transit-supported locations, and provide land use transitions to adjacent areas by lowering the density and matching or complementing the land use pattern of adjacent properties.

Community Character Objective – CC18. Promote Effective Edges for Developments. Residential developments along major arterials and railroad tracks must include landscaped and mounded buffers (privacy fencing is insufficient). Multi-family housing or office uses as transitions between residential and non-residential development. Non-residential developments must provide significant buffers along residential properties. Zoning Code provisions are a starting point.

Housing Element – Goal and Principals

The City's goal for Housing is: A full range of housing choices will be provided that meet the needs of all current and future residents.

The supporting principles for Housing are the following:

1. A diversity of housing choices will be provided, both owner- and renter-occupied and in all price ranges.
2. An emphasis will be placed on affordable housing, "move-up" housing, higher valued renter- and owner-occupied housing, and market rate housing in the Downtown.
3. An emphasis will be placed on homeownership to create an appropriate balance between renter- and owner-occupied housing.
4. New developments that integrate a mix of housing types and values will be supported.
5. Non-traditional approaches to neighborhood development will be encouraged, such as neo-traditionalism, open space subdivisions, and clustering on sites with outstanding natural features.

The Planning Commission, City Council, and community are encouraged to review the totality of the Comprehensive Plan in this regard rather than relying upon only the summary of major items noted above.

In conclusion, the subject site is a quintessential "transition area" with densely built, low and moderate income apartments to the north (medium density multi-family land use designation, zoned PUD), intensive manufacturing and automotive uses to the east (light manufacturing land use designation, zoned General Manufacturing), a single family house zoned Agricultural (and single family subdivisions beyond that zoned single family) to the east (medium density single family land use designation) and vacant land to the south that recently housed a Salvation Army Worship, Supportive Service, and Educational Center (institutional land use designation, zoned single-family). This is perhaps one of the more complex and completely mixed use areas of our community incorporating in close proximity to this site industrial, institutional, single family and multi-family residential, and rental and owner occupied land uses. It is important to note that the current PO/I zoning designation allows multi-family uses as a condition use. The proposed applicant is a non-profit entity that builds and maintains affordable housing opportunities together with supportive services for those with disabilities and low incomes. In this case, the first phase is planned to be financed through state and federal tax programs with a minimum 15 year ownership and affordability requirement which is typically extended to 30 years. The applicant has submitted an application with the Ohio Housing Finance Agency (OHFA) for tax credits that will help fund this development but also require management, oversight, affordability periods, and the like. Thus, this is more like an institutional use than a traditional multi-family development. The applicant has developed and currently owns several such sites throughout the City over the years with a good track record of building and maintaining their properties in addition to being responsive to surrounding neighbors. Therefore, it appears the proposed development would likely be more compatible

with the Comprehensive Plan taken in total and applying the very specific PMU zoning text than typical private apartment projects that currently are allowed as a conditional use on the PO/I zoned property (the current zoning of the site). Ensuring that this development is of appropriate size, scale, buffering and building materials to the adjacent single family residential development to the west is of paramount importance to ensuring an appropriate transitional use in this complex and mixed used area of the City.

- **ZONING:** As previously mentioned, the zoning for the subject site is PO/I which permits a wide variety of uses including multi-family residential as a Conditional Use, but the applicant, to their credit, requested a Planned Mixed Use Overlay (PMU) District to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the adjacent myriad land uses as discussed above. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to cluster the proposed development on a portion of the site while permanently preserving the heavily wooded portion of the site. This has the added benefit of orienting the use toward the more intensive uses to the north and east (and potentially south) as well as the Curtis St. and Firestone Dr. intersection. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. In this instance, the preservation of a wooded portion of the site and required buffering adjacent to single family residential uses can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code and rather than simply proceeding through a Conditional Use Permit review. The PMU approach, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development available under the current PO/I district which permits several as-of-right and conditional commercial, office, community facility and recreational uses and multi-family uses as a conditional use only. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan and Comprehensive Plan Amendment 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 proposed 48 unit development would not generate enough traffic to require a traffic impact study per the City Engineer. The subject development would have two curb cuts from Firestone Drive that would access a 48 space parking lot (32 parking spaces in Phase 1 and 16 parking spaces in Phase 2). The existing curb cut that accesses the existing house fronting Curtis Street would remain in Phase 1 while in Phase 2 the house would be razed with the associated curb cut eliminated per City Engineering requirements. The looped internal road would be private but would have to be constructed to public standards. In addition, a guardrail or equivalent as approved by the City Engineer shall be installed along Firestone Drive adjacent to the proposed retention pond. Furthermore, the City would require a contribution of $40,000 for the proposed Curtis Street north bound left hand turn lane onto Firestone Drive along with the applicant dedicating the appropriate right-of-way. Previous developments in the area have also contributed to the future intersection improvements as well. Ultimately, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** Firestone Drive has an existing sidewalk along the frontage of the site which also serves as a sidewalk connection between two proposed bikeways per the adopted Bicycle and Pedestrian Master Plan 2017. Also, there is a sidewalk along the frontage of Curtis Street adjacent to the subject site.
- **SITE CONFIGURATION:** In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one-story, eight unit building and three, two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 small single bedroom rental units in Phase 1.

Phase 1 would have two curb cuts from Firestone Drive that extends and loops into a 32 space parking lot. The looped internal road network would be private but would have to be constructed to public standards. The one story building would contain eight units and would have approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for service providing agencies delivering on site wellness, educational and support services to the residents. The remaining 24 apartment units would be located in three buildings just west of the main building. Each building would be two stories in height and contain eight small rental units. A retention basin would be located along Firestone Drive in front of the main building while a tree preserve would be located just west of the three-two unit buildings along the western property line. A guard rail or equivalent as approved by the City Engineer would be required adjacent to the retention pond. A dumpster, to be enclosed by a brick or stone wall that matches the building with wood doors painted or stained to match, is located just north of the one story building along the northern property line.
Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings that would be two stories each would be constructed in this area east of the main building along with 16 additional parking spaces. These building would be likely constructed in 3 to 5 years after Phase 1 is constructed. From a parking perspective, the zoning code requires two spaces per unit while the applicant is providing 48 parking spaces which equal 1.0 space per unit. Phase 1 would consist of 32 parking spaces while Phase 2 would consist of 16 parking spaces. The applicant is proposing a 50% reduction based on the current 39% percent of car ownership of existing Del-Mor Dwelling Corporation tenants per a survey the applicant recently completed. Given the subject tenants have a very low car ownership rate, the parking ratio would likely remain at current levels of 39%. Therefore, the proposed 48 parking spaces should be more than enough for the subject development. Designated on the site is space reserved for additional parking construction in the future should use and occupancy of the property be altered following the likely 30 year period of affordability compliance by the state and federal funding sources, or in the event the proposed constructed spaces prove to be inadequate (approximately 25 potential new spaces which would yield 73 total spaces for the subject development which would be a 24% reduction of the required 96 parking spaces which is within the threshold of a 30% reduction permitted per code with Planning Commission approval).

- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefits are the control upon the use and the architectural and building material design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation. The developer's proposed elevations would have the following architectural elements and building materials: 1.Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure; windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure; side elevations shall have (wrap) a minimum 2 feet of materials used on the front elevations of the building to wrap around the corners. No brick or stone shall be required on the rear elevation of any building; 2. Exterior building materials include, brick, cultured stone, cementations siding, vinyl shakes in gables and accent area only, vinyl or metal window or wood windows, vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.), and other materials used as minor accents with administrative approval of Planning and Community Development Director – brick, stone, and cement fiber siding shall be prominently used with brick or stone prominently upon the front elevation; 3. Roof structures and materials include, gable, hip shed roof structures or combination thereof, primary roof structures shall have a 6-1/2 minimum pitch, secondary roof structures shall have a 3-1/2 minimum pitch, eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches, 30 year 3 tab shingles, standing seam accent roof (minimal use), dormers (active and inactive), shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc; 3. Exterior colors for siding and trim colors shall be natural earth tones and/or warm neutral colors including white with no high chroma colors permitted; 4. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building it serves; 5. 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. In conclusion, the proposed building materials appear to be consistent with other recently approved multi-family developments as well as newer single family dwellings in the vicinity of this site with compliance of the approved development text.

- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes street trees, front yard trees, foundation landscaping and perimeter buffering. There are existing street trees along Firestone Drive that would need to be maintained in Phase 1 while street trees along Curtis Street would need to be planted per code in Phase 2. The proposed landscape plan appears to have the required amount of front yard trees. The applicant is proposing a 150 foot permanent wooded buffer to the west property line while encumbering the existing trees in this area in a tree preservation easement. The existing tree line along the northern property line shall be preserved as much as possible while planting additional trees and shrubs to supplement the screening along the northern property line. The exact type and location of screening shall be determined during the Final Development Plan approval process. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The site has a wooded area along the western part of the site along with scattered trees throughout the site. The applicant provided a tree survey for the entire site that documents the total of trees and caliper inches which yields 106 trees with 1,182 caliper inches. The applicant indicated 486 caliper inches of trees would be located in the proposed tree preservation easement along the western portion of the site. At this time the applicant is not sure how many trees would be removed in the proposed development and this would be determined prior to the Final Development Plan submittal. The tree preservation areas shall be located within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county. The Final Development Plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with Chapter 1168 Tree Preservation Requirements or the schedule in the proposed development text as approved. The schedule is similar to other approved PMU developments.
- **GATEWAYS & CORRIDORS PLAN:** Any proposed signage would need to be documented during the Final Development Plan approval process. Also, any monument signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** A lighting plan that identifies light poles and building lights with an illumination plan would need to be submitted during the Final Development Plan approval process. Any light poles would need to be black with a maximum height of 25 feet and have fully recessed and cut off-style fixtures. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements.
- **REFUSE SERVICE:** The Public Works Department indicated refuse collection could be public or private. If public, it would have to meet the minimum City requirements for refuse pick-up.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2017-3115 – REZONING AMENDMENT)

Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for a 48 dwelling unit affordable housing development, with following condition that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.

STAFF RECOMMENDATION (2017-3116 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for a 48 dwelling unit affordable housing development.

STAFF RECOMMENDATION (2017-3117– PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Preliminary Development Plan for a 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned 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 applicant shall contribute $40,000 for the proposed Curtis Street north bound left hand turn lane onto Firestone Drive along with dedicating the appropriate amount of right-of-way per the City Engineer.
3. A guardrail or equivalent as approved by the City Engineer shall be installed along Firestone Drive adjacent to the proposed retention pond.
4. The number of required parking spaces shall be reduced to 48 from the base Zoning Code requirement of 96 parking spaces in accordance with the Zoning Text and development plan.
5. The dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
6. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text.
7. A tree preservation area shall be located on the western 150 feet of the property within an easement with the appropriate language that would need to be reviewed and approved by staff and then be recorded at the county.
8. The Tree Preservation Regulations in Chapter 1168 pertaining to tree replacement and preservation shall be in accordance with the Zoning Text and shall be addressed prior to or concurrent with the Final Development Plan approval.
9. The existing tree line along the northern property line shall be preserved as much as possible while planting additional trees and shrubs to supplement the screening along the northern property line. The exact type and location of screening shall be determined during the Final Development Plan approval process
10. Street trees shall be installed along Curtis Street in Phase 2 of the development.
11. Any streets trees in Phase 1 damaged by construction shall be replaced.
12. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
13. A lighting plan shall be reviewed and approved by the Chief Building Official.
14. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
15. The entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

STAFF RECOMMENDATION (2017-3118 – COMPREHENSIVE PLAN AMENDMENT)
Staff recommends approval of a request by Del-Mor Dwelling Corporation of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for a 48 dwelling unit affordable housing development.

COMMISSION NOTES:

FILE:
ORIGINAL: 1/12/18
REVISED:

Planning Commission 01/11/18

PLANNED MIXED USE DEVELOPMENT TEXT
DEL-MOR DWELLINGS CORPORATION
CURTIS STREET AND FIRESTONE DRIVE PROJECT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Del-Mor Dwellings Corporation, which builds and manages high quality public financed apartments for low income residents with disabilities, is proposing to rezone the approximate 3.64 acre site at 250 Curtis Street on the north side of Firestone Drive from PO/I (Planned Office/Institutional District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Development District) for a 48 unit apartment development in two phases. Phase 1 would consist of 32 apartment units while maintaining the existing house at 250 Curtis Street and Phase 2 would consist of the remaining 16 apartment units which would require the razing of the existing house.

2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the developer to provide a planned multi-family development with high quality site improvements and architectural design. This Development Text represents the zoning requirements for this development.

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 and/or buildings and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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 of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the road layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

F. **Preliminary & Final Development Plan**
   1. The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

G. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along 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 replaced and must be removed from the site, except in the permanently preserved areas.
   (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
   (6) The tree survey documented 486 caliper inches of trees that would be permanently preserved in the tree preservation area along the western portion of the property but the owner at this point could not determine which trees would be removed in the construction of the apartment development.
   (7) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance.

3. SITE PLAN

The project is located on the north side of Firestone Drive on a 3.64 acre parcel at 250 Curtis Street. The proposed development would be divided into two phases. In Phase 1 the existing house and detached garage at 250 Curtis Street would remain while a one story eight unit building and three two-story, eight unit buildings would be constructed just west of the existing house. There would be a total of 32 single bedroom apartment units in Phase 1. Phase 1 would have two curb cuts from Firestone Drive that extends and loops into a 32 space parking lot. The looped internal road network would be private but would have to be constructed to public standards. The one story building would contain eight units that would encompass 450 square feet each and would have approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for service providing agencies delivering on site wellness, educational and support services to the residents. The remaining 24 apartment units would be located in three buildings just west of the main building. Each building would be two stories in height and contain eight apartment units that would encompass 650 square feet each. A retention basin would be located along Firestone Drive in front of the main building while a tree preserve would be located just west of the three two-story buildings along the western property line.

Phase 2 would require the existing house and garage to be razed along with eliminating the curb cut on Curtis Street. Two eight unit apartment buildings (650 square foot units) that would be two stories each would be constructed in this area east of the main building along with 14 additional parking spaces. These building would be likely constructed in 3 to 5 years after Phase 1 is constructed.

4. SITE USES

A. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, 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	**Uses**
(a) Residential	
(1) Single-Family Dwelling	P
(2) Multi-Family – Del-Mor Dwellings Corporation owned and actively managed development for low and moderate income affordable units for tenants with disabilities (not to exceed 48 dwelling units)	L

Land Use Category	Uses
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(3) Research and development facilities within entirely enclosed buildings	P
(c) Community Facilities	
(1) Day Care Center – child/adult	C
(2) Library	P
(3) Public Safety and Service Facility	C
(d) Recreation	
(1) Public parks and playgrounds	C

L – Limited Use Requirements:

(1) Multi-Family – Del-Mor Dwellings Corporation owned and actively managed development for low and moderate income affordable units for tenants with disabilities (not to exceed 48 dwelling units) is permitted as may be allowed herein and per Development Plan approvals. However, should Del-Mor Dwellings Corporation fail to secure their requested Ohio Housing Finance Agency (OHFA) grant for this proposed project or should Del-Mor Dwellings ever sell the property or fail to be the management authority for the property in the future, this use shall immediately revert to the currently Conditionally Permitted Multi-Family Use in the underlying PO/I District and would require authorization to establish such use (either continuance or new) under the rules and regulations for Conditional Use Permits and Development Plans in effect at the time of application.

(5) **Prohibited Uses.**

i) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development site or immediately adjacent to the site. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.

iv) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

v) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

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

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage	Per approved FDP
(3) Maximum building coverage	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

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) Setback from Firestone Drive and Curtis Street	25 ft.
(2) Setback from private street/parking lot	10 ft.
(3) Setback from adjacent property line (perimeter setback) a. Adjacent to residentially zoned property to the west b. Adjacent to multi-family zoned property to the north	 150 ft. 25 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) Setback from Firestone Drive and Curtis Street	25 ft.
(2) Setback from adjacent property line a. Adjacent to residentially zoned property to the west b. Adjacent to multi-family zoned property to the north	 150 ft. 10 ft.

E. **Maximum Building Height.** The maximum height of any building or structure shall be 38 feet and a maximum of two stories in height except for architectural details such as towers, spires or roof cupulas.

F. **Building Design.** The intent of this regulation is to create a cohesive and unified design throughout the entire development, each building (single and two story buildings) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) Architectural Elements
   A. Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure.
   B. Windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure.
   C. Side elevations shall have a minimum wrap of 2 feet of materials used on the front elevations of the building corners. No brick or stone shall be required on the rear elevation (this elevation shall not be visible to the public) of any buildings.

(2) Exterior Building Materials
   A. Brick
   B. Cultured Stone
   C. Cementitious siding (hardie plank)
   D. Vinyl shakes in gables and accent area only
   E. Horizontal or vertical siding shall be permitted as a finish material however no vinyl siding (except item D) shall be permitted.
   F. Vinyl or metal window or wood windows
   G. Vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.)
   H. Other materials used as minor accents with administrative approval of Planning and Community Development Director
   I. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, 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.
   J. 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.

(3) Roof Structures/Materials
   A. Gable, hip shed roof structures or combination thereof is permitted
   B. All structures shall have a primary roof structure having a 6-1/2 minimum pitch
   C. Secondary roof structures shall have a 3-1/2 minimum pitch
   D. Eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches
   E. Minimum 30 year, 3 tab roof shingles
   F. Standing seam accent roof (minimal use)
   G. Dormers (active and inactive)
   H. Shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc.

(4) Exterior Colors
   A. Siding Colors – applicant shall supply color pallet to be used for review with Final Development Plan
      1. Natural earth tones and/or warm neutral colors including white
      2. High chroma colors are not permitted
   B. Trim Colors - applicant shall supply color pallet to be used for review with Final Development Plan
      1. Natural earth tones and/or warm neutral colors including white
      2. Complementary or contrasting to siding color
      3. High-chroma colors are not permitted

FIRESTONE ELEVATION

FIRESTONE DRIVE ELEVATION BUILDING B

SIDE ELEVATION BUILDING B

FRONT ELEVATION BUILDING C

FRONT ELEVATION BUILDING D

G. **Parking.** The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan.

(1) The zoning code requires two spaces per unit while the applicant is providing 48 parking spaces which equals 1.0 space per unit. Phase 1 would consist of 32 parking spaces while Phase 2 would consist of 16 parking spaces.

(2) The applicant is proposing a 50% reduction based on the current 39% percent of car ownership of existing Del-Mor Dwelling Corporation tenants per a survey the applicant recently completed. Given the subject tenants have a very low car ownership rate, the parking ratio would likely remain at current levels of 39%. Therefore, the proposed 48 parking spaces should be more than enough for the subject development.

(3) Designated on the site is space reserved for additional parking construction in the future should the City allow the use and occupancy of the property to be altered following the required 30 year affordability period (tax credit affordability compliance by the state and federal funding sources) or in the event the proposed constructed spaces prove to be inadequate (approximately 25 spaces which would yield 73 total spaces which would be a 24% reduction of the required 96 parking spaces which is within the threshold of a 30% reduction permitted per code with Planning and Zoning Commission approval).

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

(1) Street trees shall be required along Firestone Drive and Curtis Street per the zoning code.

(2) Front yard trees shall be required along Firestone Drive and Curtis Street per the zoning code.

(3) Building foundation landscaping shall be required per the zoning code.

(4) The applicant is maintaining a minimum 150 foot setback to the west property line while encumbering the existing trees in this area in a permanent preservation easement.

(5) The existing tree line along the northern property line shall be preserved as much as possible.

A. Additional trees and shrubs shall be installed to supplement screening along northern property line.

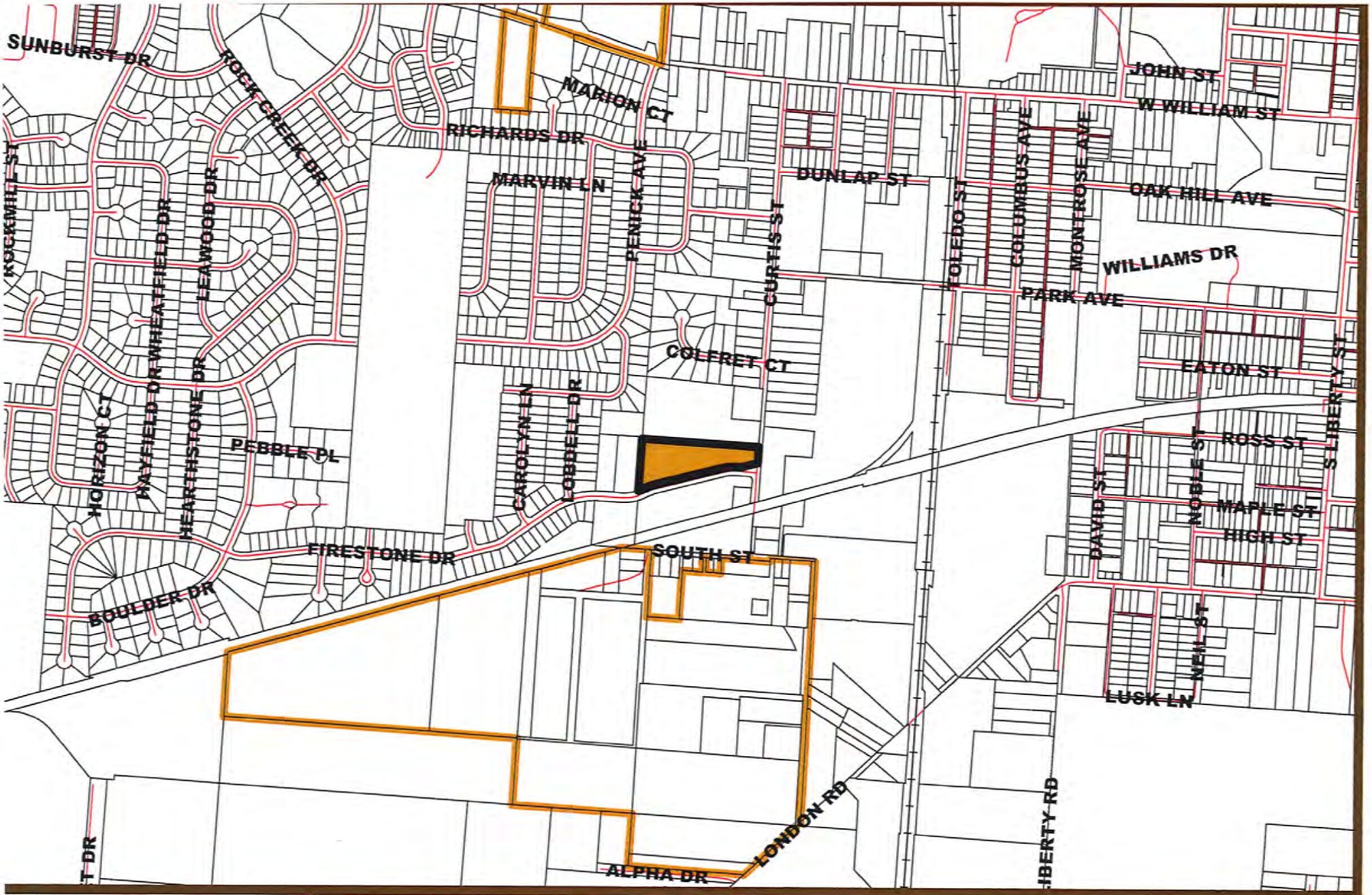
I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.

l. **Roads.** The private roads shall be constructed to public standards within the development as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan. In addition, a monetary contribution of $40,000 toward the Curtis Street/Firestone Drive intersection improvements shall be required per the City Engineer.

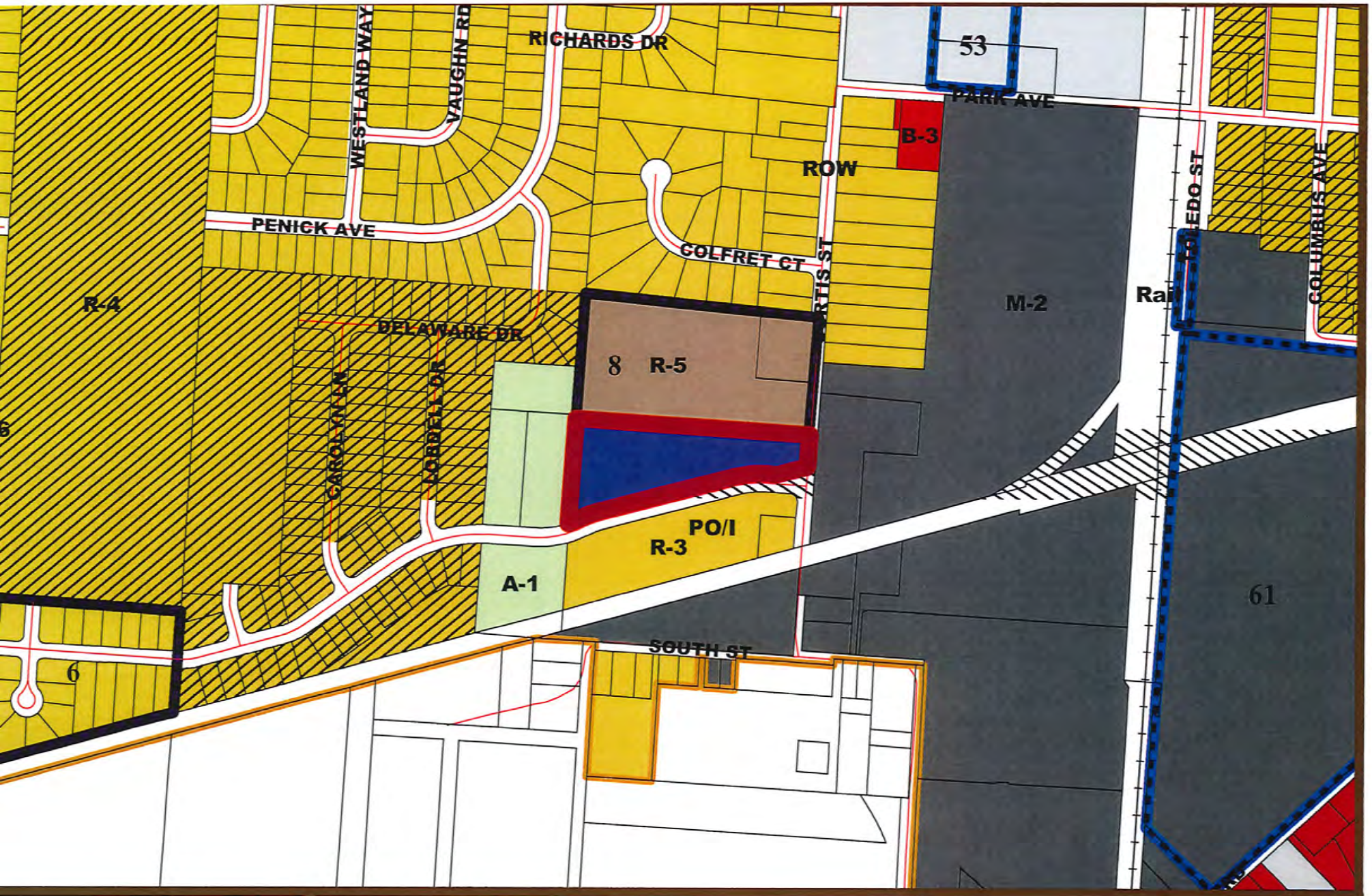
m. **Pedestrian/Bike Path**. Firestone Drive currently has a sidewalk which is designated as a bike path per the adopted Bicycle and Pedestrian Master Plan 2027. There is currently a sidewalk along Curtis Street which would be maintained..

n. **Utilities.** All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.



EST 1808
CITY OF
DELAWARE
OHIO

2017-3115
Rezoning Amendment
Del-Mor Dwelling Corporation - 250 Curtis Street
Location Map



EST 1808
CITY OF
DELAWARE
OHIO

2017-3115
Rezoning Amendment
Del-Mor Dwelling Corporation - 250 Curtis Street
Zoning Map

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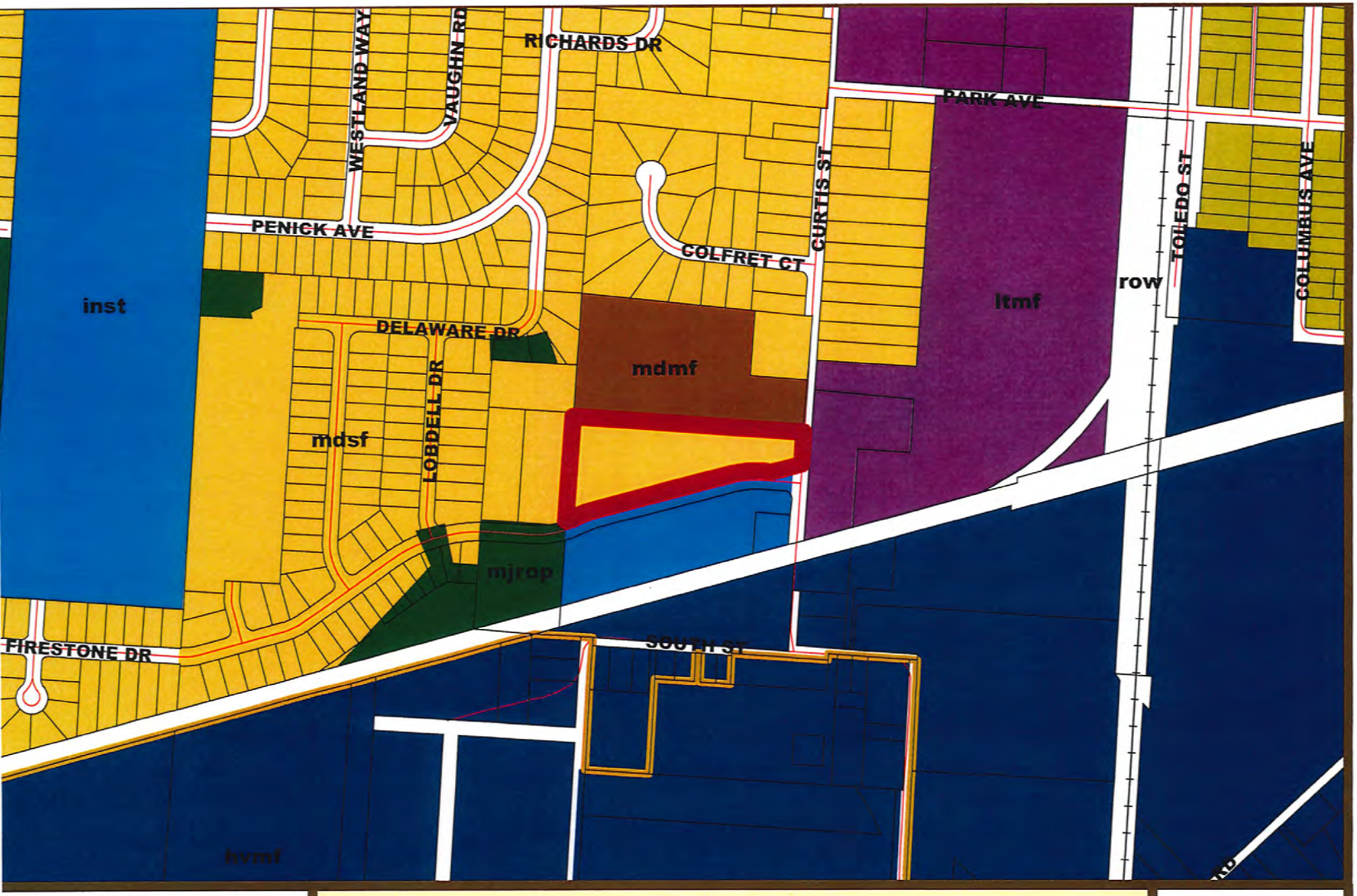
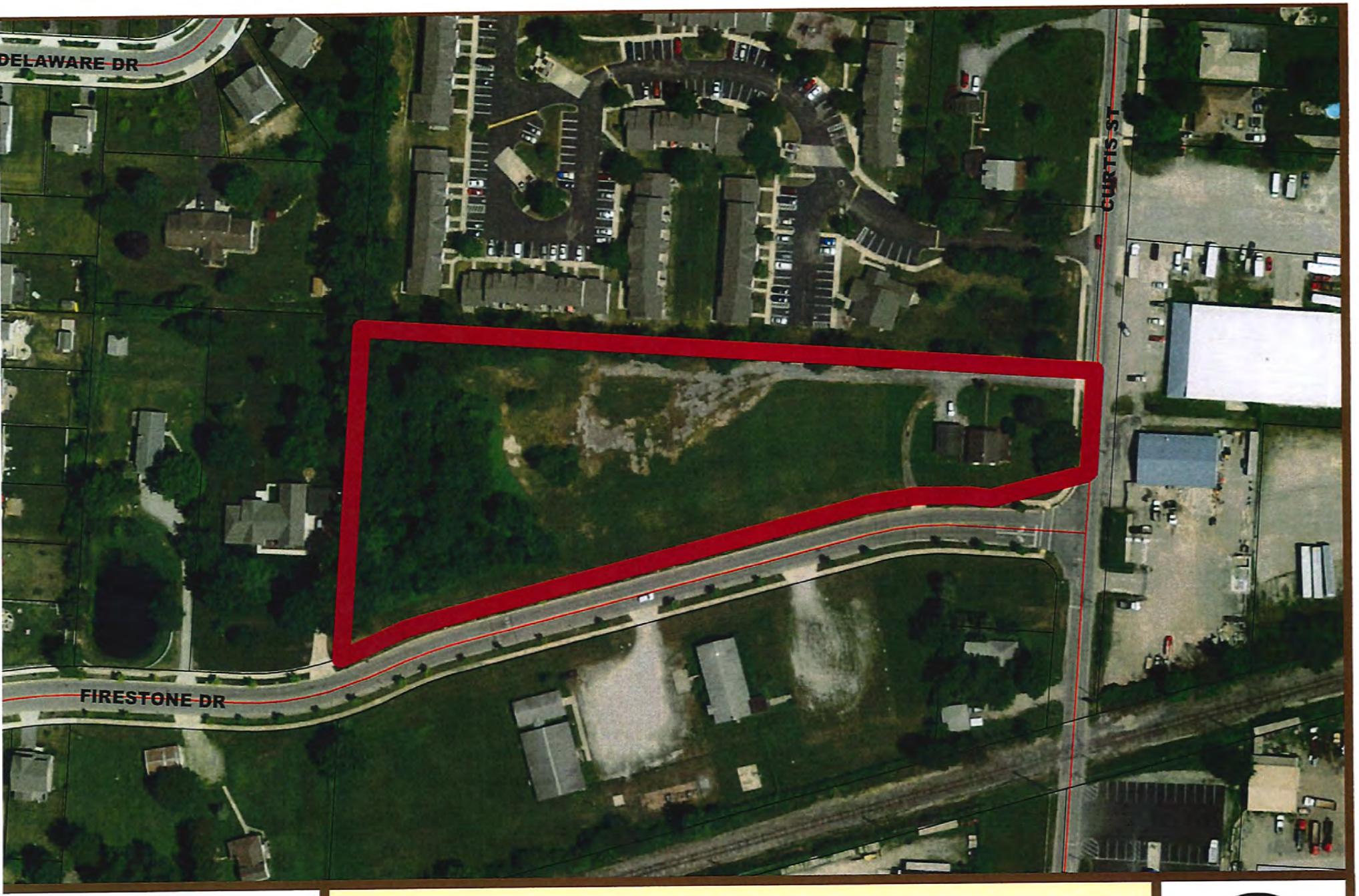


EST 1808
CITY OF
DELAWARE
OHIO

2017-3115
Rezoning Amendment
Del-Mor Dwelling Corporation - 250 Curtis Street
Comprehensive Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2017-3115
Rezoning Amendment
Del-Mor Dwelling Corporation - 250 Curtis Street
Aerial (2016) Map

N

Introduction to Del-Mor Dwellings

Del-Mor Dwellings is a charitable nonprofit organization established in 1990, with a mission to create high quality supportive housing resources in partnership with other community organizations. The housing sites we develop and manage offer the opportunity for vulnerable, disabled members of our community to establish a safe, decent, place to call home, which is affordable to them and designed to meet their disability needs. A wide variety of supportive services are made available to our residents, delivered directly by Del-Mor Dwellings as well as by other service providing organizations in our community.

For the past 27 years, Del-Mor Dwellings has been based in Delaware, with its main office currently located at 30 North Franklin Street. The governing board membership is comprised of fellow Delaware residents including: health care, legal, financial and law enforcement professionals, local clergy, and family members of persons served by our agency. The organization employs 14 staff members, including an executive director who has been with the organization for 23 years. While based in Delaware, Del-Mor Dwellings has developed and continues to manage supportive housing at locations in communities of Morrow, Marion and Crawford Counties as well.

Del-Mor Dwellings is a strong, operationally stable local nonprofit charitable organization with total assets under management of nearly $6.5 M, net assets in excess of $2.4 M, and an operating budget of $1.6 M. Our staff is capable and committed to our mission. We perform much of our own routine property maintenance under the direction of a maintenance supervisor who has been with us for over 15 years. We also contract with other local small businesses for a variety of services including construction, property maintenance, and professional services to support our operation.

Some properties located in Delaware which we have recently built or made substantial improvements to include: 129/131 Cheshire Street, 241/243/245 Park Avenue, and 800 Ravine Ridge Drive. Current photographs of these locations accompany this narrative.

As a property owner, our organization places great importance on our neighbor relationships in the communities where we have a presence. We build attractive buildings and spend a good deal of money maintaining them and the surrounding landscape so that our properties are an asset to the immediate area. We make a point of establishing and maintaining a relationship with neighbors that is responsive and constructive, and believe it is in the best interest of our residents and our mission to do so.

Although our organization has been part of the Delaware community for 27 years, we are not widely known. We have deliberately and quietly gone about the business of furthering our charitable mission, creating homes for many of our community's most vulnerable citizens, and have done this with excellence. We like to believe that our community is a better place for all of us to call home as a result of these efforts.

Del-Mor Dwellings
250 Curtis Street, Delaware, Ohio

The proposed 250 Curtis Street project will consist of two phases. The first phase consists of 32 high quality tax credit financed single bedroom apartment homes. Eight of these units would be located in wings within the main building of the project. This building would also contain approximately 3,000 square feet of space allocated to social and recreational use by residents, kitchen/community dining area, on-site office space for property management staff and space designated for use by local service providing agencies delivering on site wellness, educational and support services to residents. The remaining 24 apartment homes in the first phase would be distributed in three 8 unit buildings. Residents of these units are anticipated to take advantage of social/recreational amenities in the main building, as well as support services offered there and in the privacy of their own apartment homes. In-home services of all types, including home health care, housekeeping assistance, companion programs, delivered meals and so forth are increasingly commonplace today to assist people to remain in community based living rather than in more costly, restrictive congregate care settings. This project concept incorporates that strategy of in-home support. Of course, our residents will want to make use of and enjoy the resources and amenities of the greater Delaware community as well. We look forward to cooperating with DATA, as we have at other locations, to establish a stop at the property to serve our residents, the majority of whom do not own automobiles.

The second phase of the project proposes two additional 8 unit buildings which would not be included in the initial tax credit financed development phase. We project these two buildings would be constructed within 3-5 years of phase one occupancy and that the residents' use of these apartment homes and main building amenities would be the same as described above.

With respect to parking utilization, a study of vehicle ownership within our current resident population indicates a vehicle ownership rate of 39%. We have no reason to expect a higher rate of vehicle ownership at this project location. For phase one this would translate into use of 12-14 spaces by residents, 3-4 spaces by staff, with 14-17 of the 32 proposed spaces remaining available for visitors to the property. Phase two provides a similar proposed parking space capacity. Given the single bedroom occupancy by persons with very low income due to disability, we do not envision any scenario in which the standard of 2 spaces per unit would be even remotely necessary. The site plan does provide designated space reserved for parking construction in the future should use and occupancy of the property be altered following the 30 year period of tax credit affordability compliance, or in the event constructed space proves to be inadequate.

DEL-MOR

DWELLINGS

PRELIMINARY DEVELOPMENT PLAN SUBMISSION

250 CURTIS STREET
DELAWARE, OHIO 43015

LIST OF DRAWINGS

NO.	SHEET	TITLE
1.	COVER	
2.	1 OF 1	SITE SURVEY
3.	ZSP-1	ZONING SITE PLAN
4.	ZSL-1	ZONING SITE LANDSCAPING PLAN
5.	ZSL-2	PRELIMINARY TREE SURVEY
6.	A-1	TYPICAL EXTERIOR ELEVATION
7.	A-2	TYPICAL EXTERIOR ELEVATIONS

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
400 SOUTH FIFTH STREET SUITE 400
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

■ ZONING SET 12/14/2017
☐ BID SET
☐ PERMIT SET
☐ CONSTRUCTION SET

12/14/2017

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2018

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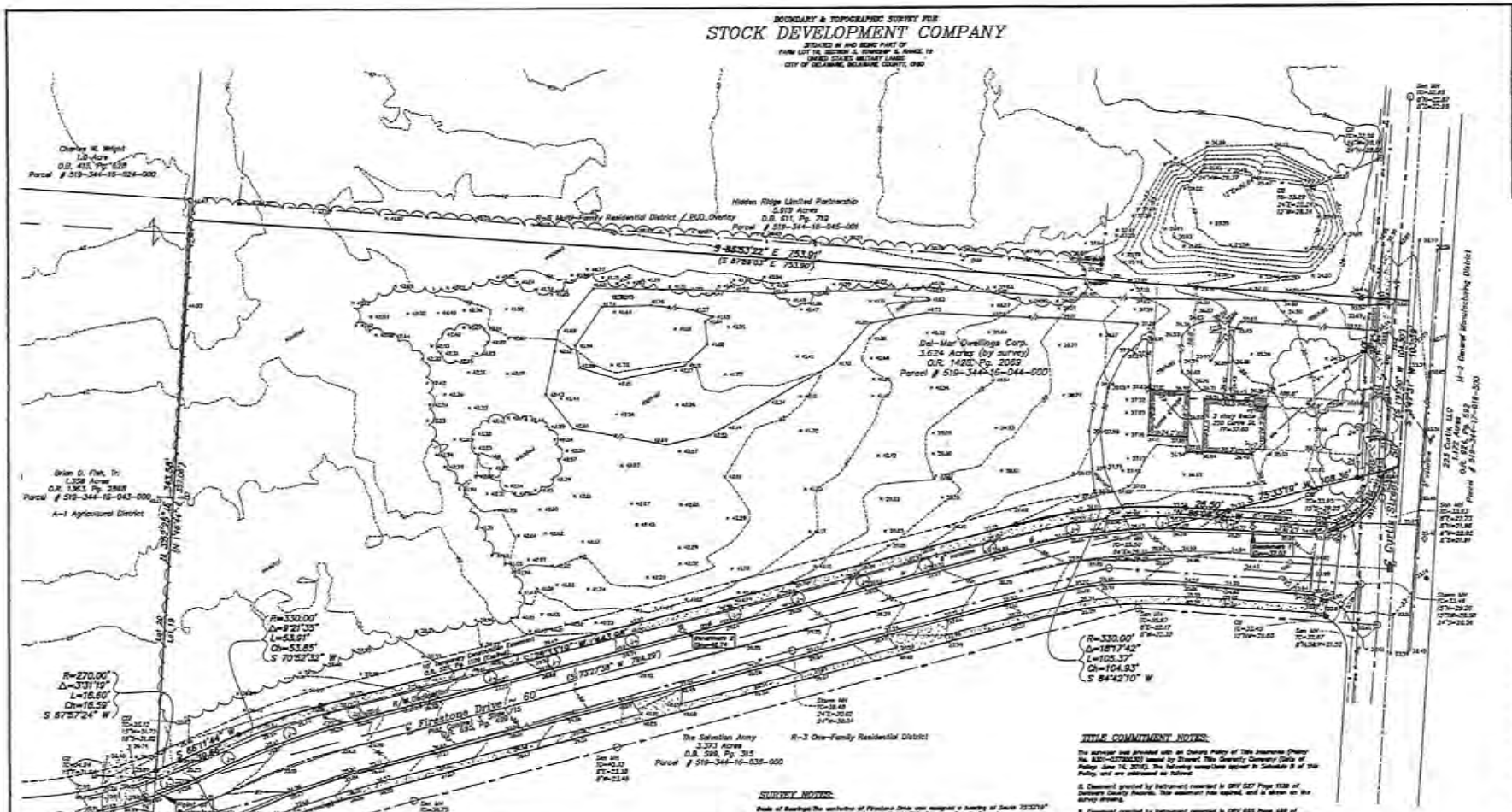
BOUNDARY & TOPOGRAPHIC SURVEY FOR

STOCK DEVELOPMENT COMPANY

SITUATED IN AND BEING PART OF
FARM LOT 19, SECTION 3, TOWNSHIP 3, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, DELAWARE COUNTY, OHIO



LOCATION MAP
No Scale

LEGEND

- Monument Box
- 5/8" Iron Pins (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- Floor (Found/Set)
- Catch Basin or Curb Inlet
- Curb & Gutter Inlet or Gutter Inlet
- Sewer Manhole or Cleanout Tee
- Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- Gas Meter
- Floodlight
- Light Pole
- Utility Pole
- Flagpole
- Utility Pole Anchor
- Traffic Signal Pole
- Traffic/Electric Pull Box
- Traffic Control Pedestal
- Telephone Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Pad-Mounted Transformer
- Sign Pole
- Bollard
- Mailbox
- Fuel Tank Vent
- Soil Boring
- Street Sweep Area
- Number of Parking Spaces
- Deciduous Tree
- Coniferous Tree
- Existing Spot Elevation
- Existing Ground Contour Line
- Overhead Electric Line
- Underground Electric Line
- Overhead Telephone Line
- Underground Telephone Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Fence Line
- Guardrail
- Curb
- Flood Zone Limits
- Concrete

UTILITY SERVICES

Gas Service:
Columbia Gas of Ohio, Inc.
290 N. Hamilton Blvd.
Columbus, Ohio 43213
1-800-344-4077

Electric Service:
American Electric Power
850 East Center Drive
Delaware, Ohio 43330
1-866-245-2783

Telephone Service:
AT&T Ohio
139 East City Street
Columbus, Ohio 43212
614-222-8622

Water Service:
City of Delaware
3080 US 23 North
Delaware, Ohio 43015
740-369-3247

Storm Sewer & Sanitary Sewer:
City of Delaware
3080 US 23 North
Delaware, Ohio 43015
740-369-3247

Building & Zoning Regulations:
City of Delaware
1 S. Sandusky Street
Delaware, Ohio 43015
740-203-1000

Field Location of Underground Utilities
1-800-362-2764

LEGAL DESCRIPTION:

(As shown in Official Record 1425, Pg. 2069, Recorder's Office Delaware County Ohio)

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 19 in Section 3, Township 3, Range 19 of the United States Military Lands and being more particularly described as follows:

Commencing at an iron pipe found, at the intersection of the west line of said Farm Lot 19 and the south right-of-way line of the Conrail Railroad;

thence North 01°42'44" East, along the said west line of Farm Lot 19, a distance of 243.00 feet to an iron pipe set, all iron pipes set are with a plastic cap marked "FLO RE 8652", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 01°42'44" East, continuing along the said west line of Farm Lot 19, a distance of 325.00 feet to an iron pipe found, being the southwest corner of a 5.913 acre tract conveyed to Hidden Ridge Limited Partnership in Deed Book 511, Page 712;

thence South 87°28'03" East, along the south line of the said 5.913 acre tract, passing an iron pipe set at 753.90 feet, a total distance of 753.91 feet to a railroad spike set, being in the centerline of Curtis Street;

thence South 01°41'36" West, along the said centerline of Curtis Street, a distance of 104.29 feet to a railroad spike set, being on the north line of a tract of land conveyed formerly owned by the Church of the Nazarene, as described in Deed Book 270, Page 91 and Deed Book 472, Page 97;

thence South 73°37'38" West, along the north line of the said Church of the Nazarene tract, passing an iron pipe set at 28.00 feet, a total distance of 194.29 feet to the TRUE POINT OF BEGINNING;

containing 3.624 acres, more or less, subject to all easements, restrictions and rights-of-way, if any, of record.

For bearings see Deed Book 474, Page 245.

Surveyed by Frank Curtis, Surveyor, Registration Number 8652 on June 2, 2016. Basis of Bearings is assumed.

SURVEY NOTES:

Basis of Bearings: The centerline of Firestone Drive was assigned a bearing of South 73°37'38" West as shown for record in Plat Cabinet 3, Slot 312, Delaware County Records.

All street dimensions shown are in feet and decimal parts thereof.

Record boundary dimensions, where different from measured field dimensions, are shown in parentheses.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 5/8 inch inside diameter by 30 inches in length with an orange plastic cap marked "Fox Graphics".

Add 900.00 feet to all elevations shown.

Benchmark 1: The arrow flange bolt on a fire hydrant located approximately 80 feet west of the centerline of Curtis Street and 20 feet north of the centerline of Firestone Drive. Elevation = 837.03 (NAVD 88 Datum).

Benchmark 2: The arrow flange bolt on a fire hydrant located approximately 430 feet west of the centerline of Curtis Street and 30 feet north of the centerline of Firestone Drive. Elevation = 842.74 (NAVD 88 Datum).

The above benchmark elevations were determined by GPS observations using the Ohio Department of Transportation CORS Network.

Existing ground contour lines within the wooded area on the west part of the subject parcel and within areas to the north and east were based on the Delaware County GIS.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39041 C 0112 L (Effective Date: February 17, 2010), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain).

Current City of Delaware Zoning Classification: PUD (Planned Office/Institutional District).

The utilities and services shown on this drawing were located based upon adequately field evidence and utility records verified by the client. Underground lines were NOT physically located.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

Field Location of Underground Utilities
1-800-362-2764

OUPS Reference Number(s): A7122702413 & A7122702422.

TITLE COMMITMENT NOTES:

The surveyor was provided with an Owners Policy of Title Insurance (Policy No. 8201-0378862X) issued by Stewart Title Guaranty Company (Date of Policy: June 14, 2016). The following exceptions appear in Schedule B of the Policy and are addressed as follows:

6. Covenant granted by instrument recorded in ORV 527 Page 1128 of Delaware County Records. This easement has expired, and is shown on the survey drawing.

8. Covenant granted by instrument recorded in ORV 488 Page 488 of Delaware County Records. No easements created by sale plat do exist on the lands of the subject 3.624 acre parcel.

PLANNED OFFICE/INSTITUTIONAL DISTRICT SUMMARY:

Minimum Lot Area	5 Acres
Minimum Lot Width	400 feet
Maximum Lot Coverage:	
Structures and Pavement	60%
Structure Only	40%
Building Setbacks	
Front Setback (from Right of Way)	50 feet
Rear or Side Setback	
When adjoining non-residential district	20 feet
When adjoining residential district	75 feet
Spacing between buildings	20 feet
Parking Setbacks	
Front Setback (from Right of Way)	20 feet
From main building	10 feet
Rear or Side Setback	
When adjoining non-residential district	5 feet
When adjoining residential district	10 feet

STATE OF OHIO
KEVIN S. BEACHY
7881
REGISTERED
PROFESSIONAL SURVEYOR

I hereby certify that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

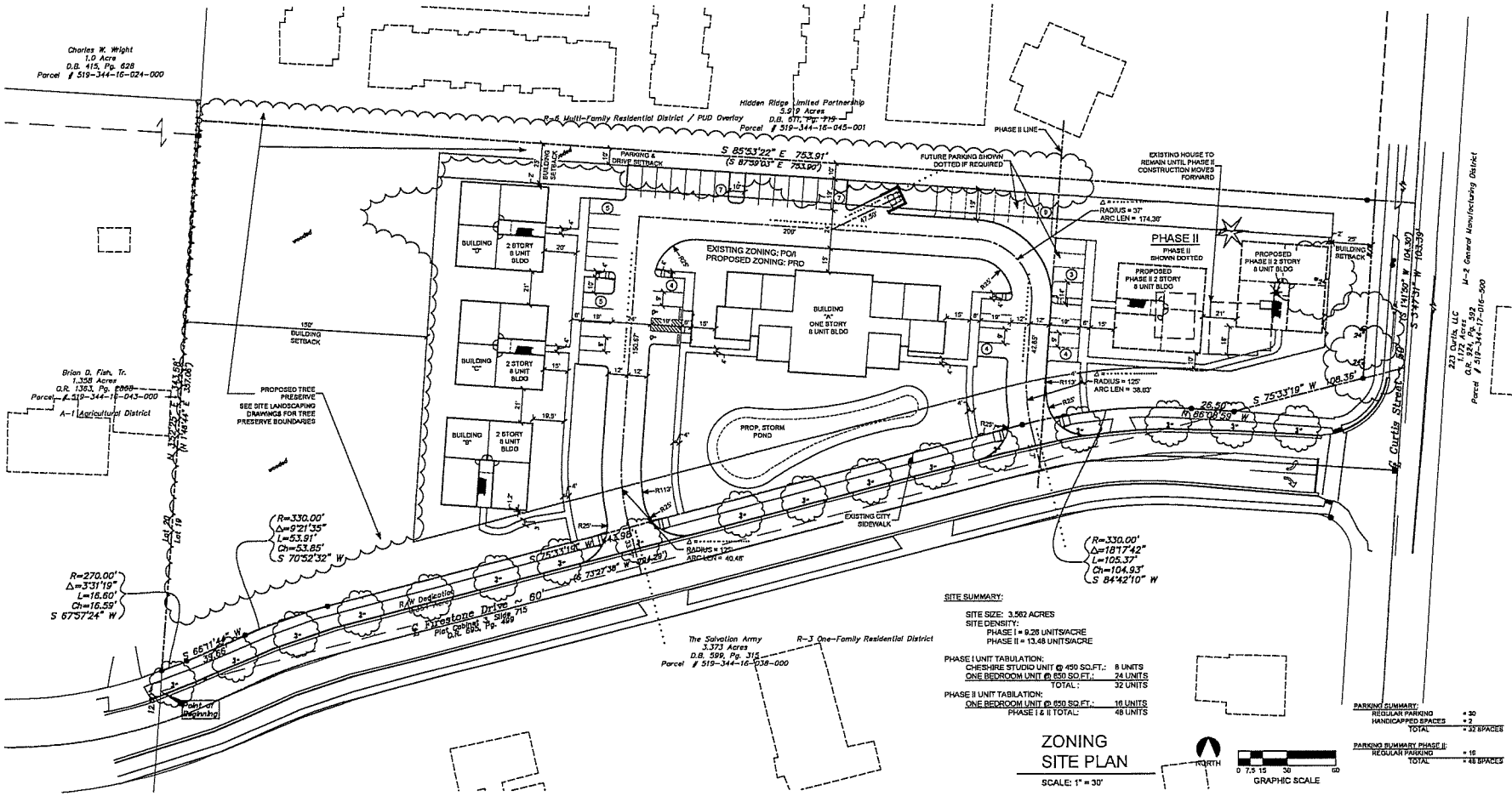
Kevin Beachy 9/6/17
Kevin Beachy
Ohio Professional Surveyor No. 7881

SCALE: 1 INCH = 30 FEET

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
[illegible]
Phone: 614-221-2891 Fax: 614-221-2892

BOUNDARY & TOPOGRAPHIC SURVEY
FOR STOCK DEVELOPMENT COMPANY
250 CURTIS STREET ~ 3.624 ACRES
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	[illegible]	[illegible]	[illegible]	1 OF 1



SITE SUMMARY:

SITE SIZE: 3.562 ACRES
SITE DENSITY:
PHASE I = 9.28 UNITS/ACRE
PHASE II = 13.48 UNITS/ACRE

PHASE I UNIT TABULATION:
CHESHIRE STUDIO UNIT @ 450 SQ.FT.: 8 UNITS
ONE BEDROOM UNIT @ 650 SQ.FT.: 24 UNITS
TOTAL: 32 UNITS

PHASE II UNIT TABULATION:
ONE BEDROOM UNIT @ 650 SQ.FT.: 16 UNITS
PHASE I & II TOTAL: 48 UNITS

PARKING SUMMARY:
REGULAR PARKING = 30
HANDICAPPED SPACES = 2
TOTAL = 32 SPACES

PARKING SUMMARY PHASE II:
REGULAR PARKING = 16
TOTAL = 48 SPACES

ZONING SITE PLAN

SCALE: 1" = 30'

NORTH

0 7.5 15 30 60
GRAPHIC SCALE

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

DEL-MOR DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

ZONING SITE PLAN

DATE: 12/14/2017
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #5794
EXPIRATION DATE 12/31/2019

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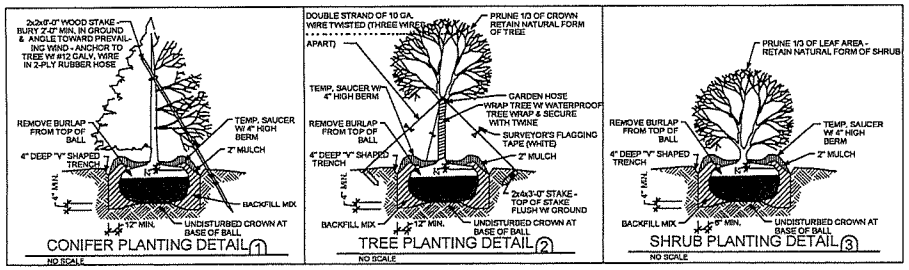
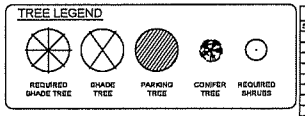
- [x] ZONING SET 12/14/2017
- [ ] DID SET
- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

ZSP-1

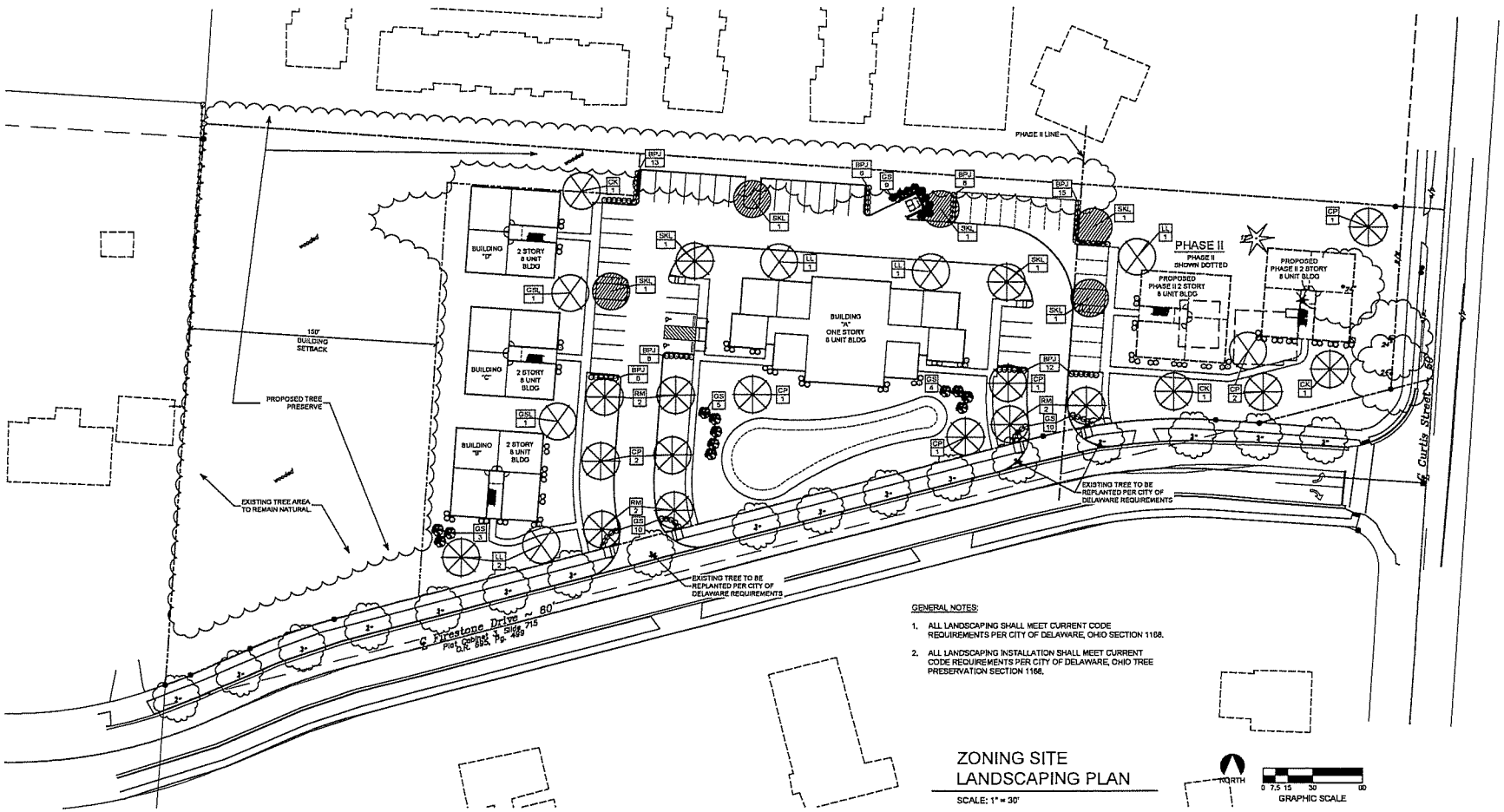


TREE LEGEND



PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	2" - 2 1/2"	8
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	2" - 2 1/2"	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)	2" - 2 1/2"	2
LL	LITTLE LEAF LINDEN	TILIA CORDATA	2" - 2 1/2"	9
SKL	SKYLINE LOCUST	ROBINA 'SKYLINE LOCUST'	2" - 2 1/2"	7
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'	2" - 2 1/2"	3
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-0" HIGH	21
TD	TAXUS CUSPIDATE	DENSIFORMIS	24" HIGH	
TC	TAXUS CUSPIDATE	CAPITATA	18" MIN.	
BPJ	BLUE PFITZER JUNIPER	JUNIPERUS CHINENSIS 'PHITZERANA GLAUCA'	18" MIN.	64
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP	18" MIN.	
BS	BARBERRY	BERBERIS THUNBERGI ONE I CRIMSON	18" MIN.	
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY	18" MIN.	
BB	BURNING BUSH	EUONYMUS ALATA	18" MIN.	
KB	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA	24" MIN.	70
AJB	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN	12" O.C.	



GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1168.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1166.

ZONING SITE
LANDSCAPING PLAN

SCALE: 1" = 30'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

DEL-MOR
DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

ZONING SITE
LANDSCAPING PLAN

DATE: 12/14/2017
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #5784
EXPIRATION DATE 12/31/2019

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- [x] ZONING SET 12/14/2017
- [ ] GID SET
- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

ZSL-1

DEL-MOR DWELLINGS
TREES INSIDE PRESERVE (#1-48)

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
1	Hickory	*Carya species*	10	Poor
2	Hickory	*Carya species*	7	Fair
3	Pin oak	*Quercus palustris*	12	Good
4	Elm	*Ulmus species*	8	Good
5	Hackberry	*Celtis occidentalis*	12	Good
6	Pin oak	*Quercus palustris*	11	Good
7	Pin oak	*Quercus palustris*	8	Poor
8	Pin oak	*Quercus palustris*	17	Good
9	Pin oak	*Quercus palustris*	14	Fair
10	Pin oak	*Quercus palustris*	15	Good
11	Pin oak	*Quercus palustris*	11	Good
12	Elm	*Ulmus species*	7	Poor
13	Silver maple	*Acer saccharinum*	17	Fair
14	Black walnut	*Juglans nigra*	12	Good
15	Sugar maple	*Acer saccharum*	8	Poor
16	Elm	*Ulmus species*	8	Poor
17	Elm	*Ulmus species*	8	Fair

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
18	Black walnut	*Juglans nigra*	13	Good
19	Black walnut	*Juglans nigra*	16	Good
20	Elm	*Ulmus species*	10	Fair
21	Black walnut	*Juglans nigra*	14	Good
22	Red oak	*Quercus rubra*	17	Good
23	Hickory	*Carya species*	21	Fair
24	Hickory	*Carya species*	12	Good
25	Hickory	*Carya species*	9	Fair
26	Elm	*Ulmus species*	10	Fair
27	Pin oak	*Quercus palustris*	18	Good
28	Elm	*Ulmus species*	7	Fair
29	Red oak	*Quercus rubra*	21	Fair
30	Pin oak	*Quercus palustris*	13	Good
31	Pin oak	*Quercus palustris*	19	Good
32	Black walnut	*Juglans nigra*	7	Good
33	Ash	*Fraxinus species*	6	Fair
34	Elm	*Ulmus species*	6	Fair
35	Elm	*Ulmus species*	10	Fair
36	Pin oak	*Quercus palustris*	17	Good

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
37	Pin oak	*Quercus palustris*	10	Good
38	Elm	*Ulmus species*	7	Fair
39	Black walnut	*Juglans nigra*	7	Good
40	Black walnut	*Juglans nigra*	6	Fair

TREES OUTSIDE PRESERVE (trees in field are either around existing house or along North fenceline, outside of main tree block) (#41-109)

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
41	Black walnut	*Juglans nigra*	7	Good
42	Black walnut	*Juglans nigra*	6	Good
43	Bowtiber	*Acer rubrum*	7	Fair
44	Black walnut	*Juglans nigra*	7	Good
45	Crabapple	*Malus species*	7	Poor
46	Pin oak	*Quercus palustris*	26	Fair
47	Hackberry	*Celtis occidentalis*	6	Fair
48	Pin oak	*Quercus palustris*	16	Good
49	Pin oak	*Quercus palustris*	8	Good
50	Elm	*Ulmus species*	6	Poor
51	Black walnut	*Juglans nigra*	7	Fair
52	Pin oak	*Quercus palustris*	9	Good
53	Mulberry	*Morus species*	8	Poor
54	Pin oak	*Quercus palustris*	12	Good
55	Elm	*Ulmus species*	8	Good
56	Cottonwood	*Populus deltoides*	9	Good
57	Cottonwood	*Populus deltoides*	7	Good
58	Hackberry	*Celtis occidentalis*	6	Fair

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
59	Black walnut	*Juglans nigra*	6	Good
60	Elm	*Ulmus species*	7	Good
61	Ash	*Fraxinus species*	7	Fair
62	Black walnut	*Juglans nigra*	11	Good
63	Elm	*Ulmus species*	6	Fair
64	Cottonwood	*Populus deltoides*	11	Good
65	Cottonwood	*Populus deltoides*	12	Good
66	Cottonwood	*Populus deltoides*	7	Good
67	Cottonwood	*Populus deltoides*	8	Good
68	Cottonwood	*Populus deltoides*	9	Good
69	Cottonwood	*Populus deltoides*	6	Good
70	Cottonwood	*Populus deltoides*	8	Good
71	Cottonwood	*Populus deltoides*	11	Good
72	Cottonwood	*Populus deltoides*	7	Good
73	Cottonwood	*Populus deltoides*	7	Good
74	Elm	*Ulmus species*	7	Good
75	Pin oak	*Quercus palustris*	20	Fair
76	Cottonwood	*Populus deltoides*	11	Good
77	Cottonwood	*Populus deltoides*	16	Good

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
78	Cottonwood	*Populus deltoides*	6	Good
79	Cottonwood	*Populus deltoides*	8	Good
80	Pin oak	*Quercus palustris*	8	Fair
81	Pin oak	*Quercus palustris*	12	Fair
82	Pin oak	*Quercus palustris*	14	Fair
83	Elm	*Ulmus species*	8	Good
84	Cottonwood	*Populus deltoides*	6	Good
85	Cottonwood	*Populus deltoides*	6	Good
86	Cottonwood	*Populus deltoides*	9	Good
87	Scotch pine	*Pinus sylvestris*	18	Good
88	Pin oak	*Quercus palustris*	23	Poor
89	Pin oak	*Quercus palustris*	13	Poor
90	Shagbark hickory	*Carya ovata*	7	Good
91	Shagbark hickory	*Carya ovata*	6	Good
92	Scotch pine	*Pinus sylvestris*	21	Good
93	Shagbark hickory	*Carya ovata*	9	Good
94	Pin oak	*Quercus palustris*	14	Good
95	Red cedar	*Juniperus virginiana*	12	Good
96	Hackberry	*Celtis occidentalis*	8	Poor

Tree Number	Common Name	Species	Diameter at 4.5 feet above grade level (inches)	Condition
97	Hackberry	*Celtis occidentalis*	8	Poor
98	Norway spruce	*Picea abies*	18	Good
99	Norway spruce	*Picea abies*	8	Good
100	Norway spruce	*Picea abies*	10	Fair
101	White pine	*Pinus strobus*	13	Good
102	Honeylocust	*Gleditsia triacanthos*	15	Good
103	Norway maple	*Acer platanoides*	17	Fair
104	Sugar maple	*Acer saccharum*	21	Poor
105	Sugar maple	*Acer saccharum*	21	Poor

PRELIMINARY TREE SURVEY COMPILED BY:
AHLUM & ARBOR TREE PRESERVATION
1740 WALCUTT RD.
COLUMBUS, OH 43228

TREE REPLACEMENT NOTES:

SEE DEVELOPMENT TEXT PART G-1 THROUGH G-7 FOR TREE REMOVAL SPECIFICATIONS.

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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SUITE 400
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43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

DEL-MOR
DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

PRELIMINARY TREE
SURVEY

DATE: 12/14/2017
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #5344
EXPIRATION DATE 12/31/2018

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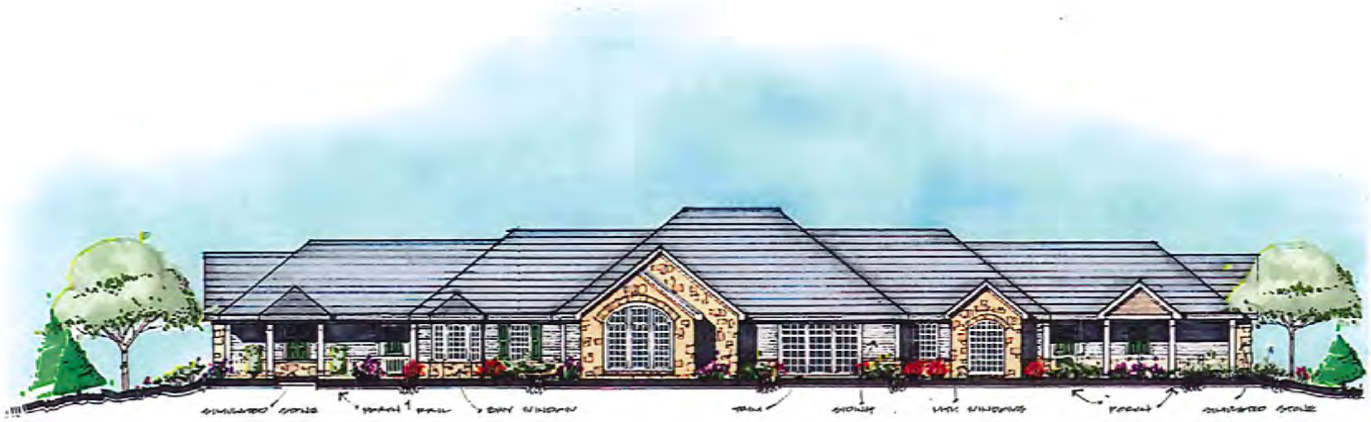
ZSL-2



FIRESTONE ELEVATION

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

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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PROJECT:

DEL-MOR
DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

TYPICAL EXTERIOR
ELEVATION

DATE: 12/14/2017
REVISED:

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ZONING SET 12/14/2017
BID SET
PERMIT SET
CONSTRUCTION SET

A-1

FIRESTONE DRIVE ELEVATION BUILDING B

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

SIDE ELEVATION BUILDING B

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

FRONT ELEVATION BUILDING C

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

FRONT ELEVATION BUILDING D

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

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
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43215-5492

PHONE: 614-224-2083
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PROJECT:

DEL-MOR
DWELLINGS
250 CURTIS ST.

250 CURTIS STREET
DELAWARE, OH 43015

DRAWING TITLE:

TYPICAL EXTERIOR
ELEVATION

DATE: 12/14/2017
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #2784
EXPIRATION DATE 12/31/2017

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ZONING SET 12/14/2017
BID SET
PERMIT SET
CONSTRUCTION SET

A-2

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

EST. 1808 CITY OF DELAWARE OHIO

Project # _____ Case # DEZ-2017-3115-866
CUP 2017-3116-506
PDP 2017-3117 $930
CPA-2017-3118 $500

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

RECEIVED DEC 15 2017 CITY OF DELAWARE PLANNING & COMMUNITY DEV.

Subdivision/Project Name Not presently named Address 250 Curtis Street, Delaware, OH 43015

Acreage 3.639 Square Footage _____ Number of Lots 1 Number of Units 32/48

Zoning District/Land Use PO/I Proposed Zoning/Land Use PO/I with PMU overlay Parcel # 519-344-16-044-000

Applicant Name Del-Mor Dwellings Corporation Contact Person Jim Wilson

Applicant Address 30 N. Franklin Street, Delaware, OH 43015

Phone 740-363-5562 Fax 740-363-6736 E-mail jwilson@delmordwellings.org

Owner Name Del-Mor Dwellings Corporation Contact Person Jim Wilson

Owner Address 30 N. Franklin Street, Delaware, OH 43015

Phone 740-363-5562 Fax 740-363-6736 E-mail jwilson@delmordwellings.org

~~Engineer/Architect~~/Attorney Shade and Shade Contact Person Michael R. Shade

Address P.O. Box 438, Delaware, OH 43015-0438

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.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 — James R. Wilson, Owner Printed Name

Agent Signature — Michael R. Shade, Agent Printed Name

Sworn to before me and subscribed in my presence this 15th day of December, 2017.

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019

Notary Stamp

Kelsey J. Cording
Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2018-0017
REQUEST: Final Development Plan
PROJECT: Midwest Acoust-A-Fiber
MEETING DATE: February 7, 2018

APPLICANT/OWNER
FedOne Dublin LLC
8400 Industrial Parkway
Plain City, Ohio 43064

REQUEST
2018-0017: A request by Fed One Dublin LLC., for approval of a Final Development Plan for Midwest Acoust-A-Fiber for a building addition on approximately 14.70 acres at 759 Pittsburgh Drive on property zoned M-2 (General Manufacturing District).

PROPERTY LOCATION & DESCRIPTION
The existing business is on a 14.70 acre site located on the south side of Pittsburgh Drive just west of London Road is zoned M-2 (General Manufacturing District). The properties to the north, south and west are all zoned M-2 while the property to the east is zoned M-2 PMU.

BACKGROUND/PROPOSAL
Midwest Acoust-A-Fiber is a 127,368 square foot business located in the City's Industrial Park. In 2016, the Planning Commission and City Council approved a 40,000 square foot addition on southern portion of the building which was completed by the applicant. Now the applicant is proposing an approximate 20,000 square foot addition to the southern portion of the building.

STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-2 (General Manufacturing District) which would allow the proposed addition. A Final Development Plan would need to be approved 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 Division once a complete plan set is submitted for review. It is likely the existing storm water pond will be expanded slightly with this application. The Engineering Division is currently reviewing the plans.
- **ROADS AND ACCESS:** The access to the site would remain at the same locations utilizing the two existing curb cuts on Pittsburgh Drive and the one curb cut on London Road (emergency access only). In addition, new pavement would be extended to the south and west side of the addition to provide access around the entire building which would allow fire access to all four sides of the building. The emergency access curb cut on London Road shall remain chained off but unobstructed per the Fire Department requirements.
- **SITE CONFIGURATION:** The approximate 20,000 square foot building addition (approximately 83ft x 241ft) would be located on the south side of the existing 127,368 square foot building with two new truck docks on the west elevation. The entire development would have 139 total parking spaces while 218 spaces would be required which is 63% of the required parking. However per Chapter 1161.08, the Planning Commission can under the M-2 zoning district grant a 30% reduction (61 x 0.70 = 43 total spaces) if the subject future spaces could be constructed on the site. Staff can support the 63% reduction because the current user is comfortable with the parking ratio and because the site plan identifies 133 additional parking spaces for a total 272 parking spaces that could be built if the existing user or future user would have a parking issue and staff could require the appropriate parking spaces to be constructed. This would be consistent with past decisions for other industrial uses. There is no compelling reason to pave over what otherwise would be green space for vacant parking lots. The critical element is that there is sufficient room and accesses to allow the future provision for additional parking should it become necessary either by the applicant or by the City. An enlarged detention basin is located on the extreme southern portion of the site.

- **BUILDING DESIGN:** The addition would be 36.5 feet high and constructed of metal siding to match the previous addition in 2016 and capped off with a standing seam metal roof. There would be two truck docks on the western elevation, one overhead door and man door on the south elevation and one man door on the east elevation. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color. The building design and materials achieve compliance with the zoning code and are consistent with the surrounding area.
- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any trees removed in the proposed addition.
- **LANDSCAPING & SCREENING**: No additional landscaping is needed with this addition. The last addition required additional landscaping to address perimeter buffering and parking lot landscaping.
- **LIGHTING:** No new light poles are proposed while any new building lights would have to achieve compliance with the zoning code along with being approved by the Chief Building Official.
- **SIGNAGE:** The owner didn't identify any specific signage in the application.
- **AIRPORT OVERLAY DISTRICT:** The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met. At the time of writing, the applicant has confirmed they have submitted the required permit to the FAA and are awaiting determination.

STAFF RECOMMENDATION (2018-0017 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Fed One Dublin LLC., of a Final Development Plan for Midwest Acoust-A-Fiber for a building addition on approximately 14.70 acres at 759 Pittsburgh Drive on property zoned M-2 (General Manufacturing District), with the following conditions that:

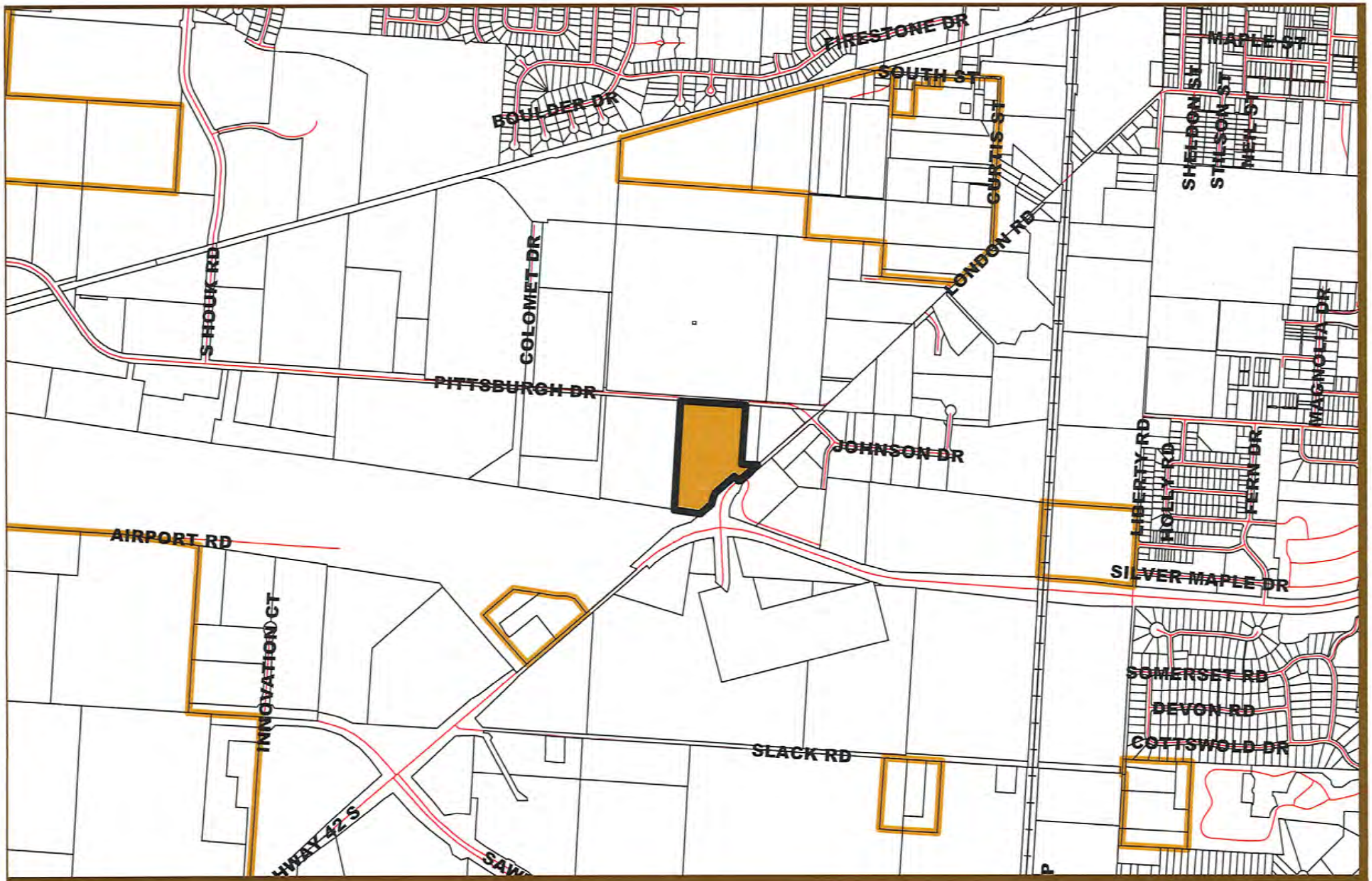
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The required parking spaces for the entire building shall be reduced to 139 parking spaces with a total of 272 future parking spaces identified. The current land owner, at their sole expense, shall construct the future parking spaces when it is notified to do so by the City in its sole discretion.
3. The emergency access point on London Road shall remain chained off and continuously unobstructed per the Fire Department requirements
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
6. A building permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

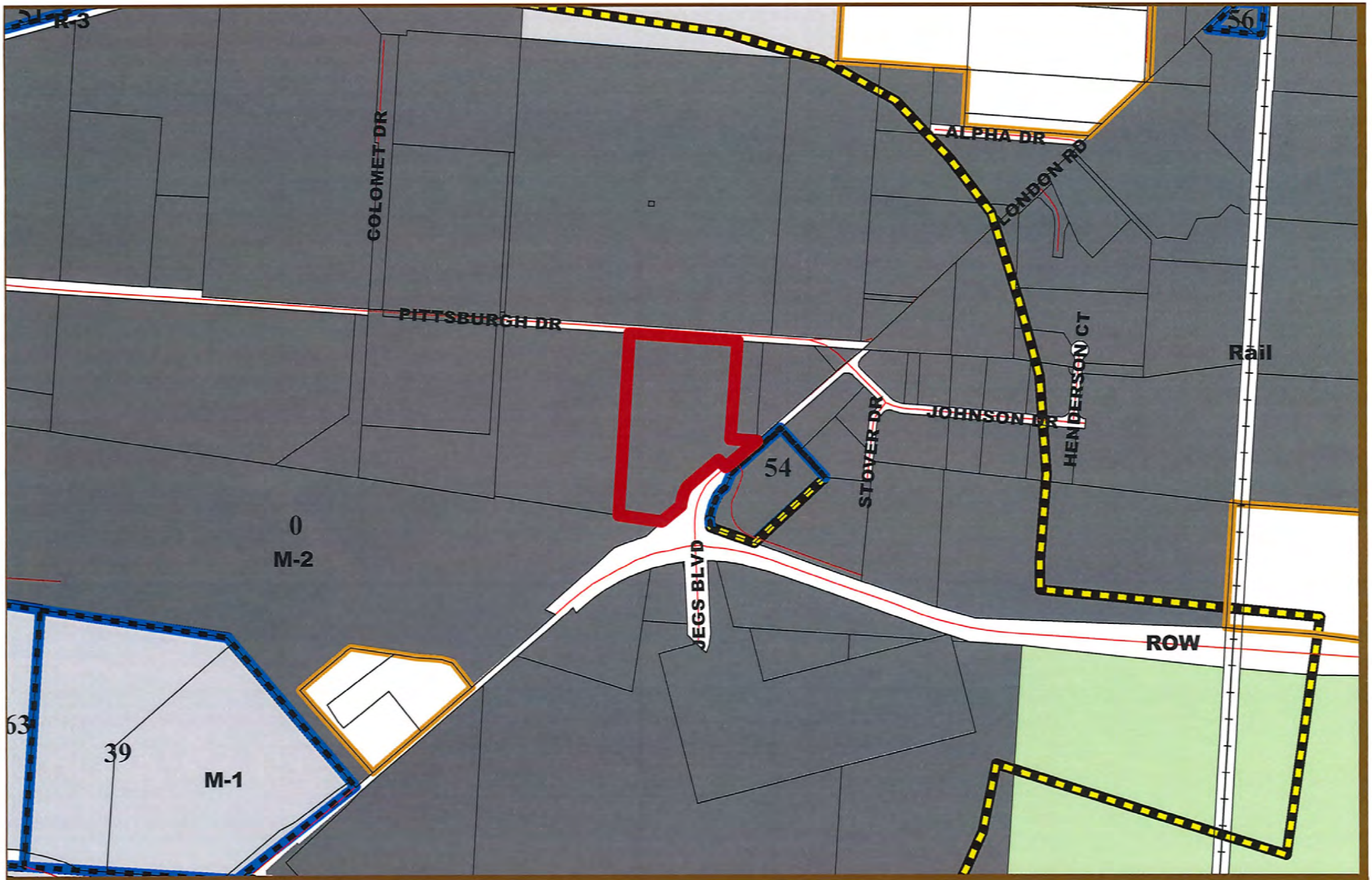
FILE:
ORIGINAL: 01/27/18
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-0017
Final Development Plan
Midwest Acoust-A-Fiber - 759 Pittsburgh Drive
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

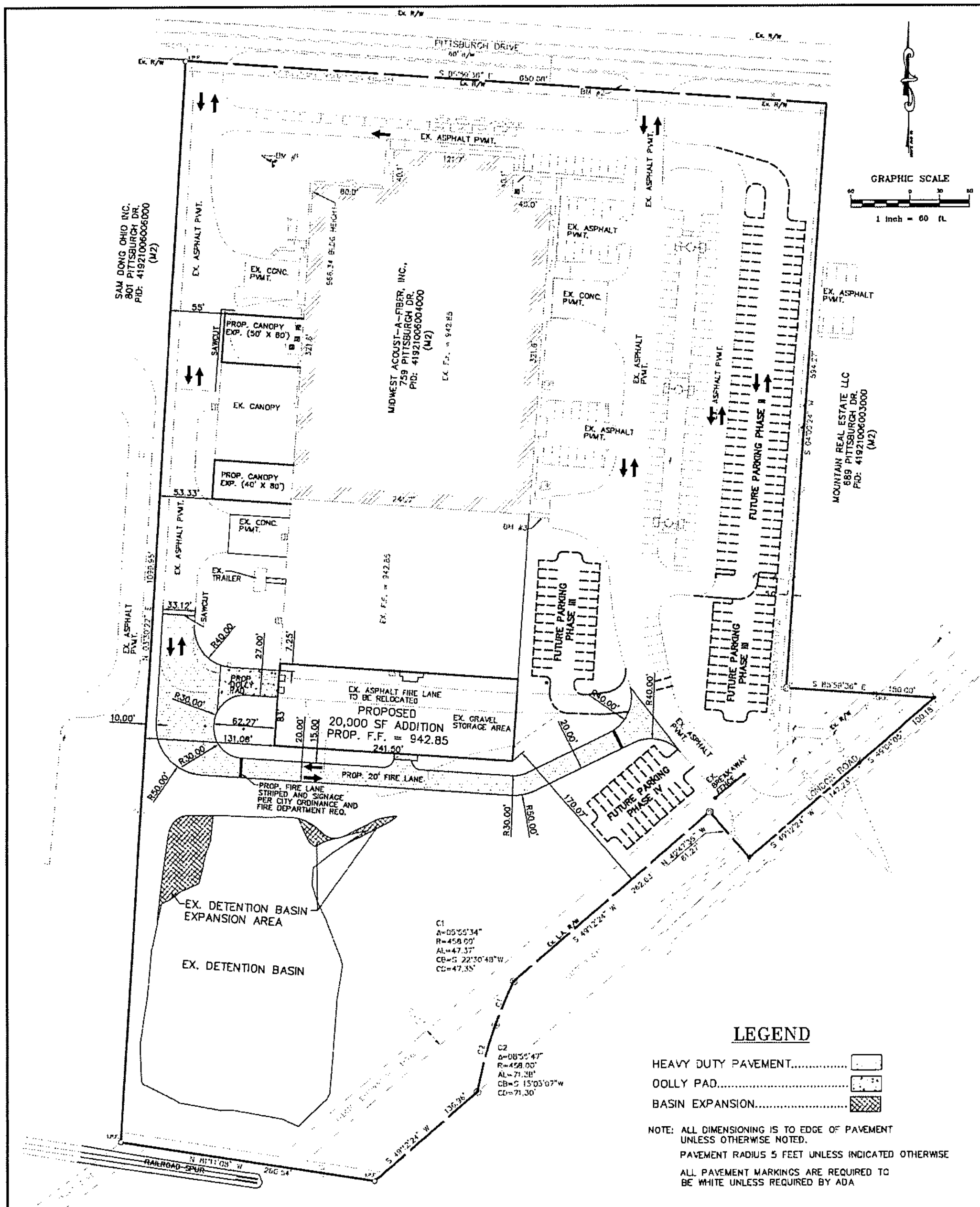
2018-0017
Final Development Plan
Midwest Acoust-A-Fiber - 759 Pittsburgh Drive
Zoning Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-0017
Final Development Plan
Midwest Acoust-A-Fiber - 759 Pittsburgh Drive
Aerial (2016) Map

N



SITE DATA

EXISTING USE – MANUFACTURING
EXISTING BUILDINGS – MANUFACTURING BUILDING
INTENDED USE – MANUFACTURING/WAREHOUSING
SITE ZONING – M-2
20,000 S.F. EXPANSION – WAREHOUSING

PARKING REQUIREMENTS

EXISTING BUILDING:
4,800 S.F. OFFICE @ 1 PER 300 S.F. = 16
57,368 S.F. WAREHOUSE @ 1 PER 1,000 S.F. = 58
25,200 S.F. MANUFACTURING @ 1 PER 400 S.F. = 63

TOTAL REQUIRED: 137 x 70% = 96
TOTAL PROVIDED INCLUDING 5 HANDICAP = 99

2016 BUILDING ADDITION:
26,000 S.F. WAREHOUSE @ 1 PER 1,000 S.F. = 26
14,000 S.F. MANUFACTURING @ 1 PER 400 S.F. = 35

TOTAL REQUIRED: 61 x 70% = 43
TOTAL PROVIDED = 40

COMBINED PARKING FOR EXISTING BUILDING & 2016 ADDITION:

TOTAL REQUIRED = 139
TOTAL PROVIDED = 139

NEW 20,000 S.F. BUILDING ADDITION:
20,000 S.F. WAREHOUSE @ 1 PER 1,000 S.F. = 20

TOTAL REQUIRED: 20 x 70% = 14
TOTAL PROVIDED = 0

COMBINED PARKING FOR EXISTING BUILDING, 2016 ADDITION & 20,000 S.F. ADDITION:

TOTAL REQUIRED = 153
TOTAL PROVIDED = 139

TOTAL FUTURE PARKING SPACES (DASHED ON SITE PLAN)
TOTAL PARKING REQUIRED = 218
TOTAL PARKING PROVIDED INCLUDING FUTURE = 272

PROPOSED PARKING STALLS = 9'x19'

MAXIMUM BUILDING HEIGHT OF NEW ADDITION = 41'-1"

ZONING: THIS AND ALL SURROUNDING PROPERTIES ARE M2

SITE DATA

SITE AREA: 14.707 ACRES
DEVELOPED AREA OUTSIDE R/W: 14.707 ACRES
GREENSPACE PROVIDED PHASE I = 352,053 S.F.
PAVED AREA PHASE I = 166,016 SF
TOTAL BLDG. AREA PHASE I = 122,568 SF

GREENSPACE PROVIDED PHASE II = 328,360 S.F.
PAVED AREA PHASE II = 191,709 SF
TOTAL BLDG. AREA PHASE II = 122,568 SF

GREENSPACE PROVIDED PHASE III = 310,769 S.F.
PAVED AREA PHASE III = 207,302 SF
TOTAL BLDG. AREA PHASE III = 122,568 SF

SITE COVERAGE CALCULATIONS PHASE I

BUILDING = 82,566 EX + 40,000 = 122,568 SF (19%)
PAVEMENT = 142,403 + 23,613 = 166,016 SF (26%)

TOTAL = 45%

SITE COVERAGE CALCULATIONS PHASE IA

BUILDING = 122,568 EX + 20,000 = 142,568 SF (22%)
PAVEMENT = 172,882 SF (27%)

TOTAL = 49%

SITE COVERAGE CALCULATIONS PHASE II

BUILDING = 122,568 EX + 20,000 = 142,568 SF (22%)
PAVEMENT = 198,274 SF (31%)

TOTAL = 53%

SITE COVERAGE CALCULATIONS PHASE III

BUILDING = 122,568 EX + 20,000 = 142,568 SF (22%)
PAVEMENT = 215,590 SF (34%)

TOTAL = 56%

SITE COVERAGE CALCULATIONS PHASE III

BUILDING = 122,568 EX + 20,000 = 142,568 SF (22%)
PAVEMENT = 221,805 SF (35%)

TOTAL = 57%

BASIS OF BEARINGS
BEARINGS ARE BASED ON SURVEY PROVIDED BY CHOICE ONE ENGINEERING

SOURCE OF TOPOGRAPHY
TOPOGRAPHY IS PROVIDED BY CHOICE ONE ENGINEERING

- Setbacks
  - Building Setbacks
    - Front = 50'
    - Rear = 20'
    - Side = 20'
  - Pavement Setbacks
    - Front = 20'
    - Rear = 10'
    - Side = 10'

APPLICANT/DEVELOPER:
FEDONE DUBLIN LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
CONTACT: AMY BIONDI HUFFMAN
PHONE: (614)873-0662
FAX: (614)873-2684

OWNER:
METAL STARS II, LLC
CONTACT: MARK KELLER (AGRACEL)
2201 N. WILLENBORG DR. #2
EFFINGHAM, IL 62401
PHONE: (217) 342-4443

SURVEYOR:
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
CONTACT: ALLEN BERTKE, P.S.
PHONE: (937) 497-0200

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
CONTACT: ROBERT W. MARTIN, P.S.
PHONE: (888) 598-6808

ENGINEER:
HOCKADEN AND ASSOCIATES, INC.
883 NORTH CASSADY AVENUE
COLUMBUS, OHIO 43219
CONTACT: MARK SCHROEDER, P.E.
PHONE: (614) 252-0993
FAX: (614) 252-0444

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF DELAWARE, COUNTY OF DELAWARE, AND STATE OF OHIO;

BEING PART OF AN ORIGINAL 15.967 ACRE TRACT CONVEYED TO COLMET, INC. BY DEED OF RECORD IN DEED BOOK 400, PAGE 238 LOCATED IN FARM LOT 6, SECTION 2, TOWNSHIP 4, RANGE 19, U.S.M. LANDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, FOR REFERENCE, AT AN IRON PIN FOUND AT THE COMMON CORNER OF FARM LOTS 6,7,10 AND 11 IN THE SOUTHERLY LINE OF PITTSBURGH DRIVE, ALSO BEING THE NORTHWESTERLY CORNER OF A 17.129 ACRE TRACT OF LAD CONVEYED TO NIPPERT ELECTRIC PRODUCTS COMPANY BY DEED OF RECORD IN DEED BOOK 326, PAGE 268;

THENCE SOUTH 85°13'10" EAST ALONG THE NORTHERLY LINE OF SAID FARM LOT 6 A DISTANCE OF 750.03 FEET TO THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 14.707 ACRE TRACT;

THENCE SOUTH 85°13'10" EAST CONTINUING ALONG SAID NORTHERLY LINE (PASSING AN IRON PIN SET AT 647.92 A TOTAL DISTANCE OF 649.92 FEET TO A POINT IN A UTILITY PEDESTAL, SAID POINT BEING THE NORTH WESTERLY CORNER OF A 2.046 ACRE TRACT CONVEYED TO ANNEL REALTY (CO ANDREW W. KERR) BY DEED OF RECORD IN DEED BOOK 493, PAGE 007;

THENCE SOUTH 04°46'50" WEST (PASSING AN IRON PIN SET AT 2.0 FEET) A TOTAL DISTANCE OF 594.27 FEET TO AN IRON PIN FOUND AT THE SOUTH WESTERLY CORNER OF SAID 2.046 ACRE TRACT;

THENCE WITH THE SOUTHERLY LINE OF THE ABOVE MENTIONED 2.046 ACRE TRACT SOUTH 85°13'10" EAST A DISTANCE OF 150.00 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF LONDON ROAD, SAID P.K. NAIL BEING THE SOUTH EASTERLY CORNER OF SAID 2.046 ACRE TRACT;

THENCE WITH THE CENTERLINE OF LONDON ROAD SOUTH 49°50'31" WEST A DISTANCE OF 100.18 FEET TO A RAILROAD SPIKE FOUND AT AN ANGLE POINT IN SAID CENTERLINE;

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 49°58'50" WEST, A DISTANCE OF 147.23 FEET TO A P.K. NAIL FOUND IN THE LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROUTE 42;

THENCE LEAVING SAID CENTERLINE, ALONG THE LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 40°01'10" WEST (PASSING AN IRON PIN FOUND AT 40.00 FEET) A TOTAL DISTANCE OF 61.27 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT IN SAID LIMITED ACCESS RIGHT-OF-WAY LINE;

THENCE CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE SOUTH 49°58'50" WEST , A DISTANCE OF 262.63 FEET TO AN IRON PIN FOUND AT A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT (DELTA =05°55'34"–RADIUS =458.00 FEET–LENGHT =47.37 FEET) A CHORD BEARING AND DISTANCE OF SOUTH 23°18'19" WEST, 47.35 FEET TO AN IRON PIN FOUND AT POINT OF CURVATURE ON THE RIGHT-OF-WAY LINE OF LONDON ROAD, SAID RIGHT-OF-WAY BEING 40.00 FEET AT RIGHT ANGLES TO THE CENTERLINE OF LONDON ROAD;

THENCE ALONG A CURVE TO THE LEFT (DELTA =08°55'48" – RADIUS =458.00 FEET – LENGTH =71.38 FEET) A CHORD BEARING AND DISTANCE OF SOUTH 15°50'50" WEST, 71.31 FEET TO AN IRON PIN FOUND IN THE CENTERLINE OF LONDON ROAD;

THENCE ALONG THE CENTERLINE OF LONDON ROAD AND CONTINUING ALONG THE LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 42, SOUTH 49°58'50" WEST, A DISTANCE OF 136.96 FEET TO AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF A 9.630 ACRE TRACT OF LAND CONVEYED TO THE CITY OF DELAWARE BY DEED OF RECORD IN DEED BOOK 205, PAGE 8;

THENCE LEAVING SAID CENTERLINE AND LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 80°24'42" WEST A DISTANCE OF 260.54 FEET TO AN IRON PIN FOUND;

THENCE NORTH 04°16'48" EAST BEING 50.00 FEET AT RIGHT ANGLES, EASTERLY FROM AND PARALLEL TO THE ORIGINAL WESTERLY LINE OF THE ABOVE MENTIONED 15.967 ACRE TRACT, A DISTANCE OF 1099.96 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 14.707 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD;

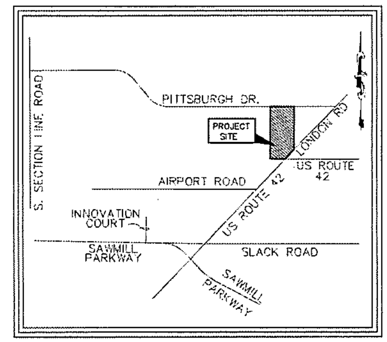
BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF THE SOUTHERLY LINE OF PITTSBURG DRIVE (SOUTH 85°13'10" EAST) AS SHOWN IN THE DEED TO COLOMET, INC. IN DEED BOOK 400, PAGE 238.

(LEGAL DESCRIPTION PROVIDED BY CHOICE ONE ENGINEERING)

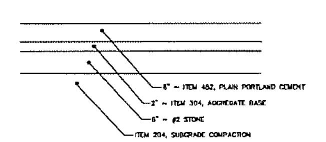
LEGEND

HEAVY DUTY PAVEMENT..................
DOLLY PAD..................
BASIN EXPANSION..................

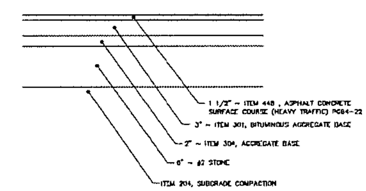
NOTE: ALL DIMENSIONING IS TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
PAVEMENT RADIUS 5 FEET UNLESS INDICATED OTHERWISE
ALL PAVEMENT MARKINGS ARE REQUIRED TO BE WHITE UNLESS REQUIRED BY ADA



LOCATION MAP
NOT TO SCALE



CONCRETE DOLLY TYPICAL SECTION
NOT TO SCALE



HEAVY DUTY ASPHALT PAVING TYPICAL SECTION
NOT TO SCALE

18-402
PROJECT NO.

1 OF 2

CITY OF DELAWARE, OHIO
MIDWEST ACOUST-A-FIBER
STORM, GRADING, & SITE IMPROVEMENTS

FINAL DEVELOPMENT PLAN

REVISIONS		
DATE	DESCRIPTION	BY

Ohio Utilities Protection Service Call 811 before you dig

BISCHOFF, MILLER & ASSOCIATES, LLC

SCALE
1" = 60'

SJH
Design
SJH
Drawn
1-2-18
Printed Date

18-402FDEVE1
ACAD FILE
HPJET4
PLOT FILE

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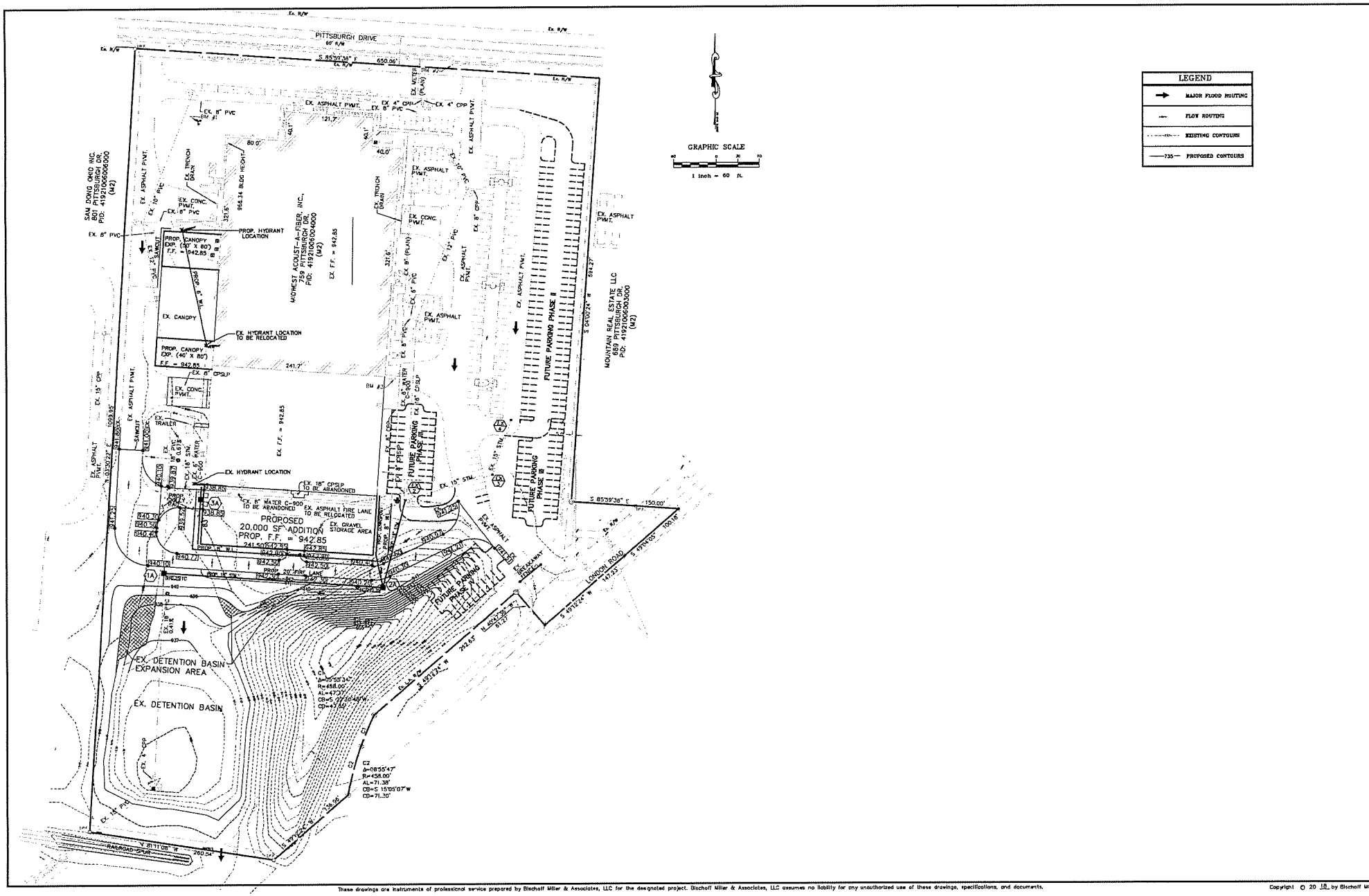

LEGEND	
→	MAJOR FLOOD ROUTING
→	FLOW ROUTING
----	EXISTING CONTOURS
—735—	PROPOSED CONTOURS

18-402
PROJECT NO.

2 OF 2

CITY OF DELAWARE, OHIO
MIDWEST ACOUST-A-FIBER
STORM, GRADING, & SITE IMPROVEMENTS

FINAL DEVELOPMENT PLAN

REVISIONS

DATE	DESCRIPTION	BY

Ohio Utilities Protection Service
Call 811 before you dig

BISCHOFF & MILLER & ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 1247
DELAWARE, OHIO 43015
PHONE: 740-369-4080

SCALE
1" = 60'

SJH
Design

SJH
Drawn

1/2/18
Printed Date

18-402FDEVE2
ACAD FILE

HPJET4
PLOT FILE

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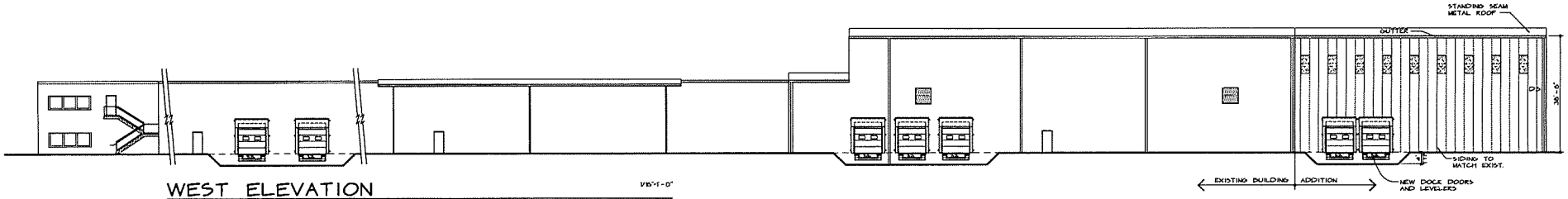
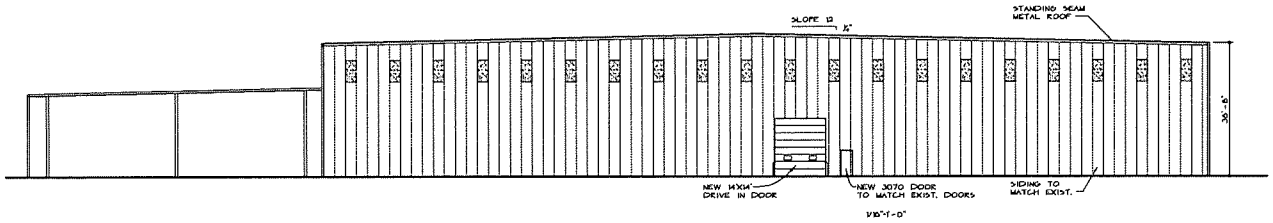


WEST ELEVATION

1/16"=1'-0"

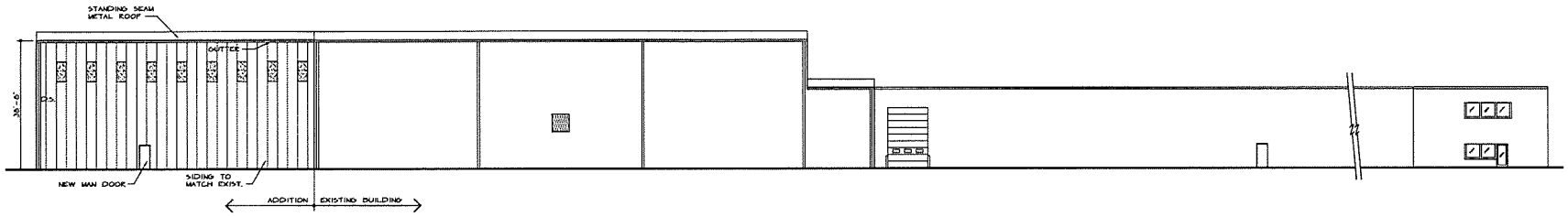
1. NEW SIDING COLOR TO BE BURNISHED SLATE.
2. COLOR AND MATERIALS TO BE CONSISTANT W/ EXISTING BUILDING



1/16"=1'-0"

SOUTH ELEVATION

1. NEW SIDING COLOR TO BE BURNISHED SLATE.
2. COLOR AND MATERIALS TO BE CONSISTANT W/ EXISTING BUILDING



EAST ELEVATION

1/16"=1'-0"

1. NEW SIDING COLOR TO BE BURNISHED SLATE.
2. COLOR AND MATERIALS TO BE CONSISTANT W/ EXISTING BUILDING

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS INC.

REVISIONS

1	00/00/0000
2	
3	
4	
5	
6	
7	

MIDWEST ACOUST-A-FIBER
BUILDING ADDITION
759 PITTSBURGH DRIVE
DELAWARE, OHIO 43015

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
72 MILL ST. – GAHANNA, OH 43230 TEL (614) 840-0986
WWW.DSAARCHITECTSINC.COM FAX (614) 840-0989

DWG. TYPE	SHEET NO.
A	3
COMM. NO.	DATE
1014.1	1/9/15

EXTERIOR ELEVATIONS

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2018-0020
REQUEST: Combined Preliminary and Final Development Plan
PROJECT: Wolfrum Roofing and Exteriors
MEETING DATE: February 07, 2018

APPLICANT/OWNER
Carney Ranker Architects
5925 Wilcox Place, Suite E
Dublin, Ohio 43016

REQUEST
2018-0020: A request by Carney Ranker Architects for approval of a Combined Preliminary and Final Development Plan for Wolfrum Roofing for a building addition on approximately 1.8 acres located at 132 Johnson Drive on property zoned M-2 (General Manufacturing District).

PROPERTY LOCATION & DESCRIPTION
The existing business is located at 132 Johnson Drive on approximately 1.804 acres. The site is zoned M-2 (General Manufacturing District) as are the properties to the north, south, east, and west.

BACKGROUND/PROPOSAL
Wolfrum Roofing and Exteriors is a 12,000 square foot business located in the City's Industrial Park. The owner is proposing to construct an 8,000 square foot addition on the northern side of the building for a total square footage of 20,000 square feet (the building addition would accommodate office space and warehouse space). In addition, the existing 22 space parking lot would be increased by 15 parking spaces for a total of 37 parking spaces to accommodate the new addition.

STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-2 (General Manufacturing District) which would allow the proposed addition. A Combined Preliminary and Final Development Plan would need to be approved 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 access to the site would remain at the same locations utilizing the curb cuts on Johnson Drive and Henderson Court. In addition, new asphalt pavement for additional parking spaces would be installed on the north and southwest portions of the existing parking lot.
- **SITE CONFIGURATION:** The 8,000 square foot building addition would be located on the north side of the existing 12,000 square foot building. A new retaining wall extending out from the east side of the building would be located just north of the existing loading docks. They are proposing to expand the existing parking lot to the north and to the southwest by 15 additional parking spaces for a total of 37 spaces. Based on the proposed office (1,991 S.F. / 300 = 7 parking spaces) and warehouse (5,844 S.F. / 1,000 = 6 parking spaces) square footage breakdown provided by the applicant, only 13 additional parking spaces would be required by the zoning code. Any additional detention would be provided in the parking lot and in the open space to the north of the parking lot. A dumpster enclosure comprised of split face block to match the building would be located on the northeast porting of the parking lot from Henderson Court. The enclosure shall have wood or metal doors painted or stained to match. The dumpster is located within or near a sanitary easement, which is acceptable per the Engineering Department.
- **BUILDING DESIGN:** The proposed addition would match the height (just under 20 feet) of the existing building as well as match the existing building's metal siding, standing seam roof, and split face block wainscoting. The main entrance for the addition would be on the northeast corner with an overhead door, a single window, and a man door. The southern and northern elevations would have a row of windows while the western elevation would only have a man door. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.

- **LANDSCAPING & SCREENING:** The zoning code requires street, front yard and interior parking lot trees and landscaping. The code requires 6 street and 5 front yard trees along Johnson Drive and 7 street and 6 front yard trees along Henderson Court. Currently there are 3 street trees and 3 large pine along Johnson Drive and 4 street trees and 4 large pine trees along Henderson Court. The pine trees along Johnson Drive would be removed with the parking lot addition. All the trees along Henderson Court would remain in the proposed addition with no additional trees required because it is an existing condition with a current full mature buffer. Therefore, 9 additional trees would be required along Johnson Drive (2 street and 7 front yard with the removal of the pine trees) which would yield 18 caliper inches of trees would need to be replaced per Chapter 1168 Tree Preservation Regulations. The applicant has the option to plant the additional required trees on the site (not likely enough room to plant 9 new trees) or make a payment in lieu of replacement totaling $1,800 ($100 per caliper inch x 18 caliper inch tree) or a combination of both to achieve compliance with Chapter 1168 Tree Preservation Regulations. In addition, a continuous row of shrubs would be required adjacent to the parking lot addition along Johnson Drive. Also, the interior parking lot landscaping achieves compliance with the zoning code. Finally, the landscaping plan would be required to be approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies eight light poles within the parking lot. The light poles shall not exceed 30 feet in height and shall be cut off style light fixtures. In addition, there are five wall mounted lights on the building that illuminates the eastern elevation and a single recessed can light illuminating the northeast entry way. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official.
- **SIGNAGE:** The owner is no identifying any new signage with the addition. Any new building and/or ground signage would have to achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
- **AIRPORT OVERLAY DISTRICT:** The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

STAFF RECOMMENDATION (2018-0020 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Carney Ranker Architects of a Combined Preliminary and Final Development Plan for Wolfrum Roofing for a building addition on approximately 1.8 acres located at 132 Johnson Drive on property zoned M-2 (General Manufacturing District), with the following conditions that:

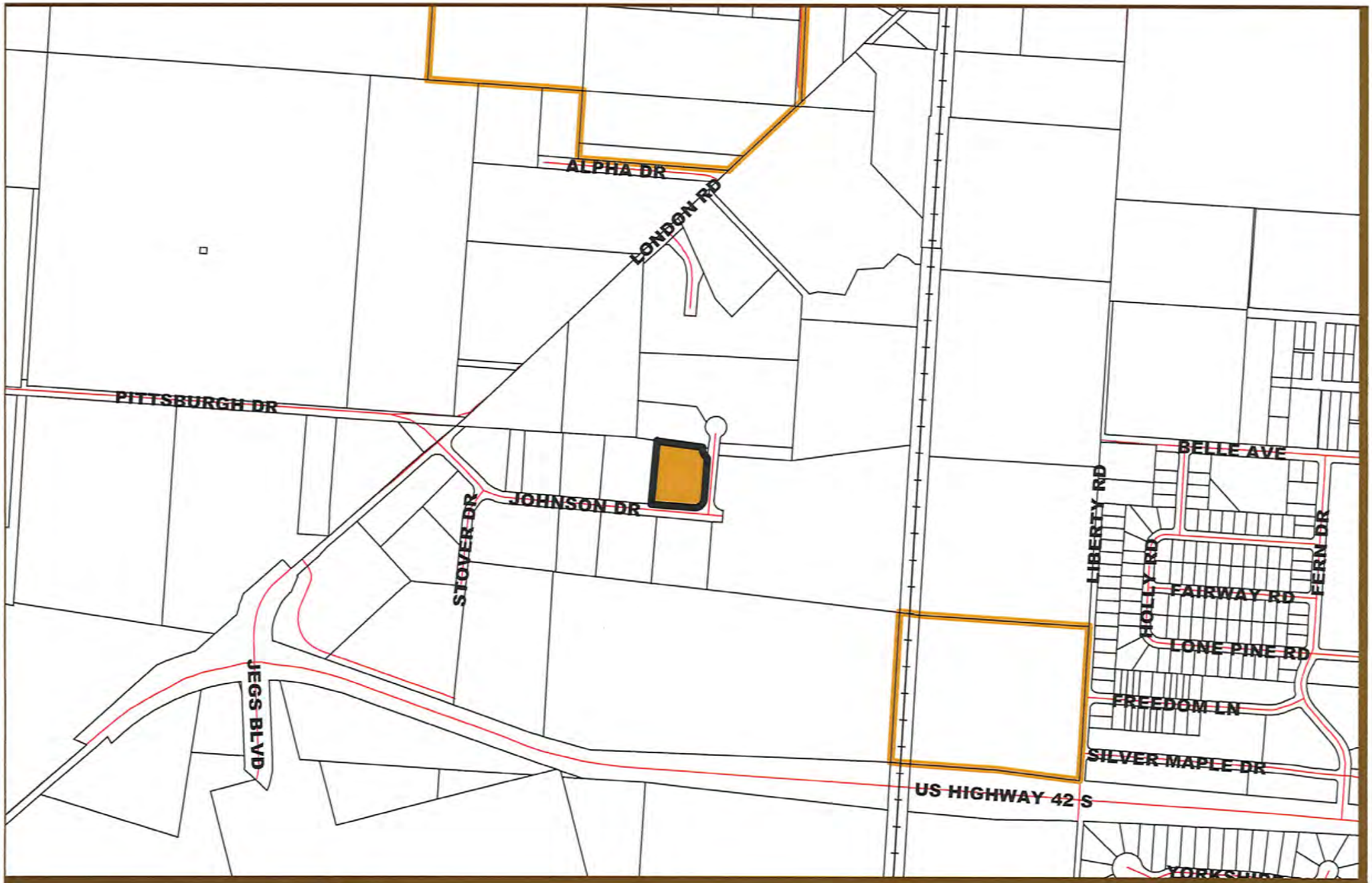
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
3. A continuous row of shrubs shall be installed between the proposed parking lot and Johnson Drive.
4. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
5. The landscaping plan shall include an additional 9 trees or the applicant shall make a payment in lieu of replacement totaling $1,800 ($100 per caliper inch x 18 caliper inch tree) or a combination of both to achieve compliance with Chapter 1168 Tree Preservation Regulations.
6. The light poles shall not exceed 30 feet in height and shall be cut-off style light fixtures.
7. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
8. Any new building and/or ground signage would have to achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
9. A building and zoning permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

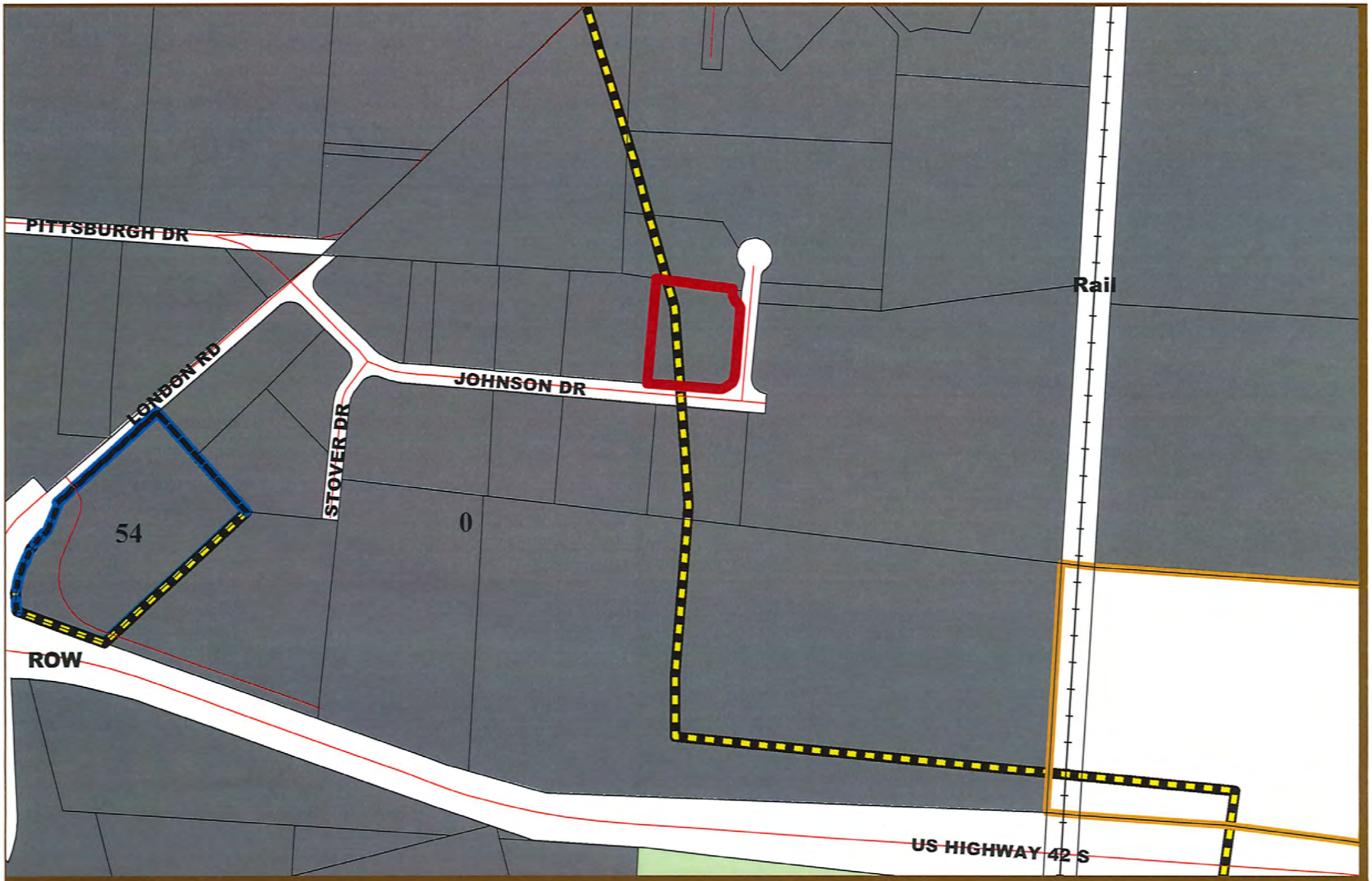
FILE:
ORIGINAL:
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-0020
Combined Preliminary and Final Development Plan
Wolfrum Roofing and Exteriors - 132 Johnson Drive
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

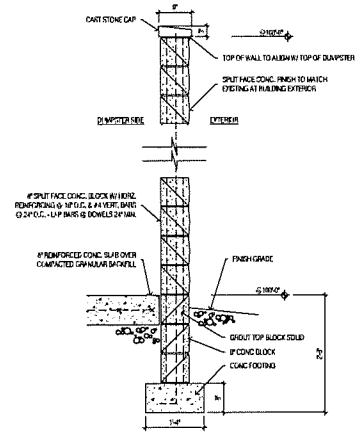
2018-0020
Combined Preliminary and Final Development Plan
Wolfrum Roofing and Exteriors - 132 Johnson Drive
Zoning Map

N

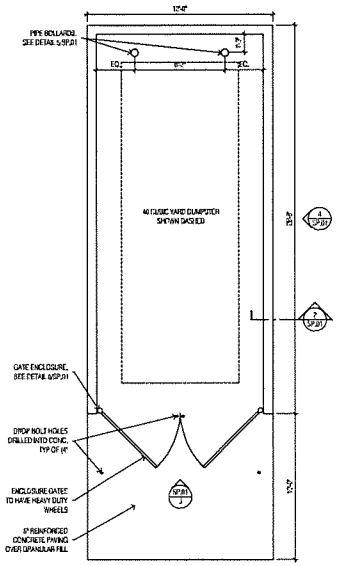
EST 1808
CITY OF
DELAWARE
OHIO

2018-0020
Combined Preliminary and Final Development Plan
Wolfrum Roofing and Exteriors - 132 Johnson Drive
Aerial (2016) Map

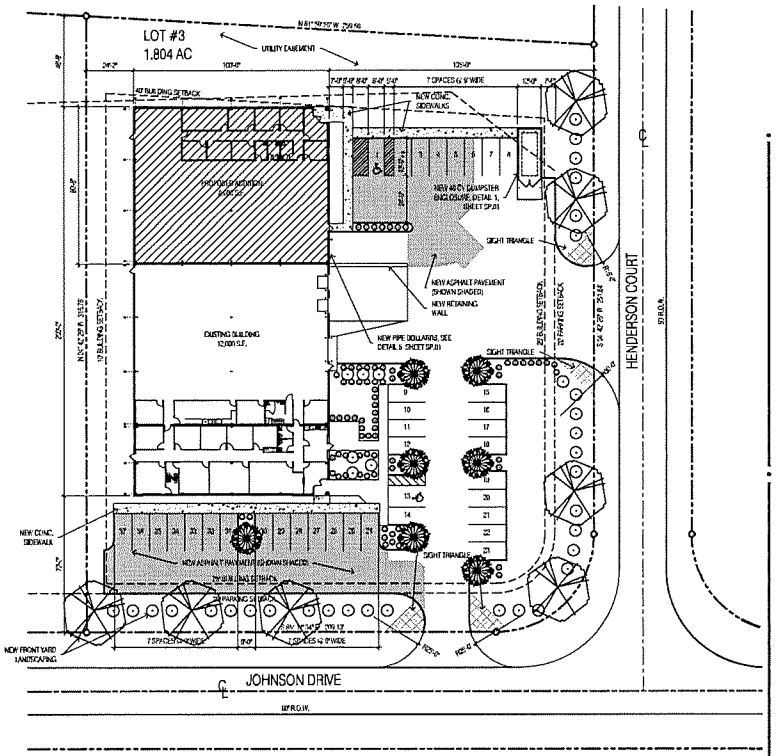
N



2 section



1 enlarged plan



N site plan

1"=30'-0"

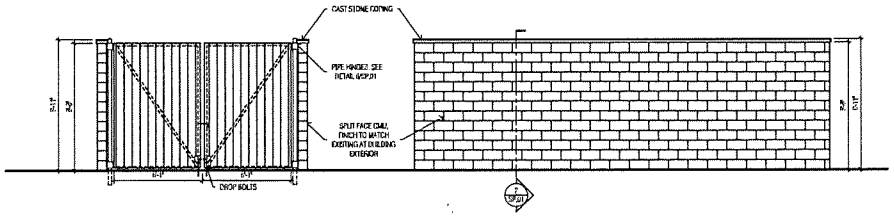
PARKING CALCULATIONS

NEW BUILDING
OFFICE AREA = 1,000 S.F. / 300 = 3.6
WAREHOUSE AREA = 3,844 S.F. / 1000 = 3.8
5 REQUIRED

NEW SPACES PROVIDED = 15
EXISTING SPACES = 22
TOTAL PARKING SPACES = 37

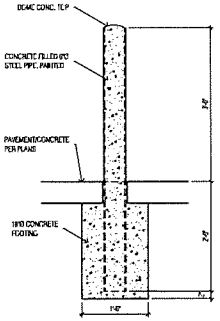
LOT COVERAGE

LOT SIZE = 78,522 S.F.
BUILDING SIZE = 19,888 S.F.
PAVEMENT COVERAGE = 27,571 S.F.
TOTAL COVERAGE = 47.29%
TOTAL COVERAGE ALLOWED = 80%

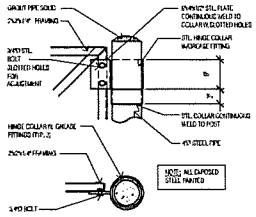


3 elevation

4 elevation



5 detail



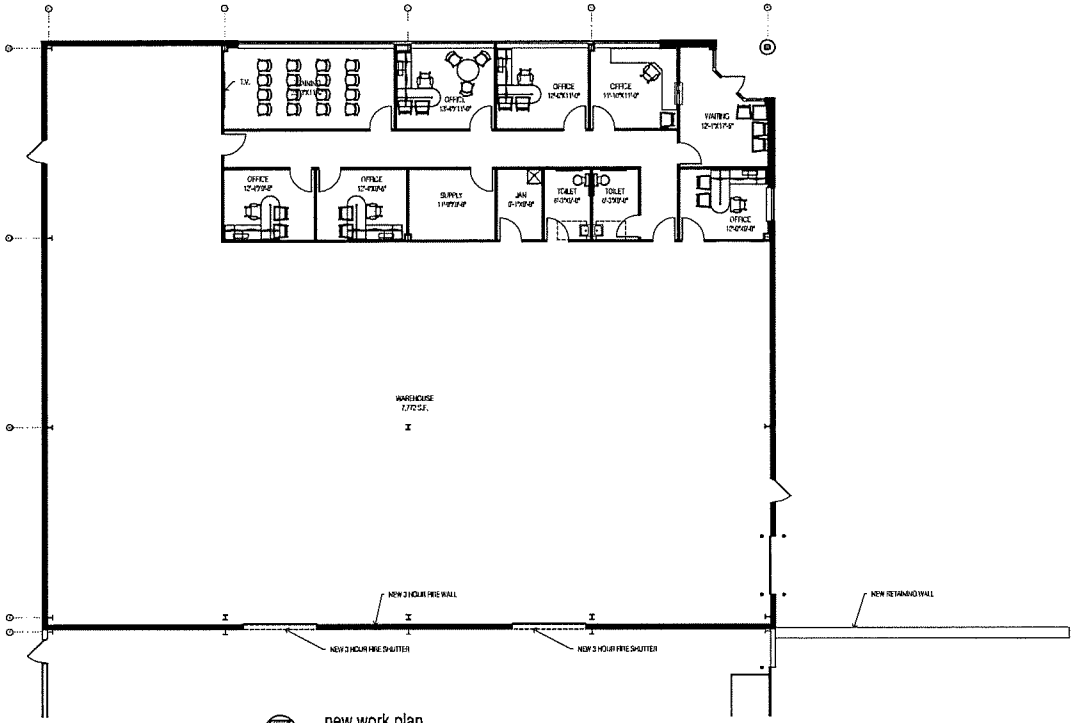
6 detail

CARNEY • RANKER
ARCHITECTS LTD
5926 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001
mail@carneyranker.com

Building Addition For
Wolfrum Roofing and Exteriors
132 Johnson Drive
Delaware, Ohio

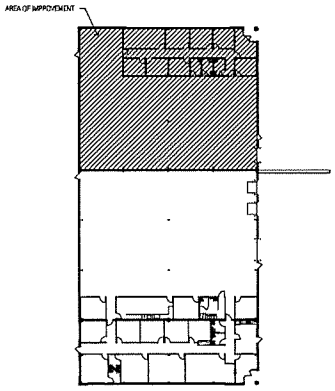
CRA Proj. No.: 17-242
Drawn by: AWN
Checked By: JTC
Date: 1/5/18
Revisions

SP.01



N new work plan

1/8"=1'-0"



Building Key Plan

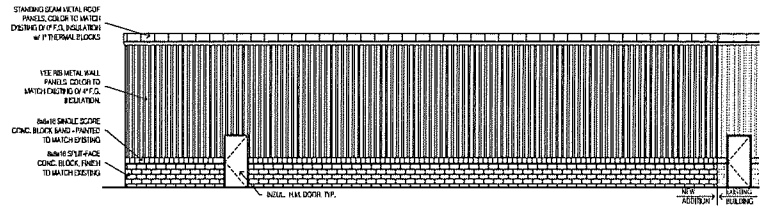
N.T.S.

CARNEY • RANKER
ARCHITECTS LTD
5725 Village Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001
mail@carneyranker.com

Building Addition For
Wolfrum Roofing and Exteriors
132 Johnson Drive
Delaware, Ohio

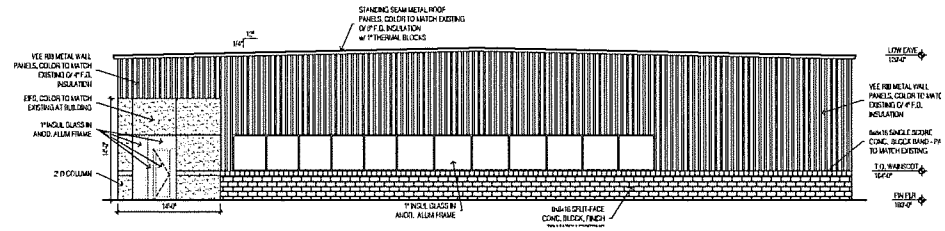
CRA Proj. No.: 17-242
Drawn by: AWN
Checked By: JTC
Date: 1/5/18
Revisions

A1.01



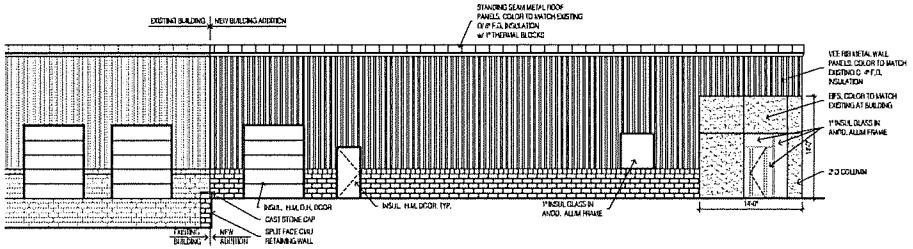
west elevation

building side 1/8"=1'-0"



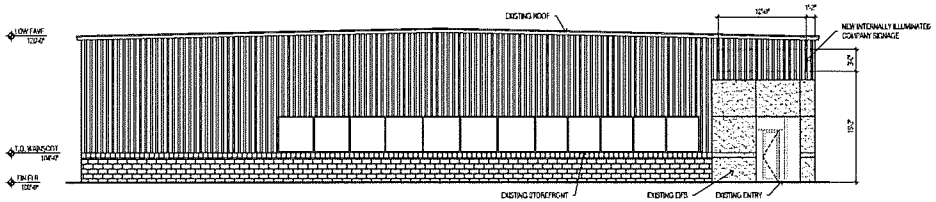
north elevation

building rear 1/8"=1'-0"



east elevation

building side 1/8"=1'-0"



south elevation

building front 1/8"=1'-0"

CARNEY • RANKER
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mail@carneyranker.com

building Addition For
Wolfrum Roofing and Exteriors
132 Johnson Drive Delaware, Ohio

CRA Proj. No.: 17-242
Drawn by: AWN
Checked By: JTC
Date: 1/3/18
Revisions

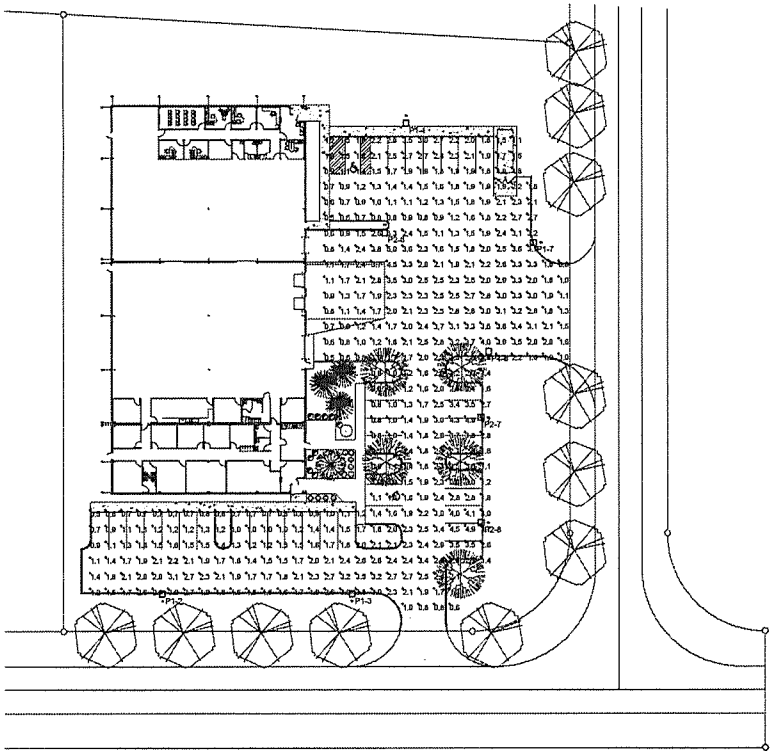
A2.01

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	6	KAS LIGHTING INC.	ALEDS17N - RWLEDS17N8 - RWLEDS17N8F - WPLEDS17N (TYPE B)	CAST PINNED METAL HOUSING, 8 CIRCUIT BOARDS EACH WITH 1 LED. MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED. CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	8W WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS). 2 LEDS TILTED 40-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASEUP POSITION AND CANTED 50-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 55-DEGREES FROM VERTICAL BASEUP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD. Sports, Street, Utility, Automotive, Hotel, Roadway Ramp, Location, Wet Location, Outdoor, Commercial	6	ALEDS17N_D10_W82.ies	1544	1	75.9
	P2	3	KAS LIGHTING, INC.	ALEDH17N/310 - RWLEDH17N310 - RWLEDH17N8F310 - WPLEDH17N310 (TYPE M, 0-10V DIMMING)	CAST PINNED METAL HOUSING, 8 CIRCUIT BOARDS EACH WITH 1 LED. MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED. CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	8W WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS). 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASEUP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASEUP POSITION AND CANTED 23-DEGREES FROM STRAIGHT AHEAD.	6	ALEDH17N_D10_W82.ies	1288	1	79.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT 3.2 P1	+	1.8 fc	6.0 fc	0.6 fc	10.0:1	3.0:1

GENERAL NOTES

1. POLE LIGHTS P1 & P2 OVERALL HEIGHT IS 22'-0".
2. CALCULATION GRID IS AT 3'-0".



SITE LIGHTING
SCALE: 1"=30'-0"

E001-18001

PRATER
Engineering Associates, Inc.
6130 Wilcox Road (614) 766 4896
Dublin, Ohio 43016 FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
G. OWENS	GGO	DLP	18250

STATE OF OHIO
GREGORY S. OWENS
E-63408
REGISTERED
01/03/18

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5925 Wilcox Place, Suite E Dublin, OH 43016
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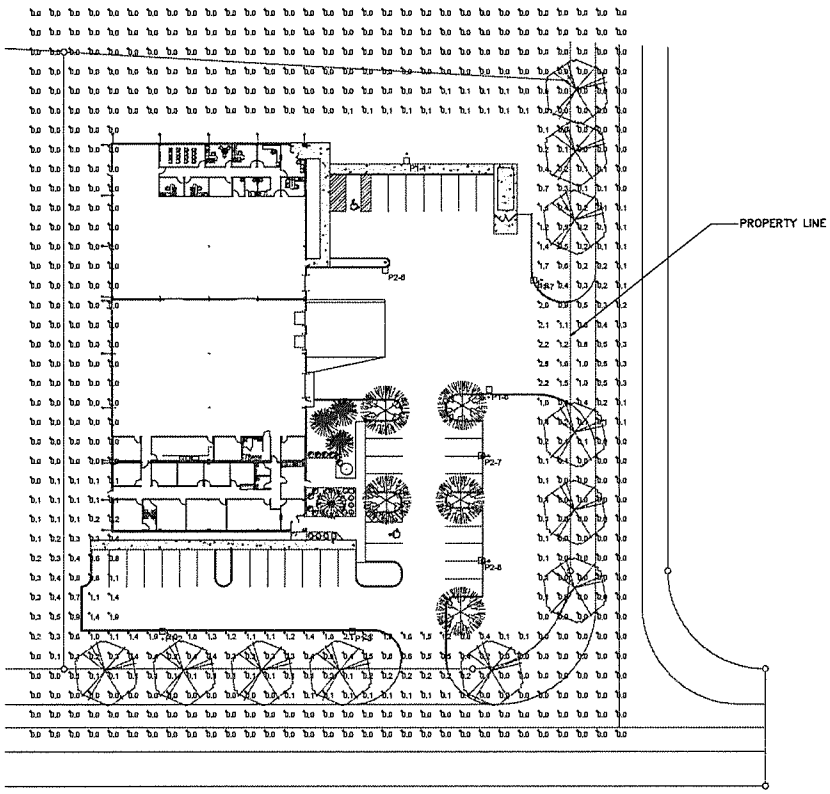
Building Addition For
Wolfram Roofing and Exteriors
132 Johnson Drive
Delaware, Ohio

CRA Proj. No.:
Drawn by:
Checked By:
Date:
Revisions

E001



PROPERTY LINE
SITE LIGHTING
SCALE: 1"=30'-0"

STATE OF OHIO
GREGORY S. OWENS
E-63408
REGISTERED PROFESSIONAL ENGINEER
01/03/18

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mail@carneyranker.com

Building Addition For
Wolfram Roofing and Exteriors
132 Johnson Drive
Delaware, Ohio

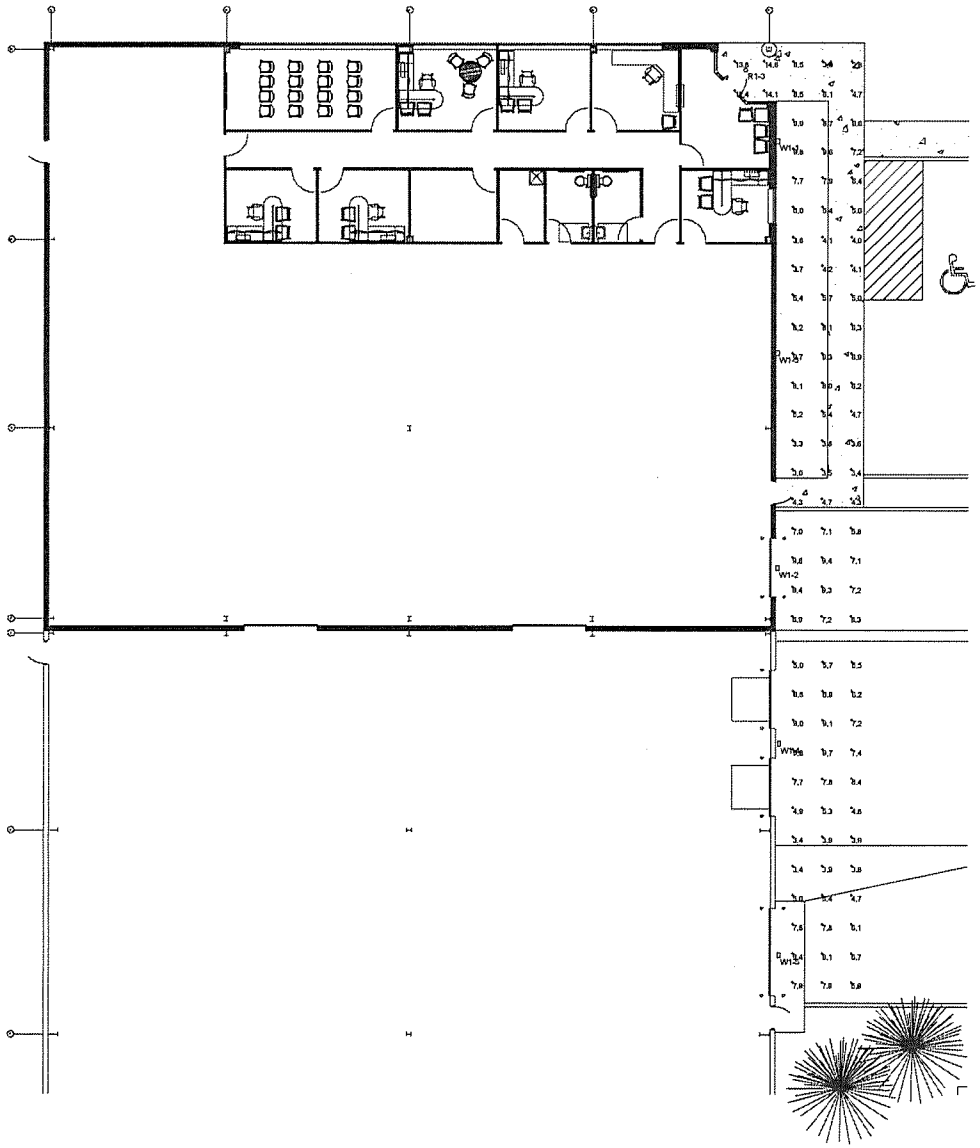
CRA Proj. No.:
Drawn by:
Checked By:
Date:
Revisions

E002-18001

PRATER
Engineering Associates, Inc.
6130 Wilcox Road
Dublin, Ohio 43016
(614) 766 4696
FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
S. OWENS	GBO	DLP	18250

E002



ENTRY & DOCK
SITE LIGHTING
SCALE: 1/8"=1'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	5	RAB LIGHTING INC.	ALED37T8 - RWLED37T8 - RWLED37T8EF - WPLED37T8 (TYPE B)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED. MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED. CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	3W WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS). 2 LEDS TILTED 45-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 70-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 87-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 69-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD. Sports, Street, Utility, Automotive, Hotel, Roadway Ramp Location, Wet Location, Outdoor, Commercial	6	ALED37T8_D10 _W22.ies	1944	1	78.8
	P2	3	RAB LIGHTING INC.	ALED37T8/D10 - RWLED37T8/D10 - RWLED37T8EF/D10 - WPLED37T8/D10 (TYPE W, 0-10V DIMMING)	CAST FINNED METAL HOUSING, 8 CIRCUIT BOARDS EACH WITH 1 LED. MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED. CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	3W WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS). 2 LEDS TILTED 66-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 87-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD. 2 LEDS TILTED 21-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 33-DEGREES FROM STRAIGHT AHEAD.	8	ALED37T8_D10 _W22.ies	1280	1	78.8
	R1	1	Lithonia Lighting	LDN6 40/15 LO8AR LSS	MN LDN6 40/15 LO8AR LSS MICRO, CLEAR, SEMI-SPECULAR REFLECTOR	LED	1	LDN6_40_15_L O8AR_LSS.ies	1984	1	20.48
	W1	9	RAB LIGHTING INC.	WPLED28 - WPLED28/D10 (WALLPACK) - ALED28 - ALED28/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED. MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH. CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED). TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS. Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library Manufacturing, Marine, Medical, Office, Parking, Park, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway Warehouse, Water Treatment, Direct, Emergency, Security	1	WPLED28.ies	3414	1	30

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY SIDEWALK	+	8.7 fc	14.8 fc	2.8 fc	5.3:1	2.4:1
EXISTING DOCK	+	6.4 fc	9.8 fc	3.4 fc	2.9:1	1.9:1
PARKING LOT 5.5 FT	+	1.9 fc	5.0 fc	0.5 fc	10.0:1	3.8:1

STATE OF OHIO
GREGORY S. OWENS
E-83456
REGISTERED PROFESSIONAL ENGINEER
01/03/18

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Ph: 614-792-1000 Fax 614-792-1001
mail@carneyranker.com

Building Addition For
Wolfram Roofing and Exteriors
132 Johnson Drive
Delaware, Ohio

CRA Proj. No.:
Drawn by:
Checked By:
Date:
Revisions

E003-18001

PRATER
Engineering Associates, Inc.
6130 Wilcox Road
Dublin, Ohio 43016
(614) 766 4895
FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
G. OWENS	GBD	DLP	18280

E003

ALED3T105/D10/WS2

RAB LIGHTING

Type: P1

Project:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.85A
208V	0.52A
240V	0.45A
277V	0.41A
Input Watts	104W
Efficiency	90%

LED Info

Watts	99W
Color Temp	3000K
Color Accuracy	70 CRI
L70 (Hours)	50,000
Lumens	13428
Efficacy	132 LPW

Durable cast aluminum housing with multi-level outdoor sensor available in IES Type III distribution. Perfect for walkways, parking and other area lighting applications where a larger pool of lighting is needed. Fixture warming the most energy-efficient 3-Year Warranty.

Color: Bronze Weight: 42.0 lbs

ALED3T105/D10/WS2

RAB LIGHTING

Technical Specifications

Listings

UL Listing:
Suitable for wet locations

DLC Listed:
This product is listed by Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC member utilities.
DLC Product Code: PRT3T9SH

ISSMA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with ISSMA LM-79 and LM-80, and have been reviewed for compliance of Energy "Lighting Facts" label

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 tests and TM-21 calculation.

LEDs:
Molex mfg. high-output, long life LEDs

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Construction

IES Classification:
The Type III distribution is ideal for site lighting, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward into the area.

Effective Projected Area:
EPA = 0.7ft

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperature

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior thermal management with external "fin" heat sink.

Lens:
Tempered glass lens

Housing:
Die cast aluminum housing, twice frame and mounting arm

Mounting:
Universal mounting arm mountable in two mounting patterns from 1" to 1-1/2" pipe tenons. Round Pole Adapter plate included as standard. Easy slide and lock to mount fixture with ease

Reflector:
Specular anodized commercial polycarbonate

Gaskets:
High-temperature silicone gaskets

IP Rating:
Ingress Protection rating of IP66 for dust and water

Finish:
Formulated for high-durability and long lasting color

Green Technology:
Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approved means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Electrical

Driver:
Two Drivers, Constant Current, Class 2, 1400mA, 50/60 Hz, 277V - 347V/480V, 0.6A. Power Factor 90%

THD:
7.9% at 120V, 19.2% at 277V

Surge Protection:
4kV

Dimming Driver:
Driver includes dimming control analog for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

WPLED26

RAB LIGHTING

Type: W1

Project:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.15A
240V	0.14A
277V	0.12A
Input Watts	26W
Efficiency	89%

LED Info

Watts	26W
Color Temp	3000K
Color Accuracy	72 CRI
L70 (Hours)	100,000
Lumens	2875
Efficacy	110 LPW

LED Wall Pack, Power Factor Corrector, Thermal management system, IP66 DC Driver, L70 (Hours): 5 Year Warranty

Color: Bronze Weight: 7.9 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC member utilities.
DLC Product Code: PRT0W1SH

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 tests and TM-21 calculation.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent color quality.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Finish:
Formulated for high-durability and long lasting color

Ambient Temperature:
Suitable for use in -40°C (-40°F) ambient temperature.

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Green Technology:
Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approved means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Electrical

Driver:
Two Drivers, Constant Current, Class 2, 1400mA, 50/60 Hz, 120V - 277V, 0.4A - 0.1A, Power Factor 90%

THD:
7.9% at 120V, 19.2% at 277V

Surge Protection:
4kV

Dimming Driver:
Driver includes dimming control analog for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

Other

California Title 24:
Use WPLED26DC for a 2013 California Title 24 compliant model.

Patents:
The WPLED design is protected by U.S. Pat. D676878 (Control Pod) D683864(Wall).

Equivalency:
Equivalent to 150W metal halide.

Buy American Act Compliant:
RAB makes USA manufacturing clear upon request. RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made USA compliant.

Optical

UGO Rating:
B1 U1 G2

BUG Rating:
B1-U1-G2

ALED4T105/D10/WS2

RAB LIGHTING

Type: P2

Project:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.85A
208V	0.52A
240V	0.45A
277V	0.41A
Input Watts	104W
Efficiency	90%

LED Info

Watts	99W
Color Temp	3000K
Color Accuracy	70 CRI
L70 (Hours)	50,000
Lumens	13428
Efficacy	135 LPW

Durable cast aluminum housing with multi-level outdoor sensor available in IES Type III distribution. Perfect for walkways, parking and other area lighting applications where a larger pool of lighting is needed. Fixture warming the most energy-efficient 3-Year Warranty.

Color: Bronze Weight: 42.0 lbs

ALED4T105/D10/WS2

RAB LIGHTING

Technical Specifications

Listings

UL Listing:
Suitable for wet locations

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an energy efficient premium product that qualifies for the highest use of rebates from DLC member utilities.
DLC Product Code: PRT4N03W

ISSMA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been reviewed for compliance of Energy "Lighting Facts" label

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 tests and TM-21 calculation.

LEDs:
Molex mfg. high-output, long life LEDs

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Construction

IES Classification:
The Type IV distribution (wall washer) is forward throw type especially suited for illuminating vertical surfaces of buildings and walls, and for illuminating the perimeter of parking areas. It provides a semi-circular distribution with second offset beam centered at vertical angles from 40° to 70°

Effective Projected Area:
EPA = 0.7ft

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperature

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior thermal management with external "fin" heat sink.

Lens:
Tempered glass lens

Housing:
Die cast aluminum housing, twice frame and mounting arm

Mounting:
Universal mounting arm mountable in two mounting patterns from 1" to 1-1/2" pipe tenons. Round Pole Adapter plate included as standard. Easy slide and lock to mount fixture with ease

Reflector:
Specular anodized commercial polycarbonate

Gaskets:
High-temperature silicone gaskets

IP Rating:
Ingress Protection rating of IP66 for dust and water

Finish:
Formulated for high-durability and long lasting color

Green Technology:
Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approved means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Electrical

Driver:
Two Drivers, Constant Current, Class 2, 1400mA, 50/60 Hz, 277V - 347V/480V, 0.6A. Power Factor 90%

THD:
7.9% at 120V, 19.2% at 277V

Surge Protection:
4kV

Dimming Driver:
Driver includes dimming control analog for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

STATE OF OHIO
GREGORY C. DIEDIS
E-63408
REGISTERED PROFESSIONAL ENGINEER
01/03/18

CARNEY•RANKER ARCHITECTS LTD
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info@carneyranker.com

Building Addition For
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Revisions

E004-18001

PRATER Engineering Associates, Inc.
6130 Wilcox Road
Dublin, Ohio 43016
(614) 766 4898
FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
G. DIEDIS	CRD	DLP	18280

E004

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0021
REQUEST: Final Development Plan
PROJECT: Mattress Firm
MEETING DATE: February 7, 2018

APPLICANT/OWNER
Development Management Group
4209 Gallatin Pike
Nashville, Tennessee 37216

REQUEST
2018-0021: A request by Development Management Group for approval of a Final Development Plan for an out lot building including Mattress Firm on approximately 1.29 acres on property zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) located on the south side of SR 36/37 just west of the Meijer Gas Station within the Glenwood Commons Shopping Center.

PROPERTY LOCATION & DESCRIPTION
The approximate 1.29 acre property is located on the south side of SR 36/37 just west of Meijer Gas Station within the Glenwood Commons Shopping Center. The property to the north across US 36/37 is zoned B-3 (Community Commercial District) while the properties to the east, west and south are within the Glenwood Commons Shopping Center and zoned B-3 PMU.

BACKGROUND/PROPOSAL
In January 2006 City Council approved a mixed use commercial, office and residential rezoning for 150 acres which included Glenwood Commons Shopping Center. In 2013 the development plan was amended for the Quail Pass apartment development. Since 2006 several big box buildings and a few out buildings were constructed. Now the developer is proposing to construct an approximate 6,203 square foot, two tenant building in which one tenant would be Mattress Firm on the current vacant out lot just west of the Meijer Gas Station and west of the previously re-located Mill Run stream.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 PMU. Under the current zoning, the proposed retail building is a permitted use. Final Development Plan approval of the application would be required 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 subject site is accessed by two curbs from the existing internal shopping center access road with no direct access to SR 36/37. The internal access road would loop the retail building to provide full access around the proposed building. Staff recommends that the western most curb cut should be shared with the future tenant on the out parcel to the west when that site is developed. At a minimum, the applicant shall show on their plans and record a cross access agreement adjacent to at least one east/west drive aisle to the out lot to the west for internal access. Should the property to the west develop, the owner of the out lot to the west shall be required to utilize and perform any required improvements to complete access to the subject out lot.
- **SITE CONFIGURATION:** The approximate 1.29 acre site would yield an approximate 6,203 square foot retail building with two tenant spaces (Mattress Firm encompasses 4,000 square feet and 2,203 square feet of vacant tenant space). The two proposed curb cuts would access a 38 space parking lot (31 parking spaces are required by code) which would loop around the proposed building. The front elevation would have exposure to US 36/37 while the rear of the elevation would face the internal shopping center access road which is typical for all the out lots in this development. A proposed dumpster is located in the rear of the building adjacent to the easternmost curb cut. The dumpster enclosure shall be constructed of brick or stone to match

the building and have wood doors painted or stained to match. Storm water would be detained in the Glenwood Commons regional detention basin.

- **BUILDING DESIGN**: As mentioned above, the retail building would front US 36/37 with up to two tenant spaces while the rear building would face the internal shopping center access road and where the building would be accessed. The proposed building would have four sided architectural. The front elevation would be comprised of limestone columns (Delaware blue vein or equivalent) to the window height with sandlewood quik brik comprising the remainder of the columns. The remainder of the elevation would be limestone with EIFS with a finished cornice above the four aluminum storefront windows and two entrance doors. Fabric awnings would be located above the doors and windows (red awning above Mattress Firm and black awning above the vacant tenant space) with gooseneck lights located above the awnings. The east (vacant tenant space) and west elevation (Mattress Firm) would mirror the front elevation but without the entrance doors. The rear elevation essentially mirrors the other elevations except there would be two man doors and three window bays with quik brik instead of limestone comprising the wall at window height. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. Also, staff would require submittal of each building material with color samples to ensure compliance is achieved at building permit approval.
- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any qualifying trees 6 inches in caliper or larger on the subject parcel.
- **LANDSCAPING & SCREENING:** When Glenwood Commons Shopping Center was constructed, the typical landscaping requirements which included street trees, front yard trees and other landscaping were installed. The out lots now only require parking lot and foundation landscaping. The proposed landscape plan has the appropriate parking lot trees along with installing trees and shrubs around the building, dumpster enclosure and site mechanical equipment. The Shade Tree Commission approved the landscape plan on January 23, 2018.
- **SIGNS:** The applicant is not proposing specific building signage but there appears to be appropriate space on the north and south building elevations for tenant signage. Per the approved development text, one sign is permitted per frontage of a public or private street except that there shall not be more than two such signs per primary tenant per building. Externally illuminated and reverse channel letter signs are preferred. No freestanding signage is permitted for out buildings but internal directional signage is permitted at the discretion of the Planning staff.
- **LIGHTING:** The owner is proposing six light poles throughout the parking lot that would be 25 feet high and other building lighting. Per the zoning code, the light poles shall be black in color while the light fixtures shall be decorative to be consistent with other out buildings in the Glenwood Commons development. All lighting must meet the requirements of the Planning & Zoning Code and be approved by the Chief Building Official.

STAFF RECOMMENDATION (2018-0021 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Development Management Group of a Final Development Plan for an out lot building including Mattress Firm on approximately 1.29 acres on property zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) located on the south side of SR 36/37 just west of the Meijer Gas Station within the Glenwood Commons Shopping Center, 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 applicant shall show on their plans and record a cross access agreement adjacent to at least one east/west drive aisle to the out lot to the west for internal access. Should the property to the west develop, the owner of the out lot to the west shall be required to utilize and perform any required improvements to complete access to the subject out lot.
3. The limestone on the building shall be Delaware blue vein limestone or equivalent as approved by City Staff.
4. The awnings on the front elevation shall be made of fabric.

5. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
6. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.
7. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
8. All signage shall achieve compliance with approved development text (Ordinance 13-02) and the current zoning requirements.
9. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
10. The light fixtures shall be decorative that matches the other out buildings in the Glenwood Commons Shopping Center.

COMMISSION NOTES:

_____

_____

_____

_____

_____

_____

_____

_____

_____

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

CONDITIONS/MISCELLANEOUS:

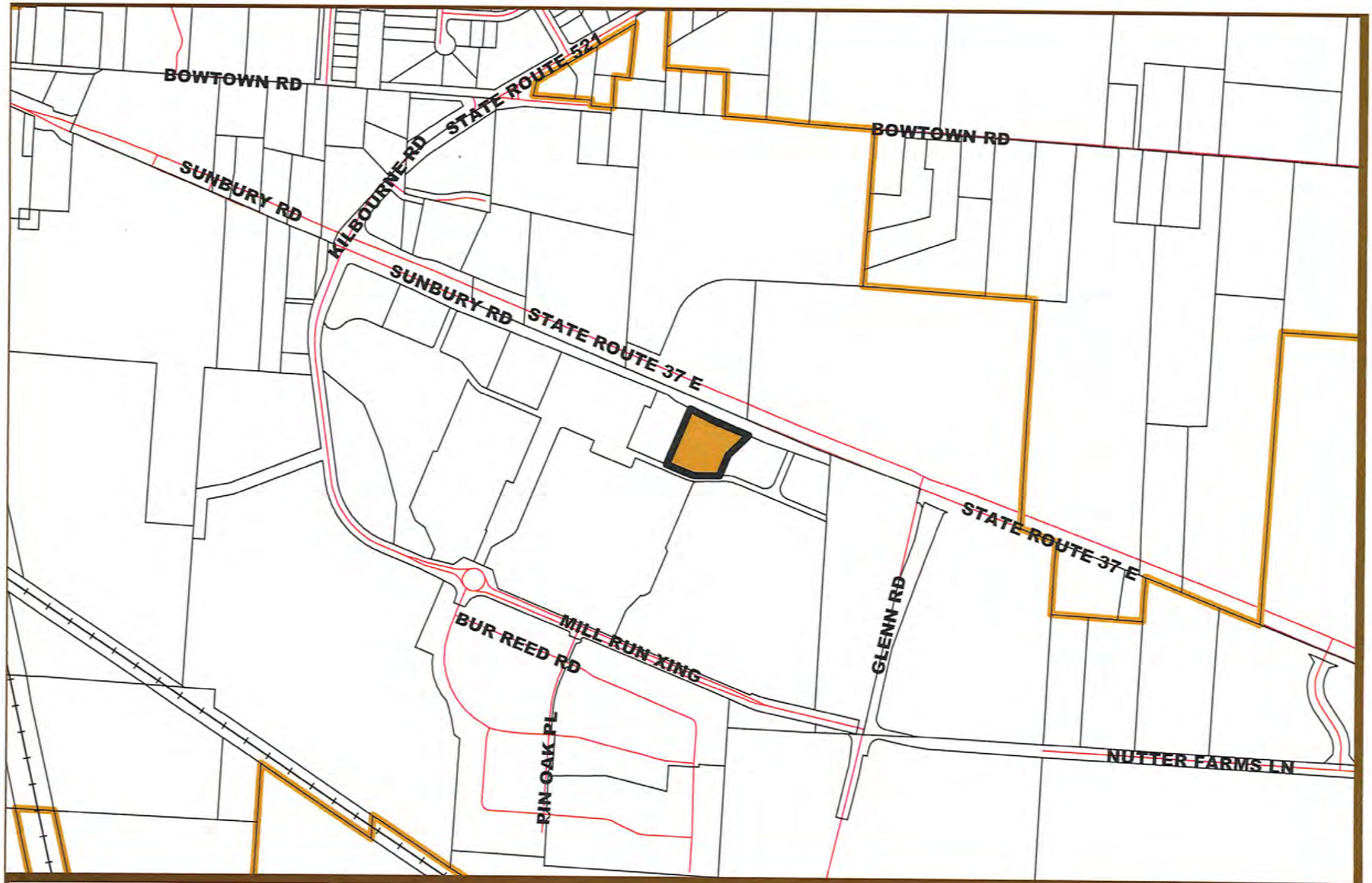
_____

_____

_____

_____

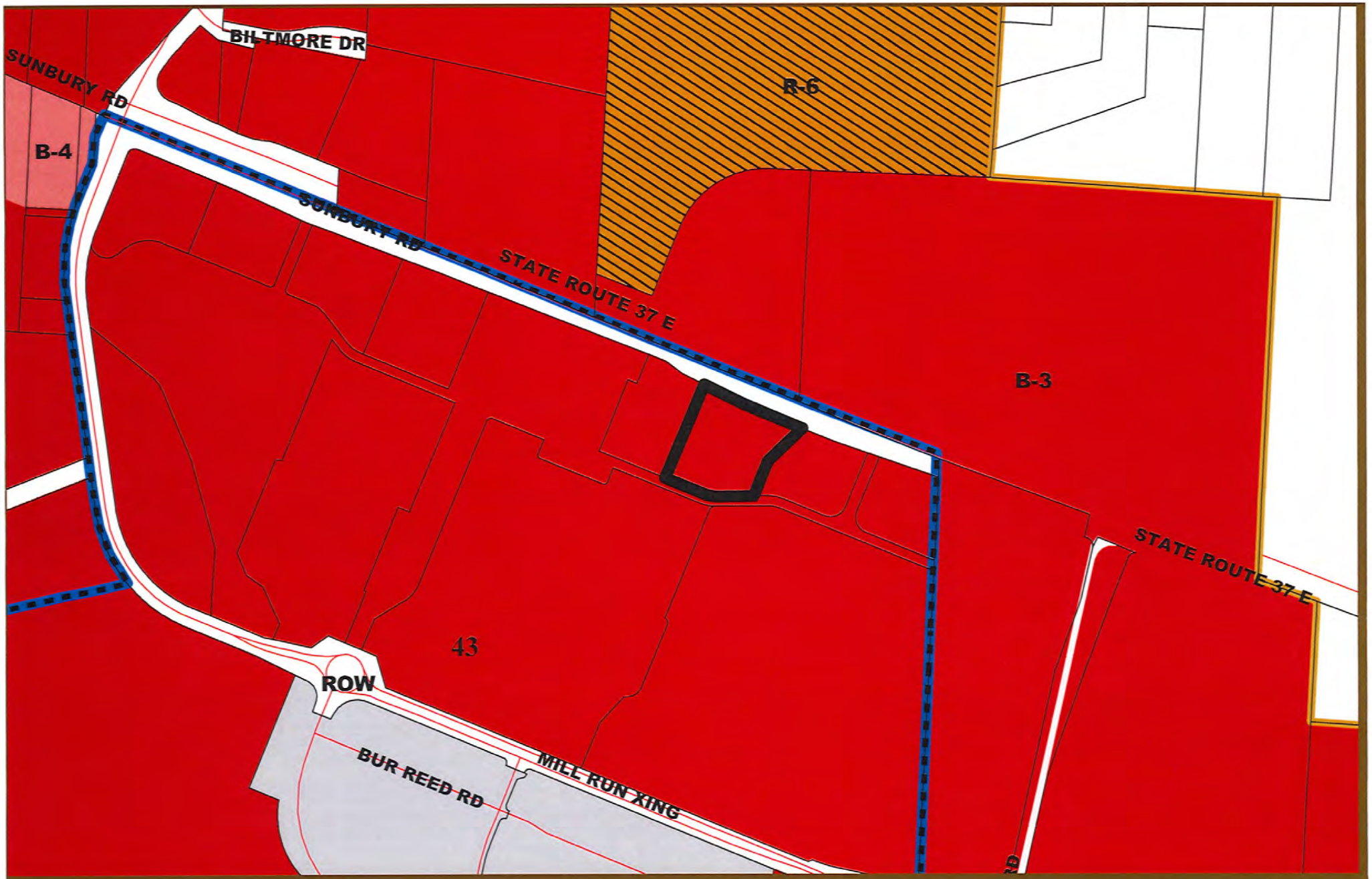
FILE:
ORIGINAL: 02/01/18
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-0021
Final Development Plan
Mattress Firm - Glenwood Commons Shopping Center
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

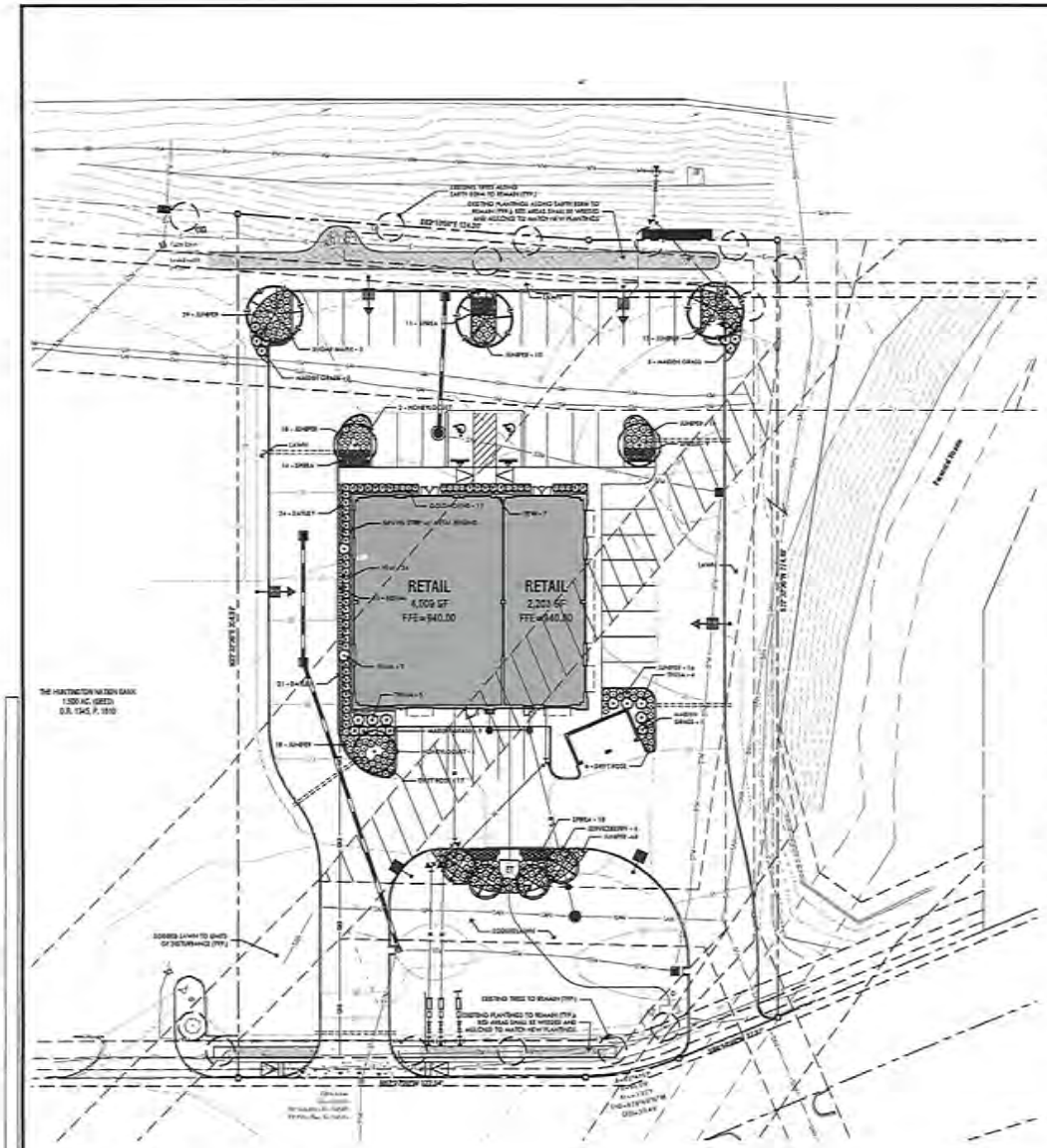
2018-0021
Final Development Plan
Mattress Firm - Glenwood Commons Shopping Center
Zoning Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-0021
Final Development Plan
Mattress Firm - Glenwood Commons Shopping Center
Aerial (2016) Map

N



1 LANDSCAPE PLAN

1"=20'-0"

LANDSCAPE MATERIALS AND PLANTS LIST

QUANTITY	PLANT / MATERIAL NAME AND DESCRIPTION
	MATERIALS
1,990	Red Preservation (square feet) not including tree pits: 3" planting soil over 8" loosened topsoil. Mix top 4" of topsoil with first 2" of imported planting soil.
180	Brown Aggregate (square feet), washed: 1"-2" rounded, brown aggregate, 2" depth layer over non-woven filter fabric
162	Metal Edging (linear feet): 3/8" x 4" aluminum edging color black; install between planting and gravel border
	Finely Shredded Hardwood Mulch, finely shredded 2" thick layer in all planting areas and tree rings
	SOD/SEED SELECTION
1,800	Sod - Turf Type Tall Fescue (square yards): certified weed and pest free, provide and certificate for owner records; SOD ALL DISTURBED AREAS, verify quantity in field
	TREE SELECTION
4	Serviceberry 'Autumn Brilliance' - (Amelanchier x grandiflora 'Autumn Brilliance') 6.5 gallon container, 8'-10' height, single trunk with min. 3" caliper, full canopy
3	Thornless Honeylocust 'Street Keeper' (Gleditsia triacanthos inermis 'Street Keeper'), B&B, 10'-12' height, 4'-5' spread, 2" caliper, heavily branched, full canopy
3	Sugar Maple 'Green Mountain' (Acer saccharum 'Green Mountain') 6.5 gallon container, 10'-12' height, 4'-5' spread, 2" caliper, heavily branched, full canopy
	SHRUB/ORNAMENTAL GRASS SELECTION
23	Drift Rose 'Popcorn' (Rosa hybrid 'Noaraupop') 3 gallon container, 15" - 18" height, 12" - 18" spread at base, full container
9	Dwarf Burning Bush (Euonymus alatus 'Compactus') 3 gallon container, 15"-18" spread, dense foliage, symmetrical
190	Juniper 'Grove Sargent' (Juniperus chinensis sargentii 'Viridis') 3 gallon container, 9"-10" height, 15"-18" spread
16	Maiden Grass 'Morning Light' (Miscanthus sinensis 'Morning Light') 3 gallon container, 15" - 18" height, 12" - 18" spread at base, full container
22	Spirea 'Little Princess' (Spiraea japonica 'Little Princess') 3 gallon container, 12"-18" spread, dense foliage, symmetrical
13	Spirea 'Goldmound' (Spiraea japonica 'Goldmound') 3 gallon container, 12"-18" spread, dense foliage, symmetrical
9	Thuja 'Emerald Green' (Thuja occidentalis 'Smaragd') 10 gallon container, 4'-5' height, dense and compact growth habit; symmetrical form and shape
43	Yew 'Dense Spreading' (Taxus x media 'Densiformis') B & B, 24" height, 18" - 21" spread, dense foliage
	PERENNIAL/ANNUAL SELECTION
20	'Autumn Joy' Stonecrop (Sedum hybrid 'Autumn Joy') 1 gallon container, full foliage
23	'Stella D' Oro' Daylilly (Hemerocallis hybrid 'Stella D' Oro') 1 gallon container, minimum of 6 leaves, heavy foliage

LANDSCAPE ORDINANCE CALCULATIONS
DEVELOPED SITE AREA = 1.06 ACRES

ACCESSORY SCREEN

REQUIRED BUFFERS: PROVIDED SHRUB PLANTING AROUND TRANSFORMER

STREET YARD (384.7' TOTAL L.F.)
A. STREET (ONE 1.75" CAL TREE PER 40 L.F.)
REQUIRED: 10 TREES
PROVIDED: 4 EXISTING TREES + 3 PROPOSED

811
Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0110J, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2016.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.06 ACRES ±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER, 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

LANDSCAPE ORDINANCE STANDARDS

1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE OHIO HORTICULTURE INDUSTRY.

2. PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.

3. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF TWO (2.0") INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (8) FEET TALL UPON PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.

4. TREE STANDARDS. TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICA NURSERY AND LANDSCAPE ASSOCIATION.

5. SHRUB QUALITY STANDARDS. SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED BY THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM THREE (3) GALLON WELL-ROOTED CONTAINER STOCK.

6. GROUNDCOVER AND VINES QUALITY STANDARDS. GROUNDCOVER (OTHER THAN TURF GRASS) SHALL BE A MINIMUM OF FOUR (4) INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT (8) INCHES ON CENTER. WELL-ROOTED TWO-AND-ONE-HALF (2½) INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6) INCHES ON CENTER. VINES AND GROUNDCOVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL-DEVELOPED CROWN.

7. IRRIGATION AND WATERING STANDARD: AUTOMATIC IRRIGATION SYSTEM (INGROUND) SHALL BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS. DESIGN TO MEET STANDARDS OF LOCAL FROST DEPTHS FOR PIPE COVERAGE AND SYSTEM WINTERIZATION. PLAN TO BE SUBMITTED AS A SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

GENERAL PLANTING NOTES

1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.

2. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.

3. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.

4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.

5. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.

6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.

7. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.

8. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3420 DUCHESNE AVE, SUITE 101
COCONUT GROVE, FL 33133
TEL: (513) 784-0010
Anchor

PLANS PREPARED BY:
6109 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5063
www.dmgnashville.com
DMG Design Management Group, LLC

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

STATE OF OHIO
PHILLIP J. WILKINSON
5301 - 2013
REGISTERED
LANDSCAPE ARCHITECT
12/7/17

NO.	DATE	REVISION

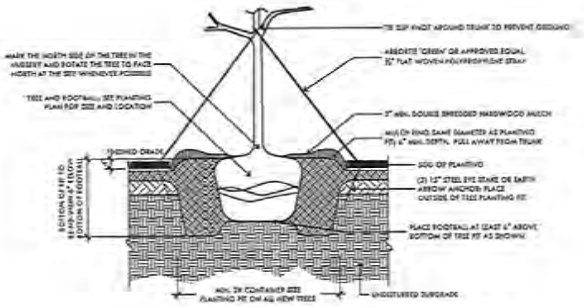
DATE:	12-6-17
DMG Project No.	17144

L1.0

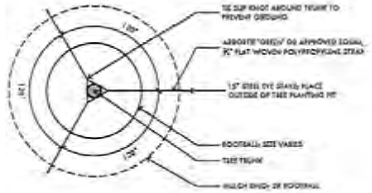
ISSUED FOR: ■ CHECKSET ■ AGENCY REVIEW □ BID PURPOSES □ CONSTRUCTION

0 20' 40' 80'

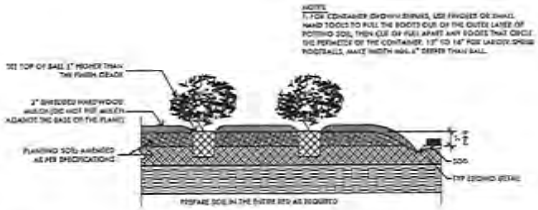
SCALE: 1"=20'



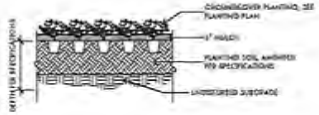
A TREE PLANTING - TYPICAL
SECTION 1/2" = 1'-0"



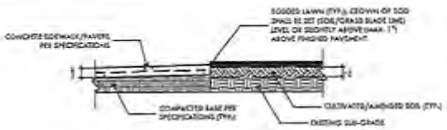
B TREE STAKING - TYPICAL
PLAN 1/2" = 1'-0"



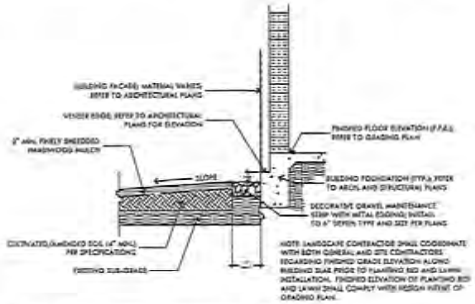
C SHRUB PLANTING - TYPICAL
SECTION 1/2" = 1'-0"



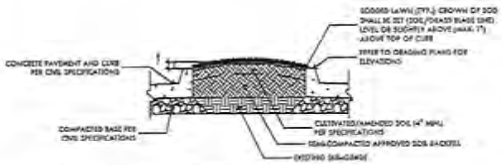
D GROUNDCOVER PLANTING - TYPICAL
SECTION 1/2" = 1'-0"



E PAVEMENT/LAWN TRANSITION
SECTION 1/2" = 1'-0"



G GRAVEL BED AT BUILDING FOUNDATION
SECTION 1/2" = 1'-0"



F INTERIOR PARKING ISLAND (LAWN)
SECTION 1/2" = 1'-0"

ISSUED FOR: ■ CHECKSET ■ AGENCY REVIEW □ BID PURPOSES □ CONSTRUCTION

0 20' 40' 80'

SCALE: 1"=20'

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0215G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2016.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.26 ACRES±

SURVEY NOTE:
RAISE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER, 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL DEVELOPERS
3600 EDWARDS ROAD, SUITE 100
CINCINNATI, OH 45209
TEL: (513) 984-4010
Anchor

PLANS PREPARED BY:
8205 GALLATIN PIKE
NASHVILLE, TN 37215
TEL: (615) 227-0819
www.dmgnashville.com
DMG NASHVILLE, L.L.C.

PROPOSED MULTI-TENANT DEVELOPMENT

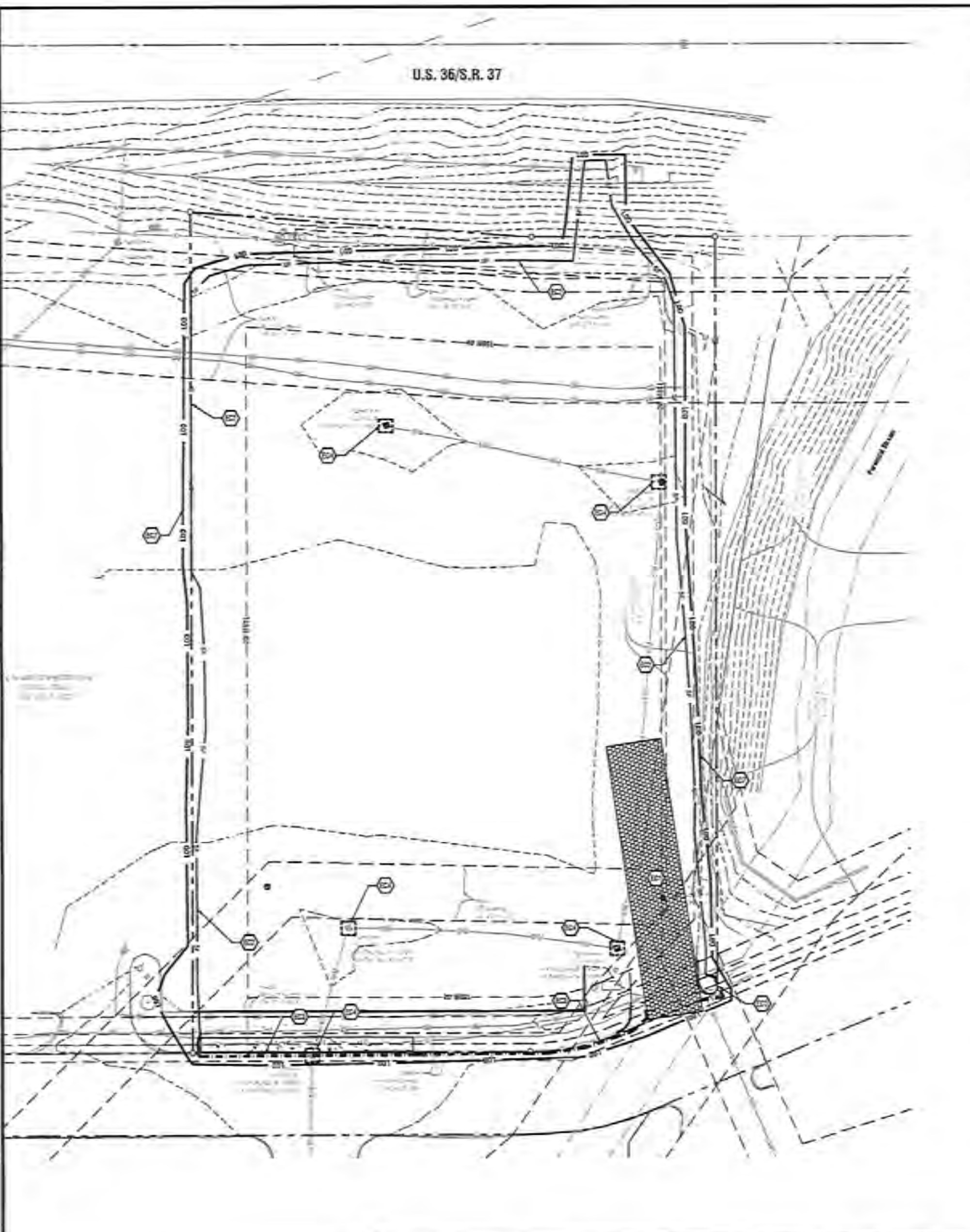
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

STATE OF OHIO
JAMES M. WILKERSON
LANDSCAPE ARCHITECT
REGISTERED
6/7/17

NO.	DATE	REVISIONS DESCRIPTION

DATE:	12-8-17
DMG Project No:	17144

L1.1



SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
[illegible]	TEMPORARY CONSTRUCTION ENTRANCE	[illegible]
[illegible]	SILT FENCE	[illegible]
[illegible]	EROSION EEL	[illegible]
[illegible]	INLET PROTECTION	[illegible]
[illegible]	CONCRETE WASHOUT AREA	[illegible]
[illegible]	TREE PROTECTION FENCE	[illegible]
[illegible]	LIMIT OF DISTURBANCE	

VEGETATION NOTE:
CONTRACTOR TO REMOVE ANY OF THE EXISTING VEGETATION ALONG FRONT AND REAR OF SITE AS NEEDED TO CONSTRUCT PROPOSED DEVELOPMENT. THE REMAINDER SHALL BE PROTECTED TO REMAIN BUT THERE MAY NEED TO BE SOME REPLACEMENT WHERE CONNECTION TO EXISTING UTILITIES OCCUR ALONG HIGHWAY FRONTAGE.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

[illegible]

ISSUED FOR: ☐ CHECKSET ▤ AGENCY REVIEW ▤ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 60'

SCALE: 1"=20'

811
Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:
THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE DELAWARE COUNTY ENGINEERING DEPARTMENT FOR MONUMENT [illegible] [illegible] ELEVATIONS THAT ARE BASED ON THE NAVD 88.

BM #3:
TOP OF MAGNAIL SET IN TOP OF WOODEN GUARD RAIL POST, LOCATED ON THE NORTH SIDE OF STATE ROUTE 36/37 AT THE WEST END OF A GUARD RAIL OPPOSITE THE DRIVEWAY TO RESIDENCE 1000.
ELEV = 940.29 NAVD88

VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0115L WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2016.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.16 ACRES±

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND THE CONTRACT DOCUMENTS. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

LEGEND

SILT FENCE	— SF —
EROSION EEL	— · — · —
LIMITS OF DISTURBANCE	— LOD —
INLET PROTECTION	⊡

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
9825 KENWOOD ROAD, SUITE 100
CINCINNATI, OH 45209
TELE:(513)784-0010

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4200 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-8863
www.dmgnashville.com

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

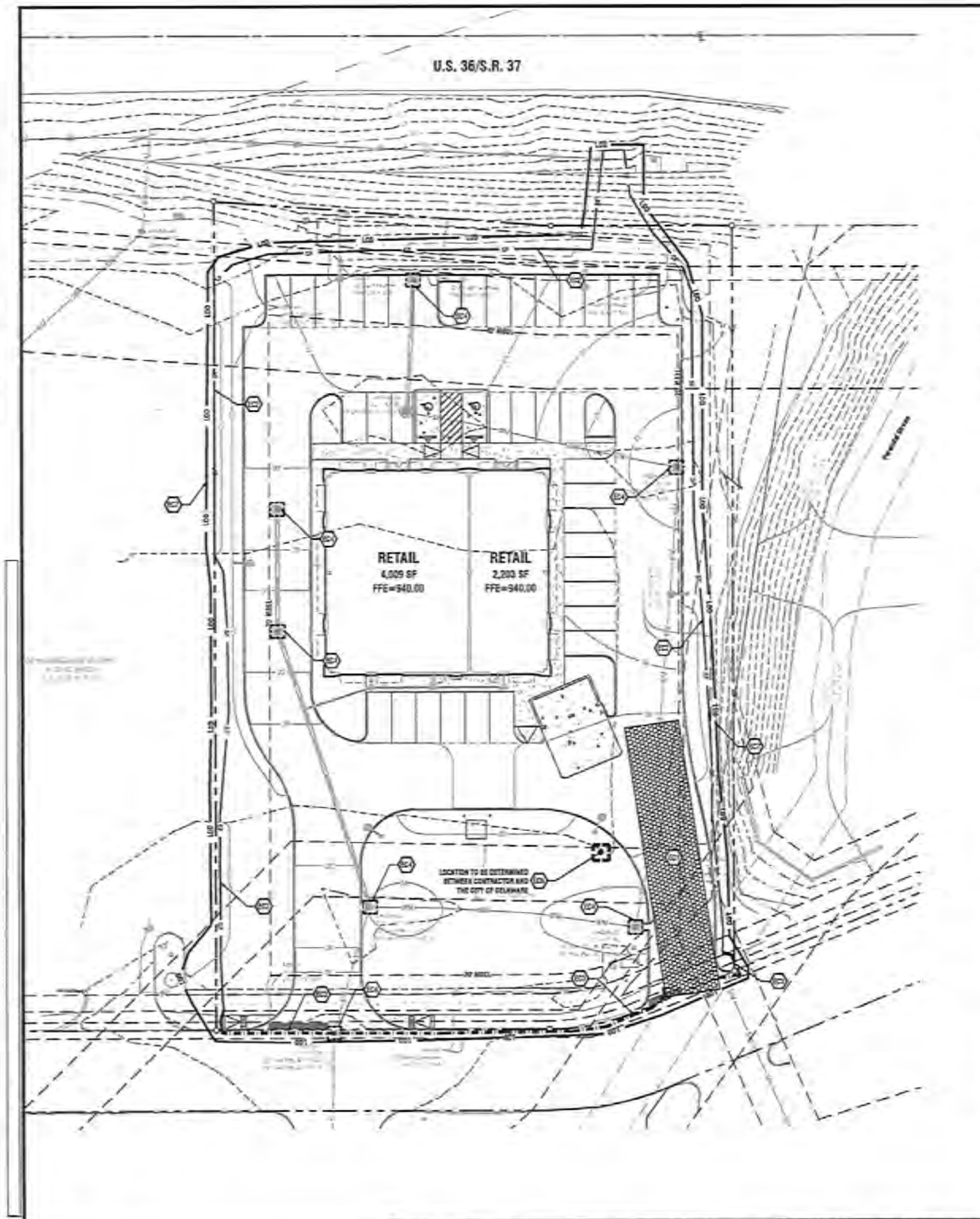
REVISIONS

NO.	DATE	DESCRIPTION

DATE:	12-06-17
DMG Project No:	17144

EROSION & SEDIMENT CONTROL PLAN PHASE I

C1.0



SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
[illegible]	TEMPORARY CONSTRUCTION ENTRANCE	2/C1.2
[illegible]	SILT FENCE	1/C1.2
[illegible]	EROSION EEL	2/C1.2
[illegible]	INLET PROTECTION	3/C1.2
[illegible]	CONCRETE WASHOUT AREA	4/C1.2
[illegible]	TREE PROTECTION FENCE	4/C1.2
[illegible]	LIMIT OF DISTURBANCE	

EROSION CONTROL NOTE:
EROSION EELS OR OTHER APPROVED EROSION CONTROL DEVICES TO BE ADDED AT DRIVEWAY ENTRANCES TO PREVENT RUNOFF FROM GETTING ONTO THE FRONT ACCESS DRIVE DURING RAIN EVENTS.

VEGETATION NOTE:
CONTRACTOR TO REMOVE ANY OF THE EXISTING VEGETATION ALONG FRONT AND REAR OF SITE AS NEEDED TO CONSTRUCT PROPOSED DEVELOPMENT. THE REMAINDER SHALL BE PROTECTED TO REMAIN BUT THERE MAY NEED TO BE SOME REPLACEMENT WHERE CONNECTION TO EXISTING UTILITIES OCCUR ALONG HIGHWAY FRONTAGE.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

[illegible]

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☒ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 80'

SCALE: 1"=20'

811
Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:
THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE DELAWARE COUNTY ENGINEERING DEPARTMENT FOR MONUMENT [illegible] BEING [illegible] FEET IN ELEVATION, AND MONUMENT [illegible] BEING [illegible] FEET IN ELEVATION. SAID MONUMENTS ARE SOURCE BENCHMARKS WITH ELEVATIONS THAT ARE BASED ON THE NAVD 88

BM #1
TOP OF MAGNAIL SET IN TOP OF WOODEN GUARD RAIL POST, LOCATED ON THE NORTH SIDE OF STATE ROUTE 36/37 AT THE WEST END OF A GUARD RAIL OPPOSITE THE DRIVEWAY TO RESIDENCE 1388.
ELEV = 943.29 NAVD88

VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0116L WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2015.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.18 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

LEGEND

SILT FENCE	— SF —
LIMITS OF DISTURBANCE	— LOD —
EROSION EEL	— · — · —
TREE PROTECTION FENCE	— TP —
INLET PROTECTION	⛶

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3825 EDWARDS ROAD, SUITE 650
CINCINNATI, OH 45209
TELE:(513)784-0010

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4205 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5553
www.dmgnashville.com

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

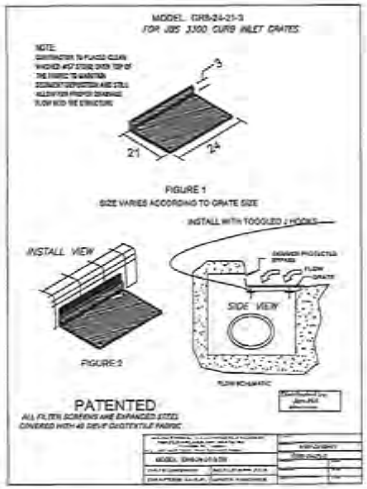
STATE OF OHIO — DAVID F. ABBEY — 77003 — REGISTERED PROFESSIONAL ENGINEER — 12/8/17

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	12-08-17
DMG Project No:	17144

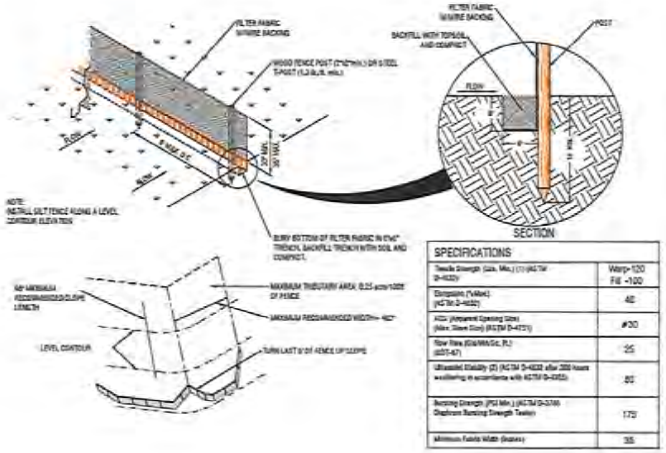
EROSION & SEDIMENT CONTROL PLAN PHASE II

C1.1



5 **INLET PROTECTION**

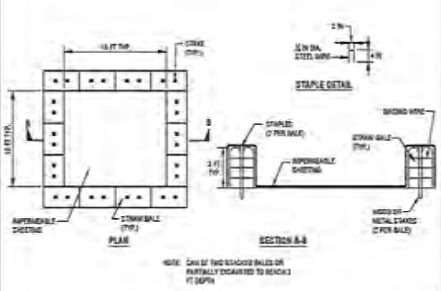
NTS



SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Min. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (ASTM D-4491)	25
Ultraviolet Stability (%) (ASTM D-4632 after 500 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	170
Minimum Fabric Width (Inches)	36

1 **SILT FENCE**

NTS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

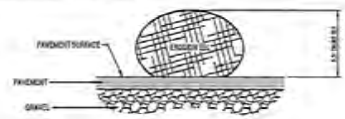
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM EPOS CHANNELS, STORM DRAIN INLETS, SOGGY AREAS, WETLANDS, BUFFERS AND WATER COURSES, AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS TO PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-WASHOUT STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER, PRIOR TO REINSTALLING BARRIERS. REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHICH ARE BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND DEDICATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

6 **CONCRETE WASHOUT STRUCTURE**

NTS

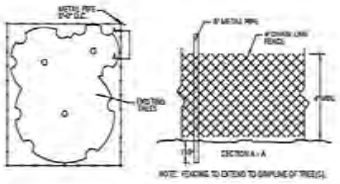
NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

NOTE:
UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL



3 **EROSION EEL**

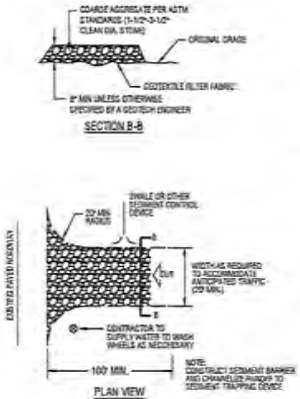
NOT



NOTE: FENCING TO EXTEND TO DRIPLINE OF TREE(S).

4 **TREE PROTECTION DETAIL**

NTS



2 **TEMPORARY CONSTRUCTION EXIT**

NTS

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:

ANCHOR RETAIL SOLUTIONS
3025 STANDER ROAD, SUITE 6(A)
CINCINNATI, OH 45230
TELE:(513)[illegible]

PLANS PREPARED BY:

DMG ASSOCIATES, INC.
6120 DALLAS PIKE
MAXWELL, IN 37318
TELE:(615) 227-5883
www.dmgassociates.com

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

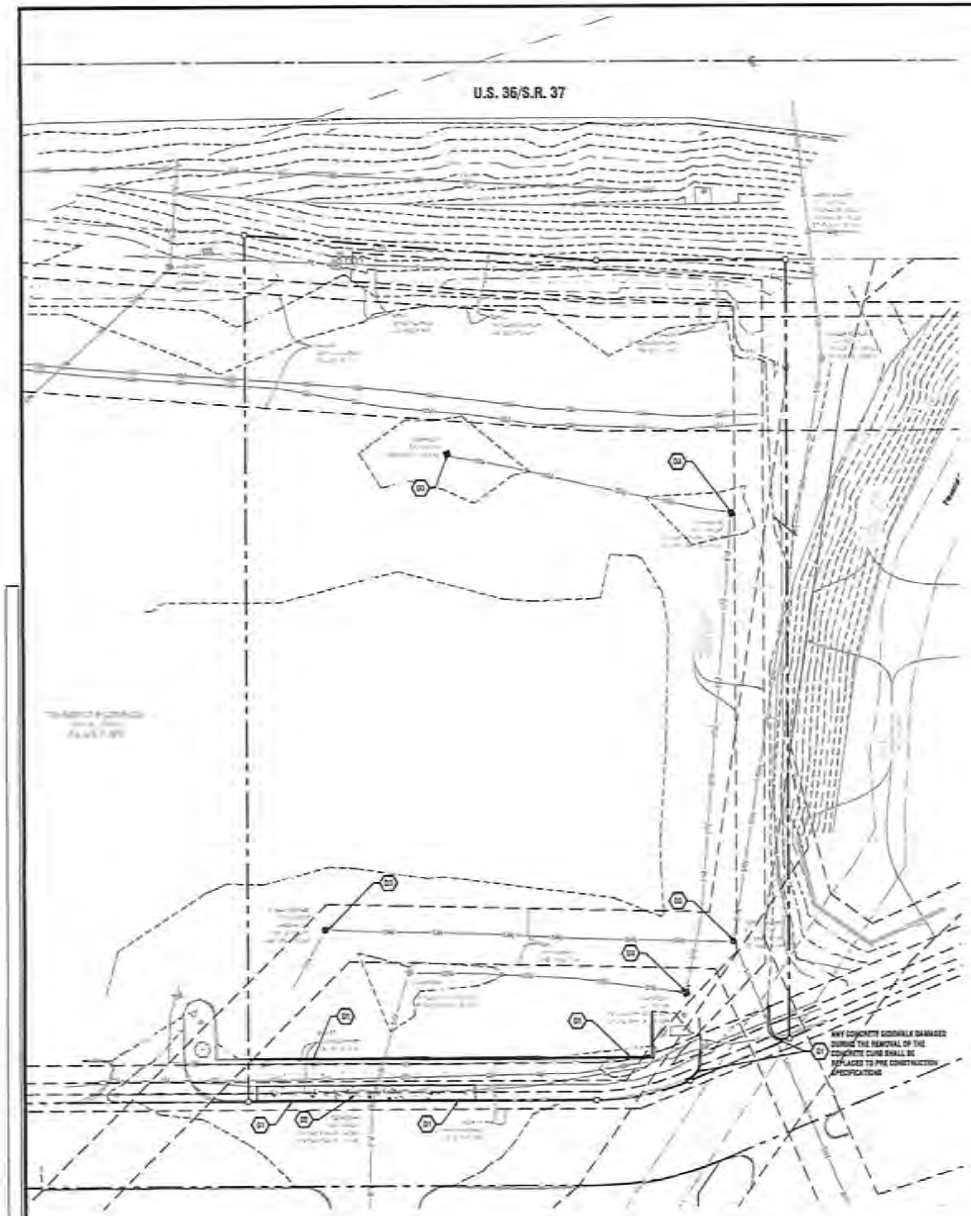
STATE OF OHIO
ASHLEY M. CRAWFORD
77000
REGISTERED PROFESSIONAL ENGINEER
12/8/17

NO.	DATE	REVISION

DATE:	12-08-17
DMG Project No:	17144

EROSION & SEDIMENT CONTROL DETAILS

C1.2



NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING CURB	
D2	REMOVE EXISTING CONCRETE SIDEWALK	
D3	*ADJUST EXISTING STRUCTURE CASTING	

* SEE SHEETS C4.0 & C5.0 FOR WORK INFORMATION REGARDING THE ADJUSTMENTS OF THE EXISTING STRUCTURES

VEGETATION NOTE:

CONTRACTOR TO REMOVE ANY OF THE EXISTING VEGETATION ALONG FRONT AND REAR OF SITE AS NEEDED TO CONSTRUCT PROPOSED DEVELOPMENT. THE REMAINDER SHALL BE PROTECTED TO REMAIN BUT THERE MAY NEED TO BE SOME REPLACEMENT WHERE CONNECTION TO EXISTING UTILITIES OCCUR ALONG HIGHWAY FRONTAGE.

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE DELAWARE COUNTY ENGINEERING DEPARTMENT FOR MONUMENT N-20 (NGSC), BEING 931.63 FEET IN ELEVATION, AND MONUMENT N-300, BEING 954.63 FEET IN ELEVATION. SAID MONUMENTS ARE SOURCE BENCHMARKS WITH ELEVATIONS THAT ARE BASED ON THE NAVD 88

BM #5
TOP OF WINGNAIL SET IN TOP OF WOODEN GUARD RAIL POST, LOCATED ON THE NORTH SIDE OF STATE ROUTE 36/37 AT THE WEST END OF A GUARD RAIL, OPPOSITE THE DRIVEWAY TO RESISTANCE CIRC.
ELEV = 940.23 NAVD88

VICINITY MAP

FLOOD NOTE:

THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0315L WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.18 ACRES ±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHANIKAT, HAMILETON & TITAN, LLC DATED SEPTEMBER, 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL DIVIRTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.

4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE CUTOFF OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.

5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.

6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.

10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.

11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.

13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.

14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

PROPOSED FEATURE LEGEND

ASPHALT TO BE REMOVED	
CONCRETE TO BE REMOVED	
BUILDING TO BE REMOVED	
TREE TO BE REMOVED	

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3825 EDWARDS ROAD, SUITE 650
CINCINNATI, OH 45209
TEL: (513) 984-6010

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 297-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, INC.

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	12-06-17
DMG Project No.:	17144

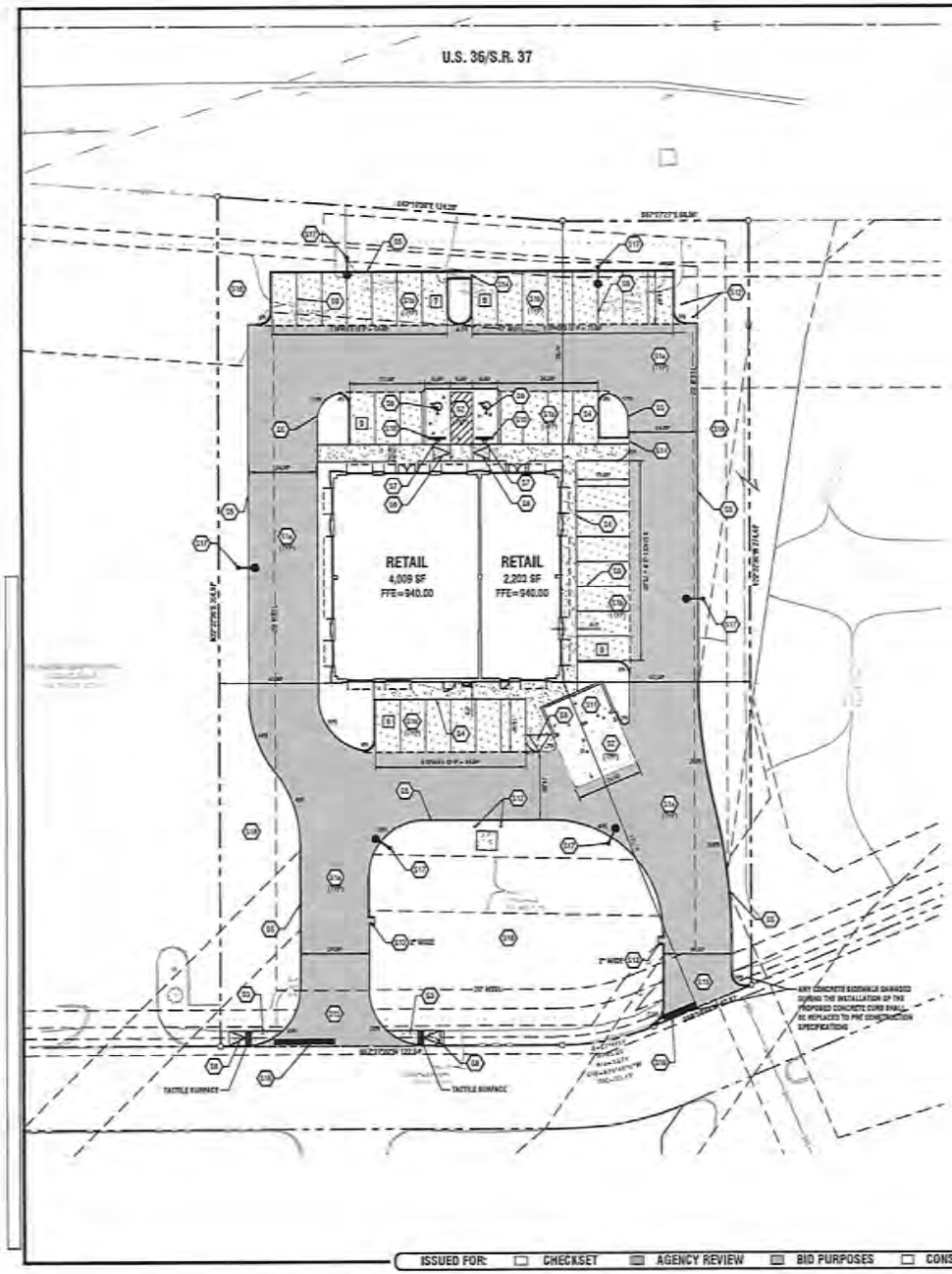
SITE DEMOLITION PLAN

C2-0

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 80'

SCALE: 1"=20'



SITE DATA TABLE

CITY:	DELAWARE
COUNTY:	DELAWARE
STATE:	OHIO
ZONING CLASSIFICATION:	PLANNED MIXED USE (PMU) WITH OVERLAYS O-A - COMMUNITY BUSINESS DISTRICT
PROPOSED LAND USE:	RETAIL - COMMERCIAL
TOTAL ACREAGE OF SITE:	1.23± ACRES; 54,123 SF
MINIMUM BUILDING SETBACKS:	
• STREET REAR (SOUTHERN) (U.S. 36/S.R. 37):	40'; 84.41'± PROVIDED
• SIDE YARD REAR (EAST):	20'; 61.29'± PROVIDED
• SIDE YARD REAR (WEST):	20'; 45.01'± PROVIDED
• REAR YARD (NEW):	20'; 126.10'± PROVIDED
PROPOSED BUILDING AREA:	6,212 SF
MAXIMUM BUILDING HEIGHT:	35' PER RCA - 37' FOR ARCHITECTURAL FEATURES (10% OF ELEVATION)
BUILDING HEIGHT PROVIDED:	24' TOP OF PARAPET
MAXIMUM FLOOR AREA RATIO (FAR):	1.0 - 43,296(0.02) 0.11 PROVIDED
MAXIMUM IMPERVIOUS SURFACE (MIS) (AS):	0.80 AS; (0.67 PROVIDED (34,452 ± SF)
PARKING REQUIREMENTS:	RETAIL PER CITY ZONING ORDINANCE: 1 SPACE / 200 SF OF FLOOR AREA RETAIL PER THE ITE 4 PARKING RATE OF 4/ LEAST 4.4/1000 SF OF FLOOR AREA
TOTAL PARKING REQUIRED:	RETAIL PER CITY ZONING ORDINANCE: 6,212 / 200 = 32 SPACES REQUIRED TOTAL PER THE ITE 4 4.27/1000 =6.212 * 4.4 = 26 SPACES REQUIRED 32 SPACES REQUIRED FOR SITE
PARKING PROVIDED:	39 SPACES (INCL 2 ADA ACCESSIBLE SPACES)

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
[illegible]	ASPHALT PAVEMENT SECTION - HEAVY DUTY	1/C3.0
[illegible]	ASPHALT PAVEMENT SECTION - STANDARD DUTY	1/C3.0
[illegible]	CONCRETE PAVEMENT SECTION	2/C3.0
[illegible]	CONCRETE SIDEWALK	3/C3.0
[illegible]	CONCRETE SIDEWALK WITH TOW DOWN CURB	4/C3.0
[illegible]	CONCRETE FORT CURB	5/C3.0
[illegible]	ADA ACCESSIBLE SYMBOL	7/C3.0
[illegible]	ADA ACCESSIBLE SIGN	8/C3.0
[illegible]	ADA ACCESSIBLE RAMP	9/C3.0
[illegible]	4" WIDE YELLOW PAINTED LINE (5 MIL PAINT)	
[illegible]	CONCRETE WHEELSTOP	10/C3.0
[illegible]	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
[illegible]	CONCRETE BOLLARD	11/C3.0
[illegible]	CONCRETE CURB CUT	12/C3.0
[illegible]	CONCRETE FLUME	13/C3.0
[illegible]	COMMERCIAL ASPHALT DRIVE	1/C3.0
[illegible]	24" STOP BAR	
[illegible]	*SITE LIGHTING	
[illegible]	LANDSCAPE AREA	SEE LANDSCAPE PLAN

*GENERAL CONTRACTOR TO REFER TO WLB LIGHTING PLAN FOR SITE LIGHTING AND STRUCTURAL PLANS FOR THE POLE BASE DESIGN

811
Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE DELAWARE COUNTY ENGINEERING DEPARTMENT FOR MONUMENT N 26 REBAR, BEING 40.00 FEET IN ELEVATION, AND MONUMENT A 320, BEING 39.40 FEET IN ELEVATION, SAID MONUMENTS ARE SOURCE BENCHMARKS WITH ELEVATIONS THAT ARE BASED ON THE NAVD 88

BM #1
TOP OF MAGNAIL SET IN TOP OF WOODEN GUARD RAIL POST, LOCATED ON THE NORTH SIDE OF STATE ROUTE 36/37 AT THE WEST END OF A GUARD RAIL, OPPOSITE THE DRIVEWAY TO REGISTANCE 10108.
ELEV = 940.25 NAVD88

VICINITY MAP

FLOOD NOTE:

THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0201 F01, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010.

DISTURBED AREA:

TOTAL DISTURBED AREA = 1.18 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER, 08, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK, REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHENEVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.
7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.
9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
12. THE CONTRACTOR SHALL NOT BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.
16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.
19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED AND THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

PROPOSED FEATURE LEGEND

- PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)
- PROPOSED ASPHALT PAVEMENT (STD. DUTY)
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- Parking count

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 80'

SCALE: 1"=20'

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
5825 DUNWOODY ROAD, SUITE 650
ATLANTA, GA 30342
TEL: (513) 564-6010
Anchor

PLANS PREPARED BY:
DMG
DAVID M. GOSNELL, P.E.
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5963
www.dmgnashville.com

PROPOSED MULTI-TENANT DEVELOPMENT

SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

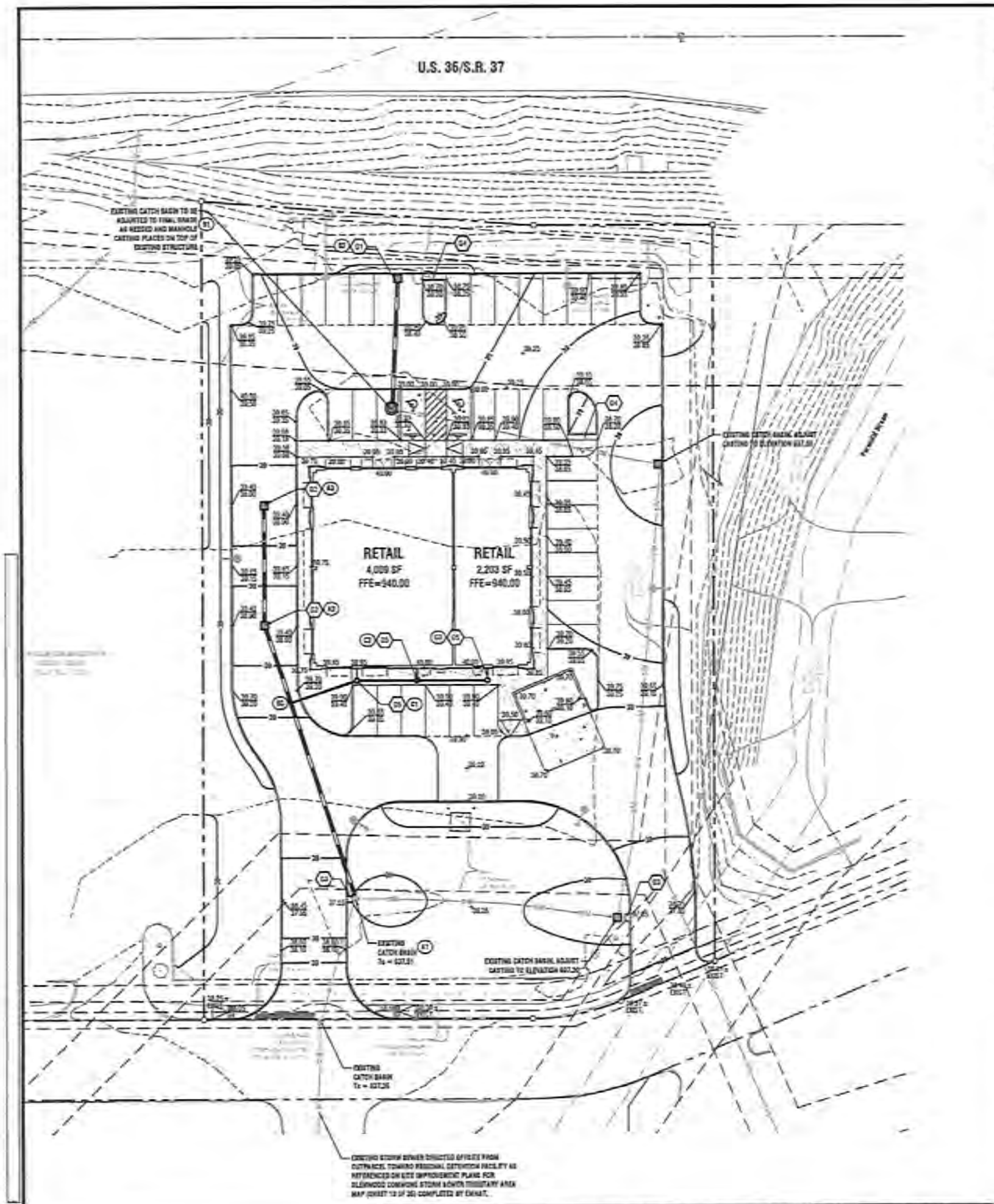
STATE OF OHIO
DAVID M. GOSNELL
77003
REGISTERED PROFESSIONAL ENGINEER
12/8/17

NO.	DATE	REVISION DESCRIPTION

DATE:	12-08-17
DMG Project No:	17144

SITE LAYOUT PLAN

C3.0



NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
[illegible]	CURB INLET	[illegible]
[illegible]	CATCH BASIN	[illegible]
[illegible]	CONCRETE CURB CUT	[illegible]
[illegible]	CONCRETE FLUME	[illegible]
[illegible]	CLEANOUT	[illegible]

STORM DRAINAGE PIPE						
FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
[illegible]	[illegible]	[illegible] HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] PVC	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] PVC	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] PVC	[illegible]	[illegible]	[illegible]	[illegible]

STORM DRAINAGE STRUCTURES			
STRUCTURE ID	STRUCTURE TYPE	GRATE ELEVATION	CASTING
[illegible]	[illegible] CATCH BASIN	[illegible]	-
[illegible]	CATCH BASIN	[illegible]	-
[illegible]	CATCH BASIN	[illegible]	-
[illegible]	JUNCTION MANHOLE	[illegible]	-
[illegible]	CURB INLET	[illegible]	-
[illegible]	CLEANOUT	-	-
[illegible]	CLEANOUT	-	-
[illegible]	CLEANOUT	-	-
[illegible]	[illegible]	-	-

NOTE:
ALL DISTURBED AREAS ON PROPOSED SITE ARE TO BE STABILIZED WITH SOD UPON COMPLETION OF FINAL GRADING INCLUDING 3:1 SLOPES.

PROPOSED FEATURE LEGEND

PROPOSED CONTOUR	— 930 —
PROPOSED SPOT ELEVATION	21.15
PROPOSED AREA DRAIN	■
PROPOSED STORM DRAIN PIPE	[symbol]

CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION

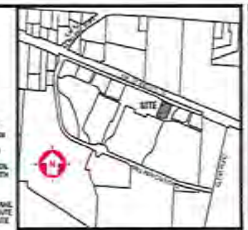
[illegible]

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

THE VERTICAL DATUM IS BASED ON THE ELEVATION ESTABLISHED BY THE DELAWARE COUNTY ENGINEERING DEPARTMENT FOR MONUMENT [illegible] RESET, BEING [illegible] FEET IN ELEVATION, AND MONUMENT A 336, BEING [illegible] FEET IN ELEVATION. SAID MONUMENTS ARE SOURCE BENCHMARKS WITH ELEVATIONS THAT ARE BASED ON THE NAVD 88

BM #1:
TOP OF MAGNAIL SET IN TOP OF WOODEN GUARD RAIL POST, LOCATED ON THE NORTH SIDE OF STATE ROUTE 36/37 AT THE WEST END OF A GUARD RAIL OPPOSITE THE DRIVEWAY TO RESIDENCE 1388.
ELEV = 946.29 NAVD88



VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0116L WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2016.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.18 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER 28, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. [illegible]

[Notes 5–29 illegible]

PLANS PREPARED FOR:

ANCHOR RETAIL SOLUTIONS
3825 EDWARDS ROAD, SUITE 630
CINCINNATI, OH 45209
TELE:(513)784-0010

PLANS PREPARED BY:

DEVELOPMENT MANAGEMENT GROUP, LLC
4200 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5563
www.dmgonline.com

PROPOSED MULTI-TENANT DEVELOPMENT

SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

STATE OF OHIO — DAVID S. ABBEY — 77603 — REGISTERED PROFESSIONAL ENGINEER — 12/8/17

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	12-08-17
DMG Project No.:	17144

SITE GRADING & DRAINAGE PLAN

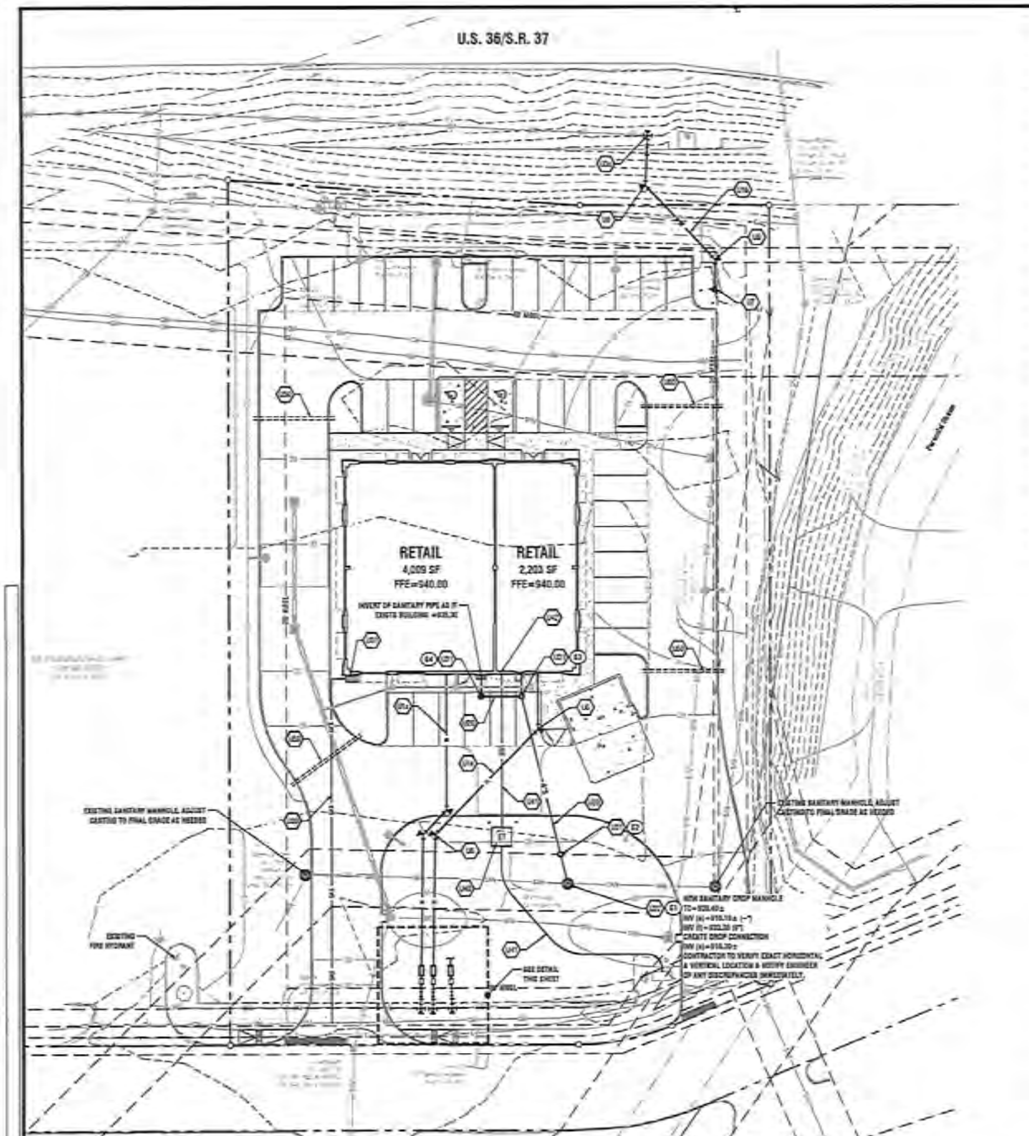
C4.0

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

ISSUED FOR: ☐ CHECKSET ▣ AGENCY REVIEW ▣ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 80'

SCALE: 1"=20'



UTILITY NOTES AND OWNERS

SEWER
CITY OF DELAWARE PUBLIC UTILITIES DEPARTMENT
225 CHERRY STREET
DELAWARE, OHIO 43015
(740) 203-1000

WATER
CITY OF DELAWARE PUBLIC UTILITIES DEPARTMENT
225 CHERRY STREET
DELAWARE, OHIO 43015
(740) 203-1000

GAS
SUBURBAN NATURAL GAS
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035
(740) 548-2450

ELECTRIC
CONSOLIDATED ELECTRIC COOPERATIVE, INC.
5255 SR 95
MT.GILEAD, OHIO 43338
(419) 947-3055

PROPOSED FEATURE LEGEND

SANITARY SEWER SERVICE	——SS——
WATER SERVICE	——W——
GAS SERVICE	——GAS——
ELECTRIC SERVICE	——UGE——

TELEPHONE/CABLE NOTE:

CONTRACTOR TO COORDINATE WITH LOCAL TELEPHONE/CABLE COMPANIES AS NEEDED FOR SERVICE REQUIREMENTS CONCERNING INSTALLATION OF CONDUITS FROM EXTERIOR OF SITE TO BUILDING

ISSUED FOR: ☐ CHECKSET ▨ AGENCY REVIEW ▨ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 60'

SCALE: 1"=20'

NOTES BY SYMBOL

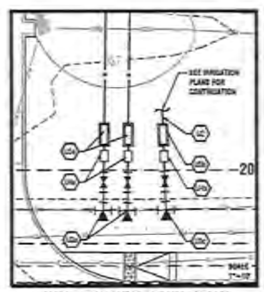
CODE	DESCRIPTION	DETAIL
[illegible]	3/4" WATER SERVICE	
[illegible]	1" WATER SERVICE	
[illegible]	1" IRRIGATION	
[illegible]	3/4" TAPPING SLEEVE & VALVE	
[illegible]	1" TAPPING SLEEVE & VALVE	
[illegible]	2" TAPPING SLEEVE & VALVE	
[illegible]	3/4" DOMESTIC WATER METER (IN ENCLOSURE)	
[illegible]	1" IRRIGATION METER (IN ENCLOSURE)	
[illegible]	3/4" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	
[illegible]	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	
[illegible]	CONCRETE HEAD WITH THRUST BLOCK	
[illegible]	FIRE HYDRANT ASSEMBLY	[illegible]
[illegible]	SANITARY SEWER SERVICE (6" PVC)	
[illegible]	CLEANOUT	[illegible]
[illegible]	SANITARY DROP MANHOLE	[illegible]
[illegible]	GAS SERVICE	
[illegible]	GAS METER	
[illegible]	PAD MOUNTED TRANSFORMER	
[illegible]	UNDERGROUND ELECTRICAL LINE	
[illegible]	APPROXIMATE LOCATION OF TELEPHONE/CABLE CONNECTION INTO BUILDING	
[illegible]	2" PVC CONDUIT SLEEVE (IRRIGATION / ELECTRIC)	

SANITARY SEWER PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
S4	S3	6" PVC	[illegible]	[illegible]	14	[illegible]
S3	S2	6" PVC	[illegible]	[illegible]	37	[illegible]
S2	S1	6" PVC	[illegible]	[illegible]	11	[illegible]

SAN. STRUCTURES

STRUCTURE ID	STRUCTURE TYPE
S1	SANITARY MANHOLE
S2	CLEANOUT
S3	CLEANOUT
S4	CLEANOUT



WATER SERVICE CONNECTION

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

[illegible]

VICINITY MAP

FLOOD NOTE:
THE LAND DEPICTED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39041C0110, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2016.

DISTURBED AREA:
TOTAL DISTURBED AREA = 1.18 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, LLC DATED SEPTEMBER, 29, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SITE UTILITY NOTES:

[illegible]

PARCEL 12003 PER PROPOSED UNDOCUMENTED PLAT

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3825 EDWARDS ROAD, SUITE 500
CINCINNATI, OH 45209
TELE:(513)784-0019

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 277-5063
www.dmgcorp.com

PROPOSED MULTI-TENANT DEVELOPMENT

SR 37 @ GLENNWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

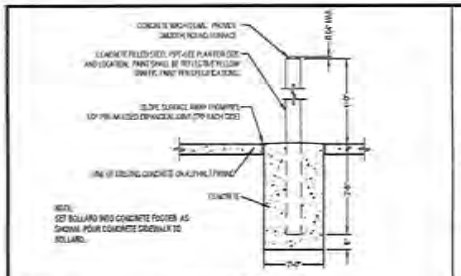
REVISIONS

NO.	DATE	DESCRIPTION

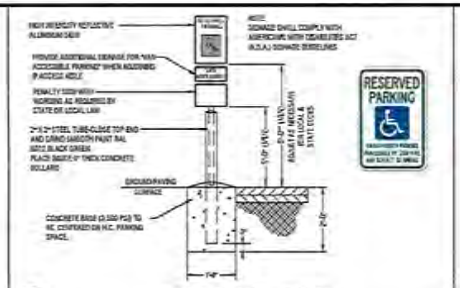
DATE:	12-08-17
DMG Project No.:	17144

UTILITY SERVICES PLAN

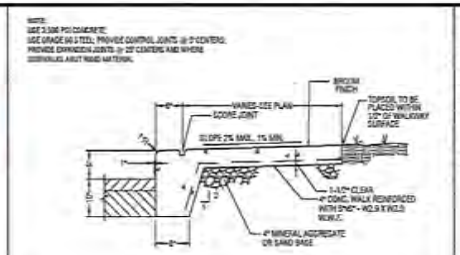
C5.0



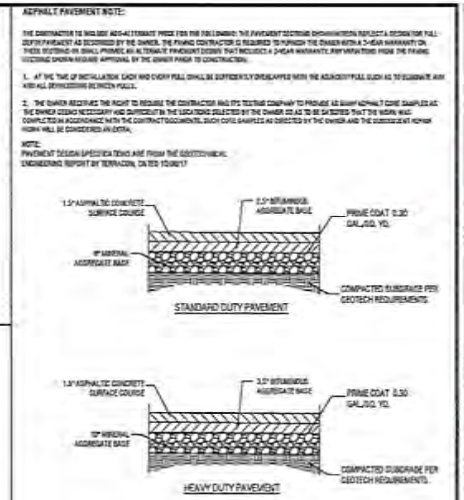
11 CONCRETE BOLLARD



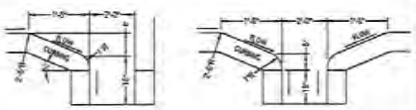
8 ADA ACCESSIBLE SIGN



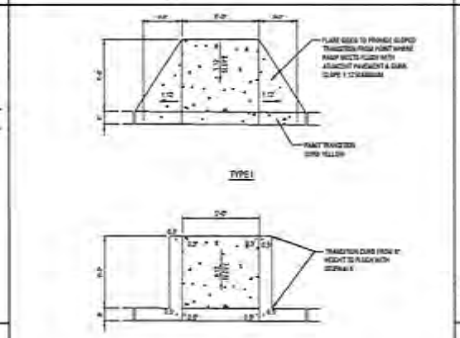
4 SIDEWALK WITH TURN DOWN CURB



1 ASPHALT PAVEMENT SECTIONS



12 CONCRETE CURB CUT

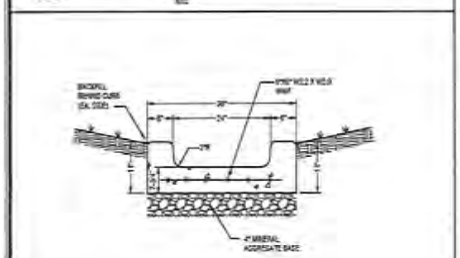


9 ADA ACCESIBLE RAMP

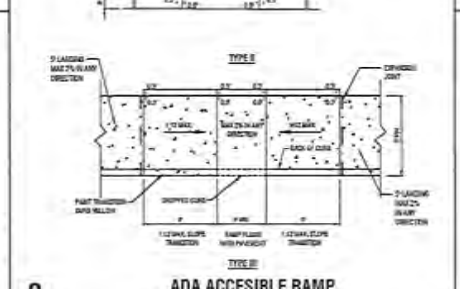
5 CONCRETE POST CURB

6 TYPICAL ACCESSIBLE PARKING PLAN

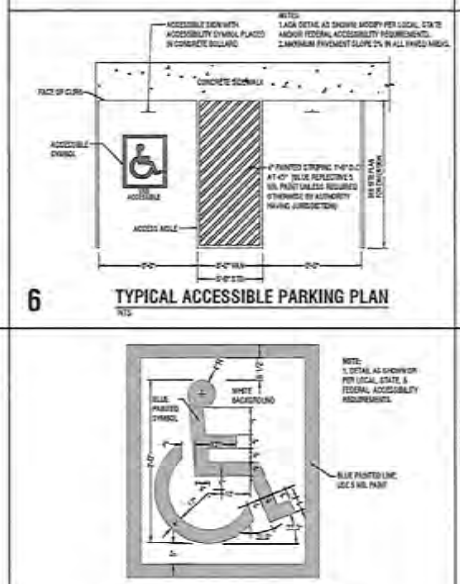
2 CONCRETE PAVEMENT SECTION



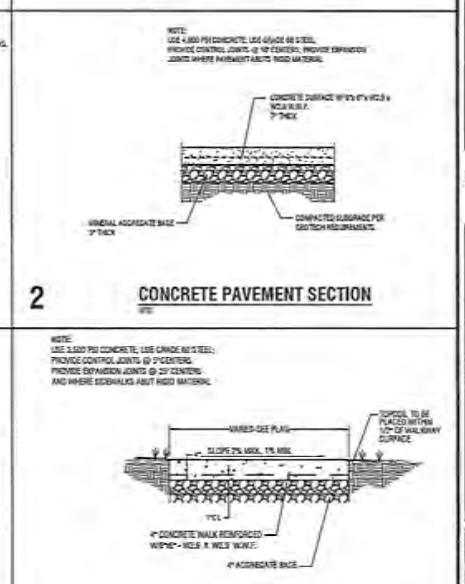
13 CONCRETE FLUME



10 CONCRETE WHEELSTOP



7 ADA ACCESSIBLE SYMBOL



3 CONCRETE SIDEWALK

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:

ANCHOR RETAIL SOLUTIONS
3425 EDWARDS ROAD, SUITE 600
CINCINNATI, OH 45209
TELE (513)984-0010

PLANS PREPARED BY:

DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4200 GALLATIN PIKE
NASHVILLE, TN 37216
TELE (615) 227-5063
www.dmgmgroup.com

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

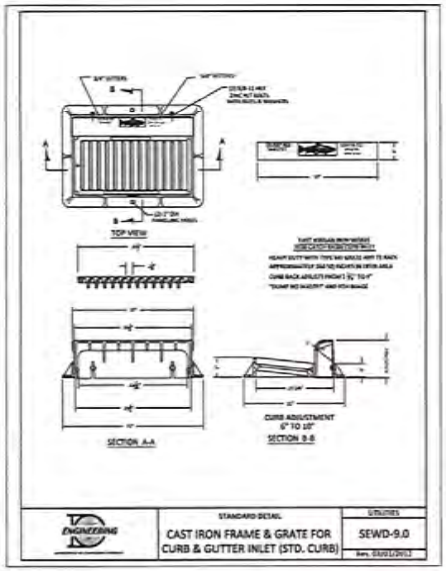
REVISIONS

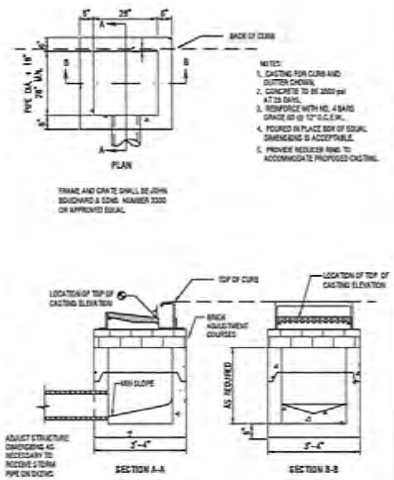
NO.	DATE	DESCRIPTION

DATE:	12-08-17
DMG Project No:	17144

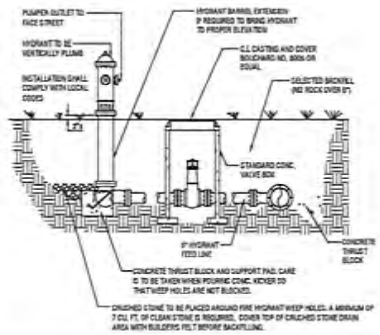
SITE DETAILS

C6.0

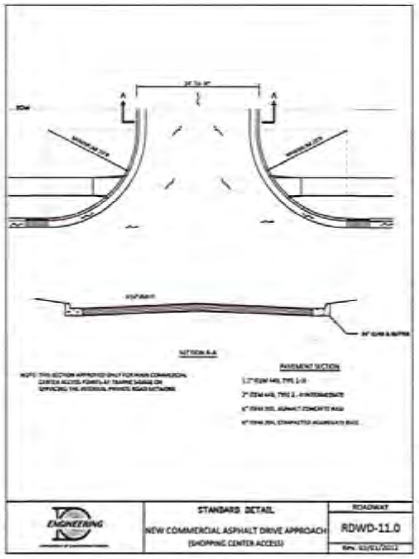




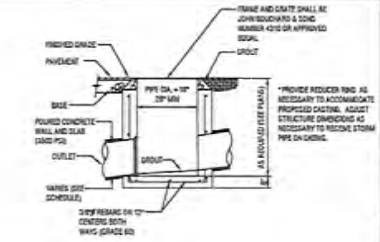
6 **CURB INLET**
NTS



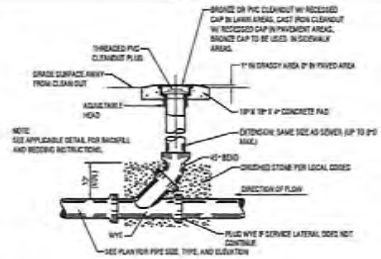
4 **FIRE HYDRANT ASSEMBLY**
NTS



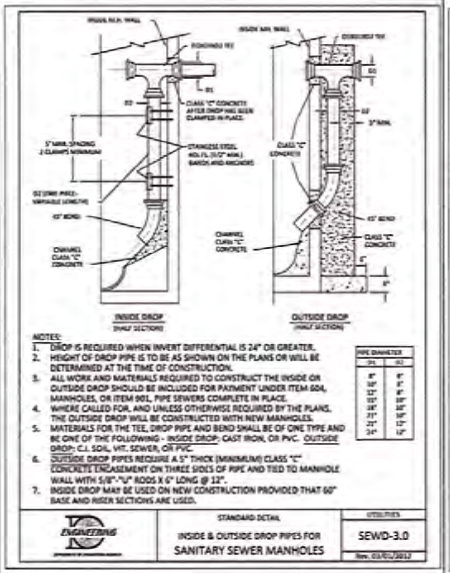
1 **COMMERCIAL ASPHALT DRIVE**
NTS



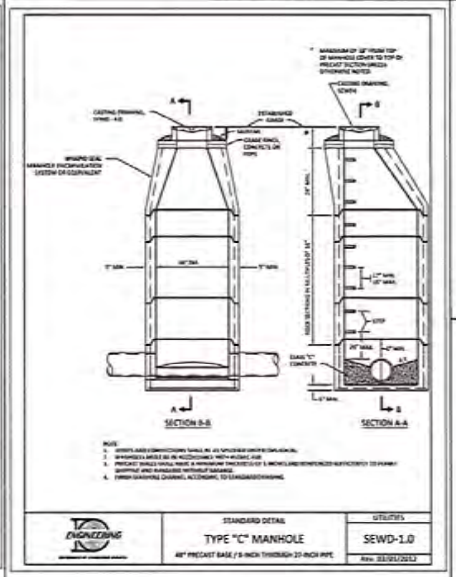
2 **CATCH BASIN**
NTS



3 **CLEANOUT**
NTS



7 **SANITARY DROP MANHOLE**
NTS



5 **SANITARY MANHOLE**
NTS

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3825 EDWARDS ROAD, SUITE 600
CINCINNATI, OH 45209
TEL: (513) 984-4010

PLANS PREPARED BY:
DMG PLANNING & ENGINEERING
6200 GALLATIN PIKE
NASHVILLE, TN 37209
TEL: (615) 227-5953
www.dmgnashville.com

PROPOSED MULTI-TENANT DEVELOPMENT
SR 37 @ GLENWOOD COMMONS
DELAWARE, DELAWARE COUNTY, OHIO

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	12-06-17
DMG Project No:	17144

SITE DETAILS

C6.1

ALTA/NSPS LAND TITLE SURVEY

FARM LOT 29, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Schedule B Items from Title Commitment No. OH-FAM-16-001006 issued by First American Title Insurance Company with an effective date of June 19, 2017 at 7:59 A.M.

Item 12 Contribution Agreement by and between The Huntington National Bank, a national banking association, and ZarCal Delaware, LLC, a Delaware limited liability company, recorded April 22, 2015 in Official Record Book 1345, Page 1820, Delaware County, Ohio Records. SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED

Item 13 Right to Purchase Agreement by and between The Huntington National Bank, a national banking association, and ZarCal Delaware, LLC, a Delaware limited liability company, recorded April 22, 2015 in Official Record Book 1345, Page 1820, Delaware County, Ohio Records. SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED

Item 14 Declaration of Restrictive Covenant dated April 13, 2015 and recorded April 22, 2015 in Official Record Book 1345, Page 1813, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED AS "RESTRICTED PROPERTY".

Item 15 Deed of Conservation Easement for Relocated Mill Run by and between ZarCal Delaware, LLC, and the City of Delaware, Ohio, an Ohio municipal corporation, dated May 18, 2012 and recorded June 8, 2012 in Official Record Book 1127, Page 482, Delaware County, Ohio Records CONSERVATION EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON FOR REFERENCE NOT SPECIFIC BUFFER AREA DEFINED

Items 16-17 NOT A SURVEY RELATED ITEM.

Item 18 Easement Agreement & Right of Way by and between ZarCal Delaware, LLC, a Delaware limited liability company, and Suburban Natural Gas Company, recorded November 18, 2008 in Official Record Book 872, Page 824, Delaware County, Ohio Records. 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 19 Non-Exclusive perpetual right of way easement for general utility purposes, including electric and/or communication purposes in favor of Consolidated Electric Cooperative, Inc., an Ohio corporation as set forth in Right of Way and Easement- Electric/Communication Facilities recorded October 27, 2008 in Official Record Book 870, Page 100, Delaware County, Ohio Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 NOT A SURVEY RELATED ITEM.

Item 21 Terms, covenants, conditions, restrictions, easements and maintenance obligations as set forth in Easement Agreement Kohl's Department Stores, Inc., a Delaware corporation, and ZarCal Delaware, LLC, a Delaware limited liability company, dated January 14, 2008 and recorded March 28, 2008 in Official Record Book 839, Page 1107, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. EASEMENT GRANTED THEREIN IS NOT LOCATED ON THE SUBJECT TRACT.

Item 22 Declaration of Restriction by ZarCal Delaware, LLC, a Delaware limited liability company dated January 9, 2008 and recorded January 25, 2008 in Official Record Book 827, Page 1829, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED, RESTRICTED AREAS INDICATED ARE NOT LOCATED ON THE SUBJECT TRACT.

Item 23 Restriction and Easement Agreement by and between ZarCal Delaware, LLC, a Delaware limited liability company, Home Depot U.S.A., Inc., a Delaware corporation, Kohl's Department Stores, Inc., a Delaware corporation, and Meijer Stores Limited Partnership, a Michigan limited partnership, dated October 16, 2007 and recorded October 22, 2007 in Official Record Book 814, Page 415; AND re-recorded January 28, 2008 in Official Record Book 827, Page 2128, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; EASEMENTS GRANTED THEREIN CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD

a. First Amendment to Restriction and Easement Agreement dated as of April 4, 2008 and recorded April 7, 2008 in Official Record Book 840, Page 2649, Delaware County, Ohio Records.

Item 24 Terms, covenants, conditions, restrictions, easements and maintenance obligations for storm water as set forth in Joint Declaration of Stormwater and Wetland Park Easement and Maintenance Agreement by and between ZarCal Delaware, LLC, a Delaware limited liability company and the City of Delaware, Ohio, an Ohio municipal corporation, dated October 19, 2007 and recorded October 22, 2007 in Official Record Book 814, Page 383, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED, WETLAND PARK EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 25 Declaration of Covenants, Restrictions and Agreements for the Northern New Community Authority in the City of Delaware, Ohio by Zaxcal Delaware, LLC, a Delaware limited liability company, dated October 19, 2007 and recorded October 22, 2007 in Official Record Book 814, Page 244, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

a. First Supplemental Declaration of Covenants, Restrictions and Agreements for the Northern New Community Authority by the Northern New Community Authority dated April 29, 2009 and recorded August 5, 2009 in Official Record Book 920, Page 1806, Delaware County, Ohio Records.

Item 26 Tax Increment Financing Declaration of Covenants by ZarCal Delaware, LLC, a Delaware limited liability company recorded October 22, 2007 in Official Record Book 814, Page 238, Delaware County, Ohio Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Item 27 Easements, restrictions, covenants, conditions, and other matters as set forth on the Plat of Glenwood Commons recorded October 22, 2007 in Official Record Book 814, Page 229, Delaware County, Ohio Records. 20' EASEMENT AND DRAINAGE EASEMENT ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 28 Right of way and easement ten (10) foot wide for the transmission of fiber optic signals used in the provision of communication, video and/or information services, in favor of The Ohio Bell Telephone Company, d/b/a AT&T Ohio, an Ohio corporation as set forth in AT&T Ohio Exclusive Easement dated October 16, 2007 and recorded October 22, 2007 in Official Record Book 814, Page 208, Delaware County, Ohio Records. FIBER OPTIC EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.

Item 29 Terms, covenants, conditions, restrictions, easements, maintenance obligations and right of way for the transportation of crude petroleum, gas, the products or by-products of each thereof in favor of Del-Mar Pipeline Company LLC and Suburban Natural Gas Company as set forth in Exclusive Easement, dated September 5, 2007 and recorded September 12, 2007 in Official Record Book 807, Page 1461, Delaware County, Ohio Records. GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 30 Terms, covenants, conditions, restrictions, easements, maintenance obligations and right of way for the transportation of crude petroleum, gas, the products or by-products of each thereof in favor of Del-Mar Pipeline Company LLC and Suburban Natural Gas Company as set forth in Exclusive Easement dated September 5, 2007 and recorded September 12, 2007 in Official Record Book: 807, Page 1457, Delaware County, Ohio Records. 40' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 31 Terms, covenants, conditions, restrictions, easements, maintenance obligations and right of way for the transportation of crude petroleum, gas, the products or by-products of each thereof in favor of Del-Mar Pipeline Company LLC and Suburban Natural Gas Company as set forth in Exclusive Easement dated September 4, 2007 and recorded September 12, 2007 in Official Record Book 807, Page 1452, Delaware County, Ohio Records. GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 32 Non-exclusive and right of way easement in favor of the Consolidated Electric Cooperative, Inc., an Ohio corporation for electric and/or communication purposes dated May 2, 2002 and recorded June 11, 2002 in Official Record Book 208, Page 2630, Delaware County, Ohio Records. 20' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 33 Non-exclusive and right of way easement in favor of the Consolidated Electric Cooperative, Inc., an Ohio corporation for electric and/or communication purposes dated May 2, 2002 and recorded June 11, 2002 in Official Record Book 208, Page 2612, Delaware County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 34 Easements as set forth in General Warranty Deed dated September 6, 1989 and recorded September 19, 1989 in Volume 516, Page 781, Delaware County, Ohio Records. EASEMENTS GRANTED THEREIN ARE NOT LOCATED ON THE SUBJECT TRACT.

a. As affected by Rescission and Termination of Restrictions, Covenants and Agreements (Deed Book 516, Page 784) recorded March 29, 2005 in Official Record Book 596, Page 1688, Delaware County, Ohio Records.

Item 35 Right of way and easement fifteen (15) foot wide in favor of the Columbia Gas of Ohio, Inc., dated May 31, 1989 and recorded July 13, 1989 in Deed Book: 514, Page 834, Delaware County, Ohio Records.

a. Surrender of Right of Way by Columbia Gas Of Ohio, Inc., dated March 24, 2008 and recorded March 28, 2008 in Official Record Book 839, Page 1125, Delaware County, Ohio Records. EASEMENT RELEASED BY SURRENDER OF RIGHT-OF-WAY DOCUMENT.

Item 36 Easement for a six (6) inch oil line to Sinclair Pipe Line Company as set forth in Warranty Deed dated June 27, 1986 and recorded July 3, 1986 in Volume 479, Page 319, Delaware County, Ohio Records. DOCUMENT IS A WARRANTY DEED; NO EASEMENTS GRANTED THEREIN. (EASEMENT REFERENCED WAS GRANTED BY DEED BOOK 208, PAGE 256 AND DEED BOOK 235, PAGE 456. THESE DOCUMENTS WERE NOT PROVIDED FOR REVIEW.)

Item 37 Right of way and easement fifteen (15) foot wide in favor of the Columbia Gas of Ohio, Inc., dated May 31, 1989 and recorded July 13, 1989 in Deed Book 514, Page 831, Delaware County, Ohio Records. 15' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 38 Right of way and easement fifteen (15) foot wide in favor of the Columbia Gas of Ohio, Inc., dated May 31, 1989 and recorded July 13, 1989 in Deed Book 514, Page 828, Delaware County, Ohio Records. GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 39 Permanent easement for storm and sanitary sewer lines, a perpetual watercourse, ditch, channel, or any other drainage facility and tributary connections in favor of the City of Delaware, Ohio as set forth in Deed of Easement, dated December 2, 1987 and recorded May 2, 2002 and recorded June 11, 2002 in Official Record Book 208, Page 2639, December 11, 1987 in Volume 495, Page 419, Delaware County, Ohio Records. 20' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 40 Temporary construction easement for storm and sanitary sewer lines, in favor of the City of Delaware, Ohio as set forth in Deed of Easement dated December 2, 1987 and recorded December 11, 1987 in Volume 495, Page 419, Delaware County, Ohio Records. TEMPORARY EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. (SANITARY SEWER LINE HAS BEEN CONSTRUCTED AND ACCEPTED BY CITY OF DELAWARE.)

Item 41 Permanent easement for storm and sanitary sewer lines, a perpetual watercourse, ditch, channel, or any other drainage facility and tributary connections in favor of the City of Delaware, Ohio as set forth in Deed of Easement dated December 2, 1987 and recorded December 11, 1987 in Volume 495, Page 416, Delaware County, Ohio Records. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 42 Temporary construction easement for storm and sanitary sewer lines, in favor of the City of Delaware, Ohio as set forth in Deed of Easement dated December 2, 1987 and recorded December 11, 1987 in Volume 495, Page 416, Delaware County, Ohio Records. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 43 Easement including the right of ingress for the transmission and distribution of electric energy in favor of the Columbus and Southern Ohio Electric Company, dated July 19, 1962 and recorded November 27, 1962 in Volume 302, Page 435. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; 20' ELECTRIC EASEMENT CANNOT BE DEPICTED FROM THE DESCRIPTION OF RECORD

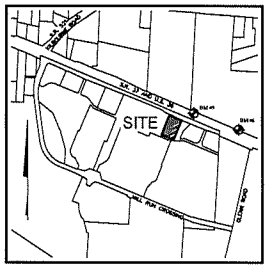
Item 44 Easement including the right of ingress for the transmission and distribution of electric energy in favor of the Columbus and Southern Ohio Electric Company, dated October 25, 1947 and recorded November 28, 1947 in Volume 222, Page 216, Delaware County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT

Item 45 Easement for the transmission and distribution of telephone and telegraph wires in favor of Ohio Bell Tel. Co. recorded August 30, 1928 in Lease Volume 5, Page 567, Delaware County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 46 Easement for the distribution of telephone and telegraph in favor of Ohio Bell Telephone Company, recorded April 16, 1928 in Lease Volume 5, Page 478, Delaware County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT

Item 47 Easement for the transmission and distribution of electricity in favor of The Suburban Light & Power Co. recorded October 7, 1926 in Lease Volume 5, Page 193 Delaware County, Ohio Records. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Item 48-53 NOT SURVEY RELATED ITEMS.



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 800'

BASIS OF BEARINGS
The Bearings shown hereon are based on a portion of the centerline of State Route37/U.S. Route 36 having a bearing of South 67° 27' 27" East

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39041C0116L (dated February 17, 2016), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

UTILITY STATEMENT
A Utility Marking and Plans request was submitted to Ohio Utility Protection Service (OUPS) on September 7, 2017. The utilities shown hereon are based on field survey information and review of utility plans received by [date]. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey

ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

TABLE A OPTIONAL ITEM NOTES:

16. There was no evidence of current earth moving or building construction observed on the subject tract at the time the fieldwork was conducted.

17. There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time the fieldwork was conducted.

CERTIFICATION: Commitment No. OH-FAM-16-001006

To: ARS Property Acquisitions, LLC, ZarCal Delaware, LLC, First American Title Insurance Company, and Riverbend Commercial Title Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1) & 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on September 25, 2017.

By _____ _____
Heather L. King Date
Professional Surveyor No. 8307
hking@emht.com

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: September 28, 2017 Scale: 1" = 20' Job No: 2017-1082 Sheet: 1 of 2

REVISIONS

MARK	DATE	DESCRIPTION
THW	11/17/17	Add Benchmark Information

DWG Project 17144 Delaware Cty ALTA/ 20171082-VS-ALTA-01

ALTA/NSPS LAND TITLE SURVEY

FARM LOT 29, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

VERTICAL DATUM:
The Vertical Datum is based on the elevation established by the Delaware County Engineering Department for monument H 29 Reset, being 932.63 feet in elevation, and monument A 30R, being 934.63 feet in elevation. Said monuments are source bench marks with elevations that are based on the North American Vertical Datum of 1988.

BM #5

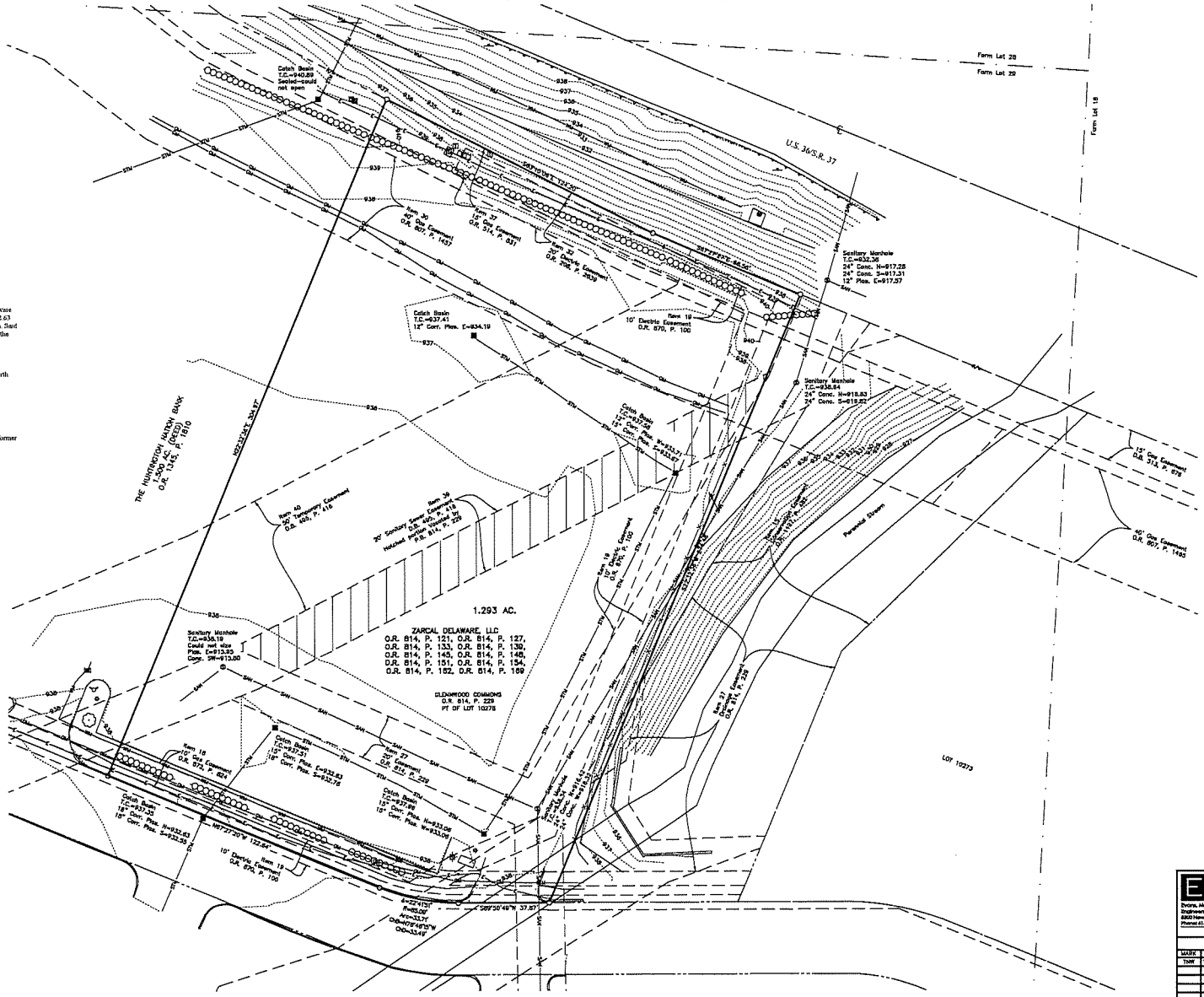
Top of magnail set in top of wooden guard rail post, located on the north side of State Route 36/37 at the west end of a guard rail opposite the driveway to residence 1388.

Elevation=940.29

BM #6

Top of a railroad spike set on the south side of a wooden A.E.P. transformer pole, located 25 feet north of State Route 36/37 at residence 1555.

Elevation=939.26



● = STONE FND.
■ = MON. FND.
● = I.P. FND.
○ = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
● = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

20 0 20 40
GRAPHIC SCALE (in feet)

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

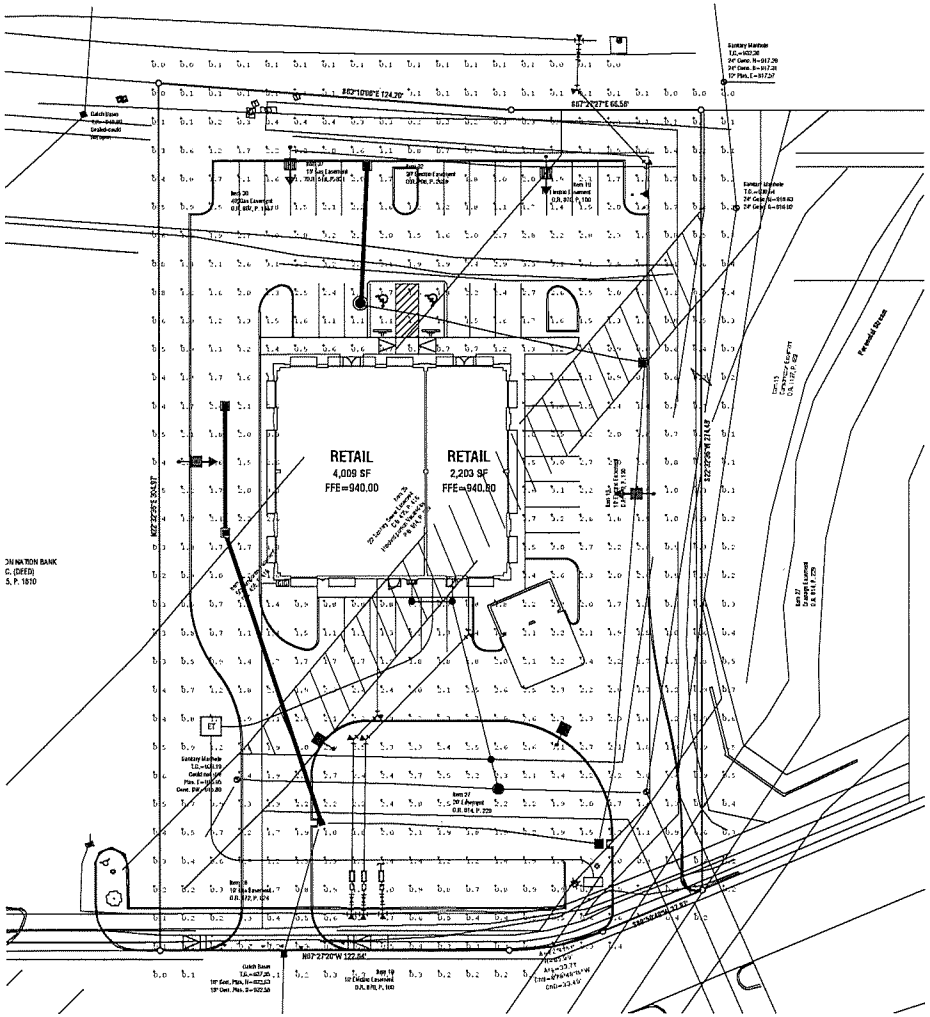
Date:	September 28, 2017
Scale:	1" = 20'
Job No:	2017-1082
Sheet:	2 of 2

REVISIONS

MARK	DATE	DESCRIPTION
TMW	11/13/17	Add Benchmark Information

DMG Project 17144 Delaware Cty ALTA / 20171082-VS-ALTA-01

REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max.Min	PtSpcLr	PtSpcTh
OVERALL SUMMARY	Fc	1.86	3.7	0.6	3.10	5.50	10	10

Luminaire Schedule						
WLS16541 RETAIL DELAWARE, OH PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLYWLSLIGHTING.COM						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	2	A	N.A.	0.650	WLS-CLXM-SE-LED-HO-NW 25' MOUNTING HEIGHT	264.8
	4	B	N.A.	0.150	WLS-CLXM-FFE-LED-HO-NW-SS 25' MOUNTING HEIGHT	264.8

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

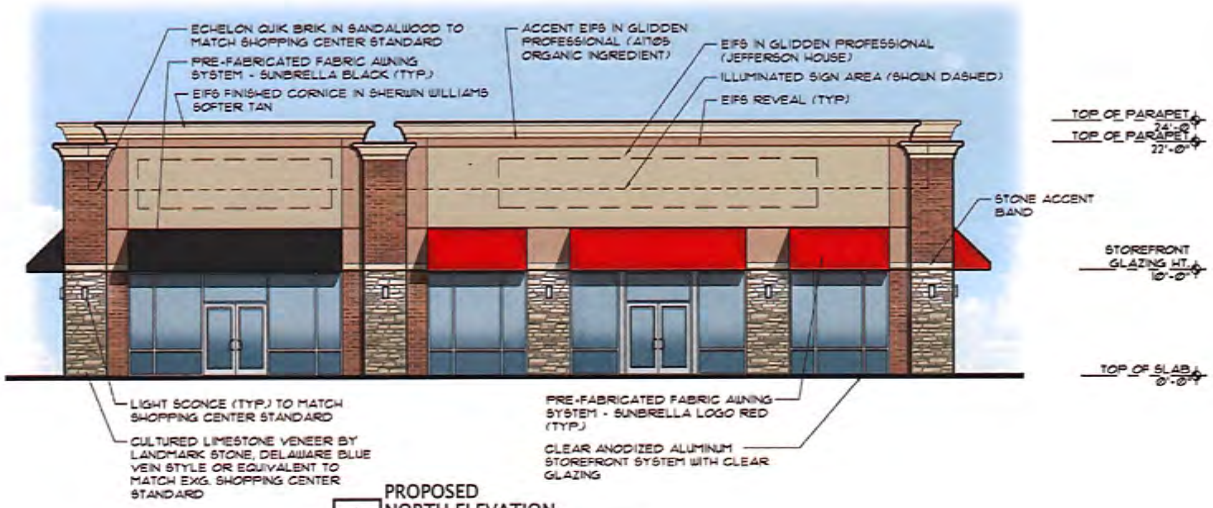
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

WLS LIGHTING SYSTEMS
Consider the Impact!
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

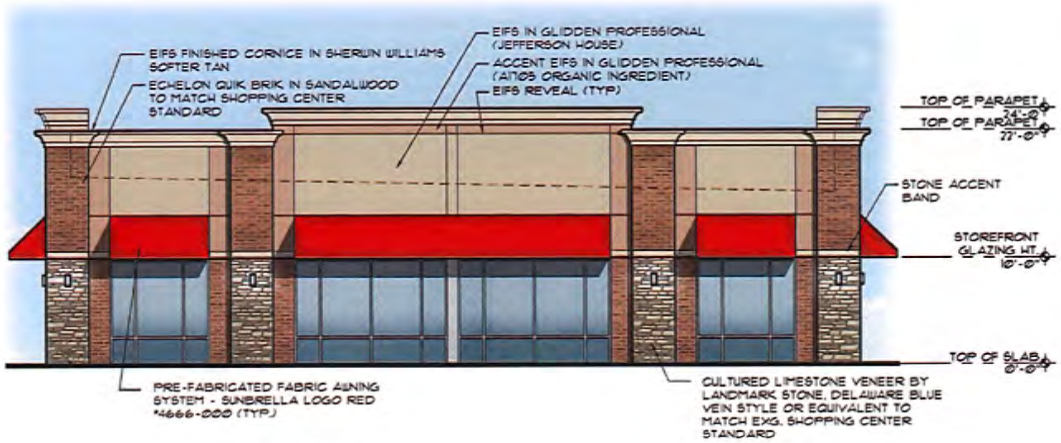
PM:HOLLY | BY: J.P. | SHEET 1 OF 1

RETAIL
DELAWARE, OH

WLS-16541 | DATE -11/20/17 | SCALE: 1"=20'



1 PROPOSED NORTH ELEVATION
PR-2 SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
PR-2 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

G. Fabo, License #11298
Expiration Date 12/31/2017

1736 columbus road
cleveland, oh 44113
www.faboarch.com
t:216.241.6150
f:216.396.0053

fabo architecture

MULTI-TENANT BUILDING SHELL

1180 SUNBURY RD. (GLENWOOD COMMONS) DELAWARE, OH 43015

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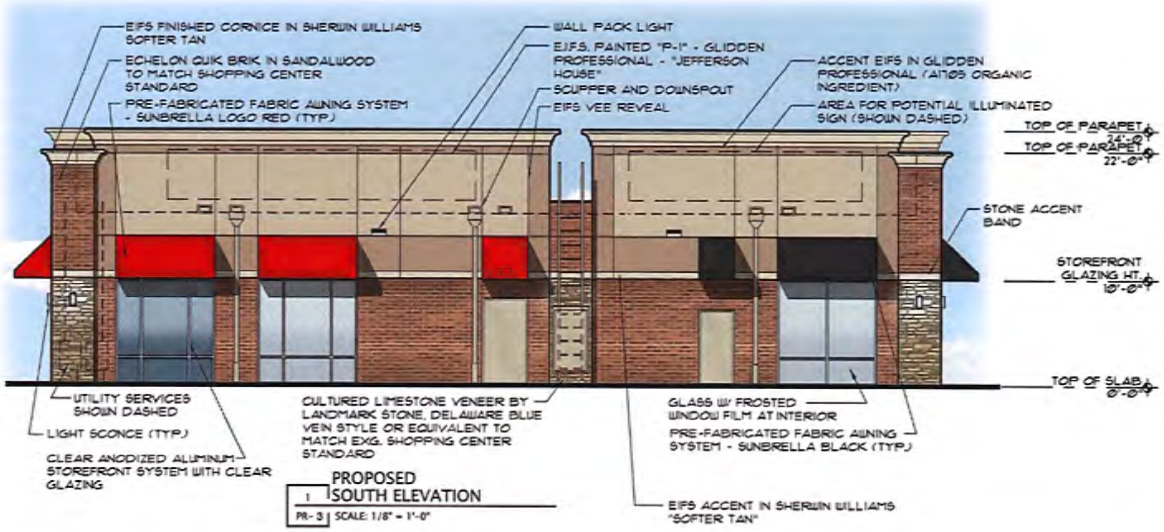
PLANS PREPARED FOR:

Anchor RETAIL SOLUTIONS
3255 EDWARDS ROAD
SUITE 630
CINCINNATI, OHIO 45209
513.984.6000

revisions:

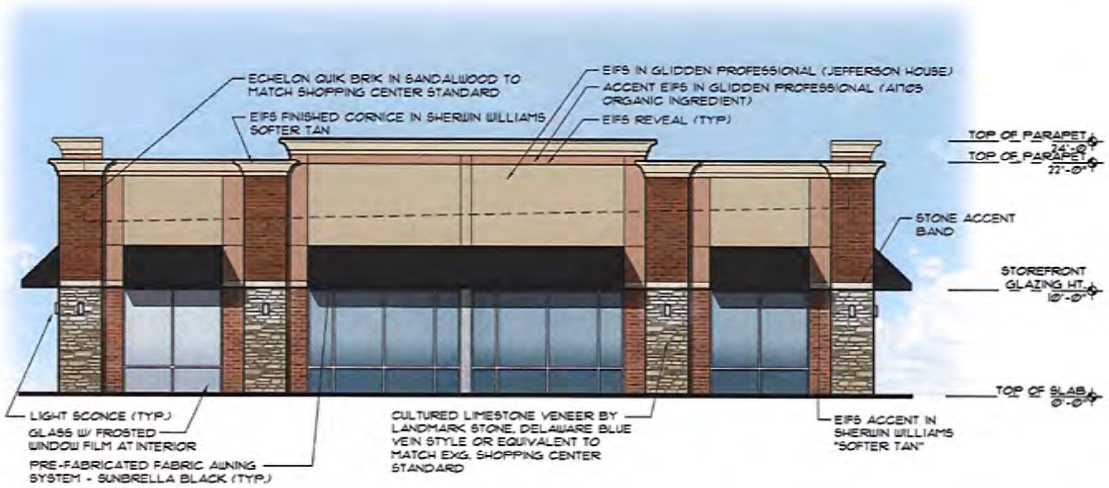
Issue Date: 12-27-2017

PR-2
sheet No.
job No. FA17129



1 PROPOSED SOUTH ELEVATION

PR-3 | SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION

PR-3 | SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

1736 columbus road
cleveland, oh 44113
www.faboarch.com
t:216.241.6150
f:216.396.0063

fabo architecture

MULTI-TENANT BUILDING SHELL

1180 SUNBURY RD. (GLENWOOD COMMONS) DELAWARE, OH 43015

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PLANS PREPARED FOR:

Anchor RETAIL SOLUTIONS

525 EDWARDS ROAD
SUITE 600
CINCINNATI, OHIO 45203
513.376.6510

revisions:

Issue Date: 12-27-2017

PR-3

sheet No.

job No. FA17129

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0026-0027
REQUEST: Multiple Requests
PROJECT: Willowbrook Apartments
MEETING DATE: February 7, 2018

APPLICANT/OWNER
Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST
2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.
2018-0027: A request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

PROPERTY LOCATION & DESCRIPTION
The proposed multi-family site encompasses 15.506 acres for the Combined Preliminary and Final Development Plan while the subarea zoning text amendments encompasses approximately 36 acres. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the multi-family site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

BACKGROUND/PROPOSAL

In October 1999, City Council approved a Rezoning Amendment (Ordinances 99-74 and 99–76 respectively) for the Willowbrook Farm Tract (Medrock LLC) on just over 281 acres from A-1 to PUD (Planned Unit Development). It included approximately 26 acres of retail, 17 acres of mixed commercial, 7 acres of two family, 73 acres of multi-family, 21 acres of light industrial and 137 acres of single family land.

In 2017, the City and Medrock, LLC, the applicant for the Zoning Text Amendment and Combined Preliminary and Final Development Plan, executed a settlement agreement (Ordinance 17-60) for several items including recognizing it may be necessary to make adjustments to approved development plans in the Willowbrook Farm Tract PUD Areas 3 and 4 pertaining to dwelling units. The adjustment would be pursued through the planning and development process under standard City approval procedures with the City and the applicant working together towards approval of the adjustments provided the net units decrease in number.

The developer is proposing a Development Text Amendment to the subject development for Areas 3 and 4. In the approved development text Area 3 is permitted 140 multi-family dwelling units while Area 4 is permitted 155 multi-family dwelling units. The developer is requesting to increase the dwelling units in Area 3 to 180 dwelling units (plus 40) and decrease Area 4 to 100 dwelling units (minus 55) for a total loss of 15 dwelling units over the entire Willowbrook Farm Tract. Thus, this decreases the density overall with each subarea commensurate with the proposed unit count.

Next, the developer is proposing to construct 180 apartment units in 12 buildings on the approximate 15.506 acre site. Of the 180 units, 68 units would be one bedroom units while the remaining 112 units would be two bedroom units. The site would have full access curbs cuts from Houk Road and DiGenova Way while the interior looped street network would be private. In the center of the development would be a community building with a pool, a retention pond and several amenities. There is an existing bike path along Houk Road that connects this site with the City bike path network.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-6 PUD which would require a Development Text Amendment and Preliminary and Final Development Plan to be approved by the Planning Commission and City Council.

  In Area 3, the approved development text (Ordinances 99-74 and 99-76) permits 140 multi-family dwelling units with the buildings clustered in a campus style arrangement allowing for site specific open spaces. The original concept plan and PUD text included ranch-style one story apartments or two story garden and/or townhouse units. However, the text clearly indicates they were conceptual and that amendments would be expected over anticipated build out period. The text specifically allows multi-family, multi-story apartments as proposed.

  The requested reduction of density by 15 dwelling units and reallocation of density from Area 4 (minus 50 dwelling units for a total of 100 dwelling units) to Area 3 (plus 40 units for a total of 180 dwelling units) would achieve compliance with the majority of planning principals and theories. From a practical perspective in this case, the additional 40 units in Area 3 would be located closer to an arterial street (Houk Road), adjacent to an industrial zoned properties across Houk Road and a future City park to the west, a community park, YMCA and Ohio National Guard Facility to the south and a City park to the east and a single family subdivision to the north (Adalee Park) while Area 4 is located next to a single family subdivision to the east (Sunnyview Farms), a single family subdivision to the north (Carson Farms and future Willowbrook Farm single family housing), a City park to the west and to the south across the railroad track are industrial uses. Therefore from a land use perspective, Area 3 would likely be less intrusive than Area 4 to be able to accommodate units, if buffering to the north of Area 3 is enhanced adjacent to the single family subdivision (Adalee Park). Additionally, the applicant has indicated the 100 units in Area 4 are likely to be landominium style units. If the present case is not approved, Area 4 is likely to be 155 standard multi-family units.

- **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 apartment complex would have full movement curb cut access from Houk Road and DiGenova Way that would extend into a private loop street that would have to be constructed to public standards or equivalent as approved by the City Engineer. There would be no access into the apartment complex from Boulder Drive. The proposed private looped street is 24 feet wide with apartment buildings and parking spaces located on each side of the street. Boulder Drive would not be extended to Houk Road until the proposed continuation of the Adalee Park subdivision is developed which is likely in the near future. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectively are proposed within the development. The development would connect to the existing bike path along Houk Road fronting the site that would connect into the City bike path network. A sidewalk would be required along the DiGenova Way frontage of the site. The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities along with an internal connection with the City nature preserve park to the east.

- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts from Houk Road and DiGenova Way respectively that would extend into a private loop street configuration with apartment buildings and parking spaces loaded on both sides of the looped street. The subject development has 372 parking spaces provided while 360 parking spaces are required (2 spaces per dwelling unit based on 180 proposed dwelling units). Of 372 parking spaces, there are 277 street parking spaces, 60 parking spaces in attached garages (10 buildings) and 25 parking spaces in detached garages (5 detached garages) along with 10 handicap parking spaces.

The 180 units in 12 buildings would be divided into 68 one bedroom units and 112 two bedroom units. This equates to approximately 62% two bedroom units for the development. The one bedroom units would range in size from 808 square feet to 882 square feet while the 2 bedroom units would range in size from 1,111 square feet to 1,275 square feet. A community building and office with several amenities including a pool with a deck, bocce ball courts, residential garden plots, electric car charging stations and a retention pond with a fountain is located in the center of the property. A dog park is located just north of the community building between two detached parking garages. The site has five dumpster enclosures located throughout the development. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match. A retention pond with a fountain is located north of the main entrance along Houk Road.

- **BUILDING DESIGN:** The proposed 12 buildings have 9 different elevations with variation but uniformity of architectural design style and features that create a compatible and aesthetically pleasing development with mostly an earth tone brown and tan color pallet. All the buildings are two- story with a maximum height of 35 feet with the following building materials: 1). Exterior walls – face brick, vinyl lap siding, gables/vinyl shakes; 2). Dimensional shingles; 3). Vinyl and metal windows with some vinyl shutters; 4). Aluminum and metal fascia, gutters, downspouts and balcony and porch rails; 5). Insulated metal or fiberglass doors; 6). Wood or prefinished metal post and columns; and 7).Fiberglass, wood, plastic or other manufactured miscellaneous trim. The proposed building materials achieve compliance with the approved development text. However staff would ask the applicant to consider including some limestone (cultured stone) on the buildings that would be constructed of Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, front foundation landscaping and perimeter mounding and buffering. The frontage of the public streets require street and front yard trees. Although the proposed street and shade trees along Houk Road are appropriate per the zoning code, the proposed mounding height and undulation and tree mix of deciduous and evergreen trees shall be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms Tract development while ensuring proper site distance at the main intersection. Along DiGenova Way 10 street trees and 8 front yard streets are required and are provided but staff would recommend a 2 to 3 foot high undulating mound to supplement the proposed buffer. Along Boulder Drive 22 street trees and 18 front yard trees are required and provided. The developer is proposing a five foot high mound from the retention pond east past the first building and an approximate 3 to 4 foot high mound from that point to the eastern property line. Because the northern property line is adjacent to a single family subdivision to the north (Adalee Park), staff recommends a consistent minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in staggered row configuration, at installation to provide a continuous screen and be consistent with other recently approved multi-family development adjacent to single family homes. The interior of the site appears to have the required amount of street and interior parking lot trees that creates a public street tree appearance throughout the development. Also each building would have foundation planting to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The developer indicated 380 caliper inches of qualified trees (6 inches caliper or larger) would be removed in the proposed development. The applicant is proposing to install 90- 3 inch caliper trees which would equal 270 caliper inches. This would still yield a shortfall of 110 caliper inches. Therefore to achieve compliance with Chapter 1168 Tree Preservation Regulations, the developer would have to plant additional trees on this site or another qualifying site or pay the City $11,000 (110 caliper inches x $100 per caliper inch) or a combination of both.
- **GATEWAYS & CORRIDORS PLAN:** Any ground signage would have to achieve compliance with the zoning code requirements and the adopted Gateways and Corridors Plan.
- **LIGHTING:** The applicant submitted a lighting plan that identifies 53 black light poles fixtures that are 14.50 feet high located throughout the development. Also, there would be some building lights on the apartment buildings, community building and detached garages. The lighting plans would not achieve compliance with the minimum zoning requirements and be approved by the Chief Building Official.

- **REFUSE SERVICE:** The developer is requesting dumpster service for the entire development utilizing five dumpsters located throughout the development. However per the City Engineer the subject development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT)
Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

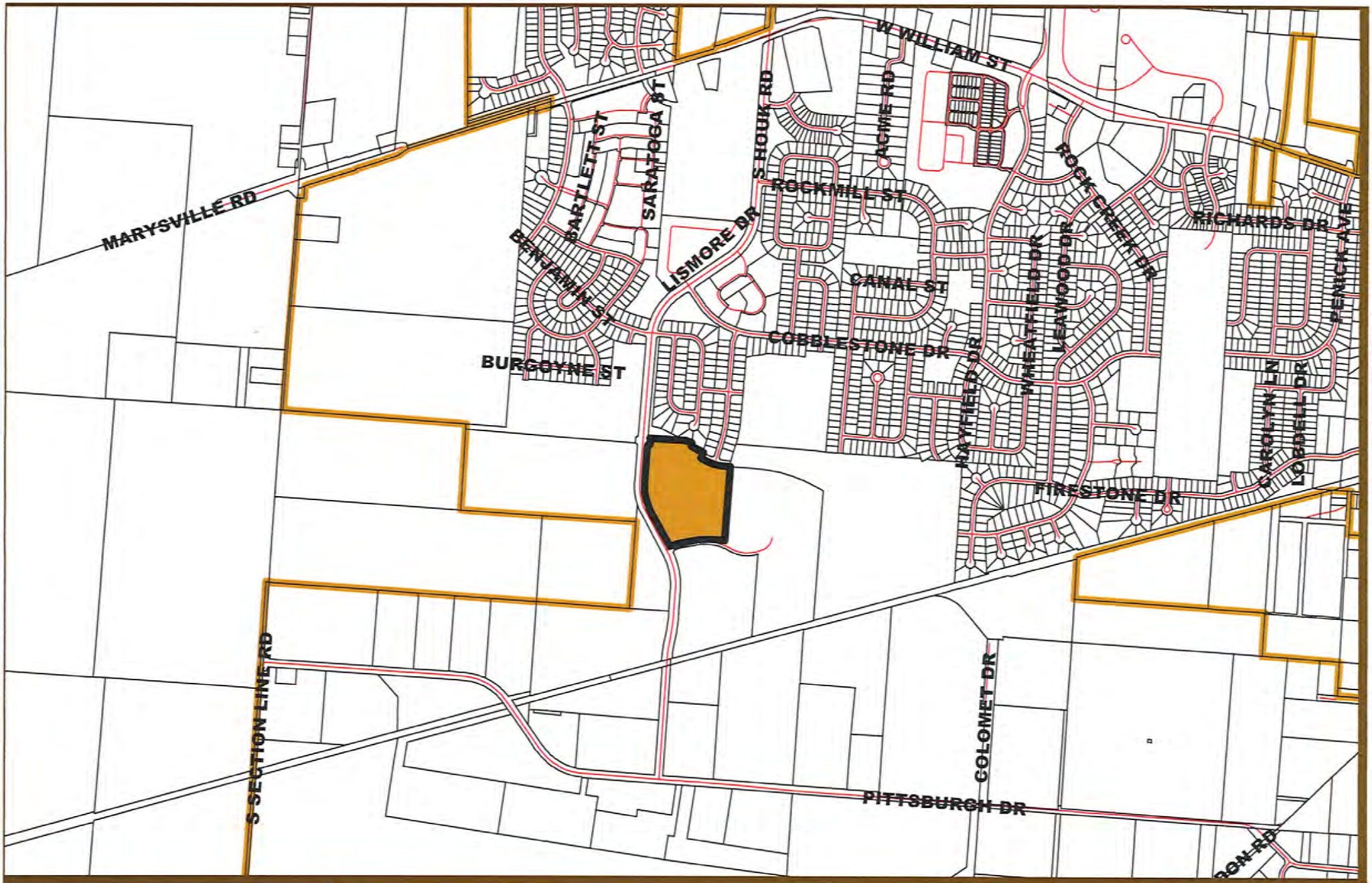
STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay), 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 Boulder Drive right of way adjacent to the subject site shall be dedicated per the City Engineer.
3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. The applicant shall make a payment of $11,000 in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.

9. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
10. The private street names shall be submitted and approved by the City and other appropriate agencies.
11. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
12. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

COMMISSION NOTES:

FILE:
ORIGINAL: 1/2/18
REVISED:



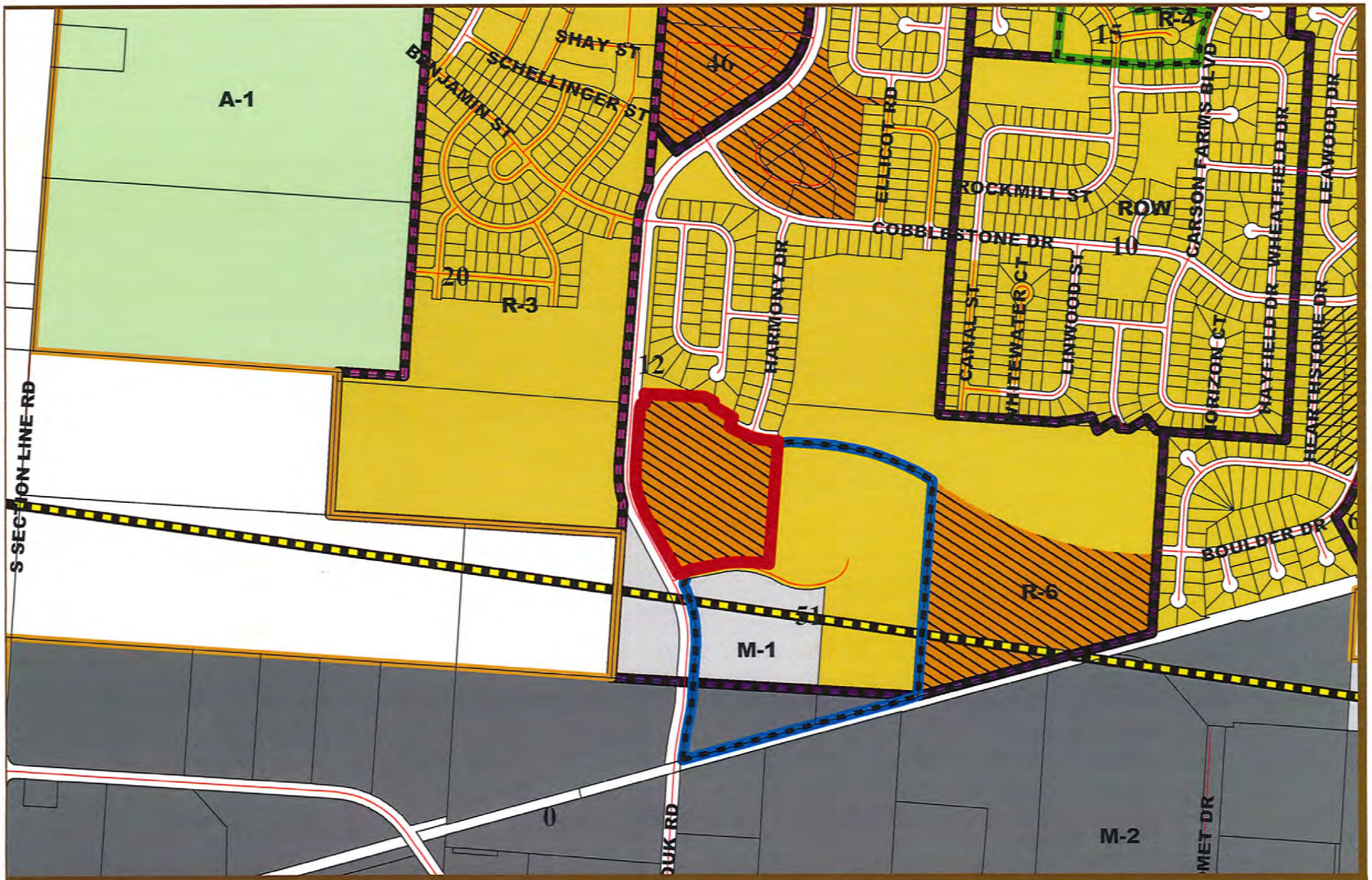
EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Location Map

EST 1808
CITY OF
DELAWARE
OHIO

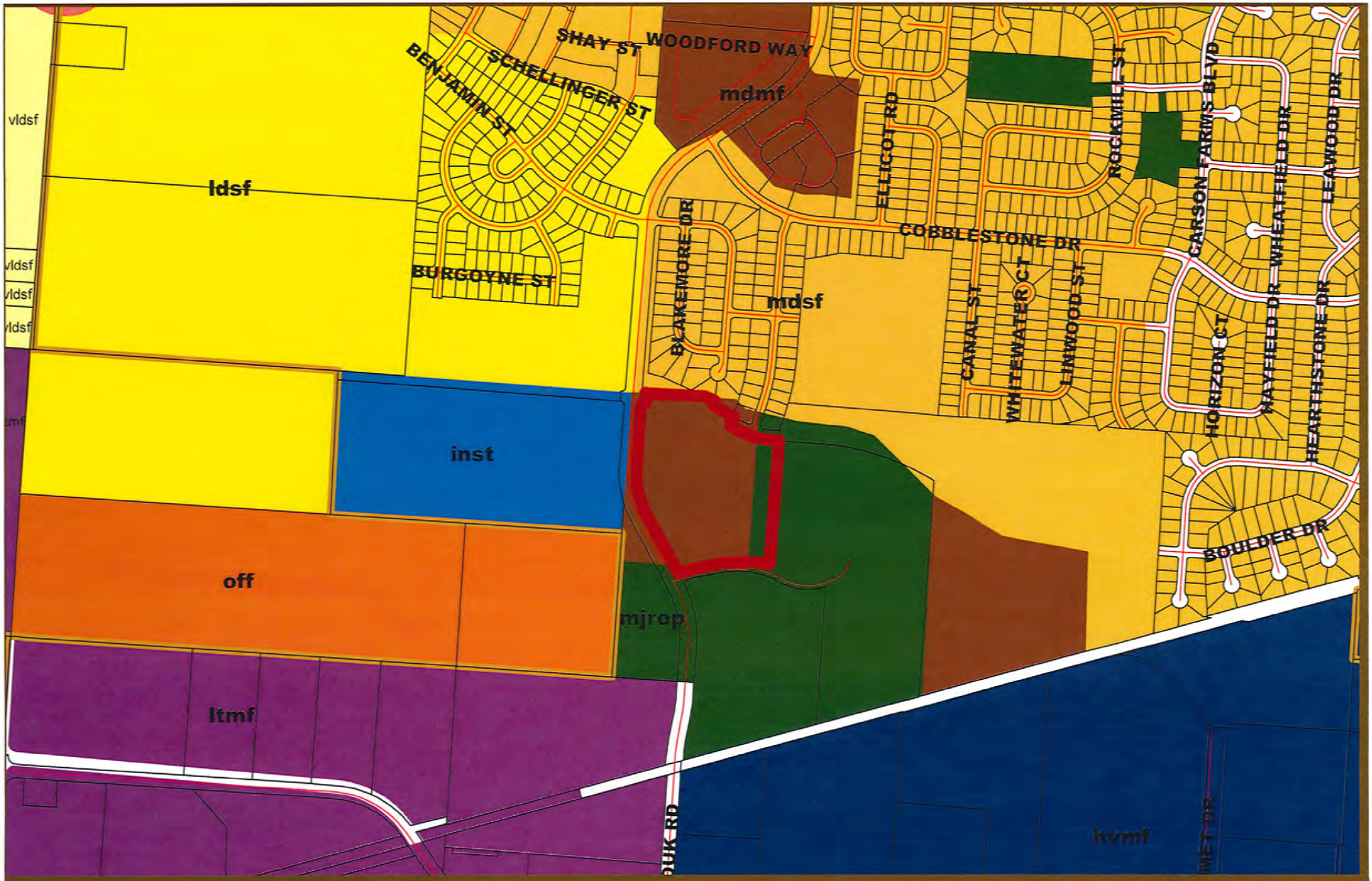
2018-0026
Zoning Text Amendment
Willowbrook Apartments - Houk Road
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Zoning Map



EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Comprehensive Plan Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Aerial (2016) Map

N

ORDINANCE NO. 17-60

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR AN AGREEMENT WITH MEDROCK, LLC, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and Medrock, LLC seek to resolve all issues arising out of the Real Estate Purchase Contract between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 and the Agreement regarding construction of South Houk Road between the City and Medrock LLC (10/05); and

WHEREAS, the City and Medrock have reached an agreement, subject to execution and funding by the City; and

WHEREAS, pursuant to this agreement the City will make a payment totaling $400,000 provided Medrock completes agreed upon improvements within eighteen months of approval of the design of those improvements; and

WHEREAS, a portion of the payment results from storm water infrastructure and a portion results from recreational levy projects; and

WHEREAS, the 2017 Budget does not include an appropriation sufficient to pay the agreed upon amount; and

WHEREAS, a supplemental appropriation will be necessary to make the payments as scheduled in the agreement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Storm Water Fund $165,000 increasing the following account:

Houk Rd. Storm Sewer	(203-0204-5553)	$165,000

SECTION 2. That there is hereby appropriated from the unencumbered balance of the Recreation Income Tax Fund $235,000 increasing the following account:

Houk Rd. Site Improvements	(233-0233-5501)	$235,000

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all

deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to allow the City to make the agreed upon first payment within the established timeframe which will facilitate construction of the necessary improvements, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS 7 NAYS 0
ABSTAIN 0

VOTE ON EMERGENCY CLAUSE: YEAS 7 NAYS 0
ABSTAIN 0

PASSED: August 28, 2017 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCuskey
CITY CLERK

Carl Kellogg
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

September 14, 2017

Mr. Ronald Sabatino
Medrock, LLC
3895 Stoneridge Lane
Dublin, OH 43017

Dear Mr. Sabatino:

Attached, please find an executed copy of our settlement agreement and a check for the initial payment referenced in that document. Please note that there is a blank in paragraph one relating to final engineering plans. As you know, final engineering plans have not been completed at this time. Therefore, when final engineering plans have been approved, we will need to fill in the appropriate section, initial it, and attach those plans as an exhibit.

If you have any questions, please feel free to contact me.

Sincerely,

R. Thomas Homan, IMCA-CM
City Manager
City of Delaware

cc: Tom Hart
Darren Shulman, City Attorney
Jackie Walker, Assistant City Manager
Bill Ferrigno, Director, Public Works
David Efland, Director, Planning
Brad Stanton, Director, Public Utilities

Settlement Agreement

The parties, The City of Delaware ("City") and Medrock, LLC ("Medrock") enter into the following agreement to resolve all issues arising out of the Real Estate Purchase Contract ("Contract") between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 ("Addendum") and the Agreement regarding construction of South Houk Road ("Agreement") between the City and Medrock LLC (10/05). The City's participation in this settlement does not indicate any flaw in the City's design and construction of the existing storm water retention basin that was constructed for the purpose of meeting the storm water management requirements associated with the development of the Delaware Community Center YMCA/Veterans Park development.

1. The City will pay Medrock a total of $400,000 under this Settlement Agreement. $165,000 of this total shall be paid upon execution of this Agreement, which will be presented to City Council for approval the first meeting occurring after the parties finalize the language. The balance of the $400,000 will be paid upon completion of the construction of the storm sewer lines connecting both the existing Delaware Community Center YMCA/Veterans Park retention basin, and the proposed retention pond on Medrock's property, to the existing storm sewer collection system, as referenced and shown in section ____ of the approved final engineering plans, attached as exhibit A, provided Medrock begins design work upon execution of the agreement and the construction is completed within 18 months of approval of the design. Construction will be considered complete upon acceptance of the public improvements associated with the retention pond on Medrock's property and related storm sewer lines and facilities, and verification that construction is consistent with final engineering plans with the production of "as built" engineering plans.

2. In so agreeing to the connection of both the existing Delaware Community Center YMCA/Veterans Park retention basin and the proposed retention pond on Medrock's property to the existing storm sewer collection system located along Medrock's east property line, the City, the City Engineer and Medrock also agree to the following:
    a. It is anticipated that runoff from approximately +/- 9% of the remaining undeveloped Medrock property will be directed to the existing Delaware Community Center YMCA/Veterans Park pond for storm water management. Runoff from the remaining approximately +/-91% of the undeveloped Medrock property will be directed to the proposed retention pond on Medrock's property constructed at Medrock's expense.
    b. Slight modifications to the Delaware Community Center YMCA/Veterans Park pond inlet and outlet structures will be required.
    c. The parties will work together to finalize details to produce a final storm water plan and final engineering plans.

3. The payment identified herein and the completion of the agreed improvements by Medrock at its expense will resolve all remaining claims by Medrock arising out the Contract and Addendum and satisfy all City responsibilities remaining under the Contract, Addendum, and Agreement

including but not limited to the requirement to supply dirt to Medrock, the location of the retention basin, provision of utilities, and access to the City's existing retention basin for use by property being developed by Medrock, and/or any other claims, issues or controversies related to this matter.

4. The parties recognize that it may be necessary from time to time for Medrock to make adjustments to the approved development plan as referenced in the Willowbrook Farm Tract Planned Unit Development (PUD) dated 8/3/1999, which currently has a maximum of 155 dwelling units in Multi-Family Area 4 and 140 dwelling units in Multi-Family Area 3. Medrock has indicated that it wishes to decrease the number of units in one area and increase the number of units in a different area as well as adjust the unit types in one area. This proposal will be pursued through the planning and development process in the normal course and under standard City approval procedures for a zoning amendment and development plan. The City Administration and Medrock will work together towards approval of adjustments, provided the net units decrease in number.

R. Thomas Homan, City Manager — Date

Ron Sabatino, Medrock — Date: 9-7-17

Approved as to form:

Darren Shulman, City Attorney — Date: 9-11-17

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE
LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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ZONING SET 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

ZSL-1

BUILDING B/2 NORTHEAST
ELEVATION PERSPECTIVE

JANUARY 3, 2018

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
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43215-5492

PHONE: 614-224-2663
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PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING B/2
NORTHEAST
ELEVATION
PERSPECTIVE

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
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- BID SET
- PERMIT SET
- CONSTRUCTION SET

A6-10

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WILLOWBROOK APARTMENTS

FINAL DEVELOPMENT PLAN - JANUARY 3, 2018

WILLOWBROOK FARM TRACT - PLANNED UNIT DEVELOPMENT - MULTI-FAMILY AREA 3

DELAWARE, OHIO

01.

CITY OF DELAWARE
REZONING APPLICATION #PC99-24, PC99-25
THE WILLOWBROOK FARM TRACT-PLANNED UNIT DEVELOPMENT
DATE: AUGUST 2, 1999 REVISED: 11/15/1999

02.

MULTI FAMILY AREA "3"

03.

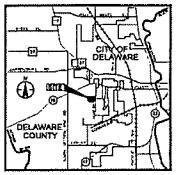
PROJECT SHALL COMPLY WITH THESE MULTI-FAMILY AREA "3" DESCRIPTION OF ZONING REQUIREMENTS:

TABLE 2: MULTI-FAMILY/CONDOMINIUM AREAS AND DEVELOPMENT STANDARDS:

	REQUIRED	PROVIDED
GROSS ACREAGE	17.24	15.506
OPEN SPACE	2.13	
TOTAL DWELLING UNITS	140	180 PER MODIFIED PUD DOCUMENT / TRADED UNITS W/ OTHER SITE
DENSITY (DWELLING UNITS / GROSS ACRE)	8.00	11.60 PER MODIFIED PUD DOCUMENT / TRADED UNITS W/ OTHER SITE
PERMITTED USES	MULTI-FAMILY RESIDENTIAL WITH NORMAL AND CUSTOMARY ACCESSORY BUILDINGS AND STRUCTURES	MULTI-FAMILY, CLUBHOUSE, ATTACHED & DETACHED GARAGES
	SINGLE FAMILY DWELLINGS	NONE
	HOME OCCUPATIONS AND OTHER ACCESSORY USES IN ACCORDANCE WITH CITY OF DELAWARE CODE	NONE
	MODEL UNIT(S) AND / OR CONSTRUCTION TRAILER(S) IN ACCORDANCE WITH CITY OF DELAWARE CODE	PER CODE
	PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE	NONE
	DAY CARE CENTER	NONE
	USES OF 1120.03, EXCEPT (C), (F)	PER CODE
BUILDING SETBACKS: HOUK ROAD, COBBLESTONE DRIVE, BOULDER DRIVE, ALL OTHER PUBLIC STREETS, ALL INTERNAL PRIVATE STREETS, PERIMETER YARD	30 FEET FROM RIGHT OF WAY 25 FEET 25 FEET FROM PAVEMENT 25 FEET	SEE SITE PLAN SHEET ZSP-1
MAXIMUM LOT COVERAGE, IN ACCORDANCE WITH SECTION 1121.0265, LOT COVERAGE	40%	19%
HEIGHT IN ACCORDANCE WITH 1121.0220, BUILDING HEIGHT	MAXIMUM 2 1/2 STORIES, NOT TO EXCEED 35 FEET	VARIES 32'-35' / TWO STORIES
REQUIRED PARKING / DWELLING UNIT	2 SPACES	PARKING SHOWN: STANDARD SPACES = 277, ATTACHED GARAGES = 60 TOTAL = 372, HC SPACES = 10, DETACHED GARAGES = 25
LANDSCAPING / SITE LANDSCAPING / ENTRY FEATURES	WILLOWBROOK TRACT MASTER LANDSCAPE PLAN, HOUK ROAD CORRIDOR LANDSCAPE PLAN, STREET LANDSCAPING IN ACCORDANCE WITH CITY OF DELAWARE CODE APARTMENT ENTRY FEATURE WITH LANDSCAPING AND SIGNAGE	SEE SITE LANDSCAPING PLAN SHEET ZSL-1
SIDEWALKS	IN ACCORDANCE WITH CITY OF DELAWARE CODE	SEE SITE PLAN SHEET ZSP-1
LIGHTING	IN ACCORDANCE WITH CHAPTER 1172, EXTERIOR LIGHTING STANDARDS	SEE SITE LIGHTING PLAN SHEET ZSE-1
FENCES	WOOD, STONE OR MASONRY MATERIALS, EXCEPT BLACK WIRE MESH MAY BE USED IN CONJUNCTION WITH SPLIT RAIL FENCING	SWIMMING POOL PROTECTION FENCE TO BE METAL WITH HEIGHTS PER LOCAL AND STATE OF OHIO REQUIREMENTS

LIST OF DRAWINGS

NO.	SHEET	TITLE
1.	COVER	COVER SHEET
2.	1 OF 2	SITE SURVEY
3.	2 OF 2	SITE SURVEY
4.	ZSP-1	ZONING SITE PLAN
5.	ZSL-1	ZONING SITE LANDSCAPING PLAN
6.	ZSE-1	ZONING SITE ELECTRICAL PLAN
7.	A1-1	BUILDING PLANS - BUILDING 13/A
8.	A1-2	BUILDING PLANS - BUILDING 2/A1
9.	A1-3	BUILDING PLANS - BUILDING 15/A2
10.	A1-4	BUILDING PLANS - BUILDINGS 7/9, 6/8, 11/B
11.	A1-5	BUILDING PLANS - BUILDING 1/B1
12.	A1-6	BUILDING PLANS - BUILDING 17/B3
13.	A1-7	BUILDING PLANS - BUILDING 14/C
14.	A1-8	BUILDING PLANS - BUILDING 3/D
15.	A1-9	BUILDING PLANS - BUILDING 12/D1
16.	A1-10	BUILDING PLANS - BUILDING 5/E
17.	A5-1	BUILDING 13/A & 15/A3 ELEVATIONS
18.	A5-2	BUILDING 2/A1 ELEVATIONS
19.	A5-3	BUILDING 6/8, 7/9 & 11/B ELEVATIONS
20.	A5-4	BUILDING 1/B1 ELEVATIONS
21.	A5-5	BUILDING 17/B3 ELEVATIONS
22.	A5-6	BUILDING 14/C ELEVATIONS
23.	A5-7	BUILDING 3/D ELEVATIONS
24.	A5-8	BUILDING 12/D1 ELEVATIONS
25.	A5-9	BUILDING 5/E ELEVATIONS
26.	A5-10	BUILDING 5/3 (NORTHEAST ELEVATION PERSPECTIVE
27.	A1-1C	CLUBHOUSE BUILDING PLAN & ELEVATIONS
28.	G1-1	GARAGE PLAN & ELEVATIONS BUILDINGS 4/F, 8/F, 9/F, 10/G, 16/F



VICINITY MAP
(NOT TO SCALE)

Owner: Medrock LLC
3895 Stoneridge Lane
Dublin, Ohio 43017

Architect: Kontogiannis & Associates
400 South Fifth Street
Columbus, Ohio 43215

Civil Engineer: Varo Engineers
2751 Tuller Parkway
Dublin, Ohio 43017

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
400 SOUTH FIFTH STREET SUITE 400
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

■ ZONING SET 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2018

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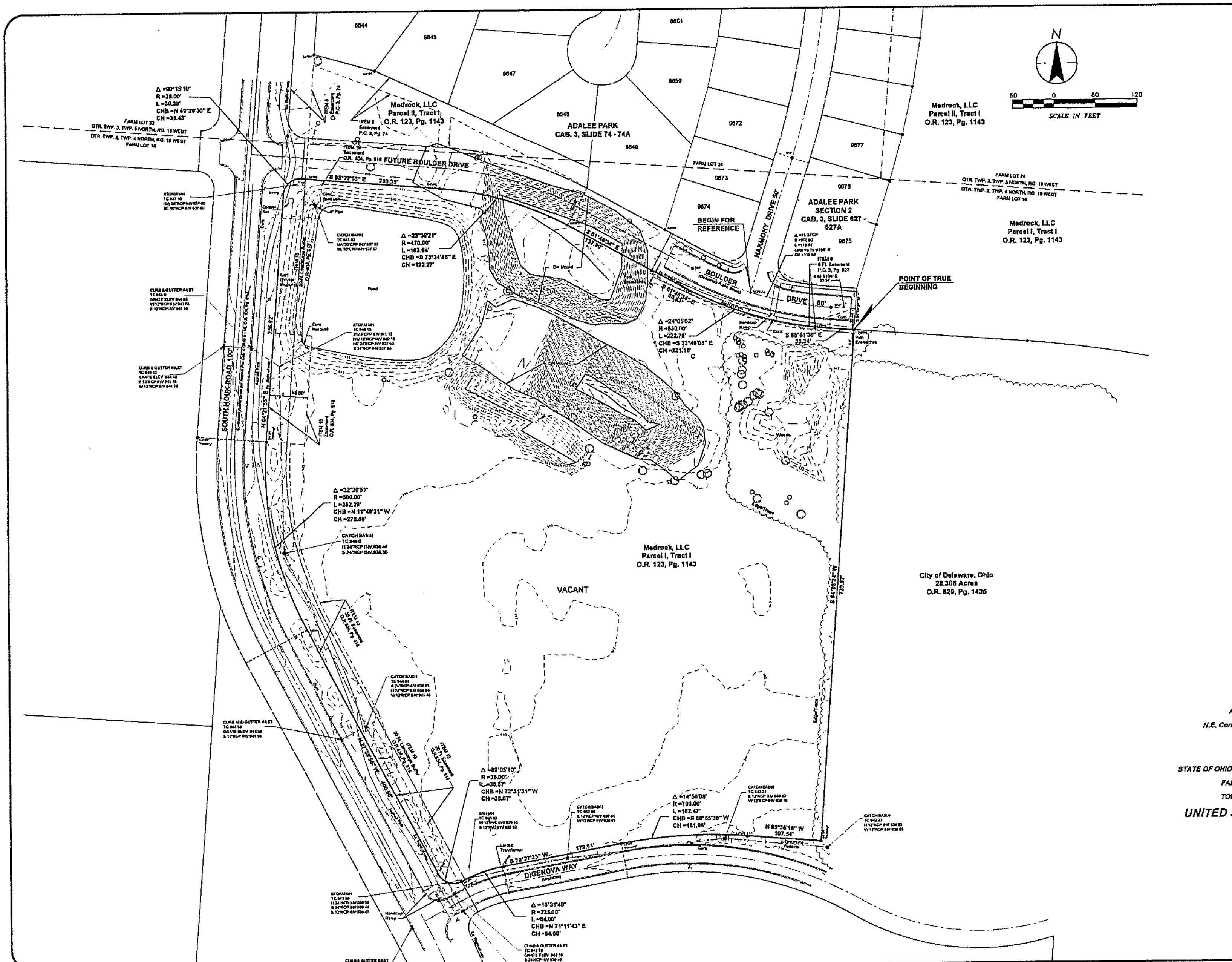


ALTA/NSPS LAND TITLE SURVEY

N.E. Corner of HOUK ROAD and DIGENOVA WAY

15.506 ACRES

LYING IN

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,

FARM LOT 16, QUARTER TOWNSHIP 2,

TOWNSHIP 4 NORTH, RANGE 19 WEST,

UNITED STATES MILITARY DISTRICT

Scale: 1 inch = 60 Feet

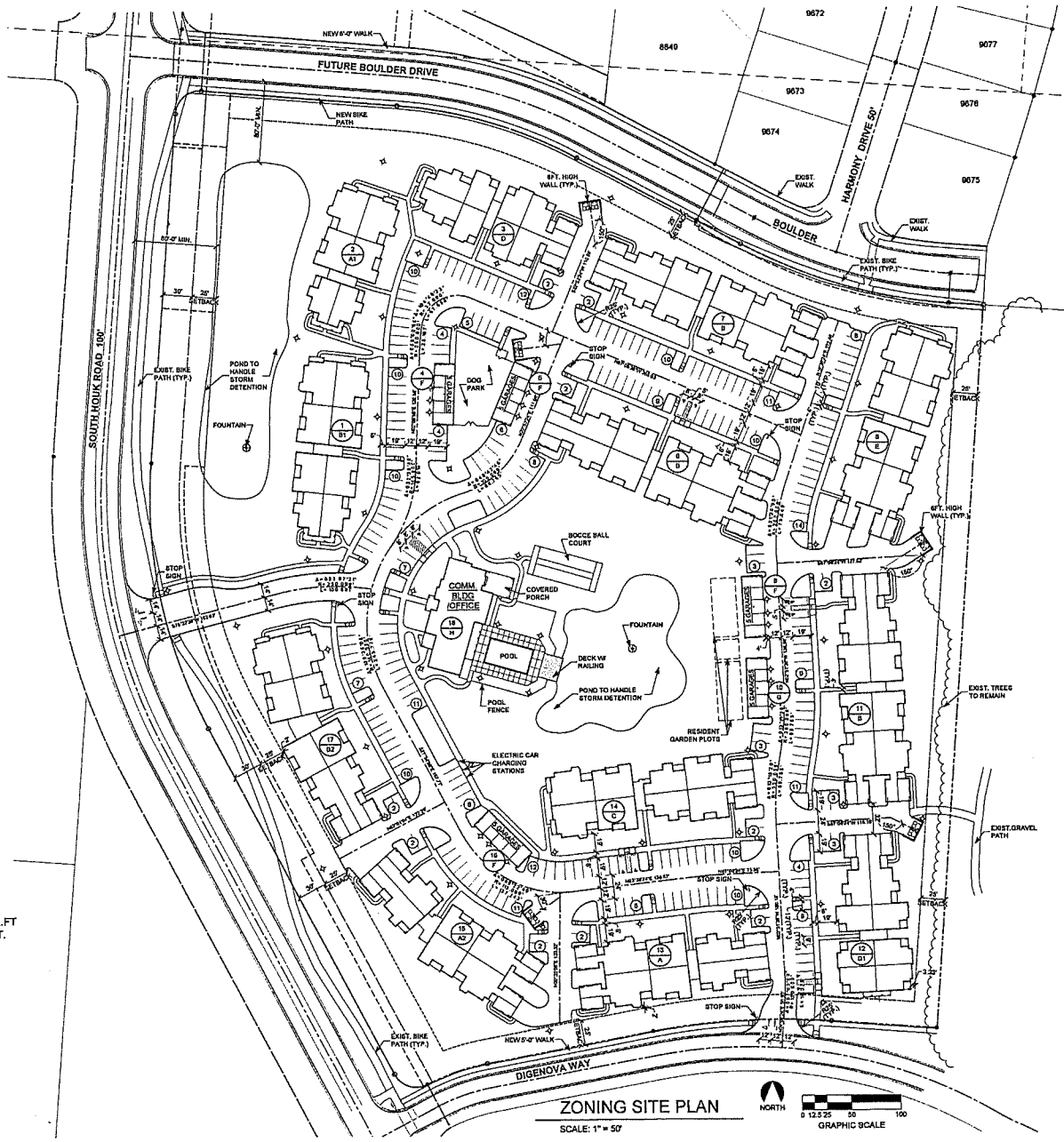
Date: October, 2017

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

Stantec

SHEET 1 OF 2



ZONING SITE PLAN

SCALE: 1" = 50'

SUMMARY TABLE:

TOTAL SITE SIZE:	15.508 AC = 675,441.38 SQ.FT
TOTAL MULTI-FAMILY AREA:	2.949 AC = 128,495 SQ.FT.
TOTAL ONE BEDROOM UNITS:	69 UNITS
TOTAL TWO BEDROOM UNITS:	112 UNITS
TOTAL UNITS:	180 UNITS
SITE DENSITY:	11.6 UNITS PER ACRE
MAX. BUILDING COVERAGE:	40%
BUILDING COVERAGE SHOWN:	19%

PARKING SUMMARY:

ATTACHED GARAGES	= 60
DETACHED GARAGES	= 25
REGULAR PARKING	= 277
HANDICAPPED SPACES	= 10
TOTAL	= 372 SPACES

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J KONTOGIANNIS
3764
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3764
EXPIRATION DATE 12/31/2018

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■ ZONING SET 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

ZSP-1

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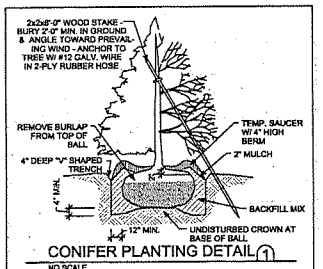
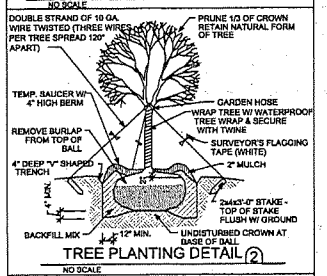


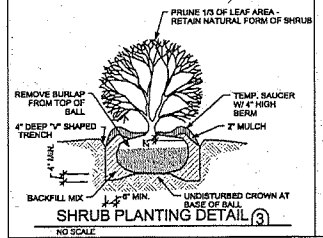
CONIFER PLANTING DETAIL (1)

NO SCALE



TREE PLANTING DETAIL (2)

NO SCALE

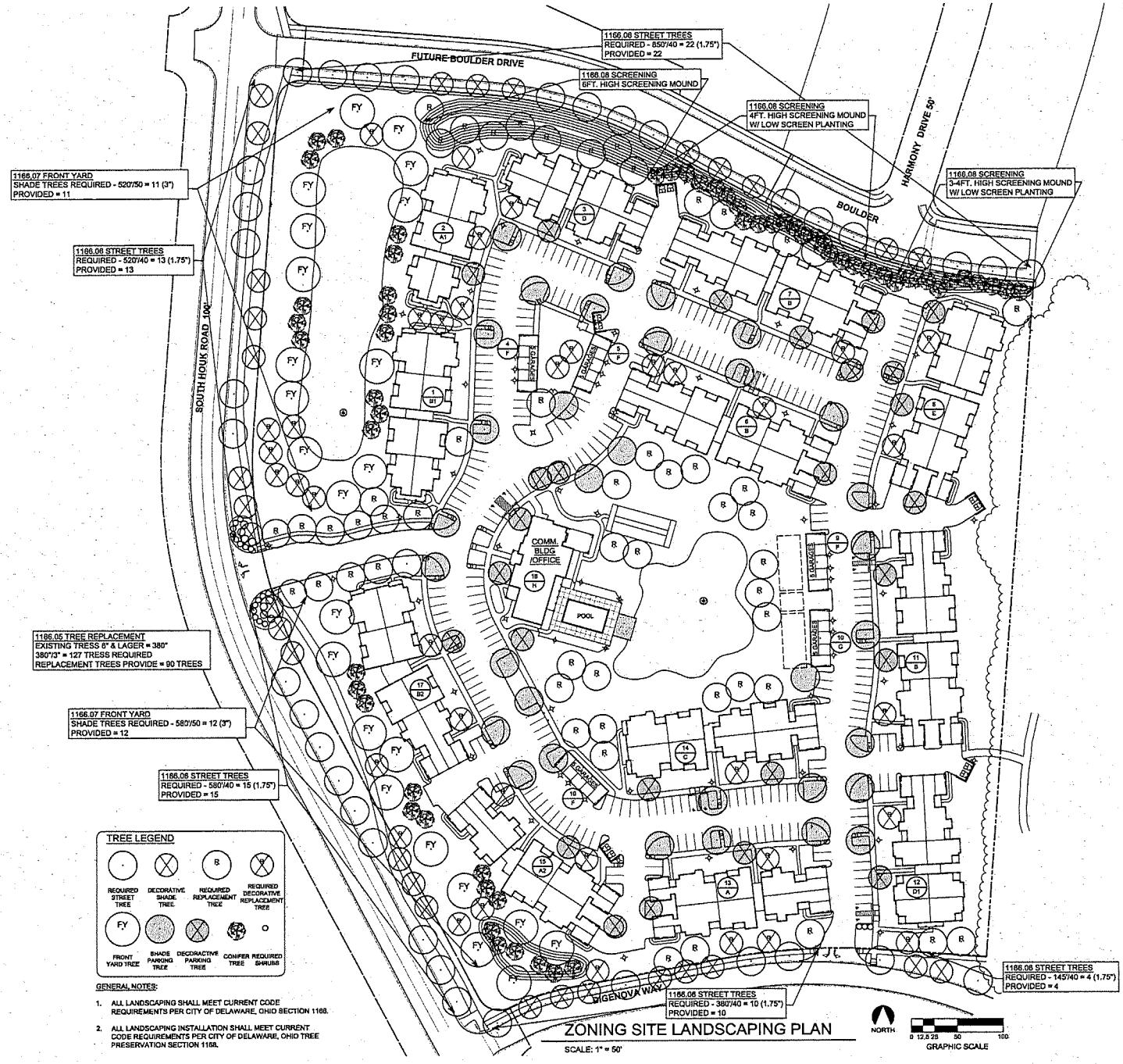


SHRUB PLANTING DETAIL (3)

NO SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
DOM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
SMB	SMOKE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'		
MAG*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-0" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-0" HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SHL	SKYLINE LOCUST	ROBINA 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SS	SERVICEBERRY	AMELLACHIER ARBOREA		
TD	TAXUS CUSPIDATE	DONSIPONAS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
BB	BARBERRY	BERBERIS THUNBERGI OHB I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLBLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KB-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



TREE LEGEND

REQUIRED STREET TREE · DECORATIVE SHADE TREE · REQUIRED REPLACEMENT TREE · REQUIRED DECORATIVE REPLACEMENT TREE

FRONT YARD TREE · SHADE PARKING TREE · DECORACTIVE PARKING TREE · CONIFER TREE · REQUIRED SHRUBS

GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1168.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1168.

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2018

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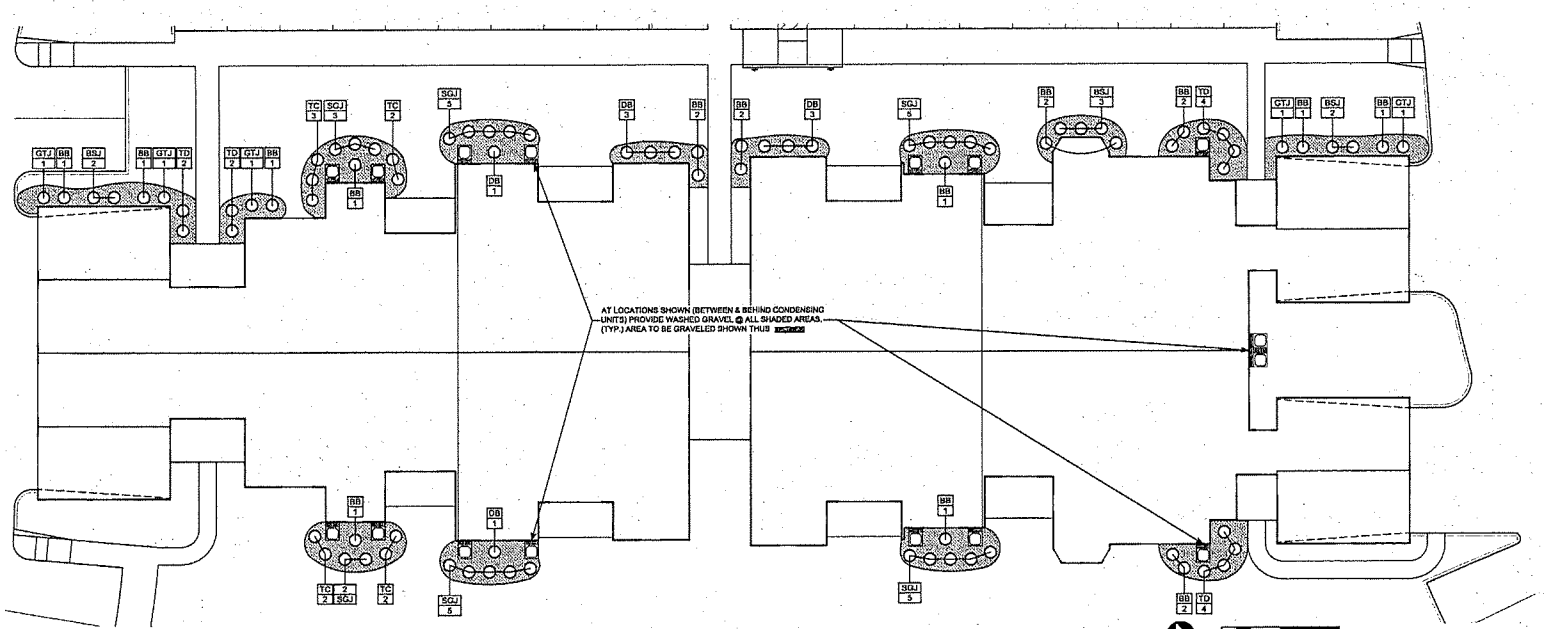
GEORGE J. KONTOGIANNIS & ASSOCIATES

- [x] ZONING SET 01/03/2018
- [ ] BID SET
- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

ZSL-1

1/3/2018 11:25:43 AM, mbarnhart

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
COM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
SMB	SMOKE BUSH	COTINUS COGGYGRIA		
MAG-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAG-2	JANE MAGNOLIA	MAGNOLIA ULIFLORIA 'JANE'		
MAG*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BB	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-0" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-0" HIGH	
GEL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINA 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SB	SERVICEBERRY	AMELACHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKII		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
RB	BARBERRY	BERBERIS THUNBERGI OMPI CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNNIS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KS-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KS-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



TYP. BUILDING LANDSCAPING PLAN

SCALE: 1" = 10'

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2063
FAX: 614-224-4738
E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

TYPICAL BUILDING LANDSCAPING PLAN

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3794
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3794
EXPIRATION DATE 12/31/2019

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GEORGE J. KONTOGIANNIS & ASSOCIATES

- ZONING SET 01/03/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

ZSL-2

1/5/2018 8:10:32 PM, arhansen

SITE IMPROVEMENT PLANS FOR
WILLOWBROOK APARTMENTS
CITY OF DELAWARE, OHIO
2018

PROJECT DESCRIPTION

PROVIDE ALL IMPROVEMENTS FOR THE CONSTRUCTION OF A MULTI-FAMILY APARTMENT COMPLEX. THESE IMPROVEMENTS SHALL INCLUDE PAVEMENT FOR THE CIRCULATION AROUND THE SITE. A STORMWATER CONVEYANCE SYSTEM AND DETENTION BASIN WILL BE BUILT TO ACCOMODATE THE INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENT SHALL BE PLANNED IN COMPLIANCE WITH THE CURRENT CITY OF DELWARE REQUIREMENTS.

SITE DATA:

PARCEL I:
TRACT I:

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lots 11, 12 and 18 in Quarter-Township 2, Township 4, Range 19 of the United States Military Lands.

TRACT II:

Non-exclusive Easement contained of record in Official Record 684, Page 724.

PARCEL II:
TRACT I:

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lots 24 and 31 in Quarter-Township 3, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:

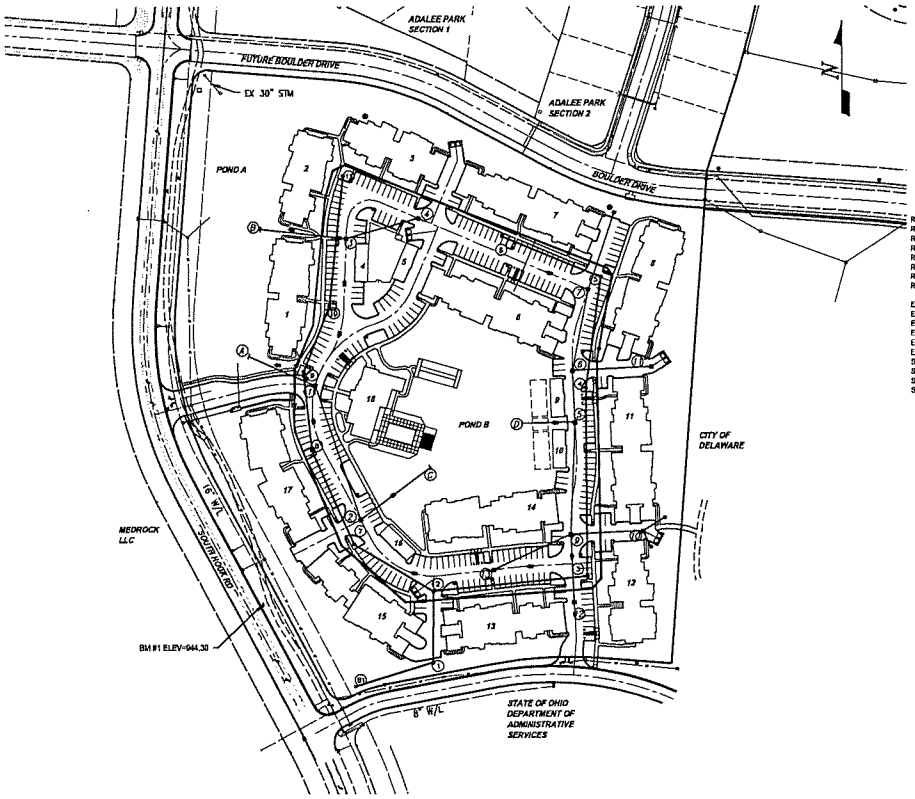
TRACT II:

Non-exclusive Easement for Access between Delaware Senior L.P. and Medrock LLC of record in Official Record 684, Page 2271.

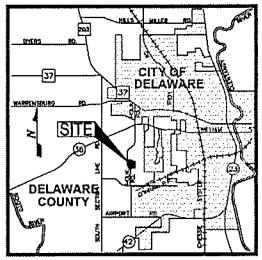
Parcel Number: 419-220-01-025-000

Situated in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lot 18, Quarter Township 2, Township 4 North, Range 19 West, of the United States Military District, being a part of PARCEL I., TRACT I., as conveyed to Medrock, LLC by deed of record in Official Record Volume 723, Page 1143 (all records of the Recorder's Office, Delaware County, Ohio);

THIS SITE IS CURRENTLY ZONED R-6 MULTI-FAMILY RESIDENTIAL



INDEX MAP
SCALE: 1"= 100'



VICINITY MAP
NOT TO SCALE

STANDARD DRAWINGS

CURRENT REVISIONS SHALL BE USED

ROWD-10.0 NEW COMMERCIAL DRIVE CONCRETE APPROACH
ROWD-18.3 MANHOLE CASTING ADJUSTMENT IN PAVEMENT
ROWD-19.1 STANDARD SIDEWALK SPECIFICATIONS
ROWD-19.2 INTEGRAL CURB & WALK
ROWD-19.4 ADA COMPLIANT WHEELCHAIR RAMP
ROWD-24.0 EXTRUDED CONCRETE CURB
ROWD-36.0 STREET SIGN DETAIL
ROWD-29.0 MAINTENANCE OF TRAFFIC FOR STATIONARY OPERATION IN ONE LANE
ERSD-1.0 CATCH BASIN SEDIMENT FILTER
ERSD-2.0 CURB & GUTTER INLET SEDIMENT FILTER
ERSD-3.0 STANDARD CONSTRUCTION ENTRANCE
ERSD-4.0 SILT FENCE INSTALLATION DETAIL
ERSD-10.1 & 10.2 SEDIMENT & EROSION CONTROL NOTES
ERSD-10.3 SOIL STABILIZATION & TEMP SEEDING & MULCHING CHARTS
SEWD-1.0 TYPE "C" MANHOLE
SEWD-4.0 MANHOLE FRAME & COVER CASTINGS (SANITARY SEWERS)
SEWD-6.0 PRECAST MANHOLE BASE CHANNELIZATION DETAIL
SEWD-7.0 MANHOLE STEPS
SEWD-10.0 STANDARD 2-FT X 2-FT CATCH BASIN
SEWD-12.0 TYPE 1 BEDDING FOR FLEXIBLE SEWER PIPE
SEWD-13.0 TYPE 1 BEDDING FOR RIGID SEWER PIPE
SEWD-14.0 TYPICAL TRENCH DETAIL
SEWD-15.1 & 15.2 ROCK CHANNEL PROTECTION DETAILS & NOTES
SEWD-20.0 TYPICAL SANITARY HOUSE CONNECTION SERVICE
WTRD-3.0 TYPICAL WATER LINE LOWERING
WTRD-4.0 WATER SERVICE STREET CROSSINGS
WTRD-FULL BODY WATER TAP
WTRD-7.0 ALLOWABLE LEAKAGE TABLE
WTRD-8.0 CONCRETE VALVE SUPPORT
WTRD-9.0 TYPICAL HYDRANT SETTING TYPE "A"
WTRD-11.0 BACKING FOR TEES
WTRD-12.0 BACKING FOR VERTICAL BENDS
WTRD-15.0 TYPICAL WATER TRENCH
WTRD-17.0 2" TO 12" DUAL METER SETTING DETAIL
WTRD-18.2 METER SETTING 2" THROUGH 12"

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS AS DE-LINEATED IN THE DELAWARE COUNTY ENGINEERING AND SURVEYING STANDARDS
FOR SUBDIVISION DEVELOPMENT HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC.

PREPARED BY: STATE OF OHIO LEXELL C. SHECHOWSKI 84819 REGISTERED PROFESSIONAL ENGINEER — VARO

01-19-2018
FOR DETAIL ONLY

REGISTERED ENGINEER — NO. — DATE

BENCHMARKS

NAVD 88 DATUM

B.M. #1
NORTHEAST CORNER OF CONCRETE LIGHT POLE BASE ON EAST SIDE OF HOUK RD, 1200 FT NORTH OF DIGENOVA WAY — ELEV = 944.30

OWNER/DEVELOPER

MEDROCK, LLC
3895 STONERIDGE LANE
DUBLIN, OH 43017
(614) 923-4000

FLOOD DESIGNATION

THIS SITE LIES IN ZONE X OF FEMA FIRM PANEL 39041C0111K EFFECTIVE DATE APRIL 16, 2009.

APPROVED BY: CITY OF DELAWARE, OHIO

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS.

DAVID M. EFLAND, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. FERRIGNO, P.E. — DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 56942

MATHEW WEBER, P.E. — DATE
LAND DEVELOPMENT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 65563

BRAD STANTON — DATE
DIRECTOR OF PUBLIC UTILITIES

1/13

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
STORM SEWER		X	DRAINS TO 30" MAIN ALONG SOUTH HOUK RD
WATER		X	CONNECTED TO 16" MAIN ON SOUTH HOUK RD
STREETS		X	CONNECTIONS TO SOUTH HOUK RD AND DIGENOVA WAY

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

Ohio Utilities Protection Service Call 811 before you dig

SHEET INDEX

1 TITLE SHEET
2 GENERAL NOTES
3 DETAILS & ESTIMATE OF QUANTITIES
4 DETAILS
5 SITE DIMENSION PLAN
6 COMPOSITE UTILITY PLAN
7 STORM SEWER PROFILES
8 GRADING AND EROSION CONTROL PLAN
9 BASIN DETAILS
10 EROSION AND SEDIMENT CONTROL DETAILS
11 SANITARY SEWER PROFILES
12 MAINTENANCE OF TRAFFIC PLAN
13 STORM SEWER TRIBUTARY AREA MAP

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
CONTACT: DAVE BOWEN (COMMERCIAL)
(614-883-6951
CONTACT: RICK ECKLE (HIGHWAYS)
(614) 883-6829
890 TECH CENTER DRIVE
GAHANNA, OH 43230-6605

CONSOLIDATED ELECTRIC COMPANY
CONTACT: PHIL CASKEY
5255 ST ROUTE 95
MT GILEAD, OH 43338
(419) 947-3055

FIRST ENERGY
CONTACT: JEFFREY HALL
1940 S PROSPECT STREET
MARION, OH 43302
(740) 382-7104

VERIZON
CONTACT: CHRIS AVERY
850 LEADER STREET
MARION, OH 43302
(740) 383-4551
COLUMBIA GAS OF OHIO
CONTACT: DEGI MOUNA
000 GOODALE BLVD
COLUMBUS, OH 43212
(614) 460-2189

CITY OF DELAWARE PUBLIC UTILITIES
DIRECTOR: BRAD STANTON
WATER: TOM HINSON
WASTEWATER: GREG DOUBKIN
229 CHERRY ST
DELAWARE, OH 43015
(740) 203-1900

TIME WARNER ENGINEERING
CONTACT: KEVIN RICH OR RAY MAURER
P.O. BOX 2653
1206 DUBLIN RD (43215)
COLUMBUS, OH 43216
(614) 481-5263

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE	DESCRIPTION OF CHANGE	SHEET NO.	APPROVED	APP'D DATE

PRELIMINARY ENGINEERING SET	XX-XX-XX
CITY REVIEW SET	01-19-18
CONSTRUCTION DOCUMENT SET	XX-XX-IX
AS-CONSTRUCTED DOCUMENT SET	XX-XX-IX

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: TITLE SHEET
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES — DELAWARE, OHIO

VARO

CONFIDENTIAL
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DRAWN	CHECKED	APPROVED	SCALE
FDS	LCS	APPVD	AS SHOWN

CONTRACT NO: R012136 — DATE: 01/19/18
DRAWING NO: 12136-001 — REVISION: –

CITY OF DELAWARE GENERAL NOTES, REVISED 06-03-13

GENERAL NOTES:

GEN1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE DEPARTMENT OF ENGINEERING SERVICES.

GEN2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT OF ENGINEERING SERVICES AT LEAST 7 DAYS PRIOR TO THE INITIAL START ANY CONSTRUCTION PROJECT.

GEN4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE DEPARTMENT OF ENGINEERING SERVICES OR THE BUILDING DEPARTMENT.

GEN5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.

GEN6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE DEPARTMENT OF ENGINEERING SERVICES TWO (2) FULL WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

[redacted]

GEN8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE DEPARTMENT OF ENGINEERING SERVICES FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY THE DEPARTMENT OF ENGINEERING SERVICES AND ARE SUBJECT TO PLAN REVISION FEES.

GEN9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.

GEN10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPISH ALL WORK ITEMS, AND TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES OF ANY IDENTIFIED CONFLICTS, ERRORS OR OMMISSIONS FROM THE CONSTRUCTION PLANS.

GEN11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

GEN12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

GEN13 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE APPROVED CONSTRUCTION PLANS IS BASED ON THE MOST CURRENT AVAILABLE RECORDS, AND AT TIMES FROM MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITYASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN DAYS IN ADVANCE OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

GEN14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE EFFORTS WITH THE OWNER OF THE AFFECTED UTILITY.

GEN15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.

GEN16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, GRAVEL, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.

GEN17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.

GEN18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

GEN19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

GEN20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE DEPARTMENT OF ENGINEERING SERVICES. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE.
GEN22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A "DEMOLITION PERMIT" ISSUED BY THE CITY BUILDING DEPARTMENT.

GEN23 THE OPEN BURNING OF SITE CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY

GEN24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.

GEN25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.

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GEN27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.

GEN28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISPURSED OVER EXISTING

GEN29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPERATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHING 7 DAYS FROM THE DATE WORK IN THE AREA IS COMPLETED. SEED SHALL BE SPREAD AT A RATE OF 14 POUNDS PER 1000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 659.09 CLASS 1 LAWN MIXTURE. A 10-20-10 COMMERCIAL FERTALIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1000 SF TO NEWLY SEEDED AREAS. SEEDING PERFOMED BETWEEN OCTOBER 30TH AND MARCH 1ST SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 207.

GEN31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, POA AND BENT GRASS FREE, WITH A 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1000 SF (350 POUNDS PER ACRE). TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT)

SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:
30% GOODEN TURF TYPE TALL FESCUE
20% WOLVERINE TURF TYPE TALL FESCUE
20% COCHISE III TURF TYPE TALL FESCUE
15% NOBILITY PERENNIAL RYEGRASS
15% AMAZING GS PERENNIAL RYEGRASS

FERTILIZER SHALL BE 10-20-10; APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE STRAW MULCH WILL BE CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BAILING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITIVE OR NOXIOUS WEEDS. THE STRAW MULCH WILL BE APPLIED AT 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 659.09 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF FILLS, SHALL BE COMPLETED WITH TRACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1ST.

GEN31 ALL MULCH UNDER PLAY EQUIPMENT TO BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. CERTIFIED PLAYGROUND MULCH TO BE CERTIFIED TO THE LATEST STANDARDS INCLUDING:

ASTM F1292-04. - PLAYGROUND MULCH SHALL MEET HIC (HEAD IMPACT CRITERIA) AND G:MAX REQUIREMENTS AT 12" OF COVERAGE
ASTM F2075-04. - PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS
ASTM F1951. - PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE

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ROW2 ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING THE CURBLINE OR UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. SHALL BE SEALED IN ACCORDANCE WITH ITEM 413 TYPE (1) OF THE COC CMS.

ROW3 AT THE OPTION OF THE DEVELOPER AND APPROVAL BY THE CITY, THE PLACEMENT OF THE FINAL WEARING COURSE OF ITEM 448 ASPHALT CONCRETE MAY BE DELAYED UNTIL SUCH TIME THAT THE MAJORITY OF THE RESIDENTIAL HOUSING CONSTRUCTION IN THE AREA IS COMPLETE, OR IN THE CASE OF WINTER CONSTRUCTION WHEN WEATHER PERMITS.
ROW4 ALL ASPHALT CONCRETE PAVING OPERATIONS SHALL BE REGULATED AS SPECIFIED IN COC CMS ITEM 400 FLEXIBLE PAVEMENT.

ROW5 PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-11 MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN ALTERNATIVE, THE CONTRACTOR MAY CHOOSE TO REPAIR THE PAVEMENT WITH A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0 BEYOND ALL EDGES OF THE EXCAVATION, AND FINISHED WITH A 2-INCH ITEM 448 ASPHALT WEARING COURSE.

ROW6 STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING THE LOCATION OF ALL STEEL PLATES DIRECTLY TO THE DEPARTMENT OF PUBLIC WORKS.

ROW7 PROACTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP PUBLIC STREETS CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. AT ALL TIMES. A STABILIZED CONSTRUCTION ENTRANCE, AS SPECIFIED IN THE PLANS, IS TO BE DILIGENTLY MAINTAINED AT THE CONSTRUCTION SITE ENTRANCE(S) THROUGHOUT THE PROJECT. IF THE ENTRANCE IS RENDERED INEFFECTIVE IN THE JUDGEMENT OF THE CITY, WORK ON THE PROJECT MAY BE SUSPENDED UNTIL THE ENTRANCE IS MADE EFFECTIVE.

ROW8 CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING THE STANDARD BRAND SET PROVIDED BY THE DEPARTMENT OF ENGINEERING SERVICES. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER CONCRETE IS SET.

BRAND CURBS ARE AS FOLLOWS:
"S" - ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
"W" - ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
"HV" - ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
"WV" - ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
"SM" - ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.

ROW9 THE COMBINATION CURB AND GUTTER SHALL BE PLACED CONTINUOUSLY. THE CURB SHALL HAVE CONTROL JOINTS MECHANICALLY CUT AT 10-0 SPACING WITHIN 24 HOURS FROM BEING POURED. DRIVEWAY CURB CUTS SHALL BE SAW-CUT AT THE TIME EACH INDIVIDUAL RESIDENCE IS CONSTRUCTED.

ROW10 MONUMENT BOXES SHALL BE INSTALLED AT INTERSECTIONS DESIGNATED ON THE PLAN BY A REGISTERED SURVEYOR. BOXES SHALL BE NEENAH R-1968, TYPE 38-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE. FLUSH WITH THE TOP OF THE PAVEMENT PER CITY STANDARD.

ROW11 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS". THE CONTRACTOR MUST PROVIDE THE CITY WITH 24-HOUR CONTACT INFORMATION IN THE EVENT THE MOT ITEMS REQUIRES ADJUSTMENT, REPAIR OR REPLACEMENT.

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ROW13 TACK COAT (COC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE FACE OF THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE DEPARTMENT OF ENGINEERING SERVICES IF THE LIFTS OF ASPHALT ARE INSTALLED WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT, AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.

ROW14 ALL CONSTRUCTION AND PERMANENT ROADWAY SIGNAGE MUST MEET THE MINIMUM REQUIREMENTS OF OMUTCD TABLE 2A-3 REGARDING RETROREFLECTIVITY LEVELS.

ROW15 PROOF ROLLING: THE FOLLOWING SPECIFICATIONS ARE PUT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO THE COC CMS ITEM 204, SUBGRADE COMPACTION AND PROOF ROLLING/TEST ROLLING:

FOR AREAS WHERE SUBGRADE APPEARS TO BE STABLE WITHOUT UNDERCUTTING, PROOF ROLL AFTER THE TOP 12 INCHES OF THE SUBGRADE MEETS THE COMPACTION REQUIREMENTS AND AFTER THE SUBGRADE HAS BEEN BROUGHT TO APPROXIMATE SHAPE WITHIN 0.1 TO 0.2 FEET REQUIRED BY PLAN GRADE.

FOR AREAS THAT ARE UNSTABLE AND REQUIRE UNDERCUTTING, IT IS NOT NECESSARY TO COMMENCE A FORMAL PROOF ROLL TO DEMONSTRATE THAT SUBGRADE CORRECTION IS REQUIRED. CORRECTION MUST BE AUTHORIZED BY THE CITY AT THE TIME OF ROUGH GRADING AND MUST BE BASED ON RECOMMENDATIONS FROM THE SOILS ENGINEER. PROOF ROLLING MUST BE TREATED AS THE FINAL VERIFICATION THAT ALL REPAIRS HAVE BEEN PERFORMED. FAILED PROOF ROLLS FOLLOWING CORRECTIVE ACTION WILL BE AT THE CONTRACTOR'S EXPENSE.

PROOF ROLLING MUST BE DONE IMMEDIATELY AFTER THE SUBGRADE COMPACTION OPERATION, WHEN THE MOISTURE CONTENT OF THE SUBGRADE SOIL IS NEAR OPTIMUM OR AT THE MOISTURE CONTENT THAT ACHIEVED COMPACTION. UNSTABLE OR HARD PAN CONDITIONS ENCOUNTERED DURING PROOF ROLLING OPERATIONS, WHICH RESULT FROM THE FAILURE OF THE CONTRACTOR TO MAINTAIN THE SPECIFIED DENSITY AND MOISTURE REQUIREMENTS, MUST BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

IF IT BECOMES NECESSARY TO TAKE CORRECTIVE ACTION, SUCH AS BUT NOT LIMITED TO UNDERDRAIN INSTALLATION, UNDERCUT AND BACKFILL OF AN UNSUITABLE MATERIAL, AERATION OF EXCESSIVELY WET MATERIAL IN AREAS THAT HAVE BEEN PROOF ROLLED, OR (IF HARD PAN EXISTS) RECONDITIONING THE UPPER PORTION OF THE SUBGRADE, THESE AREAS SHALL BE PROOF ROLLED AGAIN FOLLOWING THE COMPLETION OF THE NECESSARY CORRECTIONS. IF THE CORRECTIONS ARE NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR AND/OR WEATHER, THE CORRECTIVE WORK AND ADDITIONAL PROOF ROLLING MUST BE PERFORMED BY THE CONTRACTOR AT NO COST TO THE CITY.

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A PROOF ROLL ALONG THE CURB LINE TO CONFIRM THAT THERE IS NO UNSUITABLE MATERIAL IN ADVANCE OF INSTALLING CURB DRAIN, STONE OR CONCRETE CURBING.

PROOF ROLLING FOR THE PAVEMENT AREA MAY OCCUR EITHER BEFORE OR AFTER PIPE UNDERDRAINS ARE INSTALLED. IF FOLLOWING THE INSTALLATION OF UNDERDRAINS, ROLLING SHOULD NOT OCCUR DIRECTLY OVER THE UNDERDRAINS. IN 204.06, PROOF ROLLING MUST BE PERFORMED AT LEAST 1-1/2 FEET AWAY FROM THE UNDERDRAINS BECAUSE OF THE POTENTIAL DAMAGE TO THE UNDERDRAINS.

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STM2 FLEXIBLE STORM SEWERS WITHIN THE RIGHT OF WAY WILL BE DEFLECTION TESTED AND/OR VIDEO INSPECTED AT THE CONTRACTORS EXPENSE. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR THE REQUIRED TESTING AND FOR NOTIFYING THE DEPARTMENT OF ENGINEERING SERVICES IN ADVANCE TO WITNESS THE TESTING.

STM3 ALL FLEXIBLE PIPE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING SHALL MAINTAIN A MINIMUM COVER OF 2'-0 AT ALL TIMES DURING THE CONSTRUCTION PROCESS. TESTING SHALL NOT OCCUR UNTIL ALL CONSTRUCTION LOADING ABOVE THE SEWER IS COMPLETE.

STM4 HDPE PIPE JOINTS SHALL BE MADE USING WATERTIGHT COUPLERS WITH O-RING GASKET, ADS WT OR APPROVED EQUAL. WHERE RUBBER O-RING GASKET ((ASTM C361) PIPE IS REQUIRED ON THE PLANS. ALL OTHER PIPE SHALL HAVE A BELL AND SPIGOT JOINT WITH RUBBER GASKET MEETING ASTM F477.

STM5 ALL STORM MANHOLES SHALL BE MARKED WITH A 4"x4"x10'-0 PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0 PAINTED GREEN ON FOUR SIDES.

STM6 STORM SEWER PIPE SHALL NOT BE INSTALLED IN ANY TRENCH HOLDING WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER.

STM7 IF ROCK MUST BE EXCAVATED WITHIN A PROPOSED TRENCH AREA, THE CONTRACTOR SHALL REMOVE ENOUGH ROCK BELOW THE BELL AND FLOWLINE OF THE PIPE IN ORDER TO INSTALL THE APPROPRIATE AMOUNT OF BEDDING MATERIAL. EXCAVATED ROCK MAY NOT BE USED AS BACKFILL MATERIAL.

STM8 THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY.

STM9 ALL MAJOR FLOOD ROUTES AND STORM WATER BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE CONTRACTORS EXPENSE TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. SURVEY RESULTS ARE TO BE INCLUDED ON THE AS-BUILT CONSTRUCTION PLANS.

STM10 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA APPLICABLE PERMITS.

STM11 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF 2%, AND A MAXIMUM SIDE SLOPE OF 4:1.

STM12 ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.

STM13 PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN IRON WORKS NO. 1661-A1 OR EQUIVALENT, AND EMBOSSED "CITY OF DELAWARE STORM SEWER".

STM14 STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN 1/4" OF PLAN ELEVATION USING STEEL SHIMS. CURB INLET HOODS SHALL BE EMBOSSED WITH THE WORDING "DRAINS TO THE RIVER" PER THE CITY STANDARD DRAWING.

STM15 PRE-CAST CONCRETE OR HDPE PREFORMED MANHOLE ADJUSTING RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS.

STM16 OPENINGS SHALL BE PROVIDED IN CURB INLET DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS.

WATER LINE NOTES

WTR1 ALL WATER LINES, FITTINGS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE COC CMS 2012 VERSION, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL.

WTR2 ANY ACTIVITY RELATED TO THE MODIFYING, UPGRADING, OR EXPANDING THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL OF THE DEPARTMENT OF ENGINEERING SERVICES AND UTILITY DEPARTMENT. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THESE TWO DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL EFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF ALL CUSTOMER NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

WTR3 WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 53 FOR SIZES 3" TO 10" AND CLASS 54 FOR SIZES 12" TO 48" (AWWA C151) WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA C104) IN ACCORDANCE WITH CITY SPECIFICATIONS. UNLESS CALLED OUT OTHERWISE BY THESE PLANS. JOINTS MUST BE RUBBER GASKET PUSH-ON MECHANICAL (AWWA C111). WATER MAIN FITTINGS MUST BE DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND MUST CONFORM TO AWWA C153, UNLESS SPECIFIED OTHERWISE BY THESE PLANS. JOINT RESTRAINTS MUST BE PER THE APPROVED PLANS.

WTR4 ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT SHALL BE TYPE K, SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88. FITTINGS SHALL BE FORD OR MUELLER HIGH QUALITY COPPER BRASS WITH AWWA APPROVED COMPRESSION TYPE JOINTS. THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.

WTR5 DEAD-END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED PER THE STANDARD DRAWINGS.

WTR6 WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 4'-0 OF COVER MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.

WTR7 ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4"x4"x10'-0 PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED BLUE ON FOUR SIDES. POSTS ARE TO BE MAINTAINED UNTIL THE AREA IS HAS UNDERGONE FINAL GRADING AND SEEDING.

WTR8 IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.

WTR9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER LINES ARE TO MAINTAIN 1'-6" VERTICAL, AND 10'-0 HORIZONTAL CLEARANCE FROM SANITARY SEWERS AND STORM SEWERS.

WTR10 A PERMIT FOR EACH NEW WATER SERVICE MUST BE OBTAINED FROM THE CITY PRIOR TO MAKING A CONNECTION TO THE PUBLIC WATER SYSTEM AS PART OF THIS PROJECT. PERMIT APPLICATIONS CAN BE OBTAINED FROM CITY HALL AT 1 SOUTH SANDUSKY STREET.

WTR11 THE WATER SERVICE TAPS SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES NECESSARY TO CONNECT TO THE PUBLIC WATER MAIN AND COMPLETE THE INSTALLATION ACCORDING TO THE STANDARDS SET FORTH IN THE APPROVED CONSTRUCTION PLANS.

WTR12 THE VALVE COVERS AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE VALVE COVERS AND INSIDE OF ALL FIRE HYDRANT WATCH VALVE BOXES SHALL BE PAINTED RED WITH 2 COATS OF RUST INHIBITIVE PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY YELLOW. PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED, WITH WHITE BONNETS AND NOZZLE COVERS.

WTR13 ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE COAT OF RUST INHIBITIVE PAINT OR COATING.

WTR14 IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 36" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24" OF FINISHED GRADE ELEVATION. ALL VALVE STEM EXTENSIONS ARE TO BE INSTALLED WITH THE EXTENSION SECURED DIRECTLY TO THE VALVE OPERATING NUT WITH GALVANIZED BOLTS.

WTR15 WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH FILLED WITH WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.

WTR16 ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH SOLID OR POURED IN PLACE CONCRETE BLOCKING PER THE CITY STANDARD DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN PLASTIC SHEETING PRIOR TO PLACING CONCRETE.

WTR17 FIRE HYDRANTS SHALL MEET AWWA STANDARDS AND ARE TO BE MUELLER "SUPER CENTURION 250" A-423 OR "CLOW MEDALLION" ON TYPE "A" SETTING WITH NATIONAL STANDARD THREADS FOR THE 2-1/2" HOSE NOZZLES AND WATCH VALVE DIRECTLY MOUNTED TO ANCHOR TEE. TYPE "B" SETTINGS SHALL NOT BE USED UNLESS APPROVED BY THE CITY. ALL PIPING BETWEEN THE WATCH VALVE AND HYDRANT SHALL BE MECHANICAL JOINT FITTINGS. THE CONNECTION TO THE HYDRANT SHALL BE A 5" STORTZ FITTING WITH A QUICK RELEASE LOCKING COUPLING. ALL SAFETY CHAINS ARE TO BE REMOVED FROM HYDRANTS.

WTR18 ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPES) SHALL HAVE A 45° DOWNTURN FITTING TO REDUCE KINKING IN THE FIRE HOSE. THE CONNECTION TO THE STANDPIPE SHALL BE A 5" STORTZ FITTING WITH A LOCKING COUPLING.

WTR19 ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TEE WITH ANCHOR TYPE FITTINGS.

WTR20 THE INSTALLATION OF 3/4" AND 1" WATER TAPS SHALL BE MADE BY DIRECT TAP ONLY. DIRECT TAPS ARE NOT PERMITTED TO ANY ASBESTOS MAINS. 1-1/2" AND 2" WATER TAPS SHALL BE MADE WITH A FORD STYLE FC-202. 3 AND 4 WATER TAPS SHALL BE MADE WITH A FORD STYLE FS-202. 6 WATER TAPS AND LARGER SHALL BE MADE WITH A FORD FTSS TAPPING SLEEVE. A JCM 432 IS AN APPROVED EQUAL.

WTR21 ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C515. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

WTR22 VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE VB5645 38-50 APPROVED.

WTR23 FOR WATER SERVICE TAPS: THE WATER MAIN CONNECTION SHALL BE MADE USING A MUELLER 300 BALL TYPE B-25008 OR FORD FB1000-Q BALLCORP CORPORATION STOP. CONTROL VALVES SHALL BE MUELLER 300 BALL CURB VALVE B-25209 OR FORD B44-Q BALL VALVE CURB STOPS (QUARTER TURN ONLY).

WTR24 WATER SERVICE BOXES ARE TO BE INSTALLED IN PAIRS ALONG PROPERTY LINES, SET 8'-0 APART AND 2'-0 OUTSIDE OF THE RIGHT OF WAY LINE. A MINIMUM BURY DEPTH OF 48" BELOW TOP OF CURB MUST BE MAINTAINED FOR ALL WATER SERVICES IN THE RIGHT OF WAY.

WTR25 ALL WATER LINES SHALL BE TESTED (AWWA 600) AND STERILIZED (AWWA C651) BY THE CONTRACTOR AT HIS EXPENSE IN ACCORDANCE WITH THE CITY AND AWWA SPECIFICATIONS. TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE DEPARTMENT OF ENGINEERING SERVICES.

WTR26 ALL METERS (OTHER THAN STANDARD 5/8" X 3/4" RESIDENTIAL METER) AND ALL BACKFLOW DEVICES SPECIFIED FOR THIS PROJECT MUST BE DELIVERED TO THE CITY DEPARTMENT OF PUBLIC UTILITIES FOR INSPECTIONS AND APPROVAL PRIOR TO INSTALLATION.

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WTR28 THE PRESSURE REQUIRED TO PERFORM HYDROSTATIC TESTING ON WATER LINES IS 150 PSI FOR DOMESTIC LINES AND 200 PSI FOR FIRE SUPPRESSION LINES (PER NFPA 13).

WTR29 THE CONTRACTOR AT HIS EXPENSE, SHALL CLEAN ALL WATER MAINS 12" AND LARGER BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE PER COC 801.11.
WTR30 ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL INCLUDE FACTORY MANUFACTURED FLANGES. NO UNI-FLANGES ARE PERMITTED. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20-FEET OF THE METER VAULT SHALL BE RESTRAINED USING APPROVED MECHANICAL JOINT RESTRAINTS.

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SAS2 CLEAN WATER CONNECTIONS INCLUDING ROOF DRAINS, FOUNDATION DRAINS, SUMPS, ARE PROHIBITED FROM BEING CONNECTED TO THE SANITARY SEWER SYSTEM.

SAS3 THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT SHALL BE SDR 35 (SDR26 IF DEPTH EXCEEDS 20'), ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST, AND REQUIRE THE ADDITIONAL APPROVAL OF THE CITY DIRECTOR OF PUBLIC UTILITIES.

SAS4 PIPE FOR ALL 6" SERVICES SHALL BE PVC SEWER PIPE ASTM D-3034, SDR-35 (OR SDR-26 IF BURY DEPTH EXCEEDS 20'-0). THE SERVICES ARE SUBJECT TO EITHER THE INFILTRATION OR EXFILTRATION TESTING REQUIREMENTS. ALL SERVICE EXTENSIONS SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE CITY.

SAS5 ALL PVC PIPE SHALL BE DEFLECTION TESTED THIRTY DAYS OR MORE AFTER THE TRENCH HAS BEEN BACKFILLED TO FINISHED GRADE. A RIGID MANDREL SHALL BE USED FOR THE TESTING. NO MECHANICAL PULLING DEVICES SHALL BE USED. PIPE DEFLECTION SHALL NOT EXCEED FIVE 5%.

SAS6 CLAY DAMS ARE TO BE INSTALLED ALONG MAIN LINE SEWERS AT HALF THE DISTANCE BETWEEN EACH PAIR OF MANHOLES, BUT NO CLOSER THAN 10'-0" FROM A LATERAL SERVICE. DAMS SHALL BE A MINIMUM OF 6'-0 LONG.

SAS7 PUBLIC SANITARY MANHOLE COVERS ARE TO BE EAST JORDAN IRON WORKS NO. 1581-A2 OR EQUIVALENT, WITH ENCLOSED PICK HOLES AND EMBOSSED "CITY OF DELAWARE SANITARY SEWER". PRIVATE MANHOLES COVERS SHALL BE EMBOSSED "PRIVATE SEWER".

SAS8 6'-0 LONG CLAY DAMS ARE TO BE INSTALLED ON ALL SANITARY LATERALS, BUT NO CLOSER THAN 5'-0 FROM THE END OF THE SERVICE. DAMS ARE TO BE INSTALLED BY CONTRACTOR INITIALLY INSTALLING THE LATERALS.

SAS9 ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0 PAINTED GREEN ON FOUR SIDES. ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS ITEMS. INDIVIDUAL LATERAL SERVICE WYE-POLES ARE TO BE INSTALLED AS EACH LATERAL IS CONSTRUCTED.

SAS10 WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0, A LENGTH OF RISER PIPE AND A 45° BEND SHALL BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0 BELOW GRADE.

SAS11 WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912. FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.

SAS12 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING TIE-IN MANHOLE FLOWLINE AND TOP-OF-CASTING ELEVATIONS. MANHOLES SHALL BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS. ALL MANHOLE CASTING ADJUSTMENTS SHALL BE ACCOMPLISHED WITH PRE-CAST CONCRETE OR HDPE PREFORMED ADJUSTMENT RINGS.

SAS13 ALL SANITARY LINES SHALL BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD DRAWINGS.

SAS14 SANITARY TRENCH DETAILS SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

SAS15 TEMPORARY BULKHEADS SHALL BE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY.

SAS16 SANITARY LATERALS TO ADJACENT LOTS SHALL BE INSTALLED IN A 4'-0 WIDE COMMON TRENCH, SPACED WITH 2'-0 CENTER TO CENTER SEPARATION, AND WITH 1'-0 MINIMUM BEDDING AROUND PIPES. THE ENDS OF THE SERVICES ARE TO BE FLARED APART TO A MINIMUM 10'-0 CENTER TO CENTER SEPARATION AT 5'-0" OUTSIDE THE RIGHT OF WAY LINE.

2/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE GENERAL NOTES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES
DELAWARE, OHIO

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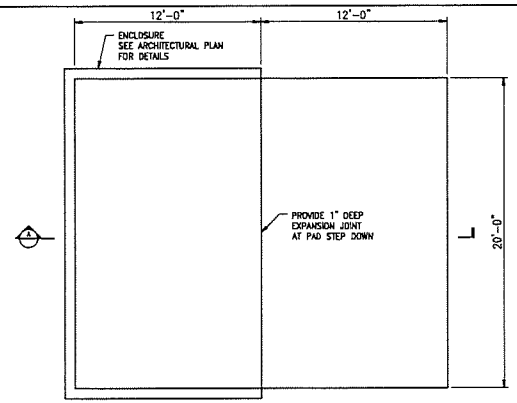
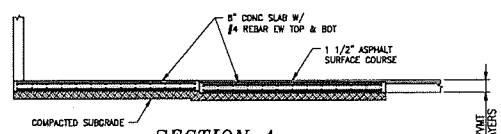
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	N.T.S.
CONTRACT NO R012136			DATE 01/19/18
DRAWING NO 12136-002			REVISION —

ESTIMATE OF QUANTITIES

ITEM	UNIT	DESCRIPTION	TOTAL		
		STREET			
304	CY	AGGREGATE BASE	3620		
448	TONS	1 1/2" ASPHALT CONCRETE SURFACE COURSE	271		
448	TONS	2" ASPHALT CONCRETE SURFACE COURSE	73		
608	EA	HANDICAP RAMP	4		
614	LUMP	MAINTAINING TRAFFIC	1		
SPEC	LF	EXTRUDED CONCRETE CURB PER RDWD-24.0	3616		
SPEC	SY	CONCRETE APPROACH PER RDWD-10.0	299		
SPEC	SY	CONCRETE DUMPSTER PAD PER PLAN	267		
		SANITARY			
604	EA	SANITARY MANHOLE TYPE C	11		
901	LF	8" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	498		
901	LF	10" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	1182		
901	LF	12" SANITARY SEWER PIPE, SDR 35 WITH TYPE 1 BEDDING	247		
914	LF	6" PIPE RISER	45		
915	EA	8" X 6" WYE FITTING	6		
915	EA	10" X 6" WYE FITTING	7		
918	LF	6" BUILDING CONNECTION SERVICE	4		
		STORM			
601	CY	ROCK CHANNEL PROTECTION TYPE "C" W/FILTER FABRIC	9		
603	LF	8" STORM SEWER ADS N-12	71		
603	LF	12" STORM SEWER ADS N-12	928		
603	LF	15" STORM SEWER ADS N-12	275		
603	LF	18" STORM SEWER ADS N-12	572		
603	LF	24" STORM SEWER ADS N-12	86		
604	EA	HEADWALL, DCED-S168 15"	1		
604	EA	HEADWALL, DCED-S168 18"	2		
604	EA	HEADWALL, DCED-S168 24"	1		
604	EA	CATCH BASIN, DCED-S133B	1		
604	EA	CATCH BASIN, SEWD-10.0	12		
SPEC	EA	NYOPLAST YARD DRAIN	2		
SPEC	LF	4" PVC FINGER DRAIN	260		
		WATER			
801	LF	4" WATER LINE & APPURTENANCES	2171		
801	LF	6" WATER LINE & APPURTENANCES	389		
801	LF	8" WATERLINE & APPURTENANCES	7245		
802	EA	16" X 8" TAPPING SLEEVE & VALVE	1		
802	EA	4" VALVES AND APPURTENANCES	4		
805	EA	6" VALVES AND APPURTENANCES	7		
805	EA	8" VALVES AND APPURTENANCES	5		
805	EA	1.5" WATER SERVICE TAP (COMPLETE), LONG	4		
805	EA	2" WATER SERVICE TAP (COMPLETE), LONG	9		
809	EA	FIRE HYDRANT, TYPE A	7		
		EROSION & SEDIMENTATION CONTROL			
207	LF	SILT FENCE	2023		
207	EA	INLET PROTECTION	14		
207	SY	TEMPORARY SEEDING	76472		
207	SY	PERMANENT SEEDING	30832		
207	EA	STABILIZED CONSTRUCTION ENTRANCE	1		
SPEC	EA	TEMPORARY SEDIMENT CONTROL RISER PIPE WITH SKIMMER PER PLAN	2		
		SIGNAGE/STRIPING			
630	EA	STOP SIGN W/GROUND MOUNTED SUPPORT	2		
637	EA	STREET NAME SIGN, AS PER PLAN	2		
644	LF	CHANNELIZING LINE	50		
644	EA	ARROW ON PAVEMENT	4		



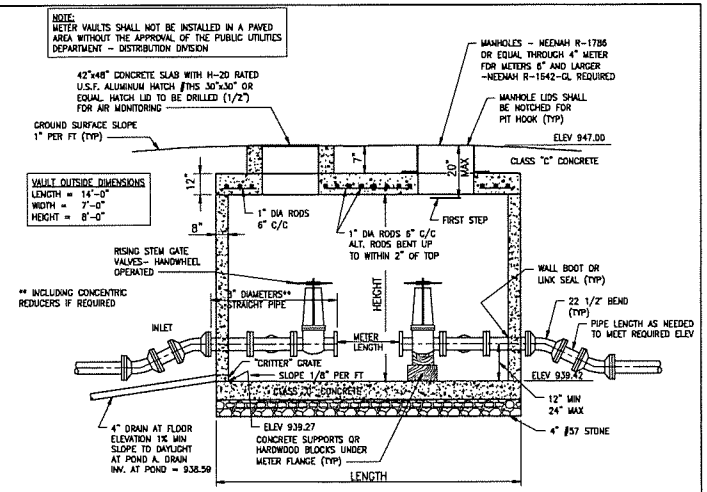
DUMPSTER PAD PLAN



SECTION A

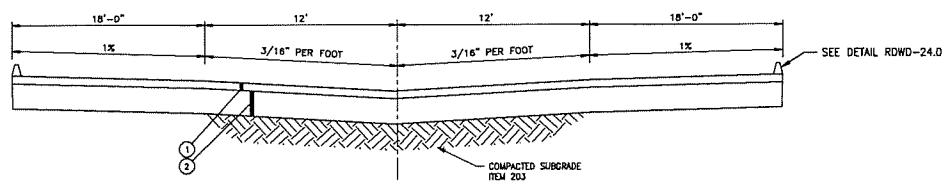
NOTE:
1. 4,000 PSI MIN CONCRETE COMPRESSIVE STRENGTH

NOTE:
METER VAULTS SHALL NOT BE INSTALLED IN A PAVED AREA WITHOUT THE APPROVAL OF THE PUBLIC UTILITIES DEPARTMENT - DISTRIBUTION DIVISION



DETAIL 1

NOTES:
1. A SUMP PUMP WILL BE REQUIRED WHEREVER ADEQUATE DRAINAGE IS NOT AVAILABLE.
2. USE OF A PUMP MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
3. ALL VALVES 3" AND LARGER SHALL BE A RESILIENT WEDGE VALVE AND SHALL BE EQUIPPED WITH AN OUTSIDE SCREW AND YOKE ASSEMBLY (O.S & Y.).
4. THE VAULT FLOOR SHALL BE A MIN OF 18" ABOVE THE FLOW LINE OF THE DRAINAGE DITCH OR STORM SEWER.
5. THE OWNER OR AGENT SHALL PURCHASE THE AMCO WATER METER NEEDED AND DELIVER IT TO THE PUBLIC UTILITIES DEPARTMENT. 3080 US 23 NORTH, DELAWARE, OH. THE OWNER SHALL CONTACT THE PUBLIC UTILITIES DEPARTMENT 48 HOURS PRIOR TO THEIR NEED FOR THE METER TO BE DELIVERED TO THE SITE.
6. ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL BE FACTORY MANUFACTURED FLANGES; NO UNIFLANGES ARE PERMITTED.
7. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20 FEET OF METER VAULT SHALL BE RESTRAINED USING AN APPROVED MECHANICAL JOINT RESTRAINT.
8. THE MANHOLE (NOT THE ACCESS DOOR) MUST HAVE HOLES BORED IN IT TO RECEIVE THE METER TOUCH PADS.
9. PROVIDE "DUCKBILL" CHECK VALVE AT FLOOR DRAIN OUTLET AT POND.



TYPICAL ASPHALT PAVING SECTION

SCALE: NOT TO SCALE

① ASPHALT CONCRETE, ITEM 448 (2 LIFTS) 3" LIGHT DUTY 4" HEAVY DUTY

② AGGREGATE BASE, ITEM 304 (2 LIFTS) 8" LIGHT DUTY 10" HEAVY DUTY

3/12

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: DETAILS & ESTIMATE OF QUANTITIES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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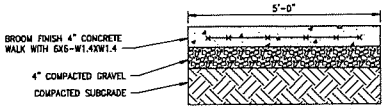
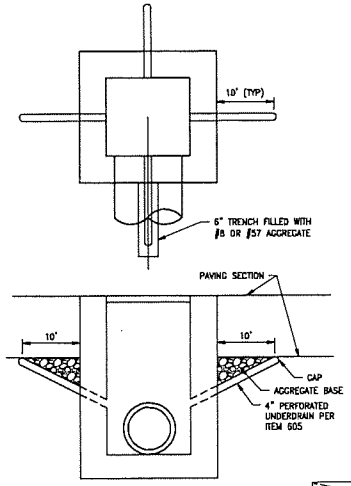
DRAWN	CHECKED	APPROVED	SCALE
FDS	LCS	APPVD	N.T.S.
CONTRACT NO R012138			DATE 01/17/18
DRAWING NO 12136-003			REVISION —



SIDEWALK IN GRASS DETAIL

SCALE: NOT TO SCALE

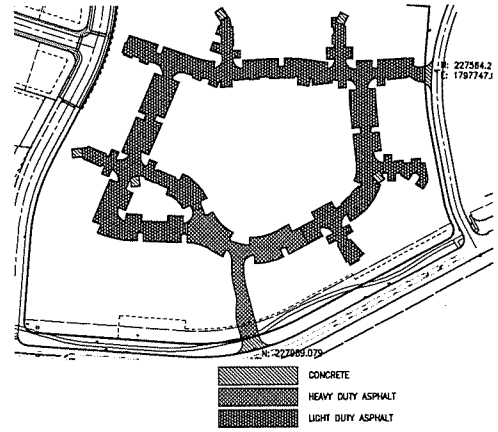
NOTES:
1. PROVIDE 1/4" TOOLED CONTROL JOINT AT 5'-0" ON CENTER.
2. PROVIDE FULL DEPTH CONTROL JOINT WITH 1/2" PREFORMED JOINT FILLER AND MASTIC JOINT SEALER 1" DEEP AT 20' MAX ON CENTER.



FINGER DRAIN DETAIL

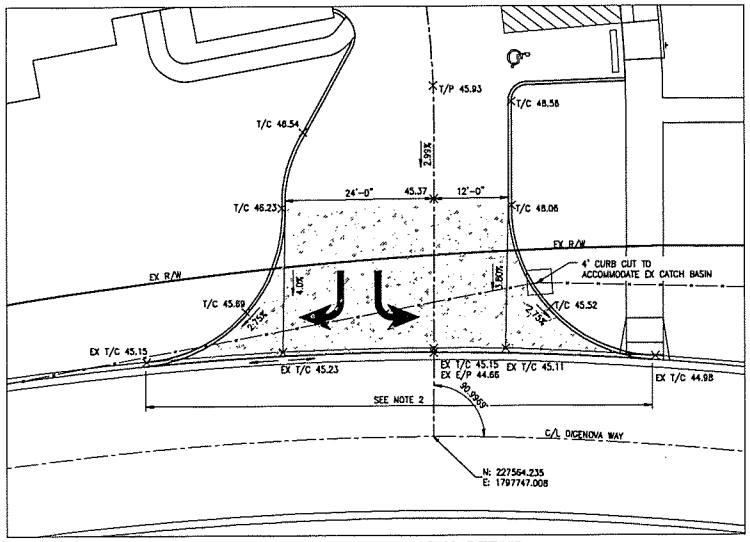
SCALE: NOT TO SCALE

NOTES:
1. SEE PLAN FOR LOCATIONS
2. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS



PAVING PLAN

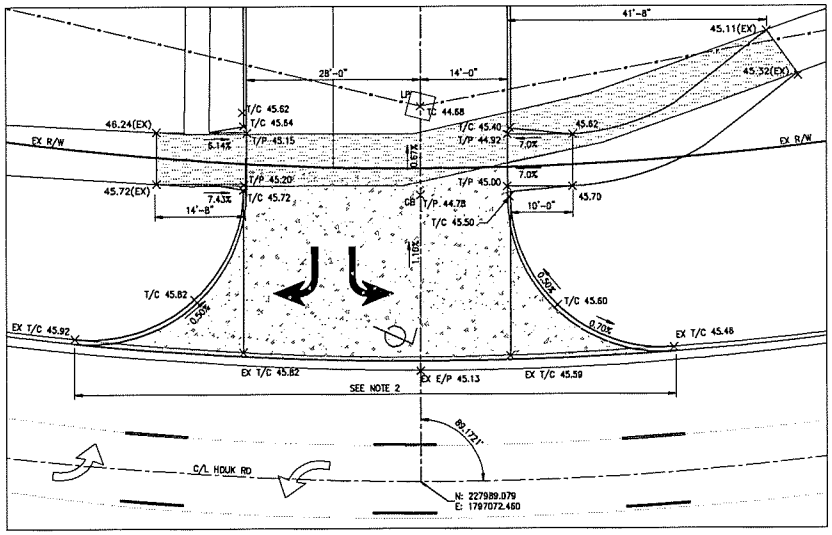
SCALE: NOT TO SCALE



DIGENOVA WAY INTERSECTION DETAIL

SCALE: 1" = 10'-0"

NOTES:
1. ADD 900 TO ALL SPOT ELEVATIONS
2. REMOVE EX CURB. MAINTAIN GUTTER AND UNDERDRAIN PER STD DWG RDWD-10.0.
3. PROVIDE 8" THICK CONCRETE APPROACH PER STD DWG RDWD-10.0.
4. LOCATION IS OH NORTH SP, NAD83, FEET.



HOUK RD INTERSECTION DETAIL

SCALE: 1" = 10'-0"

NOTES:
1. ADD 900 TO ALL SPOT ELEVATIONS
2. REMOVE EX CURB. MAINTAIN GUTTER AND UNDERDRAIN PER STD DWG RDWD-10.0.
3. CONSTRUCT NEW CURB RAMP AND TIE-IN TO EX SIDEWALK PER STD DWG RDWD-19.4.
4. LOCATION IS OH NORTH SP, NAD83, FEET.

4/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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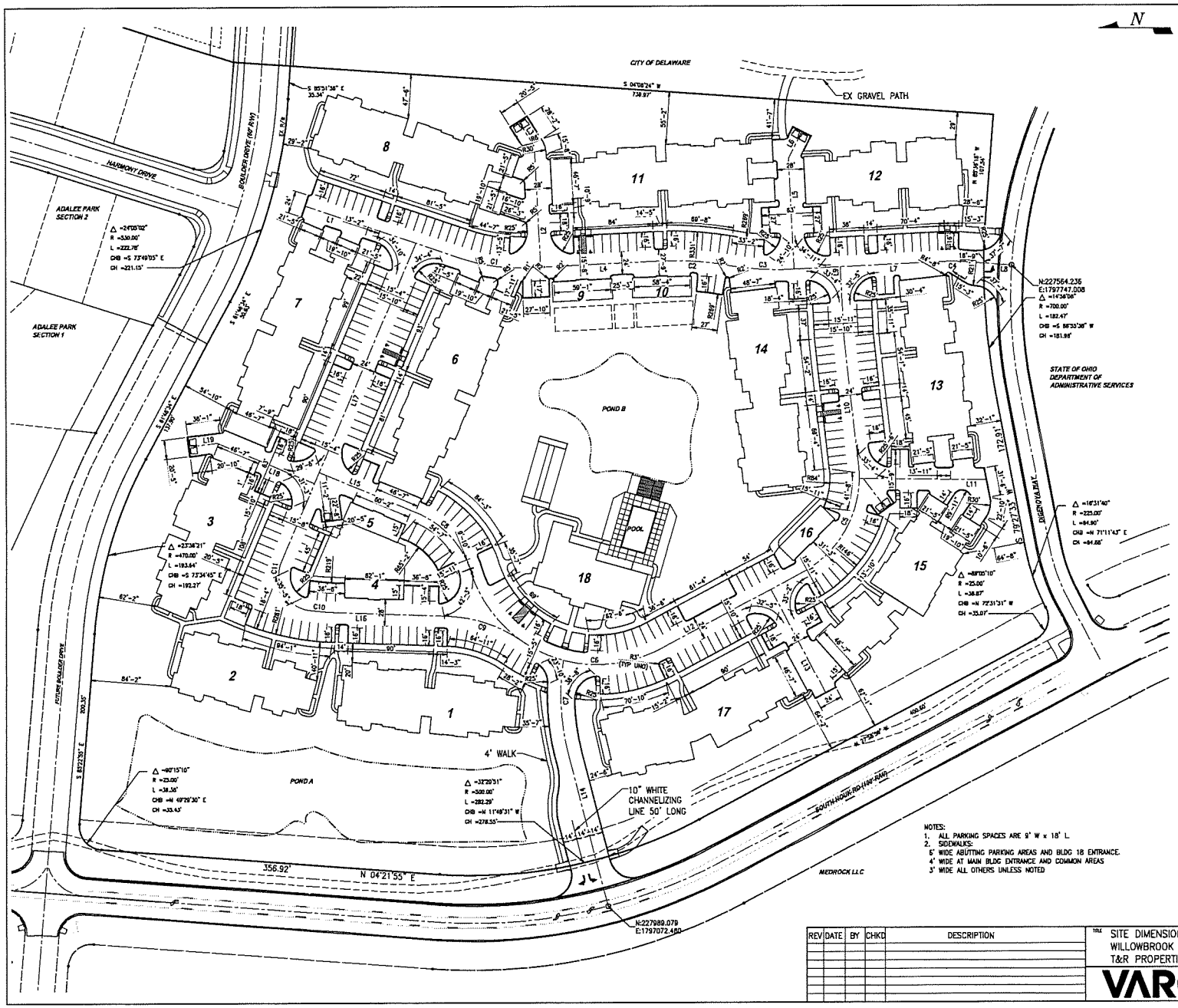
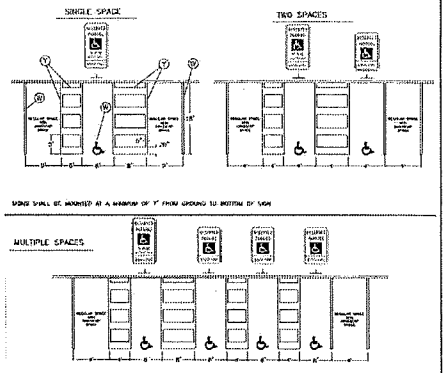
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	N.T.S.
CONTRACT NO: R012136			DATE: 01/19/18
DRAWING NO: 12136-004			REVISION: –



NOTES:
1. ALL PARKING SPACES ARE 9' W x 18' L
2. SIDEWALKS:
6' WIDE ABUTTING PARKING AREAS AND BLDG 18 ENTRANCE.
4' WIDE AT MAIN BLDG ENTRANCE AND COMMON AREAS
3' WIDE ALL OTHERS UNLESS NOTED

ACCESSIBLE PARKING SPACE SPECIFICATIONS

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC SERVICE



SIGNS SHALL BE MOUNTED AT A MINIMUM OF 7' FROM GROUND TO BOTTOM OF SIGN

THE ABOVE DETAILS ARE PER CITY OF COLUMBUS DEPARTMENT OF PUBLIC SERVICE AND MEET OR EXCEED ADA REQUIREMENTS

A.D.A. REQUIREMENTS

1. ACCESSIBLE SPACES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE ENTRANCE OF THE FACILITY BEING SERVED.
2. ONE SIGN SHALL BE PLACED AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE.
3. ONE IN EIGHT (1/8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL HAVE AN ACCESS AISLE 8' WIDE AND SHALL BE SIGNED "VAN ACCESSIBLE".
4. AT OUTPATIENT MEDICAL UNITS AND TREATMENT FACILITIES, 10% OF THE TOTAL NUMBER OF SPACES PROVIDED SERVING THE OUTPATIENT UNIT SHALL BE ACCESSIBLE.
5. AT RAMPS OR FACILITIES THAT SPECIALIZE IN TREATMENTS OR SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, 20% OF THE TOTAL NUMBER OF SPACES SHALL BE ACCESSIBLE.

TOTAL NO. OF SPACES IN LOT	MINIMUM NO. OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

Parcel Table

Line #/Curve #	Length	Direction/Delta	Radius
L8	50.834	N04° 08' 23.73"E	
L10	136.585	N83° 38' 23.73"E	
L5	116.839	S87° 08' 23.73"W	
L4	136.957	N02° 51' 36.27"W	
L12	167.771	S27° 58' 56.42"E	
L2	127.621	S87° 08' 23.73"W	
L1	172.456	N18° 38' 23.73"E	
C1	75.049	021.5000	200.000
L17	365.178	N67° 06' 36.27"W	
L15	111.083	N22° 53' 23.73"E	
L18	110.695	S22° 53' 23.73"W	
C3	69.755	013.3223	300.000
C2	69.755	013.3223	300.000
L7	160.155	N02° 51' 36.27"W	
C4	18.326	007.0000	150.000
L9	73.860	N87° 08' 23.73"E	
C10	26.187	006.0017	250.000
C11	67.659	104.7731	37.000
L13	122.292	N62° 01' 03.58"E	
L19	30.365	S07° 06' 36.27"E	
L3	29.897	S57° 08' 23.73"W	
C8	86.765	049.7128	100.000
C9	82.519	032.5462	145.000
L6	31.292	S62° 51' 36.27"E	
L11	133.315	N00° 35' 05.45"E	
C5	137.243	068.3777	115.000
C7	100.891	023.1226	250.000
L14	164.083	S75° 22' 36.20"W	
L16	120.577	N02° 06' 54.57"E	
C6	245.776	100.5850	140.000

5/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SITE DIMENSION PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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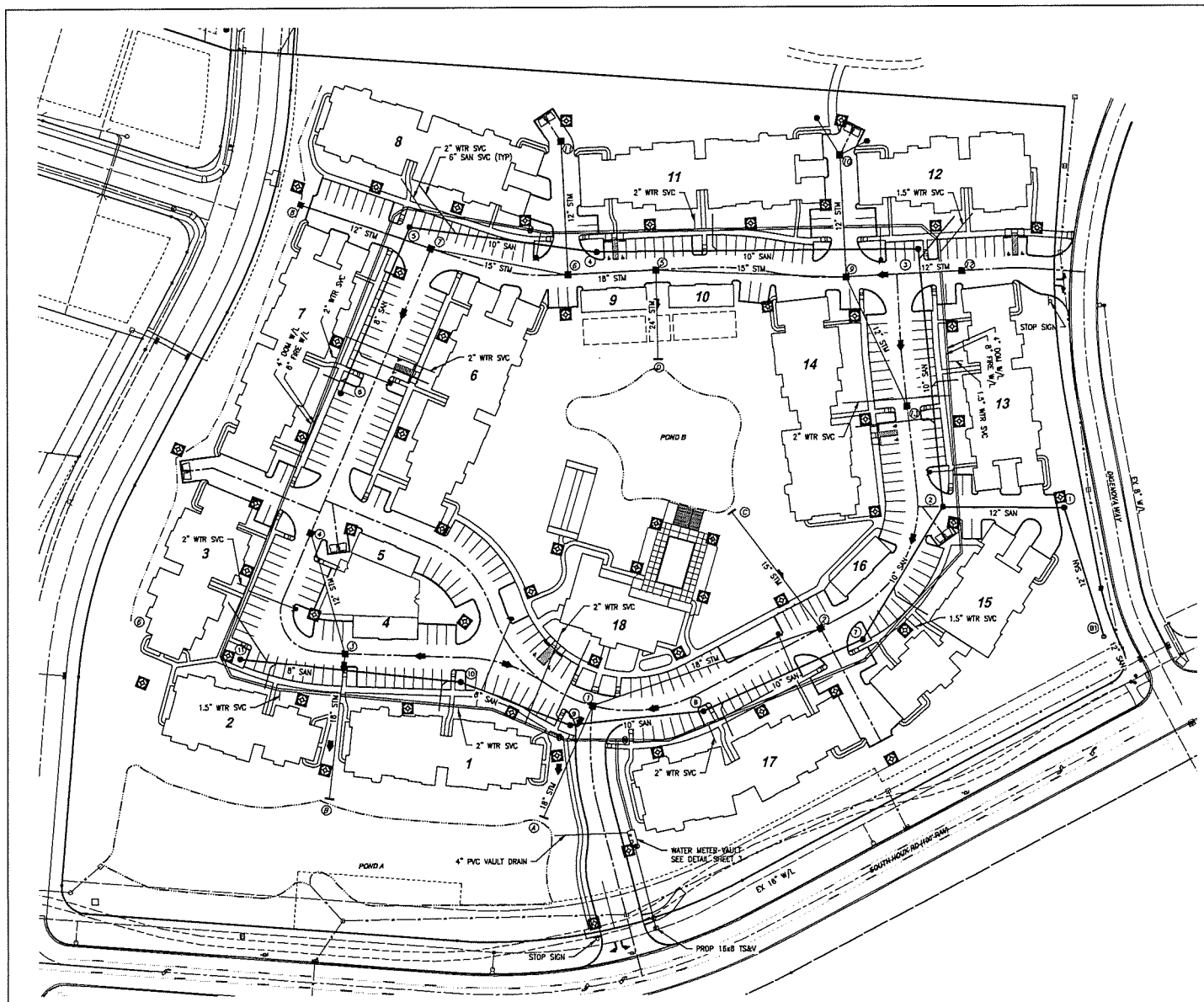
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	1"=50'

CONTRACT NO: R012136
DATE: 01/12/18
DRAWING NO: 12136-005
REVISION: –



LEGEND:

- FIRE HYDRANT
- WATER VALVE
- EX STORM
- EX SAN MH
- SAN MH
- STORM HEADWALL
- MAJOR FLOOD ROUTE
- EX STORM MH
- STORM MH (W/INLET PROTECTION)
- STORM MH
- WATER
- SWALE
- EX WALK
- EX LIGHT POLE
- LIGHTPOST

Item	Description	Northing	Easting	As Built Northing	As Built Easting
1	STM B	228314.6206	1797613.4798		
2	SAN 5	228210.4605	1797791.7814		
3	STM 7	228190.0277	1797771.4620		
4	STM 6	228059.0288	1797745.7887		
5	STM 11	228065.3941	1797873.2394		
6	SAN 4	228031.4655	1797767.4290		
7	STM 5	227974.8087	1797749.9847		
8	STM 9	227792.5935	1797742.9215		
9	STM 10	227798.4234	1797859.8148		
10	YD 1	227772.4754	1797872.5831		
11	YD 2	227820.3508	1797894.6470		
12	STM 12	227681.8246	1797748.4505		
13	SAN 3	227723.8970	1797789.5649		
14	STM 13	227734.5475	1797618.6725		
15	SAN 2	227700.6027	1797521.6918		
16	SAN 1	227584.6172	1797520.5073		
17	SAN 7	227777.3381	1797393.7064		
18	STM 2	227817.5316	1797404.8168		
19	STM C	227902.7654	1797517.6972		
20	STM D	227972.9236	1797664.9458		
21	SAN 8	227930.1533	1797325.6202		
22	SAN 9	228057.6972	1797312.5190		
23	STM 1	228035.8512	1797331.2733		
24	STM A	228083.2608	1797224.0590		
25	SAN 10	228182.4032	1797354.0778		
26	STM 3	228272.9678	1797381.5310		
27	STM 8	228268.2373	1797242.5320		
28	SAN 11	228373.4526	1797376.3651		
29	STM 4	228305.4068	1797487.9670		
30	SAN 6	228278.6591	1797632.6939		
31	8IN VALV	228094.3855	1797788.8436		
32	4IN VALV	228094.9390	1797787.9112		
33	FH	228088.1614	1797762.8130		
34	FH	227759.3519	1797759.2978		
35	FH	227712.8221	1797555.2115		
36	FH	227858.2539	1797399.4001		
37	8IN VALV	228005.4009	1797299.1696		
38	4IN VALV	228005.3758	1797297.1684		
39	8IN VALV	228068.2113	1797302.0322		
40	4IN VALV	228068.2409	1797299.7824		
41	WP	227998.1967	1797204.4505		
42	VALVE	227994.2418	1797197.2145		
43	VALVE	227996.1770	1797198.7096		
44	VALVE	227978.2577	1797128.0305		
45	VALVE	227975.7276	1797118.3335		
46	FH	228113.6749	1797414.3803		
47	FH	228320.1105	1797424.7193		
48	FH	228229.0693	1797641.7135		

6
13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE
COMPOSITE UTILITY PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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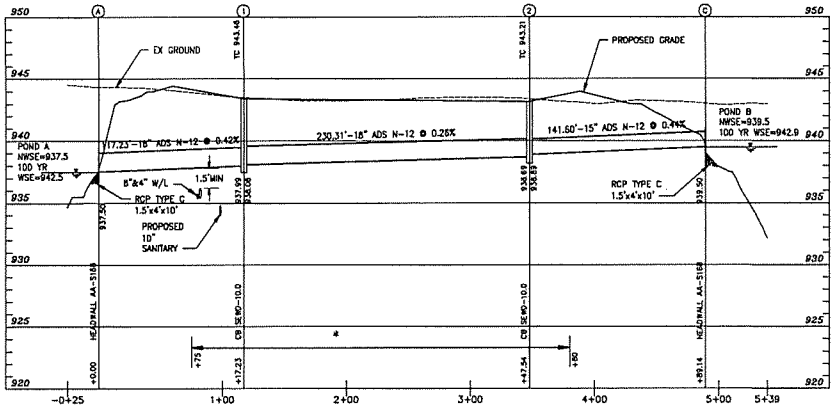
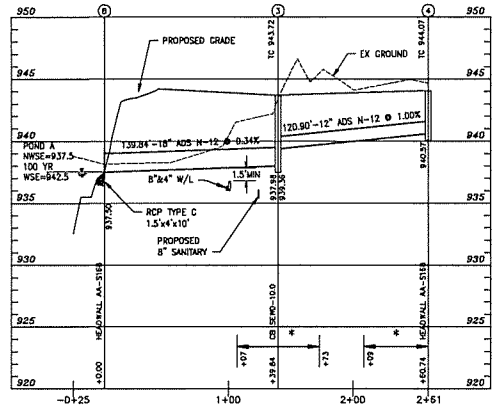
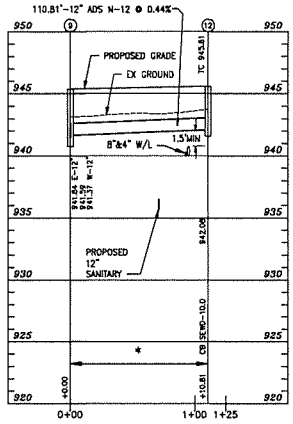
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	1" = 50'

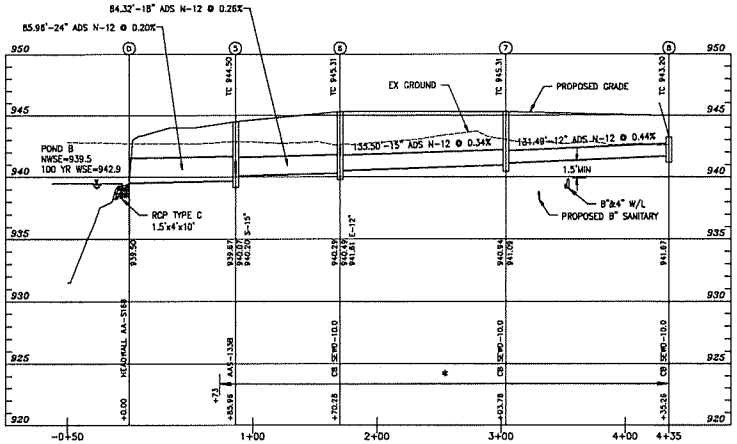
CONTRACT NO R012138 — DATE 01/19/18

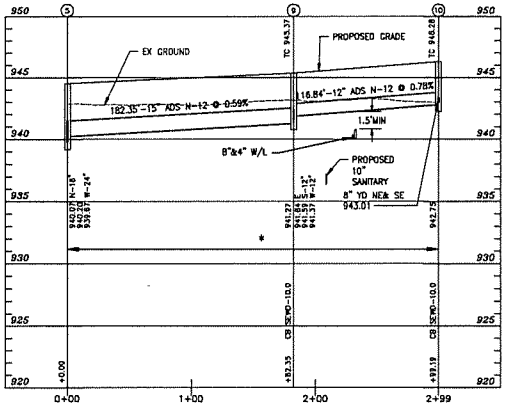
DRAWING NO 12136-006 — REVISION —

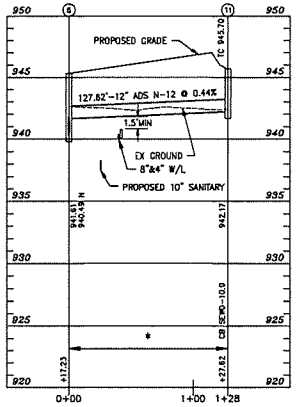


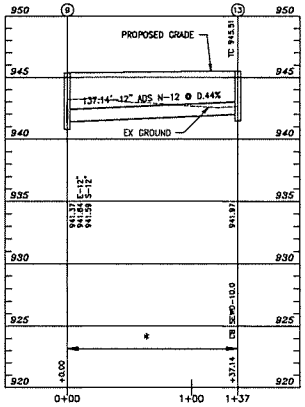












* COMPACTED GRANULAR BACKFILL, PER GENERAL NOTE GEN26, SEE SHEET 2.

STORM SEWER PROFILES

SCALE:
HORIZONTAL 1" = 50'-0"
VERTICAL 1" = 10'-0"

7/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: STORM SEWER PROFILES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
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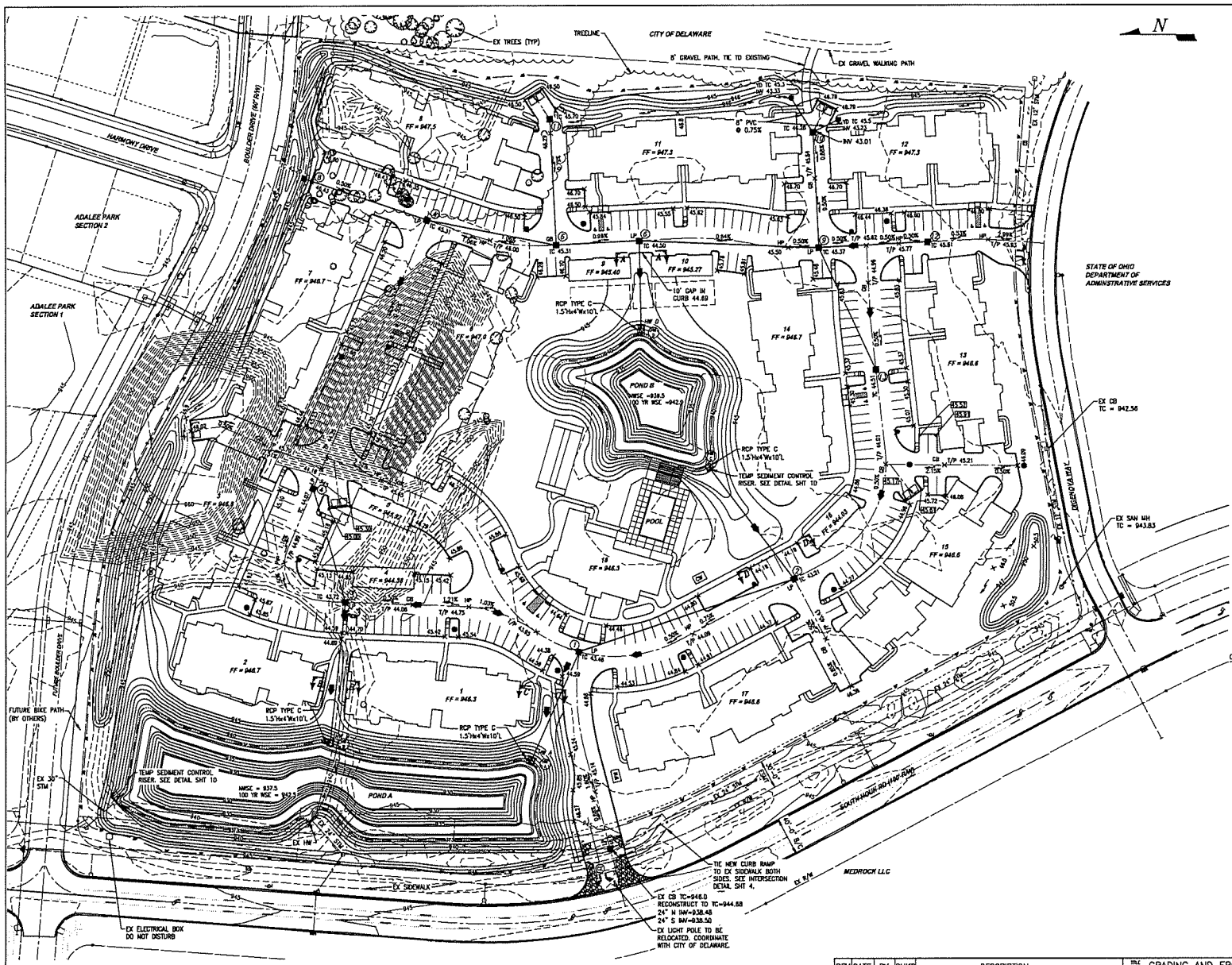
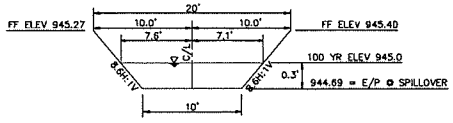
CONTRACT NO. R012136			DATE 01/16/18
DRAWING NO. 12136-007			REVISION –



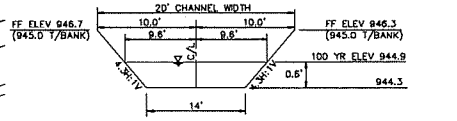
LEGEND:

918	EX CONTOUR
ST	EX STORM
W	EX WATER
ST	EX STORM MH
WM	WATER METER VAULT
T/P	TOP OF PAVEMENT
R/W	RIGHT OF WAY
FF	FINISHED FLOOR
YD	YARD DRAIN
SF	SILT FENCE
ST	STORM
918	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	PROPOSED CATCH BASIN
	PROPOSED CATCH BASIN WITH INLET PROTECTION AND FINGER DRAINS (2 SHOWN)
S	SANITARY MANHOLE
	HEADWALL
	FIRE HYDRANT
	FLOW ARROW
	MAJOR FLOOD ROUTE
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
CE	CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
19.4	SPOT ELEVATION

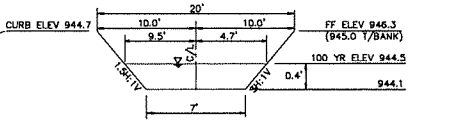
NOTES:
1. FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES, INC, COLUMBUS, OH, DATED 11-10-2017.
2. ADD 900 TO ALL SPOT ELEVATIONS.
3. PAVEMENT ELEVATIONS ARE TOP OF CURB UNLESS NOTED.
4. SEE SHEET 10 FOR ENTRANCE DETAILS.
5. SEE SHEET 9 FOR POND DETAILS.



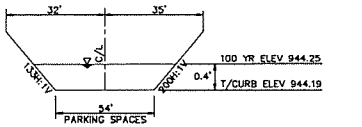
SECTION A–A
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION B–B
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION C–C
MAJOR ROUTING DETAIL
NOT TO SCALE



SECTION D–D
MAJOR ROUTING DETAIL
NOT TO SCALE

B
13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: GRADING AND EROSION CONTROL PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES
DELAWARE, OHIO

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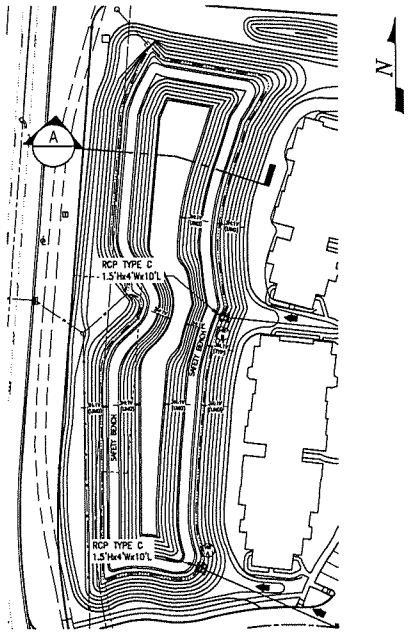
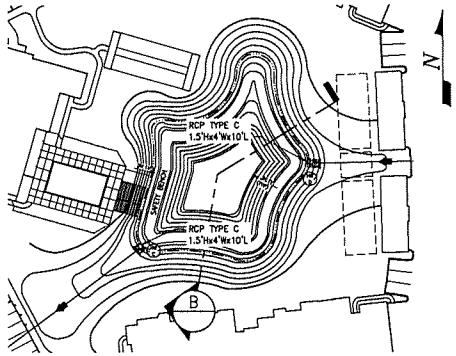
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APPVD	1" = 50'
PROJECT NO R012136			DATE 01/19/18
DRAWING NO 12136–00B			REVISION —



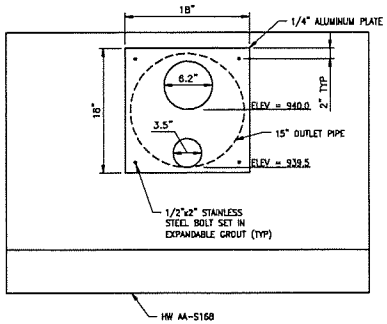
BASIN A

SCALE: 1" = 50'



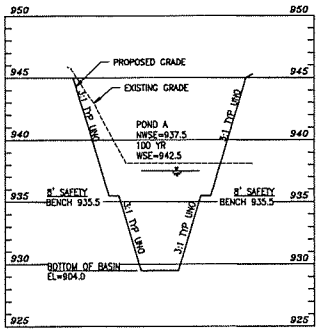
BASIN B

SCALE: 1" = 50'



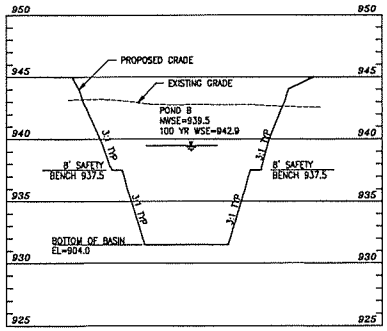
POND B OUTLET DETAIL

SCALE: NOT TO SCALE



BASIN A SECTION VIEW

SCALE: H: 1" = 50'
V: 1" = 5'



BASIN B SECTION VIEW

SCALE: H: 1" = 50'
V: 1" = 5'

9
13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: BASIN DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
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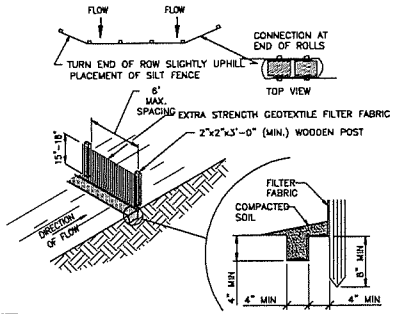
DRAWN	DESIGNED	APPROVED	SCALE
FCS	LCS	APPVD	AS SHOWN
CONTRACT NO			DATE
R012136			01/15/18
DRAWING NO			REVISION
12136-009			—

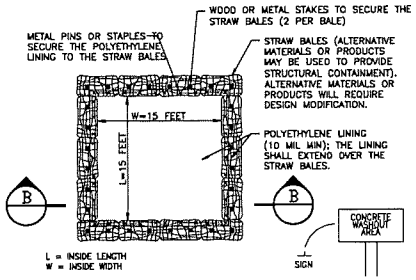


NOTES:
1. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
2. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.
3. 14-GAUGE WIRE FENCE REINFORCEMENT, A MINIMUM OF 18-INCHES IN HEIGHT AND HAVING A MAXIMUM MESH SPACING OF 6 INCHES, MAY BE USED AS A FENCE SUPPORT. IF THE WIRE REINFORCEMENT IS USED, STANDARD STRENGTH SYNTHETIC FILTER FABRIC MAY BE USED AND WOODEN POSTS MAY BE SPACED AT 10-FOOT INTERVALS. THE WIRE REINFORCING SHALL BE BURIED A MINIMUM OF 4 INCHES AND SHALL BE FASTENED TO THE WOODEN POSTS USING 1" HEAVY-DUTY STAPLES.

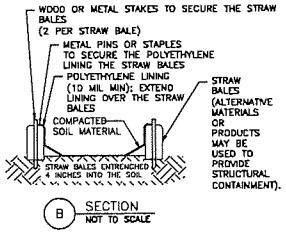
MAINTENANCE:
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE PREPARED AND SEEDED.

TEMPORARY SEDIMENT CONTROL FENCE

SCALE: NOT TO SCALE



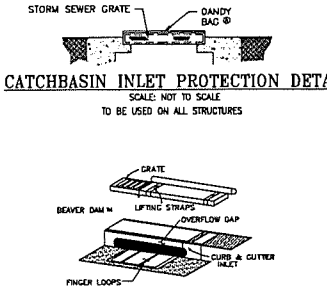
WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL POLYETHYLENE SHEETING.



CONCRETE WASHOUT DETAIL

SCALE: NOT TO SCALE

1. COORDINATE LOCATION WITH OWNER



CATCHBASIN INLET PROTECTION DETAIL

SCALE: NOT TO SCALE

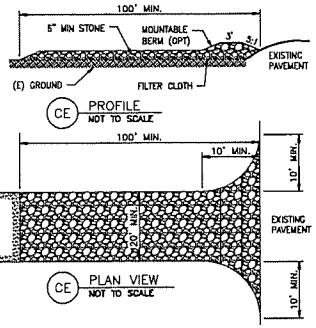
TO BE USED ON ALL STRUCTURES

INSTALLATION: STAND GRATE ON END. SLIDE THE BEAVER DAM BAG ON W/DAM ON TOP OF THE GRATE. PULL EXCESS DOWN. LAY UNIT ON IT'S SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO DOTS TOGETHER THAT ARE LOCATED UNDER LIFTING STRAPS. THIS ENSURES STRAPS REMAIN FLUSH WITH GUTTER. MAINTENANCE: WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

CURB INLET PROTECTION DETAIL

SCALE: NOT TO SCALE

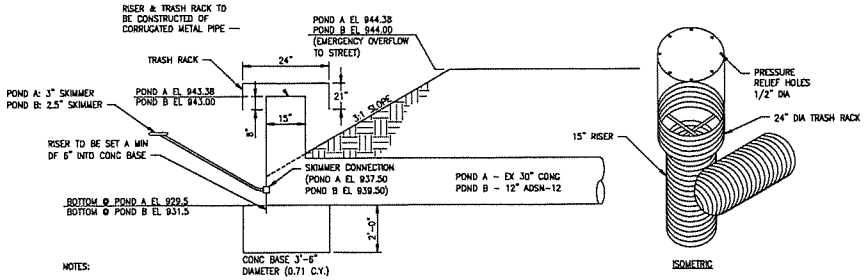
TO BE USED ON ALL INLETS ALONG EAST SIDE OF SOUTH HOLME ROAD AND NORTH SIDE OF DIGNAWAY WAY ABUTTING THE SITE.



NOTES:
1. STONE SIZE – USE CCMS NO 2 STONE CCMS 703.01.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 100 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. INSTALL IN ACCORDANCE WITH STANDARD DRAWING ERSD 3.0.

CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE



NOTES:
1. SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. SITE PREPARATION--- THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT.
3. EMBANKMENT--- THE FILL MATERIAL SHALL BE FREE OF ALL SOD, ROOTS, FROZEN SOIL, ORGANIC MATERIAL, ROCKS, TOPSOIL, AND OTHER OBJECTIONABLE MATERIAL. FILL SHALL BE PLACED IN APPROXIMATELY 8" HORIZONTAL LAYERS. THE FILL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
4. PIPE SPILLWAY--- THE PIPE CONDUIT BARREL SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLANS. CONNECTIONS BETWEEN THE RISER AND BARREL AND ALL PIPE JOINTS SHALL BE WATERTIGHT. THE XX" CMP OUTLET PIPE SHALL BE PERFORATED AND WRAPPED IN FILTER FABRIC. THE PIPE SHALL BE LAID AT X.XX%. SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND THE CONDUIT IN LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT.
5. PIPE RISER BASE--- THE RISER PIPE SHALL BE SET A MINIMUM OF 6 IN. INTO THE CONCRETE BASE.
6. TRASH RACKS---THE TOP OF THE RISER SHALL BE FITTED WITH A COMBINATION TRASH RACK AND ANTI-VORTEX DEVICE FIRMLY FASTENED TO THE RISER PIPE.
7. SEED & MULCH--- THE SEDIMENT BASIN SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT OR EMERGENCY SPILLWAY REMAIN BARE FOR MORE THAN SEVEN DAYS.
8. SEDIMENT CLEANOUT--- SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS FILLED ONE-HALF THE POND'S ORIGINAL DEPTH OR AS INDICATED ON THE PLANS. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
9. FINAL REMOVAL--- SEDIMENT BASIN SHALL CONVERTED TO PERMANENT STORMWATER MANAGEMENT POND AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED. FINAL STORM SEWER AND CONNECTIONS SHALL BE INSTALLED. DEWATERING AND REMOVAL OF SEDIMENT SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.

SEDIMENT POND RISER DETAIL

SCALE: NOT TO SCALE

10/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: EROSION AND SEDIMENT CONTROL DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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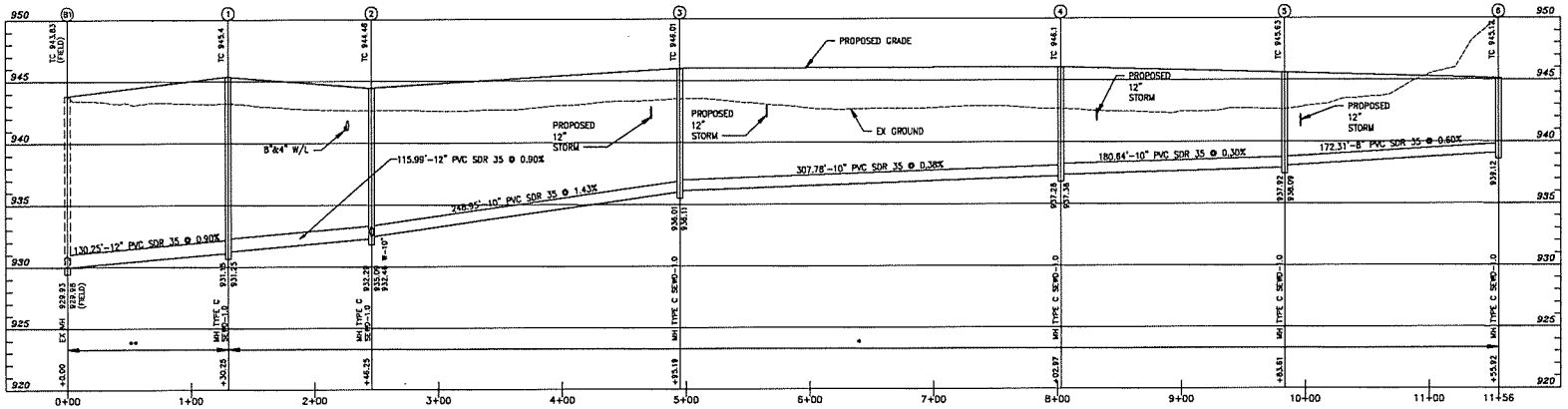
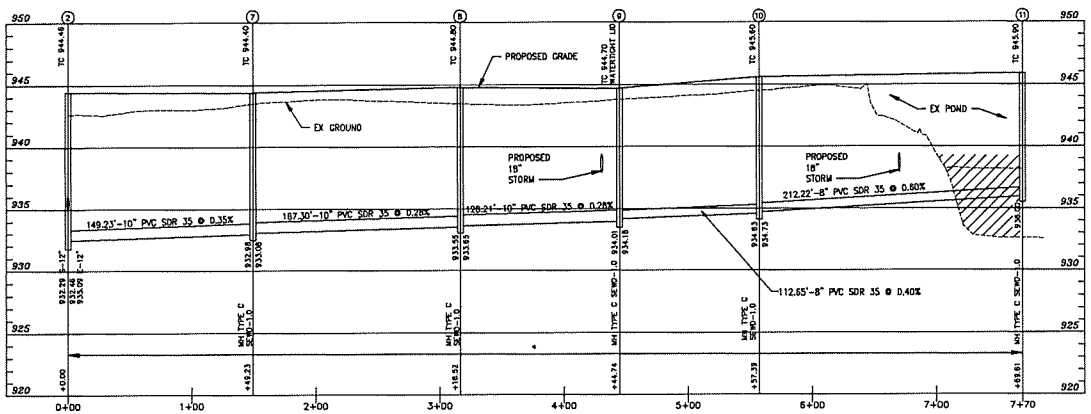
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	N.T.S.
CONTRACT NO R012136			DATE 01/18/18
DRAWING NO 12136-010			REVISION –





BLDG NO.	STATION	SERVICE LENGTH	RISER	INVERT*	PAD ELEV
MH EXB1	0.00				
MH1	130.25				
MH2	248.24				
14.00	332	0	5	939.55	946.20
13.00	368	0	5	940.04	946.10
12	485	0	3	939.74	946.80
MH3	495.19				
11.00	892	0	3	940.73	946.80
MH4	802.97				
8.00	939	0	2	940.08	947.0
MH5	983.61				
6.00	1115	2	0	939.59	946.50
7.00	1149	2	0	939.77	946.20
MH6	1155.92				

* INVERT ELEVATION AT TOP OF RISER OR END OF WYE FITTING

BLDG NO.	STATION	SERVICE LENGTH	RISER	INVERT*	PAD ELEV
MH12	0.00				
15.00	97	0.00	6.00	939.67	946.10
MH7	148.22				
17.00	300	0	6	940.38	300.49
MH8	316.52				
MH9	444.74				
18.00	481	0.00	4.00	938.95	945.80
MH10	557.39				
1.00	575	0.00	4.0	939.54	945.8
2.00	739	0	4	940.53	946.2
3.00	743	0.00	3.00	939.55	946.30
MH11	769.81				

* INVERT ELEVATION AT TOP OF RISER OR END OF WYE FITTING

COMPACTED FILL SHALL BE PLACED TO AT LEAST 30" ABOVE OUTSIDE TOP OF PIPE PRIOR TO TRENCHING. ACCUMULATED MUCK, SEDIMENT AND DEBRIS SHALL BE REMOVED PRIOR TO FILL PLACEMENT.

* COMPACTED GRANULAR BACKFILL, PER GENERAL NOTE GEN26, SEE SHEET 2.

** COMPACTED NATIVE MATERIAL BACKFILL PER GENERAL NOTE GEN26, SEE SHEET 2

CLAY DAMS ARE TO BE CONSTRUCTED ALONG SANITARY LINES PER GENERAL NOTES SAS6 & SAS8, SEE SHEET 2.

SANITARY SEWER PROFILES

SCALE:
HORIZONTAL 1" = 50'-0"
VERTICAL 1" = 10'-0"

11/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SANITARY SEWER PROFILES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
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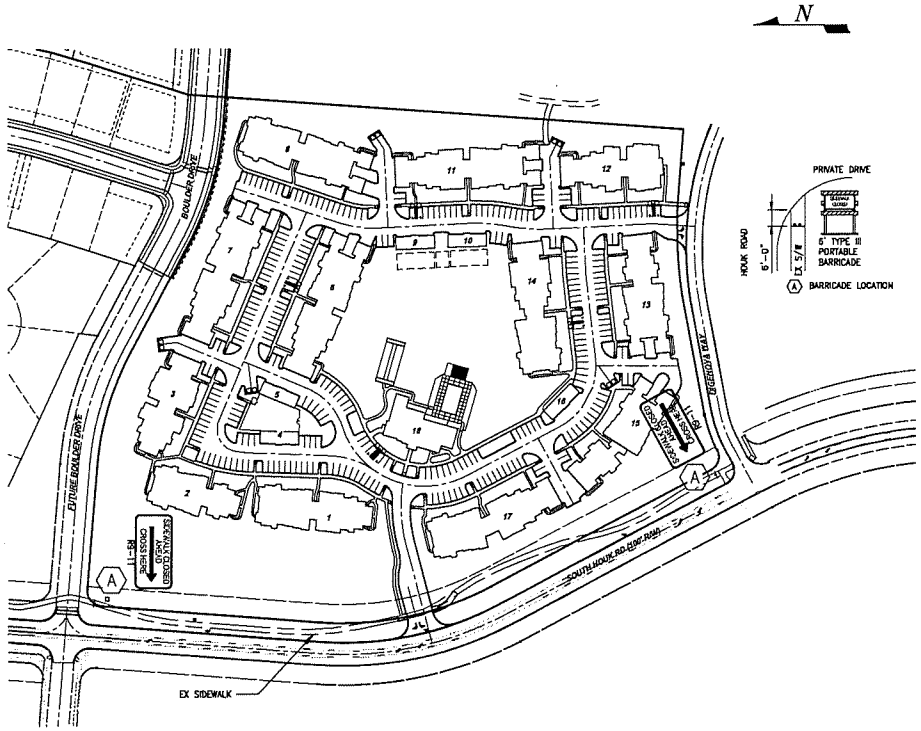
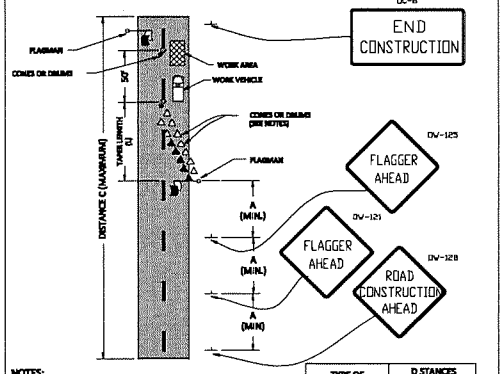
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	AS SHOWN
CONTRACT NO: R012136			DATE: 01/15/18
DRAWING NO: 12136-011			REVISION: —



MOT PLAN - PEDESTRIAN

SCALE: 1"= 100'

TAPER LENGTHS (L)				
MINIMUM NUMBER OF CONES, DRUMS, OR BARRICADES (C, D, or B) REQUIRED				
POSTED SPEED MPH	(L) 10 FT. LANE	NO. OF C, D OR B	(L) 12 FT. LANE	NO. OF C, D OR B
25	100	4	125	5
30	200	8	230	9
35	350	11	540	13
40	550	11	660	13
45	660	11	780	13



NOTES:

1. USE THE SAME WARNING SIGNS ON THE OPPOSITE APPROACH.
2. SPACE THE CONES OR DRUMS AT 50'-0" MAX.

TYPE OF ROADWAY	D STANCES	
	A	C
URBAN	200 FT	0.5 MI
RURAL	500 FT	1.0 MI

	STANDARD DETAIL	ROADWAY
	MAINTENANCE OF TRAFFIC FOR STATIONARY OPERATION IN ONE LANE	RDWD-29.0
		Rev. 05/01/2012

TO BE USED DURING CONSTRUCTION OF ENTRANCE DRIVES AT SOUTH HOUK ROAD AND DIGENOVA WAY.

12/13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: MAINTENANCE OF TRAFFIC PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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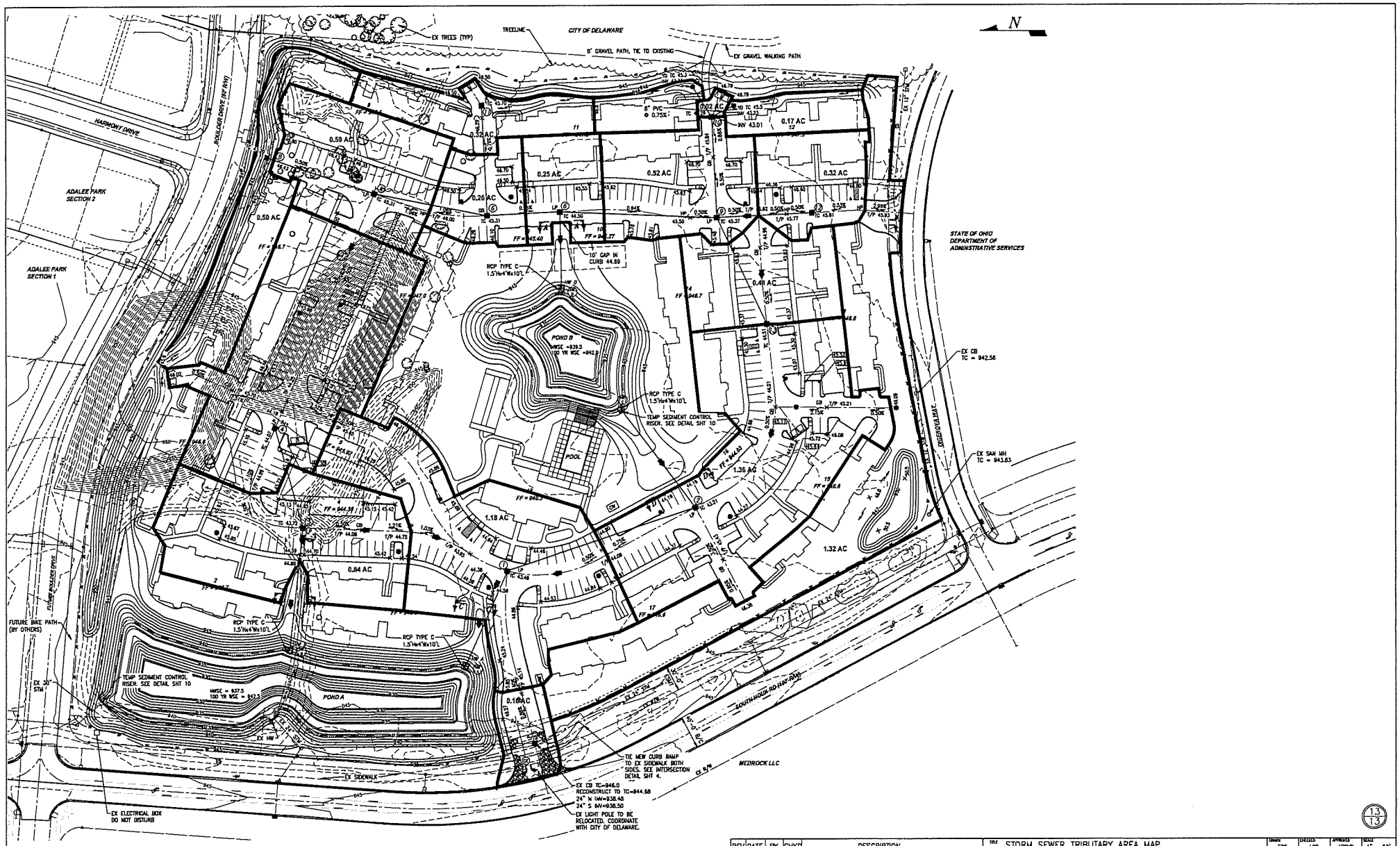
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	N.T.S.
CONTRACT NO R012138			DATE 01/15/18
DRAWING NO 12136-012			REVISION –



REV	DATE	BY	CHKD	DESCRIPTION

TITLE: STORM SEWER TRIBUTARY AREA MAP
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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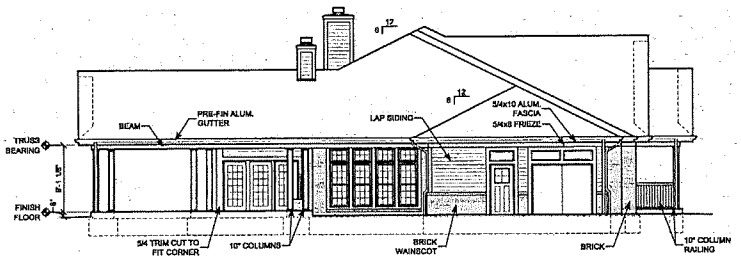
DRAWN	CHECKED	APPROVED	SCALE
FCS	LCS	APPVD	1" = 50'

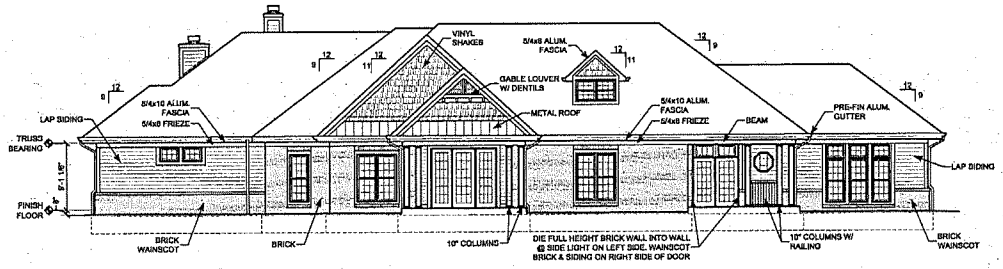
CONTRACT NO: R012136
DATE: 01/18/18
DRAWING NO: 12136-008
REVISION: –

13/13



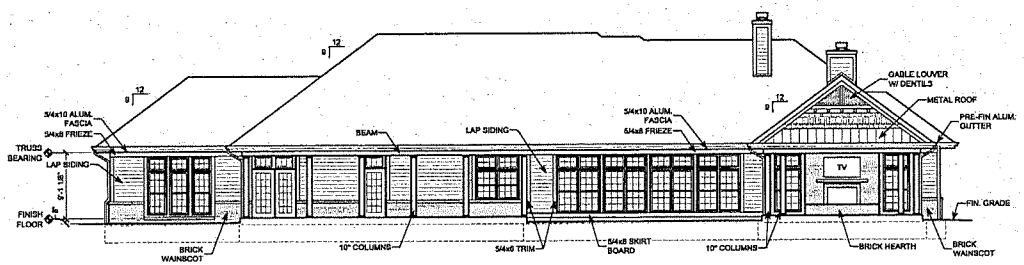
CLUBHOUSE BUILDING
NORTH EAST SIDE ELEVATION

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



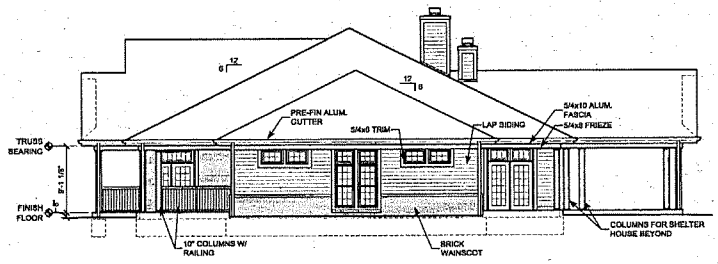
CLUBHOUSE BUILDING
NORTH WEST FRONT ELEVATION

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



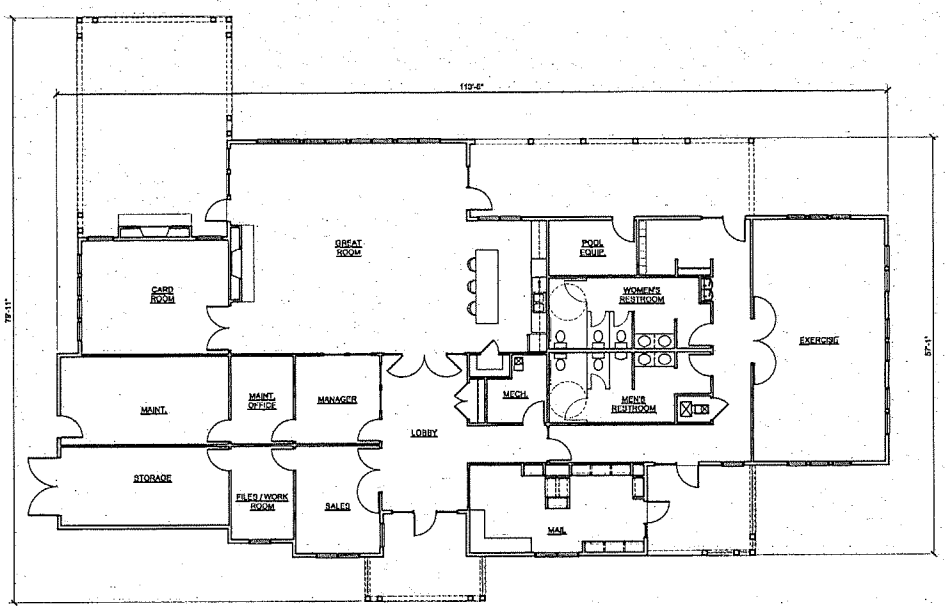
CLUBHOUSE BUILDING
SOUTH EAST REAR ELEVATION

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



CLUBHOUSE BUILDING
SOUTH WEST SIDE ELEVATION

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



NORTH

CLUBHOUSE BUILDING PLAN

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

TOTAL GROSS AREA OF CLUBHOUSE BUILDING = 4,945 SQ.FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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E-MAIL: architects@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

CLUBHOUSE BUILDING PLAN & ELEVATIONS

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- [x] ZONING SET 01/03/2018
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- [ ] CONSTRUCTION SET

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1/5/2018 11:48:59 AM, gjoerr@aol.com