CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING March 7, 2018

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 7, 2018, as recorded and transcribed.

3. REGULAR BUSINESS

   A. 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. (TABLED 2/7/18)

   (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). (TABLED 2/7/18)

   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: April 4, 2018

7. ADJOURNMENT

PLANNING COMMISSION
February 7, 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: Carrie Fortman, Project Engineer, Matt Weber, Deputy Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

Council Member Present: Second Ward Lisa Keller

ITEM 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.

Motion: Mayor Riggle moved to approve the Motion Summary for January 17, 2018 Planning Commission meeting, seconded by Vice-Chairman Mantzoros. Motion approved 6-0-1 (Prall) vote.

Motion: Mayor Riggle moved to approve the Motion Summary for January 29, 2018 Planning Commission Work Session meeting, seconded by Vice-Chairman Mantzoros. Motion approved 7-0 vote.

ITEM 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.

Motion: Mayor Riggle motioned to remove from the table cases 2017-3115, 2017-3116, 2017-3117, and 2017-3118, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

b. Staff Presentation

Mr. Efland discussed the revised site plan to remove Building C and take the dwelling units from 48 to 40. He discussed the zoning history on the property and discussed the Federal Fair Housing Law. Mr. Efland discussed the updated density on the proposed site with the decrease in dwelling units. The Commission discussed the parking requirement.

c. Applicant Presentation

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

Jim Wilson
30 North Franklin Street
Delaware, Ohio 43015

Mr. Shade discussed that the reduction in dwelling units was based on feedback received from the public and concerns related to the density. He expressed their agreement to all conditions and terms recommended by staff. Mr. Wilson discussed the plan to look at the revised project to be constructed in one phase instead of the initial two phases due to the cost effectiveness and the removal of Building C. Mr. Wilson discussed the

plans to work with the current tenants in the single family house to secure housing.

d. Public comment (public hearing)

PUBLIC PARTICIPATION
Bryan Hart
Loveland Law LLC
3300 Riverside Drive, Suite 125
Upper Arlington, Ohio 43231

Sarah Lester
Curtis Farms HOA President
159 Firestone Drive
Delaware, Ohio 43015

Mr. Hart provided a presentation regarding concerns from the Curtis Farms HOA. Mr. Hart discussed the definition of dwelling units compared to congregate care facility. He discussed the concerns over the density of the development and the affect that will have on crime. Mr. Hart discussed the current crime trend within a one mile radius of the property. Mr. Hart discussed the zoning requirements for parking and that the need for parking spaces could be underestimated. Mr. Hart voiced concerns over the impact to the surrounding property values.

Michael Gamble
107 Firestone Drive
Delaware, Ohio 43015

Mr. Gamble discussed concerns over the density compared to the surrounding areas and the potential decrease in property values.

Karen Hart
112 Millcroft Place
Delaware, Ohio 43015

Ms. Hart discussed education and support for individuals with mental illness and the need for housing options.

Brett Latta
376 North Sandusky Street
Delaware, Ohio 43015

Mr. Latta voiced support for the development.

John Martin

70 Delaware Drive
Delaware, Ohio 43015

Mr. Martin voiced his opposition for the development and voiced concerns over security and safety to the surrounding area. He questioned if the development was tax exempt and what type of criminal background checks will occur.

Craig Campbell
183 Curtis Street
Delaware, Ohio 43015

Mr. Campbell voiced concerns over the lack of sidewalks along Curtis Street and safety concerns without sidewalks.

Amy Eiken
61 Westgate Drive
Delaware, Ohio

Ms. Eiken voiced support for the development.

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio 43015

Mr. Wolber voiced his support of the project and provided a written statement to the Clerk.

Gene Merkle
106 Firestone Drive
Delaware, Ohio 43015

Mr. Merkle informed the Commission that he had a neutral position on the development. He discussed no issues with the surrounding development, including Hidden Ridge Apartments.

Christan Allison
174 Tar Heel Drive
Delaware, Ohio 43015

Ms. Allison discussed her role as a board member of Del-Mor Dwellings and has been impressed with the up-keep of their buildings.

Kurt Hildebrand
119 Firestone Drive
Delaware, Ohio 43015

Mr. Hildebrand voiced concerns over the rezoning of the property and how the change does not protect current neighbors. Mr. Hildebrand voiced concerns over the increase in traffic.

Nancy French
117 Firestone Court
Delaware, Ohio

Ms. French requested information on fencing around the retention pond for safety. She requested information on what happens if the property is not rezoned.

Ramona Morall
67 Colfret Court
Delaware, Ohio 43015

Ms. Morall voiced concerns over the type of facility proposed and the impact on property values.

Cathy LaSota
122 Braddington Court
Delaware, Ohio 43015

Ms. LaSota voiced her support for the project and discussed her role as the Chair on the Del-Mor Dwellings Board.

Motion: Mr. Halter motioned to close the public hearing, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Mr. Efland discussed dwelling units and congregate facility. He discussed previous interest from potential buyers from the property and that they were informed of the process for any zoning changes. Mr. Weber discussed the concern of pond safety and that the type of barrier has not yet been determined.

Mr. Wilson discussed the desire to develop on the current property due to the larger site. He discussed the role of staff to manage the property and discussed a planned community meeting that was rescheduled for February 21, 2018.

e. Commission Action

Motion: Mr. Halter motioned to amend 2017-3115, 3116, 3117, and 3118 dwelling units to no more than forty (40) units, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3115, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3116, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3117, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3118, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson requested a break at 9:01 p.m. and reconvened the meeting at 9:07 p.m.

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

Mr. Schultz reviewed the proposed site plan and building elevations. He discussed the current zoning of the property. He discussed plans for the expansion to the building. He informed the Commission that there will be no changes to access the property. He informed the Commission that there are no trees that will be removed during the construction and that notification has been submitted to the FAA.

b. Applicant Presentation

APPLICANT:
Patrick Bye
3437 Sunningdale Way
Columbus, Ohio 43221

Harold Sexton
Fed One Dublin, LLC.
8400 Industrial Parkway
Plain City, Ohio 43064

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0017, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by 7-0 vote.

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

Mr. Selmek reviewed the proposed site plan and building elevations.

b. Applicant Presentation

APPLICANT:
Jennifer Carney
Carney Ranker Architects
5925 Wilcox Place, Suite E.
Dublin, Ohio 43015

Jeff Rothenbuhler
Wolfrum Roofing & Exteriors
132 Johnson Drive
Delaware, Ohio 43015

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-0020, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by 7-0 vote.

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

Mr. Schultz reviewed the proposed site plan and building elevations. He informed the Commission that there will be no tree removal on the site. He reviewed the lighting plan for the out lot. He discussed proposed building materials.

b. Applicant Presentation

APPLICANT:
Ken Knuckles
Development Management Group
4209 Gallatin Pike
Nashville, Tennessee 37216

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0021, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by 7-0 vote.

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

Mr. Efland discussed the location map and the areas designated as 3 and 4. He discussed the zoning of the area and the proposed text amendment to shift units from area 4 to area 3. He presented to the Commission the proposed site plan and renderings of the development.

Mr. Prall requested information on why the Applicant submitted both a Preliminary and Final Development Plan at the same time. He voiced concerns that area 4 may not be built in the future or there could be a request for a zoning text amendment change.

b. Applicant Presentation

APPLICANT:
Miles Horton
1512 ½ One Avenue
Columbus, Ohio

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

Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43016

Mr. Horton discussed the layout and amenities of the property. He discussed plans to have a clubhouse and a resort style swimming pool and dog washing station. He discussed the rent range for the properties and reviewed the square footage of the apartments. Information was provided regarding the mounding height along Boulder Drive. Mr. Horton discussed the need to increase the amount of apartments was to be able to create the luxury accommodations.

c. Public comment (public hearing)

PUBLIC COMMENT:
Nancy Campbell
900 Canal Street
Delaware, Ohio 43015

Ms. Campbell voiced her opposition to the development.

Lisa Keller
253 Harmony Drive
Delaware, Ohio 43015

Ms. Keller voiced her concerns regarding the increase in apartment units. She questioned what the plans for the bike path were and that the plans do not include the development of Boulder Drive. Ms. Keller provided density comparisons for past developments.

Scott Kinslow
107 Diverston Way
Delaware, Ohio 43015

Mr. Kinslow voiced concerns over the timeliness of notification to surrounding residents, the concern with traffic on Houk Road and requested information on the lighting on Boulder and the expected width of the mounding.

Ethan Andy Hatten
284 Harmony Drive
Delaware, Ohio 43015

Mr. Hatten voiced concerns over the impact the development will have to the schools.

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio 43015

Mr. Wolber voiced concerns regarding the wooded area across Houk Road. Mr. Efland informed Mr. Wolber of concept plans to preserve the area and have a park.

Mr. Wolber questioned if the property will be closed to neighbors.

Kurt Byers
178 Merriston Circle
Delaware, Ohio 43015

Mr. Byers requested information regarding the location of the retention pond and parking.

A discussion was held regarding the development of Boulder Drive. Mr. Sabatino informed the Commission that he intended for the street to be built in the future and was awaiting information from the City Manager's Office. He discussed the willingness to add a condition of the construction of Boulder Drive prior to occupancy permits for the apartment. Mr. Woodings discussed the rear elevations of the buildings. Mr. Sabatino expressed that the development will be private property, but will not be a

gated community.

Mr. Efland discussed the process of notification to the public and standard procedure. He discussed that storm drainage and lighting would have to meet engineering design standards and requirements. Mr. Weber discussed with the Commission that Houk Road was engineered to high volumes of traffic and that the current volume of traffic is where it is expected to be. Information was provided on the proposed parking and garage availability. Staff discussed the expected width of the mounding adjacent to the residents to the north of the development.

Mr. Halter requested that the City work with the Applicant in regards to Boulder Drive before taking action.

d. Commission Action

Motion: Mr. Halter motioned to table 2018-0026 and 2018-0027, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-1 (Prall) vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 7, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the February 7, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 11:08 p.m.

_____

Stacy Simpson, Chairperson

_____

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0026-0027
REQUEST: Multiple Requests
PROJECT: Willowbrook Apartments
MEETING DATE: March 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).

March 7, 2018 UPDATE

Since the February meeting of the Planning Commission there have been several items discussed.

First, the Commission requested resolution on the Boulder Dr. connection. That has resulted in the following direction from the City Manager: *At the February 7, 2018 planning commission meeting, there was discussion about the Boulder Drive extension, not only as part of this application, but also as part of the future development of Adalee Park. I recommend that a required condition of the currently under review Willowbrook Apartment applications should be to have the Applicant construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.*

Thus, the original condition from the February Staff report in this regard has been amended to account for this as written below.

There has been continuing plan review advancement by the Applicant over the last month as well. The Applicant has indicated recently several items as noted below in this regard.

1. The Applicant has expressed a desire to have considered a wood fence dumpster enclosure per the attached revised plans. Originally, condition # 4 in the February 7, 2018 Staff report noted the enclosures should be built using brick or stone with wood doors painted to match. Given that the enclosures will generally not be visible from a public way but rather only on this private site and given that the proposed

enclosures utilize materials elsewhere proposed to be used on the site and given that the enclosures are full enclosures that include doors, Staff can concur with these proposed materials and general design and amends its original recommendation in this regard to match the revised submission herein with the caveat that the wood enclosures and doors are painted or stained to compliment the adjacent buildings.

2. Condition # 8 in the February Staff report related to a potential tree planting and/or payment based upon the deficiency noted in the initial submittal. Since that time, the City Arborist has worked with the arborist for the applicant to determine a more accurate tree count including species identification. As a result, the City Arborist has determined that the trees being removed which resulted in the replanting/fee requirement originally are all actually Cottonwood trees. By City Code (907.07) and past practice, Cottonwood trees are prohibited from being planted in the City and are not counted toward replacement requirements as a result. If they are part of a larger permanent tree preservation area where they will not interfere with water or sewer lines they have been allowed to remain. This is not the case with this proposal and, thus, all required replanting has been accounted for on the site per the amended plans.
3. Condition #12 of the original February Staff report concerned refuse service. The Applicant had previously been made aware of this by the Public Works director. In the intervening month, the Applicant has indicated their desire that all of the residents use private pick up provided by the owner. The City Administration continues, however, to recommend per City Code the original condition as written in the February Staff report. Thus, no change is recommended herein by Staff in that regard although the Condition is now #11 in this report.

As a result of these updates the following are the recommended Conditions by Staff for this March hearing.

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 Applicant shall construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site

development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.

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 as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.
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. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
9. The private street names shall be submitted and approved by the City and other appropriate agencies.
10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
11. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

COMMISSION NOTES:

EST 1808

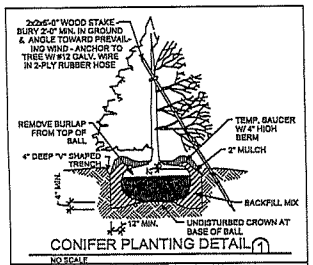
CITY OF

DELAWARE

OHIO

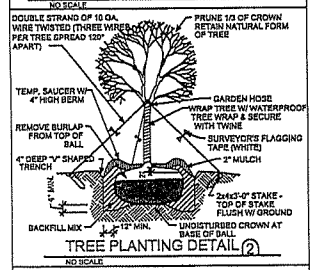
Revised Submitted Plans – March 2, 2018

Planning & Community Development • City Hall • 1 South Sandusky Street • Delaware, Ohio 43015
Main 740.203.1600 • Fax 740.203.1699 • www.delawareohio.net
Planning & Zoning 740.203.1600 • Building & Inspection 740.203.1650 • Code Enforcement 740.203.1630



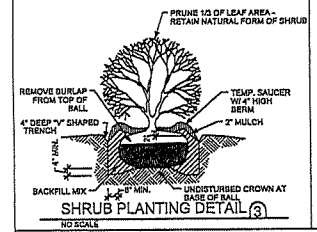
CONIFER PLANTING DETAIL 1

NO SCALE



TREE PLANTING DETAIL 2

NO SCALE

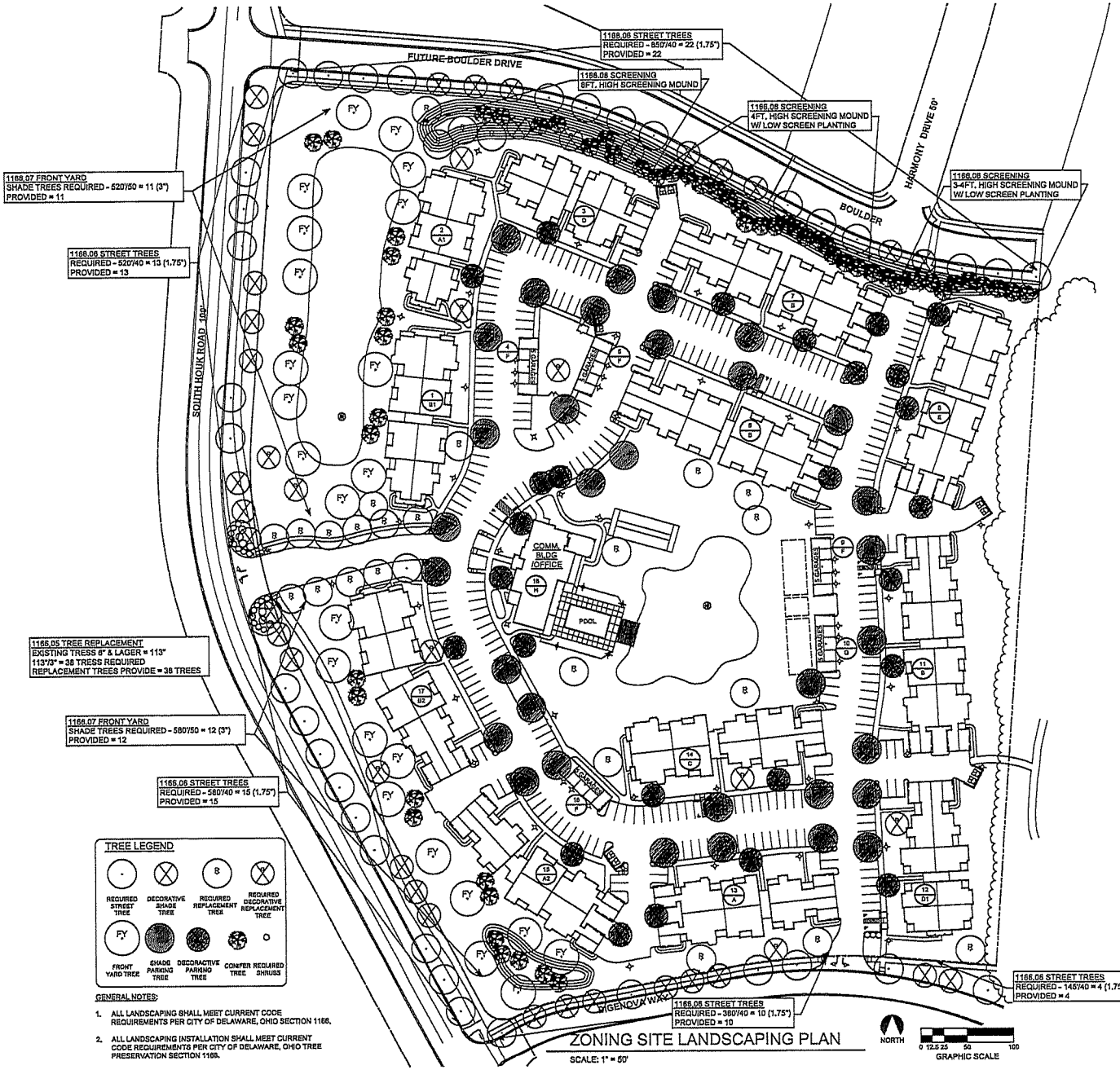


SHRUB PLANTING DETAIL 3

NO SCALE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
DWG	DWORK DUSH	COTINUS COGGYGRIA		
MAS-1	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA		
MAS-2	JANE MAGNOLIA	MAGNOLIA LILIFLORA 'JANE'		
MAS*	MAGNOLIA	SEE BUILDING LANDSCAPING PLANS		
BS	BLUE SPRUCE	PICEA PUNGENS (BLUE)	6'-8' HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	6'-8' HIGH	
GBL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
BKL	BKYLINE LOCUST	ROBINIA 'BKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SS	SERVICEBERRY	AMELANCHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TD	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
GGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
RB	BARBERRY	BERBERIS THUNBERGII DWF. I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGII CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CRENATA		
PLBC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KD-1	KOREAN "WATERGRADE" DOGWOOD	BUXUS MICROPHYLLA KOREANA		
KD-2	KOREAN "WATERGRADE" DOGWOOD	BUXUS MICROPHYLLA KOREANA		



TREE LEGEND

REQUIRED STREET TREE · DECORATIVE SHADE TREE · REQUIRED REPLACEMENT TREE · REQUIRED DECORATIVE REPLACEMENT TREE

FRONT YARD TREE · SHADE PARKING TREE · DECORATIVE PARKING TREE · CONIFER TREE · REQUIRED SHRUBS

GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO SECTION 1166.
2. ALL LANDSCAPING INSTALLATION SHALL MEET CURRENT CODE REQUIREMENTS PER CITY OF DELAWARE, OHIO TREE PRESERVATION SECTION 1165.

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

KONTOGIANNIS & ASSOCIATES

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PLANNING
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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

ZONING SITE LANDSCAPING PLAN

DATE:
REVISED: ⚠ 02/26/2016

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EXPIRATION DATE 12/31/2019

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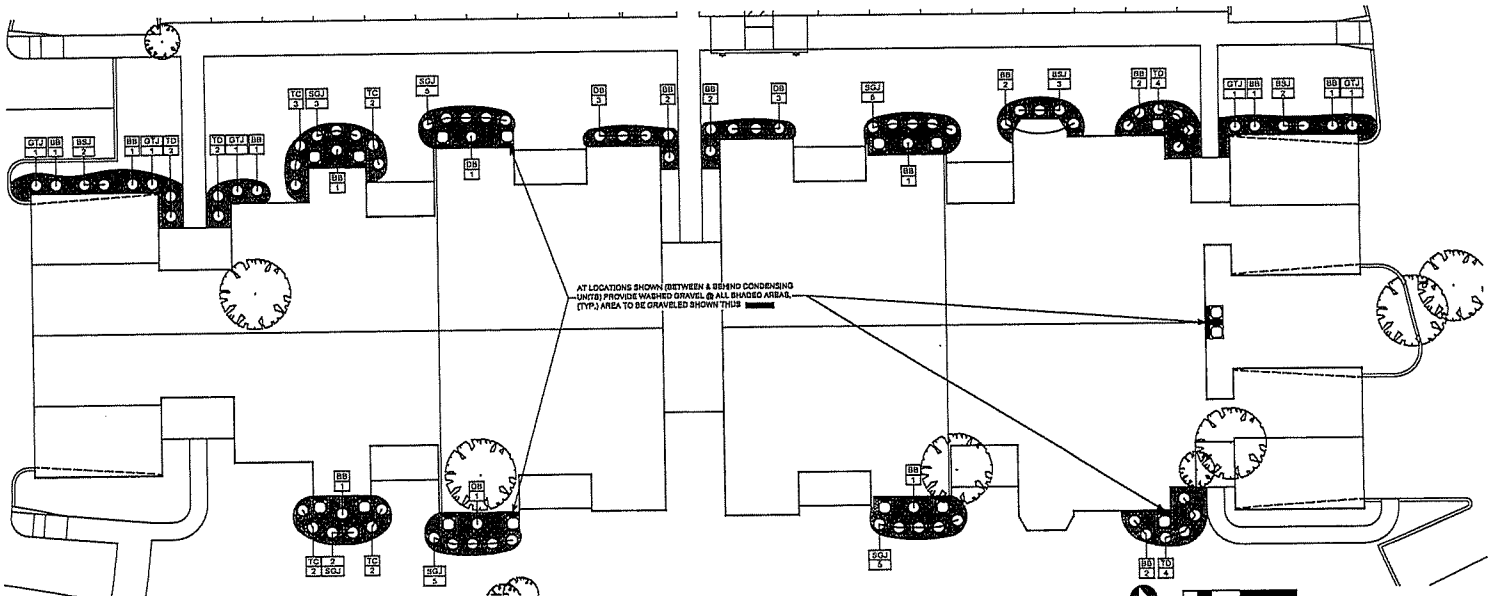
ZSL-1

2/2/2016 10:23:42 AM, FRANCKA

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICL NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'		
COU	RED MAPLE - OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'		
DAM	DAKOTA MAM	CITRUS CORDYDIA		
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)	5'-6" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	5'-6" HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINIA 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SS	SERVICEBERRY	AMELANCHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
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 THUNBERGII ONE CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGII CRIMSON PYGMY		
EB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARIUSLE		
PLBC	PURPLE BANDCHERRY	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		



TYP. BUILDING LANDSCAPING PLAN

SCALE: 1" = 10'

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TYPICAL BUILDING LANDSCAPING PLAN

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ZSL-2

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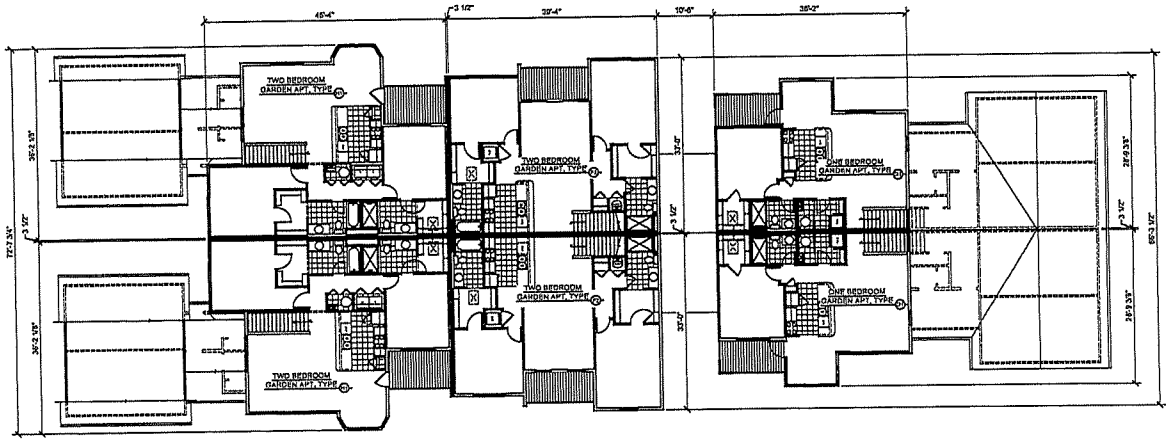
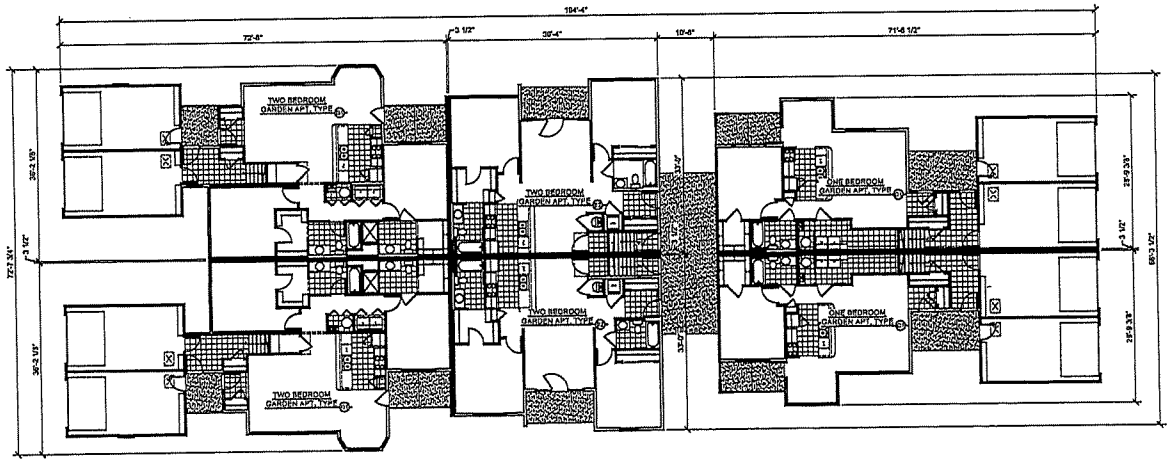


SECOND FLOOR PLAN - BUILDING 13/A

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,590 SQ.FT.



FIRST FLOOR PLAN - BUILDING 13/A

NORTH

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 13/A = 15,967 SQ.FT.

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WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING 13/A

DATE:
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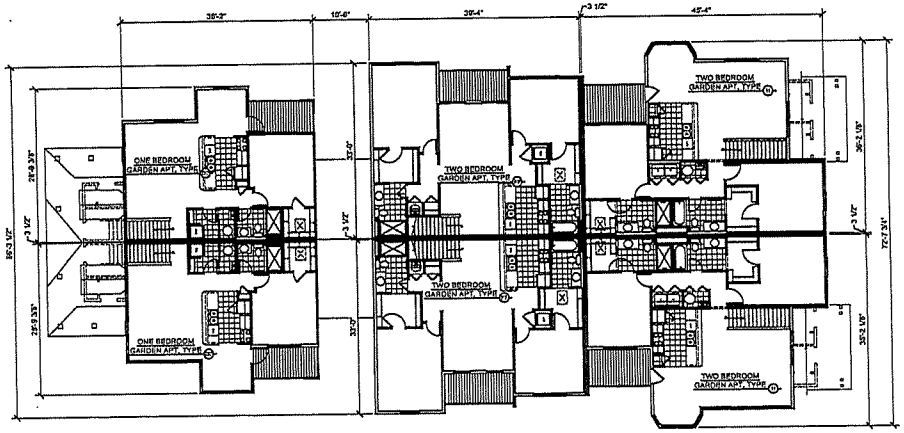
A1-1

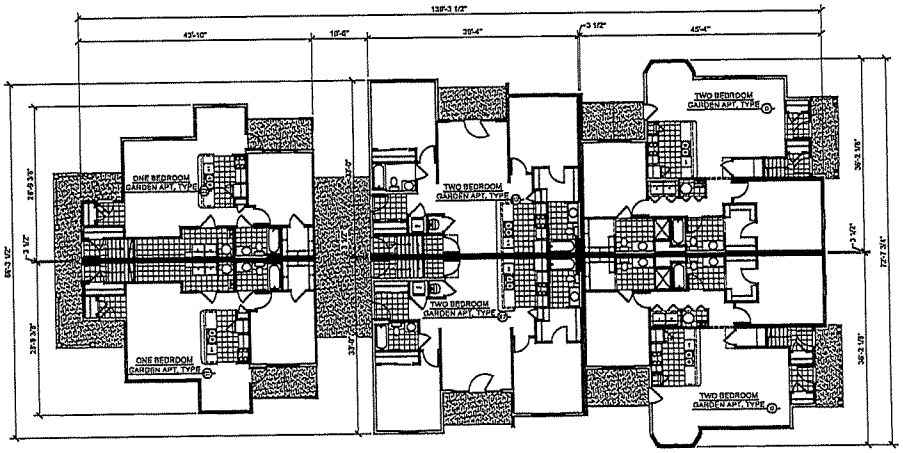
2/5/2018 10:27:33 AM, ehanson



SECOND FLOOR PLAN - BUILDING (2/A1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (2/A1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 6,904 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 2/A1 = 13,504 SQ.FT.

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BUILDING (2/A1)

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A1-2

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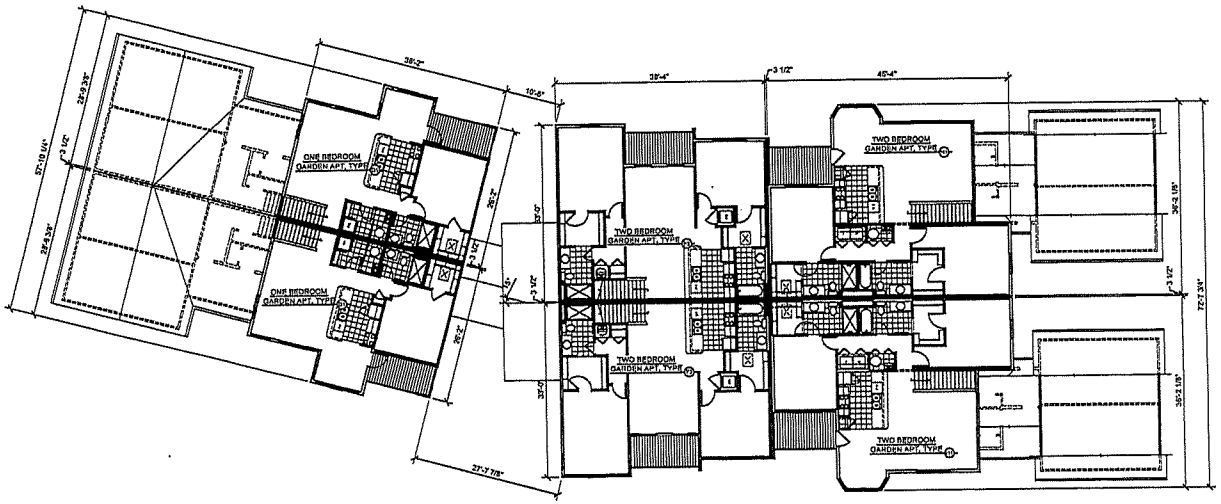
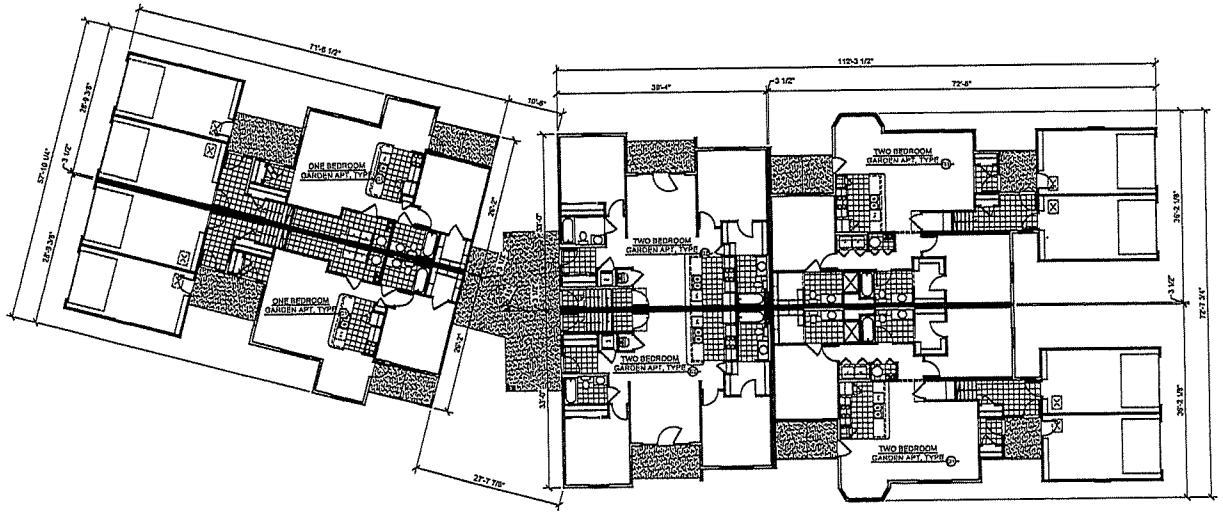


SECOND FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 15/A2

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 15/A2 = 15,977 SQ.FT.

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BUILDING PLANS
BUILDING 15/A2

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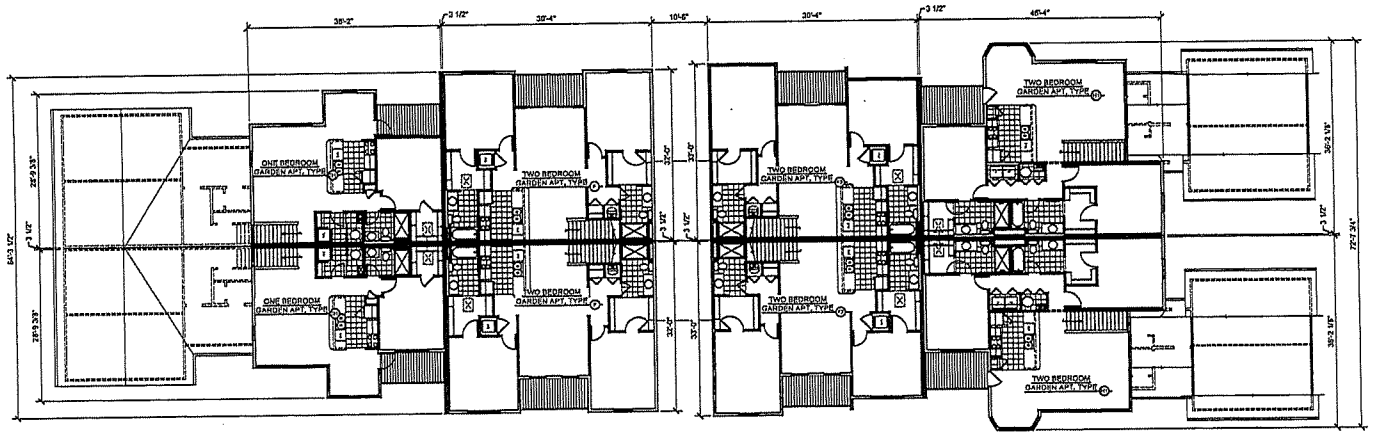
A1-3

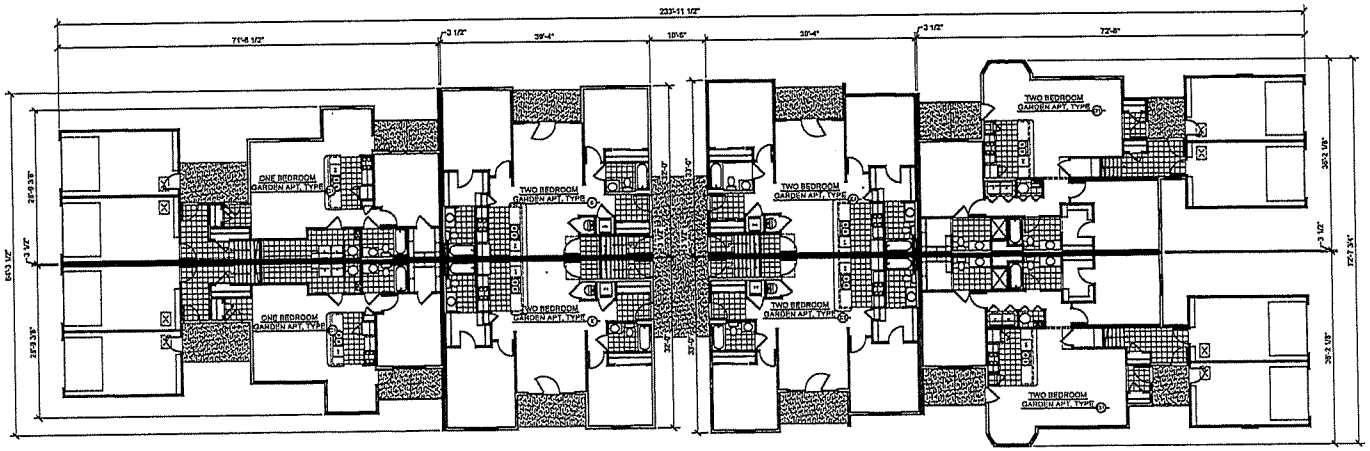
2/23/2018 10:26:25 AM, ehanson



SECOND FLOOR PLAN - BUILDING 7/8 BUILDINGS 9/10 & 11/12 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,998 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 7/8 BUILDINGS 9/10 & 11/12 SIMILAR

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,755 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 6/8 = 20,753 SQ.FT.

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WILLOWBROOK APARTMENTS

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DRAWING TITLE:

BUILDING PLANS
BUILDING 7/8 6/10 11/12

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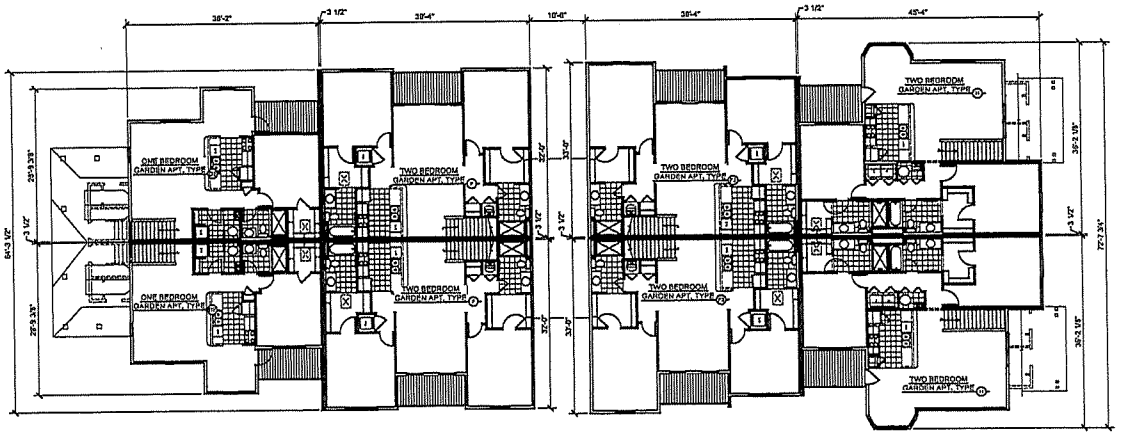
A1-4

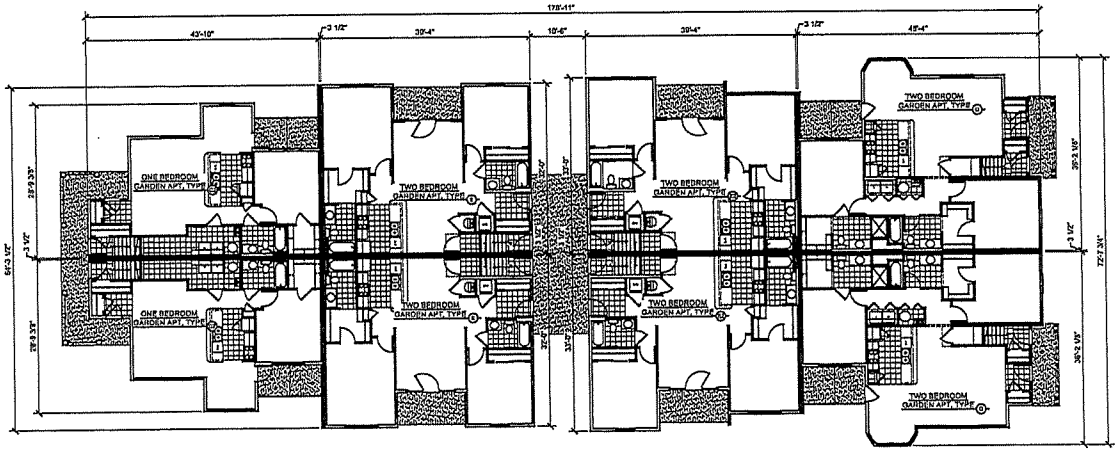
2/5/2018 10:26:30 AM jehansen



SECOND FLOOR PLAN - BUILDING (1/B1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (1/B1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,293 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 1/B1 = 18,281 SQ.FT.

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PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

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BUILDING PLANS
BUILDING (1/B1)

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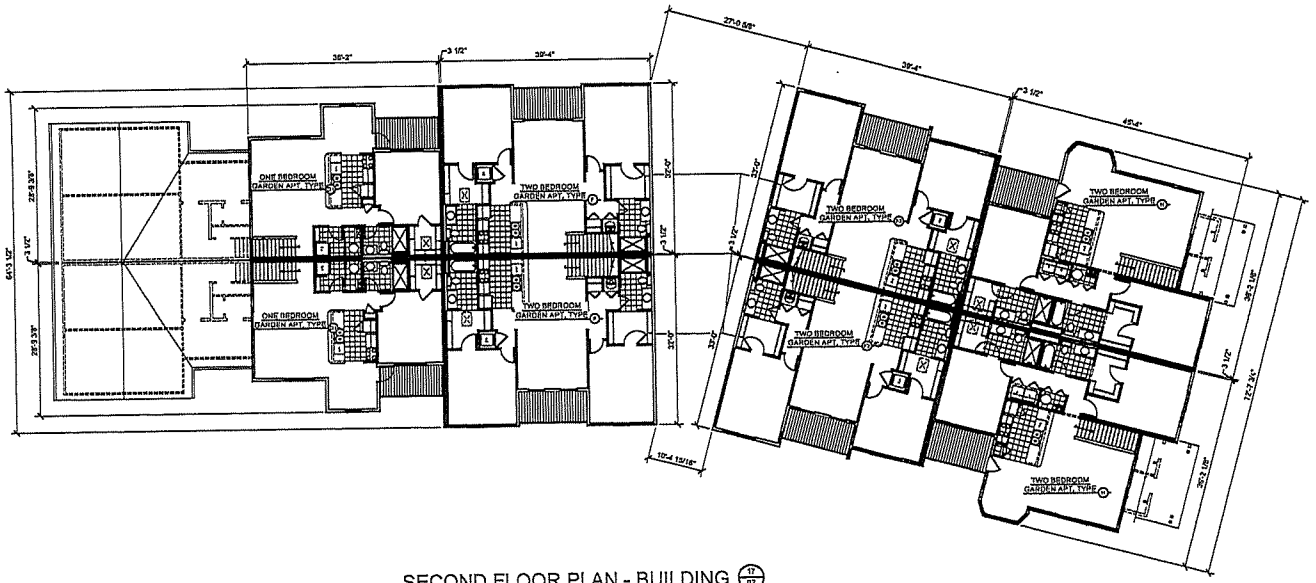
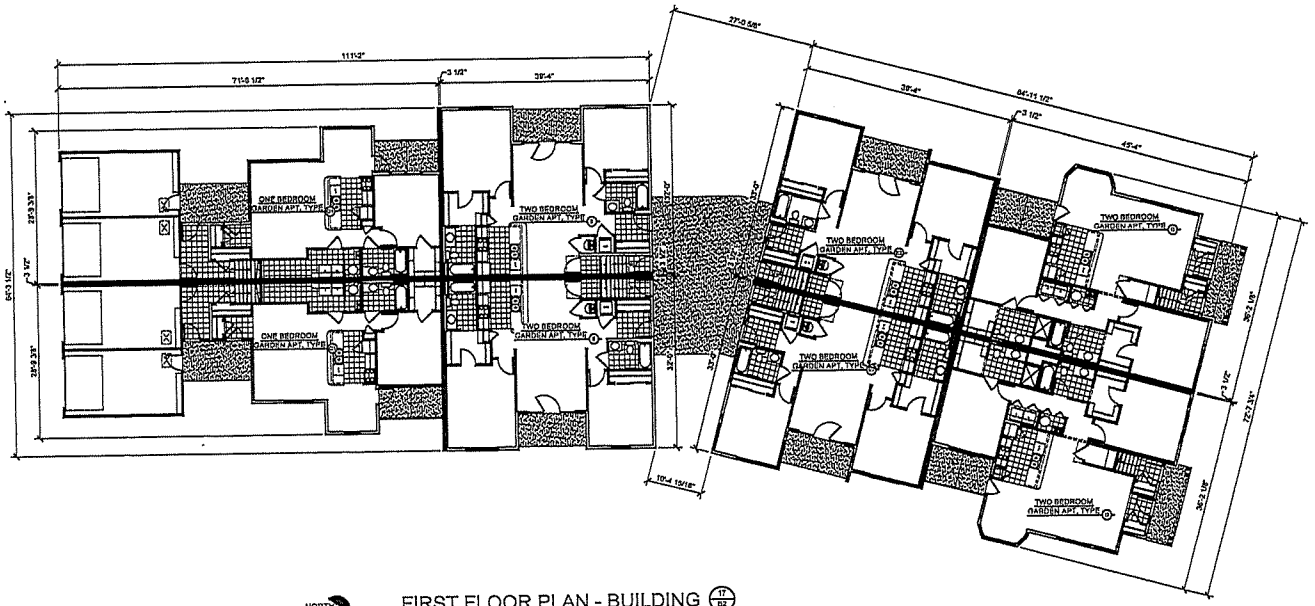


SECOND FLOOR PLAN - BUILDING (17/B2)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (17/B2)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,538 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 17/B2 = 19,526 SQ.FT.

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING (17/B2)

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A1-6

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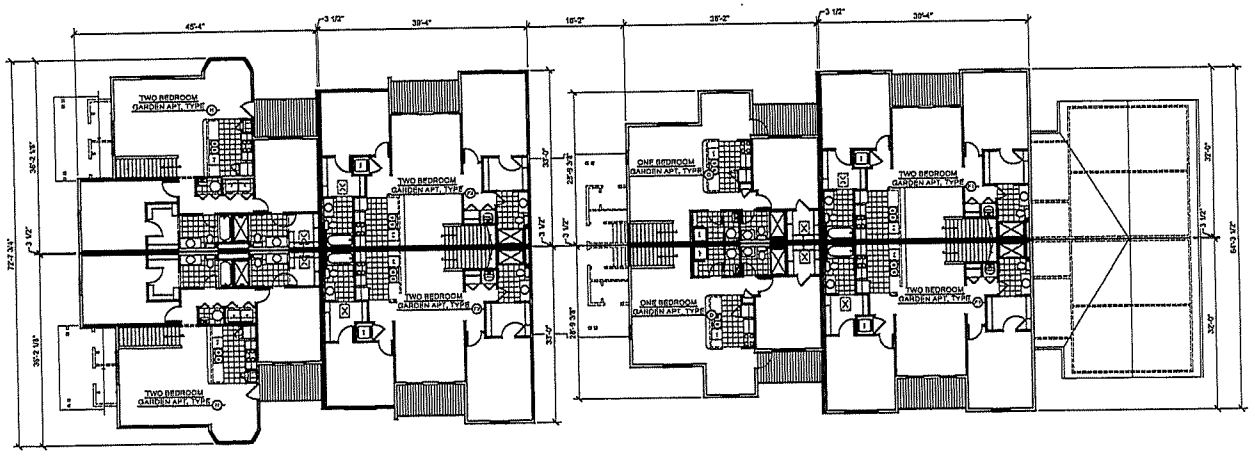
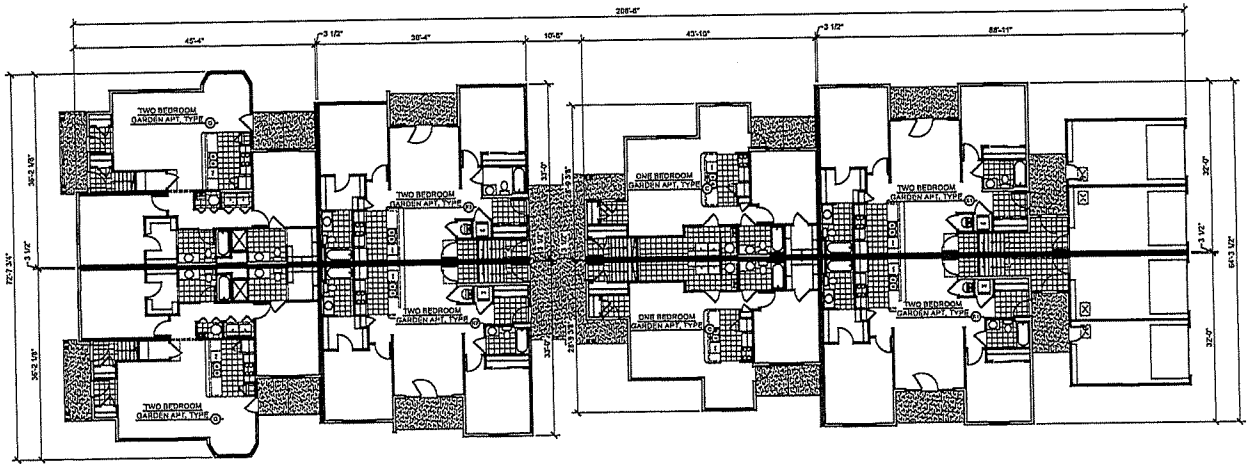


SECOND FLOOR PLAN - BUILDING (14/C)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (14/C)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,525 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 14/C = 19,513 SQ.FT.

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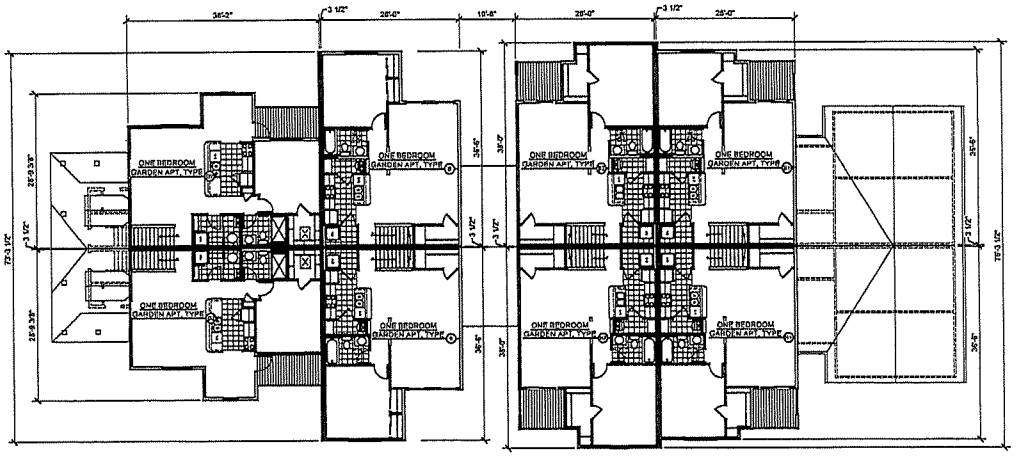
A1-7

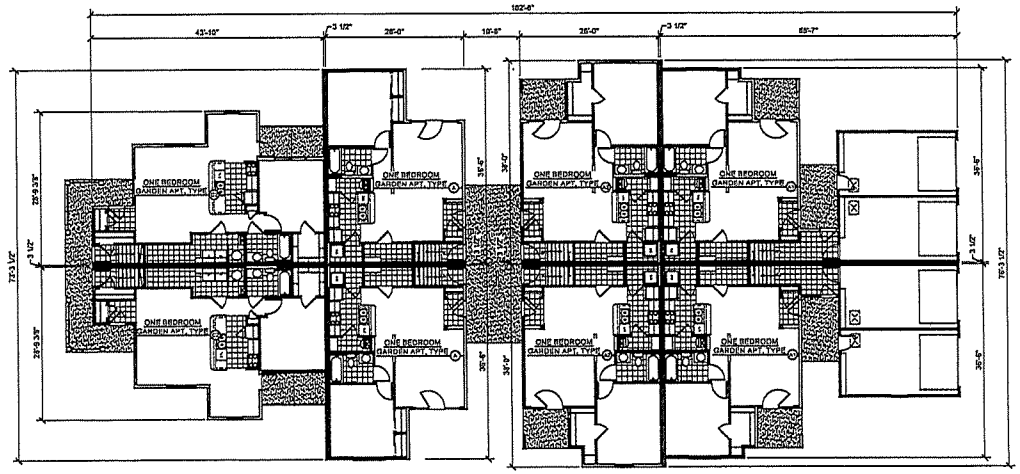
2/28/2018 10:28:43 AM, ehannon



SECOND FLOOR PLAN - BUILDING (3/D)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (3/D)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,425 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 3/D = 15,458 SQ.FT.

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WILLOWBROOK APARTMENTS

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BUILDING PLANS
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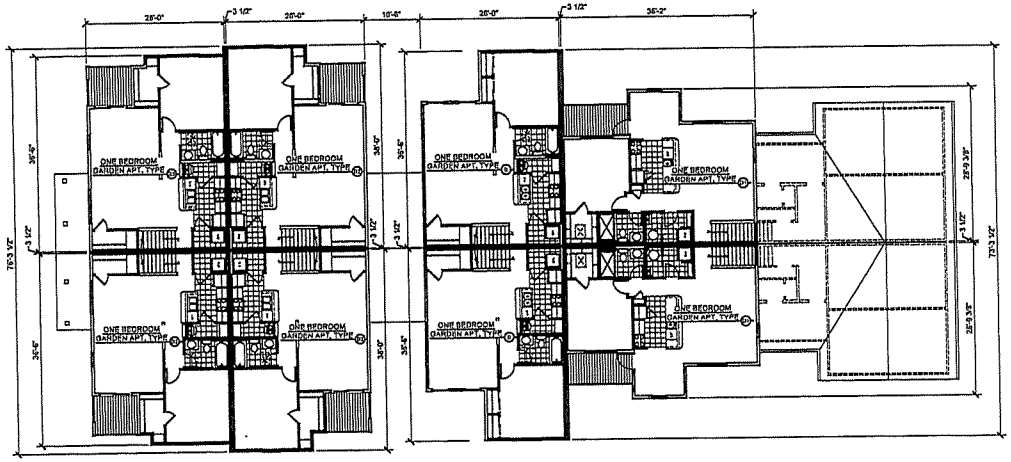
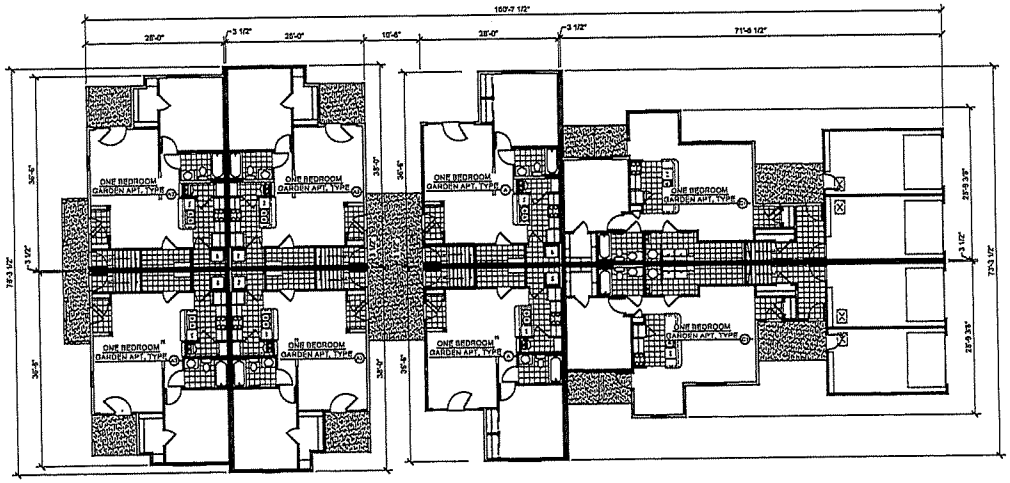
2/22/2018 10:24:18 AM, mkennon



SECOND FLOOR PLAN - BUILDING (12/01)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (12/01)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,450 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 12/D1 = 15,482 SQ.FT.

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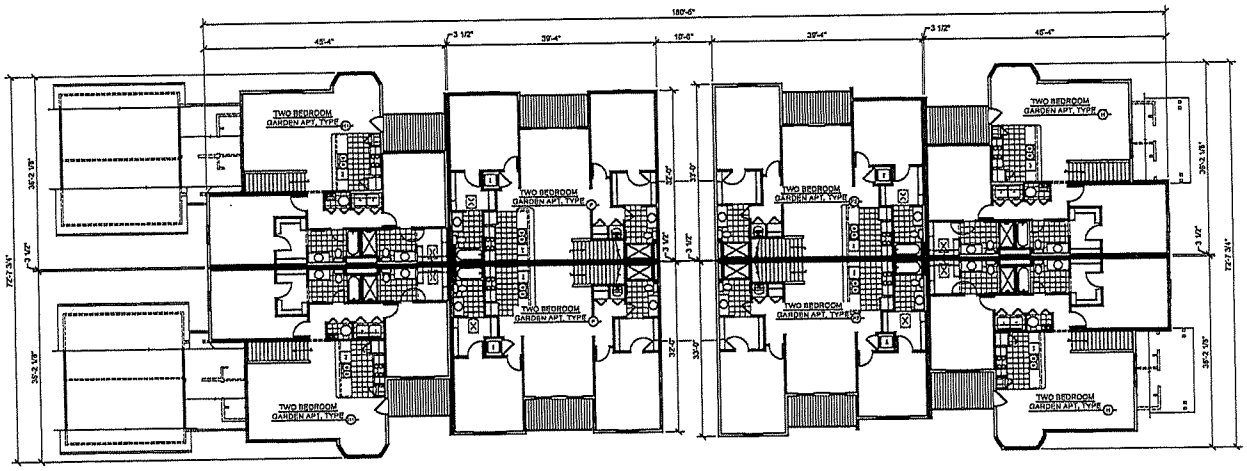
A1-9

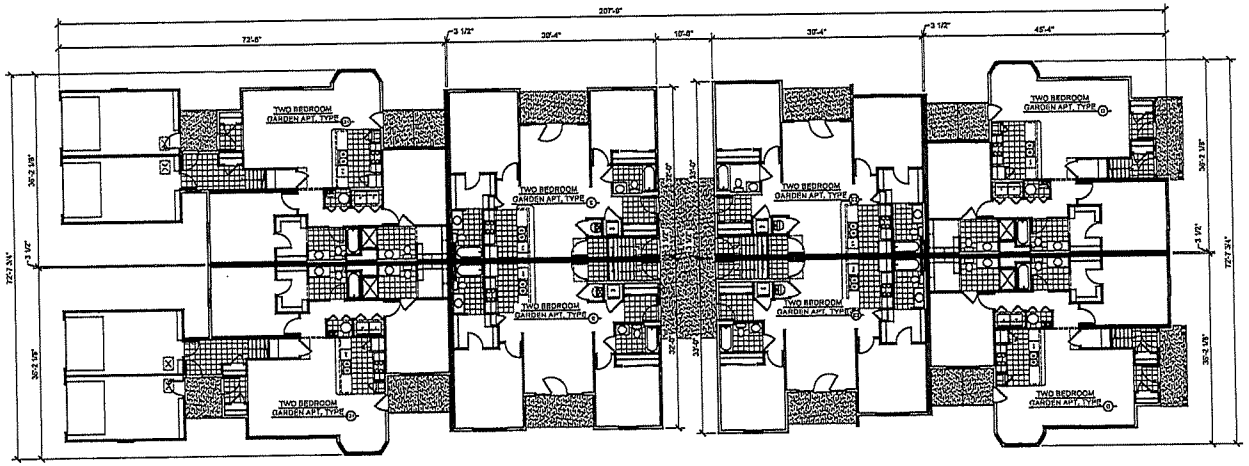
2/23/2018 10:25:53 AM ajhanan



SECOND FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 9,797 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 11,288 SQ.FT.

TOTAL GROSS AREA FOR BUILDING B/E = 21,085 SQ.FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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

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

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING B/E

DATE:
REVISED:

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EXPIRATION DATE: 12/31/2019

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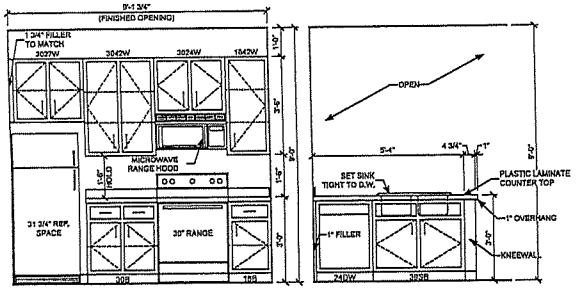
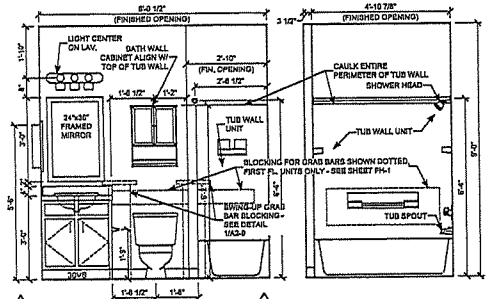
A1-10

3/23/2018 10:25:57 AM, pharman



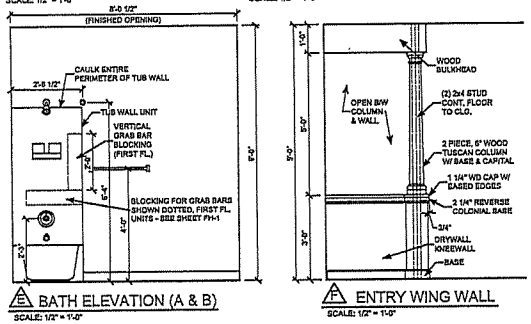
A KITCHEN ELEVATION (A, B, E & F)
SCALE: 1/2" = 1'-0"

B KITCHEN ELEVATION (A & B)
SCALE: 1/2" = 1'-0"



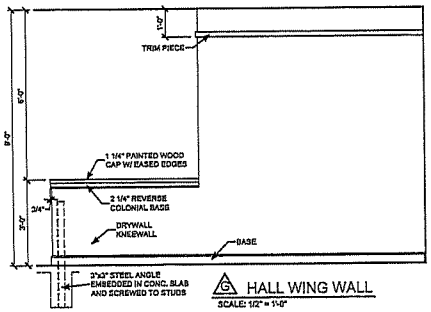
C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

D BATH ELEVATION (A & B)
SCALE: 1/2" = 1'-0"

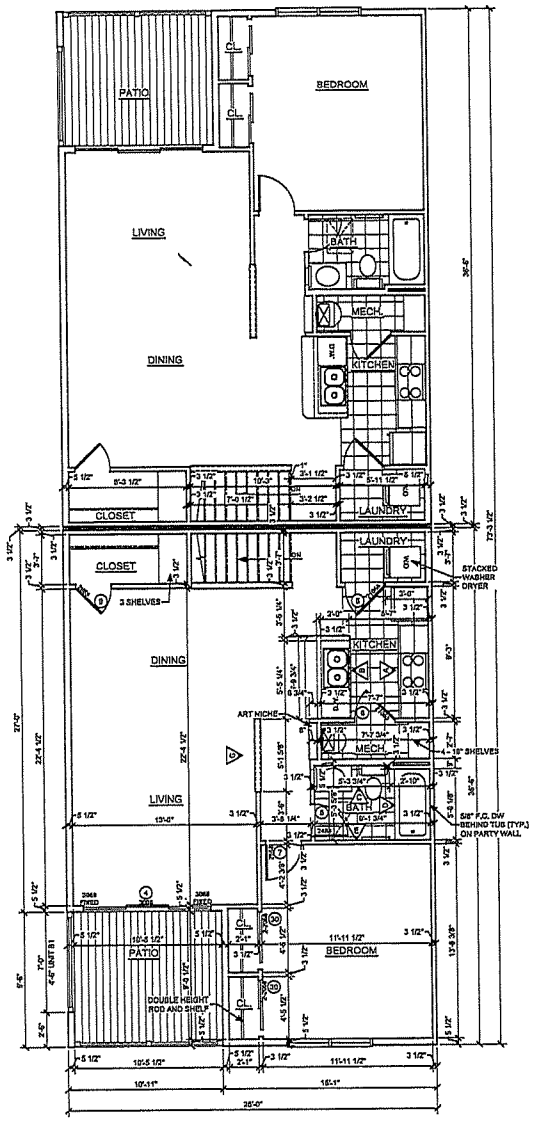


E BATH ELEVATION (A & B)
SCALE: 1/2" = 1'-0"

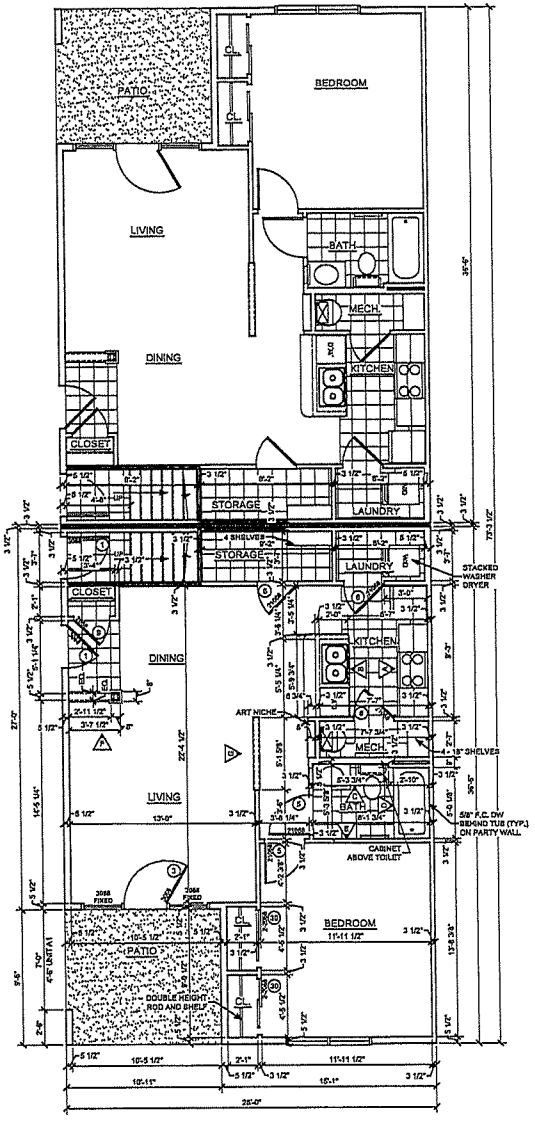
F ENTRY WING WALL
SCALE: 1/2" = 1'-0"



G HALL WING WALL
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN - ONE BEDROOM APT. TYPE B B1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 798 SQ. FT.



FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE A
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 762 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
1/4" FLOOR PLANS & INTERIOR ELEVATIONS UNITS A, B & B1

DATE:
REVISED:

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EXPIRATION DATE 12/31/2019

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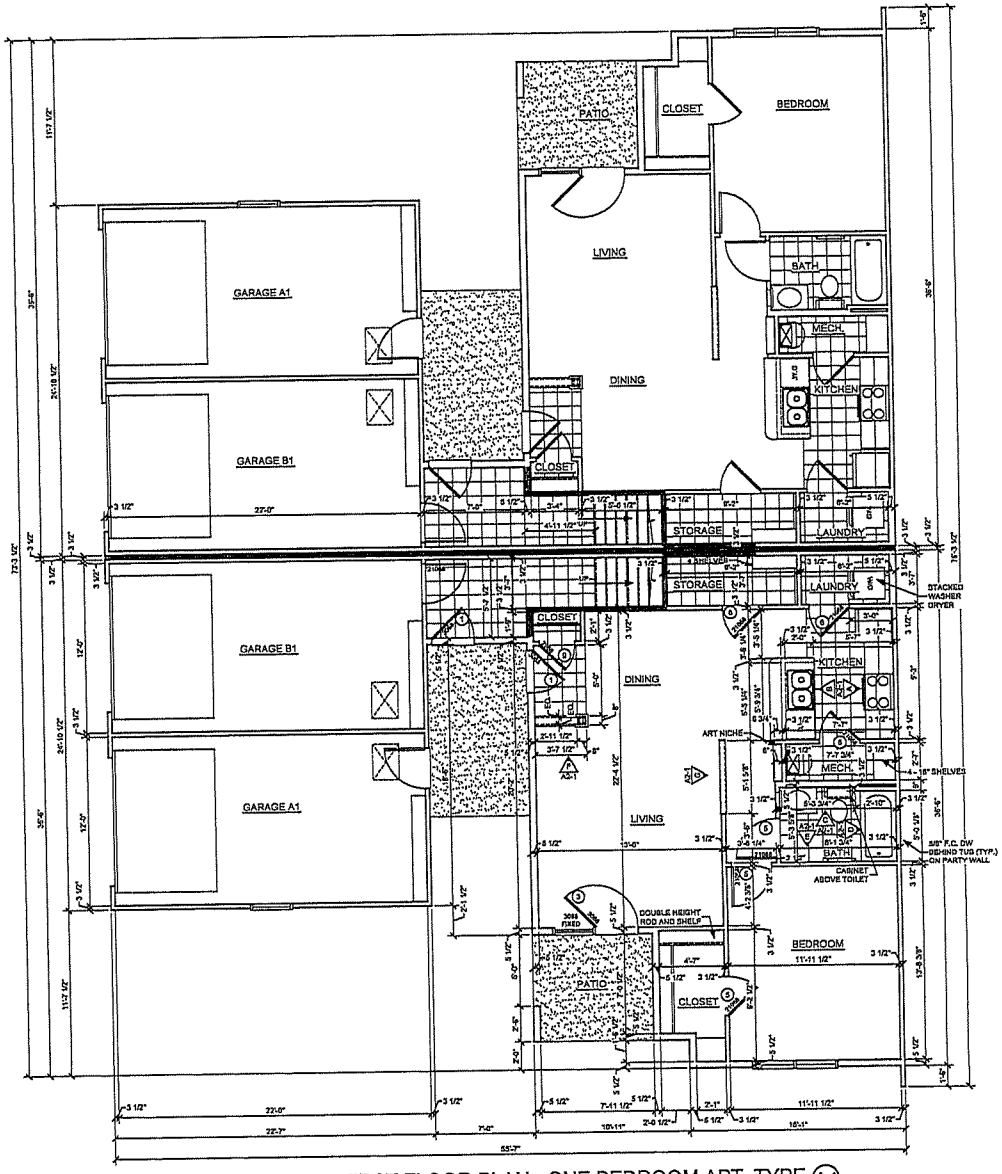
A2-1

2/9/2018 10:37:22 AM, ekancan



FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE A1

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

NET LIVING AREA = 781 SQ. FT.
NET GARAGE = 264 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS
UNIT A1

DATE:
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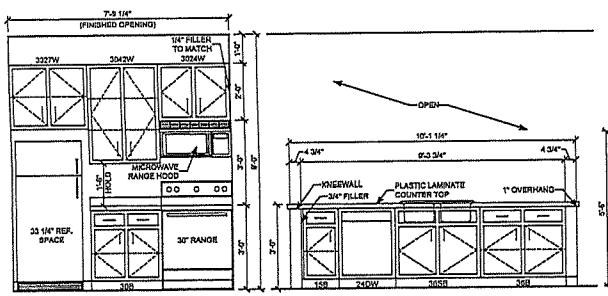
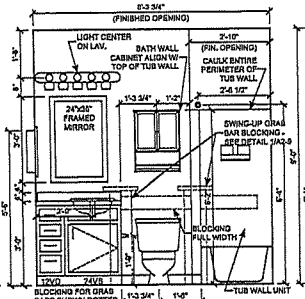
A2-2

2/22/2018 10:21:55 AM, rrhorsen

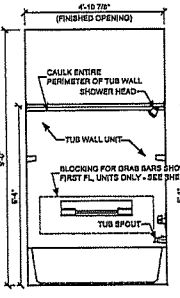


A KITCHEN ELEVATION (C & D)
SCALE: 1/2" = 1'-0"

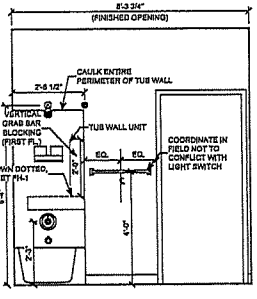
B KITCHEN ELEVATION (C & D)
SCALE: 1/2" = 1'-0"



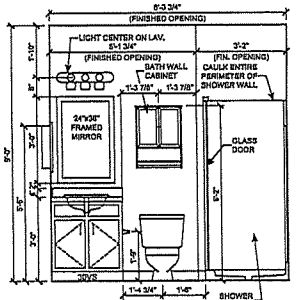
C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



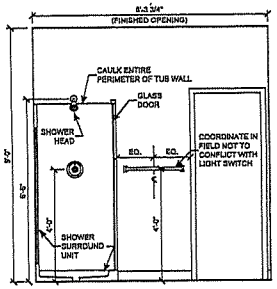
D BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



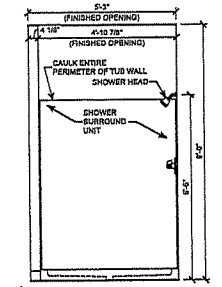
E BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



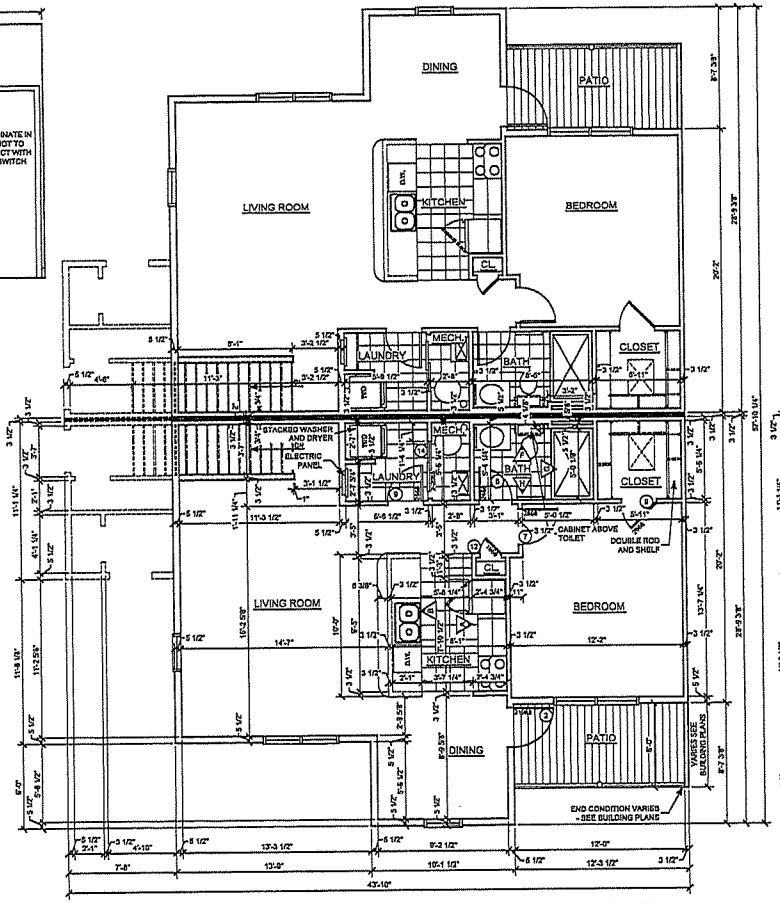
F BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



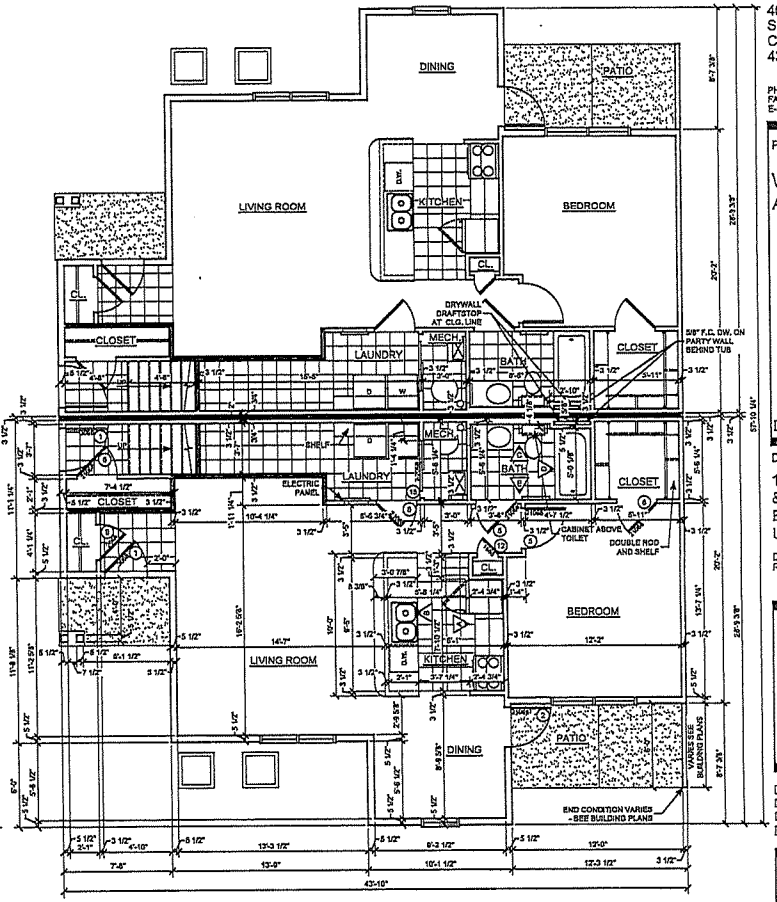
A BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



G BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE D D1
SCALE: 1/4" = 1'-0"
NET LIVING AREA UNIT D & D1 = 803 SQ. FT.



FIRST FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE C
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 846 SQ. FT.

KONTOGIANNIS & ASSOCIATES

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
1/4" FLOOR PLANS & INTERIOR ELEVATIONS UNITS C, D & D1

DATE:
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EXPIRATION DATE 12/31/2019

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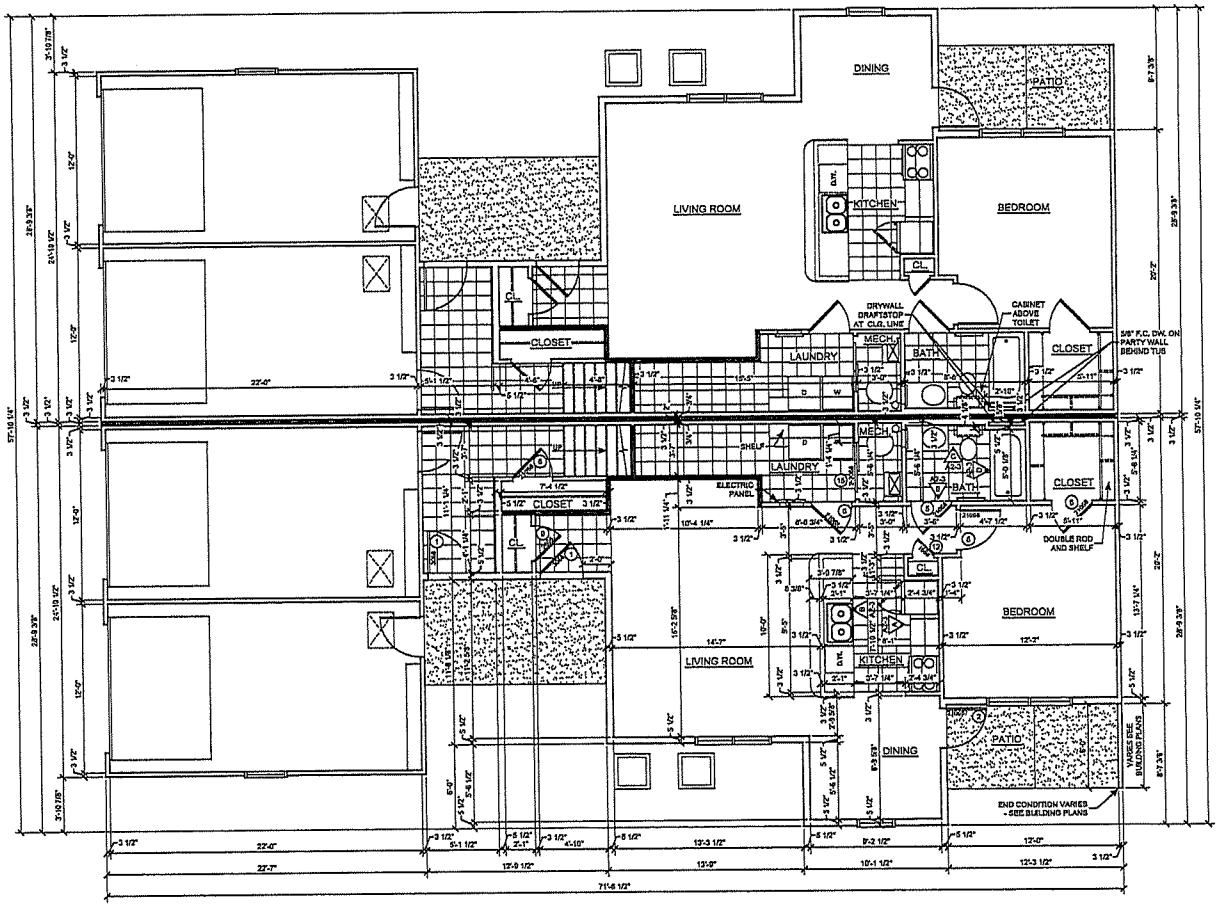
A2-3

2/5/2019 10:27:09 AM, chrisvan



FIRST FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE C1

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

NET LIVING AREA = 627 SQ. FT.
NET GARAGE = 264 SQ. FT.

KONTOGIANNIS & ASSOCIATES

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PLANNING
DESIGN

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS
UNIT C1

DATE:
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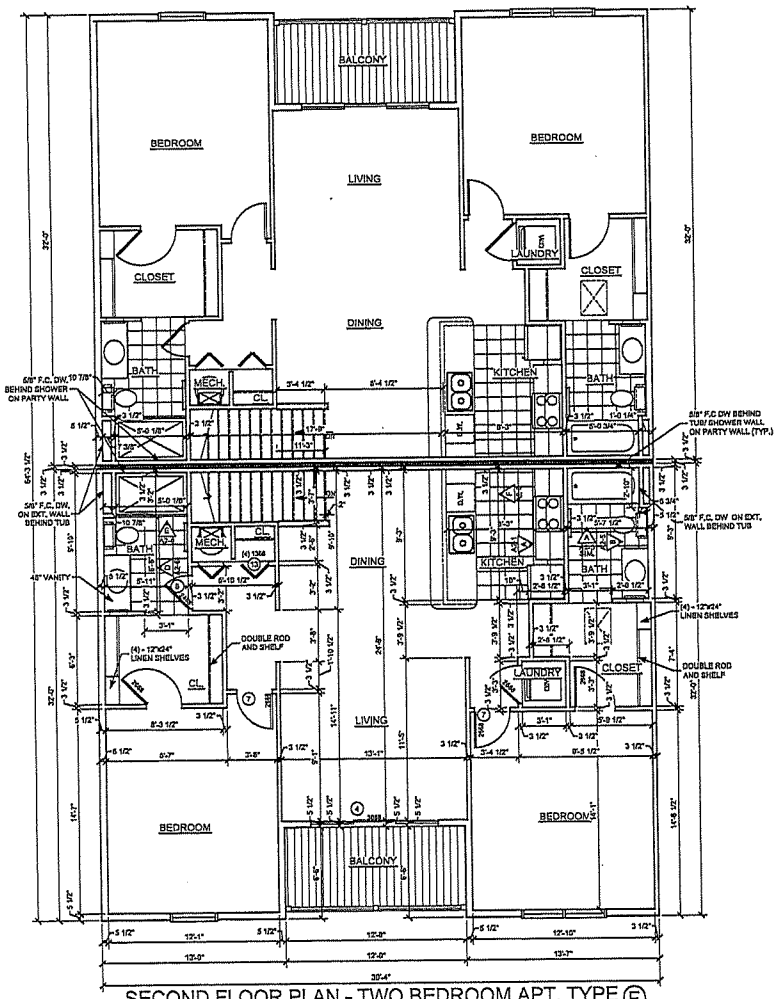
A2-4

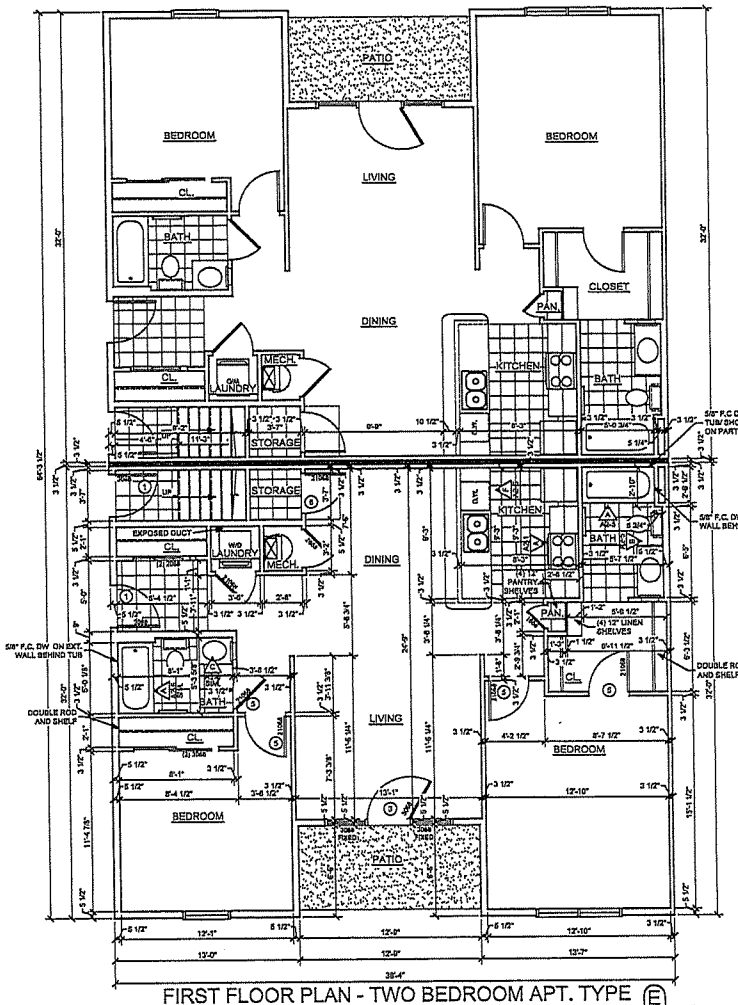
2/9/2018 10:27:12 AM, pfrannen



SECOND FLOOR PLAN - TWO BEDROOM APT. TYPE F

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

NET LIVING AREA = 1,116 SQ. FT.



FIRST FLOOR PLAN - TWO BEDROOM APT. TYPE E

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

NET LIVING AREA = 1,078 SQ. FT.

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& ASSOCIATES

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PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
1/4" FLOOR PLANS
UNITS E & F

DATE:
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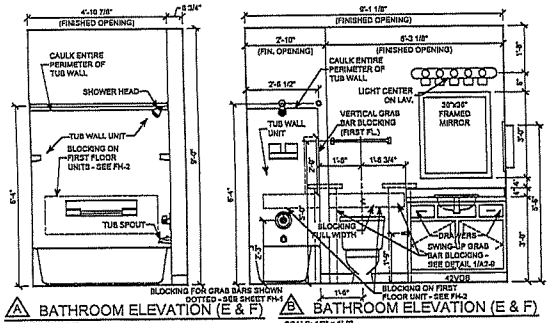
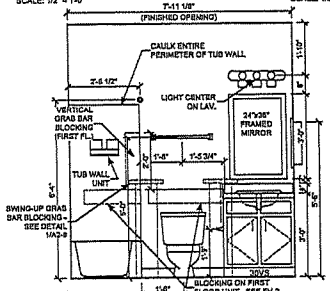
A2-5

2/5/2018 10:27:15 AM, eKannan

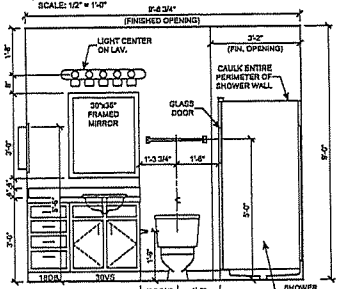


A BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"

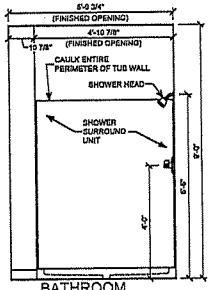
B BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



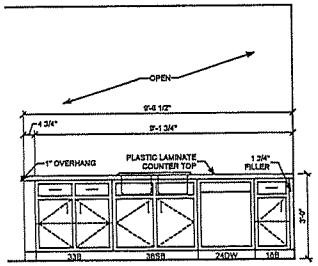
C BATHROOM ELEVATION (E)
SCALE: 1/2" = 1'-0"



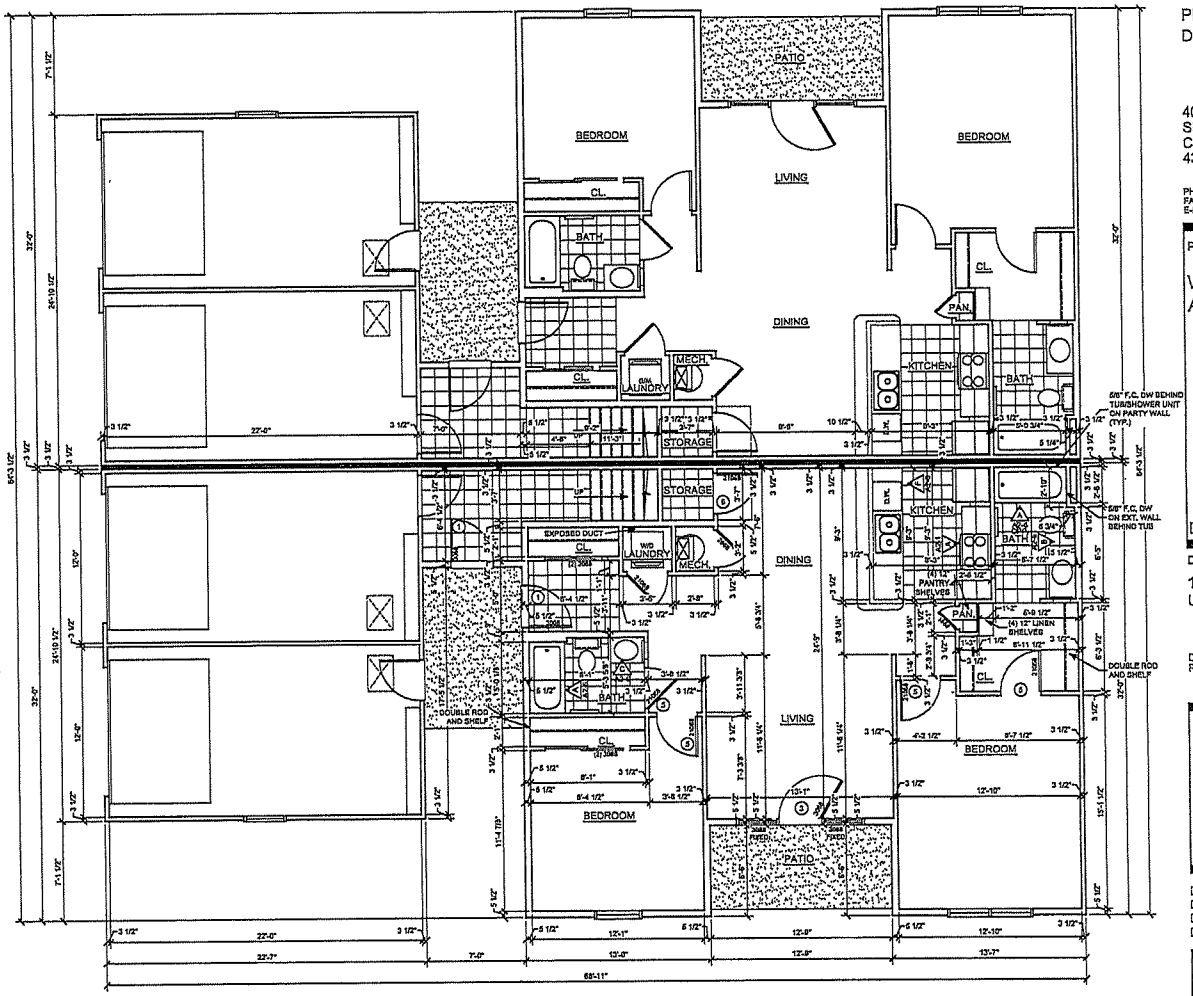
D BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



F KITCHEN ELEVATION (E & F)
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN - TWO BEDROOM APT. TYPE E1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 1,078 SQ. FT.
NET GARAGE = 284 SQ. FT.

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DESIGN

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PROJECT:
WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
1/4" FLOOR PLAN
UNIT E1

DATE:
REVISED:

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EXPIRATION DATE 12/31/2019

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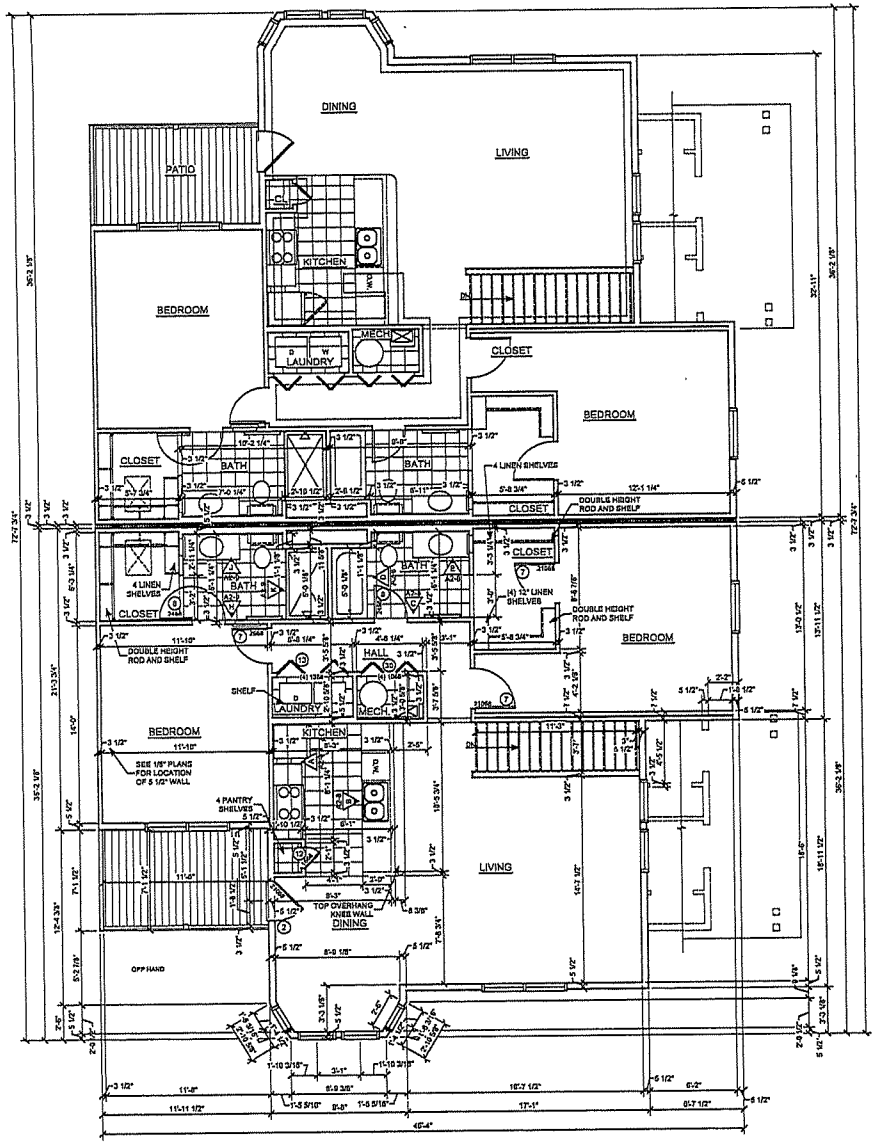
A2-6

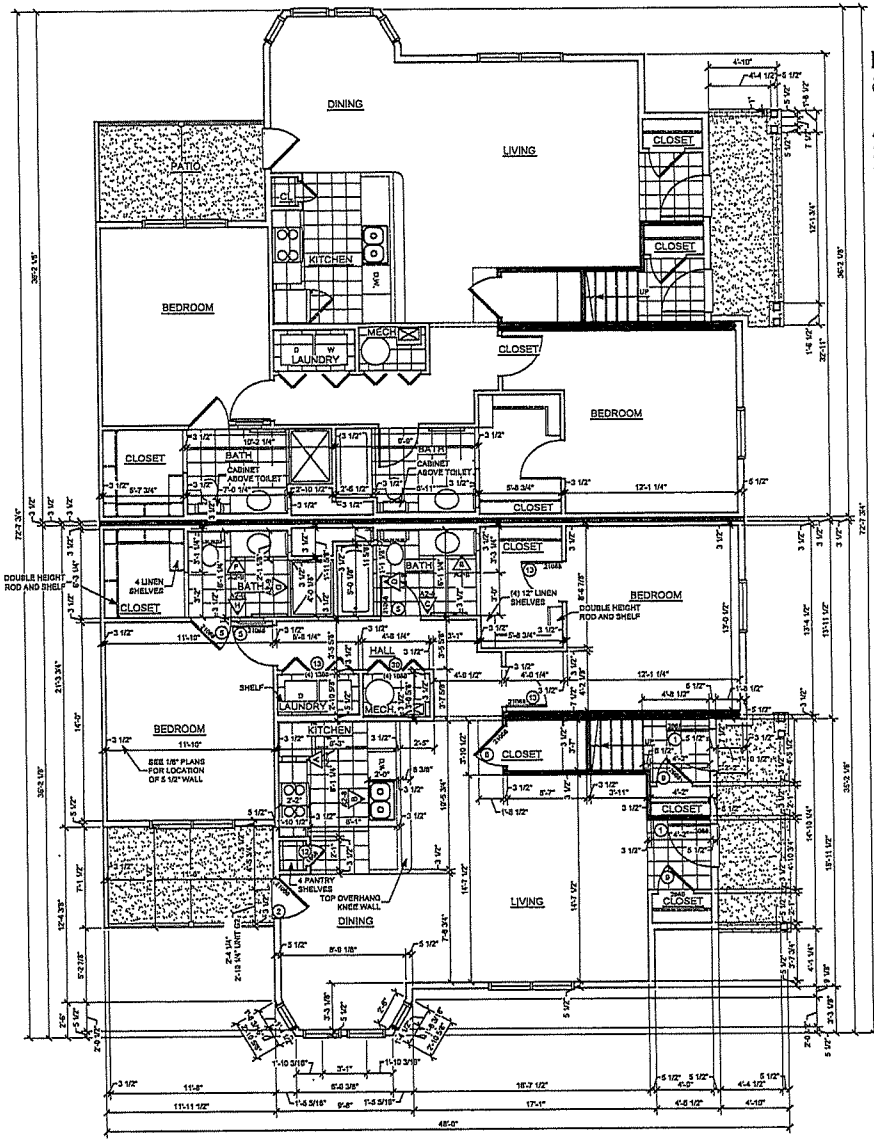
2/8/2019 10:27:18 AM, rhorman



SECOND FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE H

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

NET LIVING AREA = 1,194 SQ. FT.



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE G

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

NET LIVING AREA = 1,210 SQ. FT.

KONTOGIANNIS & ASSOCIATES

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS UNITS G & H

DATE:
REVISED:

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EXPIRATION DATE 12/31/2019

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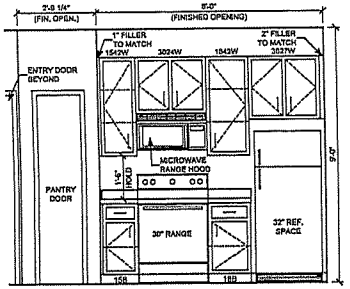
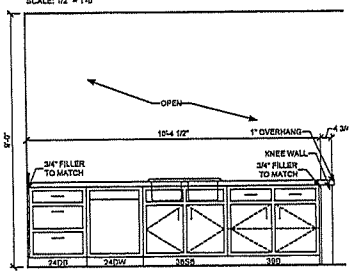
A2-7

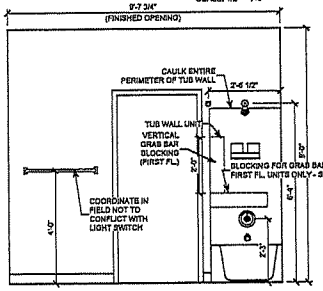
2/23/2018 10:21:21 AM, mhansen



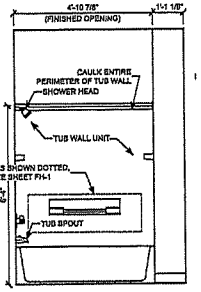
A KITCHEN ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



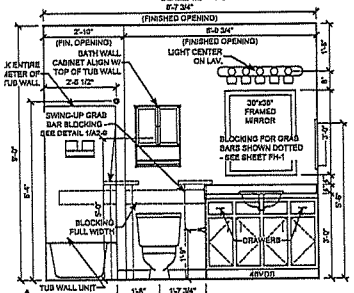
B KITCHEN ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



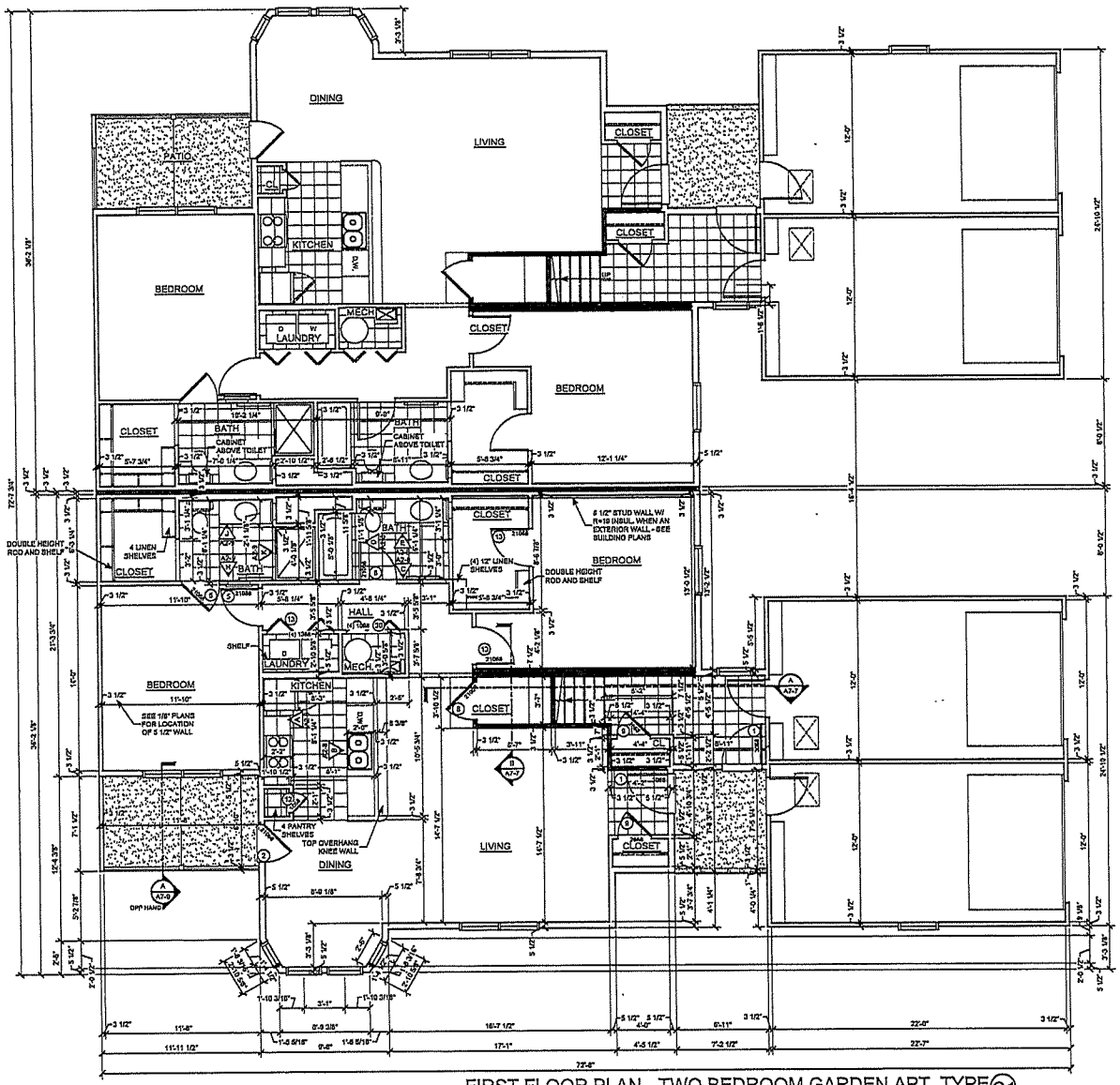
C BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



D BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION (G, G1, H & H1)
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE G1
SCALE: 1/4" = 1'-0"

NET LIVING AREA = 1,210 SQ. FT.
NET GARAGE = 264 SQ. FT.

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

1/4" FLOOR PLANS UNITS G1

DATE:
REVISED:

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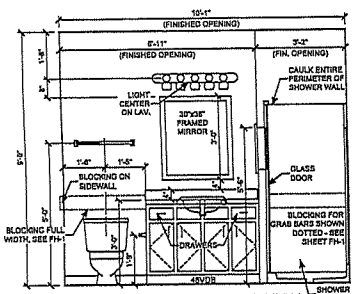
- ☐ CONSTRUCTION SET

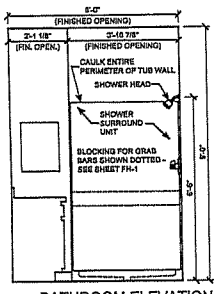
A2-8

2/2/2018 10:27:25 AM, adavoren



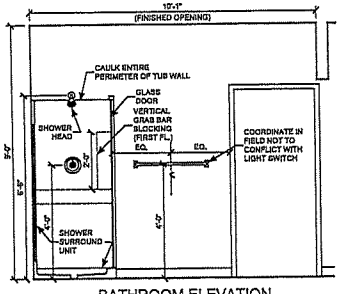
BATHROOM ELEVATION (G & G1)

SCALE: 1/2" = 1'-0"



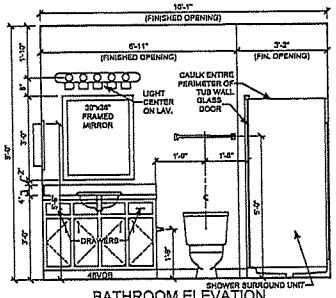
BATHROOM ELEVATION (G & G1)

SCALE: 1/2" = 1'-0"



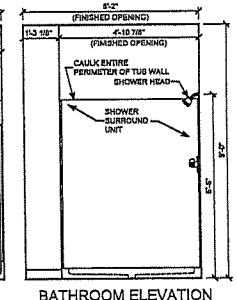
BATHROOM ELEVATION (G, G1, H & H1)

SCALE: 1/2" = 1'-0"



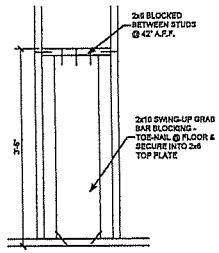
BATHROOM ELEVATION (G, G1, H & H1)

SCALE: 1/2" = 1'-0"



BATHROOM ELEVATION (H & H1)

SCALE: 1/2" = 1'-0"



BLOCKING DETAIL 1

SCALE: 1" = 1'-0"

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:

1/4" FLOOR PLANS
UNITS H1

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ PERMIT SET
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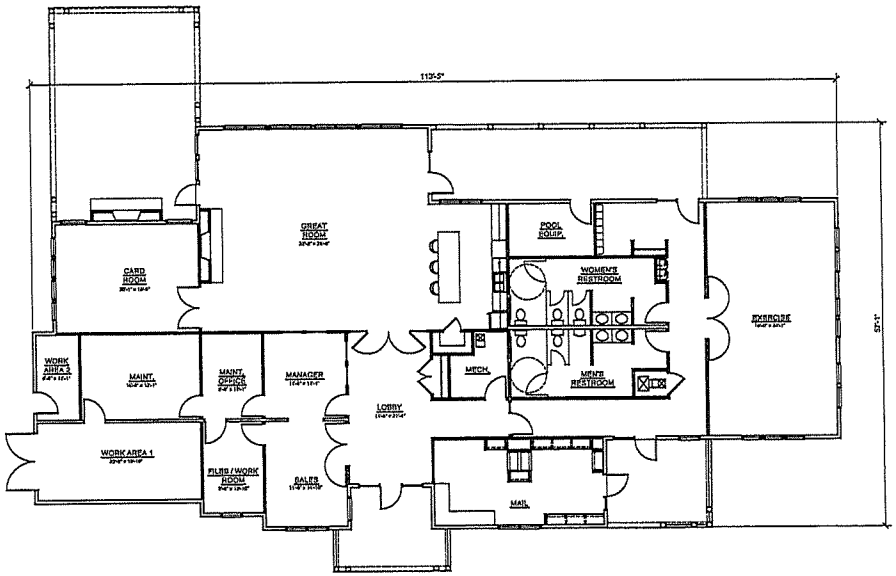
A2-9

2/9/2018 10:27:29 AM, ehannon



NORTH

CLUBHOUSE BUILDING PLAN

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

TOTAL GROSS AREA OF CLUBHOUSE BUILDING = 4,945 SQ.FT.

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: archiacts@kontogiannis.com

PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

CLUBHOUSE BUILDING PLAN

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- ☐ BID SET
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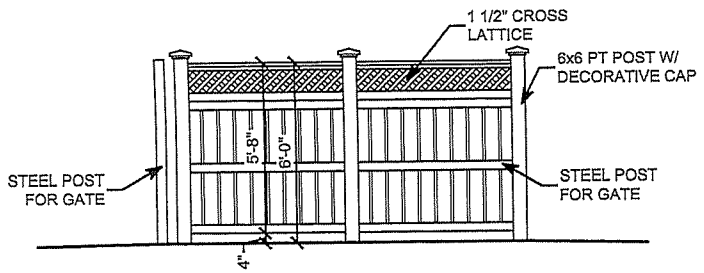
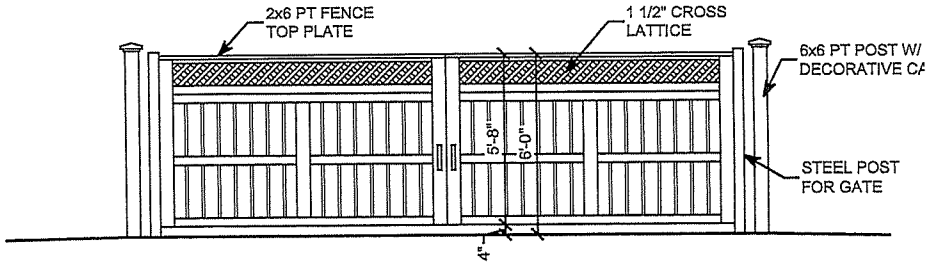
A1-1C

2/23/2018 10:26:16 AM, erkovan



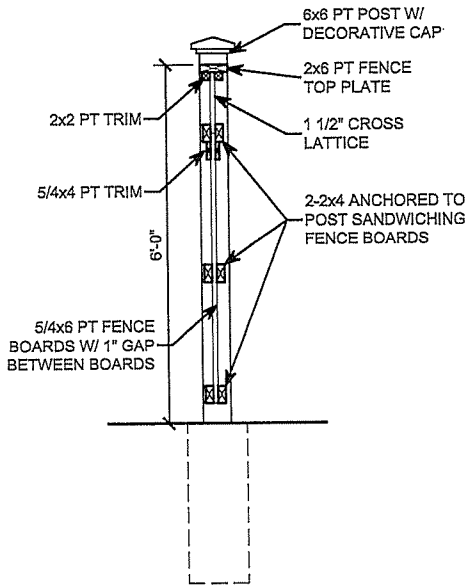
TRASH ENCLOSURE SIDE ELEVATION

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



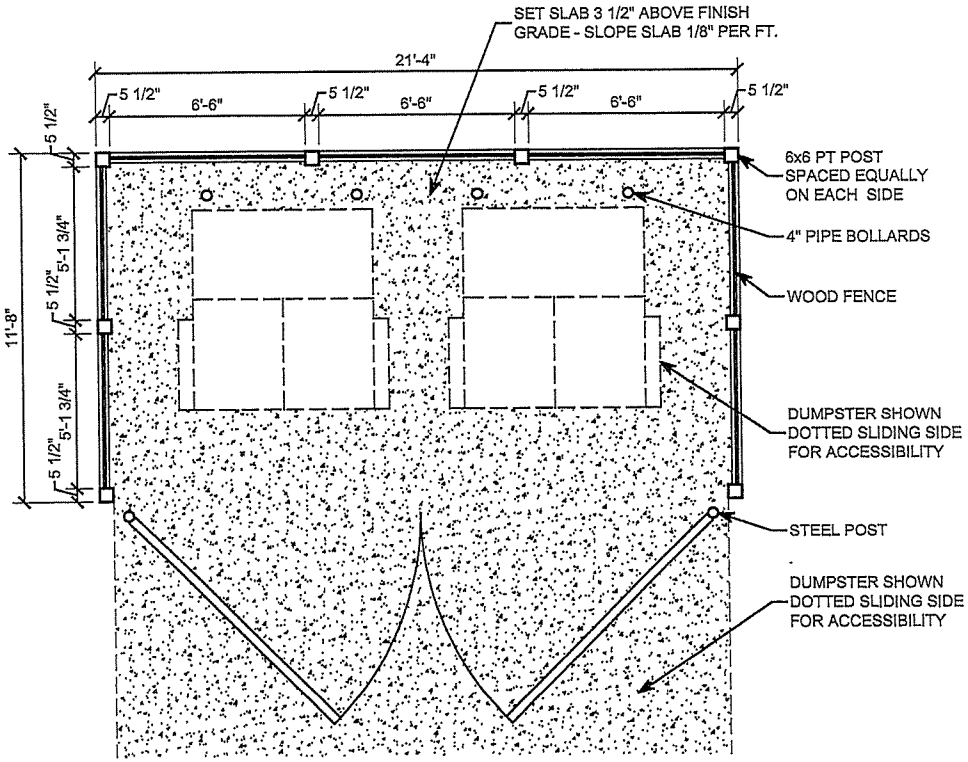
TRASH ENCLOSURE FRONT ELEVATION

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



WOOD FENCE DETAIL

SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE PLAN

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

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:
TRASH ENCLOSURE PLAN

DATE:
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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- ☐ DESIGN SET
- ☐ ZONING SET 01/03/2018
- ☐ BID SET
- ☐ CONSTRUCTION SET

2/15/2018 6:28:42 PM, plarsen

EST 1808

CITY OF

DELAWARE

OHIO

PREVIOUSLY RECEIVED PUBLIC COMMENTS

From: Lisa Keller
To: Elaine McCloskey
Subject: FW: Questions for the rezoning hearing of the parcel next to Adalee Park development.
Date: Tuesday, February 06, 2018 3:27:02 PM

Please forward to planning commission and council please.

***Also, can I get an answer to the question of when public notice was legally needed to be given and what date signs were placed, letters were mailed, etc. so I can get back to Mr. Henderson.

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

From: Mark Henderson [mark@methinkinc.com]
Sent: Tuesday, February 06, 2018 1:37 PM
To: Lisa Keller
Subject: Questions for the rezoning hearing of the parcel next to Adalee Park development.

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

Lisa,

I would like to thank you for gathering some questions and coordinating people before the planning meeting. The first news I heard about this was on Saturday and there were no details that were available online to even for an opinion. It seems like sending a piece of mail that arrives Saturday three business days before the meeting with no real information seems like someone is trying to push the project through without anyone being able to have time to develop an opinion and form a cogent response.

Tamy has been doing the research and found your meeting notice online and sent me your email address.

Some questions I would like to have answered:

Is 3 business days before the meeting for a first and final determination really considered appropriate public notice?
Why were there not sufficient details available online with a link in the notice to actually allow affected parties to research the project and form a realistic opinion?
What is the precedent to rezoning this type of land. The density of the proposed apartments seems to be very high and out of character for the surrounding planned developments?
What research has been done to make sure that south houke can support the additional traffic? There are already problems with speeding and visibility that makes exiting Adalee Park challenging

already. I cannot imagine adding another 360 vehicles in a 12 acre parcel would be possible without some form of traffic control.
What are the floor plans and expected rents of the apartments? Is the value of the property going to be in line with the existing development?
How are they going to control traffic through the back street of Adalee Park to prevent turning it into an artery for traffic to 36?
Who is the developer and why do they not have a web presence to help research their work? It seems like they are secretive while working in the public space.

I am sure there are many more questions and I look forward to talking with other people about this.

Where is the meeting tonight? Are there directions posted somewhere?

Thanks you for spear heading this effort.

Mark Henderson
108 Diverston Way
Delaware OH 43015

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: Willowbrook Apartments Hearing
Date: Tuesday, February 06, 2018 3:28:34 PM

Please forward to planning commission/city council

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

From: Patel, Dave P. [Dave.Patel@ohiohealth.com]
Sent: Tuesday, February 06, 2018 10:38 AM
To: Lisa Keller
Subject: Willowbrook Apartments Hearing

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

Lisa,

My name is Dave Patel and a very new resident of Delaware (less than 2 months) as we have built a brand new home in the Heatherton subdivision. Right across the street from the proposed project.

I just wanted to send you some questions that are running abuzz in my neighborhood as there is A LOT of concerns from residents in this area. Again, these are residents that are investing/have invested a tremendous amount of money in the new and upcoming West End of Delaware, the image that we "thought" was going to get better with more homes/condos, NOT apartments.

1. Why Rentals? Many people even those that I know that the city contacted them via snail mail thought this was an upscale condominium project. When did this decision change?
2. Are these government assistance/affordable housing dwellings? There was TREMENDOUS concerns that if this is the case many are willing to pay the 5 year tax penalty and move out of the development if this the case. This isn't something that Delaware would want when trying to change the image of the West End. Many brought upon public statistics/facts showing how crime and overall property value greatly decreases homes in the close vicinity of this kind of dwelling. I am one of these individuals that I can't say this hasn't crossed my mind...
3. Schooling? What is the plan to adjust for these mass influx of residents that have children and accommodate them in a school system that is already bursting at it seems?
4. If this is going to be an apartment complex, what is the proposed rent for the dwellings? "Luxury" Apartments?
5. Traffic influx? What are the plans to adjust for it?

Thanks for your time!

--Dave

Dave P. Patel, BS, BSN, RN
PACU- Recovery Nurse
Super User Clindoc/OpTime
OhioHealth Marion General Hospital
PACU: (740)-383-8753
Vocera: (740)-387-5888
Mobile: (614)-316-4313
E-Mail: Dave.Patel@ohiohealth.com

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From:	Lisa Keller
To:	Elaine McCloskey
Subject:	FW: Zoning
Date:	Tuesday, February 06, 2018 3:21:41 PM

Please forward to planning commission/city council -

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

From: Ashley Steele [achaney12@gmail.com]
Sent: Tuesday, February 06, 2018 2:28 PM
To: Lisa Keller
Subject: Zoning

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

This is deeply concerning that this is even be considered for this neighborhood. Individuals work so hard to build these homes and allowing a multi-dwelling unit is an outrage. When will this issue get voted on? What would be the environmental impact? Traffic? Crime? What kind of housing would it be? The construction? The impact on the YMCA area and community splash pad? Why would the city even consider it? When will be the the next zoning meetings? What will happen to property values? Where do you live (does this even impact you or any council members making the decision?) I also would like to know if this information is going to be posted anywhere as I am concerned I will not be out of work in time to make it to the meeting tomorrow (2/7).

Thank you,
Ashley Steele

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2/7/18
Lisa Keller
Submitted

Willowbrook Apartments Density- 11.56 units/acre

The current plan before Planning Commission reflects a HIGHER DENSITY than any other standard apartment complex in the past 17+ years of Delaware's development history. The true reality may be longer than 17+ years but obtaining records prior to 2000 is difficult due to access limitations in a short time frame.

March 2017	Enclaves at Adalee	6.32 units/acre
Dec 2016	Burr Oak Commons	4.58 units/acre
August 2015	Village Gate- Phase 2	10 units/acre
Sept 2015	Quail Pass- Phase 2	6.3 units/acre
June 2013	Quail Pass- Phase 1	5.98 units/acre
Aug 2010	Meadows of Carson Farms	8.2 units/acre
March 2008	Arthur Place	8 units/acre
Nov 2005	Ravines at Olentangy	3.65 units/acre
Dec 2000	Troy Farms	10.6 units/acre

As a council representative to the area, I respectfully request the Planning Commission DENY the request to amend the zoning to increase the density of Willowbrook Apartments from the previously approved number of 8 units/acre to 11.56 units/acre as this change would be an unprecedented increase in density.

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.

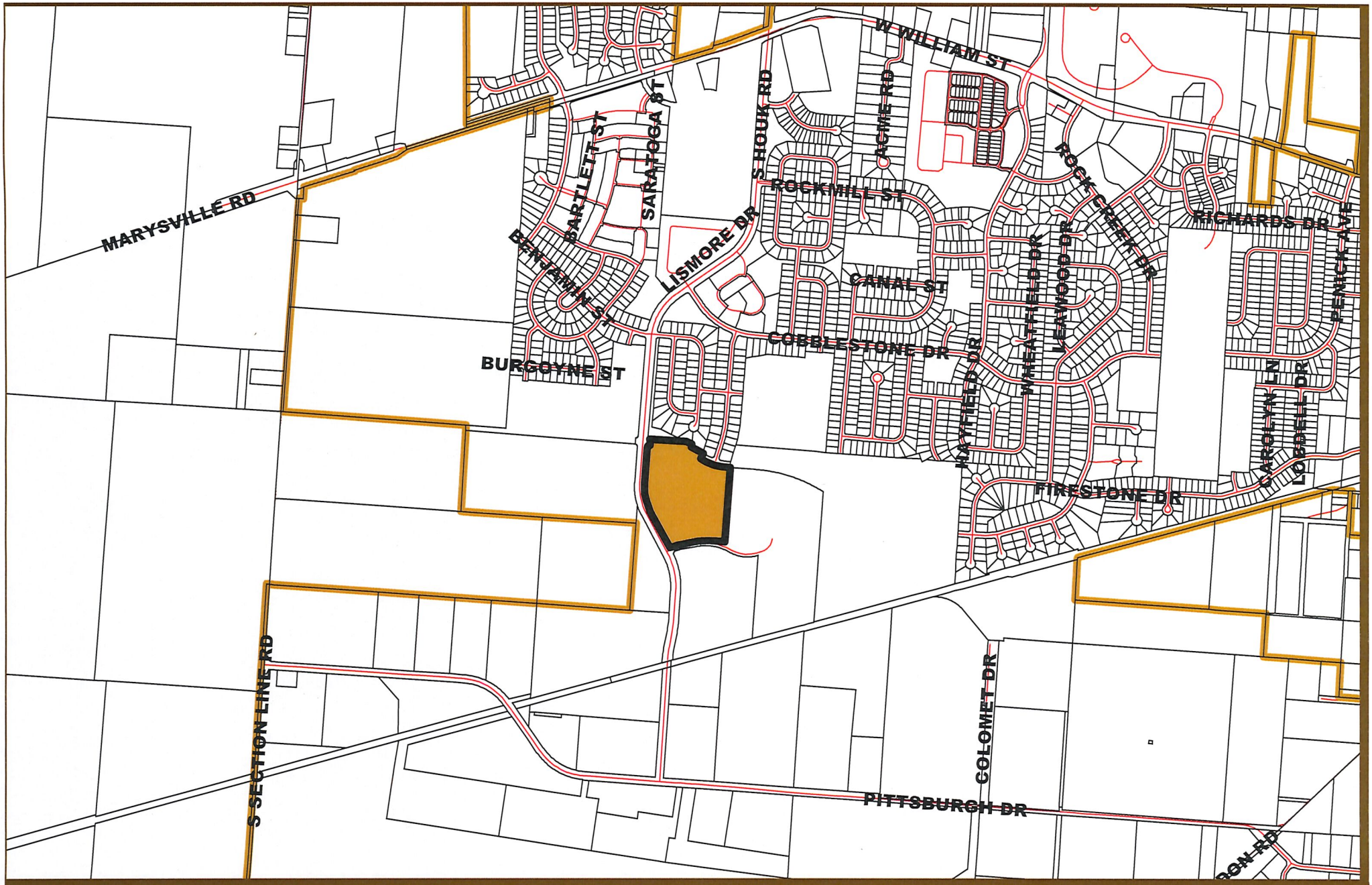
STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on 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:

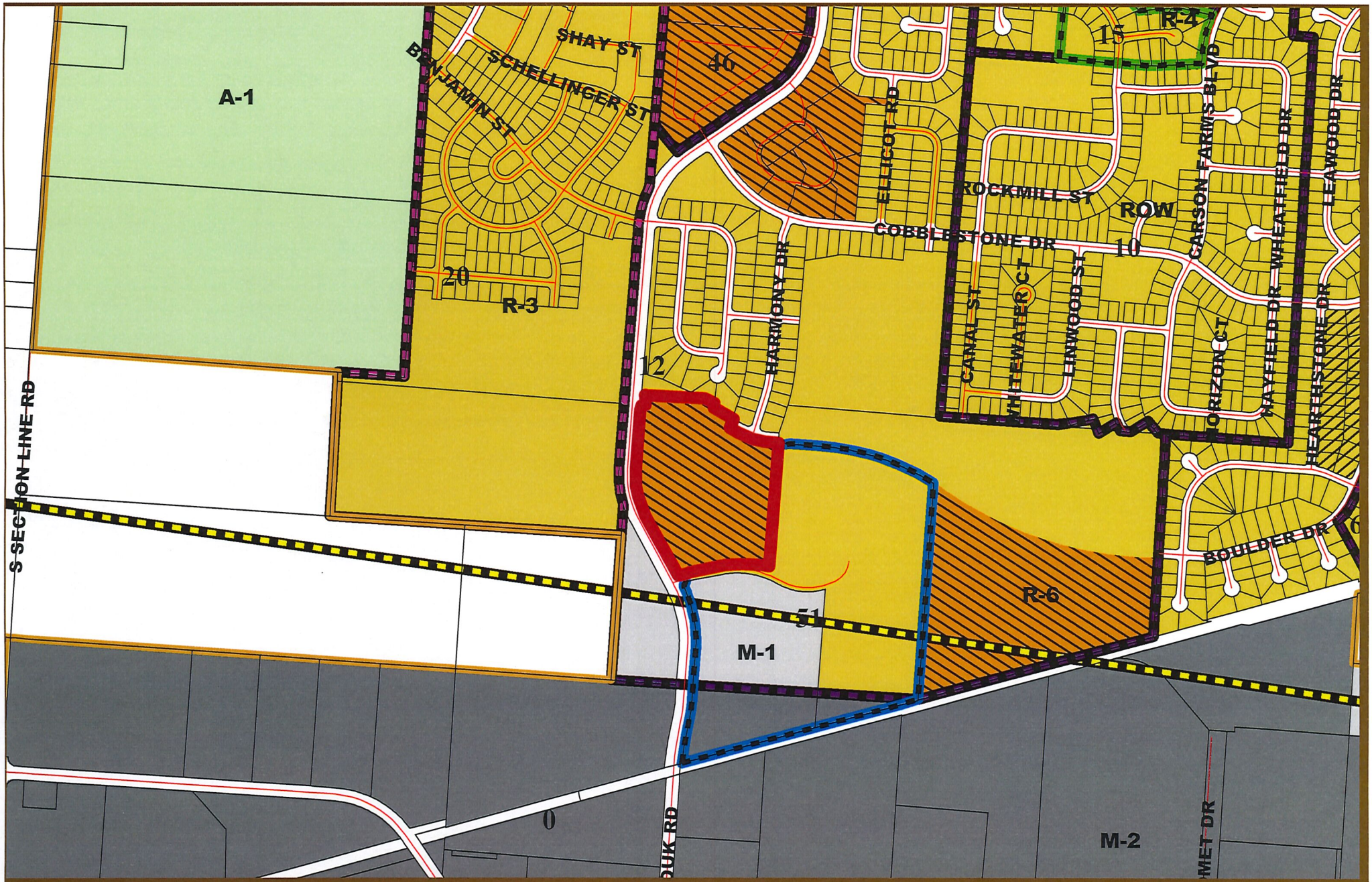
FILE:
ORIGINAL: 1/2/18
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Location Map

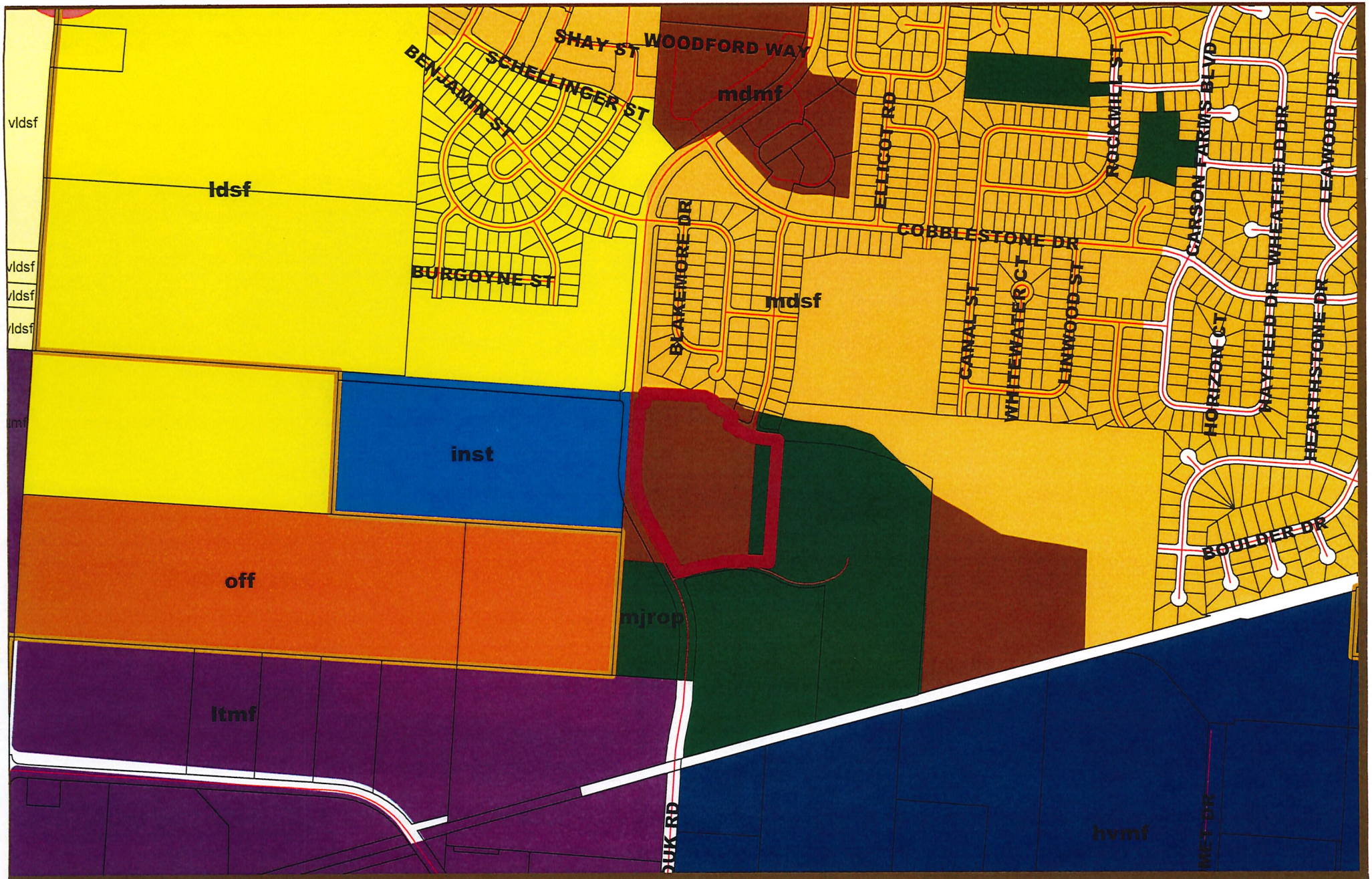
N



EST 1808
CITY OF
DELAWARE
OHIO

2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Zoning Map

N



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 McCluskey
CITY CLERK

Carl Kozyra
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 — 9-7-17 Date

Approved as to form:

Darren Shulman, City Attorney — 9-11-17 Date

ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

NORTH

0 12.5 25 50 100

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:

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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- [x] ZONING SET 01/03/2018
- [ ] BID SET
- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

ZSL-1

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BUILDING B/2 NORTHEAST
ELEVATION PERSPECTIVE

JANUARY 3, 2018

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:

BUILDING B/2
NORTHEAST
ELEVATION
PERSPECTIVE

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
3704
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3704
EXPIRATION DATE 12/31/2019

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- [ ] BID SET
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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 3, 1999 REVISED: 11/18/1999

02.

MULTI FAMILY AREA "3"

03.

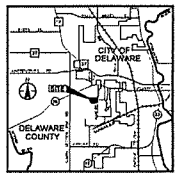
PROJECT SHALL COMPLY WITH THESE MULTIFAMILY AREA "3"
DESCRIPTION OF ZONING REQUIREMENTS:

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 1139.03, 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 30 FEET 25 FEET FROM PAVEMENT 25 FEET	SEE SITE PLAN SHEET ZSP-1
MAXIMUM LOT COVERAGE, IN ACCORDANCE WITH SECTION 1121.02(E), LOT COVERAGE	40%	16%
HEIGHT IN ACCORDANCE WITH 1121.02(D), 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 = 80 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 16/A2
10.	A1-4	BUILDING PLANS - BUILDINGS 7/B, 6/B, 11/B
11.	A1-5	BUILDING PLANS - BUILDING 1/B1
12.	A1-6	BUILDING PLANS - BUILDING 17/B2
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 B/E
17.	A5-1	BUILDING 13/A & 16/A2 ELEVATIONS
18.	A5-2	BUILDING 2/A1 ELEVATIONS
19.	A5-3	BUILDING 6/B, 7/B & 11/B ELEVATIONS
20.	A5-4	BUILDING 1/B1 ELEVATIONS
21.	A5-5	BUILDING 17/B2 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 B/E ELEVATIONS
26.	A5-10	BUILDING B/2 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 · 9784 · REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #9784
KONPARTNER DATE 12/31/2018

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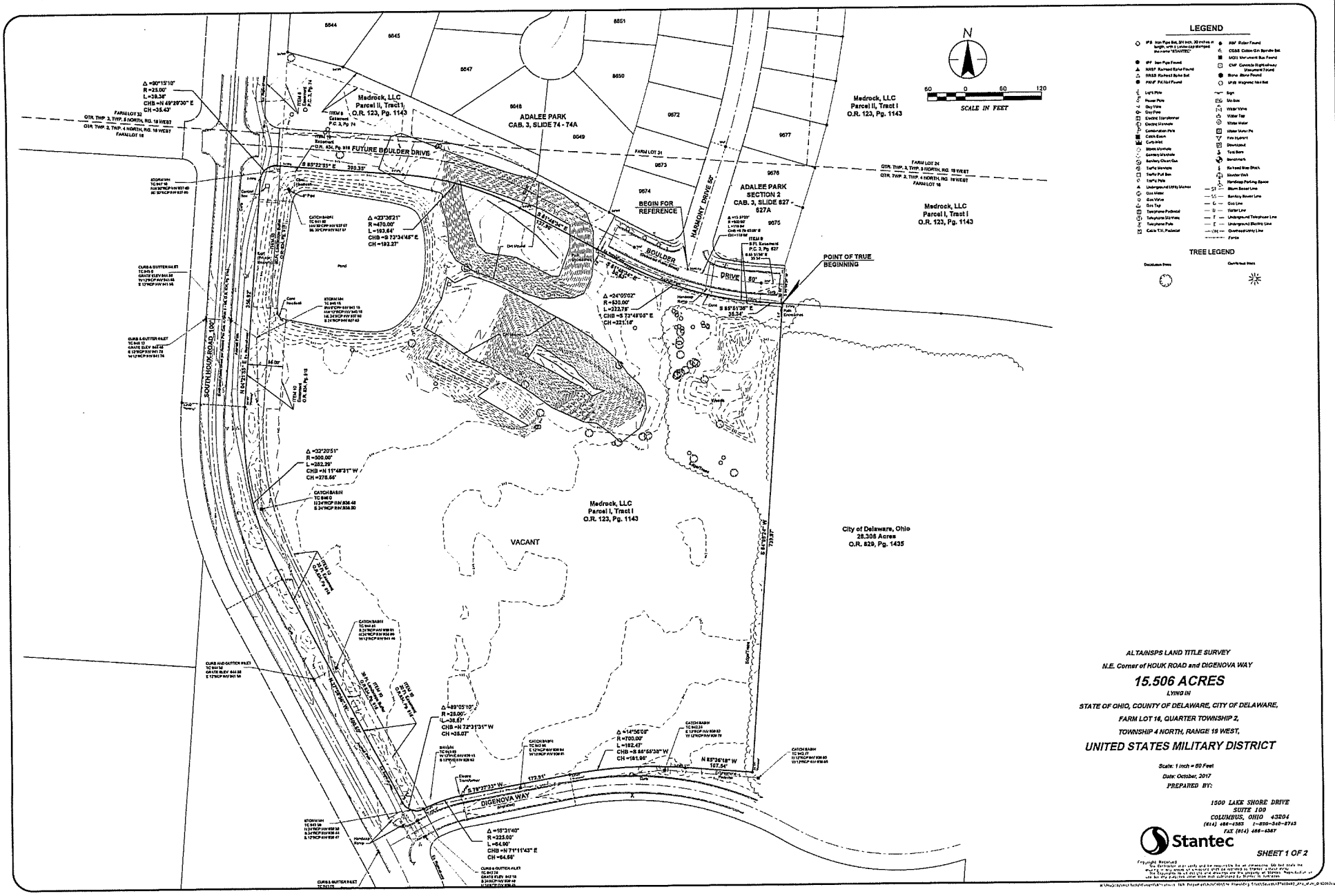

ALTA/NSPS LAND TITLE SURVEY

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 1-800-366-8743
FAX (614) 486-4387

Stantec

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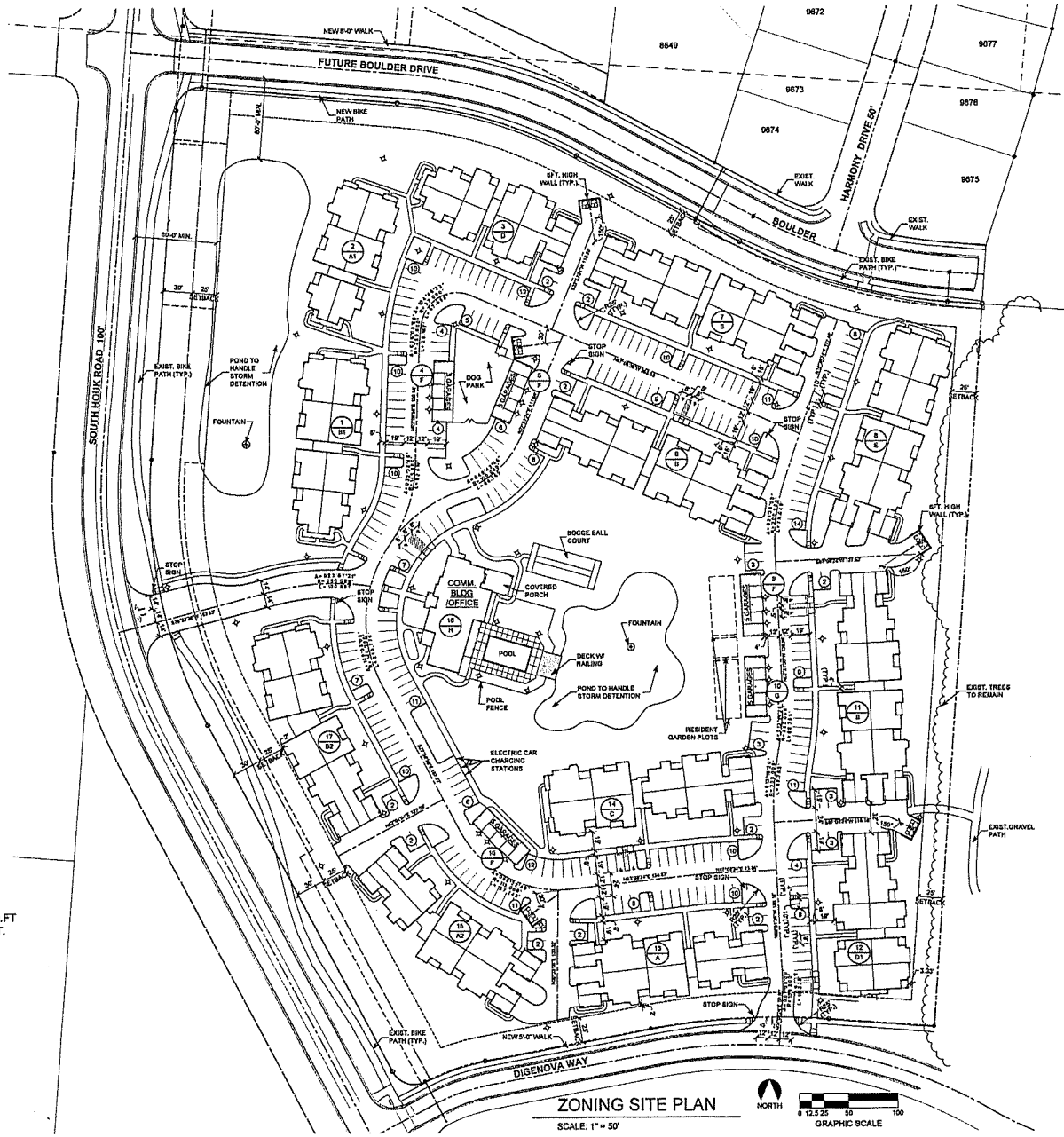
SHEET 1 OF 2



SUMMARY TABLE:

TOTAL SITE SIZE:	15.506 AC = 675,441.38 SQ.FT
TOTAL MULTI-FAMILY AREA:	2.949 AC = 128,496 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
3784
REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2019

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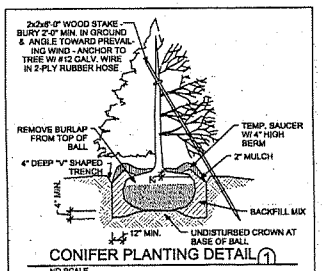
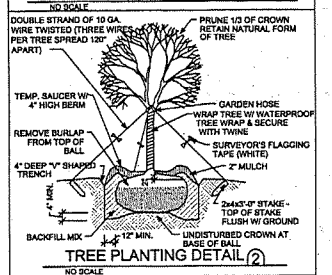


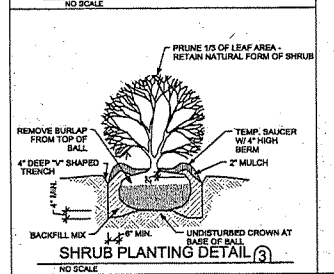
CONIFER PLANTING DETAIL (1)

NO SCALE



TREE PLANTING DETAIL (2)

NO SCALE

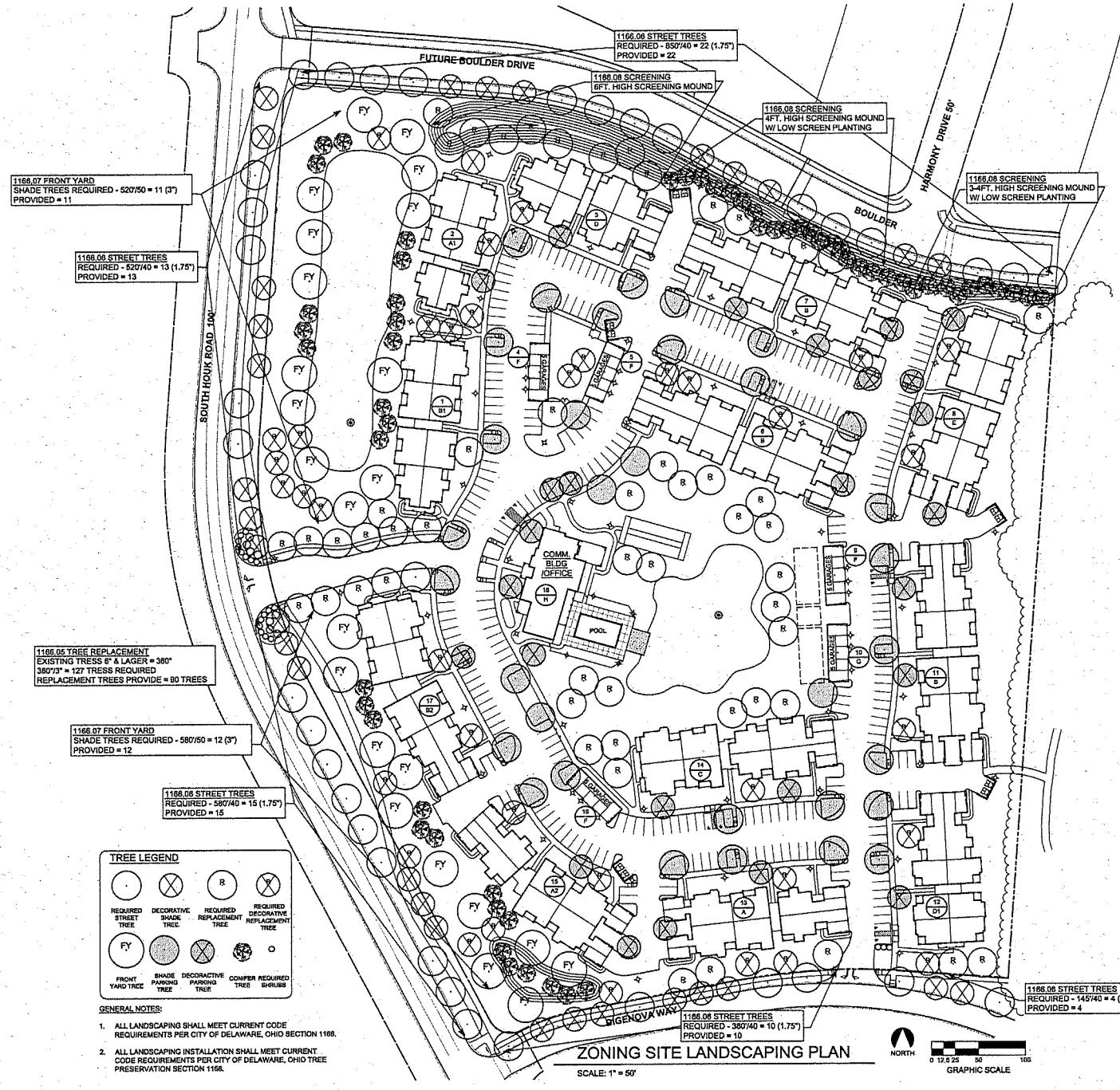


SHRUB PLANTING DETAIL (3)

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)	5'-0" HIGH	
GS	GREEN SPRUCE	PICEA PUNGENS (GREEN)	5'-0" HIGH	
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINIA 'SKYLINE LOCUST'		
CK	CRIMSON KING	ACER PLATANOIDES 'CRIMSON KING'		
SB	SERVICEBERRY	AMELACHIER ARBOREA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATA	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'		
RB	BARBERRY	BERBERIS THUNBERGII ONE I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGII CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLISLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM 'AUTUMN		
KS-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KS-2	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		



ZONING SITE LANDSCAPING PLAN

SCALE: 1" = 50'

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

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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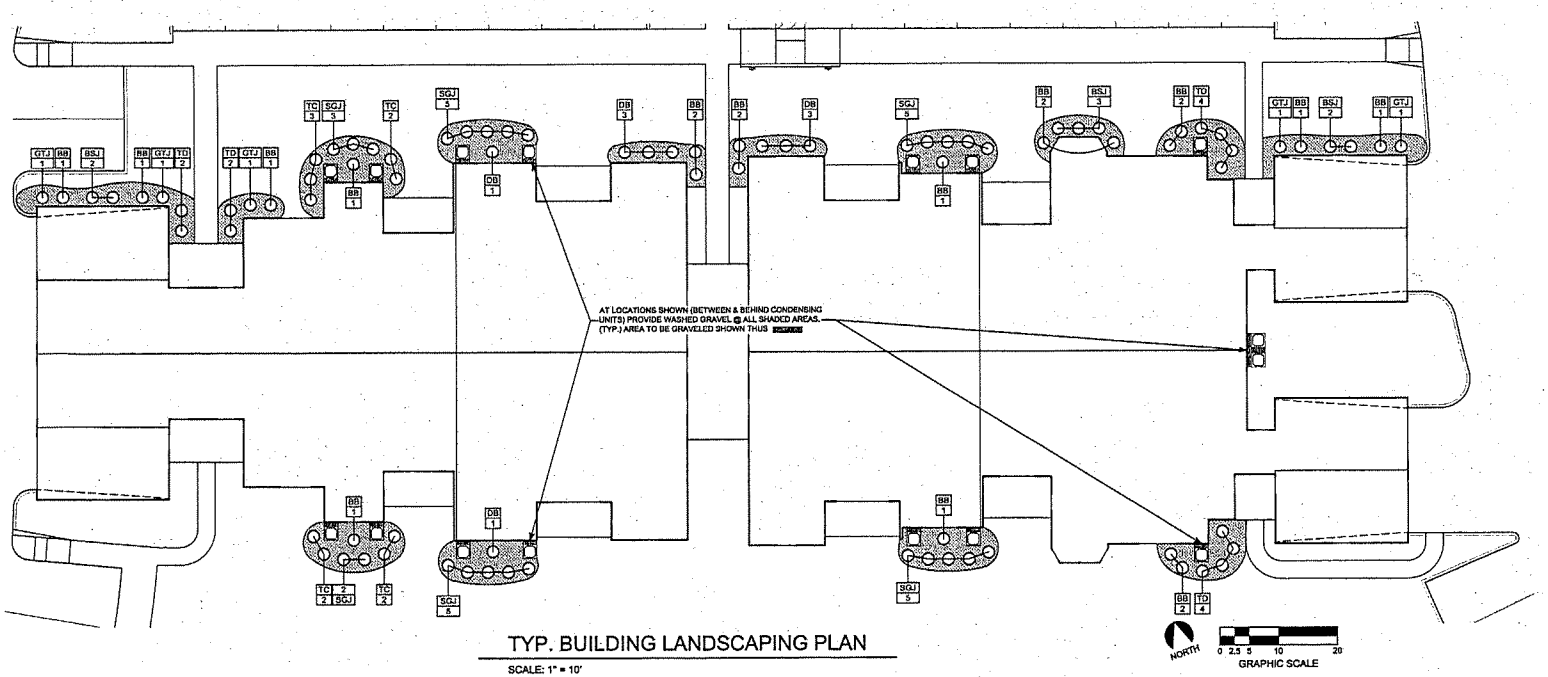
GEORGE J. KONTOGIANNIS & ASSOCIATES

- ZONING SET 01/03/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

ZSL-1

1/9/2018 11:25:48 AM_mhansen

PLANT LIST				
SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	QTY.
CP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA "CLEVELAND SELECT"		
OGM	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 (GRUCN)	6'-0" HIGH	
GRL	GRIFFINSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)		
LL	LITTLE LEAF LINDEN	TILIA CORDATA		
SKL	SKYLINE LOCUST	ROBINA "SKYLINE LOCUST"		
CK	CRIMSON KING	ACER PLATANOIDES "CRIMSON KING"		
SS	SERVICEBERRY	AMELACHIER ARBORIEA		
TD	TAXUS CUSPIDATE	DENSIFORMIS		
TC	TAXUS CUSPIDATE	CAPITATA		
TH	TAXUS CUSPIDATE	HICKI		
BSJ	BLUE STAR JUNIPER	JUNIPERUS SCHMATA		
GTJ	GOLD TIP JUNIPER	JUNIPERUS GOLD TIP		
SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'		
RB	BARBERRY	BERBERIS THUNBERGII ONE I CRIMSON		
DB	DWARF BARBERRY	BERBERIS THUNBERGII CRIMSON PYGMY		
BB	BURNING BUSH	EUONYMUS ALATA		
HY	HOLLY	ILEX CARLBLE		
PLSC	PURPLE SANDCHERRY	PRUNUS CISTENA		
AJS	AUTUMN JOY SEDUM	SEDUM TELEPHIUM AUTUMN		
KH-1	KOREAN "WINTERGREEN" BOXWOOD	BUXUS MICROPHYLLA KOREANA		
KB-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: 614-224-2083
FAX: 614-224-4736
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
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-2

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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 694, 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 664, 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 123, Page 1143 (all records of the Recorder's Office, Delaware County, Ohio);

THIS SITE IS CURRENTLY ZONED R-8 MULTI-FAMILY RESIDENTIAL.

BENCHMARKS

NAVD 88 DATUM

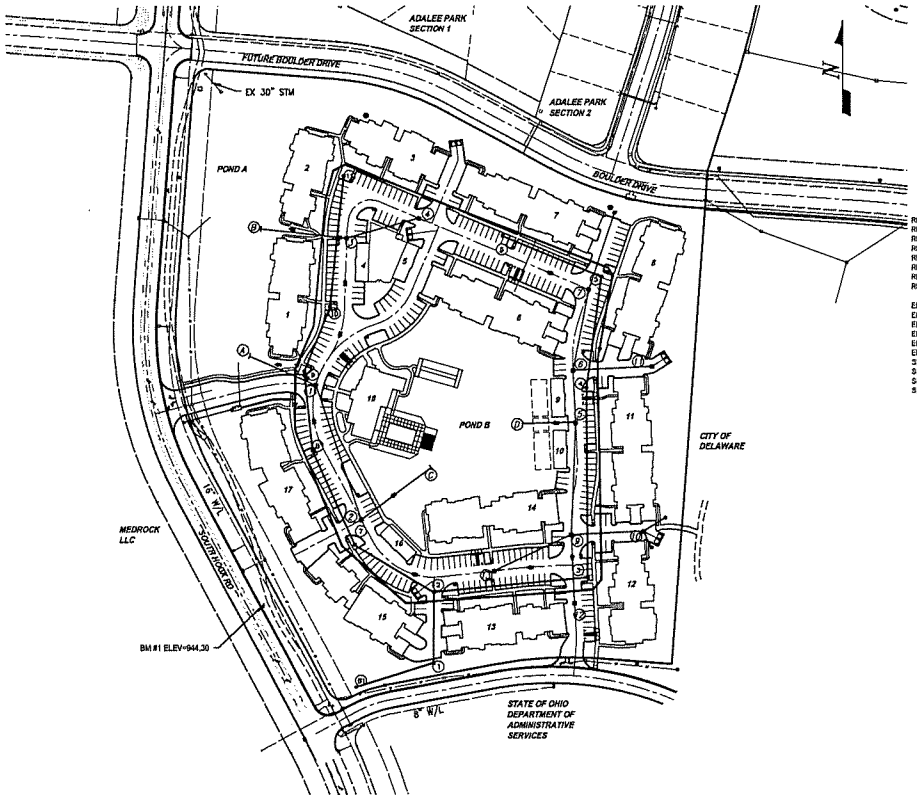
B.M. #1
NORTHEAST CORNER OF CONCRETE LIGHT POLE BASE ON EAST SIDE OF HOUK RD, ±200 FT NORTH OF DIGENOVA WAY
ELEV = 944.30

OWNER/DEVELOPER

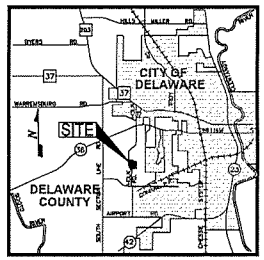
MEDROCK, LLC
3655 STONERIDGE LANE
DUBLIN, OH 43017
(614) 923-4000

FLOOD DESIGNATION

THIS SITE LIES IN ZONE X OF FEMA FIRM PANEL 39041C0111K EFFECTIVE DATE APRIL 16, 2009.



INDEX MAP
SCALE: 1"= 100'



VICINITY MAP
NOT TO SCALE

STANDARD DRAWINGS

CURRENT REVISIONS SHALL BE USED

RDWD-10.0 NEW COMMERCIAL DRIVE CONCRETE APPROACH
RDWD-10.3 MANHOLE CASTING ADJUSTMENT IN PAVEMENT
RDWD-19.1 STANDARD SIDEWALK SPECIFICATIONS
RDWD-19.2 INTEGRAL CURB & WALK
RDWD-19.4 ADA COMPLIANT WHEELCHAIR RAMP
RDWD-24.0 EXTRUDED CONCRETE CURB
RDWD-36.0 STREET SIGN DETAIL
RDWD-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 5" TO 12" DUAL METER SETTING DETAIL
WTRD-18.2 METER SETTING 3" 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: VARO

STATE OF OHIO — LENELL E. SMECHOWSKI E-68610 — REGISTERED PROFESSIONAL ENGINEER

01-19-2019
REGISTERED ENGINEER — NO. — DATE

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

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4 DETAILS
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8 GRADING AND EROSION CONTROL PLAN
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13 STORM SEWER TRIBUTARY AREA MAP

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
CONTACT: DAVE BOWEN (COMMERCIAL)
(614-883-6851
CONTACT: RICK ECKLE (HIGHWAYS)
(614) 883-6829
850 TECH CENTER DRIVE
GAHANNA, OH 43230-6605

CONSOLIDATED ELECTRIC COMPANY
CONTACT: PHIL CASKEY
5256 ST ROUTE 95
MT GILEAD, OH 43338
(419) 947-3055

FIRST ENERGY
CONTACT: JEFFREY HALL
1040 S PROSPECT STREET
MARION, OH 43302
(740) 382-7104

VERIZON
CONTACT: CHRIS AVERY
550 LEADER STREET
MARION, OH 43302
(740) 383-0551
COLUMBIA GAS OF OHIO
CONTACT: DESI MOLINA
920 GODDALE BLVD
COLUMBUS, OH 43212
(614) 460-2189

CITY OF DELAWARE PUBLIC UTILITIES
DIRECTOR: BRAD STANTON
WATER: TOM HINSON
WASTEWATER: GREG DOUBIKIN
225 CHERRY ST
DELAWARE, OH 43015
(740) 203-1900

TIME WARNER ENGINEERING
CONTACT: KEVIN RICH OR RAY MAURER
P.O. BOX 2553
1266 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-1X
AS-CONSTRUCTED DOCUMENT SET	XX-XX-1X

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	APP'D	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.

GEN7 THE DEVELOPER IS RESPONSIBLE FOR HAVING "AS-BUILT" CONSTRUCTION DRAWINGS DELIVERED TO THE DEPARTMENT OF ENGINEERING SERVICES WITHIN 30 DAYS FOLLOWING THE COMPLETION OF THE PROJECT CONSTRUCTION. PLANS SHALL BE SUBMITTED IN BOTH PAPER AND DIGITAL FORMAT. THE PLANS MUST INCLUDE TOP-OF-CASTING AND FLOW-LINE ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES, FLOOD ROUTING SWALE VERIFICATION, AND IDENTIFY ALL FIELD MODIFICATIONS TO THE APPROVED PLAN SET. THE "AS-BUILT" DRAWINGS MUST ALSO INCLUDE THE STATE PLANE COORDINATE LOCATIONS FOR ALL NEWLY CONSTRUCTED PUBLIC UTILITY STRUCTURES INCLUDING SANITARY/STORM STRUCTURES, MAINLINE WATER VALVES, FIRE HYDRANTS, STREET LIGHTS, PULL BOXES ETC.

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 ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES OF ANY IDENTIFIED CONFLICTS, ERRORS OR OMISSIONS 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.

GEN26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL AND COMPACTED TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOULDERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.

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% GODDEN 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

ROADWAY NOTES:
ROW1 ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITEM 203 OF THE COC CMS, THE SOILS REPORT AND AS DIRECTED BY THE REGISTERED SOILS ENGINEER PRESENT ON THE SITE. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.07. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.

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 836 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.
"WV" – ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS.
"WM" – 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 36-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.

ROW12 TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES AND PUBLIC WORKS DEPARTMENTS A MINIMUM OF TWO-WEEKS IN ADVANCE OF ANY WORK BEING PERFORMED. A MAINTENANCE OF TRAFFIC APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING ANY WORK THAT EFFECTS TRAFFIC WORK REQUIRING PARTIAL OF COMPLETE CLOSURE OF ANY PUBLIC STREET REQUIRES 48-HOUR ADVANCE NOTIFICATION TO ALL AFFECTED RESIDENTS AND BUSINESSES. NOTIFICATIONS SHALL BE PREPARED AND DISTRIBUTED BY THE CONTRACTOR PRIOR TO SCHEDULED WORK. CITY APPROVAL OF ALL NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

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.

STORM SEWER NOTES
STM1 ALL STORM SEWER 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. THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE WITHIN THE CITY RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C655, ASTM C76, NON-REINFORCED CONCRETE PIPE ASTM C14, OR HDPE PIPE (ADS OR APPROVED EQUAL). ALL PIPE MANUFACTURERS MATERIALS MUST APPEAR ON THE COC LIST OF APPROVED STORM SEWER MATERIALS TO BE USED IN THE CITY OF DELAWARE.

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 39-50 APPROVED.

WTR23 FOR WATER SERVICE TAPS; THE WATER MAIN CONNECTION SHALL BE MADE USING A MUELLER 300 BALL TYPE B-25008 OR FORD FB1000-0 BALLCORP CORPORATION STOP. CONTROL VALVES SHALL BE MUELLER 300 BALL CURB VALVE B-25209 OR FORD B44-0 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 SERVES.

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.

WTR27 METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. THE DEPARTMENT OF PUBLIC UTILITIES IS RESPONSIBLE FOR INSPECTING THE DOMESTIC WATER METER PIT, DOMESTIC WATER LINE, AND ASSOCIATED APPURTENANCES. THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT IS RESPONSIBLE FOR THE INSPECTION OF: THE FIRE LINE, THRUST BLOCKS FOR THE FIRE LINE, METER PIT-FIRE LINE CONNECTION, FIRE DEPARTMENT CONNECTION, AND VALVE MONITORING. PRIOR TO BURYING THE WATER SERVICE, THE APPROPRIATE DEPARTMENT REPRESENTATIVE SHALL BE CONTACTED BY THE CONTRACTOR TO ARRANGE FOR THE REQUIRED INSPECTION OF EACH PORTION OF THE SERVICE. FAILURE TO HAVING THE INSPECTION PERFORMED WILL RESULT IN HAVING TO UNCOVER THE SERVICE FOR INSPECTIONS.

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 PERMITED. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20-FEET OF THE METER VAULT SHALL BE RESTRAINED USING APPROVED MECHANICAL JOINT RESTRAINTS.

SANITARY SEWER NOTES:
SAS1 ALL SANITARY SEWER 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. THE CONTRACTOR'S SPECIFIC ATTENTION IS DIRECTED TO THE REQUIREMENTS OF EITHER THE INFILTRATION OR EXFILTRATION AS SPECIFIED BY THE COC CMS SECTION 900. ALL SANITARY SEWERS, MANHOLES AND SERVICES SHALL BE TESTED BY THE CONTRACTOR AT HIS EXPENSE. ALL SANITARY SEWERS SHALL BE SUBJECT TO, AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AN AIR TEST IS ACCEPTABLE TO THE CITY. THIS AIR TEST SHALL BE PERFORMED ACCORDING TO THE CURRENT REGULATIONS.

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. 1661-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 3'-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 3'-0" OUTSIDE THE RIGHT OF WAY LINE.

2/13

REV	DATE	BY	CHKD	DESCRIPTION
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TITLE
GENERAL NOTES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES
DELAWARE, OHIO

VARO

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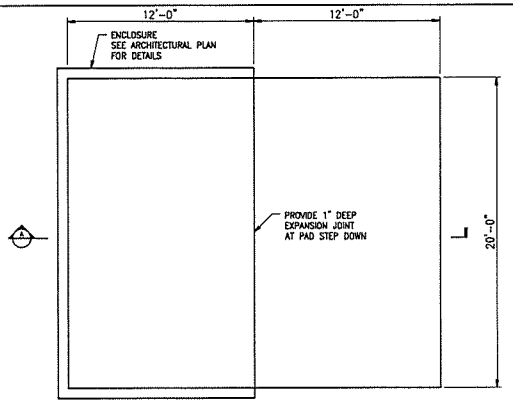
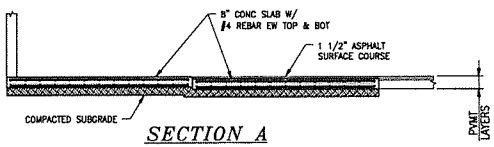
DRAWN	CHECKED	APPROVED	SCALE
FGS	LCS	APP'D	N.T.S.
CONTRACT NO			DATE
R012136			01/19/18
DRAWING NO			REVISION
12136-002			–

ESTIMATE OF QUANTITIES

ITEM	UNIT	DESCRIPTION	TOTAL
		STREET	
304	CY	AGGREGATE BASE	3820
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	408
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	8" WATER LINE & APPURTENANCES	389
801	LF	8" WATERLINE & APPURTENANCES	2245
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



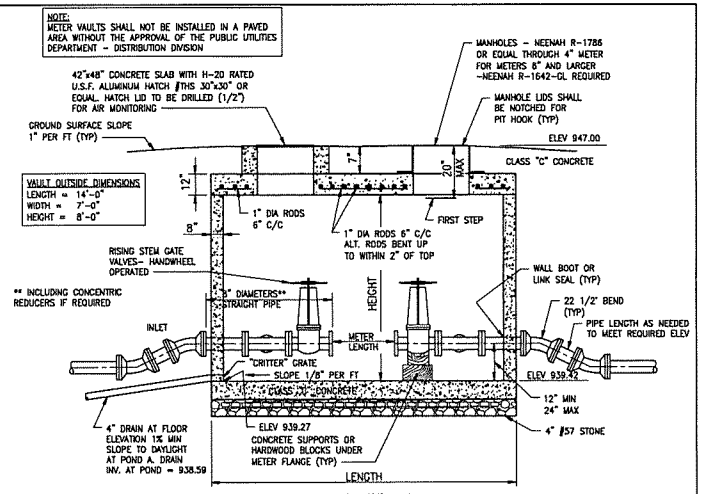
DUMPSTER PAD PLAN



SECTION A

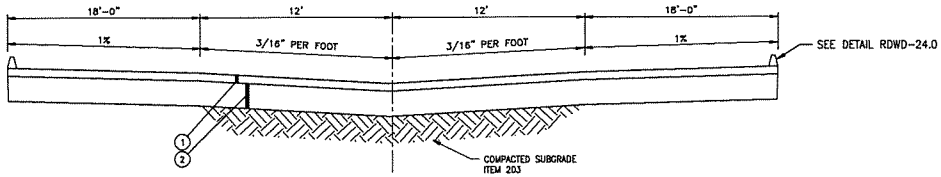
NOTE:
1. 4,000 PSI MIN CONCRETE COMPRESSIVE STRENGTH

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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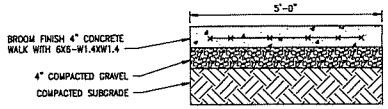
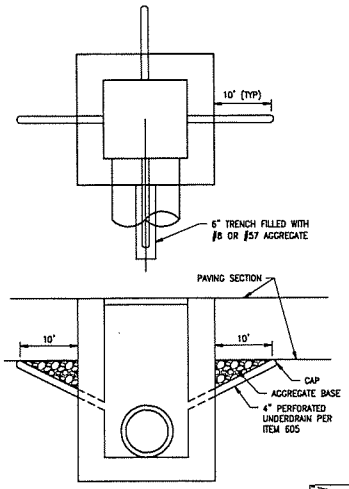
CONTRACT NO RD12136			DATE 01/17/18
DRAWING NO 12136-003			REVISION –



SIDEWALK IN GRASS DETAIL

SCALE: NOT TO SCALE

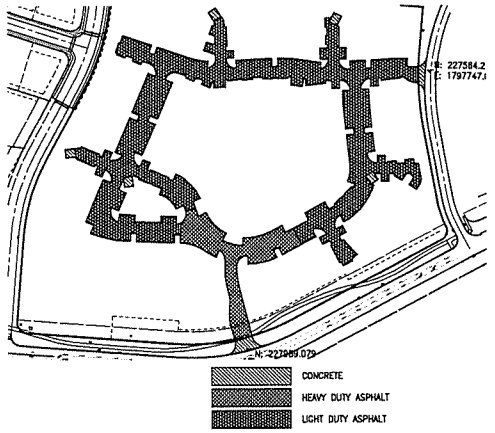
NOTES:
1. PROVIDE 1/4" TOOLED CONTROL JOINT AT 5'-0" ON CENTER.
2. PROVIDE FULL DEPTH CONTROL JOINT WITH 1/2" PREFORMED JOINT FILLER AND MASTIC JOINT SEALER 1" DEEP AT 20' MAX ON CENTER.



FINGER DRAIN DETAIL

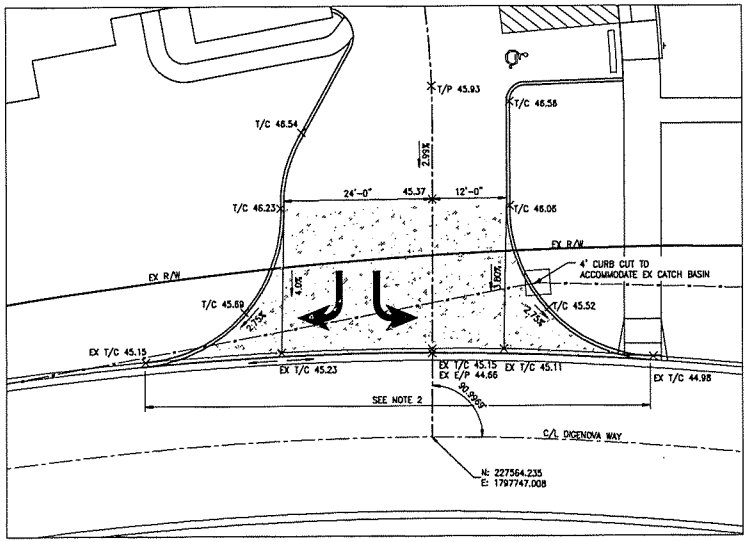
SCALE: NOT TO SCALE

NOTES:
1. SEE PLAN FOR LOCATIONS
2. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS



PAVING PLAN

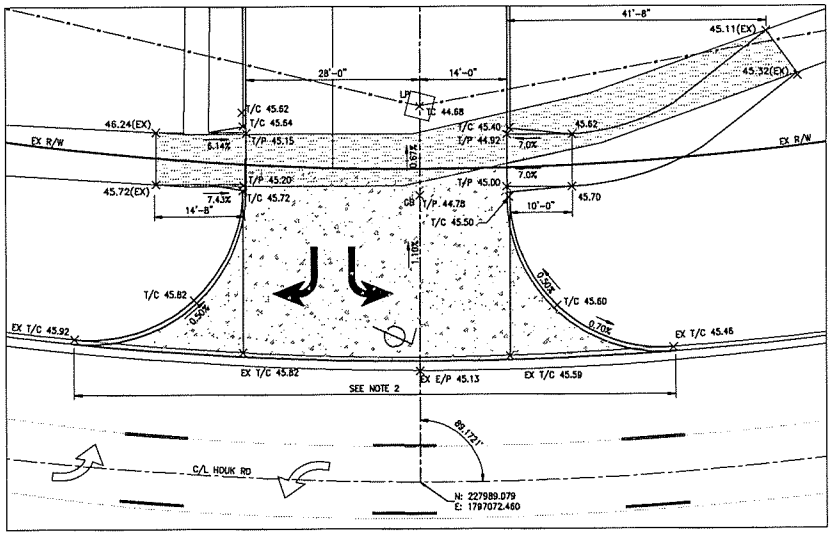
SCALE: NOT TO SCALE



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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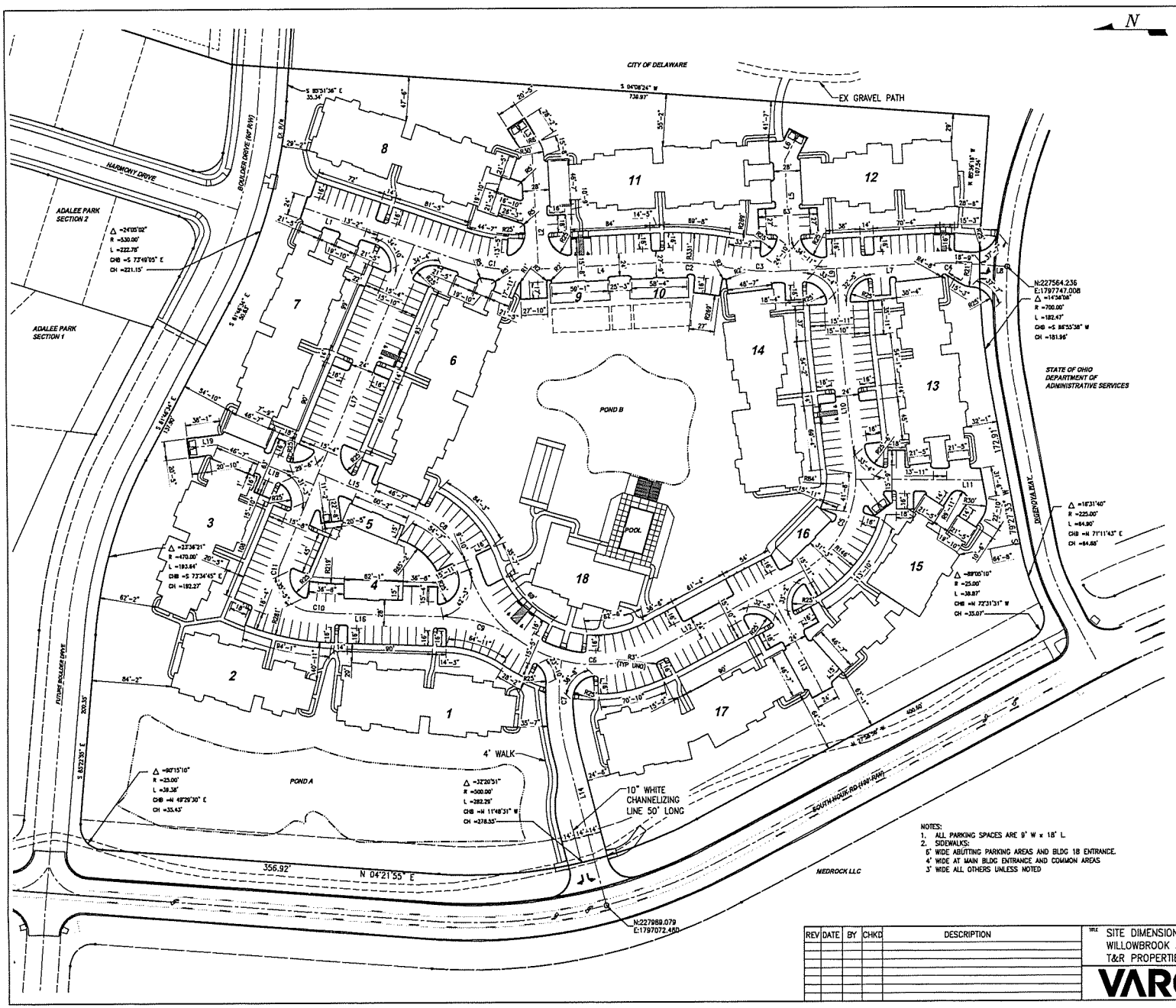
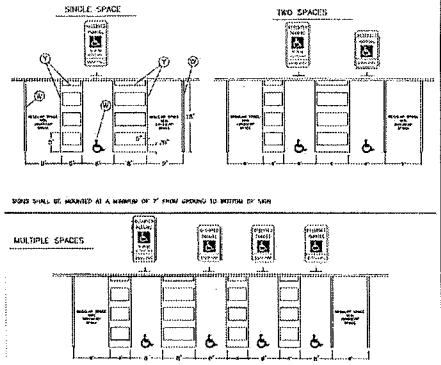
FCS	LCS	APP'D	N.T.S.

CONTRACT NO: R012136
DATE: 01/10/18
DRAWING NO: 12136-004
REVISION: –



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

ALL AREAS STRIPED AS PER DETAIL FOR THE DEPARTMENT OF PUBLIC SERVICE AND MEET OR EXCEED A.D.A. 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 EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL HAVE AN ACCESS AISLE 8' WIDE AND SHALL BE SIGNED "VAN ACCESSIBLE".
4. ALL OUTPATIENT MEDICAL UNITS AND TREATMENT FACILITIES: 10% OF THE TOTAL NUMBER OF SPACES PROVIDED SERVING THE OUTPATIENT UNIT SHALL BE ACCESSIBLE.
5. ALL UNITS OR FACILITIES THAT SPECIALIZE IN TREATMENT OR ENTRANCES 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	136.565	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	82.619	032.6462	145.000
L6	31.292	S62° 51' 36.27"E	
L11	133.315	N00° 35' 06.45"E	
C5	137.243	068.3777	115.000
C7	100.891	023.1226	250.000
L14	184.083	S75° 22' 36.20"W	
L16	120.577	N02° 06' 54.57"E	
C6	245.776	100.5850	140.000

NOTES:
1. ALL PARKING SPACES ARE 9' W x 18' L
2. SIDEWALKS:
   6' WIDE ABUTTING PARKING AREAS AND BLDG 1B ENTRANCE.
   4' WIDE AT MAIN BLDG ENTRANCE AND COMMON AREAS
   3' WIDE ALL OTHERS UNLESS NOTED

S 13

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SITE DIMENSION PLAN
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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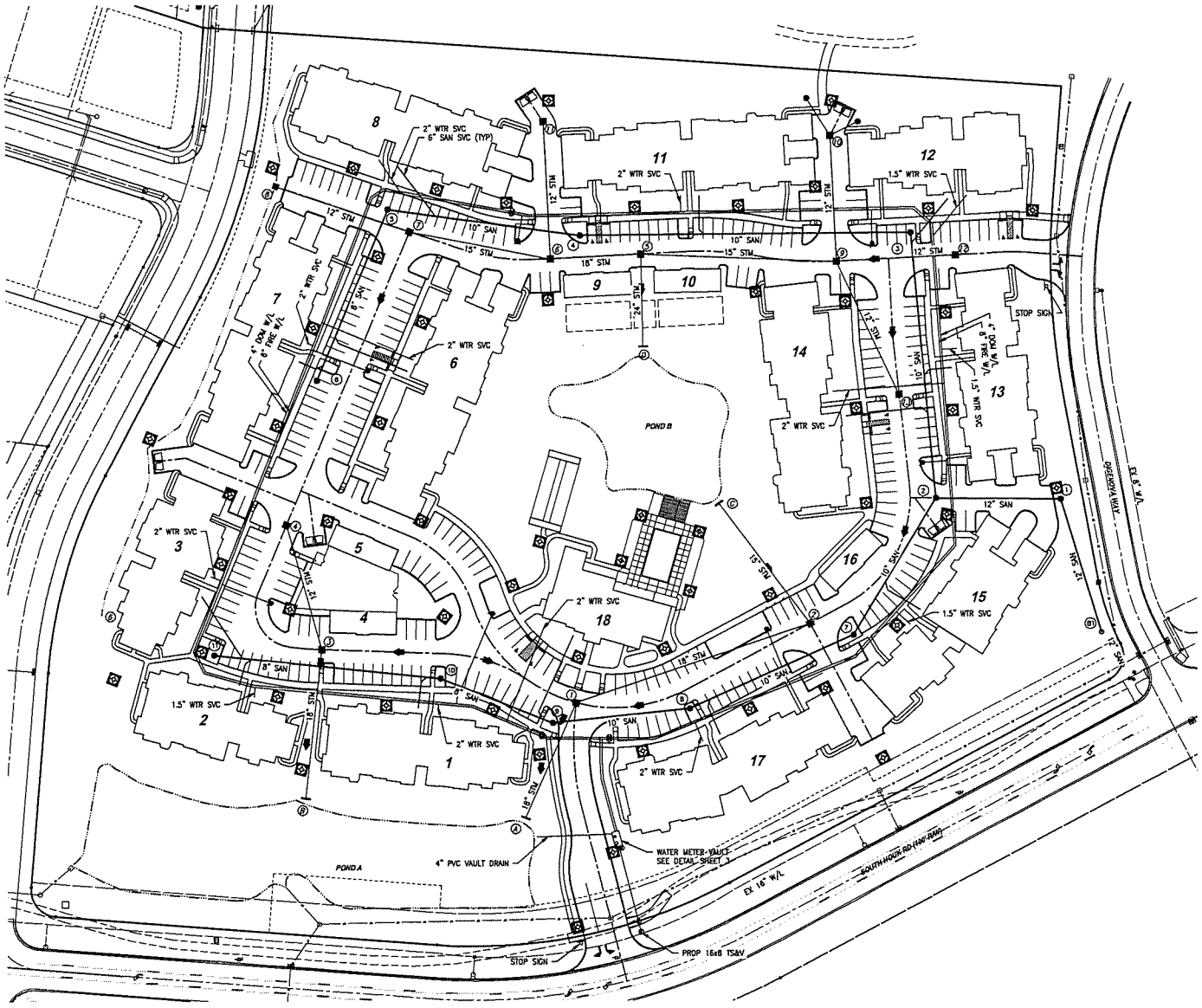
DRAWN	DESIGNED	APPROVED	SCALE
FGS	LCS	APP'VD	1"=50'

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	228314.8208	1797813.4798		
2	SAN 5	228210.4605	1797791.7814		
3	STM 7	228199.0277	1797771.4620		
4	STM 6	228059.0268	1797745.7887		
5	STM 11	228065.3941	1797873.2384		
6	SAN 4	228031.4655	1797767.4290		
7	STM 5	227974.8087	1797749.8847		
8	STM 9	227792.5935	1797742.9215		
9	STM 10	227798.4234	1797859.6148		
10	YD 1	227772.4754	1797872.5831		
11	YD 2	227820.3508	1797884.6470		
12	STM 12	227681.8246	1797748.4505		
13	SAN 3	227723.6970	1797760.5649		
14	STM 13	227734.5475	1797618.8725		
15	SAN 2	227700.6027	1797521.6918		
16	SAN 1	227584.8172	1797520.5073		
17	SAN 7	227777.3381	1797393.7084		
18	STM 2	227817.5318	1797404.8188		
19	STM C	227902.7654	1797517.6972		
20	STM D	227972.9235	1797684.0458		
21	SAN 8	227930.1533	1797325.8202		
22	SAN 9	228057.8972	1797312.5190		
23	STM 1	228035.8512	1797331.2733		
24	STM A	228083.2608	1797224.0590		
25	SAN 10	228162.4032	1797354.0778		
26	STM 3	228272.9678	1797381.5310		
27	STM 8	228288.2373	1797242.5320		
28	SAN 11	228373.4526	1797376.3651		
29	STM 4	228305.4989	1797497.9670		
30	SAN 6	228276.8591	1797632.6939		
31	BIN VALV	228094.3855	1797789.8436		
32	4IN VALV	228094.9390	1797787.9112		
33	FH	228089.1614	1797762.8130		
34	FH	227759.3519	1797759.2978		
35	FH	227712.8221	1797555.2115		
36	FH	227858.2539	1797399.4001		
37	BIN VALV	228005.4009	1797299.1696		
38	4IN VALV	228005.3758	1797297.1694		
39	BIN VALV	228068.2113	1797302.0322		
40	4IN VALV	228068.2408	1797299.7824		
41	WP	227998.1967	1797204.4505		
42	VALVE	227894.2418	1797197.2145		
43	VALVE	227996.1770	1797186.7096		
44	VALVE	227878.2577	1797128.0305		
45	VALVE	227875.7276	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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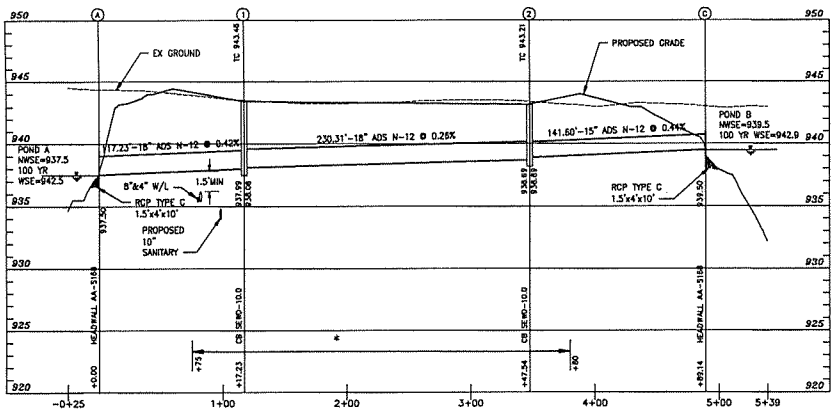
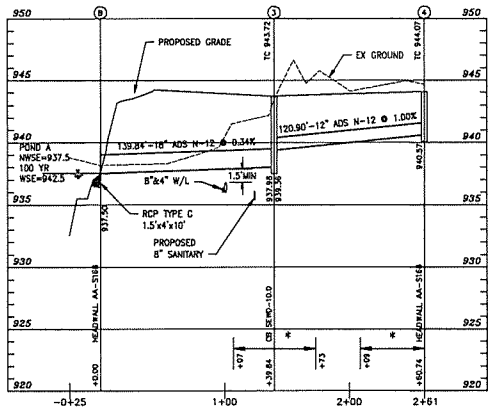
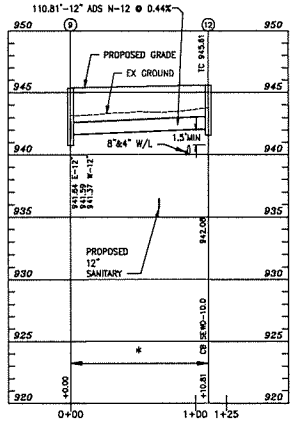
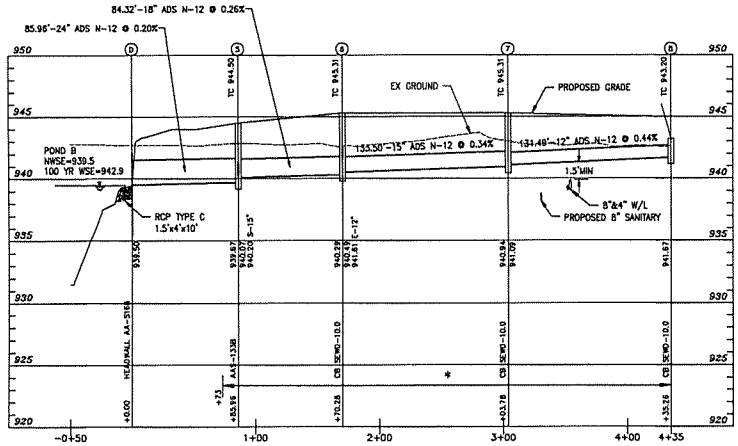
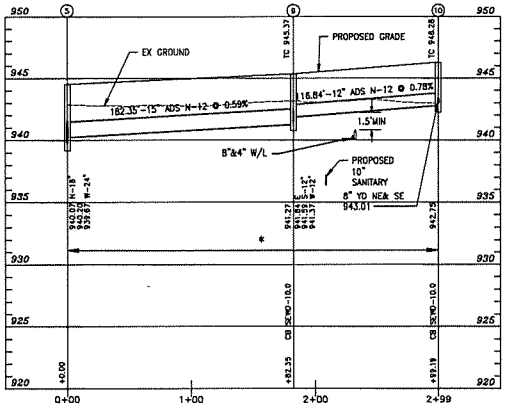
FGS	LGS	APP'D	1" = 50'
CONTRACT NO			DATE
R012136			01/19/18
DRAWING NO			REVISION
12136-006			-

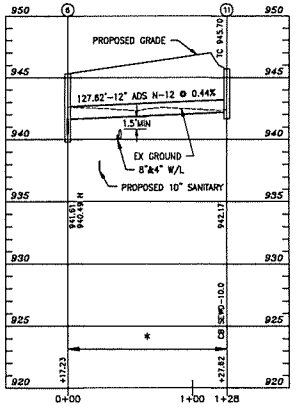


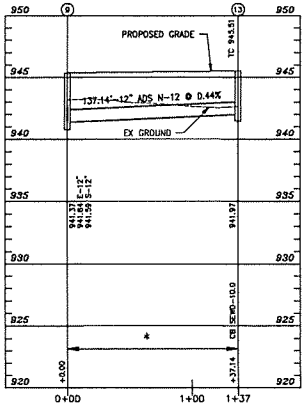












* COMPACTED GRANULAR BACKFILL, PER GENERAL NOTE GEN26, SEE SHEET 2.

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
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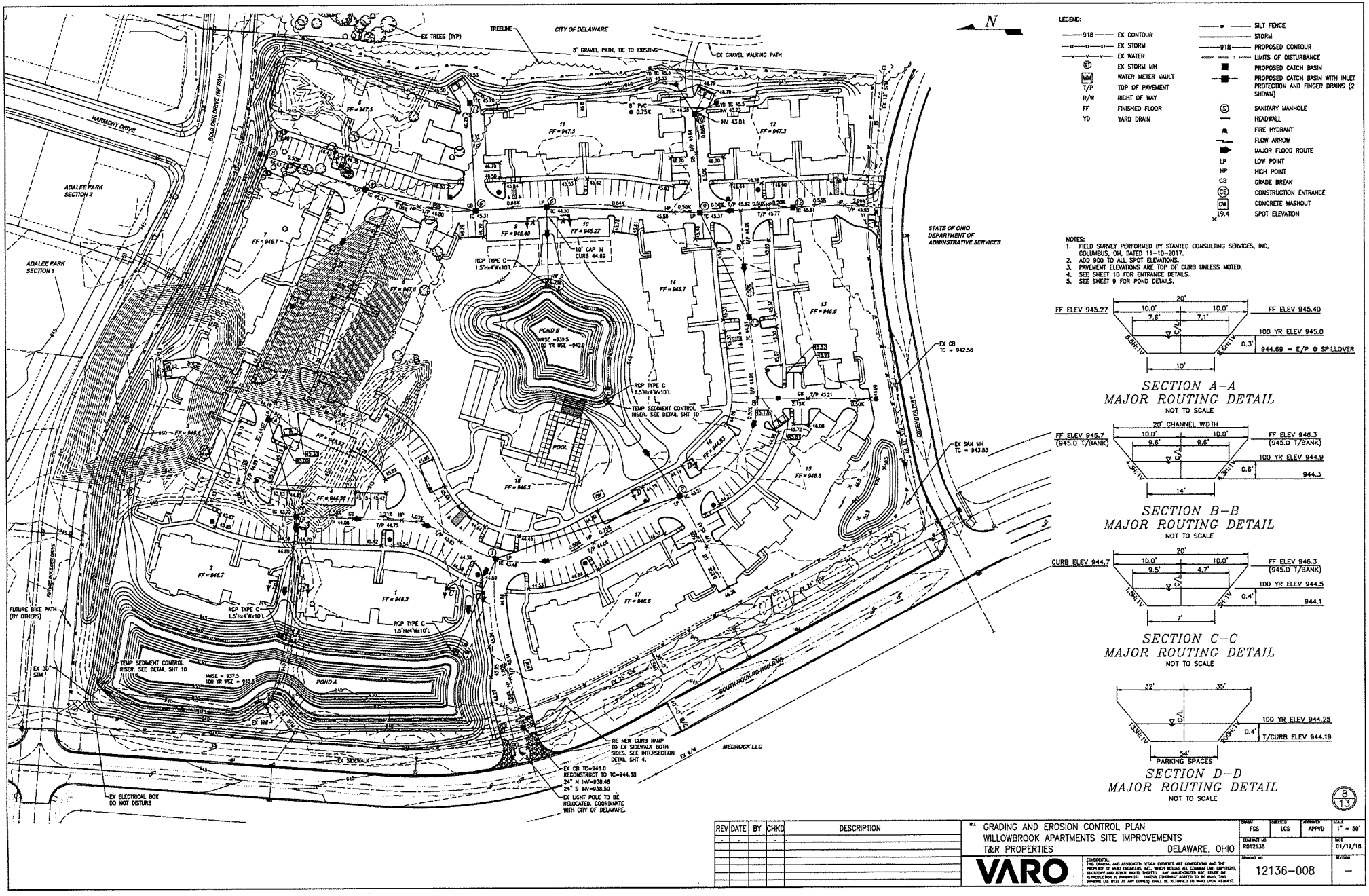
FGS	LCS	APPVD	AS SHOWN
CONTRACT NO. R012136			DATE 01/16/18
DRAWING NO. 12136-007			REVISION -



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
	SILT FENCE
	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
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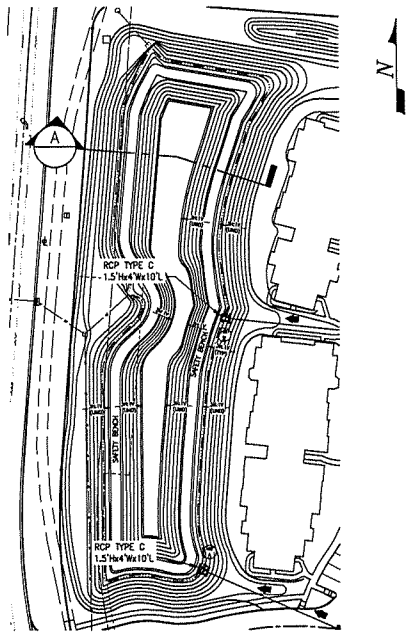
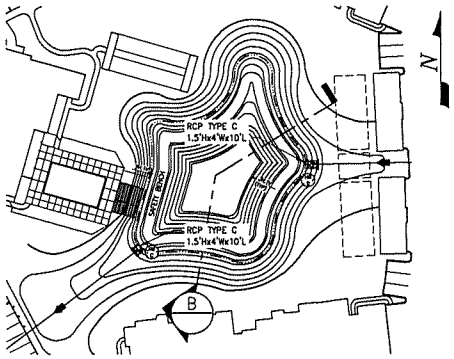
CONTRACT NO			DATE
R012138			01/19/18
DRAWING NO			REVISION
12136-008			–



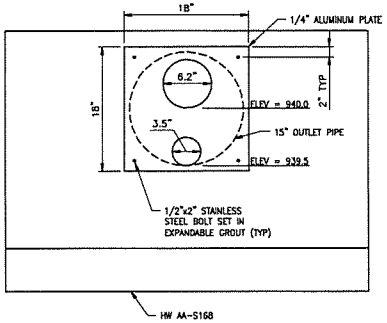
BASIN A

SCALE: 1" = 50'



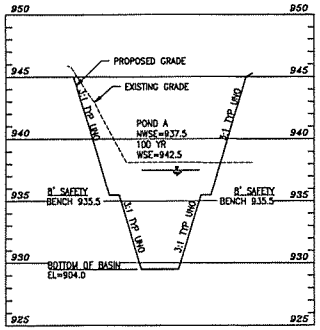
BASIN B

SCALE: 1" = 50'



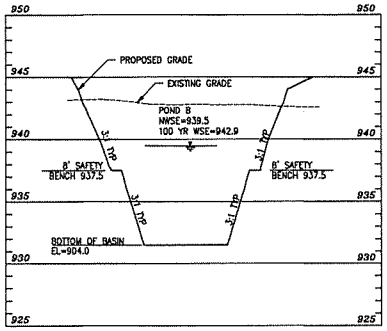
POND B OUTLET DETAIL

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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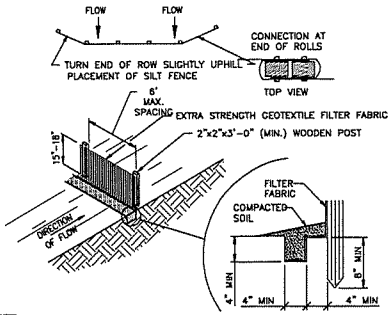
FGS	LCS	APP'VD	AS SHOWN

CONTRACT NO. R012136

DATE 01/15/18

DRAWING NO. 12136-009

REVISION –

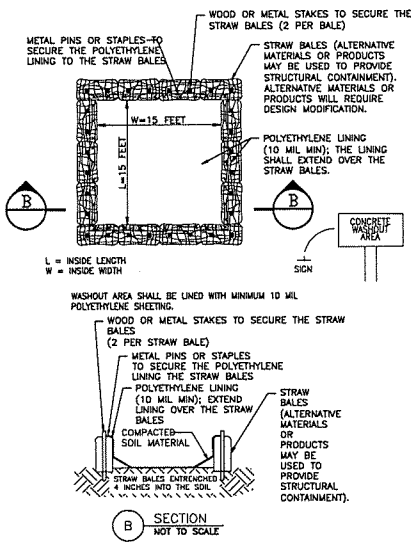


NOTES:
1. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
2. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.
3. 14-GAUGE WIRE FENCE REINFORCEMENT, A MINIMUM OF 16-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



L = INSIDE LENGTH
W = INSIDE WIDTH

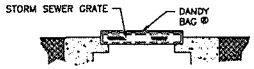
WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL POLYETHYLENE SHEETING.

B SECTION
NOT TO SCALE

CONCRETE WASHOUT DETAIL

SCALE: NOT TO SCALE

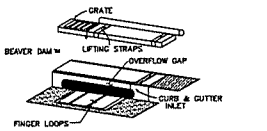
1. COORDINATE LOCATION WITH OWNER



CATCHBASIN INLET PROTECTION DETAIL

SCALE: NOT TO SCALE

TO BE USED ON ALL STRUCTURES

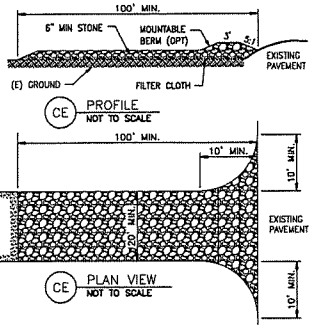


INSTALLATION: STAND GRATE ON END. SLIDE THE BEAVER DAM BAG ON W/DAM ON TOP OF THE GRATE. PULL EXCESS DOWN. LAY UNIT ON IT'S SIDE. CAREFULLY DUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO 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

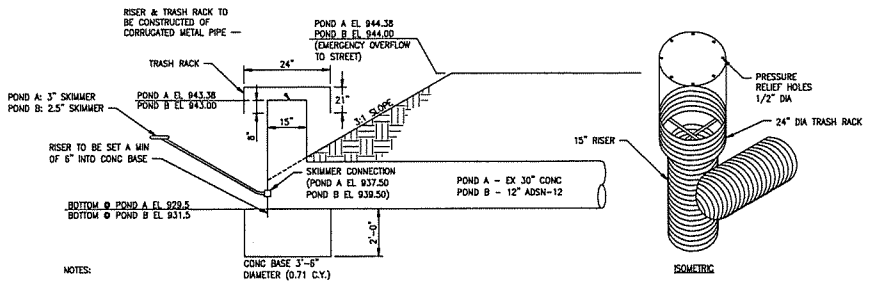
TO BE USED ON ALL INLETS ALONG EAST SIDE OF SOUTH HOUK ROAD AND NORTH SIDE OF DECKOVA WAY ABUTTING THE SITE.



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.XXX. 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
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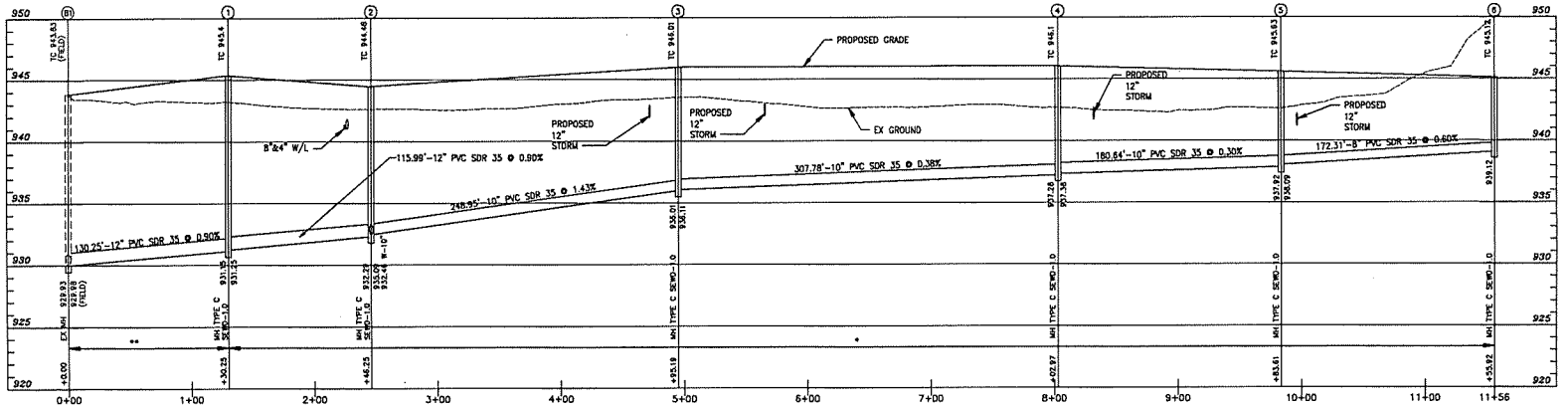
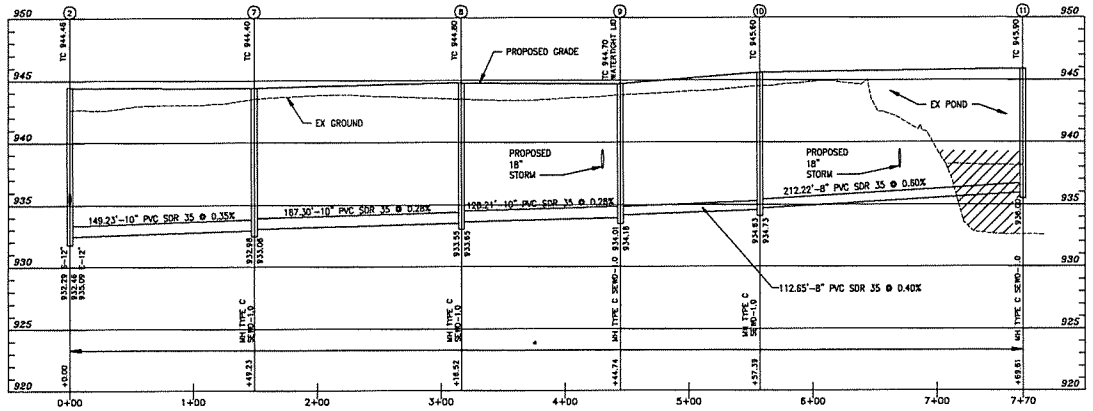
FGS	LCS	APP'D	N.T.S.
CONTRACT NO			DATE
R012136			01/15/18
DRAWING NO			REVISION
12136-010			-





BLDG NO.	STATION	SERVICE LENGTH	RISER	INVERT*	PAD ELEV
MH EXB1	0.00				
MH1	130.25				
MH2	246.24				
14.00	332	0	5	939.55	946.20
13.00	386	0	5	940.04	946.10
12	465	0	3	939.74	946.80
MH3	495.19				
11.00	692	0	3	940.73	946.80
MH4	802.97				
8.00	939	0	2	940.68	947.0
MH5	983.81				
6.00	1115	2	0	939.59	946.50
7.00	1146	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
MH2	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	461	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"

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SANITARY SEWER PROFILES
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
T&R PROPERTIES DELAWARE, OHIO

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FGS	LCS	APP'D	AS SHOWN
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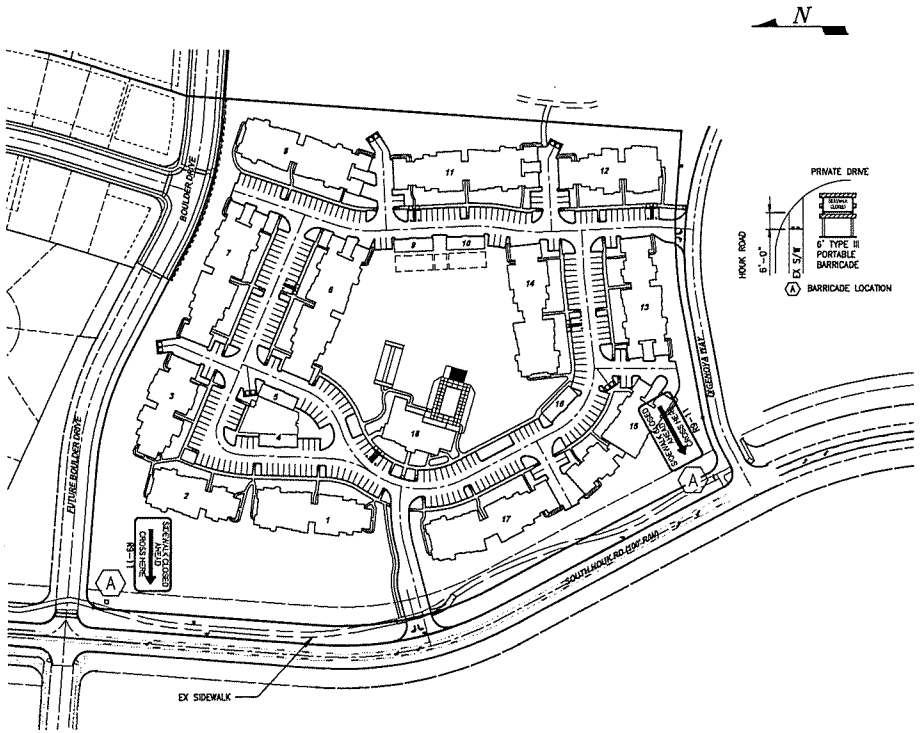
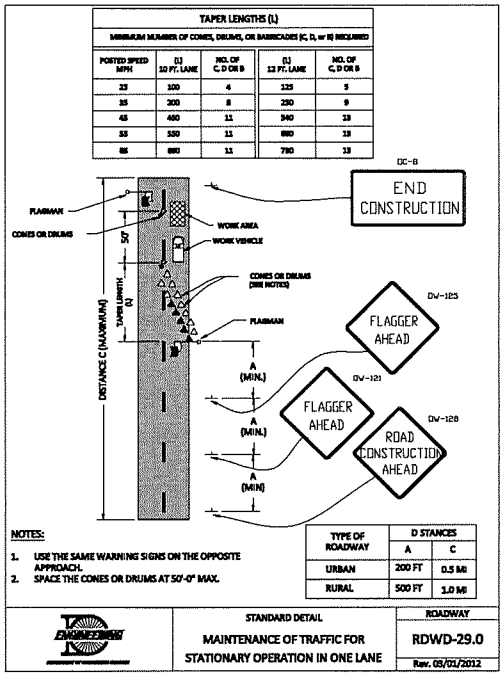


MOT PLAN - PEDESTRIAN

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
35	200	8	250	9
45	450	11	540	13
55	550	11	660	13
65	650	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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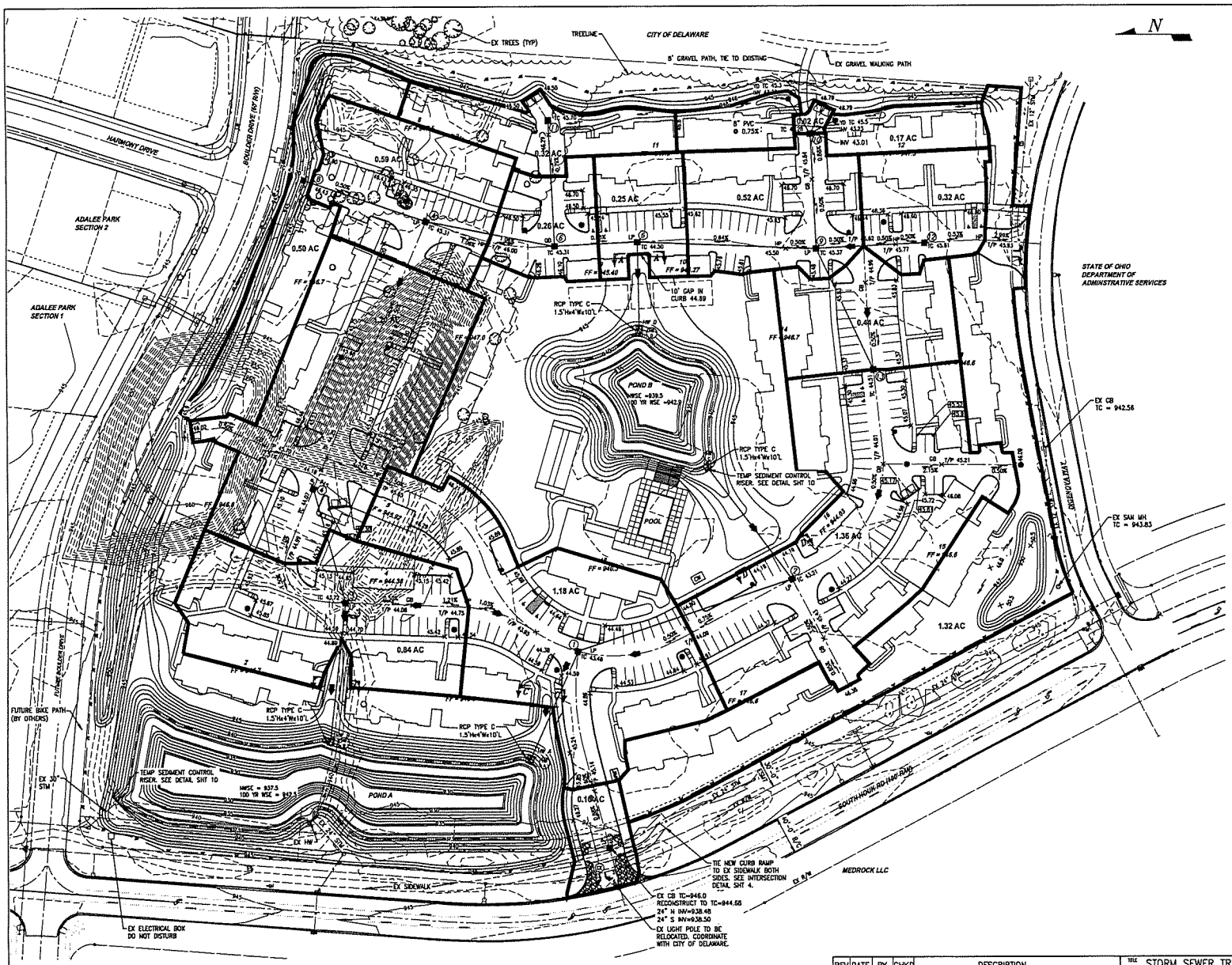
PROJECT NO. R012136			DATE 01/15/18
DRAWING NO. 12136-012			REVISION —



REV	DATE	BY	CHKD	DESCRIPTION

TITLE: STORM SEWER TRIBUTARY AREA MAP
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
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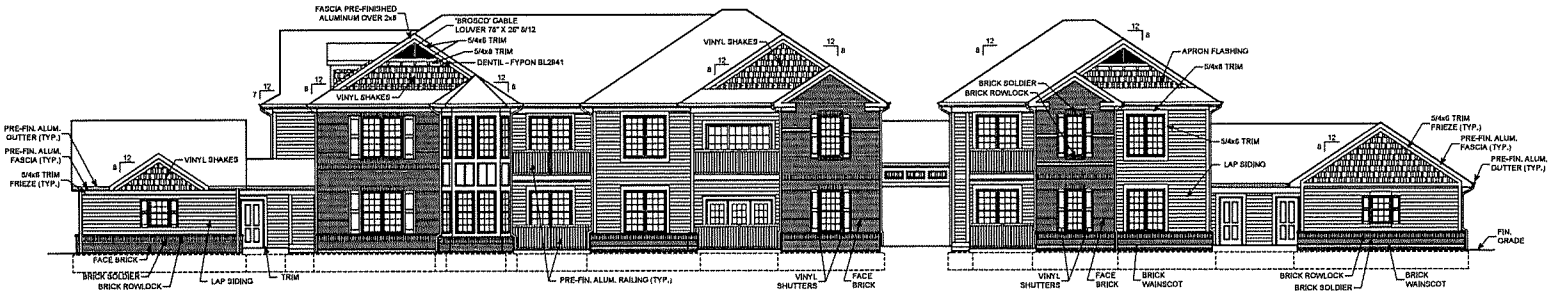
DRAWN	CHECKED	APPROVED	SCALE
FOS	LCS	APPVD	1" = 50'

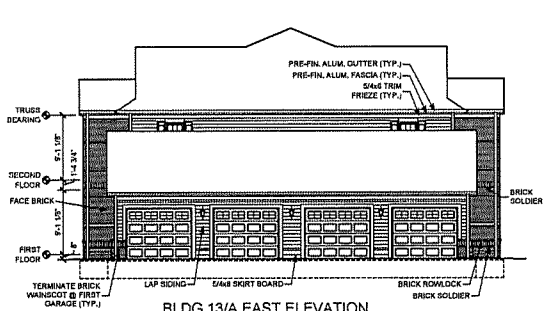
CONTRACT NO: R012136
DATE: 01/18/18
DRAWING NO: 12136-008
REVISION: –

13/13



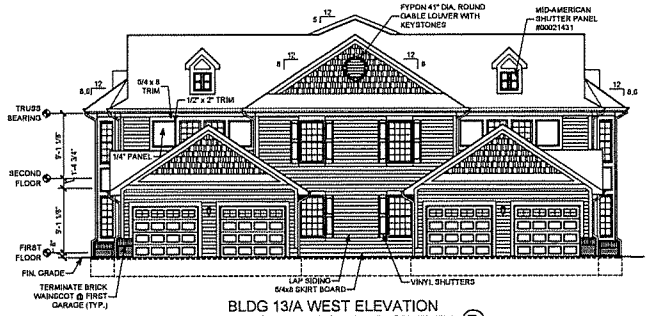
BLDG 13/A SOUTH ELEVATION,(FACING DIGENOVA WAY)
BLDG 15/A2 OPP. HAND SOUTH WEST ELEV. (FACING DIGENOVA WAY & SOUTH HOUK RD.) (D)

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



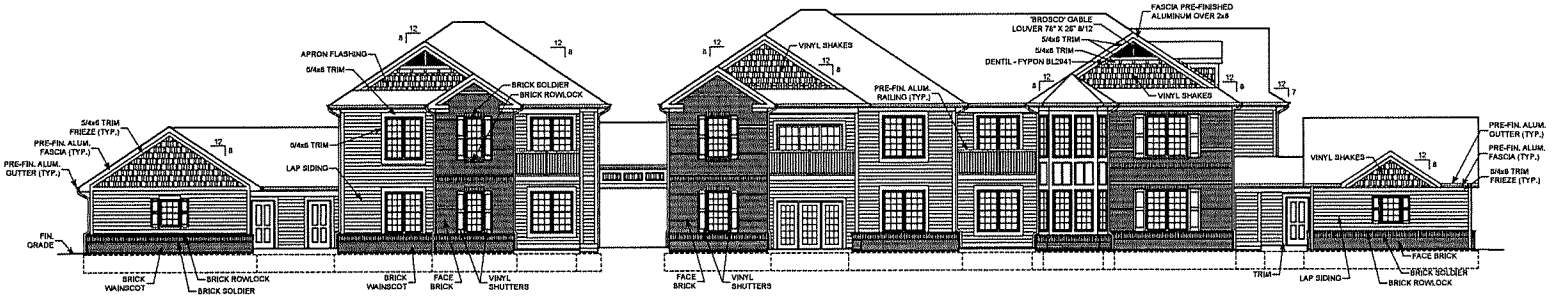
BLDG 13/A EAST ELEVATION
BLDG 15/A2 NORTH WEST ELEV. (C)

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



BLDG 13/A WEST ELEVATION
BLDG 15/A2 SOUTH EAST ELEV. (B)

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



BLDG 13/A NORTH ELEVATION
BLDG 15/A2 OPP. HAND NORTH EAST ELEV. (A)

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

10/2/2018 10:59:34 AM, jhansen

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WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 13/A & 15/A2 ELEVATIONS

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
REGISTERED ARCHITECT
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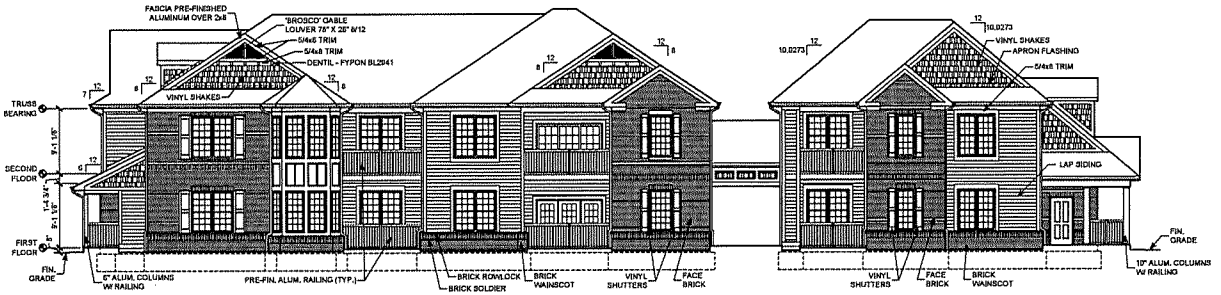
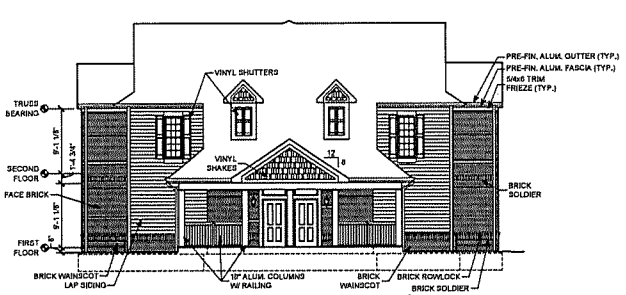


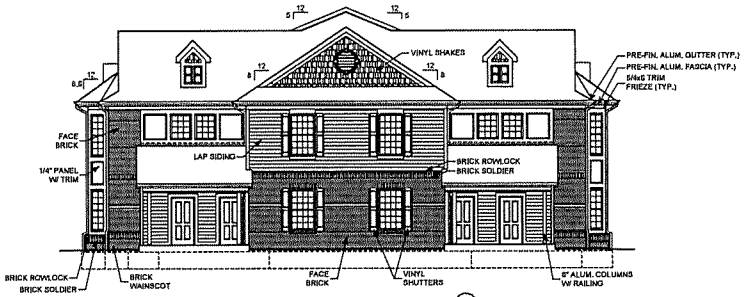
BLDG 2/A1 WEST ELEVATION (FACING SOUTH HOUK RD) (A)

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



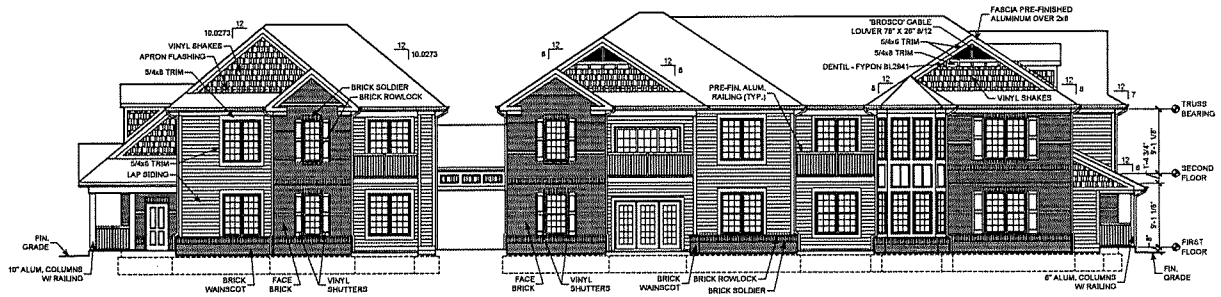
BLDG 2/A1 SOUTH ELEVATION (B)

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



BLDG 2/A1 NORTH ELEVATION (C)

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



BLDG 2/A1 EAST ELEVATION (D)

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

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DRAWING TITLE:

BUILDING 2/A1 ELEVATIONS

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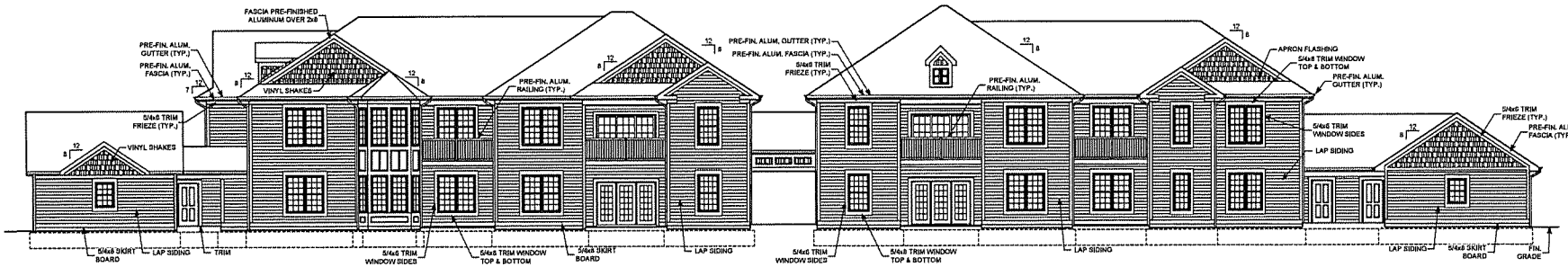
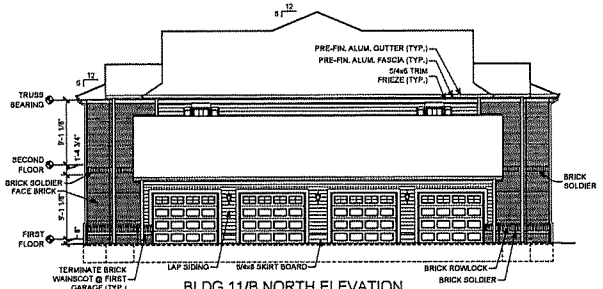


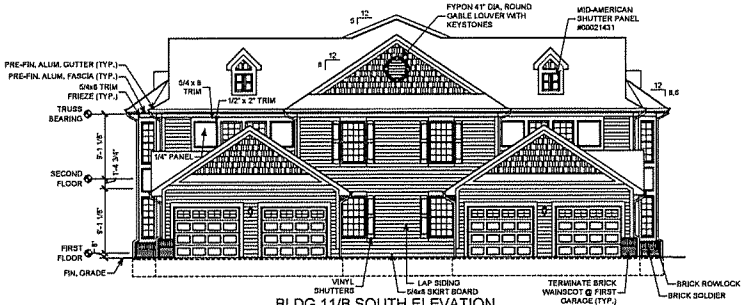
BLDG 11/B WEST ELEVATION, FACING WOODS / PARK (D)

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



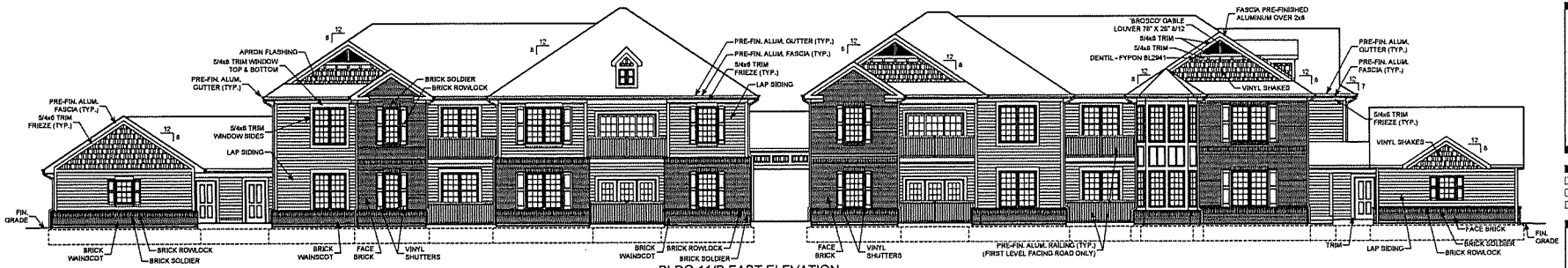
BLDG 11/B NORTH ELEVATION
BLDG 6/B & 7B EAST ELEVATION (C)

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



BLDG 11/B SOUTH ELEVATION
BLDG 6/B & 7B WEST ELEVATION (B)

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



BLDG 11/B EAST ELEVATION
BLDG 6/B & 7/B NORTH ELEV. (OPP. HAND) (A)

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

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DELAWARE, OHIO

DRAWING TITLE:

BUILDING 6/B, 7/B & 11/B ELEVATIONS

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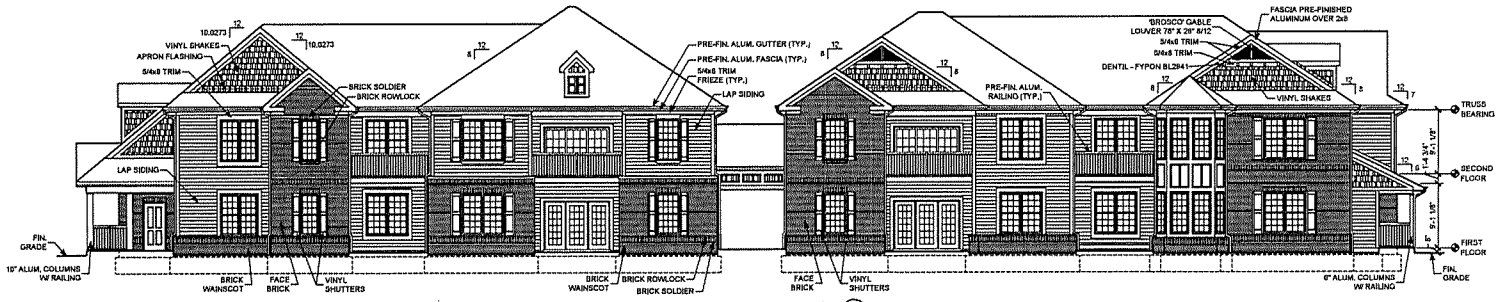
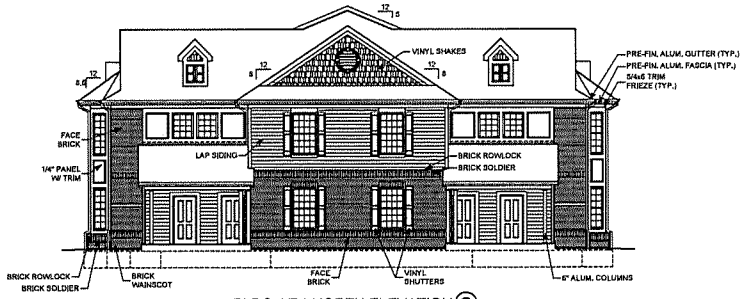


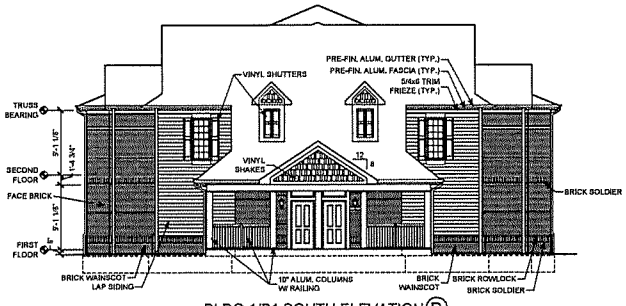
BLDG 1/B1 EAST ELEVATION (D)

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



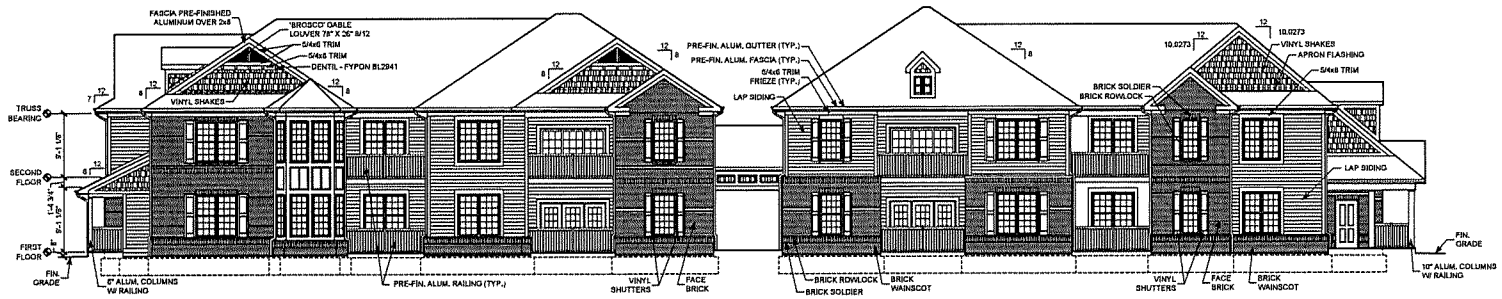
BLDG 1/B1 NORTH ELEVATION (C)

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



BLDG 1/B1 SOUTH ELEVATION (B)

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



BLDG 1/B1 WEST ELEVATION, FACING SOUTH HOUK RD. (A)

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

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WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 1/B1
ELEVATIONS

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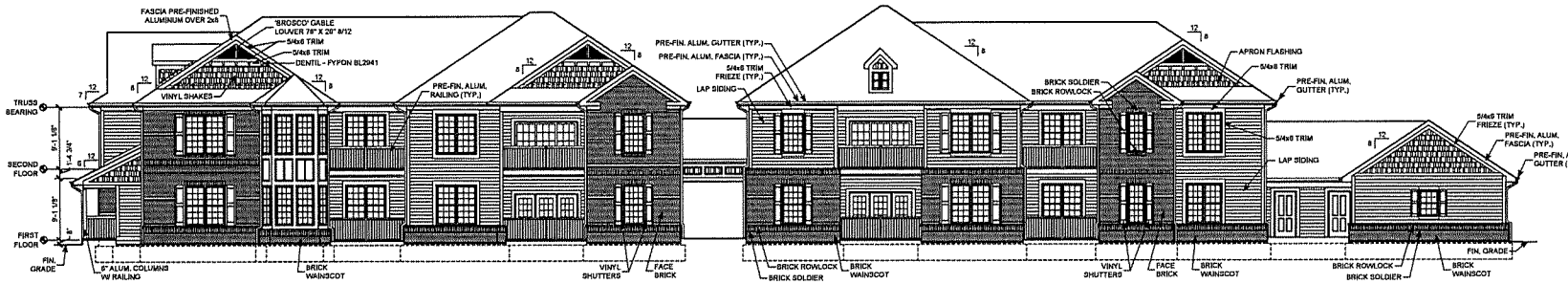
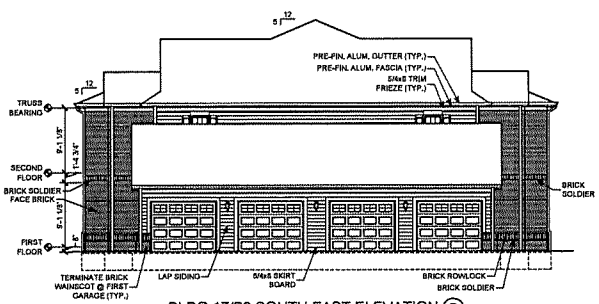


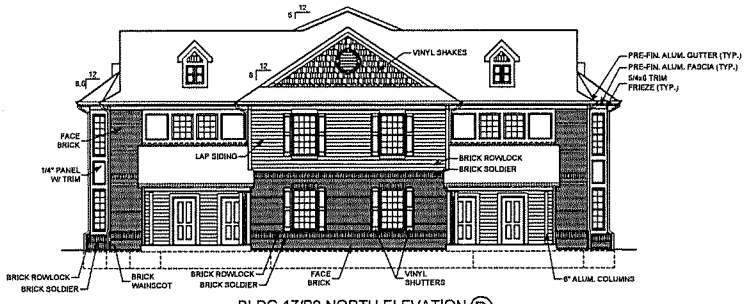
BLDG 17/B2 SOUTH WEST ELEVATION, FACING SOUTH HOUK RD (D)

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



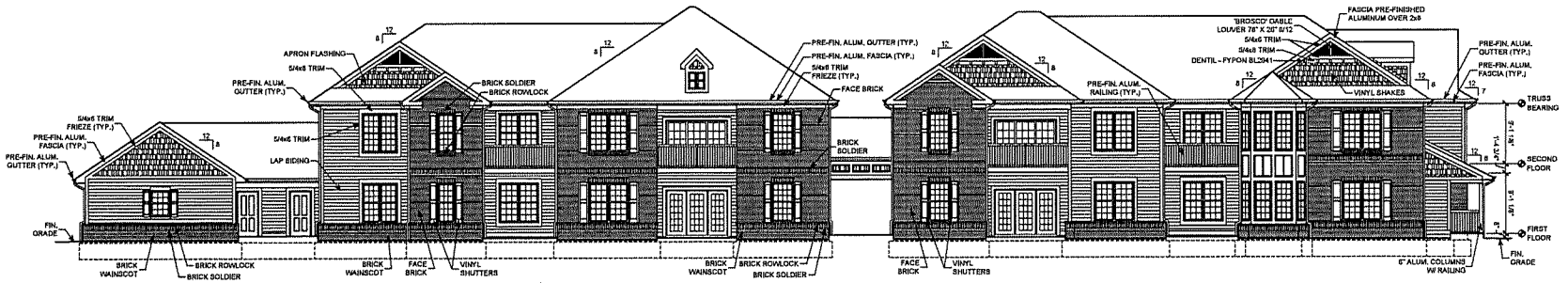
BLDG 17/B2 SOUTH EAST ELEVATION (C)

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



BLDG 17/B2 NORTH EAST ELEVATION (B)

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



BLDG 17/B2 NORTH EAST ELEVATION (A)

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

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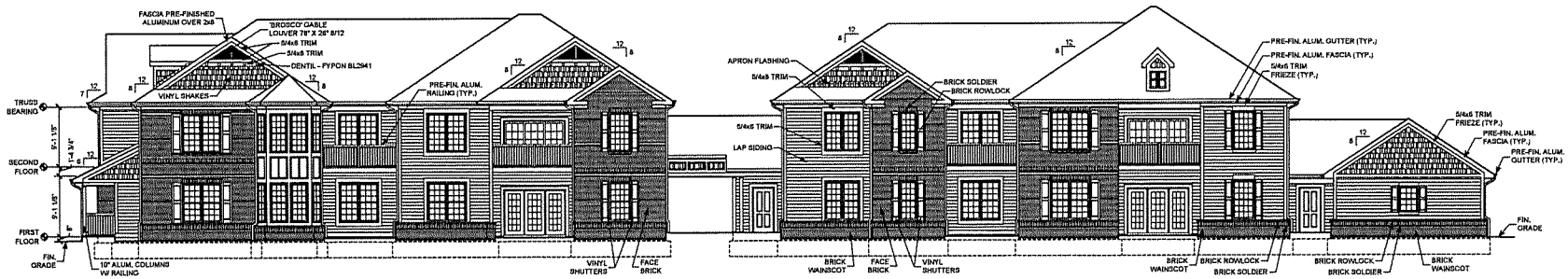
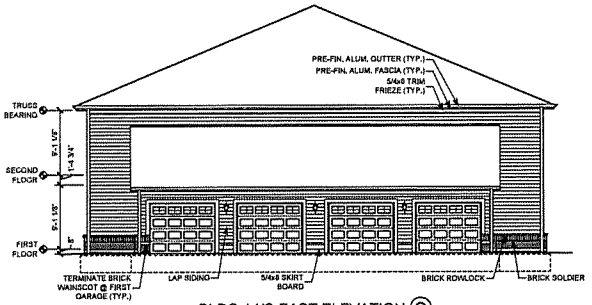


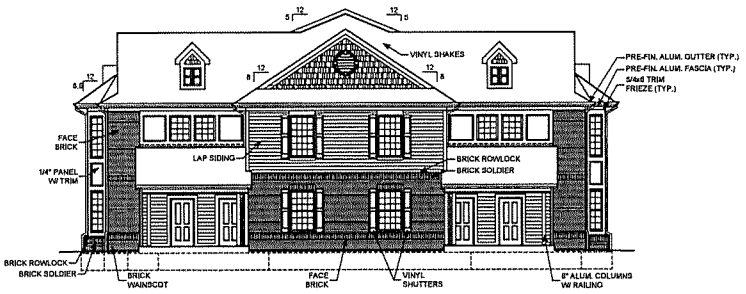
BLDG 14/C SOUTH ELEVATION (D)

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



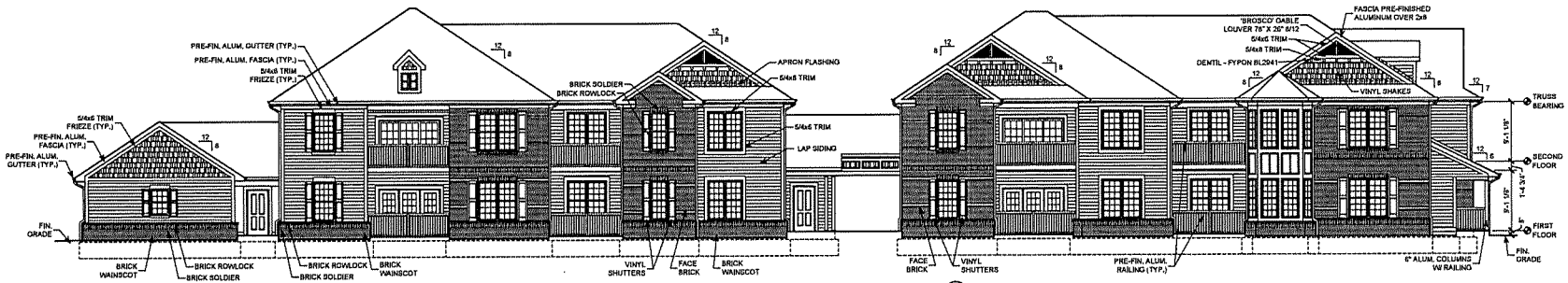
BLDG 14/C EAST ELEVATION (C)

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



BLDG 14/C WEST ELEVATION (B)

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



BLDG 14/C NORTH ELEVATION (A)

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

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WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 14/C ELEVATIONS

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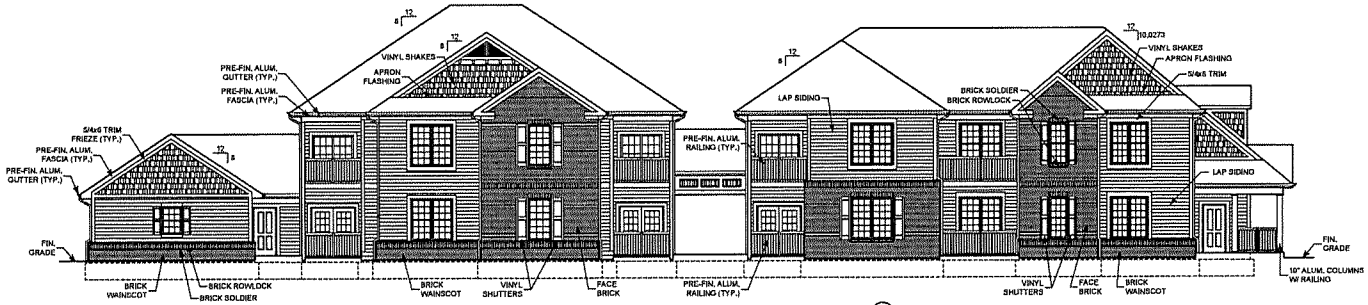
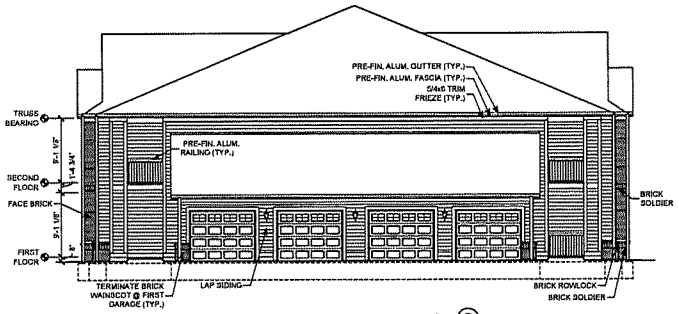


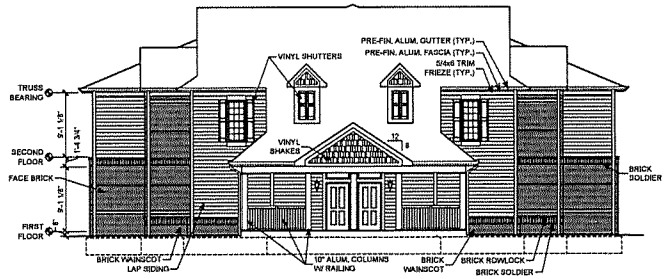
BLDG 3/D NORTH ELEVATION FACING BOULDER DRIVE (A)

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



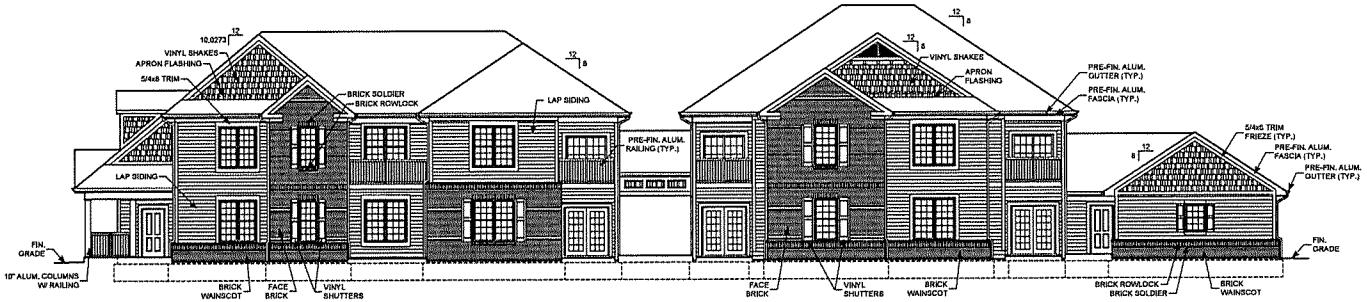
BLDG 3/D EAST ELEVATION (C)

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



BLDG 3/D WEST ELEVATION (B)

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



BLDG 3/D SOUTH ELEVATION (D)

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

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:

BUILDING 3/D ELEVATIONS

DATE: 01/03/2018
REVISED:

STATE OF OHIO
GEORGE J. KONTOGIANNIS
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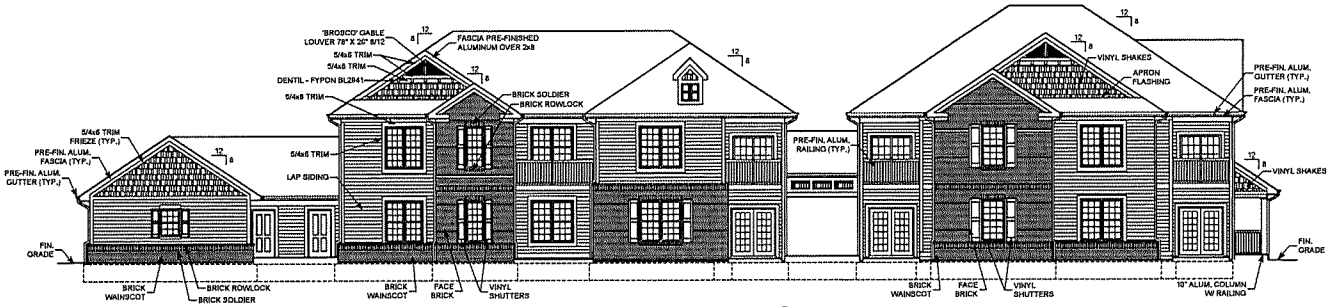
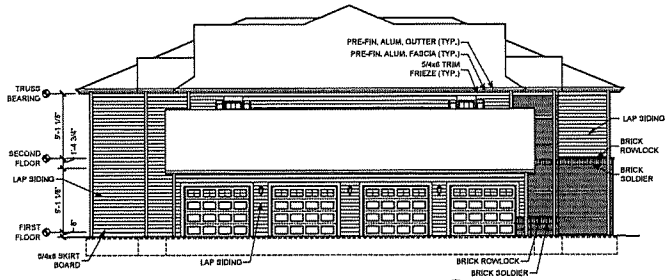
A6-7

1/3/2018 10:55:17 AM, jtarsen



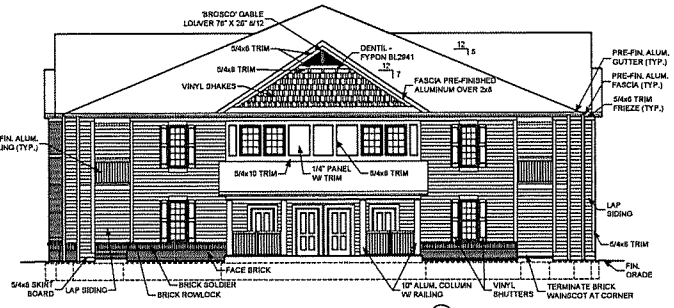
WEST ELEVATION BLDG 12/D1 (A)

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



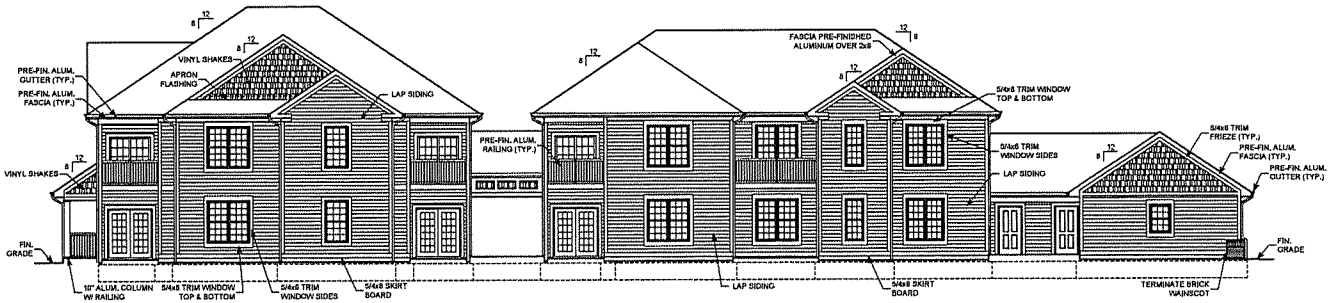
BLDG 12/D1 SOUTH ELEVATION (C)

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



BLDG 12/D1 NORTH ELEVATION (B)

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



BLDG 12/D1 EAST ELEVATION, FACING WOODS / PARK (D)

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

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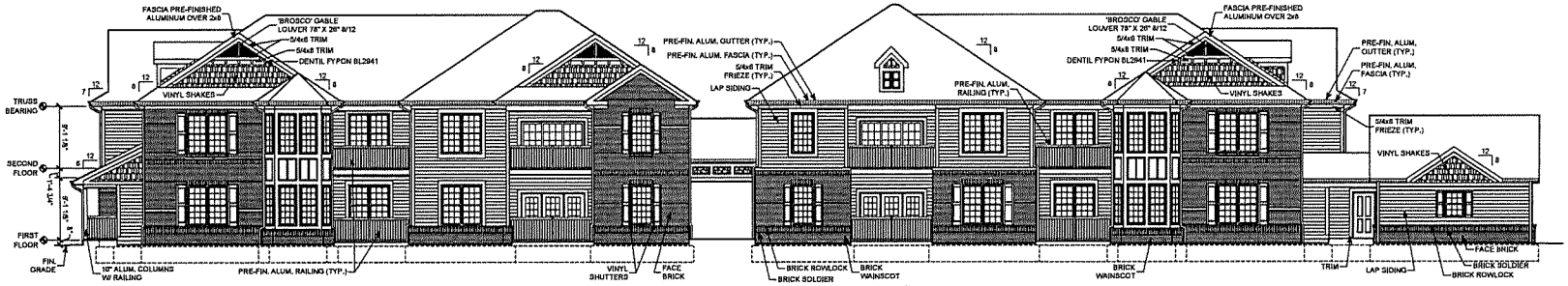
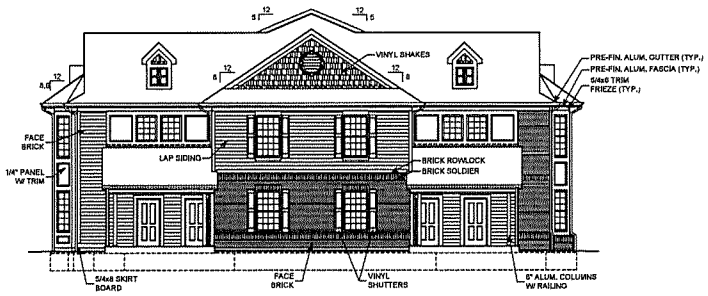
1/3/2018 10:54:10 AM, jgarvin



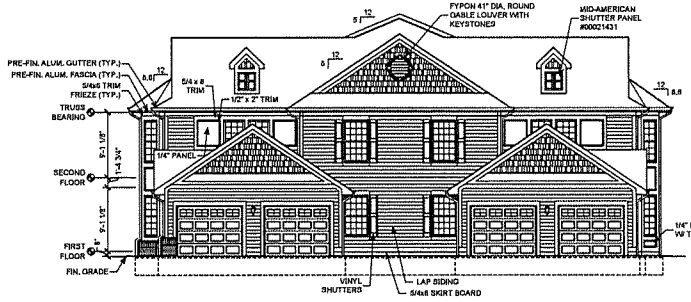
BLDG 8/E WEST ELEVATION (A)

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



BLDG 8/E NORTH ELEVATION (C)

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



BLDG 8/E SOUTH ELEVATION (B)

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

BLDG 8/E EAST ELEVATION, FACING WOODS / PARK (D)

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

10/2018 10:53:31 AM jlarsen

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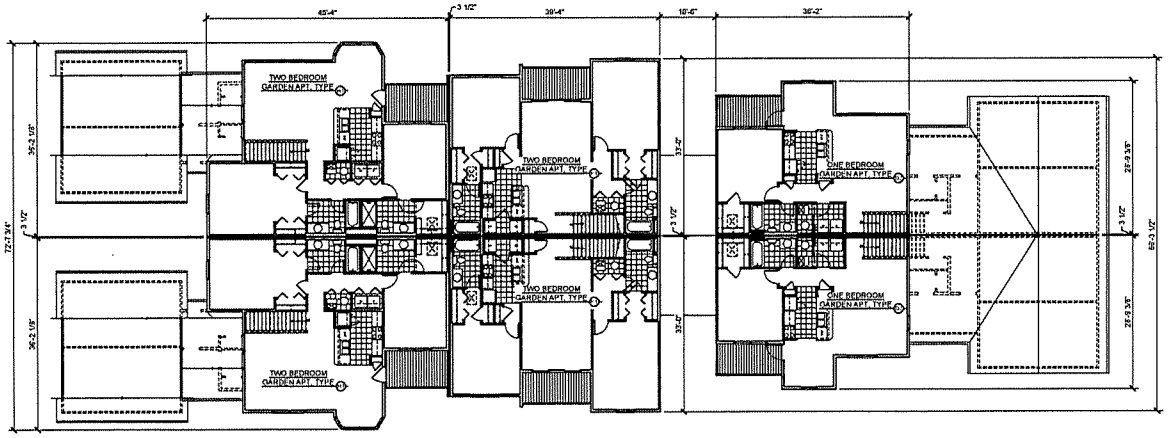
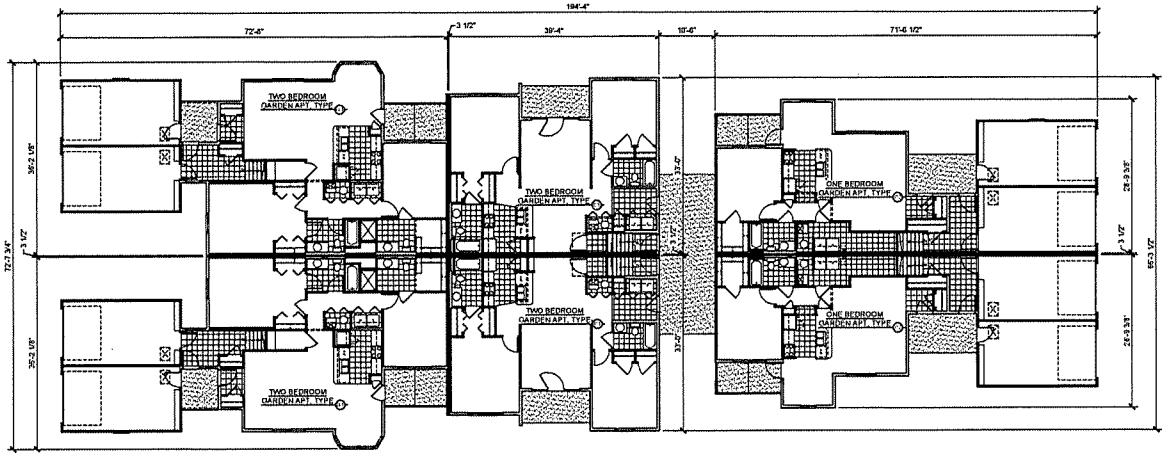


SECOND FLOOR PLAN - BUILDING (13/A)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,590 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (13/A)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 13/A = 15,967 SQ.FT.

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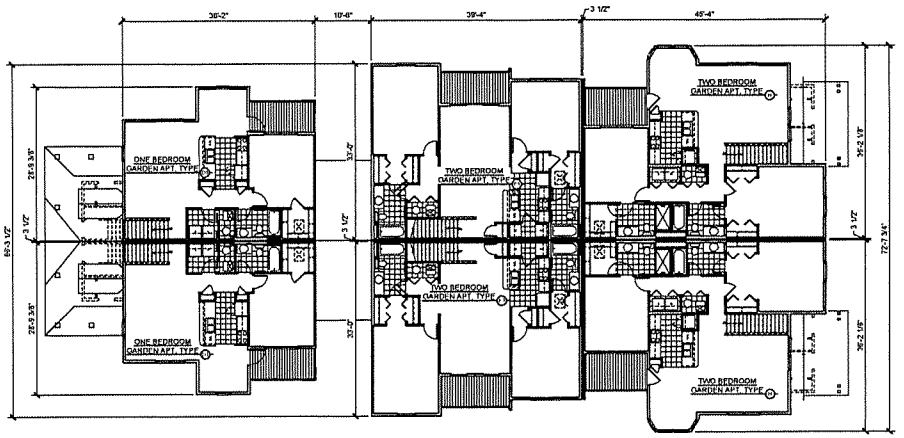
A1-1

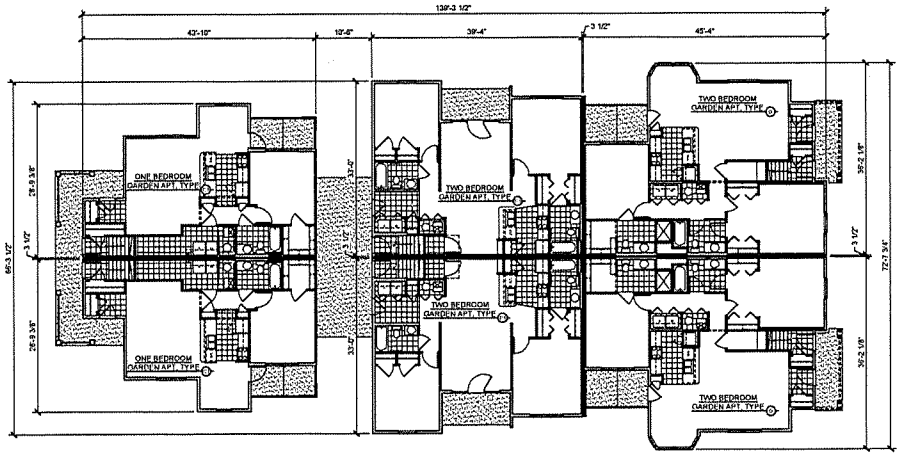
1/3/2018 10:51:09 AM, mtaccan



SECOND FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 6,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 2/A1

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 6,904 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 2/A1 = 13,504 SQ.FT.

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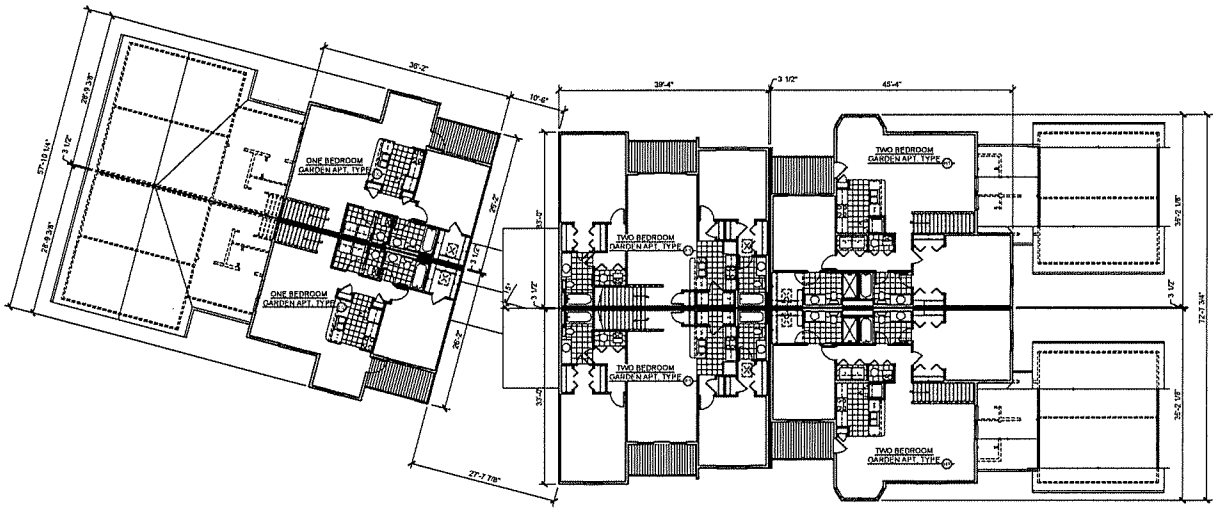
A1-2

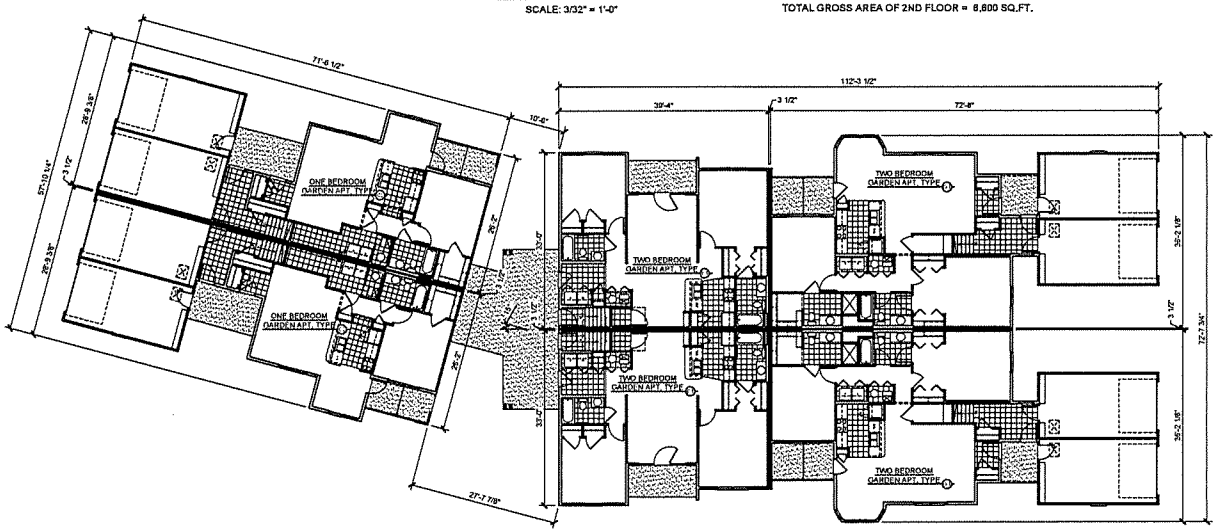
1/2/2018 10:51:33 AM, mharman



SECOND FLOOR PLAN - BUILDING (15/A2)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,600 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (15/A2)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 15/A2 = 15,977 SQ.FT.

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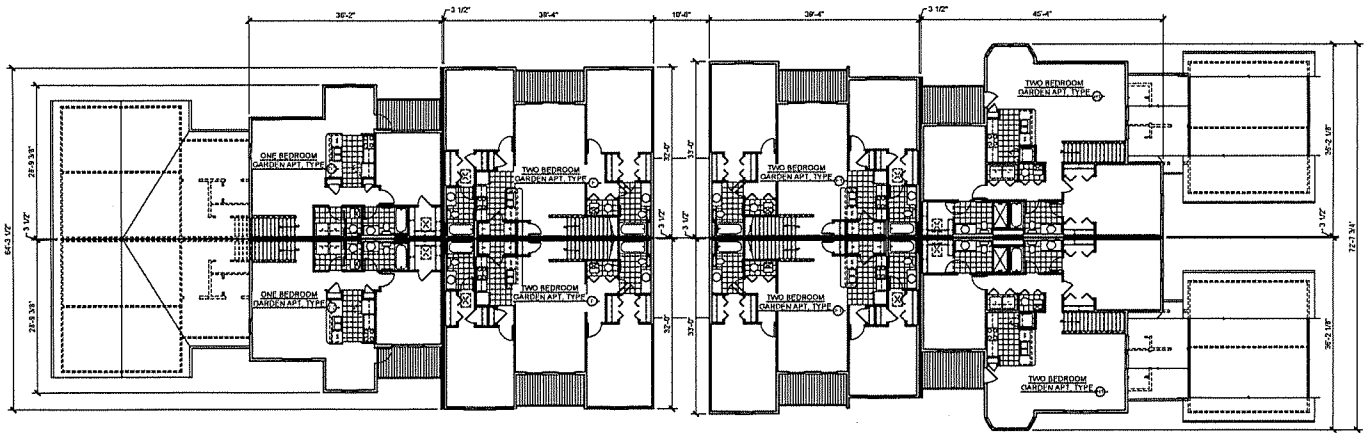
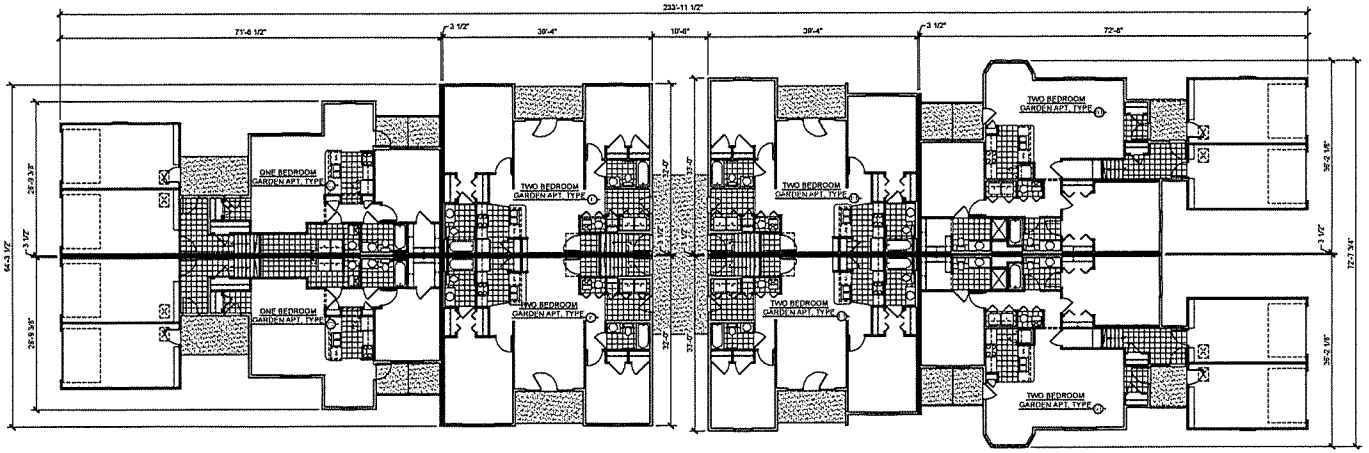
A1-3

1/3/2018 10:51:55 AM mhanson



SECOND FLOOR PLAN - BUILDING 7/8 BUILDINGS 8/8 & 11/8 SIMILAR

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 7/8 BUILDINGS 8/8 & 11/8 SIMILAR

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 1ST FLOOR = 11,765 SQ.FT. TOTAL GROSS AREA FOR BUILDING 8/8 = 20,753 SQ.FT.

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DRAWING TITLE:

BUILDING PLANS BUILDING 7/8 6/8 11/8

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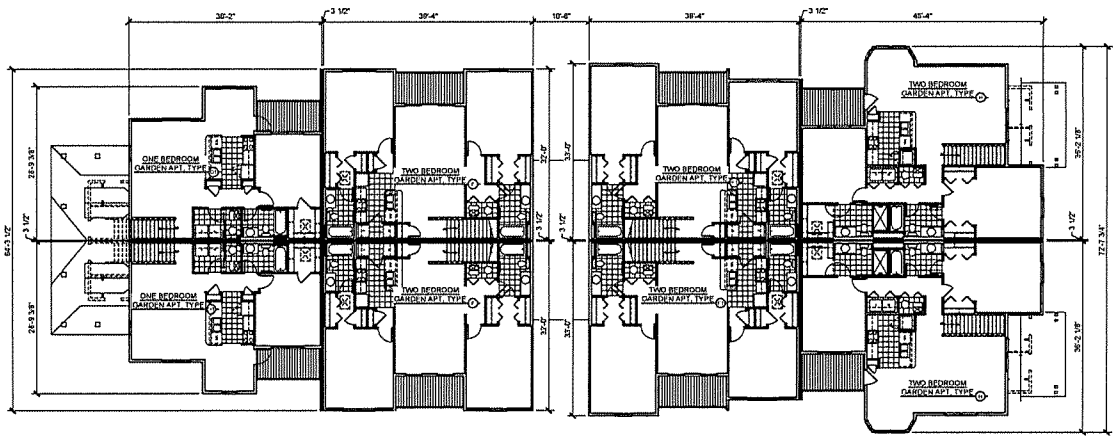
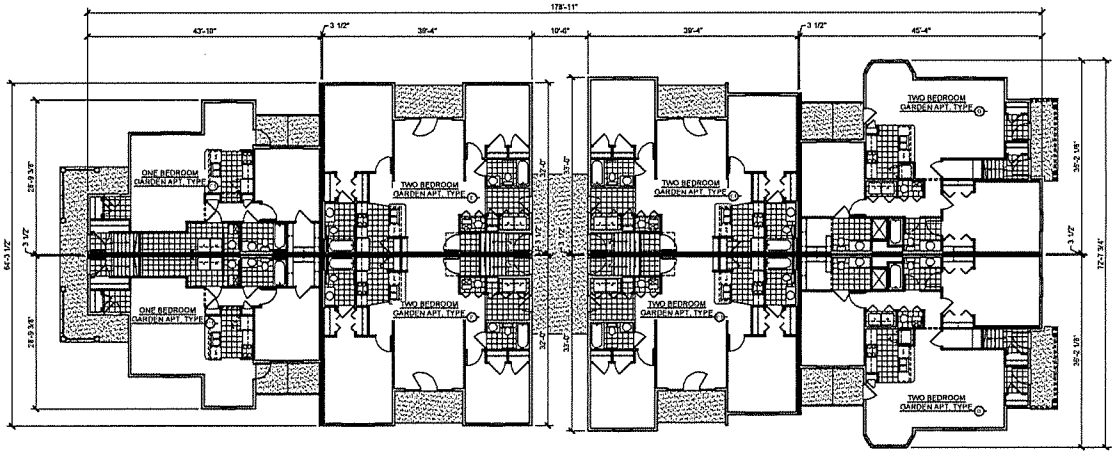
10/2018 10:52:23 AM, mharman



SECOND FLOOR PLAN - BUILDING (1/B1)

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 2ND FLOOR = 8,968 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING (1/B1)

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 1ST FLOOR = 9,293 SQ.FT. TOTAL GROSS AREA FOR BUILDING 1/B1 = 18,261 SQ.FT.

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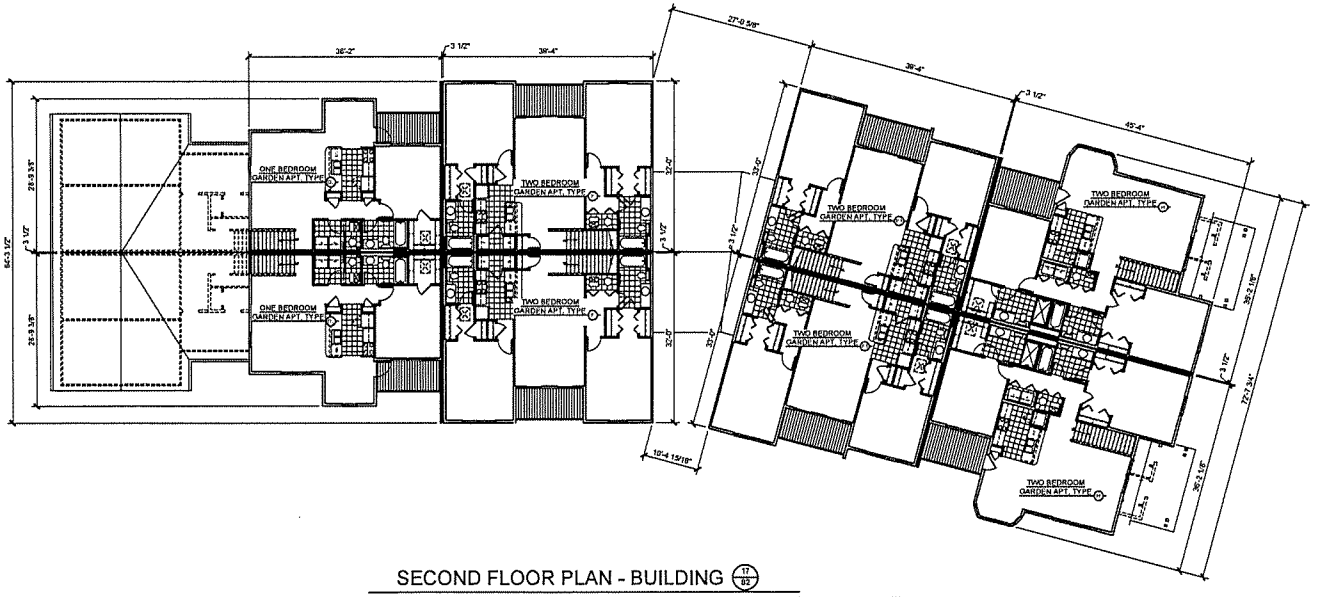
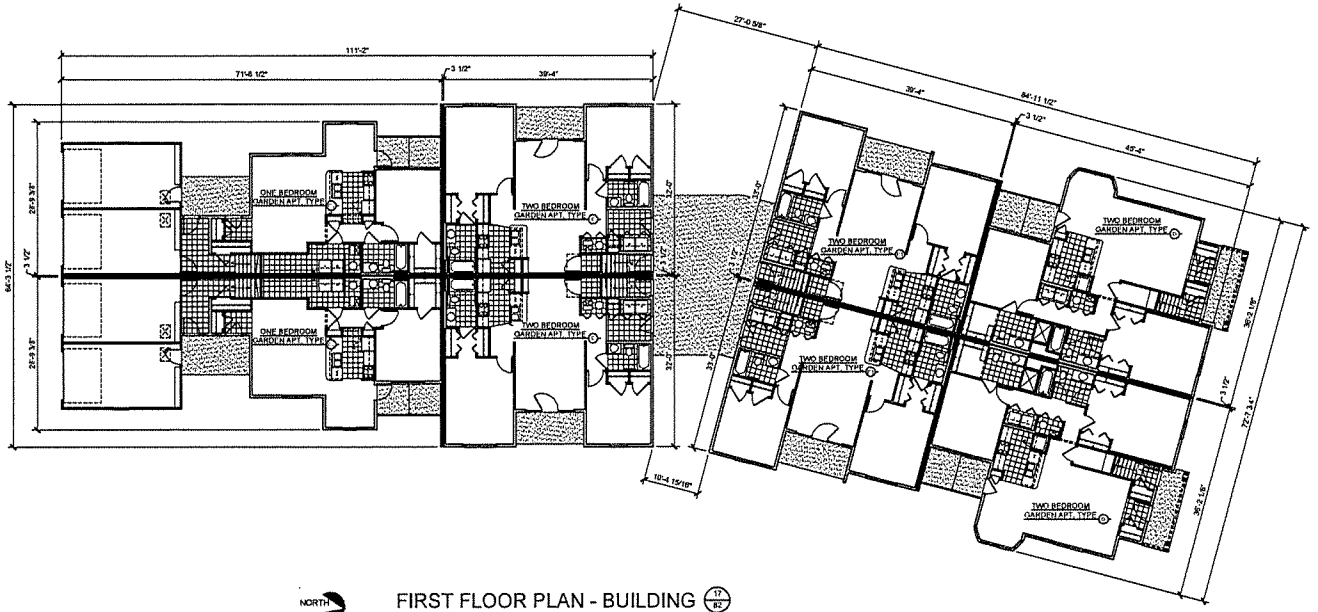
A1-5

1/3/2018 10:02:15 AM mhancart



SECOND FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 17/B2

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 1ST FLOOR = 10,538 SQ.FT. TOTAL GROSS AREA FOR BUILDING 17/B2 = 19,526 SQ.FT.

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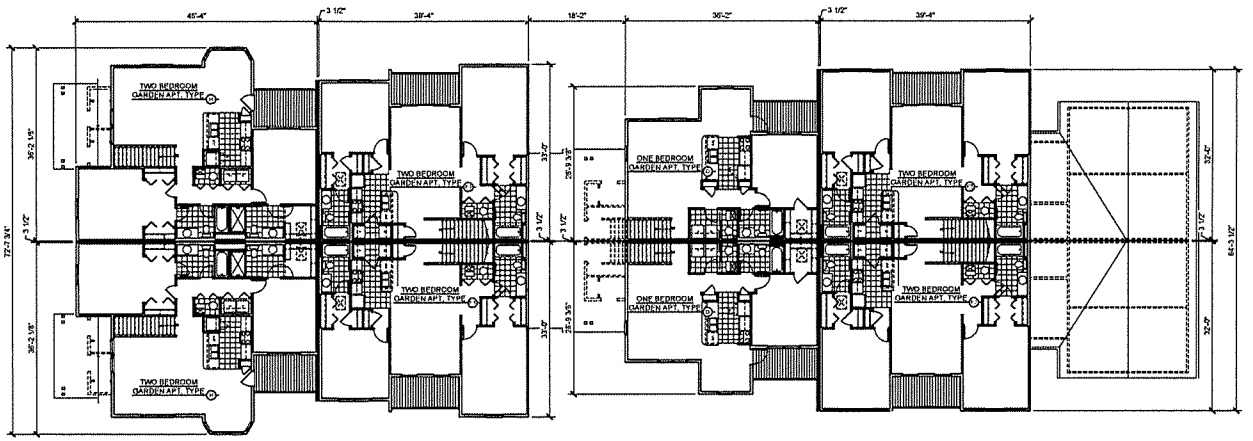
A1-6

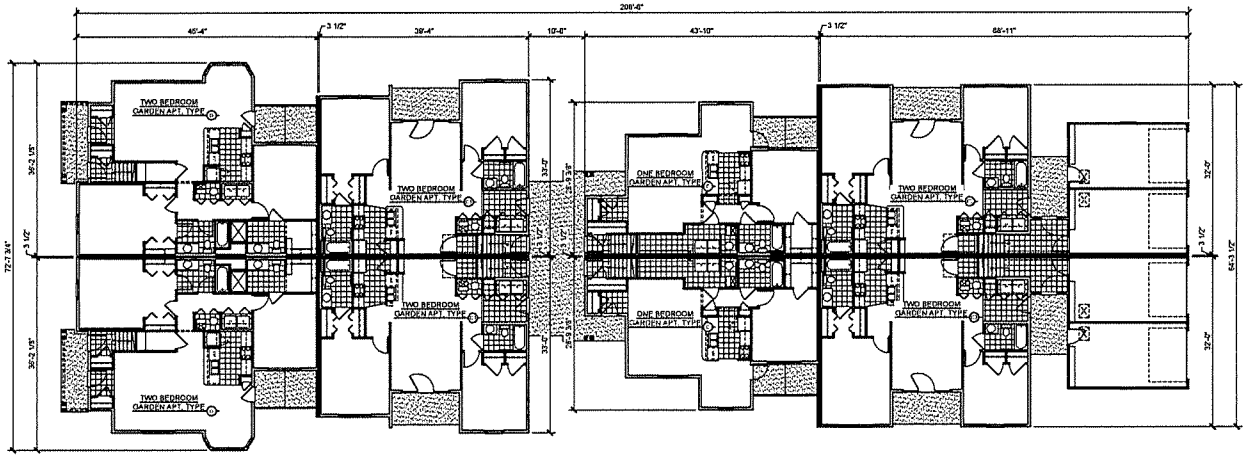
1/3/2018 10:53:29 AM mhancan



SECOND FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 8,888 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 14/C

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 10,525 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 14/C = 19,513 SQ.FT.

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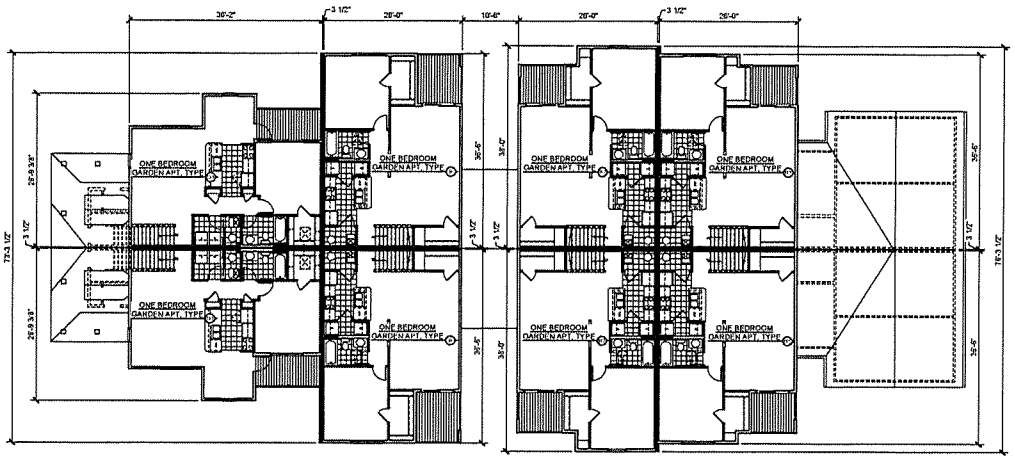
A1-7

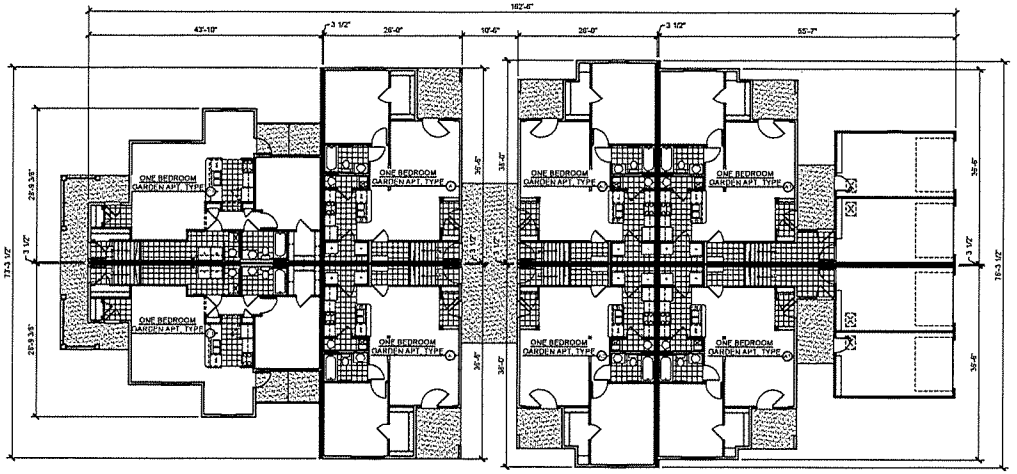
1/3/2018 10:53:53 AM rthorton



SECOND FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING 3/D

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,426 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 3/D = 15,458 SQ.FT.

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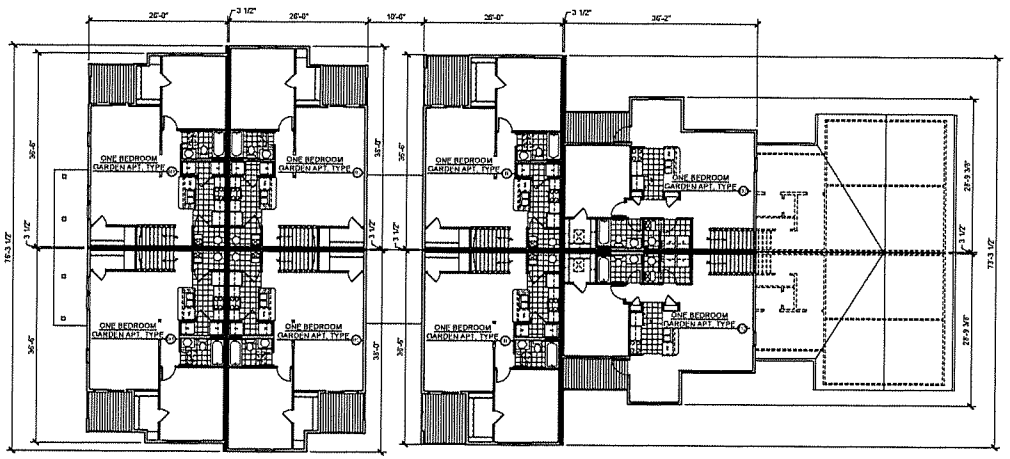
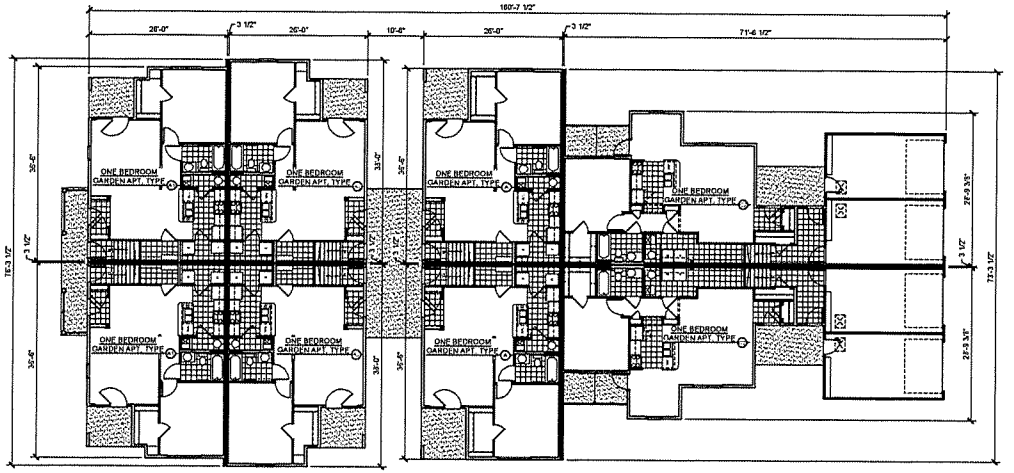
1/5/2018 10:54:15 AM, mtracan



SECOND FLOOR PLAN - BUILDING (12/D1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ.FT.



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FIRST FLOOR PLAN - BUILDING (12/D1)

SCALE: 3/32" = 1'-0"

TOTAL GROSS AREA OF 1ST FLOOR = 8,450 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 12/D1 = 15,482 SQ.FT.

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DELAWARE, OHIO

DRAWING TITLE:

BUILDING PLANS
BUILDING (12/D1)

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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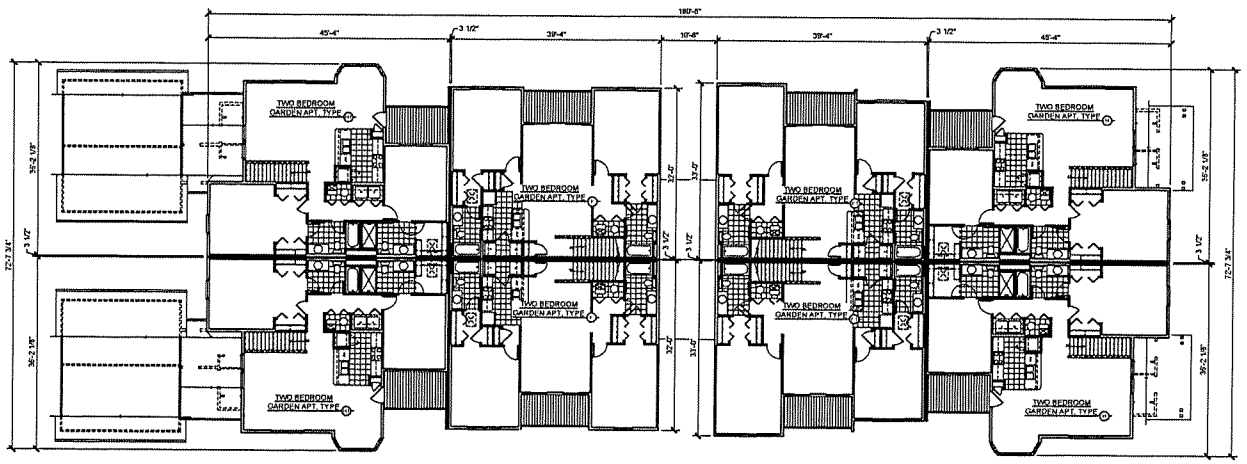
- [x] ZONING SET 01/03/2018
- [ ] BID SET
- [ ] PERMIT SET
- [ ] CONSTRUCTION SET

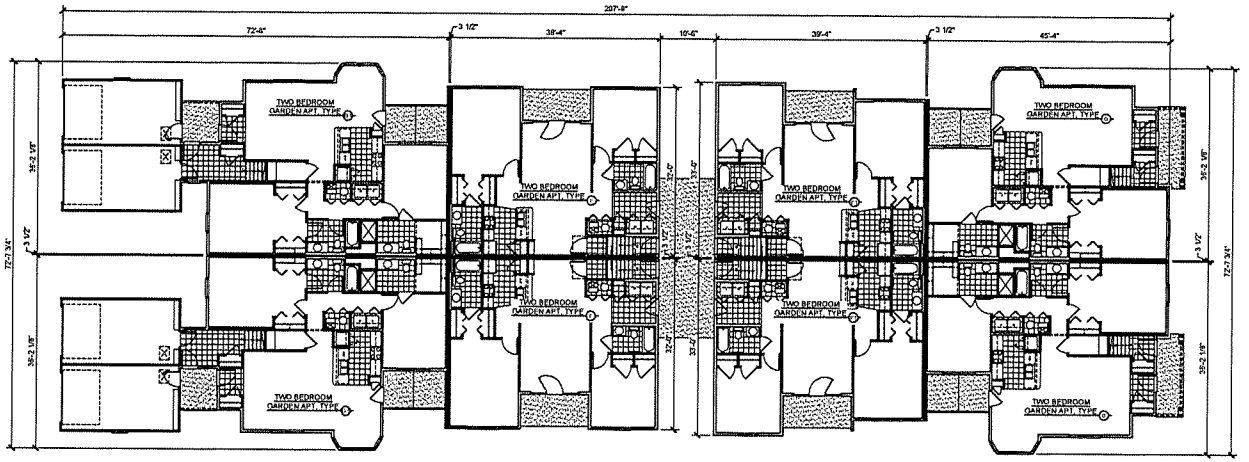
A1-9

12/20/2018 10:54:43 AM, mtavcar



SECOND FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 2ND FLOOR = 9,797 SQ.FT.



NORTH

FIRST FLOOR PLAN - BUILDING B/E

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 1ST FLOOR = 11,288 SQ.FT.

TOTAL GROSS AREA FOR BUILDING B/E = 21,085 SQ.FT.

12/5/2018 10:55:04 AM rthanan

KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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43215-5492

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PROJECT:

WILLOWBROOK APARTMENTS

DELAWARE, OHIO

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BUILDING B/E

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