CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

AGENDA

6:30 P.M. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

REGULAR MEETING March 11, 2019

1. ROLL CALL

2. INVOCATION – Father Sylvester Onyeachonam, St. Mary Delaware

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summary of the regular meeting of Council held on February 25, 2019, as recorded and transcribed.
   APPROVAL of the Motion Summary of the work session meeting of Council held on March 4, 2019, as recorded and transcribed.

5. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on November 27, 2018, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Planning Commission meeting held on February 6, 2019, as recorded and transcribed.
   C. Resolution No. 19-10, a resolution authorizing the City Manager to enter into an Intergovernmental Cooperation Agreement between the Delaware County Board of Commissioners and the City of Delaware as required by the Ohio Development Services Agency to conduct a joint analysis of impediments to fair housing.
   D. Establish March 25, 2019 at 8:00 p.m. as a date and time for a public hearing and second reading of Ordinance No. 19-08, an ordinance prohibiting use of any form of tobacco within 50 feet of recreational facilities in city parks.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. PRESENTATIONS
   A. Proclamation recognizing Social Work Month presented to Chief John Donahue
   B. Senator Andrew Brenner, Ohio Senate District 19

9. CONSIDERATION OF LIQUOR PERMIT (Relating to Stockholder Change)
   A. TH Midwest Inc. DBA Turkey Hill 707, 2740 Stratford Road, Delaware, Ohio 43015. Permit Class: C1,C2, D6

10. THIRD READING of Ordinance No. 19-02, an ordinance amending Chapter 529 of the General Offenses Code of the City of Delaware.

11. THIRD READING of Ordinance No. 19-06, an ordinance for Carrols Corporation approving a Final Development Plan for Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37).

12. SECOND READING of Ordinance No. 19-07, an ordinance amending Chapter 1121 and 1143 of the Planning and Zoning Code of the Codified Ordinances of the City of Delaware. (Massage Establishment Regulations)
    ** Public Hearing Scheduled for March 25, 2019 at 7:30 p.m.*

13. CONSIDERATION of Resolution No. 19-11, a resolution authorizing the City Manager to enter into a Cooperation Agreement with Delaware County for the resurfacing of Section Line Road.

14. CONSIDERATION of Resolution No. 19-12, a resolution expressing Council's support of Ohio House Bill 62 and the proposed increase in the Ohio Motor Fuel Tax of $.18 per gallon.

15. CONSIDERATION of Ordinance No. 19-08, an ordinance prohibiting use of any form of tobacco within 50 feet of recreational facilities in city parks.

16. CONSIDERATION of Ordinance No. 19-09, an ordinance for Metro Development LLC for approval of a Final Development Plan for Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and south of Bowtown Road just east of Chesrown Auto Storage Lot.

17. CONTINUED DISCUSSION and RECOMMENDATION of Special Events Policy - Jackie Walker, Assistant City Manager

18. CITY MANAGER'S REPORT

19. COUNCIL COMMENTS

20. ADJOURNMENT

6:30 EXECUTIVE SESSION: Vice-Mayor Shafer motioned to enter into executive session at 6:32 p.m. This motion was seconded by Mr. Browning and approved by a 6-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle. Absent from the discussion was Chris Jones. Following the discussion at 6:59 p.m., it was moved by Vice-Mayor Shafer that Council move into Open session, seconded by Mr. Rohrer and approved by a 6-0 vote.

The regular meeting of Council held February 25, 2019 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was First Ward Chris Jones. The invocation was given by Reverend Tracey Sumner, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Lee Yoakum, Community Affairs Coordinator, Blake Jordan, Public Utilities Director, Dean Stelzer, Finance Director, Bill Ferrigno, Public Works Director/City Engineer, Dave Efland, Planning and Community Development Director, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Lory Johnson, Income Tax Administrator, Jessica Feller, Human Resource Manager, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

Motion to Excuse: Vice-Mayor Shafer motioned to excuse Mr. Jones, seconded by Mrs. Keller. Motion approved by a 6-0.

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on February 25, 2019, as recorded and transcribed.

Motion: Mrs. Keller motioned to approve the Motion Summary of the regular meeting of Council held February 11, 2019, seconded by Mr. Browning. Motion approved by a 5-0-1 (Riggle) vote.

ITEM 5: CONSENT AGENDA

A. Resolution No. 19-07, a resolution authorizing the City Manager to enter into a Recreational Trail Grant Agreement between the Delaware County Board of Commissioners and the City of Delaware/Liberty Township Board of Trustees.

B. Establish March 25, 2019 at 7:30 p.m. as a date and time for a public hearing and third reading for Ordinance No. 19-07, an ordinance amending Chapter 1121 and 1143 of the Planning and Zoning Code of the Codified Ordinances of the City of Delaware. (Massage Establishment Regulations)

Motion: Mrs. Keller motioned to approve the Consent Agenda, seconded by Mr. Browning. Motion approved by a 5-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORT

ITEM 8: CONSIDERATION OF A NEW LIQUOR PERMIT TREX

A. Huy Tran, 820 Sunbury Rd, #604, Delaware, Ohio 43015. Permit Class: D3

Motion: Vice-Mayor Shafer motioned to approve the liquor permit without objection, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 9: RESOLUTION NO. 19-06 [Second Reading]
A RESOLUTION SUPPORTING THE APPROVAL OF THE DELAWARE, KNOX, MARION, MORROW (DKMM) SOLID WASTE MANAGEMENT DISTRICT PLAN UPDATE, DATED NOVEMBER 14, 2018.

The Clerk read the resolution for the second time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 19-06, seconded by Mr. Browning. Motion approved by a 6-0 vote.

ITEM 10: ORDINANCE NO. 19-02 [Public Hearing and Second Reading]
AN ORDINANCE AMENDING CHAPTER 529 OF THE GENERAL OFFENSES CODE OF THE CITY OF DELAWARE.

The Clerk read the ordinance for the second time.

There was no public comment. Council was in agreement to strike in its entirety 529.13. Staff to prepare Ordinance No. 19-02 with the recommended changes by Council.

ITEM 11: ORDINANCE NO. 19-06 [Second Reading]
AN ORDINANCE FOR CARROLS CORPORATION APPROVING A FINAL DEVELOPMENT PLAN FOR BURGER KING ON APPROXIMATELY 1.14 ACRES ON PROPERTY ZONED B-3 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) AND LOCATED AT 1034 WEST CENTRAL AVENUE (US 37).

The Clerk read the ordinance for the second time.

APPLICANT:
Amanda Aldridge
917 Harbor View
Memphis, TN

Melissa Miller
395 Rockmill Street
Delaware, Ohio

Ms. Miller and Ms. Aldridge discussed the screening concerns voiced by neighboring residents to the proposed development. They discussed

landscape plans for additional screening and that the parking lot will be fully screened to reduce headlight reflection.

PUBLIC PARTICIPATION:
Dan Rand
131 Crestview Drive
Delaware, Ohio

Mr. Rand voiced concerns relating to the current traffic issues on Central and how the development will impact the issue. He questioned when improvements to the road will be occur and recommended that improvements occur after the school year. Mr. Ferrigno discussed that road improvements would be concurrent with the building and that would need completed by opening. Mr. Rand questioned if the applicant would consider building on an empty lot closer to Houk Road as the road is wider.

Council to take Ordinance No. 19-06 to a third reading.

ITEM 12: RESOLUTION NO. 19-08 [First Reading]
A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 100.648± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

The Clerk read the resolution for the first time.

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

Mrs. Keller voiced concerns over the Concept Plan that was presented to the Planning Commission and the proposed size of lots. She discussed concerns regarding the ability to maintain additional roads and services to future residents in the proposed annexation area. Mr. Shade discussed the utility boundaries. Mrs. Keller requested staff provide a projected outlook of cost related to the future development.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 19-08, seconded by Mr. Browning. Motion approved by a 6-0 vote.

ITEM 13: RESOLUTION NO. 19-09 [First Reading]
A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OHIO ATTORNEY GENERAL FOR THE PURPOSE OF THE COLLECTION OF DELINQUENT DEBT.

The Clerk read the resolution for the first time.

Ms. Johnson provided information on the benefits of the agreement and the current delinquent debt.

Motion: Mrs. Keller motioned to adopt Resolution No. 19-09, seconded by Mr. Hellinger. Motion approved by a 6-0 vote.

ITEM 14: ORDINANCE NO. 19-07 [First Reading]
AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

The Clerk read the ordinance for the first time. A public hearing and third reading has been scheduled for March 25, 2019 at 7:30 p.m.

ITEM 15: DISCUSSION OF SPECIAL EVENTS POLICY – Jackie Walker, Assistant City Manager
Mrs. Walker discussed that there is a Special Events Committee that meets monthly to discuss upcoming special events and resources that will be needed from the City. There are more and more requests for special events and that the Committee is seeking a policy determination from City Council with regards to the cost of special events. In 2018 the cost to the City for the 40 special events was nearly $162,000. The Committee made two recommendations to Council. The first recommendation relates to the DORA Policy. DORA events only hosts are no longer required to cover the City as an additional insured, as long as there are no street closures required. The second recommendation relates to the Event Policy Cost Options. The Committee recommends that if the host is a 501C3 or is benefiting a Delaware County 501C3 entity, the host will pay 50% or $5,000 (whichever is less) toward the City costs. MainStreet events are exempt as they are a partner with the City. The Committee recommends that non 501C3 entity collecting funds or charging admittance must commit a minimum of 75% or $7,500 toward the City costs.

Chief Pijanowski recommended that MainStreet First Friday and Holiday events be exempt, but other events to fall under the policy. He discussed that he has been working with MainStreet on managing the Farmers Market and maintaining that streets remain open during these events. Mayor Riggle recommended that the Farmers Market be included in the policy if they continue to grow and require street closure. Mrs. Walker discussed that the City bears the cost for parades that are stand-alone events. Mrs. Keller questioned if applicants for special events could apply for grant assistance through the Community Promotions Fund. Council is agreement for this topic to be discussed further.

ITEM 16: STAFF UPDATE – Jessica Feller, Human Resource Manager
Mrs. Feller discussed the responsibilities of the Human Resource Department. Updates were provided on the Leadership Development Plan and identifying leadership qualities to assist with succession training. She provided an update on supervisor training and staffing.

ITEM 17: FINANCE DIRECTOR'S REPORT
Mr. Stelzer reviewed the 2018 Year End Finance Report.

ITEM 18: CITY MANAGER'S REPORT
Mr. Homan informed Council about the State of the County event that he will be attending and the upcoming Second Ward Community Initiative Open House. He updated Council about the Passport App that will be launching for parking in the downtown area. He discussed that a pre-retreat survey was sent to Council via email to assist with agenda topics

for the March 16 Retreat. Also discussed was the March 4 Work Session regarding the Housing Assessment.

ITEM 19: COUNCIL COMMENTS

Mrs. Keller discussed that the draft smoking ordinance that was presented before and requested that the ordinance include enforceability. She also discussed a concern regarding the ban of smokeless tobacco. Mr. Miller discussed the recommendation from the Health District to include all forms of tobacco products.

Mr. Hellinger voiced a concern regarding the semi-truck parking at Wal-Mart. Chief Pijanowski discussed that Wal-Mart will need to request their assistance if they do not want parking in the lot by semi's.

Mr. Hellinger provided Council with a copy of his transparency initiative and requested that it be discussed on a future Council agenda.

Mayor Riggle thanked Public Works staff for their plowing efforts during the storm last week.

Vice-Mayor Shafer motioned to re-enter into executive session at 9:13 p.m. This motion was seconded by Mr. Browning and approved by a 6-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle. Following the discussion at 9:34 p.m., it was moved by Vice-Mayor Shafer that Council move into Open session, seconded by Mr. Rohrer and approved by a 6-0 vote.

ITEM 20: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mr. Rohrer. The meeting adjourned at 9:34 p.m.

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Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

The Work Session meeting of Council held March 4, 2019 was called to order at 6:31 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones (exited at 8:10 p.m.), Second Ward Lisa Keller, Third Ward Jim Browning (arrived at 6:38 p.m.), Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Sean Hughes, Economic Development Director, Blake Jordan, Public Utilities Director, Dave Efland, Planning and Community Development Director, and Tom Homan, City Manager

ITEM 2: PRESENTATIONS

A. Housing Need Assessment Report – Jon Melchi, Executive Director, Building Industry Association of Central Ohio

PRESENTORS:
Jon Melchi
BIA Executive Director
445 Hutchinson Avenue, Suite 280
Columbus, Ohio

Malcom Porter
Public & Government Affairs Consultant
445 Hutchinson Avenue, Suite 280
Columbus, Ohio

Mr. Melchi provided a presentation that was partnered by the Building Industry Association of Central Ohio and Vogt Strategic Insights. The presentation focused on a comparison of household income increases and housing cost increases from 2010 to 2017. He discussed the increase in residential building permits in the past couple of years, but that the number is still significantly less than permits acquired in the late 1990's and early 2000's. He discussed the need to for continued research on the correlation on where individuals live compared to where they work. He presented on the 5 factors that drive the cost to develop: land, labor, lumber, lending, and local government.

Mayor Riggle discussed the need for more affordable housing and the need to have a housing availability to attract businesses. Vice-Mayor Shafer discussed the need to look at how economic development is affected by housing. Mrs. Keller questioned if the data presented was related to the City of Delaware or Delaware County. Mr. Melchi informed the Council that the current data in the report is related to the County. Mrs. Keller recommended having data that pertains more to the City of Delaware.

B. Workforce Housing and Economic Development – Sean Hughes, Economic Development Director

Mr. Hughes discussed that 45% of both blue collar and white collar businesses have concerns of housing availability and situation. He discussed the average cost of rent for one bedroom and two bedroom apartments and that the average restaurant or warehouse worker cannot afford the rent prices. A discussion was held on how many blue collar workers work in the City but reside in other communities and how many white collar workers reside in the City, but work outside.

C. Comprehensive Plan Preview – Dave Efland, Planning and Community Development Director

Mr. Efland discussed that the housing situation has been a theme and focus with the Comprehensive Plan Steering Committee. He discussed that current trends show that millennials are looking for more diverse housing options and also continued trend for older adults. He discussed that by 2035, one out of every three individuals will be 65 years or older and that housing trends are changing to accommodate older individuals. Another expected population growth will be immigrants. He discussed the changing housing market and needs.

ITEM 3: DISCUSSION

Mr. Homan discussed the difference in conversations from 2003 regarding housing to now and how there is a different focus on the size of lots and homes. Mrs. Keller questioned what the cost of development is to the City. She questioned what the cost is for services, such as, police and fire, utilities, and roads. Vice-Mayor Shafer recommended further discussion regarding impact fees.

A discussion was held on the need to look at ways to keep jobs in the City. Vice-Mayor Shafer discussed that economic development is dependent on housing and that a focus needs to be on multi-family housing, affordable housing, reevaluation of density requirements and multi-family tap fees. Mrs. Keller discussed concerns on if infrastructure can handle increase in density.

ITEM 4: NEXT STEPS

Mrs. Keller requested a full copy of the study referenced in the Growth Management chapter of the Comprehensive Plan.

ITEM 5: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mrs. Keller. The meeting adjourned at 8:23 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

SHADE TREE COMMISSION
November 27, 2018
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Dave Carey (arrived at 7:08 p.m.), Tom Glissman, Tom Wolber, Becki Wood-Meek, Fredericka Shanks, Vice-Chairwoman Shannon Brewster, and Chairwoman Susan Wright

Members Absent: Stan Eddy

Staff Present: Doug Richmond, Arborist, Linda Mathews, Customer Service Liaison, Ted Miller, Parks and Natural Resource Director, Dave Efland, Planning and Community Development Director, Lance Schultz, Zoning Administrator, Stacy Davenport, Parks Superintendent

Motion to Excuse: Mr. Wolber moved to excuse Mr. Eddy, seconded by Ms. Wood-Meek. Motion approved with a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of October 23, 2018 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the October 23, 2018 meeting, seconded by Vice-Chairwoman Brewster. Motion approved with a 6-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. ARBORIST REPORT
Mr. Richmond reviewed the Arborist Report. 27 trees were pruned, 7 trees removed by the City and 6 trees removed by contractors. There were 17 service requests. Mr. Wolber discussed the 145 W. William Street project at Ohio Wesleyan University. Mr. Richmond explained that there were no building plans and that the house was removed for a parking lot. He discussed that they submitted a tree survey and that he went on site to do a caliper count and found that the survey was accurate.

ITEM 5. DISCUSSION of Zoning Code

Mr. Efland discussed the difference between a base code plan and a planned development. Mr. Efland discussed that back in 2008 the Shade Tree Commission worked with the Planning Department on updating the code. The decision was made to not make changes to the code but discussions were held

on how to encourage tree preservation and tree fund. He discussed how the recession affected the tree fund and discussions were held on having the tree fund placed in the base code. He discussed the use of preservation credit. He discussed the role of the City Arborist on helping to administer the code and the departments working together.

Mr. Carey arrived at 7:08 p.m.

Chairwoman Wright voiced a question regarding the objection of the city when determining tree replacement. Mr. Efland discussed that at an initial concept meeting the standards for the tree preservation code are reviewed. They explain the consistent schedule for tree replacement. He discussed the different options to replant on site, replant on another site, add to the tree fund or do a combination of all three options.

Mr. Carey asked how many alternate schedules there are. Mr. Efland discussed the directions for tree preservation in Planned Mixed Use Overlay and Base Code have. He explained that applicants can apply for a variance and appeal the base code. Mr. Carey discussed that the Commission is not always aware what path the plans will take when they review. A discussion was held on how to provide better communication to the Commission.

Vice-Chairwoman Brewster questioned about the after effect of construction and the damage to the roots from the machinery or construction. Mr. Efland informed the Commission that they do not have a time frame to look back if a tree dies. He discussed can look at this and make more formal recommendations for preventative measures or a look back period.

Mr. Wolber discussed that Chapter 1168 has been the guidelines that the Shade Tree has follows. He reviewed the working for 1168.04, 1168.07, and 1168.11. He discussed Section 1147.05 and that he does not see discussion in this regarding credit for tree preservation. He discussed the role of the Commission to serve in as advisors to Council. Mr. Efland discussed the tool of using zoning code for guidance and that there are different requirements under different zoning areas and some situations require flexibility. A discussion was held regarding the removal of caliper inches on River Park. Mr. Wolber discussed the goal of the Shade Tree Commission to maintain the tree canopy in the City.

Mr. Carey discussed the need to maintain funds in the Tree Fund in preparation of emergencies.

ITEM 6. STAFF COMMENTS

ITEM 7. MEMBER COMMENTS

Mr. Carey requested volunteers to assist with the tree inventory files.

Mr. Wolber discussed the current balance in the tree fund. He requested information regarding the Fee Schedule and if there was any proposed changes to the fee structure related to the Shade Tree Commission.

Vice-Chairwoman Wright discussed the next scheduled meeting for February 26, 2019 with a tentative meeting in January if needed. She discussed the need to have a volunteer as a point person to help coordinate the 2019 outreach activities, such as, First Friday.

Ms. Shanks informed the Commission that students at Hayes would be interested in participating in the Arbor Day Celebration and planting. Mr. Richmond to look at the schools to determine a location for the planting.

ITEM 8. PLAN REVIEWS

A. Blue Sky Car Wash – Approved as submitted
B. Fahey Bank – Approved with Arborist requirements
C. River Street Business Park – Approved as submitted
D. Delaware County Fairgrounds – Approved as submitted
E. Heatherton Section 8 - Informational

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting. The Shade Tree Commission meeting adjourned at 8:45 p.m.

Susan Wright
Chairperson

Elaine McCloskey
Clerk

PLANNING COMMISSION
FEBRUARY 6, 2019
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:30 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 and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 16, 2019, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on January 16, 2019, as recorded and transcribed, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0023: A request by Carrols Corporation for approval of a Final Development Plan for a Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37).

Anticipated Process

a. Staff Presentation

Prior to the presentation, Chairman Simpson notified the applicant that he is employed at a Wendy's and asked the applicant would prefer for him to recuse himself from the discussion. Mr. Fox informed the Commission that he did not have concerns with Chairman Simpson's employment status.

Mr. Efland reviewed the proposed site plan and access to the property. He discussed that Burger Kind is proposing to develop an approximate 2,981 square foot building with a drive thru and a 40 space parking lot for the last out lot. The proposal includes the demolition of the existing house. He discussed that the site would be accessed by a full movement curb cut on the Ace Hardware private access from West Central Avenue. West Central Avenue is to be widened by the applicant to allow for an east bound turn lane into the private drive. Pedestrian connectivity was discussed and

the sidewalk is to be extended form West Central Avenue along the private drive. Mr. Efland provided the renderings of the proposed building elevations and that the limestone on the building shall be Delaware blue limestone. All roof top mechanical equipment will be screened from public view.

Mr. Prall discussed plans for landscaping and mounding. Mr. Efland discussed that there will not be mounding. Mr. Halter voiced a concern over the odor from cooking during warmer weather and the noise from trash pickup in the early am. Mr. Halter also voiced a concern over the increase of traffic on West Central Avenue.

b. Applicant Presentation

APPLICANT:
Steve Fox
1066 Dublin Road, Suite 100
Columbus, Ohio 43215

Amanda Aldridge
Carrols Corporation
917 Harbor View
Memphis, Tennessee

Ms. Aldridge discussed the expected volume during peak times and that it is not as high as other fast food restaurants. She informed the Commission that she will look into the trash pickup times. She discussed the plans to reach out to the neighbors to discuss any concerns.

Mr. Halter voiced his concern over the lack of traffic signal at the site and that traffic can back up very easy in the area. Ms. Fortman discussed that a traffic light was not warranted in the area when reviewed during the original plan. During the original planning, Buehlers was still operating and generated more traffic than currently.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0023, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. 2019-0139: A request by Grden Property for review of a Concept Plan for

the Grden Property Subdivision consisting of 246 single family lots on approximately 102 acres located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Efland discussed the Concept Plan for the Grden Property Subdivision consisting of 246 single family lots on approximately 102 acres located on the north side of Peachblow Road. He discussed that this area is located east of the Belmont Place Subdivision. Mr. Efland discussed that site is currently located in the township and that the applicant is considering annexing the property into the City for a single-family subdivision. He discussed that the site is located within the City utility service area. He discussed that the applicant would propose 3 different lot sizes, with the smallest being at 52 feet wide. The Concept Plan is comparable to the Communities of Glenross and Belmont Place. He discussed planned road connections and the current 150 ft. wide powerline easement that runs through the property.

b. Applicant Presentation

APPLICANT:
Bob Grden
10590 Wellington Blvd.
Powell, Ohio 43065

Michael R. Shade
P.O. Box 438
Delaware, Ohio 43015

Mr. Grden discussed that the property was purchased in 1989 by his Father and that the property is currently utilized for farming. He discussed that there are high tension wires running across the southeast corner of the property. He discussed the intention to have a developer, such as Ryan Homes come in and develop the property. He discussed current challenges to the site, which include a utility connection through OhioHealth's property. Mr. Grden provided information from the NRDC report supporting current trends to develop on smaller lots. Mr. Prall requested if the 52 ft. lots would be directed towards 55 years and older. Mr. Grden discussed that there would be a dual purpose for the lots for older adults and first time home buyers. Mr. Prall recommended that there be more active space or amenities put into the plan and distinct signage to help differentiate the different communities.

Mr. Shade discussed the requirements and annexation process and the requirement to notify surrounding homeowners.

Mr. Halter discussed the need to update the Zoning Code to reflect current trends on lot and house size.

c. Public comment (not a public hearing)

There was no public comment.

d. No Action Required

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on activities from 2018 from the Planning Department. He highlighted the work from the downtown façade programs. He discussed permits requested in 2018 and estimated population growth.

Ms. Fortman provided an update regarding new requirements by AEP form street lighting.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 6, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:41 p.m.

Chairperson

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM C DATE: 03/11/2019

ORDINANCE NO: RESOLUTION NO: 19-10

READING: FIRST PUBLIC HEARING:

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning & Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE DELAWARE COUNTY BOARD OF COMMISSIONERS AND THE CITY OF DELAWARE AS REQUIRED BY THE OHIO DEVELOPMENT SERVICES AGENCY TO CONDUCT A JOINT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING.

BACKGROUND:
The Ohio Development Services Agency (ODSA) allocated $150,000 to the City of Delaware for the biennial PY2018 Community Development Block Grant (CDBG) Allocation Program. In 2019, ODSA CDBG grantees are required to update their Analysis of Impediments to Fair Housing studies. As the State encourages joint studies between counties and their inclusive cities, the Delaware County Board of Commissioners and the City of Delaware mutually desired to share services for the purpose of formulating the required Analysis of Impediments to Fair Housing.

The City of Delaware will share in the services of the consultant contracted by Delaware County to undertake this study. The County will maintain and manage the contract as part of the overall project administration. The total contract amount for the study is $23,000, with the County paying $15,000 and the City paying $8,000. The last City-only study conducted several years ago was more costly than the current City share of this project. Thus, an overall

savings in time and money will be achieved by entering into this agreement for a joint study.

REASON WHY LEGISLATION IS NEEDED:
The State of Ohio required that an Intergovernmental Cooperation Agreement be entered into between the Delaware County Board of Commissioners and the City of Delaware to conduct this study. This legislation is required to authorize the City Manager to execute the agreement.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The CDBG Community Development Grant is an outright grant to eligible communities. The City of Delaware has been approved by the State to utilize, and the City has budgeted, a portion of the grant administration funds toward the cost of the study.

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning & Community Development Director

RECOMMENDATION:
Staff recommends approval of the resolution. The grant timetable necessitates passage to accommodate the State's due date of July 31, 2019 to complete the study.

ATTACHMENT(S)
Intergovernmental Cooperation Agreement

RESOLUTION NO. 19-10

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE DELAWARE COUNTY BOARD OF COMMISSIONERS AND THE CITY OF DELAWARE AS REQUIRED BY THE OHIO DEVELOPMENT SERVICES AGENCY TO CONDUCT A JOINT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING.

WHEREAS, the Ohio Development Services Agency (ODSA) allocated $150,000 to the City of Delaware for the biennial Program Year (PY) 2018 Ohio Small Cities Community Development Block Grant (CDBG) Community Development Allocation Program; and

WHEREAS, it is a requirement by the ODSA under the CDBG Program to conduct an Analysis of Impediments to Fair Housing; and

WHEREAS, Delaware County and the City of Delaware wish to enter into an Intergovernmental Cooperation Agreement as required by ODSA to jointly formulate an Analysis of Impediments to Fair Housing.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, Delaware County, State of Ohio as follows:

SECTION 1. That the City Manager is hereby authorized to execute the agreement between the Delaware County Board of Commissioners and the City of Delaware for an Analysis of Impediments to Fair Housing, as attached hereto.

SECTION 2. That this resolution shall take effect and be in force immediately after passage.

PASSED: _____, 2019

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

_____
MAYOR

INTERGOVERNMENTAL COOPERATION AGREEMENT

Section 1 – Parties to the Agreement
This Agreement is made and entered into this 21st day of Feb 2019 by and between the Delaware County Board of Commissioners, 101 North Sandusky Street, Delaware, Ohio 43015 (the "County"), and the City of Delaware 1 South Sandusky Street, Delaware, Ohio 43015 (the "City"), (hereinafter referred to individually as "Party" or collectively as the "Parties").

Section 2 – Purpose
This Agreement is authorized by sections 9.482 and 307.15, *et seq.*, of the Revised Code. The Parties mutually desire to cooperate and share services for the purpose of formulating a joint Analysis of Impediments to Fair Housing (the "Analysis") as required by the Ohio Development Services Agency (ODSA) and the federal Community Development Block Grant (CDBG) program.

Section 3 – Division of Responsibilities
The County holds a contract with Poggemeyer Design Group, Inc. (the "Consultant") for administrative services for its PY2018 CDBG Allocation and Revolving Loan Fund programs. As recommended by ODSA, the Consultant shall prepare the required Analysis jointly and on behalf of the County and City. The County shall pay the Consultant in full and shall invoice the City for the specified agreed-upon amount of its share of the cost of the Analysis.

Section 4 – Compensation
The Parties are responsible to pay a lump sum fee of $23,000, which includes reimbursable expenses, to the Consultant, as set forth in Exhibit A, and there shall be no additional contract amendments. In full compliance with ODSA and CDBG policies and procedures, the County is committing and will provide $15,000 toward the fee from its Economic Development Revolving Loan Fund as a Waiver Project, and the City is committing and will provide $8,000 toward the fee from its PY18 CDBG Allocation Administration funds.

Section 5 – Records and Reporting
The Parties each agree to maintain all records related to the Grant and this Agreement in accordance with the Ohio Public Records Act, their respective Public Records Policies and retention schedules.

Section 6 – Term
This Agreement shall take immediate effect upon approval by all Parties. This Agreement may only be amended in writing with the mutual consent and agreement of the Parties.

Section 7 – Legal Contingencies
In the event a change in law, whether by statute, judicial determination, or administrative action, affects this Agreement or the ability of the Parties to enter into, or continue to operate pursuant to, this Agreement, the Parties mutually agree to immediately institute a review of this Agreement. The Parties agree to negotiate in good faith to address any necessary modifications to this Agreement, to the extent permitted by applicable law.

Section 8 – Personnel
The Parties each agree to maintain control over their respective personnel, and this Agreement shall not be construed to alter the employment relationship each Party has with its respective personnel. Each Party shall be responsible for the compensation, benefits, and liabilities of its respective personnel and contractors and hereby agrees to release the other Party from any responsibility therefor. In no event shall County's employees be considered employees of the City within the meaning or application of any federal, state or local laws or regulations and vice versa.

Section 9 – Equipment and Facilities
Each Party to this Agreement shall be responsible for providing its own equipment and facilities. In no way shall this Agreement be construed to require the sale or donation of equipment under the ownership and control of either Party of this Agreement.

Section 10 – Insurance and Liability
Each Party shall, for the life of this Agreement, maintain comprehensive general liability insurance coverage. Because the Parties are governmental entities and lack the authority to indemnify, the Parties each agree to be responsible for the actions and omissions of their respective officials, employees, agents, servants, contractors, and any other person

for whom they are liable. Each Party shall solely be responsible for their respective costs, liabilities, and expenses related to any claims arising from this Agreement and release the other Party for any responsibility therefor.

Section 11 – Miscellaneous Terms & Conditions

11.1 Entire Agreement: This Agreement shall constitute the entire understanding and agreement between the Parties and shall supersede all prior understandings and agreements relating to the subject matter hereof. This Agreement shall not be assigned.

11.2 Governing Law and Disputes: This Agreement shall be governed by and interpreted in accordance with the laws of the State of Ohio. The Parties shall make good faith efforts to directly negotiate any disputes arising from this Agreement. If direct negotiations shall fail, the Parties agree to mediate the dispute with a mediator chosen by agreement between the Parties. If mediation shall fail, any and all legal disputes arising from this Agreement may only be filed in and heard before the courts of Delaware County, Ohio.

11.3 Headings: The subject headings of the Sections and Subsections in this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by both Parties and no purposes of interpretation shall be made to the contrary.

11.4 Waivers: No waiver of breach of any provision of this Agreement shall in any way constitute a waiver of any prior, concurrent, subsequent, or future breach of this Agreement or any other provision hereof. No term or provision of this Agreement shall be deemed waived, and no breach excused, unless such a waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver shall not constitute and shall not in any way be interpreted as a waiver of any other term or provision or future breach unless said waiver expressly states an intention to waive another specific term or provision or future breach.

11.5 Severability: If any item, condition, portion, or section of this Agreement or the application thereof to any person, premises, or circumstance shall to any extent, be held to be invalid or unenforceable, the remainder hereof and the application of such term, condition, provision, or section to persons, premises, or circumstances other than those as to whom it shall be held invalid or unenforceable shall not be affected thereby, and this Agreement and all the terms, conditions, provisions, or sections hereof shall, in all other respects, continue in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

DELAWARE COUNTY BOARD OF COMMISSIONERS

By: _____ 2/21/19
Barb Lewis, President Date
Pursuant to Resolution No. 11-137
And Resolution No. 19-145

CITY OF DELAWARE

By: _____
R. Thomas Homan, City Manager Date

Approved as to form:

_____, APA
Carol Hamilton O'Brien
Delaware County Prosecuting Attorney
Approved as to form:

_____
Darren M. Shulman
Delaware City Attorney

FISCAL OFFICER'S CERTIFICATION [RC 5705.41(D)]

The Auditor of Delaware County, Ohio hereby certifies that the funds required to meet the obligation set forth in this Agreement have been lawfully appropriated for such purpose and are in the county treasury or in the process of collection, free from any other encumbrances. The Auditor also certifies that he has confirmed with the Ohio Auditor of State that the City of Delaware, Ohio has no unresolved findings for recovery issued against it by the State of Ohio.

February 13, 2019

George Kaitsa
Auditor, Delaware County, Ohio
PR #: R1901980
contract #: 2019-0130

FISCAL OFFICER'S CERTIFICATION

It is hereby certified there is a balance to the credit of the proper appropriation or fund to meet the expenditure covered by this agreement.

_____, 2019

Dean P. Stelzer
Finance Director, City of Delaware, Ohio

Keith Faber
Ohio Auditor

Certified Search for Unresolved Findings for Recovery

OHIO AUDITOR OF STATE
KEITH FABER

Office of Auditor of State
88 East Broad Street
Post Office Box 1140
Columbus, OH 43216-1140

(614) 466-4514
(800) 282-0370

Auditor of State - Unresolved Findings for Recovery Certified Search

I have searched The Auditor of State's unresolved findings for recovery database using the following criteria:

Contractor's Information:

Name: ,
Organization: **CITY OF DELAWARE**
Date: **2/13/2019 9:04:15 AM**

BLT
2/13/19

This search produced the following list of **0** possible matches:

Name/Organization	Address

The above list represents possible matches for the search criteria you entered. Please note that pursuant to ORC 9.24, only the person (which includes an organization) actually named in the finding for recovery is prohibited from being awarded a contract.

If the person you are searching for appears on this list, it means that the person has one or more findings for recovery and is prohibited from being awarded a contract described in ORC 9.24, unless one of the exceptions in that section apply.

If the person you are searching for does not appear on this list, an initialed copy of this page can serve as documentation of your compliance with ORC 9.24(E).

Please note that pursuant to ORC 9.24, it is the responsibility of the public office to verify that a person to whom it plans to award a contract does not appear in the Auditor of State's database. The Auditor of State's office is not responsible for inaccurate search results caused by user error or other circumstances beyond the Auditor of State's control.

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 19-145

IN THE MATTER OF MAKING REQUEST TO THE OHIO DEVELOPMENT SERVICES AGENCY (ODSA) FOR THE USE OF DELAWARE COUNTY'S ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (ED RLF) FOR AN ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING AND ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE DELAWARE COUNTY BOARD OF COMMISSIONERS AND THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to approve the following:

WHEREAS, the Delaware County ED RLF currently has a balance of $168,850.49; and

WHEREAS, it is a requirement by the Ohio Development Services Agency under the Community Development Block Grant program to conduct an Analysis of Impediments to Fair Housing of Delaware County; and

WHEREAS, the analysis cost is not to exceed $23,000 per the Ohio Development Services Agency guidelines; and

WHEREAS, Delaware County and the City of Delaware wish to enter into an Intergovernmental Agreement to jointly formulate an Analysis of Impediments to Fair Housing;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Delaware County, State of Ohio:

Section 1. The Board hereby requests that ODSA allow Delaware County to use $15,000 of the ED RLF for the Analysis of Impediments to Fair Housing.

Section 2. The Economic Development Coordinator is hereby directed to forward this Resolution to the Office of Community Development, Ohio Development Services Agency.

Section 3. The Board of Commissioners of Delaware County, State of Ohio, hereby approves an Intergovernmental Agreement between the Delaware County Board of Commissioners and the City of Delaware for an Analysis of Impediments to Fair Housing as follows:

INTERGOVERNMENTAL COOPERATION AGREEMENT

Section 1 – Parties to the Agreement
This Agreement is made and entered into this 21st day of February, 2019 by and between the Delaware County Board of Commissioners, 101 North Sandusky Street, Delaware, Ohio 43015 (the "County"), and the City of Delaware 1

South Sandusky Street, Delaware, Ohio 43015 (the "City"), (hereinafter referred to individually as "Party" or collectively as the "Parties").

Section 2 – Purpose
This Agreement is authorized by sections 9.482 and 307.15, *et seq.*, of the Revised Code. The Parties mutually desire to cooperate and share services for the purpose of formulating a joint Analysis of Impediments to Fair Housing (the "Analysis") as required by the Ohio Development Services Agency (ODSA) and the federal Community Development Block Grant (CDBG) program.

Section 3 – Division of Responsibilities
The County holds a contract with Poggemeyer Design Group, Inc. (the "Consultant") for administrative services for its PY2018 CDBG Allocation and Revolving Loan Fund programs. As recommended by ODSA, the Consultant shall prepare the required Analysis jointly and on behalf of the County and City. The County shall pay the Consultant in full and shall invoice the City for the specified agreed-upon amount of its share of the cost of the Analysis.

Section 4 – Compensation
The Parties are responsible to pay a lump sum fee of $23,000, which includes reimbursable expenses, to the Consultant, as set forth in Exhibit A, and there shall be no additional contract amendments. In full compliance with ODSA and CDBG policies and procedures, the County is committing and will provide $15,000 toward the fee from its Economic Development Revolving Loan Fund as a Waiver Project, and the City is committing and will provide $8,000 toward the fee from its PY18 CDBG Allocation Administration funds.

Section 5 – Records and Reporting
The Parties each agree to maintain all records related to the Grant and this Agreement in accordance with the Ohio Public Records Act, their respective Public Records Policies and retention schedules.

Section 6 – Term
This Agreement shall take immediate effect upon approval by all Parties. This Agreement may only be amended in writing with the mutual consent and agreement of the Parties.

Section 7 – Legal Contingencies
In the event a change in law, whether by statute, judicial determination, or administrative action, affects this Agreement or the ability of the Parties to enter into, or continue to operate pursuant to, this Agreement, the Parties mutually agree to immediately institute a review of this Agreement. The Parties agree to negotiate in good faith to address any necessary modifications to this Agreement, to the extent permitted by applicable law.

Section 8 – Personnel
The Parties each agree to maintain control over their respective personnel, and this Agreement shall not be construed to alter the employment relationship each Party has with its respective personnel. Each Party shall be responsible for the compensation, benefits, and liabilities of its respective personnel and contractors and hereby agrees to release the other Party from any responsibility therefor. In no event shall County's employees be considered employees of the City within the meaning or application of any federal, state or local laws or regulations and vice versa.

Section 9 – Equipment and Facilities
Each Party to this Agreement shall be responsible for providing its own equipment and facilities. In no way shall this Agreement be construed to require the sale or donation of equipment under the ownership and control of either Party of this Agreement.

Section 10 – Insurance and Liability
Each Party shall, for the life of this Agreement, maintain comprehensive general liability insurance coverage. Because the Parties are governmental entities and lack the authority to indemnify, the Parties each agree to be responsible for the actions and omissions of their respective officials, employees, agents, servants, contractors, and any other person for whom they are liable. Each Party shall solely be responsible for their respective costs, liabilities, and expenses related to any claims arising from this Agreement and release the other Party for any responsibility therefor.

Section 11 – Miscellaneous Terms & Conditions

11.1 Entire Agreement: This Agreement shall constitute the entire understanding and agreement between the Parties and shall supersede all prior understandings and agreements relating to the subject matter hereof. This Agreement shall not be assigned.

11.2 Governing Law and Disputes: This Agreement shall be governed by and interpreted in accordance with the laws of the State of Ohio. The Parties shall make good faith efforts to directly negotiate any disputes arising from this Agreement. If direct negotiations shall fail, the Parties agree to mediate the dispute with a mediator chosen by agreement between the Parties. If mediation shall fail, any and all legal disputes arising from this Agreement may only be filed in and heard before the courts of Delaware County, Ohio.

11.3 Headings: The subject headings of the Sections and Subsections in this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by both Parties and no purposes of interpretation shall be made to the contrary.

11.4 Waivers: No waiver of breach of any provision of this Agreement shall in any way constitute a waiver of any prior, concurrent, subsequent, or future breach of this Agreement or any other provision hereof. No term or provision of this Agreement shall be deemed waived, and no breach excused, unless such a waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver shall not constitute and shall not in any way be interpreted as a waiver of any other term or provision or future breach unless said waiver expressly states an intention to waive another specific term or provision or future breach.

11.5 Severability: If any item, condition, portion, or section of this Agreement or the application thereof to any person, premises, or circumstance shall to any extent, be held to be invalid or unenforceable, the remainder hereof and the application of such term, condition, provision, or section to persons, premises, or circumstances other than those as to whom it shall be held invalid or unenforceable shall not be affected thereby, and this Agreement and all the terms, conditions, provisions, or sections hereof shall, in all other respects, continue in full force and effect.

Vote on Motion	Mr. Merrell	Aye	Mrs. Lewis	Aye	Mr. Benton	Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted February 21, 2019 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

87730240075 PERMIT NUMBER	STCK TYPE	TH MIDWEST INC DBA TURKEY HILL 707 2740 STRATFORD RD DELAWARE OH 43015
ISSUE DATE		
01 17 2019 FILING DATE		
C1 C2 D6 PERMIT CLASSES		
21 022 TAX DISTRICT	B	F21843 RECEIPT NO.

RECEIVED
FEB 19 2019

FROM 02/13/2019

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	

MAILED 02/13/2019 RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/18/2019

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B STCK 8773024-0075
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

For Questions call
(614) 644-3162
Office Hours -
8:00 a.m. - 5:00 p.m.

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
http://www.com.ohio.gov/liqr

APPLICATION FOR CHANGE OF CORPORATE STOCK OWNERSHIP
PROCESSING FEE $100.00 CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING TRANSFER(S) OF STOCK

Permit Holder Name	Liquor Permit Number(s)
TH Midwest, Inc.	8773024 P021833

Permit Premises Address

Email Address: EGLegalDept@EG-America.com

Attorney's Name, Address and Telephone Number (If represented)
Nick Unkovic, 302 W. Third St., Suite 300 Cincinnati, OH 45202; (513) 828-5425

Is Stock Traded on a National Exchange? ☐ YES ☒ NO | If YES, give Name of Exchange and Symbol

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

SECTION A: PREVIOUS 5% OR MORE STOCKHOLDERS Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) Kroger Company			100
2)			
3)			
4)			
5)			

SECTION B: REVISED 5% OR MORE STOCKHOLDERS Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) EG Retail (America), LLC			100
2)			
3)			
4)			
5)			

NOTE: **If any Stockholder is a business entity, that entity must list it's federal tax identification number (FTI #) above.**

TOTAL NUMBER OF SHARES ISSUED 100

LIST THE TOP FOUR OFFICERS OF THE CAPTIONED CORPORATION. IF AN OFFICE IS NOT HELD, PLEASE INDICATE BY WRITING "NONE"	Social Security Number	Birthdate
1) CEO/President Jay Erickson		
2) Vice-President Cindy Rantanen		
3) Secretary Nick Unkovic		
4) Treasurer Mike Gerwert		

Delaware Police Department
Liquor Permit Report

DPD Report Number **L-19-03**	**Investigating Officer** Detective Nick Strasser #54
Applicant (Primary Shareholder) EG Retail America LLC	**Company Name: EG Retail America LLC** **DBA: Turkey Hill**
Common Name **EG Retail America LLC**	**Address** 2740 Stratford Rd., Delaware, Ohio 43015
Applicant Phone Number **513-828-5425/ Nick Unkovic (Secretary)**	**Applicant E-Mail Address:** **EGLegalDept@EG-America.com**

☒ **Existing Business** ☐ **New Business** (Supplement Attached)	**Type of Business** **Gas Station/ Convenient Mart**	**Notification Type:** **RENEWAL**	**Date of Report** 03.01.2019

Permit Type

☒**C1/C2X** Beer only in original sealed container for carry out only. ☒**C2** Wine and mixed beverages in sealed containers for carry out. ☐**D1/D2X** Beer only for on premises consumption or in sealed containers for carry out. ☐**D2** Wine and mixed beverages for on premises consumption or in sealed containers for carryout. ☐**D4** Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am. ☐**D5** Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. ☒**Other** D6

Location Information

Churches, Libraries and or schools within 500 feet ☐Yes ☒No	**School, church or library objection** ☐Yes (Supplement Attached) ☒No **Note:** Objections are only permitted for *new permits.*
Police Calls for Service in past 12 months: 217	**Number of Police Reports in past 12 months: 0**
Calls for Service *excluding calls not related to the business* in past 12 months: 21	**Location is excessive drain on Police Resources:** ☐Yes (Supplement Attached) ☒No
Nuisance Abatement Pending ☐Yes ☒No	**Accessible by Law Enforcement** ☒Yes ☐No
Site compliance checked by Dept. of Commerce ☒Yes ☐	**Private Club (Restricted Access Door)** ☐Yes ☒No

Applicant Information

Records Checked ☐**Ohio Law Enforcement Gateway**	☒**Delaware Police Department Database**
Applicant has an active warrant ☐Yes ☒No	**Record located for Liquor Law Violation** ☐Yes ☒No
Local Record on file ☐Yes ☒No	**Criminal History Checked by Dept. of Commerce** ☐Yes ☒No
Problem History with DPD ☐Yes (Supplement Attached) ☒ No	**Contact made with Applicant** ☒Yes ☐No

Determination on Objection

☒**The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.**

☐**The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code.**

- ☐Site does not conform to local building, safety and health codes (excluding zoning).
- ☐Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served.
- ☐Physical location causes a public nuisance.
- ☐Site has been officially classified as a nuisance according to State Law.
- ☐Conviction of a crime by the applicant that relates to operating a liquor establishment.
- ☐Past improper operation of a location with a liquor permit.
- ☐Misrepresentation of material fact on the application.
- ☐Addiction of the applicant to alcohol or narcotics.
- ☐Formal objection by specific types of other locations to which the site is in certain proximity.
- ☐Conviction of the applicant of food stamp or WIC fraud.

(Supplement Attached)

Delaware Police Department
Liquor Permit Report

Supplement

Supplement Type
☐ New Business Description ☐ Police Department Objection ☐ Community Objection ☐ Other :

This liquor background is in regards to Liquor Permit # 87730240075 currently held by TH Midwest Inc., DBA Turkey Hill, located at 2740 Stratford Rd. Delaware, Ohio. During this background investigation; I learned EG Retail America LLC, listed as a 5% or more stockholder, is the parent company to TH Midwest Inc. In 2018 EG Retail America LLC purchased seven hundred sixty-two (762) Turkey Hill Stores throughout eighteen (18) states from the Kroger Company.

The applicant listed on the liquor permit renewal paperwork was contacted and spoken to. The applicant, Nick Unkovic, is currently operating as the Secretary of EG Retail America LLC based out of Cincinnati, Ohio. A search completed in Hamilton County, Ohio courts revealed one minor traffic offense against Mr. Unkovic in 2011. It should also be noted there is no documented history with Mr. Unkovic in the city of Delaware. The CEO/ President of EG Retail America LLC, Jay Erickson, appears to be a very successful businessman overseeing a large number of C-Stores (Convenient Stores) throughout the United States. A search conducted through the Ohio Department of Commerce / Division of Liquor Control agency revealed no liquor permit violations within the past twelve months.

Upon review of the calls for service at this location, two hundred seventeen (217) calls for service listed this business address as the location of the call. A large majority of these calls are business checks, traffic stops and/or calls for service along U.S. Rte. 23 in the area of this business, not directly related to the business. No incident reports were taken at this business in the past twelve months (12) and only twenty-one (21) of the total calls for service at this location were directly related to the business. Out of these twenty-one (21) calls for service, the majority of these calls were related to suspicious persons/vehicles on the business property.

Based on this liquor permit renewal background, I do not have any objections for the renewal of this liquor permit.

Det. [signature] #54 03.01.19
Investigating Officer Signature Date

Det. [signature] #16 3/4/19
Supervisor Signature Date

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10

DATE: 03/11/2019

ORDINANCE NO: 19-02

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
February 25, 2019 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING CHAPTER 529 OF THE GENERAL OFFENSES CODE OF THE CITY OF DELAWARE.

BACKGROUND:
UPDATE 3/11/2019: At the February 25 meeting, Council directed staff to move forward with the option to strike 529.13 in its entirety. The attached ordinance reflects this change.

UPDATE 02/25/2019: Based on feedback provided by Council at the February 11 meeting, the attached draft provides an alternative approach for Council to consider. The second option (included in bold in the draft in this packet) would repeal Section 529.13 in its entirety. The logic behind the second option is the fact that the ordinance is an outdated regulation which has not been used for enforcement in many years. Based on the outcome of the public hearing and council discussion, staff will provide a final draft reflecting the desired approach for consideration at the third reading.

02/11/2019: The City's tenant in the former Gazette Building/City Hall Annex has indicated that it would like to provide alcohol in its space. The City Manager, having reviewed the tenant's proposal, does not object to the alcohol plan and is inclined to grant permission under the lease.

REASON WHY LEGISLATION IS NEEDED:
While there is no Delaware ordinance prohibiting alcohol in a municipal building, there are two code sections that prohibit the practice of providing alcohol proposed by the tenant. While these sections have been in place for many years (possibly as far back as 1967), staff believes the sections are rarely, if ever enforced and have the impact of criminalizing legitimate activity. The proposed language would therefore clean up the code and remove an obstacle to the tenant's alcohol proposal.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval after second reading

ATTACHMENT(S)
None

ORDINANCE NO. 19-02

AN ORDINANCE AMENDING CHAPTER 529 OF THE GENERAL OFFENSES CODE OF THE CITY OF DELAWARE.

WHEREAS, the City of Delaware has both the duty and authority to enact ordinances to protect the health, safety, and welfare of those within its borders, including the regulation of the sale of alcohol.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Delaware, State of Ohio:

SECTION 1. Section 529.05 of the General Offenses Code is hereby amended.

529.05 – Permit required.

(a) No person personally or by the person's clerk, agent or employee shall manufacture, manufacture for sale, offer, keep or possess for sale, ~~furnish or~~ sell, or solicit the purchase or sale of any beer or intoxicating liquor in this Municipality, or transport, import or cause to be transported or imported any beer, intoxicating liquor or alcohol on or into this Municipality for delivery, use or sale, unless the person has fully complied with Ohio R.C. Chapters 4301 and 4303 or is the holder of a permit issued by the Division of Liquor Control and in force at the time. (ORC 4303.25)

(b) Whoever violates this section is guilty of a minor misdemeanor.

SECTION 2. Section 529.13 is hereby repealed in its entirety.

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 Revised Code.

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11 | DATE: 03/11/2019

ORDINANCE NO: 19-06 | RESOLUTION NO:

READING: THIRD | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR CARROLS CORPORATION APPROVING A FINAL DEVELOPMENT PLAN FOR BURGER KING ON APPROXIMATELY 1.14 ACRES ON PROPERTY ZONED B-3 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) AND LOCATED AT 1034 WEST CENTRAL AVENUE (US 37).

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code and the approved PUD Zoning text for the site.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on February 6, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-06

AN ORDINANCE FOR CARROLS CORPORATION APPROVING A FINAL DEVELOPMENT PLAN FOR BURGER KING ON APPROXIMATELY 1.14 ACRES ON PROPERTY ZONED B-3 PUD (GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) AND LOCATED AT 1034 WEST CENTRAL AVENUE (US 37).

WHEREAS, the Planning Commission at its meeting on February 6, 2019 recommended approval of a Final Development Plan for Carrols Corporation for Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37) (PC Case 2019-0023).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the a Final Development Plan for Carrols Corporation for Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37), is hereby confirmed, approved, and accepted with the following condition 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 handicap access sidewalk to the site shall be from the private drive to the east which shall require a sidewalk to be extended from West Central Avenue north along the west side of the private drive and then extended west in line with the main entrance door of the east elevation of Burger King.
3. The limestone on the building shall be Delaware blue limestone or equivalent as approved by City Staff.
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.

6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. A continuous row of shrubs shall be planted adjacent to the southern parking spaces along West Central Avenue.
8. The applicant shall replace the removed qualifying trees inch per caliper inch and/or a payment in lieu of planting of $100 per caliper inch (40 x $100 = $4,000) or a combination of both to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The Shade Tree Commission shall approve all landscaping plans.
10. The applicant shall submit a temporary window signage plan for review and approval prior to building permit approval.
11. All signage shall achieve compliance with the approved development text and current zoning code.
12. The lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the Planning & Zoning Code.

SECTION 2. 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 Revised Code.

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-0023
REQUEST: Final Development Plan
PROJECT: Burger King
MEETING DATE: February 6, 2019

APPLICANT/OWNER
Carrols Corporation
968 James Street
Syracuse, New York 13203

REQUEST
2019-0023: A request by Carrols Corporation for approval of a Final Development Plan for a Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37).

PROPERTY LOCATION & DESCRIPTION
The approximate 1.14 acre property is located on the north side of West Central Avenue just west of the private access drive to Ace Hardware and the First Commonwealth Bank in the recently approved Jackson Retail development. The subject site is zoned B-3 PUD (Community Business District with a Planned Unit Development Overlay). The properties to the north and east are zoned B-3 PUD while the properties to the south across West Central Avenue is zoned R-6 (Multi-Family Residential District). The single-family residentially zoned properties to the west are in Delaware Township.

BACKGROUND/PROPOSAL
Buehler's Food Market received a Rezoning Amendment and Final Development Plan approval by City Council in August 2013 to construct up to three buildings fronting West Central Avenue with associated site improvements. In 2014, City Council approved Panera Bread and in 2017 approved the Jackson Retail Development which includes the First Commonwealth Bank.
Now Burger King is proposing to develop an approximate 2,981 square foot building with a drive thru and a 40 space parking lot for the last out lot in this development. The existing house would be demolished in the proposal.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the Delaware Run Subarea of the Comprehensive Plan with a land use designation of "Commercial." The proposed restaurant is consistent with land use plan and zoning for the site.
- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 PUD. Under the current zoning, the proposed restaurant use with a drive thru is a permitted use. The drive thru would not require Conditional Use Permit approval because the approved PUD development text allows a drive thru as of right on this property.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site would be accessed by a full movement curb cut on the Ace Hardware private access from West Central Avenue. Also, the applicant is widening at West Central Avenue (US 37) to allow for an east bound turn lane into the private drive per the City Engineer as required in the original approval of the Rezoning Amendment and Preliminary Development to Buehler's in 2013 (Ordinances 13-50 & 51 respectively). This is consistent with past actions approved for Jackson Retail, a commercial TIF District and the Buehler development amendments.
- **PEDESTRIAN CONNECTIVITY:** There is an existing sidewalk along West Central Avenue (US 37) that would have to be maintained. Also, handicap access to the site shall be from the private drive which requires a sidewalk to be extended from West Central Avenue north along the private drive and extended west in line with the main entrance door into the Burger King.

- **SITE CONFIGURATION:** The 1.14 acre site would yield an approximate 2,981 square foot Burger King with a double drive thru after the existing house and appurtenances are demolished. The aforementioned curb cut would access a 40 space parking lot (40 parking spaces are required by code) with a counter clockwise oriented double drive thru with an escape lane just north and west of the building. The parking on the west side of the building is angled (45 degree) parking with a one way drive aisle while the parking on the east side of the building is 90 degree parking with a typical two way drive aisle. The double drive thru would have a minimum 12 stacking spaces from the pick-up window which maximizes the on-site stacking spaces that achieves compliance with the zoning code. A dumpster enclosure that is constructed of brick to match the building with composite doors is located on the north side of the building. The retention basin located just north of the site sized for the entire development (Ace Hardware, Buehler's Retail Building, Jackson Retail Development and Panera Bread).
- **BUILDING DESIGN**: The one story approximate 24 foot high (at the maximum) restaurant with a flat roof would have its main entrance would on the east elevation facing the private drive and a secondary entrance on the south elevation facing West Central Avenue. The building would be comprised of face brick color old Irvington with Sandusky share limestone columns located at the entrances and drive thru windows. A custom clear-anodized metal canopy is located above the secondary entrance and windows on the south elevation facing West Central Avenue, The south, east and west elevations would have typical aluminum storefront windows. The rear (north) elevation would just have a service door painted to match the brick. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. A parapet roof would screen any mechanical equipment.
- **TREE REMOVAL & REPLACEMENT:** Per the submitted demolition plans, there are four qualifying trees (6 inches in caliper or larger) that would be removed that totals 40 caliper inches with this project. The removed qualifying trees would have to be replaced per caliper inch and/or a payment in lieu of $100 per caliper inch (40 x $100 = $4,000) that would be required to achieved compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The typical landscaping requirements would include street trees, front yard landscaping, parking lot and foundation landscaping. The landscaping along West Central Avenue shall match the landscaping to the east in front of Panera and Jackson Retail Development per the approved landscape plan (trees, shrubs and limestone columns – see attached plan per Ordinance 13-51). The street trees on the west side of the private drive where planted by Buehler's.

  The proposed landscape plan appears to achieve compliance with the minimum zoning code requirements except for a continuous row of shrubs would be required along the south (West Central Avenue) parking lot. The Shade Tree Commission would have to review and approve the landscaping plans.
- **SIGNS:** The applicant is requesting building and drive thru signage. The building signage would include an approximate 28.3 square foot radial illuminated logo box sign on the south, east and west elevations. Also, an approximate 27.6 square foot non-illuminated channel letter sign would be located on the east elevation above the main entrance door. This proposed 112.5 square feet of signage on three elevations is below the 150 square feet allowed by code.

  The double drive thru would have a typical menu board and base and appurtenances that would be located north of the building. Also, staff recommends a temporary window signage plan be submitted and approved by staff identifying the location of future rotating temporary signs. No ground signage is proposed in this application. However, the entire development (former Buehler Food Market) is permitted two large ground signs to advertise the development per the approved Amended PUD Development Text, which could include tenant panels for this use. One of the signs is constructed at the intersection of West Central Avenue and Buehler Drive and the other sign was planned for the intersection of West Central Avenue and the private drive just east of the subject site.
- **LIGHTING:** The owner is proposing four 24 feet high light poles throughout the parking lot that would have cut off style light fixtures. Also there are two building wall mounted lights on the rear of the building. All lighting must meet the requirements of the Planning & Zoning Code.

STAFF RECOMMENDATION (2019-0023 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Carrols Corporation for a Final Development Plan for a Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37), 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 handicap access sidewalk to the site shall be from the private drive to the east which shall require a sidewalk to be extended from West Central Avenue north along the west side of the private drive and then extended west in the line with the main entrance door of the east elevation of Burger King.
3. The limestone on the building shall be Delaware blue limestone or equivalent as approved by City Staff.
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. A continuous row of shrubs shall be planted adjacent to the southern parking spaces along West Central Avenue.
8. The applicant shall replace the removed qualifying trees per caliper inch and/or a payment in lieu of $100 per caliper inch (40 x $100 = $4,000) or a combination of both to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The Shade Tree Commission shall approve all landscaping plans.
10. The applicant shall submit a temporary window signage plan for review and approval prior to building permit approval.
11. All signage shall achieve compliance with the approved development text and current zoning code.
12. The lighting plan shall be reviewed and approved by the City and all lighting must meet the requirements of the Planning & Zoning Code.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 2/1/19
REVISED:

January 2, 2019

Burger King
Carrols Corporation
Combined Preliminary and Final Development Plan
1034 State Route 37
Delaware, OH

Carrols Corporation is planning to develop a new Burger King restaurant on Lot 11013 of the Resubdivision of Part of Lot 5152 of Buehler's Subdivision, also known as 1034 State Route 37. The site improvements include demolition of the existing residential structure, construction of the new restaurant and associated drives, parking, utilities, and landscape improvements. Additionally, this project includes the widening of State Route 37 to allow for an east-bound left turn lane into the Private Drive just east of the proposed Burger King.

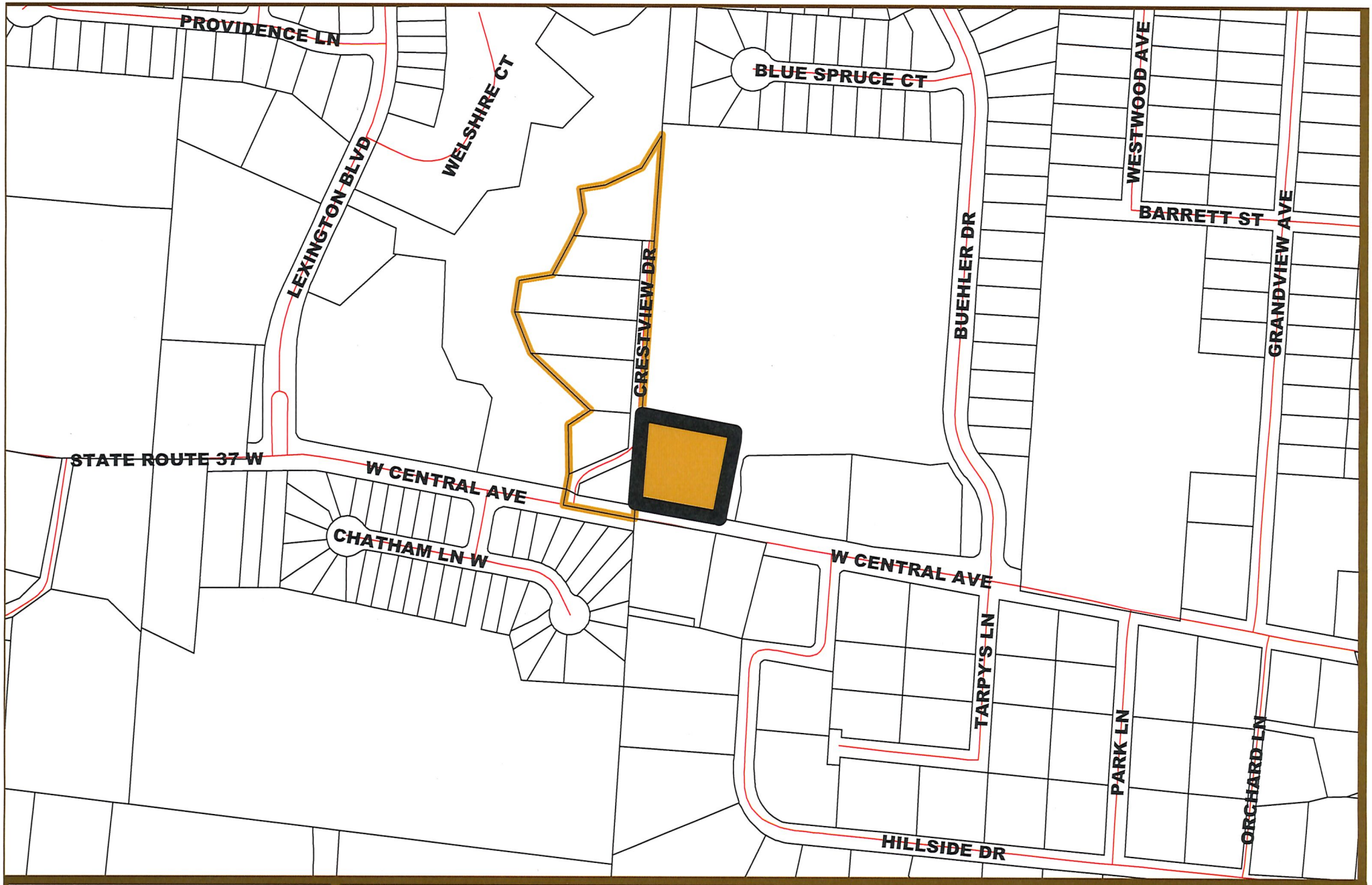
The proposed Burger King will have a Double Drive Thru and allow for adequate zoning required stacking spaces. The site also includes parking above the minimum required by zoning code. Drainage improvements will include the installation of onsite storm which outlets to the regional basin just north of the site. Utility service extensions will be added and/or upgraded as necessary, and appropriate parking lot lighting will be installed. Zoning required lighting cutoffs will be maintained along the property line.

The proposed Finished Floor Elevation of the restaurant will be approximately equal to that of the existing residential building. The existing swale west of the Private Drive along the eastern edge of the property will be removed and water will be directed to the proposed storm system.

The landscape plan reflects required street trees and screening of headlights, as well as tree replacement required as noted on the Existing Conditions and Demolition Plan.

State Route 37 widening is proposed as required by the development of this final outlot of the Buehler's Subdivision. Road improvements include pavement planing and overlay of the existing surface of State Route 37 within the work limits in addition to double sided widening to allow for 11.5' wide through lanes and an 11' wide left turn lane.

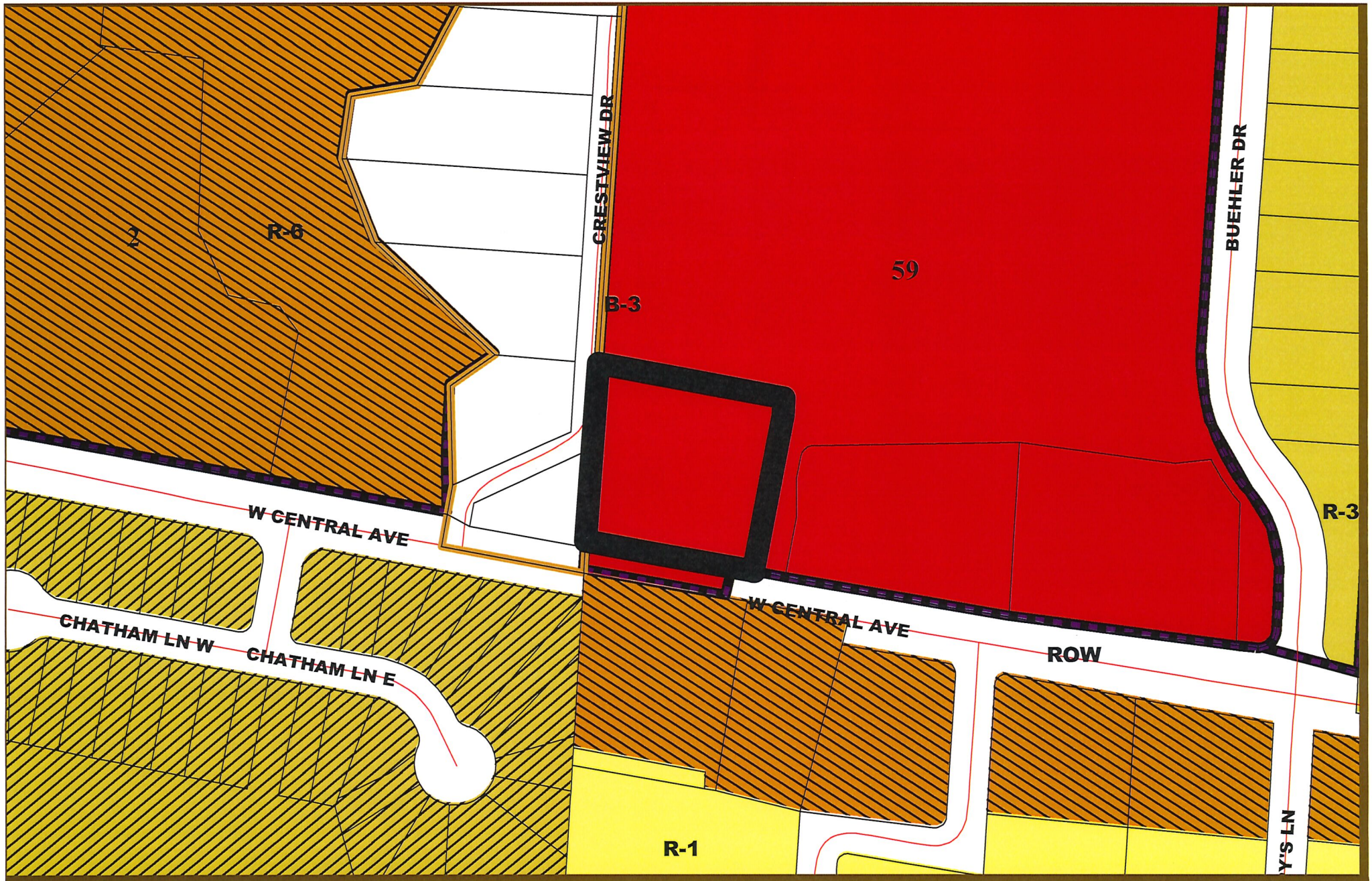
1800 Indian Wood Circle, Maumee, Ohio 43537 Tel: 419.891.2222 Fax: 419.891.1595 www.MannikSmithGroup.com



EST 1808
CITY OF
DELAWARE
OHIO

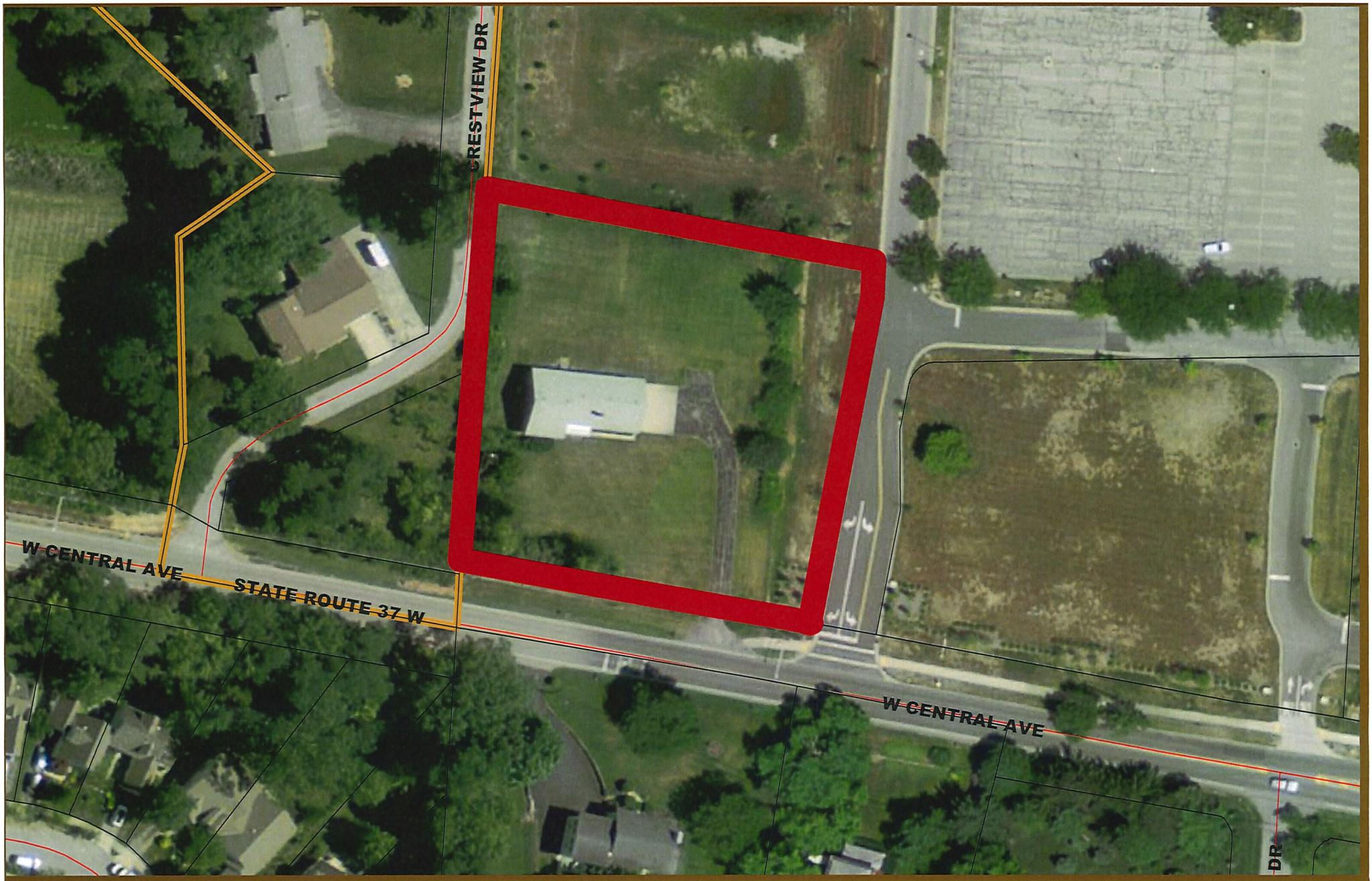
2019-0023
Final Development Plan
Burger King - 1034 West Central Avenue (US 37)
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0023
Final Development Plan
Burger King - 1034 West Central Avenue (US 37)
Zoning Map



EST 1808
CITY OF
DELAWARE
OHIO

2019-0023
Final Development Plan
Burger King - 1034 West Central Avenue (US 37)
Aerial (2016) Map

N

DEVELOPMENT PLAN
FOR
BURGER KING
1034 STATE ROUTE 37
DELAWARE, OHIO 43015
2018

LOT 11013 OF THE RESUBDIVISION OF PART OF LOT 5152 OF BUEHLER'S SUBDIVISION

BENCHMARKS

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAVD 88) NORTH AMERICAN VERTICAL DATUM OF 2011 (U.S. SURVEY FEET):

BENCHMARK – 1
CHISLED "X" ON SOUTH RIM SANITARY SEWER MANHOLE LOCATED AT SOUTHEAST CORNER OF LOT 11013
ELEV = 942.31
NORTHING = 234008.05
EASTING = 1802079.03

BENCHMARK – 2
CHISLED "X" ON NORTH RIM STORM SEWER MANHOLE LOCATED AT NORTHEAST CORNER OF LOT 11013
ELEV = 943.13
NORTHING = 234196.72
EASTING = 1802127.23

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF STATE ROUTE 37 AS BEING N 79°31'50" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANES COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOW AS NAD83 (2011 ADJUSTMENT).

SITE SUMMARY

TOTAL AREA:	1.14 AC.
GREENSPACE:	0.43 AC. (38%)
IMPERVIOUS:	0.71 AC. (62%)
AREA:	BURGER KING WITH DOUBLE DRIVE-THRU
BUILDING HEIGHT:	21'-0"
BUILDING AREA:	2,981 SF
RIGHT-OF-WAY AREA:	0.75 AC.
IMPERVIOUS INCREASE:	0.07 AC. (2955 SF) FULL DEPTH PAVEMENT WIDENING OVER 477 LF

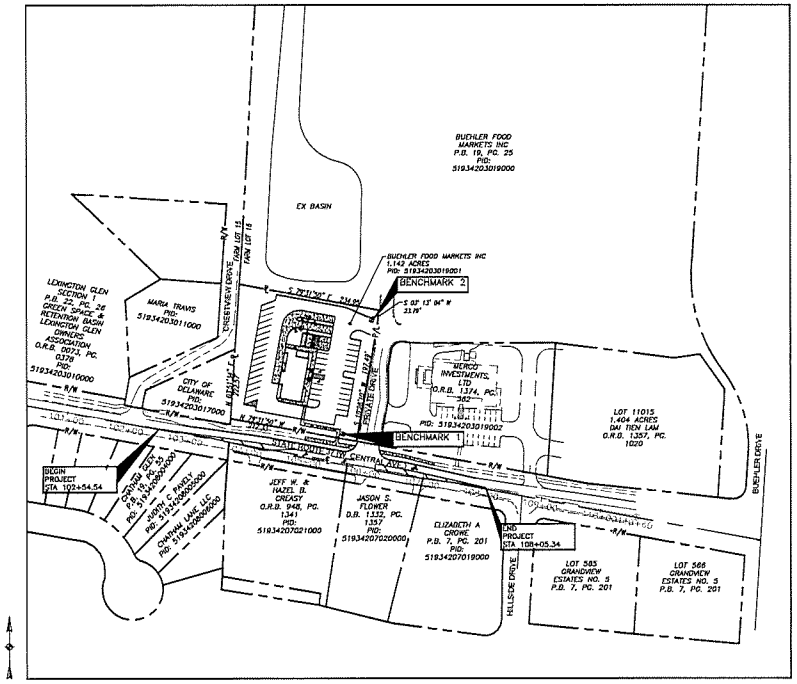
UTILITY CONTACTS

GAS COMPANY
COLUMBIA GAS
355 JOHNNY APPLESEED CT
COLUMBUS, OH 43231
800-344-4077

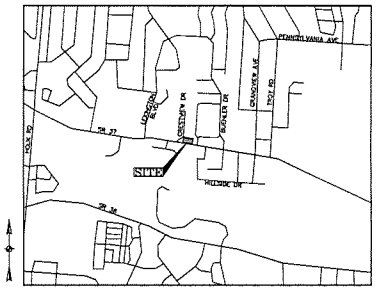
ELECTRIC COMPANY
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230
800-672-2231

COMMUNICATION
FRONTIER COMMUNICATIONS
146 E CENTER STREET
MARION, OH 43302
855-754-1053

WATER AND SANITARY SEWERS
CITY OF DELAWARE
225 NORTH CHERRY STREET
DELAWARE, OH 43015
740-203-1900



INDEX MAP
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE

DEVELOPER:
CARROLS CORPORATION
968 JAMES STREET
SYRACUSE, NY 13203
CONTACT: AMANDA ALDRIDGE
PHONE: 901.515.6865

ENGINEER:
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
CONTACT: STEVEN E. FOX
PHONE: 614.441.4222

SHEET INDEX

COVER SHEET 1
ALTA SURVEY (J&J SURVEYING) 1B-014
EXISTING CONDITIONS AND DEMOLITION PLAN 3
SITE PLAN 4
UTILITY PLAN 5
LIGHTING PROPOSAL (LSI) ..... 1 OF 1
GRADING PLAN 7
LANDSCAPE PLAN 8
ROAD PLAN AND SCHEMATIC 9

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.483.7340

PROJECT DATE: 10/2018
PROJECT NO. C253001
DRAWN BY: MJ/DJ
CHECKED BY: MK/SF

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015
DEVELOPMENT PLAN

COVER SHEET

ALTA/NSPS LAND TITLE SURVEY OF LOT 11013 OF THE RESUBDIVISION OF PART OF LOT 5152 BUEHLER'S SUBDIVISION

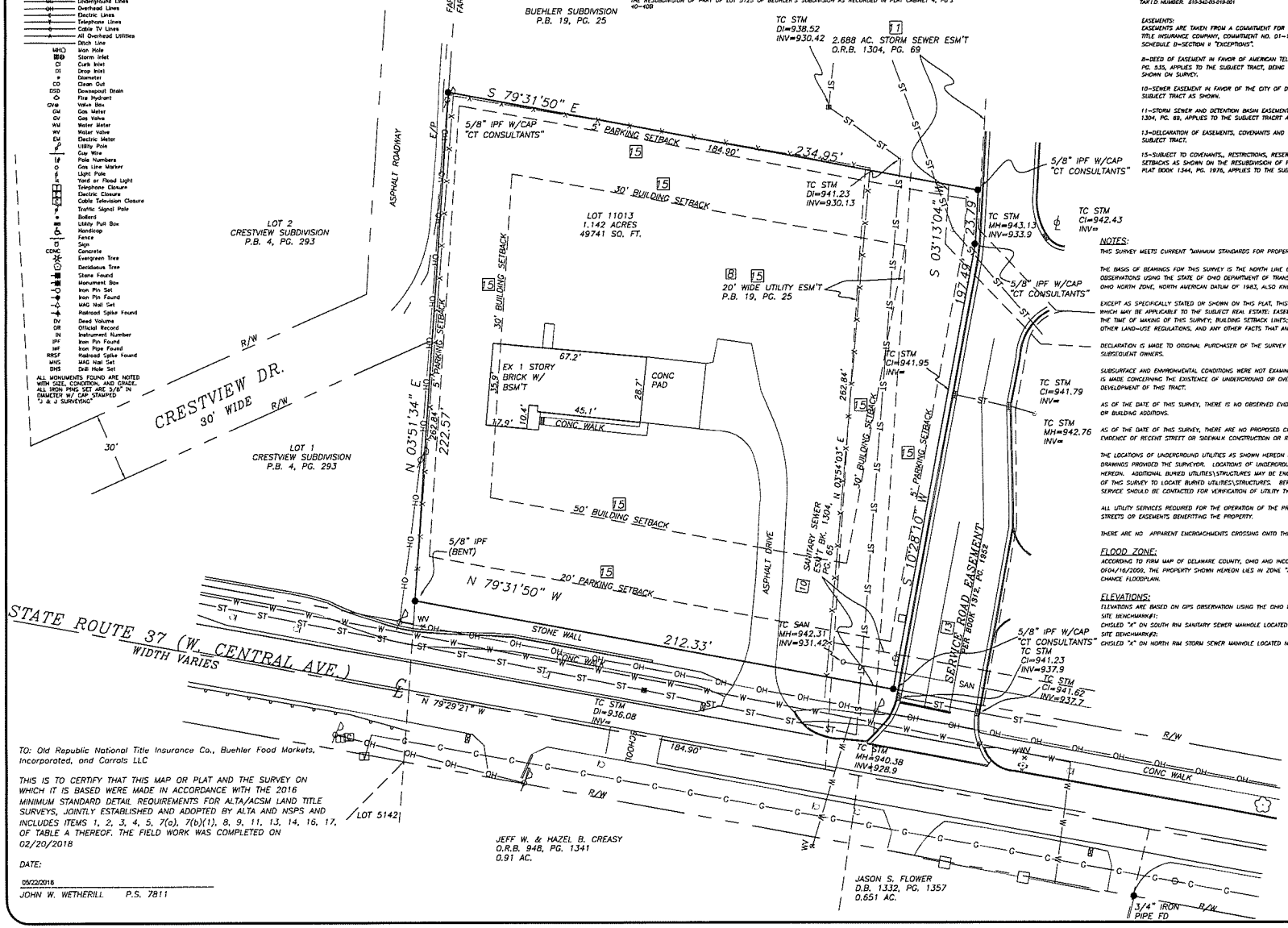
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, AND BEING A PART OF WEARN LOT 16, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING ALL OF LOT 11013 OF THE RESUBDIVISION OF PART OF LOT 5125 OF BUEHLER'S SUBDIVISION AS RECORDED IN PLAT CABINET 4, PG'S 40-408

LEGEND

- T — Lot Numbers
- Lot Lines
- Property Lines
- Centerline
- SAN — Sanitary Sewer
- STM — Storm Sewer
- W — Water Main
- G — Gas Main
- UG — Underground Lines
- OH — Overhead Lines
- E — Electric Lines
- T — Telephone Lines
- C — Cable TV Lines
- A — All Overhead Utilities
- Ditch Line
- MHO — Man Hole
- Storm Inlet
- CI — Curb Inlet
- DI — Drop Inlet
- Diameter
- CO — Clean Out
- DSD — Downspout Drain
- Fire Hydrant
- GVB — Valve Box
- GM — Gas Meter
- GV — Gas Valve
- WM — Water Meter
- WV — Water Valve
- EM — Electric Meter
- Utility Pole
- Guy Wire
- LP — Pole Numbers
- Gas Line Marker
- Light Pole
- Yard or Flood Light
- Telephone Closure
- Electric Closure
- Cable Television Closure
- Traffic Signal Pole
- Bollard
- Utility Pull Box
- Handicap
- Fence
- Sign
- CONC — Concrete
- Evergreen Tree
- Deciduous Tree
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- DV — Deed Volume
- OR — Official Record
- IN — Instrument Number
- IPF — Iron Pin Found
- IHF — Iron Pipe Found
- RRSF — Railroad Spike Found
- MNS — MAG Nail Set
- DHS — Drill Hole Set

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND CRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

GRAPHIC SCALE 1" = 20'



TO: Old Republic National Title Insurance Co., Buehler Food Markets, Incorporated, and Carrols LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/20/2018

DATE: 05/22/2018

JOHN W. WETHERILL P.S. 7811

EXHIBIT "A"

SITUATED IN THE TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

LOT 11013 OF FINAL SUBDIVISION PLAT FOR RESUBDIVISION OF LOT 5125 BUEHLERS SUBDIVISION, SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18, UNITED STATES MILITARY LANDS, AS RECORDED ON 04/17/2018, IN BOOK 1344, PAGES 1976-1977, IN THE DELAWARE COUNTY RECORDS.

BEING A PORTION OF THE PROPERTY CONVEYED TO BUEHLER FOOD MARKETS, INC., GRANTEE, FROM C. LUCILLE LAW, GRANTOR, BY DEED RECORDED 07/01/2005, IN BOOK 833, PAGE 1785 OF THE DELAWARE COUNTY RECORDS.

TAX I.D. NUMBER: 610-342-03-019-001

EASEMENTS:
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 01-18012820-017, EFFECTIVE DATE OF 03/07/2018, SCHEDULE B-SECTION II "EXCEPTIONS".

8-DEED OF EASEMENT IN FAVOR OF AMERICAN TELEVISION & COMMUNICATIONS CORPORATION, IN BOOK 510, PG. 535, APPLIES TO THE SUBJECT TRACT, BEING LOCATED WITHIN THE 20' WIDE UTILITY EASEMENT, AS SHOWN ON SURVEY.

10-SEWER EASEMENT IN FAVOR OF THE CITY OF DELAWARE, OHIO, IN BOOK 1304, PG. 65, APPLIES TO THE SUBJECT TRACT AS SHOWN.

11-STORM SEWER AND DETENTION BASIN EASEMENT IN FAVOR OF THE CITY OF DELAWARE, OHIO IN BOOK 1304, PG. 69, APPLIES TO THE SUBJECT TRACRT AS SHOWN.

13-DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, IN BOOK 1312, PG. 1952, APPLIES TO THE SUBJECT TRACT.

15-SUBJECT TO COVENANTS,, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE RESUBDIVISION OF PART OF LOT 5125 BUEHLER'S SUBDIVISION, RECORDED IN PLAT BOOK 1344, PG. 1976, APPLIES TO THE SUBJECT TRACT AS SHOWN.

NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF STATE ROUTE 37 AS BEING N 79°31'50" W, BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOW AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES\STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES\STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES\STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY ENTER THE PROPERTY EITHER THROUGH ADJOINING PUBLIC STREETS OR EASEMENTS BENEFITING THE PROPERTY.

THERE ARE NO APPARENT ENCROACHMENTS CROSSING ONTO THE PROPERTY OR ONTO THE ADJOINING TRACTS.

FLOOD ZONE:
ACCORDING TO FIRM MAP OF DELAWARE COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39041C0111K, EFFECTIVE DATE OF04/16/2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS:
ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.
SITE BENCHMARK#1:
CHISLED "X" ON SOUTH RIM SANITARY SEWER MANHOLE LOCATED AT SOUTHEAST CORNER OF LOT 11013, ELEVATION=942.31
SITE BENCHMARK#2:
CHISLED "X" ON NORTH RIM STORM SEWER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF LOT 11013, ELEVATION=943.13

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO JOHN W. WETHERILL 7811 REGISTERED PROFESSIONAL SURVEYOR

3	JWW	05/22/18	
2	JWW	05/22/18	
1	JWW	05/22/18	

REVISIONS

SCALE	1" = 20'	
DATE	04/05/18	2ND CLIENT REVIEW
DWN	JTPR	PER CARROLS LLC COMMENTS
CKD	JTPR	
APVD	JTPR	

ALTA/NSPS LAND TITLE SURVEY OF LOT 11013 OF THE RESUBDIVISION OF PART OF LOT 5152 BUEHLER'S SUBDIVISION

J. & J. SURVEYING SERVICES, INC.
7309 EAST MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
PHONE: (614) 866-9100
JOHN@811@WERTECH.NET
JOHN.WETHERILL@JJSURVEYINGOHIO.COM

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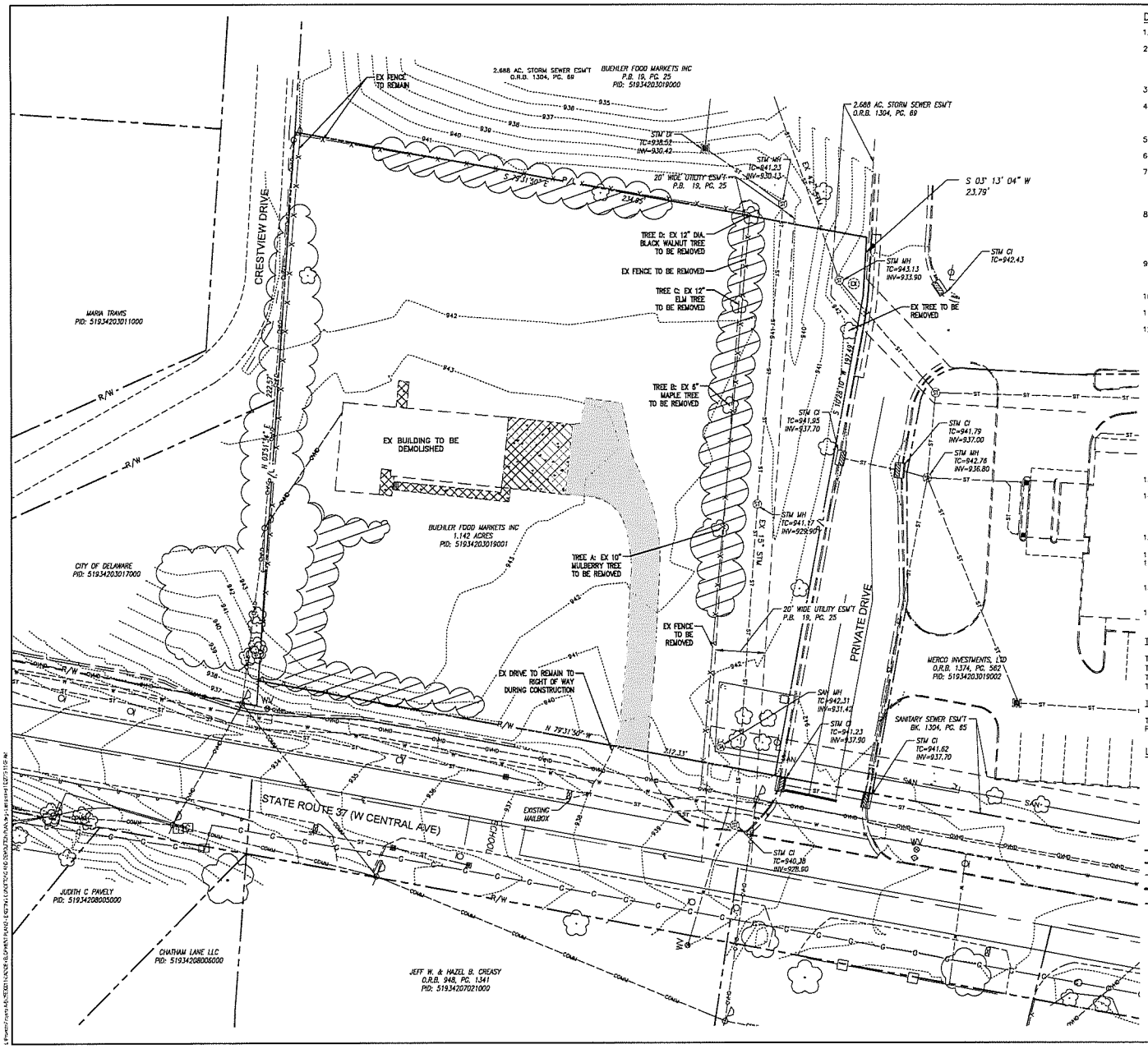
JOB NUMBER 18-014 PROP



DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING, CALCULATING & PRICING HIS OWN QUANTITIES.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING DEMOLITION OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SUPPORT OF ALL EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL GIVE NOTICE TO THE ENGINEER OF ANY CONFLICTS OR REQUIRED RELOCATIONS NOT SHOWN HEREON.
3. CONTRACTOR SHALL MINIMIZE DISRUPTION TO ADJOINING PROPERTIES AND SHALL COMPLETE WORK AS SOON AS PRACTICAL.
4. CONSTRUCTION DEBRIS GENERATED FROM DEMOLITION IS NOT CONSIDERED TO BE SUITABLE FOR USE IN ON-SITE FILLS, UNLESS THE DELETERIOUS MATERIALS CAN BE SORTED AND BROKEN DOWN SUFFICIENTLY TO MEET THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING GRADING ACTIVITIES IN THE VICINITY OF THE EXISTING OVERHEAD UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS ASSOCIATED WITH THE SITE DEMOLITION AND MATERIAL DISPOSAL.
7. ARRANGE WITH THE OWNER A CONVENIENT TIME TO PERFORM DEMOLITION WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS/INGRESS FROM REQUIRED EXITS, INCLUDING TEMPORARY LIGHTING AND SAFETY DEVICES, ALL IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODE AND LANDLORD REQUIREMENTS.
8. TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON HORSESHOE DRIVE AT ALL TIMES.
9. PROTECTION: PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS, OR OTHER PROTECTION TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. PROVIDE PROTECTION FOR ADJACENT PROPERTIES AS REQUIRED.
10. RESTORE INADVERTENT SITE DAMAGE TO CONDITION EXISTING PRIOR TO START OF WORK.
11. STRIP AND STOCKPILE TOPSOIL THAT IS FREE OF CLAY, LARGE STONES AND DEBRIS, FOR REUSE IN GRASSED AND PLANTED AREAS.
12. REMOVE EXISTING IMPROVEMENTS, BOTH ABOVE-GRADE AND BELOW-GRADE TO EXTENT INDICATED OR AS OTHERWISE REQUIRED TO PERMIT NEW CONSTRUCTION AS FOLLOWS:
    A. REMOVE COMPLETELY ALL EXISTING WALLS, FLOORS, FOOTINGS, PIERS, SLABS, AND OTHER OBSTRUCTIONS WITHIN THE GROUND AREA TO BE OCCUPIED BY NEW BUILDINGS, UTILITY LINES OR EQUIPMENT FOR A DISTANCE OF 5' BEYOND PERIMETER OF NEW BUILDINGS OR WALLS.
    B. EXISTING WELLS, CISTERNS OR CATCH BASINS NOT TO BE REUSED, THAT ARE WITHIN 5' OF THE NEW BUILDING WALLS, SHALL BE CLEANED OUT TO SOLID SUB-GRADE, THEN FILLED WITH SAND TO UNDERSIDE OF NEW FOOTING OR FLOOR SLAB. EXISTING BASEMENT FLOORS, CISTERNS OR CESSPOOLS, OUTSIDE OF BUILDING AREA, IF OF MASONRY OR CONCRETE AND TO BE LEFT IN PLACE, SHALL BE CLEANED OF ALL DEBRIS AND BOTTOMS BROKEN UP TO PROVIDE DRAINAGE BEFORE ANY FILL IS PLACED OVER THEM.
    C. IN AREAS TO BE SURFACED OR PLANTED, REMOVE ALL EXISTING WALLS, CURBS, PAVING AND OTHER OBSTRUCTIONS TO DEPTH OF 24" BELOW FINISHED GRADE.
13. CONTROL AIR POLLUTION CAUSED BY DUST AND DIRT; COMPLY WITH GOVERNING REGULATIONS.
14. FILL DEPRESSIONS AND VOIDS RESULTING FROM SITE CLEARING OPERATIONS, USING SATISFACTORY SOIL MATERIALS, PLACED IN MAXIMUM 6 INCH LIFTS. COMPACT EACH LIFT TO DENSITY OF SURROUNDING ORIGINAL GROUND. GRADE BACKFILLED SURFACE TO CONFORM TO PROPOSED SITE CONTOURS AND TO PROVIDE POSITIVE DRAINAGE.
15. DISPOSE OF WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND EXCESS TOPSOIL, OFF OWNER'S PROPERTY IN A LAWFUL MANNER.
16. BURNING OF WASTE MATERIALS ON SITE IS NOT PERMITTED.
17. EXISTING UTILITY CONNECTIONS AND TAPS THAT ARE NOT TO BE REUSED ARE TO BE ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLIER.
18. CONSTRUCTION ENTRANCE TO BE LOCATED ON EXISTING ASPHALT DRIVE OFF OF STATE ROUTE 37. DRIVE ENTRANCE TO REMAIN TO RIGHT OF WAY UNTIL THE DRIVE ENTRANCE OFF OF THE PRIVATE DRIVE IS ESTABLISHED.
19. REFER TO W. CENTRAL AVE. WIDENING PLANS FOR ALL DEMOLITION WITHIN THE RIGHT-OF-WAY.

TREES REMOVED:

TREE A: 10" CAL. MULBERRY TREE (UNDESIRABLE)
TREE B: 6" CAL. MAPLE TREE
TREE C: 12" CAL. ELM TREE (UNDESIRABLE)
TREE D: 12" CAL. BLACK WALNUT TREE (UNDESIRABLE)

TREES REPLACED:

TWO (2) REPLACEMENT TREES AT 3" CAL. TO BE INSTALLED ALONG THE WEST PROPERTY LINE. REFER TO LANDSCAPE PLAN.

LEGEND

- EX CATCH BASIN
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX POWER POLE
- EX STORM STRUCTURE NUMBER
- PROPERTY LINE
- RIGHT OF WAY
- EX FENCE (CHAIN LINK)
- SAWCUT
- EX CURB TO BE REMOVED
- EX STORM
- EX SANITARY
- EX OVERHEAD ELECTRIC
- EX WATER
- EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF OFFSITE
- EXISTING ASPHALT TO BE REMOVED AND DISPOSED OF OFFSITE
- APPROXIMATE LIMITS OF EXISTING VEGETATION TO BE REMOVED

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

0 10 20 40
SCALE: 1 IN = 20 FT

NO.	DATE	BY	DESCRIPTION

1150 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
PH: 614.481.7222
FAX: 888.483.7340

PROJECT DATE: 10/2019
PROJECT NO.: CS5X0011
DRAWN BY: MJ/DJ
CHECKED BY: MWS/SF

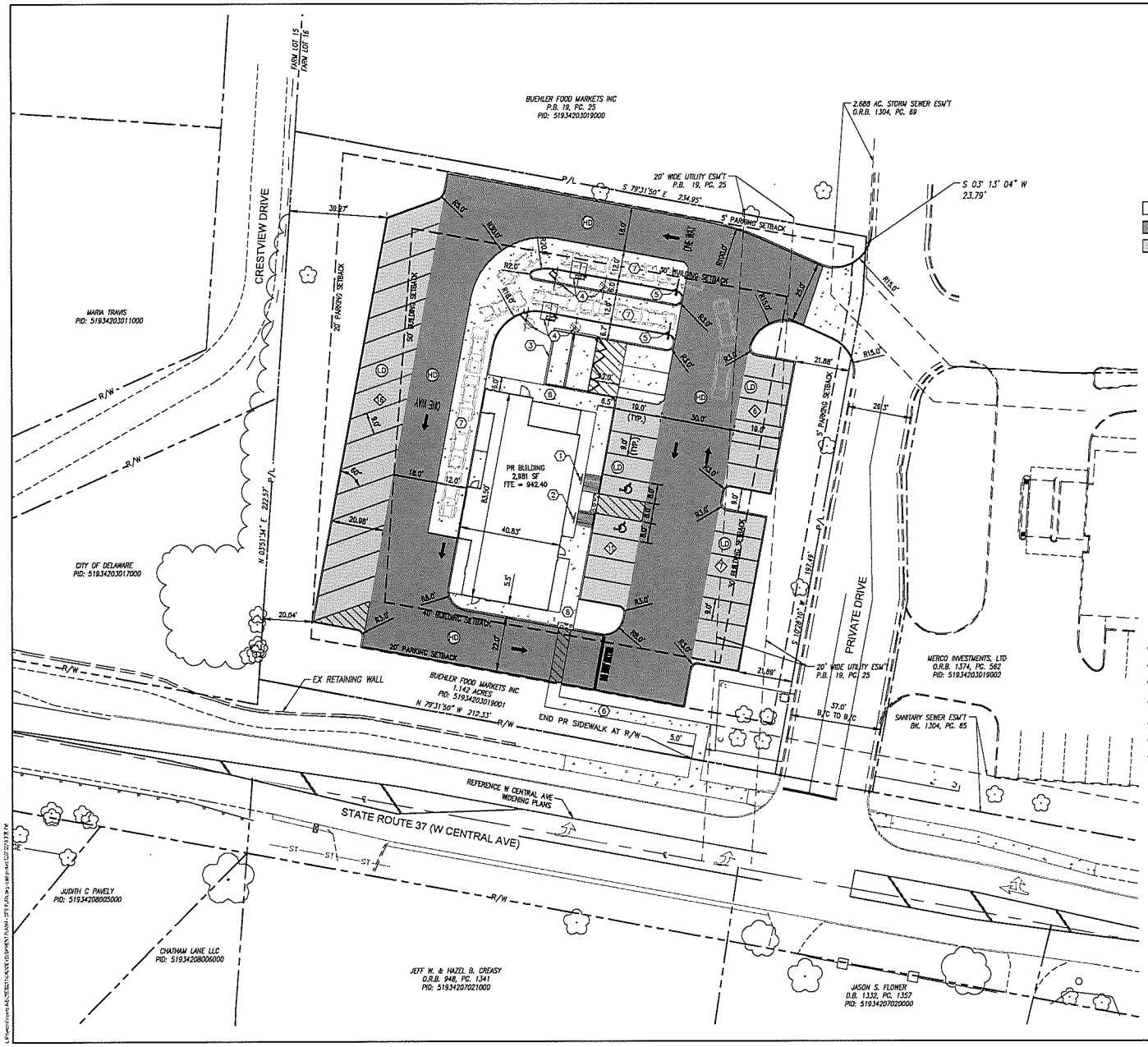
Manik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.ManikSmithGroup.com

PREPARED FOR:
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015

DEVELOPMENT PLAN

EXISTING CONDITIONS AND DEMOLITION PLAN



SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.
3. REFER TO W. CENTRAL AVE. WIDENING PLANS FOR ALL WORK WITHIN THE RIGHT-OF-WAY.

LEGEND

- PARKING COUNT
- CONCRETE PAVEMENT
- LIMITS OF HEAVY DUTY PAVEMENT
- LIMITS OF LIGHT DUTY PAVEMENT

SITE DATA

ZONING:	COMMUNITY BUSINESS DISTRICT (B-3)
PARCEL ID:	519342030190001
AREA:	1.14 AC.
GREENSPACE:	0.43 AC. (38%)
IMPERVIOUS:	0.71 AC. (62%)
USE:	BURGER KING WITH DOUBLE DRIVE-THRU
BUILDING HEIGHT:	21'-0"
BUILDING AREA:	2,981 SF
BUILDING SETBACK REQUIREMENTS:	
FRONT YARD:	40' FROM CENTRAL AVENUE
SIDE YARD:	50' WEST, 30' EAST
REAR YARD:	30'
PARKING SETBACK REQUIREMENTS:	
FRONT YARD:	20'
SIDE YARD:	20' WEST, 5' EAST
REAR YARD:	5'
PARKING SPACES:	
REQUIRED:	38 (1 SPACE/75 SF BLDG AREA)
PROVIDED:	40
STACKING:	
REQUIRED:	10 CARS FROM THE ORDER BOX
PROVIDED:	10 CARS

KEYED NOTES

1. ADA ACCESSIBLE PARKING SIGN.
2. ADA VAN ACCESSIBLE PARKING SIGN.
3. TRASH ENCLOSURE. SEE ARCHITECTURE PLANS FOR DETAILS.
4. MENU BOARDS AND SPEAKER BOX WITH AWNING. SEE ARCHITECTURE PLANS FOR DETAILS.
5. CLEARANCE BAR. SEE ARCHITECTURE PLANS FOR DETAILS.
6. PR SIDEWALK.
7. DRIVE THRU TO BE 6" THICK, 3000 PSI BLACK DYED CONCRETE, WITH 6X6-W2.9XW2.9 WELDED WIRE FABRIC.

NO.	DATE	BY	DESCRIPTION

1195 DUBLIN ROAD
SUITE 109
COLUMBUS, OH 43215
TEL: 614.487.1760
FAX: 888.483.1740

PROJECT DATE: 10/2019
PROJECT NO.: C5550011
DRAWN BY: MJ/DJ
CHECKED BY: MM/SP

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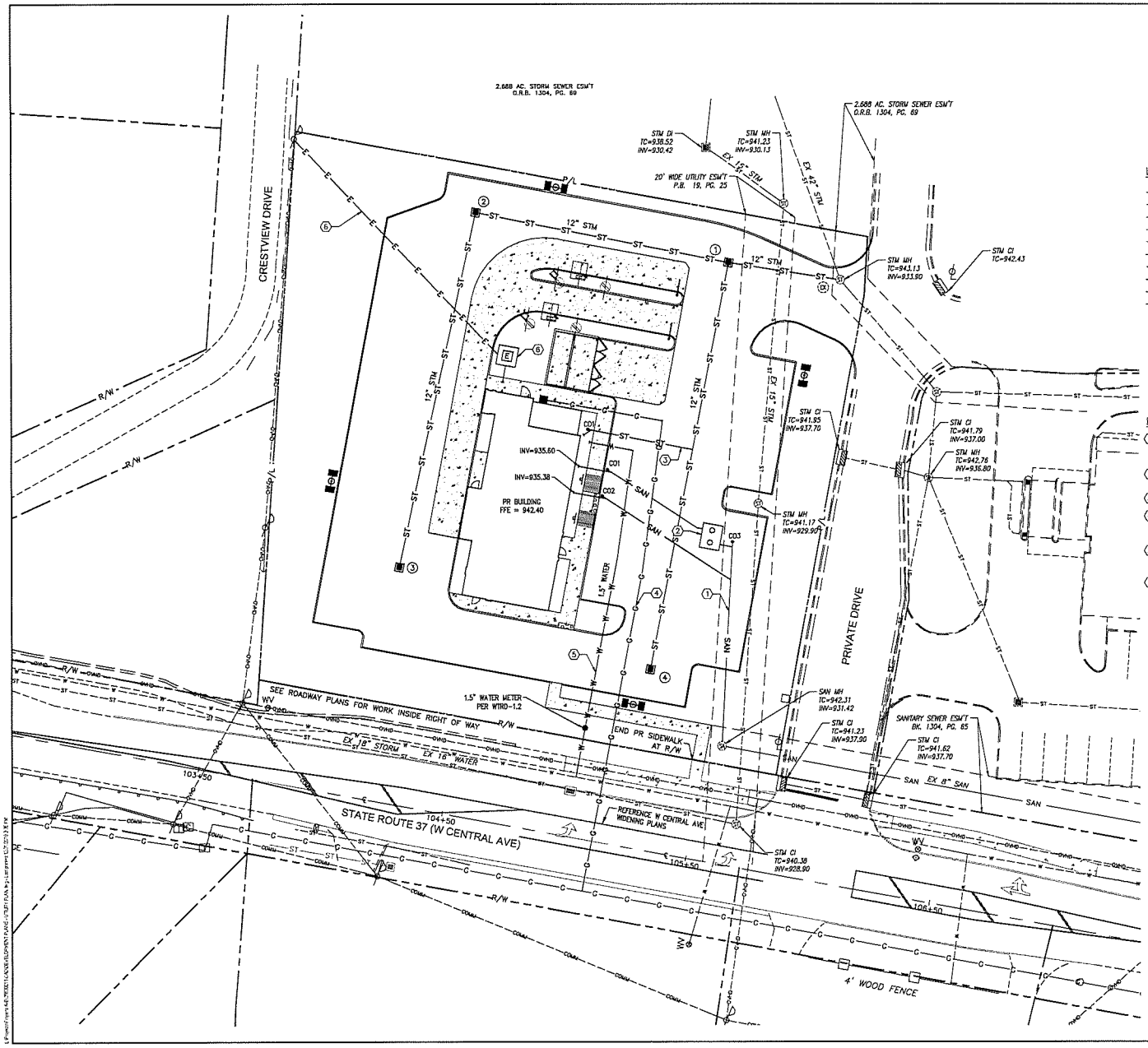
PREPARED FOR:
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015
DEVELOPMENT PLAN

SITE PLAN



LEGEND

- EX STORM
- EX SANITARY
- EX OVERHEAD ELECTRIC
- EX WATER
- EX GAS
- PR STORM
- PR SANITARY
- PR ELECTRIC
- PR WATER
- PR GAS
- EX STORM MANHOLE
- EX CURB INLET
- EX CATCH BASIN
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX POWER POLE
- PR STM STRUCTURE NUMBER
- PR SAN STRUCTURE NUMBER
- PR CLEANOUT
- PR CATCH BASIN
- PR CURB INLET
- PR LIGHT

KEYED NOTES

1. 6" SANITARY SEWER LATERAL (PVC ASTM D-3034). JOINTS SHALL CONFORM TO ASTM D-3212. MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSINGS AND MINIMUM SLOPE OF 2% OUTSIDE OF RIGHT-OF-WAY AND 1% ON-SITE.
2. GREASE INTERCEPTOR. 1,000-GALLON 'KISTNER GI-KSEP-GI1000-11' OR APPROVED EQUAL. SEE PLUMBING PLANS FOR ADDITIONAL DETAIL.
3. 6" STORM LINE FROM DOWNSPOUT, MAINTAIN A MINIMUM SLOPE OF 2%.
4. NATURAL GAS SERVICE. COORDINATE WITH COLUMBIA GAS AND CARROLS CORPORATION FOR SERVICE LOCATION AND MAIN EXTENSION. SEE PLUMBING PLANS FOR ADDITIONAL DETAIL.
5. 1.5" WATER SERVICE (K COPPER). PROVIDE 18" MINIMUM CLEARANCE BETWEEN WATER LINE AND SANITARY LATERAL. SEE PLUMBING PLANS FOR ADDITIONAL DETAIL.
6. UNDERGROUND ELECTRICAL SERVICE. CONTRACTOR SHALL COORDINATE WITH POWER COMPANY AND OWNER TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.

NO.	DATE	BY	DESCRIPTION

1150 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.481.6222
FAX: 888.468.7240

PROJECT DATE: 1/02/19
PROJECT NO: C25X011
DRAWN BY: JAJ/DJ
CHECKED BY: KMV/SP

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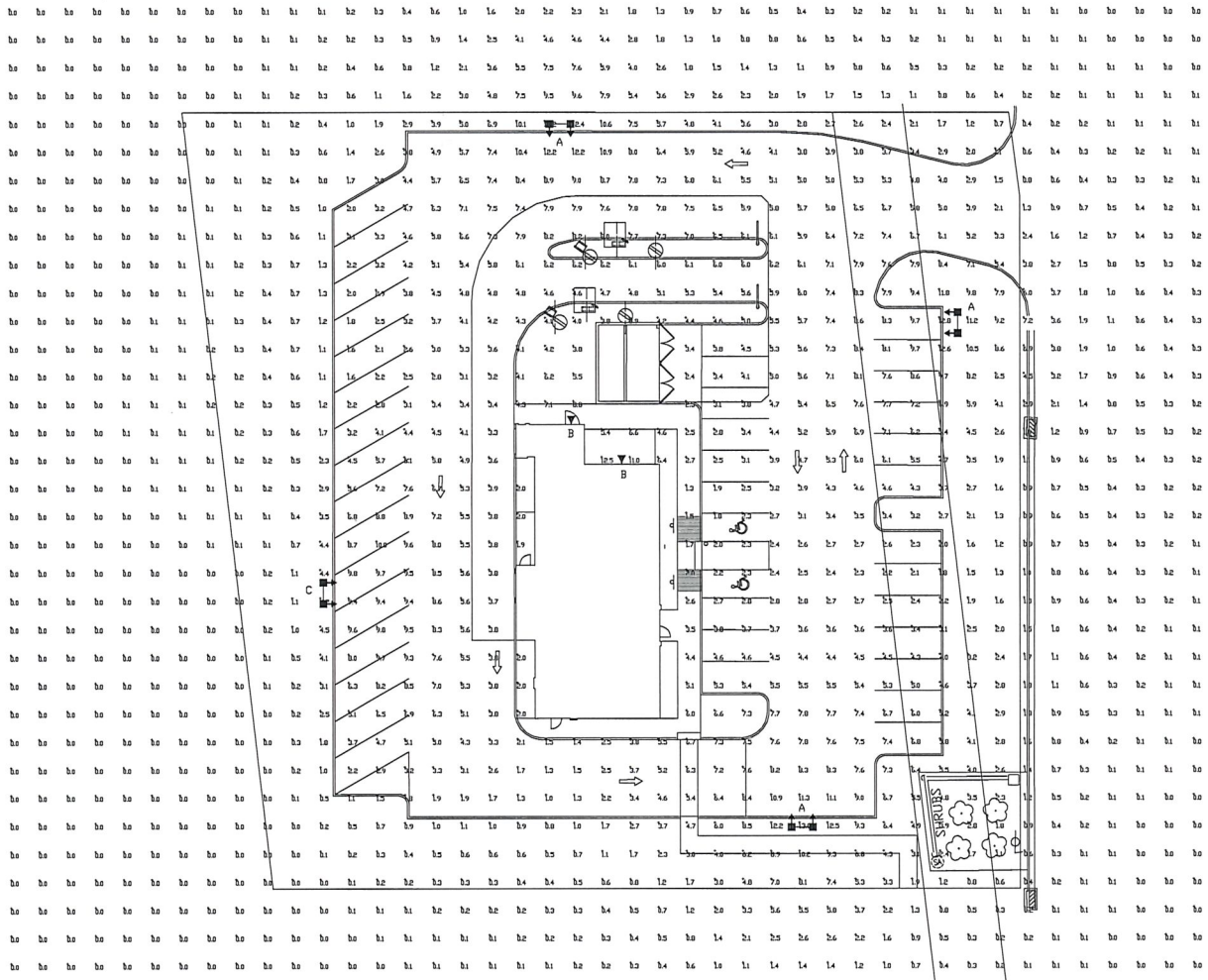
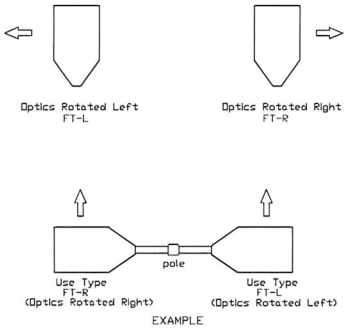
PREPARED FOR:
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015

DEVELOPMENT PLAN

UTILITY PLAN





For 2188 forward throw installations specify left rotated optics (FT-L) and/or right rotated optics (FT-R) pole mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.

Top View
Fixture Type A

Click image to open Product Page

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDF	LLF	Arr. Lum. Lumens	Arr. Watts
	3	A	D180° 2RTD	SLM-LED-30L-SIL-(1)FT-L; (1)FT-R-50-70CRI-D1280-24'POLE+2'BASE	1.000	1.000	1.000	63478	497.2
	2	B	SINGLE	XPWS3-FT-LED-48-350-CW-UE MTD @ 10'	1.000	1.000	1.000	5094	55
	1	C	D180° 2RTD	SLM-LED-30L-SIL-(1)FT-L ; (1)FT-R-D180-50-70CRI-IL-24'POLE+2'BASE	1.000	1.000	1.000	39886	497.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.39	13.0	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	5.34	12.8	1.0	5.34	12.80

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

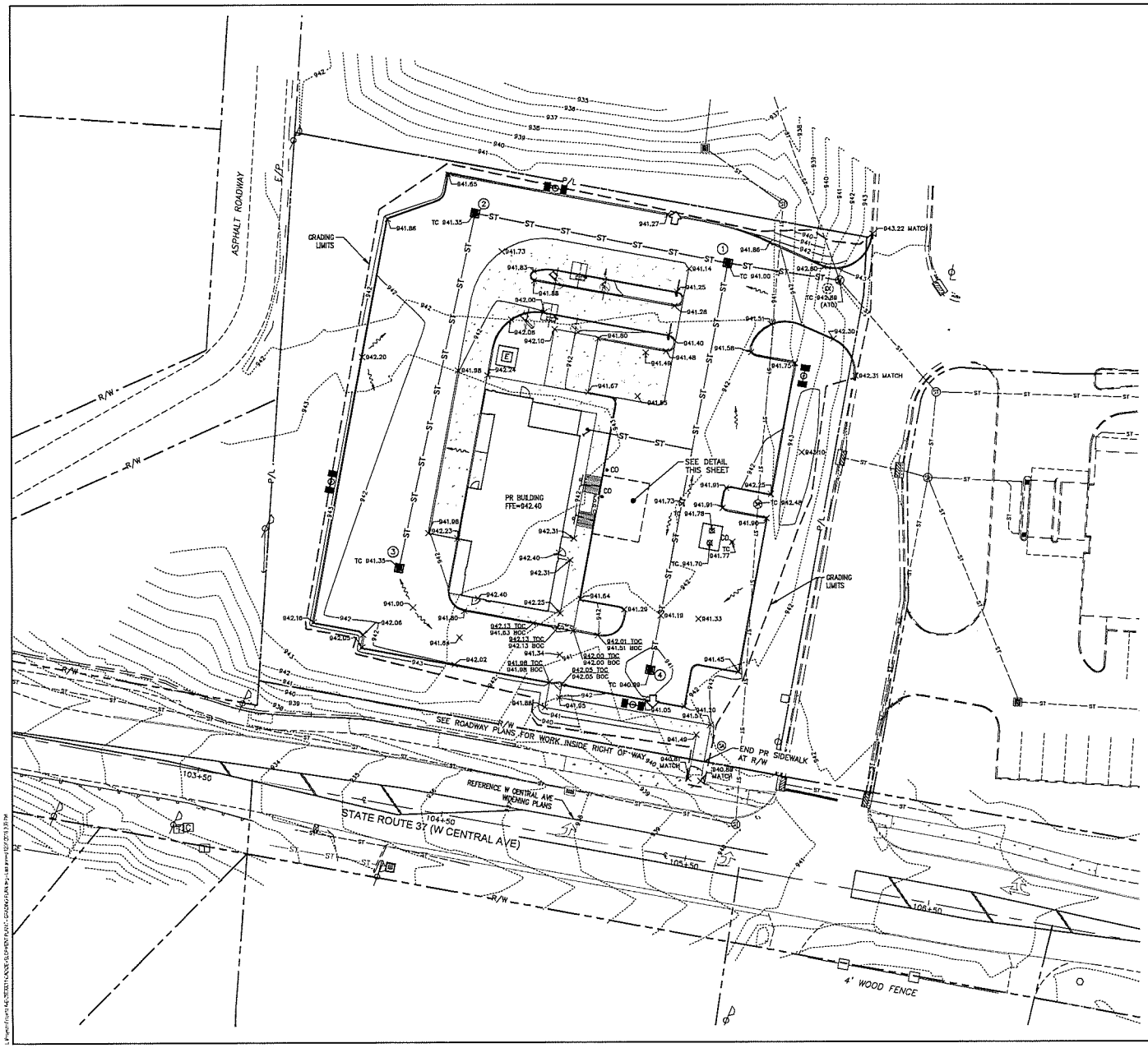
Total Project Watts
Total Watts = 2098.8

LIGHTING PROPOSAL LD-145707-A

BURGER KING
1034 STATE ROUTE 37
DELAWARE,OH

BY:AVC	DATE:12-09-19	REV:	SHEET 1 OF 1

SCALE: 1"=16' 0 16

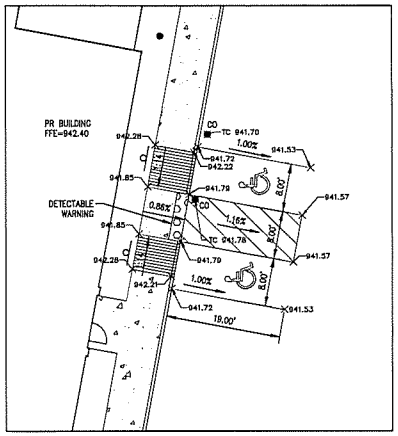


GRADING NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
3. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.

LEGEND

625	EX CONTOUR	1	PR STM STRUCTURE NUMBER
655	PR CONTOUR	CO	PR CLEANOUT
	EX CATCH BASIN		PR CATCH BASIN
	EX CURB INLET		GRADING/DISTURBANCE LIMIT
	EX STORM MANHOLE		
	EX SANITARY MANHOLE		
757.20	PR SPOT GRADE		
TC 754.38	TOP OF CASTING ELEV		
754.38 TOC 742.88 BOC	TOP OF CURB BOTTOM OF CURB		
	FLOW ARROW		
	FLOOD ROUTING		



GRADING DETAIL
SCALE: 1"=10'

SCALE: 1 IN = 20 FT

NO.	DATE	BY	DESCRIPTION

1150 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.481.6222
FAX: 888.468.7340

PROJECT DATE: 10/2019
PROJECT NO.: C55X011
DRAWN BY: MJ/DJ
CHECKED BY: MAJ/JP

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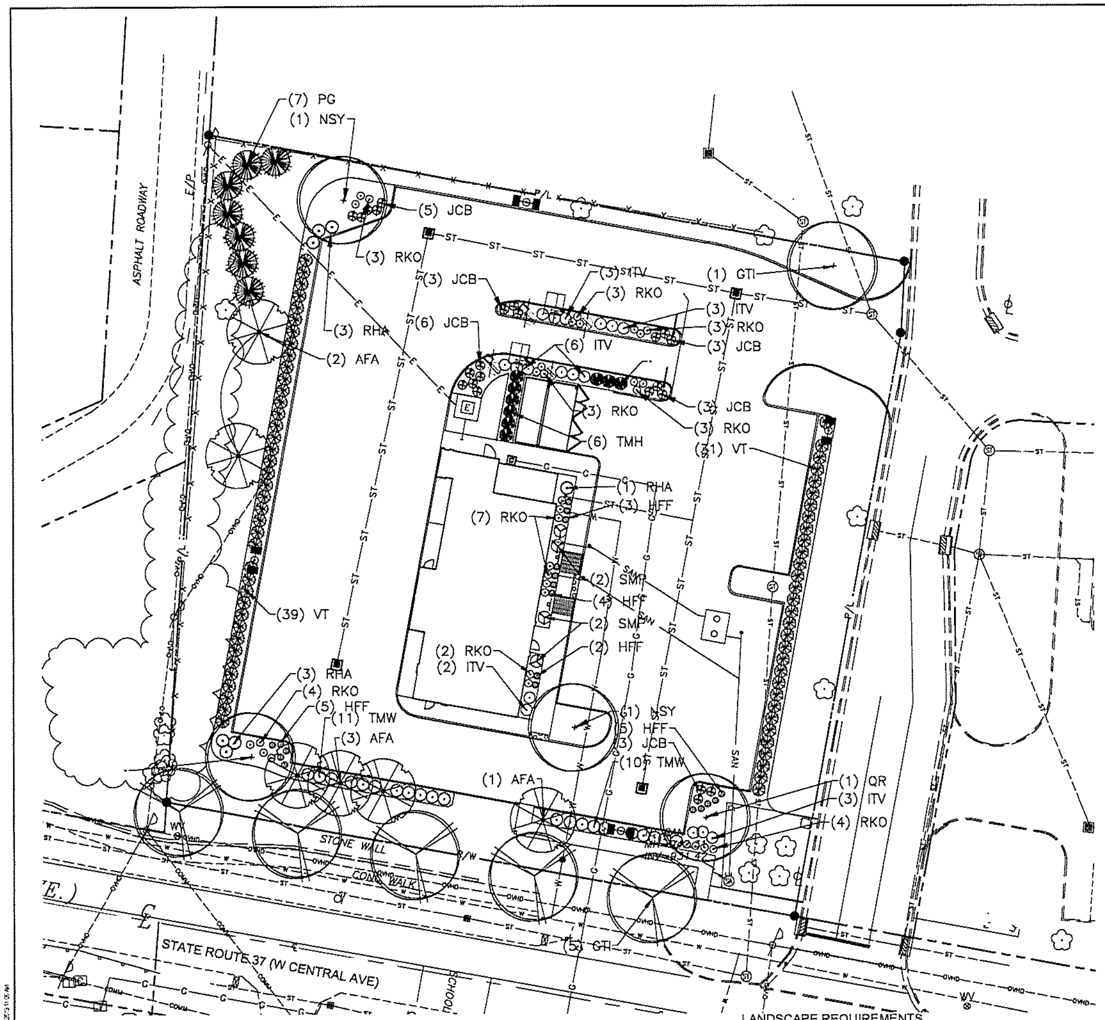
PREPARED FOR
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015

DEVELOPMENT PLAN

GRADING PLAN



GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. ALL PLANTING MATERIALS: EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

4. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

5. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART EPA RATED CLASS IV COMPOST.
C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

6. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

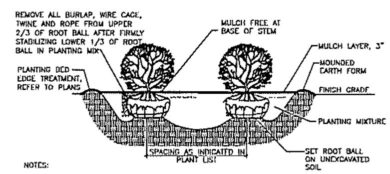
7. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE LANDSCAPE ARCHITECT WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

8. RESTORATION OF DISTURBED AREAS:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS.

9. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

10. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

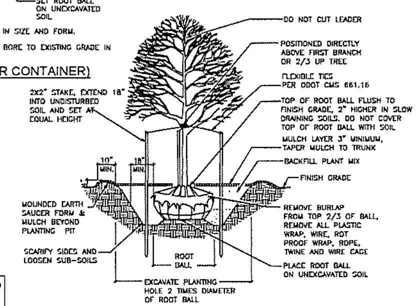
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

LEGEND

PR SITE DECIDUOUS TREE
PR EVERGREEN TREE
PR SHRUB



DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE PLANT LIST

TREES

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AFA	6	ACER FREEMANII 'ARMSTRONG'	FREEMAN ARMSTRONG MAPLE	3" CAL.	B&B
GTI	8	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CAL.	B&B
NSY	2	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CAL.	B&B
PG	7	PICEA GLAUCA	WHITE SPRUCE	6-7' HT	B&B
QR	2	QUERCUS RUBRA	RED OAK	3" CAL.	B&B

SHRUBS AND PERENNIALS

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
HFF	19	HOSTA FURTUNEII 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER
ITV	17	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2 GALLON	CONTAINER
JCB	23	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	2 GALLON	CONTAINER
RHA	7	RHUS AROMATICA	FRAGRANT SUMAC	30" HT.	B&B
RKO	34	ROSA X SPECIES 'KNOCK OUT'	KNOCK OUT ROSE	3 GALLON	CONTAINER
SMP	4	SYRINGS MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	30" HT.	B&B
VT	70	VIBURNUM TRILOBUM ' COMPATCTUM'	COMPACT AMERICAN CRANBERRYBUSH	30" HT.	B&B
TMH	12	TAXUS MEDIA 'HICKSII'	HICKS JAPANESE YEW	18" SPRD.	B&B
TMW	18	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	18" SPRD.	B&B

LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
CHAPTER 1166.06 STREET TREE PLANTING REQUIREMENTS, PARAGRAPH (A) (2)	ONE TREE SHALL BE PROVIDED FOR EVERY FORTY (40) LINEAR FEET OF FRONTAGE, OR FRACTION THEREOF, ALONG EACH ROAD 212 LF OF FRONTAGE = 6 TREES	5 TREES (ONE LESS TO ELIMINATE OBSTRUCTED VISIBILITY AT THE INTERSECTION)
CHAPTER 1166.07 LANDSCAPING REQUIREMENTS FOR FRONT YARDS, PARAGRAPH (A,B&C)	ONE TREE SHALL BE PROVIDED FOR EVERY FIFTY (50) LINEAR FEET OF FRONTAGE AND ONE SHRUB FOR EVERY TEN (10) LINEAR FEET OF FRONTAGE. 212 LF OF FRONTAGE = 5 TREES = 22 SHRUBS	5 TREES 22 SHRUBS
CHAPTER 1166.09 SCREENING AND LANDSCAPING OF PARKING LOTS, PARAGRAPH a: LANDSCAPING IN THE INTERIOR OF PARKING LOTS	5 PERCENT (5%) OF PARKING LOT SHALL BE PLANTED WITH LANDSCAPE AREA. ONE (1) SHADE TREE SHALL BE PROVIDED FOR EVERY TEN (10) PARKING SPACES. SHRUBS OR LOW SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN LANDSCAPE ISLANDS. 41 SPACES = 5 TREES	5 TREES
CHAPTER 1166.09 SCREENING AND LANDSCAPING OF PARKING LOTS, PARAGRAPH b: SCREENING OF PARKING AREAS	ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT OF THREE (3) FEET AND LOCATED PARALLEL TO AND WITHIN FIVE (5) FEET OF THE EDGE OF PARKING LOT	73 SHRUBS

0 10 20 40
SCALE: 1 IN = 20 FT

NO.	DATE	BY	DESCRIPTION

1150 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.433.7340

PROJECT DATE: 10/2/2019
PROJECT NO.: C553C011
DRAWN BY: MJ/DJ
CHECKED BY: MM/SF

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

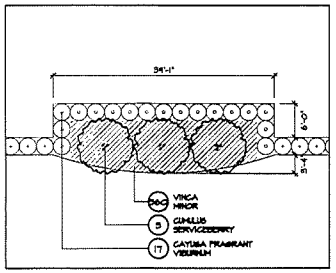
PREPARED FOR:
CARROLS CORPORATION

BURGER KING
1034 STATE ROUTE 37
DELAWARE, OH 43015

DEVELOPMENT PLAN

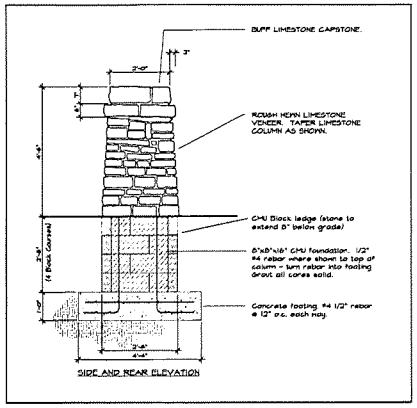
LANDSCAPE PLAN

8
9



1 TYP. PLANT BED

0' 5' 10'

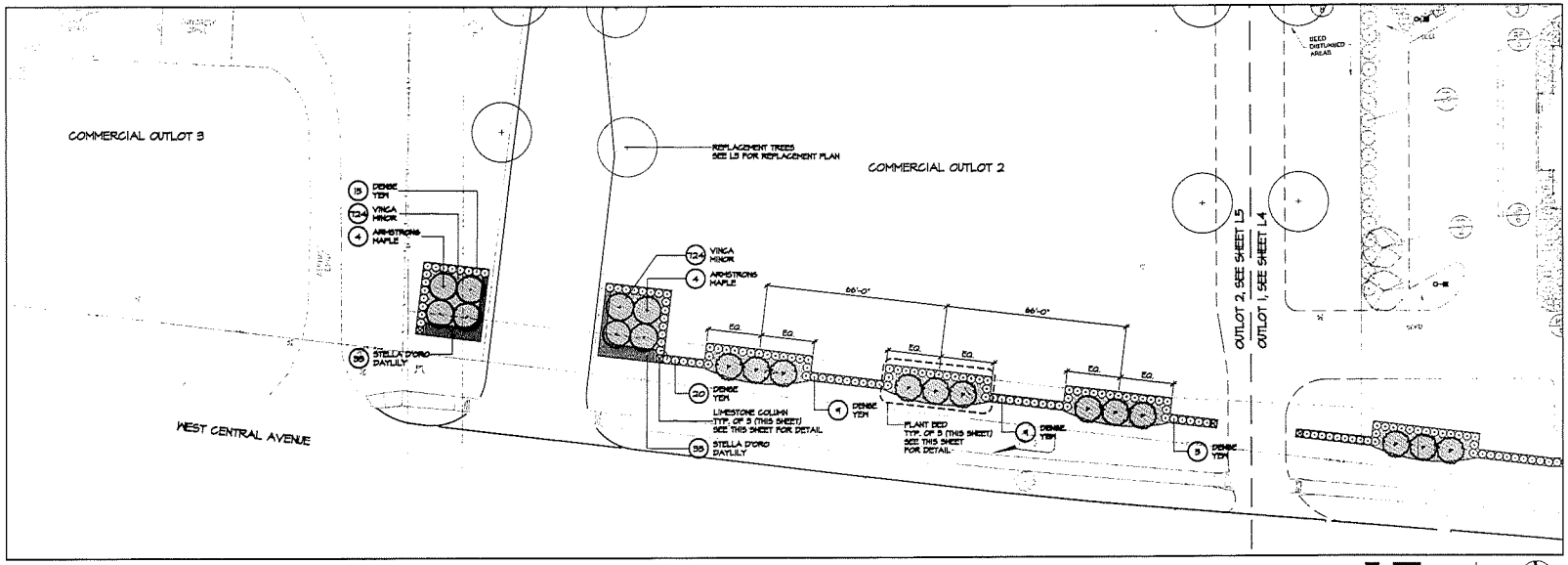


2 LIMESTONE COLUMN

0' 1' 2'

PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	L4	L5	SIZE	ROOT
TREES						
12	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'	4	8	2.5" Cal.	B&B
24	CUMULUS SERVICEBERRY	Amelanchier laevis 'Cumulus'	15	9	2.5" Cal.	B&B
SHRUBS						
144	DENSE YEW	Taxus x media 'Densiformis'	86	58	18-24" Hgt.	B&B
156	CAYUGA FRAGRANT VIBURNUM	Viburnum carlesii 'Cayuga'	85	51	24-30" Hgt.	B&B
PERENNIALS						
115	STELLA D'ORO DAYLILY	Hemerocallis 'Stella D'Oro'	45	70	2 Gal.	CONT.
GROUNDCOVER						
6,660	VINCA MINOR	VINCA MINOR	3,540	3,120	PLUGS	PLUGS



3 OUTLOT 2 PLANTING PLAN

0' 10' 20' 40' NORTH

Date April 6, 2015
Job No. 13162

Buehler Food Markets, Inc.

BUEHLER FOODS SITE IMPROVEMENTS
WEST CENTRAL AVENUE (S.R. 37 W)
DELAWARE, OHIO

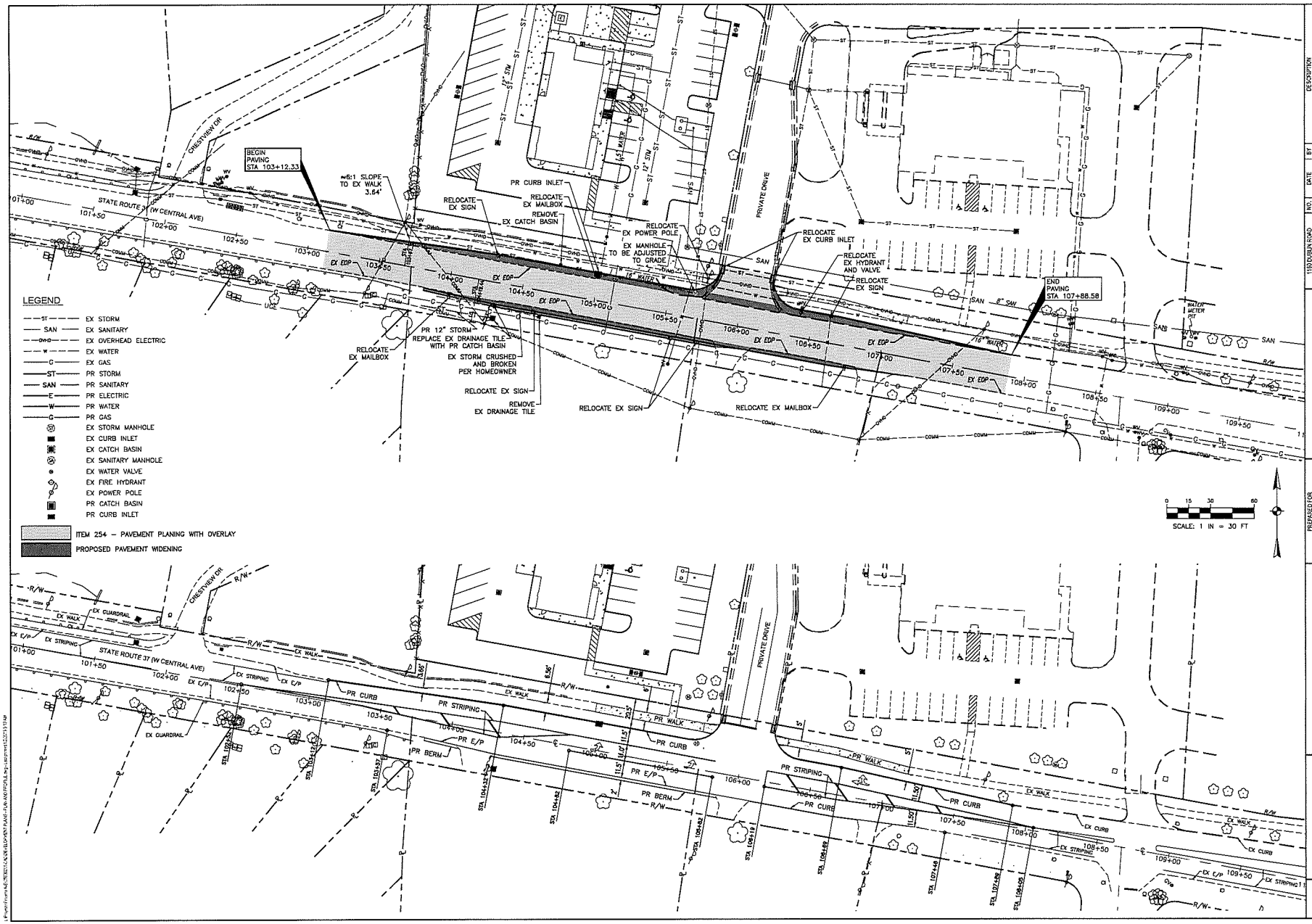
OUTLOT 2 PLANTING PLAN

EDGE
LANDSCAPE ARCHITECTURE PLANNING & DESIGN
2500 WEST CENTRAL AVE. SUITE 350
COLUMBUS, OHIO 43202
614.488.3343

SIGNATURES

5/22/15
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SHEET L5



NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
PH: 614.486.0275
FAX: 614.463.7340

PROJECT DATE: 1/22/19
PROJECT NO.: C5S3011
DRAWN BY: MJ/DJ
CHECKED BY: MM/SF

TECHNICAL SKILL. CREATIVE SPIRIT.

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PREPARED FOR

CARROLS CORPORATION

BURGER KING

1034 STATE ROUTE 37
DELAWARE, OH 43015

DEVELOPMENT PLAN

ROAD PLAN AND SCHEMATIC

1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"

3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL FINISHES AND MATERIALS AS PER GARDEN GRILL FINISH SCHEDULE; REFER TO DESIGNWITHBK.COM

WINDOW DECAL
SCALE: NONE

No.	Description	Date
-	REISSUED FOR PLANNING REVIEW	1/23/19
-	ISSUED FOR PLANNING REVIEW	12/31/19

△ - REVISIONS

BURGER KING
1034 W CENTRAL AVE
DELAWARE, OHIO 43015

CARROLS, LLC
SYRACUSE, NEW YORK

EXTERIOR ELEVATIONS

ISSUED 1/23/19
LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date: 12/20/2018
Drawn By: CJP
Checked By: PJM
Job Number: 18155

Drawing No. A-2.1

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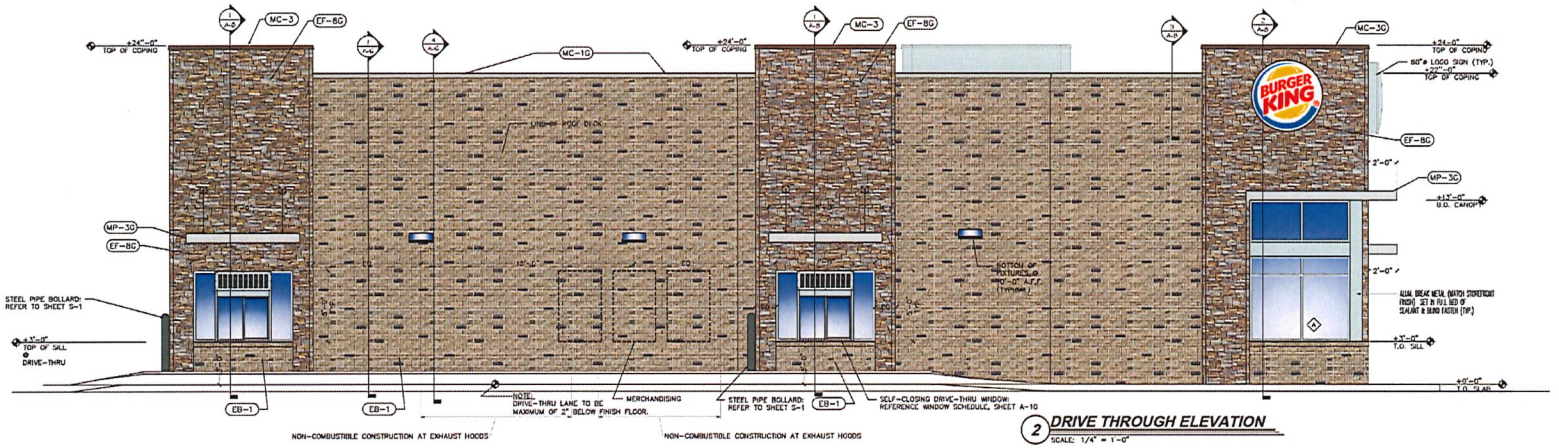
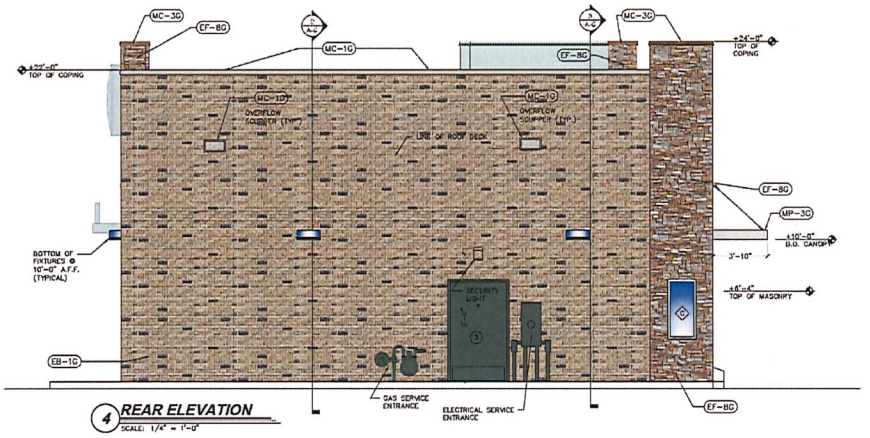


2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE: ALL FINISHES AND MATERIALS AS PER GARDEN GRILL FINISH SCHEDULE; REFER TO DESIGNWITHBK.COM

No.	Description	Date
-	REISSUED FOR PLANNING REVIEW	1/23/19
-	ISSUED FOR PLANNING REVIEW	12/31/19

△ - REVISIONS

BURGER KING
1034 W CENTRAL AVE
DELAWARE, OHIO 43015

CARROLS, LLC
SYRACUSE, NEW YORK

EXTERIOR ELEVATIONS

ISSUED 1/23/19
LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date: 12/20/2018
Drawn By: CJP
Checked By: PJM
Job Number: 18155

Drawing No. A-2.2

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BURGER KING - 20/20 GARDEN GRILL EXTERIOR

EXTERIOR MATERIALS & FINISH SCHEDULE (not all space are used on every project)

11/16/17

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION: PRODUCT	DESCRIPTION: COLOR	DIMENSION	ADDITIONAL INFORMATION
EB-1G	EXTERIOR BRICK	GENERAL	EVOLUTION BRICK	MOD / QS TUMBLED (FULL BRICK) (THIN BRICK)	OLDE HILLSBORO SIERRA TUMBLED		CONTACT: GARY POWERS (502) 558-4612 NOTE: USE WITH LGR-3G
			PINE HALL BRICK	FACE BRICK	OLD IRVINGTON O/S		CONTACT: THERESA DEAL (800) 334-8689 - theresa@pinehallbrick.com NOTE: USE WITH LGR-3G
			H.C. MUDDOX BRICK	THIN BRICK	BK WEST COAST BLEND		CONTACT: ED PEREZ (916) 917-7196 NOTE: USE WITH LGR-3G
EB-1AG (ALTERNATE FOR EB-1G)	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT. (ON REMODELS, IF THERE IS ANY EXISTING BRICK ON THE BUILDING, THE EXISTING BRICK AND THE NICHIHA BRICK MUST BE PAINTED TO MATCH EP-4G)	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITI FIANDRE / EUROWEST	SENSIBLE STONE LD5052	"RED NATURAL" STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST (714) 209-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com NOTE: USE WITH LGR-4G
ECT-1BG	EXTERIOR CERAMIC TILE	INLINE RESTAURANTS ONLY	GRANITI FIANDRE / EUROWEST	ROVERE ANTICO LEGNI HIGH TECH	PAR 15334 "ROVERE" STACKED BOND PATTERN	6" X 36"	CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com NOTE: USE WITH LGR-5G
EF-1G	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM CI LITE SYSTEM	COLOR TO MATCH EP-2G PPG "TANNERS TAUPE"		CONTACT: TIM SALERNO AT STO CORP (407) 436-5371
			NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G - PPG "TANNERS TAUPE" STACKED BOND PATTERN	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
EF-4G	EXTERIOR FINISH STUCCO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM	COLOR TO MATCH EP-4G PPG "MONTEREY CLIFFS"		CONTACT: TIM SALERNO AT STO CORP (407) 436-5371
EF-6G (ALTERNATE FOR EF-9G)	EXTERIOR FINISH STONE	EXTERIOR SIGN ARCHONS	BORAL STONE PRODUCTS	COUNTRY LEDGESTONE	"ASPEN"		CONTACT: 800-255-1727 Diane.Clark@boral.com cultured.stone@boral.com
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 10'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL SEAMS ALIGNED IN THE CENTER OF THE ARCHON. SEAMS TO BE CAULKED WITH EC-1G OR USE "H-MOLD" FACTORY TRIMS, ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TP-1G	ALUMINUM TRIMS	EXTERIOR SIGN ARCHONS					
EC-1G	EXTERIOR CAULK		ADSEAL PRODUCTS	ADSEAL 4580-63	"VINTAGE WOOD CEDAR"		CONTACT: MATT KLINGE AT ADFAST (314) 755-0964 matt.klinge@adfastcorp.com NOTE: USE WITH EF-9G
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"TANNERS TAUPE" Custom Formula		CONTACT: KEVIN EASTACY at PPG Corporate National Accounts Manager
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"MONTEREY CLIFFS" 1017-14-080		(616) 335-3259 Keastacy@ppg.com
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS	PPG	PRIMER: 6-212 PAINT: 6-230	"BURGER KING SILVER" Custom Formula		NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS. SEE EP-6AG & EP-6BG
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE	PPG	PRIMER: 17-921 PAINT: 90-1110	"GRANITE GREY" 1084 20/080		NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF	PPG	PRIMER: 90-712 PAINT: 90-1110	"MARCH WIND" Custom Formula		NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-9G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"CEDAR" Custom Formula		
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN	PPG	PRIMER: 90-712 PAINT: 90-353	"BLACK"		
EXT-2G	EXTERIOR PAINT	SIGNS	PPG	PRIMER: 90-712 PAINT: 90-375	Tint to match PPG 1006-6 "DECONSTRUCTION"		
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	SHERWIN-WILLIAMS	PRIMER: Loxon Concrete & Masonry A24-2300 PAINT: Superpaint Ext Satin A89 Series Satin	"TAUPE TONE" SW 7633		Contact: GLENN REMLER, ARCHITECTURAL ACCOUNT EXECUTIVE phone (954) 547-1217 email Glenn.J.Remler@sherwin.com
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT	SHERWIN-WILLIAMS	PRIMER: Loxon Concrete & Masonry A24-2300 PAINT: Superpaint Ext Satin A89 Series Satin	"HOMESTEAD BROWN" SW 7515		
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS	SHERWIN-WILLIAMS	PRIMER: Kem Bond HS B50A28 PAINT: Silver Brite B59S11	FACTORY FINISH SILVER		NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS.
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE	SHERWIN-WILLIAMS	PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Eggshell	"WESTCHESTER GRAY" SW 2849		NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF	SHERWIN-WILLIAMS	PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT Pro Industrial High Performance Acrylic B66-660 Eggshell	"MARCH WIND" Custom Formula		NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-9G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS	SHERWIN-WILLIAMS	PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT Pro Industrial High Performance Acrylic B66-650 Semi-Gloss	"CEDAR" Custom Formula		
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN	SHERWIN-WILLIAMS	PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH BLACK		
EXT-2G	EXTERIOR PAINT	SIGNS	SHERWIN-WILLIAMS	PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH TO MATCH SW 6075 "GARNET GRAY"		
LGR-3G	GROUT	BRICK	MAPEI		#5 "CHAMOIS"		NOTE: USE WITH EB-1G
LGR-4G	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#335 "WINTER GRAY"		NOTE: USE WITH ECT-1G *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD
LGR-5G	GROUT	INLINE RESTAURANTS ONLY CERAMIC TILE	LATICRETE	POLYBLEND SANDED	#66 "CHESTNUT BROWN"		NOTE: USE WITH ECT-1BG *** CONTRACTOR TO ALLOW 1/16" MAX FOR GROUT JOINT *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD Contact: Kathy Davis at Laticrete (203) 671-7210
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: W.P. HICKMAN COMPANY (826) 976-1700 - WWW.WPH.COM
MC-2G	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	TO BE PAINTED TO MATCH EP-9G PPG "CEDAR"		
MP-1G		PARAPET LIGHT BAND	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 Email: KRubottom@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	
MP-4G	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE	SILVER METALLIC SR	*SEE PLANS	CONTACT: ROSALIE REPELLA (615) 945-9991 Email: [illegible]
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK	PREMIUM METALLIC - ZINC COTE	*SEE PLANS	CONTACT: (210) 650-1?4?

WARNING: It is a violation of State Law for any persons, unless acting under the direction of a Licensed Architect or Professional Engineer, to alter in any way, plans, specifications, or reports to which the seal of a Licensed Architect or Professional Engineer has been applied.

No.	Description	Date
-	REISSUED FOR PLANNING REVIEW	1/23/19
-	ISSUED FOR PLANNING REVIEW	12/31/19

△ - REVISIONS

BURGER KING
1034 W CENTRAL AVE
DELAWARE, OHIO 43015

CAROLS, LLC
SYRACUSE, NEW YORK

EXTERIOR FINISH SCHEDULE

ISSUED 1/23/19
LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4060 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837-0833

Date: 12/20/2018
Drawn By: CJP
Checked By: PJM
Job Number: 18155
Drawing No. A-2.3

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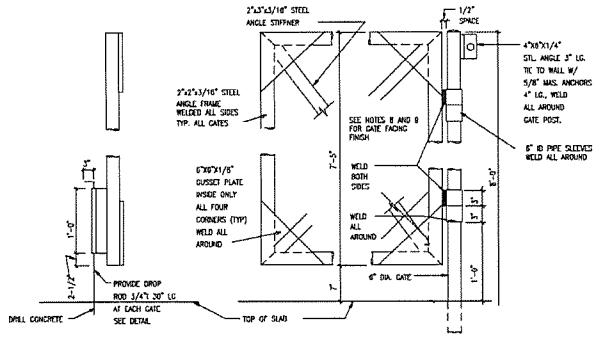
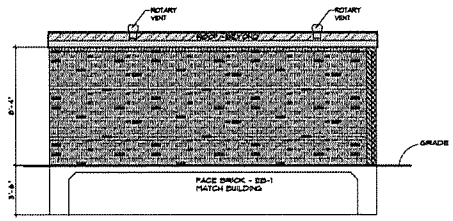
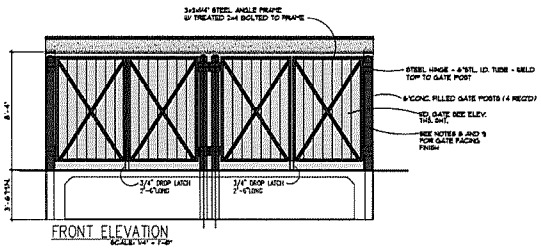


PARTIAL GATE SECTION NTS



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

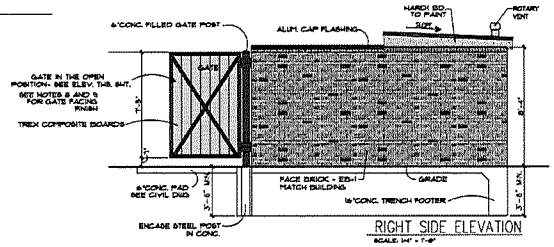


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

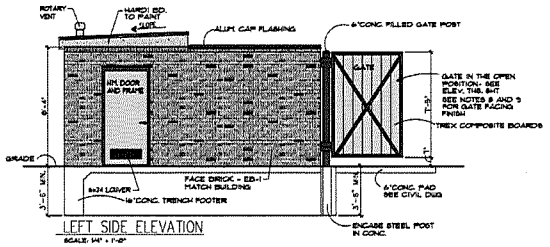
GATE ELEV.

NOTES:

1. SEE SITE PLAN FOR LOCATION AND PROPOSED GRADES
2. TRASH ENCLOSURE MUST CONFORM TO ALL BUILDING SETBACKS (CHECK WITH LOCAL CODES.)
3. FLOOR DRAIN MAY BE REQUIRED (CHECK WITH LOCAL CODES.)
4. SLAB TO SLOPE 0.1" FROM BACK TO FRONT FOR DRAINAGE. IF FLOOR DRAIN IS REQUIRED, SLOPE TO GRATE MIN. 0.1" BELOW PERIMETER OF SLAB.
5. LOCATE PERSONEL ACCESS SO THAT IT IS MOST ACCESSABLE FROM REAR DOOR OF BUILDING.
6. REVERSES OF THE ABOVE CONFIGURATIONS ARE ALSO ACCEPTABLE.
7. ALL STEEL FINISHES TO BE PAINTED TO MATCH METAL ON BUILDING. SEE FINISH SCHEDULE
8. ALL GATES TO BE 3/4" TREX COMPOSITE BOARDS. COLOR TO BE SELECTED BY OWNER
9. ALL GATES TO BE THRU-BOLTED TO STEEL FRAME WITH 3/8" GALV. BOLTS AND HARDWARE.



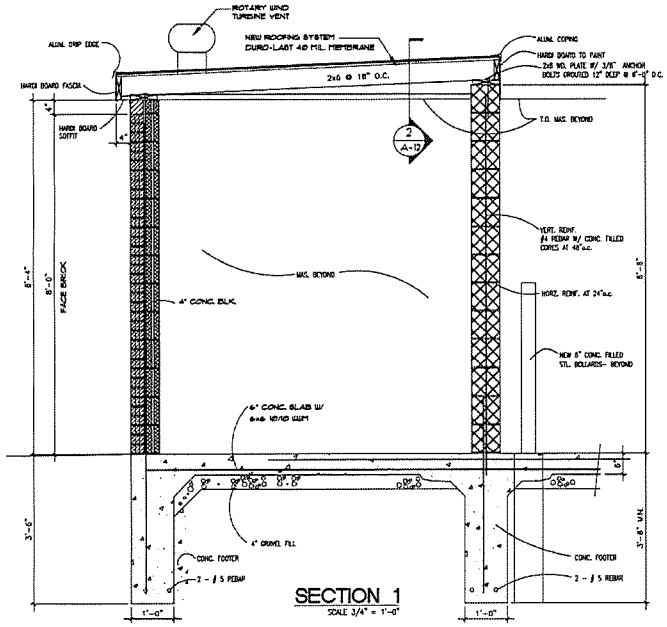
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



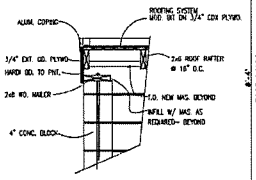
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE

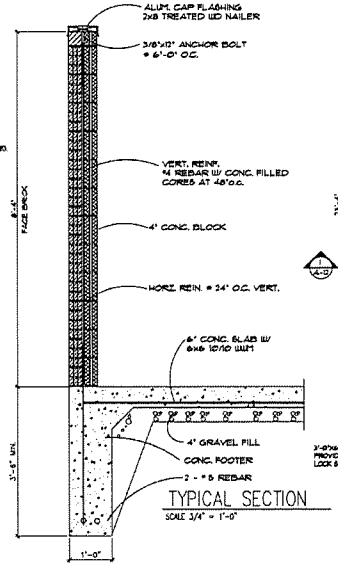
CARROLS SITE DETAIL SHEETS TO BE USED ALONG WITH DETAIL SHEETS FROM CARROLL (HOME) ANY CONFLICTS TO BE CALLED TO THE ATTENTION OF THE CARROLL CONSL. ENGINEER PRIOR TO ANY WORK BEING STARTED.



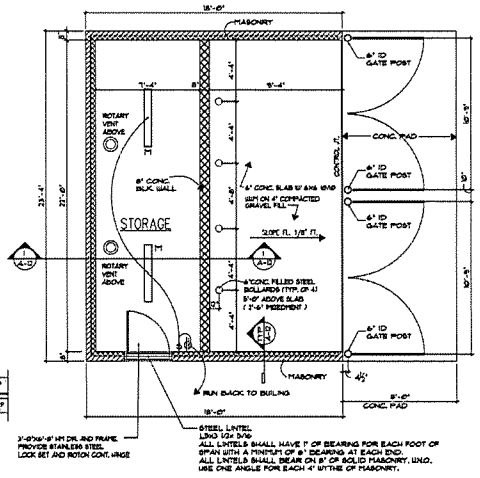
SECTION 1
SCALE 3/4" = 1'-0"



DETAIL 2
SCALE 3/4" = 1'-0"



TYPICAL SECTION
SCALE 3/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

No.	Description	Date
-	ISSUED FOR PLANNING REVIEW	12/31/18

△ - REVISIONS

BURGER KING
1034 W CENTRAL AVE
DELAWARE, OHIO 43015

CARROLS, LLC
SYRACUSE, NEW YORK

TRASH ENCLOSURE DETAILS

ISSUED 12/31/18 LAUER-MANGUSO ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date:	12/20/2018	Drawing No.
Drawn By:	CJP	A-12
Checked By:	PJM	
Job Number:	18155	

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Catalog # :	Project :
Prepared By :	Date :

Slice Medium - SLM
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

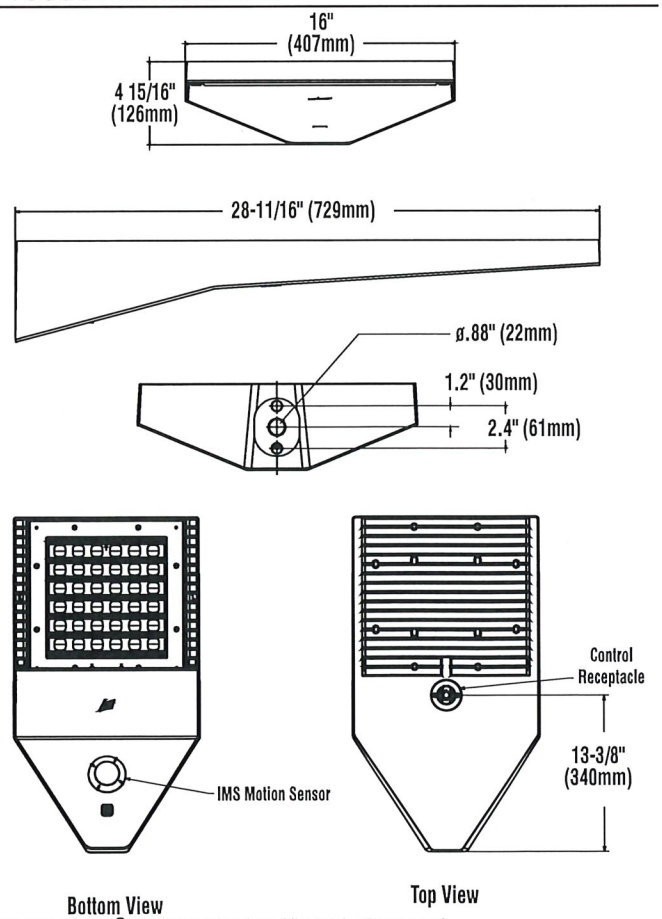
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · WIRELESS CONTROLS · IP66 · RoHS COMPLIANT · ARRA Funding Compliant · c UL us LISTED · MANUFACTURED IN USA · TITLE 24 COMPLIANT · ida DARK SKY APPROVED · DLC QPL LISTED · DLC QPL LISTED PREMIUM

Product Dimensions



Slice Medium - SLM
Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S.of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or

c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1](24-42L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE[1](9-18L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-50 C	100%	96%	91%	87%	83%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
	FTA IL	4254	57	B0-U0-G1	
12L	2	7559	73	B2-U0-G2	103
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	2.1	2.6		T90°	1.2	2.9	3.6
	D180°	1.1	2.1	2.6		TN120°	1.3	4.4	5.4
	D90°	0.9	2.5	3.1		Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.

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Slice Medium - SLM
Outdoor LED Area Light

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

Specifications and dimensions subject to change without notice.

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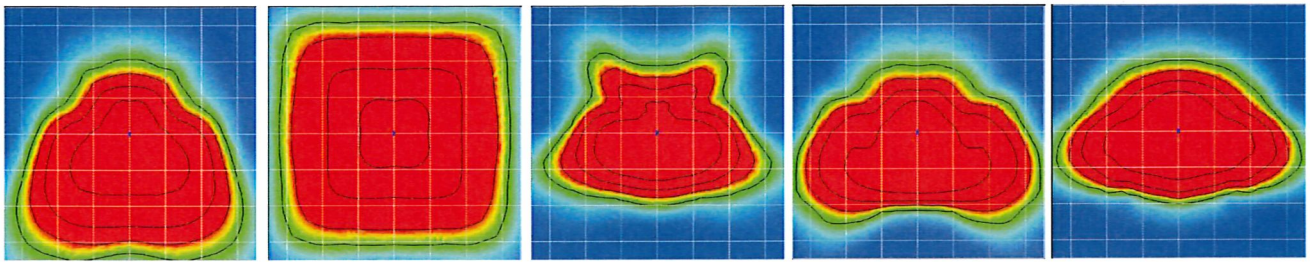
Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT | 5W | FTA | Type 3 | Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation[1]	Voltage	Driver
SLM Slice Medium	**LED**	**9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms *Consult factory for programmable wattages and lumen packages	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive	**(blank)** - standard **L**- Optics rotated left 90 **R** - Optics rotated right 90	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT[2] **27** - 2,700 CCT[2] **AMB** - Phosphor Converted Amber[2,3]	**70CRI** - 70 CRI **80CRI** - 80 CRI[2]	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System [4] **ALSCH** - AirLink Synapse Control System Host / Satelite [4,5] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor [4] **ALSCHS01** - AirLink Synapse Control System Host / Satelite with 8-12' Motion Sensor [4,5] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[4] **ALSCHS02** - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor [4,5] **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor [4] **ALSCHS04** - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor [4,5] **Stand-Alone Controls** **EXT** - 0-10v Dimming (from external signal) **IMSOM1** - Integral Motion Sensor 8-12' 120-277V [4,6] **IMSOM2** - Integral Motion Sensor 12-20' 120-277V [4,6] **IMSOM4** - Integral Motion Sensor 20-40' 120-277V [4,6] **IMSOM1HV** - Integral Motion Sensor 8-12' 347-480V [6] **IMSOM2HV** - Integral Motion Sensor 12-20' 347-480V [6] **IMSOM4HV** - Integral Motion Sensor 20-40' 347-480V [6] **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [7] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**(Blank)** - None **IL** - Integral Louver HSS[1]

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Accessory Ordering Information[8]

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V)[9]	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V)[9]	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V)[9]	1225180	X5RPP - Round Pole Adapter for 5" Poles[10]	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller[4,9]	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller[4,9]	661410	Universal Mounting Bracket (UMB)[10]	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible)[10]	663284CLR	Adjustable Slip Fitter (ASF)[10]	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole[10]	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles[10]	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole[10]	689903CLR
X4RPP - Round Pole Adapter for 4" Poles[10]	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole[10]	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole[10]	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket[10]	382132CLR

FOOTNOTES:
1 - Not available on "Type V" distribution.
2 - Consult Factory for availability.
3 - Only available in 9L and 12L Lumen Packages
4 - Not available in HV.
5 - Consult Factory for Site Layout
6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
8 - Accessories are shipped seperately and field installed.
9 - Factory installed CR7P option required. See Options.
10 - "CLR" denotes finish. See Finish options.

Accessories/Options

Integral Louver (IL)

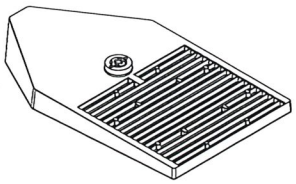
Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

Luminaire Shown with Integral Louver (IL)

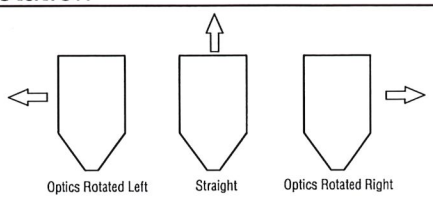
7 Pin Photoelectric Control

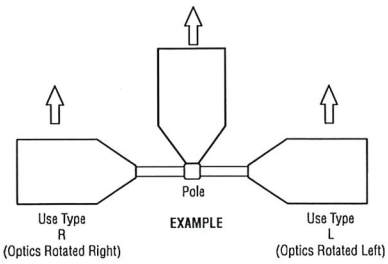
7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





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Stand-alone Controls: Occupancy Sensor (IMS)

The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

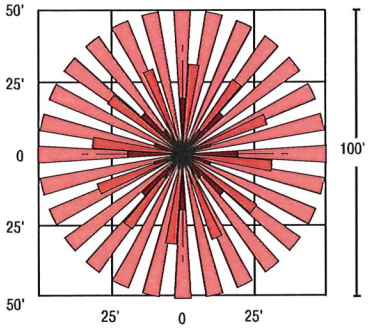
The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level.
See the Remote Configurator User Guide for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

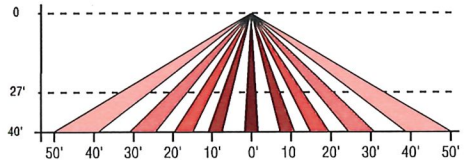
To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under "Wireless Controls System" and select the ALSCS controls option with the desired mounting height.

IMS Coverage Diagrams

TOP VIEW



SIDE VIEW



Remote Configurator Tool

Luminaire Shown with IMS

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Slice Medium - SLM
Outdoor LED Area Light

AirLink™
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors

Wireless & Override Switches

Occupcancy/Vacancy & Daylight Sensors

AirLink-integrated Fixtures

AirLink-compatible Fixtures

Circuit & Zone Controllers

Centralized control & integration

Site Manager Controller

Gateway Module

BACnet

WiFi, Cellular or Ethernet Connection

Simple-to-use software

AirLink Site Manger: Lighting control web app

Contact LSI Controls

Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

More information
For more information on AirLink, visit our website at **www.lsi-airlink.com**

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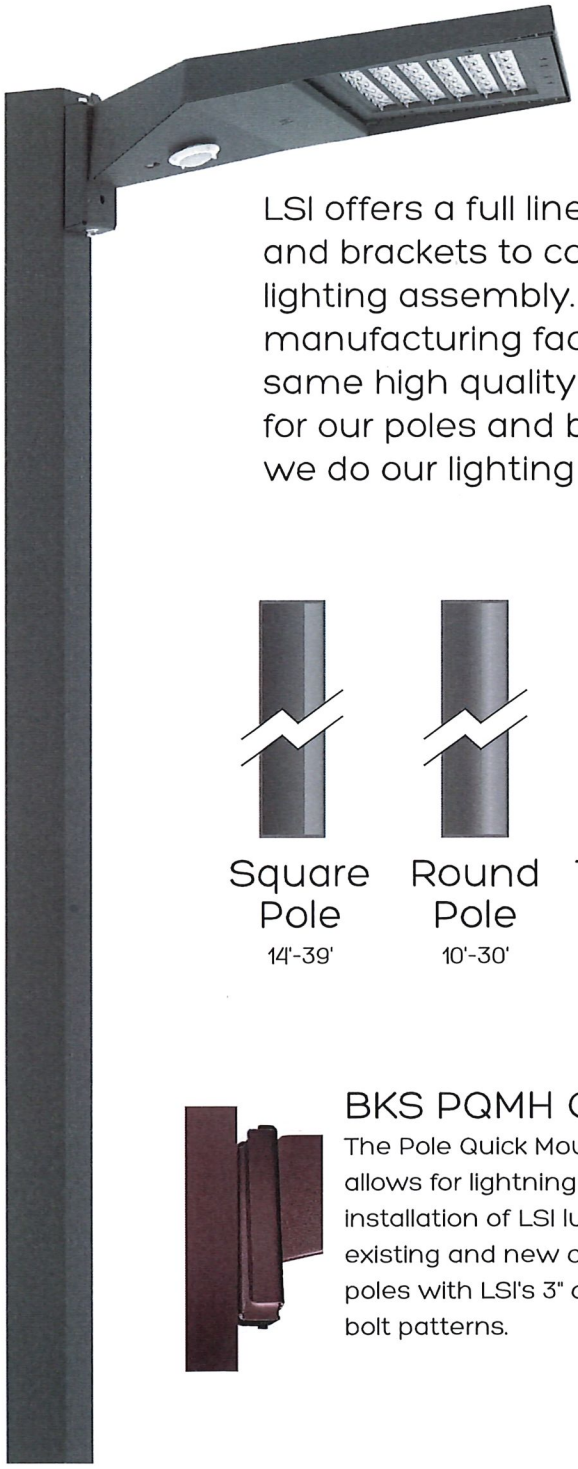
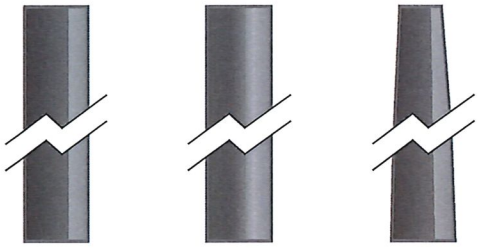
poles & Brackets



LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.

BKA UMB CLR

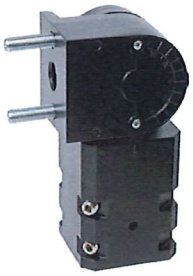
The 3G rated Universal Mounting Bracket (UMB) allows for seemless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/ straight) poles with (2) mounting hole spaces between 3.5"-5".



Square Pole 14'-39'

Round Pole 10'-30'

Tapered Pole 20'-39'



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.

BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5"standard bolt patterns.

BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination aswell as fast installation onto poles with LSI's 3" or 5" bolt pattern.

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LED PATRIOT® WALL SCONCE (XPWS3)

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPWS3

			Distribution/Lumens (Nominal)			
Milliamps		# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White	350 mA	28	3100	3000	3200	34
		48	5100	5100	5200	55
	450 mA	28	3700	3600	3800	44
		48	6200	6100	6300	72
Neutral White	350 mA	28	2900	2900	3100	34
		48	4900	4800	4900	55
	450 mA	28	3500	3500	3700	44
		48	5800	5700	5800	72

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT

Intertek wet location (downlight only)

ARRA Funding Compliant

IP65

SMARTTEC™ -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM- 0-10 volt dimming enabled with controls by others.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C &D) hazardous location rating is available (Select HL option). For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name _____ **Fixture Type** _____

Catalog # _____

07/28/16

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LSI INDUSTRIES INC.

LED PATRIOT® WALL SCONCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metalic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	**Wireless Control System[1,2]** (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) **Stand-Alone Control** (blank) - None DIM - 0-10 volt dimming[3] (from external signal)	**Sensor** IMS - Integral Motion Sensor[4] PCI120 - 120V Button-Type Photocell[5] PCI208 - 208V Button-Type Photocell[5] PCI240 - 240V Button-Type Photocell[5] PCI277 - 277V Button-Type Photocell[5] PCI347 - 347V Button-Type Photocell[5] **Options** BB - Battery Back-up[6] CWBB - Cold Weather Battery Back-up[6] EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps[7] HL - Class 1, Division 2 Hazardous Location Rating, ETL Listed to UL844[8] XPMA - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles[9] XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles[9] XPMAR5 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles[9]

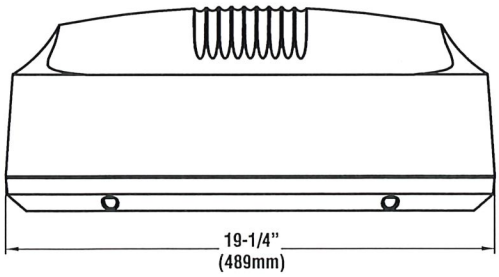
ACCESSORY ORDERING INFORMATION[1] (Accessories are field installed)

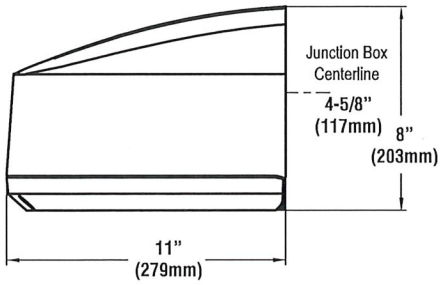
Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240[10]
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480[10]
FK120 - Single Fusing	FK120[10]	FK347 - Single Fusing	FK347[10]
FK277 - Single Fusing	FK277[10]		

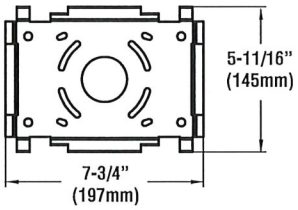
FOOTNOTES:

1- For wireless controls information and accessories, see Controls section.
2- Requires a SiteManager and override switch. Not compatible with battery back-up, IMS, EMR2 or HL Option.
3- Not compatible with IMS option.
4- Not compatible with wireless controls system or DIM .
5- Not compatible with ERM2 or HL option.
6- Available with UE voltage only. Not compatible with wireless controls system, EMR2 or HL option.
7- Utilizes GZ4 sockets. 12 volt separate circuits required. Not available with wireless controls system, battery back-up, photocell, HL, XPMA or XPMAR option.
8- Not available with wireless controls system, battery back-up, photocell or EMR2 option.
9- Not available with EMR2 option. Designed for 3" reduced drilling pattern. For S or D180 mounting configuration only.
10- Fusing to be installed in a compatible junction box supplied by contractor.

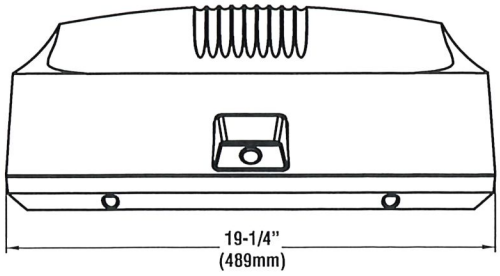
DIMENSIONS



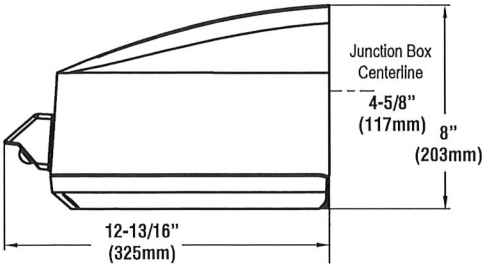




Universal Mounting Plate



Shown with IMS Option



Project Name _____ Fixture Type _____

Catalog # _____

07/28/16

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LSI INDUSTRIES INC.

BUG LISTING

XPWS3 - Type FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	3055	34	90	B1-U0-G1
		5094	55	93	B1-U0-G1
	NW	2919	34	86	B1-U0-G1
		4863	55	88	B1-U0-G1
450	CW	3730	44	85	B1-U0-G1
		6159	72	86	B2-U0-G1
	NW	3529	44	80	B1-U0-G1
		5775	72	80	B1-U0-G1

XPWS3 - Type WT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	2977	34	88	B1-U0-G1
		5095	55	93	B2-U0-G1
	NW	2873	34	86	B1-U0-G1
		4791	55	87	B1-U0-G1
450	CW	3636	44	83	B1-U0-G1
		6144	72	85	B2-U0-G1
	NW	3465	44	79	B1-U0-G1
		5678	72	79	B2-U0-G1

XPWS3 - Type WW

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	3161	34	93	B2-U0-G0
		5209	55	95	B2-U0-G0
	NW	3074	34	90	B1-U0-G0
		4881	55	89	B2-U0-G0
450	CW	3844	44	87	B2-U0-G0
		6315	72	88	B2-U0-G0
	NW	3708	44	84	B2-U0-G0
		5751	71	81	B2-U0-G0

* Color Temperature: NW-4000K, CW-5000K

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LSI INDUSTRIES INC.

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☒ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

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

Subdivision/Project Name Burger King Building Address 1034 State Route 37

Acreage 1.14 Square Footage 2,981 Number of Lots 1 Number of Units _____

Zoning District/Land Use B-3 Proposed Zoning/Land Use B-3 Parcel # 519-342-03-019-001

Applicant Name Carrols Corporation Contact Person Amanda Aldridge

Applicant Address 968 James Street, Syracuse, NY 13203

Phone 901-515-6865 Fax _____ E-mail aaldridge@carrols.com

Owner Name Buehler Food Markets Inc Contact Person _____

Owner Address 1401 Old Mansfield Road, Wooster, OH 44691

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney The Mannik & Smith Group, Inc. Contact Person Steve Fox, Melissa Miller

Address 1160 Dublin Road, Suite 100, Columbus, OH 43215

Phone 614-441-4222 Fax _____ E-mail sfox@manniksmithgroup.com, mamiller@manniksmithgroup.com

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

Scott C. Buehler — Owner Signature

Scott C. Buehler — Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

Sworn to before me and subscribed in my presence this 21 day of December, 2018

NOTARIAL SEAL STATE OF OHIO

Trula J. Lycans
Notary Public, State of Ohio
My Commission Expires
April 11, 2020

Notary Stamp

Trula J. Lycans — Notary Public

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s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 02/25/2019

ORDINANCE NO: 19-07

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
March 25, 2019 at 7:30 p.m. @
Third Reading

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

BACKGROUND:
Pursuant to R.C. 715.61, the City of Delaware can regulate massage establishments. Various municipalities in Ohio have adopted regulatory frameworks of various levels of complexity, as detailed in the memorandum prepared by staff and disseminated to Council on September 7, 2018. Following Council's directive to explore regulatory options via the City's zoning code, staff has developed the following ordinance. "Licensed massage establishments" are specifically defined at a permitted use within the B-1 Limited Business, B-2 Central Business, B-3 Community Business, and B-4 General Business districts in 1143.02 of the Planning and Zoning code. This is where they previously were a permitted use as "health and allied services," and does not expand or contract the districts where they are permitted. To receive the necessary certificate of zoning compliance from the City's planning and community development department to commence this use under Ordinance 1127.02, an applicant must certify that massage treatments will be provided by an individual licensed by the State Medical Board of Ohio to practice "massage therapy" or under the supervision of such a licensee. This new ordinance specifically excepts massage treatments that may be provided incidentally to medical or chiropractic treatment, so as not to over-regulate unrelated businesses.

REASON WHY LEGISLATION IS NEEDED:
While most massage establishments are legitimate businesses, massage establishments can unfortunately provide a convenient "front" for illegal activities and human-trafficking. By requiring that new massage establishments provide proof of State licensure to practice massage therapy, before being issued a certificate of zoning compliance, this ordinance adds an extra layer of scrutiny to deter illegal activity, within an established regulatory framework.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Staff recommends that Council take action after the fourth reading as the public hearing is scheduled to occur at the third reading.

ATTACHMENT(S)
Sample Public Notice Letter

ORDINANCE NO. 19-07

AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

WHEREAS, the City of Delaware has both the duty and authority to enact ordinances to protect the health, safety, and welfare of those within its borders; and

WHEREAS, massage services are offered independently or as part of medical or cosmetological services which require appropriate regulations to insure the health, safety, and welfare of citizens and avoid nuisances; and

WHEREAS, pursuant to R.C. 715.61, "Any municipal corporation may regulate and license…all persons engaged in the trade, business, or profession of … massaging"; and

WHEREAS, Council has determined it to be in the best interest of the health, safety, and welfare of the community to ensure that businesses that offer massage services are operated by individuals who have undergone State licensure; and

WHEREAS, multiple divisions of the State of Ohio already provide comprehensive health and safety requirements as part of occupational licenses that are relevant to massage services, including (but not limited to) the state medical board's licensing and regulation of massage therapy in accordance with R.C. 4731.15 and related sanctions.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Delaware, State of Ohio:

SECTION 1. That Chapter 1121.02 of the Planning and Zoning Code is amended as follows.

1121.02 – Definitions.

(b)(96.1) MASSAGE means the use of any method on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, pressing, compressing, percussing, stretching, rotating, heating, cooling, or stimulating of, the external soft parts of a living human body, which may be performed with direct or indirect human contact, or with the aid of an apparatus, appliance, or other tool or object.

(b)(96.2) MASSAGE TREATMENT means providing for a fee or any consideration whatsoever any of the following services:

(1) Massage;

(2) The application of liniments, antiseptics, oils, powders, creams, lotions, ointments, hot or cold liquids or solid objects, or other similar treatments.

(b)(96.3) LICENSED MASSAGE ESTABLISHMENT means any establishment having a fixed place of business where a person or entity advertises the availability of, offers, provides, or permits to be carried on, massage treatments. Prior to issuance of a certificate of zoning compliance for a licensed massage establishment, the applicant must certify to the City that all massage treatments shall be provided by individuals licensed by the State Medical Board of Ohio pursuant to R.C. 4731.15 to practice "massage therapy" or individuals under the supervision of those so licensed pursuant to R.C. 4731.15.

(A) A "Massage establishment" does not include any establishment where massage treatment is provided as a portion of services provided by individuals licensed by, or under the supervision of individuals licensed by, any of the following:

(1) The Ohio State Cosmetology and Barber Board or its predecessors pursuant to R.C. 4709 or 4713;

(2) The State of Ohio Board of Nursing pursuant to R.C. 4723;

(3) The Ohio Occupational Therapy, Physical Therapy, and Athletic Trainers Board pursuant to R.C. 4755;

(4) The Ohio State Chiropractic Board pursuant to R.C. 4734;

(5) The State Medical Board of Ohio pursuant to R.C. 4730 or R.C. 4762; except those licensed pursuant to R.C. 4731.15 to practice "massage therapy."

SECTION 2. That the permitted use schedule of Chapter 1143.02 of the Planning and Zoning Code is amended as follows.

(b) **Office and Professional Services**	B-1 Limited Business	B-2 Central Business	B-3 Community Business	B-4 General Business
(1) Offices—administrative, business and professional	P	P	P	P
(2) Financial institutions, banks	P	P	P	P
(3) Medical and dental offices, health and allied services	P	P	P	P
(4) **LICENSED MASSAGE ESTABLISHMENTS**	**P**[(a)]	**P**[(a)]	**P**[(a)]	**P**[(a)]
P = Principal use permitted by right C = Conditional use A = Accessory use Blank = Use not permitted **(a) SUBJECT TO CERTIFICATE OF ZONING COMPLIANCE REQUIREMENTS ENUMERATED IN 1121.02(b)(96.3)**				

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

March 7, 2019

Business Name
Address
Delaware, OH 43015

Dear Business Owner;

Please be advised that a public hearing will be held regarding the attached legislation regarding massage operations. You may either choose to attend the meeting or you may email your comments to Elaine McCloskey, Clerk of Council prior to the public hearing in order to have your comments read into the record.

PUBLIC HEARING NOTICE

WHEN: Monday March 25, 2019 at 7:30p.m.

WHERE: City of Delaware City Hall, 1 South Sandusky Street, Delaware, Ohio
Second Floor Council Chambers

EMAIL: Elaine McCloskey, Clerk of Council
emccloskey@delawareohio.net

PHONE: 740-203-1010

SAMPLE

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 03/11/2019

ORDINANCE NO: | RESOLUTION NO: 19-11

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, P.E., Director of Public Works/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATION AGREEMENT WITH DELAWARE COUNTY FOR THE RESURFACING OF SECTION LINE ROAD.

BACKGROUND:
The County Engineer has determined that Section Line Road requires pavement resurfacing and has completed plans to do so in 2019. Though the County will administer the project in its entirety, the City of Delaware is responsible for those costs associated with the resurfacing work on those sections of pavement within the corporate limits of the City. As such, an agreement between the County and City will journalize the respective agencies responsibilities toward this project.

The County Engineer has provided a cost estimate for the project with $115,818.24 of work identified as being within the City's jurisdiction of the $689,116.25 estimated total project cost. The agreement is required in advance of the County initiating pavement for on the project. The final project cost will be based on the actual cost of construction as determined through a public bidding process. The City will reimburse the County for local costs at the completion of the project work.

REASON WHY LEGISLATION IS NEEDED:
This Resolution is required in order for the City Manager to sign an intergovernmental agreement.

COMMITTEE RECOMMENDATION:
None

FISCAL IMPACT(S):
The City appropriated up to $150,000 in 2019 for this project.

POLICY CHANGES:
None

PRESENTER(S):
William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
None

RESOLUTION NO. 19-11

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATION AGREEMENT WITH DELAWARE COUNTY FOR THE RESURFACING OF SECTION LINE ROAD.

WHEREAS, the Delaware County Engineer has programmed the resurfacing of Section Line Road to occur in 2019; and

WHEREAS, portions of Section Line Road are within the corporation limits of the City of Delaware requiring local funds to cover the cost associated with those sections; and

WHEREAS, the County Engineer will design, bid and construct the pavement improvements within the city limits with appropriate agreements in place.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City Manager is hereby authorized to enter into a Cooperative Agreement with Delaware County for the City's local contribution toward the project.

SECTION 2. That the County Engineer agrees to be the designated lead agency, bidding the project and managing the construction of the project.

SECTION 3. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 03/11/2019

ORDINANCE NO: | RESOLUTION NO: 19-12

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION EXPRESSING COUNCIL'S SUPPORT OF OHIO HOUSE BILL 62 AND THE PROPOSED INCREASE IN THE OHIO MOTOR FUEL TAX OF $.18 PER GALLON.

BACKGROUND:
There is a proposed State of Ohio Highway Gas Tax increase currently being considered by state legislators. The tax revenues could be directed toward improving the most critical roadway condition issues throughout the state but more specifically within the City of Delaware. Since the cost of maintaining roadway pavement has more than doubled in 20 years and the available funding for roadway improvements is not sufficient to support a sustainable pavement maintenance program.

REASON WHY LEGISLATION IS NEEDED:
Since the cost of maintaining roadway pavement has more than doubled in 20 years and the available funding for roadway improvements is not sufficient to support a sustainable pavement maintenance program additional tax revenue would help bridge this ongoing gap. This resolution would formally express City Council's support for House Bill 62.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):

POLICY CHANGES:
N/A

PRESENTER(S):
Mayor Carolyn Kay Riggle

RECOMMENDATION:
Approval.

ATTACHMENT(S)

RESOLUTION NO. 19-12

A RESOLUTION EXPRESSING COUNCIL'S SUPPORT OF OHIO HOUSE BILL 62 AND THE PROPOSED INCREASE IN THE OHIO MOTOR FUEL TAX OF $.18 per gallon.

WHEREAS, the cost of maintaining roadway pavement has more than doubled in the same 20 years; and

WHEREAS, the available funding for roadway improvements is not sufficient to support a sustainable pavement maintenance program; and

WHEREAS, the condition of the City's street network continues to decline, while the cost to make improvements increases, and

WHEREAS, additional revenues generated from a proposed State Highway Gas Tax increase could be directed toward improving the most critical roadway condition issues within the City of Delaware.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. The Delaware City Council expresses its support for Ohio House Bill 62.

SECTION 2. City Council hereby urges Senator Brenner and Representative Jordan to support Ohio House Bill 62.

SECTION 3. That this resolution shall take effect and be in full force immediately after its passage.

PASSED: _____, 2019 ACCEPT____ REJECT____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15

DATE: 03/11/2019

ORDINANCE NO: 19-08

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
March 25, 2019 at 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Ted Miller, Parks and Natural Resources Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE PROHIBITING USE OF ANY FORM OF TOBACCO WITHIN 50 FEET OF RECREATIONAL FACILITIES OF CITY PARKS.

BACKGROUND:
On June 2018, The Parks and Recreation Advisory Board recommended a ban on smoking in all City of Delaware Parks. The recommendation was presented to City Council on July 9, 2018. The discussion resulting in modifying the ordinance from a complete ban to a specified distance of 50 ft. from recreation facilities.

The attached ordinance adds a condition of use for the parks, prohibiting the use of tobacco products within 50 feet of any recreational facility of city parks. Hidden Valley Golf Course is exempted. If a person violates any of the terms of use of the parks (which already include park hours), and they refuse to leave, they may be charged with criminal trespass.

Signs will be posted in prevalent areas and education information will be distributed to athletic programs. The ordinance will allow enforcement of the non-smoking policy when initial warnings are ignored.

City Council suggested a smoking setback from athletic fields, playgrounds and facilities to allow smoking in parks but with a specific minimum distance from

areas where smoking could impact others. The revised ordinance was suggested. At the February 25th meeting Council discussed of what types of smokeless tobacco to prohibit. The current draft prohibits all forms of tobacco. This allows further discussion by Council. The ordinance can be amended based on Council's preference.

REASON WHY LEGISLATION IS NEEDED:
Recommendation by the Parks and Recreation Advisory Board with modifications. The proposed ordinance would allow law enforcement to remove from the park, individuals who continue to not comply.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
Reduce maintenance costs associated with tobacco product cleanup.

POLICY CHANGES:
Ordinance Revision

PRESENTER(S):
Ted Miller, Parks and Natural Resources Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Tobacco Free Delaware County- Tobacco-Free Policies for Parks & Outdoor Recreation Facilities Make Sense.

ORDINANCE NO. 19-08

AN ORDINANCE PROHIBITING USE OF ANY FORM OF TOBACCO WITHIN 50 FEET OF RECREATIONAL FACILITIES OF CITY PARKS.

BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That Section 933.01 Park hours and conditions of use be amended as follows, to add subsection (f). The existing subsection f will now be subsection (g):

(a) All City Parks shall be open from dawn to dusk daily, except as follows:

(1) There is a sign posted in the park by the City establishing hours of operation that are different from those established herein.

(2) The City Manager or his designee grants written approval for the use of a park outside its established hours of operation.

(b) Definitions:

(1) Dawn is defined as one hour before sunrise.

(2) Dusk is defined as one hour after sunset.

(c) The City Manager may permit the exclusive use of an area of any City park.

(d) Written approval for the use of a park outside its established hours or for the exclusive use of an area of a park shall be at the discretion of the City Manager or his designee and may be subject to terms, conditions, or restrictions established by the City Manager.

(e) The City Manager may order all or part of a City Park to be closed in order to promote and protect public health, safety, and welfare.

(F) NO PERSON SHALL USE ANY FORM OF TOBACCO WITHIN 50 FEET OF ANY RECREATIONAL FACILITY OF CITY PARKS. FOR PURPOSES OF THIS SUBSECTION, RECREATIONAL FACILITIES INCLUDE PLAYGROUNDS, ATHLETIC FIELDS, AQUATIC AREAS, PICNIC SHELTERS AND RESTROOMS BUT NOT THE HIDDEN VALLEY GOLF COURSE. TOBACCO USE INCLUDES SMOKING, SMOKELESS TOBACCO PRODUCTS, E-CIGARETTES, OTHER SMOKING DEVICES, AND INGESTIBLE FORMS.

~~(f)~~**(G)** No person shall enter or remain on the premises of a City Park in violation of this section. A violation of this Section constitutes a criminal trespass in violation of Section 541.05.

SECTION 2. 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.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

tobacco-free
delaware county
healthy inside, healthy outside

Tobacco-Free Policies For Parks & Outdoor Recreation Facilities Make Sense.

Here's why:

Parks are established to promote healthy activities. The purpose of park areas is to promote community wellness, and tobacco-free policies fit with this idea.

Secondhand smoke harms everyone. Secondhand smoke is a human carcinogen for which there is no safe level of exposure. Exposure to secondhand smoke has immediate health consequences such as asthma attacks and other respiratory diseases.

Secondhand smoke is harmful in outdoor settings. According to Repace Associates, secondhand smoke levels in outdoor public places can reach levels as high as those found in indoor facilities where smoking is permitted.

Cigarette litter is dangerous. Discarded cigarettes pollute the land and water and may be ingested by toddlers, pets, birds or fish.

Tobacco-free policies help change community norms. Tobacco-free policies establish the community norm that tobacco use is not an acceptable behavior for young people or adults within the entire community.

Policies provide consistency among community athletic facilities and groups. The majority of community sporting events are held at either city or school district athletic facilities, and nearly all school districts prohibit tobacco use on their entire grounds. Also, many community athletic associations have policies but use city recreation facilities and would benefit from a city-wide policy.

Policies reduce litter and maintenance costs. In a 2004 survey, 58% of Minnesota park directors in cities with policies reported cleaner park areas.

Tobacco-free environments promote positive community role modeling and protect the health, safety, and welfare of community members.

Tobacco-free policies help break the connection between tobacco and sports. For years the tobacco industry has sponsored sporting events and advertised at recreational events, misguiding young people's perception of tobacco use. Research indicates that sporting events expose youth to extensive tobacco use by people they view as positive role models.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 03/11/2019

ORDINANCE NO: 19-09 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE FOR METRO DEVELOPMENT LLC FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES ZONED R-6 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND SOUTH OF BOWTOWN ROAD JUST EAST OF CHESROWN AUTO STORAGE LOT.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on March 6, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-09

AN ORDINANCE FOR METRO DEVELOPMENT LLC FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES ZONED R-6 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND SOUTH OF BOWTOWN ROAD JUST EAST OF CHESROWN AUTO STORAGE LOT.

WHEREAS, the Planning Commission at its meeting on March 6, 2019 recommended approval of a Final Development Plan for Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and south Bowtown Road just east of Chesrown Auto Storage Lot (PC Case 2019-0225).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan for Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) and located on the north side of US 36/37 and south Bowtown Road just east of Chesrown Auto Storage Lot is hereby confirmed, approved, and accepted 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 traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. Sky View Lane and Biltmore Drive shall be constructed per the City Engineer.
4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.

5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.

6. A sidewalk shall be constructed on the south side of Bowtown Road.

7. The developer shall make a $20,000 payment in lieu of constructing a sidewalk on the east side of the north/south connector road prior to construction drawing approval.

8. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.

9. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.

10. The building materials and colors shall meet the approved development text and submitted Final Development Plans.

11. The apartment buildings facing Biltmore Drive and Bowtown Road (the south side of buildings 1, 6 & 7 and the north side of buildings 3, 4 & 9) shall be constructed of cement fiber horizontal and vertical siding and cement fiber shake siding instead of vinyl siding.

12. The limestone on the buildings, garages, ground sign base, etc. shall be Delaware blue vein limestone or equivalent as approved by City Staff.

13. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.

14. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.

15. The trash compactor enclosures shall be constructed of brick or stone walls to match the buildings and have wood doors painted or stained to match and shall be buffered from the residential property to the east by a mound with landscaping.

16. The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).

17. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens trees planted in a soldier course manner (staggered) along Bowtown Road to provide a consistent year round buffer. Also the mound shall be wrapped along the eastern property line approximately 250 feet from the Bowtown Road property line and wrapped around the western property line approximately 360 feet from the Bowtown Road property line. The mound shall be feathered down to grade at no less

than 3:1 to ensure the highest mound height possible adjacent to the respective single family houses.

18. The parking islands within the apartment development shall be planted with street trees.
19. The open space within the apartment development shall have amenities as proposed in the submitted Final Development Plan. Any open field space shall be flat and any storm water drains should be located at the edges of the area to eliminate catch basins being located in the middle of any open field surface.
20. The public street lighting plans shall be approved by the City.
21. The private apartment lighting plans were approved by the City on February 19. 2019.
22. The garages shall not be rented out to any non-residents of the apartment complex or for any use or occupancy other than storage of vehicles.
23. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.

SECTION 2. 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 Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-0225
REQUEST: Final Development Plan
PROJECT: Seattle House Apartments
MEETING DATE: March 6, 2019

APPLICANT/OWNER
Metro Development LLC
470 Olde Worthington Road
Westerville, Ohio 43083

REQUEST
2019-0225: A request by Metro Development LLC for approval of a Final Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

PROPERTY LOCATION & DESCRIPTION
The development site encompasses 24.212 acres which was divided into two sub-areas in previous Zoning and Preliminary Development Plan actions. Sub-Area A would encompass approximately 20.972 acres of multi-family property and Sub-Area B would encompass approximately 3.24 acres of a commercial property and open space. The submitted Final Development Plan application is only for the development of the apartment buildings and associated infrastructure. The majority of the site is zoned R-6 PMU while the extreme southwestern portion of the site fronting US 36/37 is zoned B-3PMU. The properties to the south are zoned B-3 and B-3 PMU across US 36/37, the properties to the west are zoned B-3 and R-1 (One-Family Residential District) and the four properties to the north are zoned A-1 (Agricultural District) and R-2 (One-Family Residential District) in the City. The remaining properties to the north and the properties to the east are zoned FR-1 (Farm Residential) in the County.

BACKGROUND/PROPOSAL

In August and September 2018, the Planning Commission and City Council (Ordinance 18-70) approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan for 240 apartment units in 10 buildings on approximately 20.972 acre of the site . Also included is a 2.45 acre commercial out lot and an 0.79 acre open space in Sub-Area B on the southwestern portion of the property fronting US 36/37.

Now the developer is proposing a Final Development Plan to advance the apartment project to construction. The site would be accessed from US 36/37 at the existing main traffic signal for Glenwood Commons through a north/south access road (Sky View Lane) that bisects Biltmore Drive which is an east/west connector required per the City Thoroughfare Plan. The proposed two curb cuts on Biltmore Drive would extend into an interior looped private street network that would access the apartment units while an emergency only access point would access Bowtown Road to the north. The apartment development would have a clubhouse, pool, active and passive open space and walking paths. A bike path would be constructed on the north side and a sidewalk on the south side of Biltmore Drive and a sidewalk would be constructed on the south side of Bowtown Road.

STAFF ANALYSIS

- **ZONING:** The subject site is zoned R-6 & B-3 PMU which allows the apartment complex with an appropriate site plan that achieves compliance with the approved development text and minimum City development requirements.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development and adopted Thoroughfare Plan that would be approved by the City Engineer. The developer would be responsible for any

improvements and/or financial obligations the subject residential development would have in the area per the City Engineer.

The site would have access from a north/south access road (Sky View Lane) at the current main traffic signal for Glenwood Commons on US 36/37 that would extend north and bisect with the proposed extension of Biltmore Drive to the east and west property lines per the City Thoroughfare Plan. Because the east and west property lines of the property are not at or near 90 degrees with adjacent properties, Biltmore Drive shall be extended to the east and west lines of the property per the City Engineer with right of way dedicated to the City to stub to the property lines to the east and west respectively. The apartment development would have two full access curb cuts on Biltmore Drive and an emergency access only curb cut on Bowtown Road. The internal loop street network would be private streets built to public standards per the City Engineer. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be required on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk would be required on the south side of Biltmore Drive. The submitted plan does not identify a sidewalk on the south side of Biltmore Drive east of Sky View Lane as required. A sidewalk would typically be required on the east and west side of the north/south connector but staff is requesting a sidewalk on the west side only and a contribution of $20,000 in lieu of a sidewalk on the east side of the north/south access drive so a sidewalk can be extended to the Glenwood Commons site south of existing Kohl's traffic signal to provide connectivity north and south of US 36/37 (between the subject site and Glenwood Commons). The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Biltmore Drive. A internal sidewalk connection shall be extended from the east side of building 7 to the proposed bike path on Biltmore Drive. In addition an internal multi-use path shall be extended from the emergency access drive west to the multi-use path that is connected to the sidewalk on Bowtown Road per the approved Preliminary Development Plan. Also, a sidewalk would be installed on the south side of Bowtown Road per City requirements.
- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts proposed from Biltmore Drive that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. Two north/south private streets bisect the loop street with two apartment buildings and four detached garages fronting the private street. The subject development has 480 parking spaces provided while 480 parking spaces are required (2 spaces per dwelling unit based on 240 proposed dwelling units). Of the 480 parking spaces, there are 420 on-street parking spaces (12 spaces would be ADA accessible) and 60 parking spaces located in nine detached garages.

  The 240 units in 10 buildings would be divided into 60 one bedroom units and 180 two bedroom units. This equates to 75% two bedroom units for the development. Each building would have 24 units and would be three stories in height (42 feet). The one bedroom and two bedroom units would range in size between 678 to 933 square feet. The plans indicate there is 6.29 acres of open space (approximately 26%) within the development that includes the following amenities: a clubhouse with a pool, deck, grill station, fire pit and chairs with open space located to the north, a community garden located between buildings 5 and 8, a large open space playfield located between buildings 8 and 10 (any open playfield space shall be flat and any storm water drains should be located at the edges of the area to eliminate catch basins being located in the middle of any open field surface, a dog park separated for small and large dogs located north of building 9, benches, trash receptacles, and pet waste stations are located along the internal multi-use path and sidewalks throughout the apartment complex, a bike rack is located near the clubhouse and the mail kiosk is located just east of the clubhouse. Trash compactors are located on the northwestern and southeastern portions of the site. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. The trash compactor on the northeastern portion of the site is buffered by the 10 foot high mound from the adjacent residents. A proposed detention basin is located on the southeastern potion of the site fronting Biltmore Drive. The detention basins shall achieve compliance with any engineering requirements.

- **BUILDING DESIGN:** The proposed ten buildings would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Delaware blue vein limestone or equivalent wainscoting; 2). Majority of the elevations would be vinyl siding and vinyl shake siding with some Delaware blue vein limestone or equvilent, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. To achieve compliance with the approved Preliminary Development Plan requirements, the apartment buildings facing Biltmore Drive and Bowtown Road (the south side of buildings 1, 6 & 7 and the north side of buildings 3, 4 & 9) would have hardie plank horizontal and vertical siding and hardie plank shake siding instead of vinyl siding.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and significant perimeter mounding and buffering. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. Per the approved Preliminary Development Plan, the several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner and wrapped around the eastern and western portions of the site to screen the adjacent single family houses. The mound just north of the emergency access road on Bowtown Road adjacent to two single family homes is only 6 feet high and needs to be increased to 10 feet high. Also the mound needs to be wrapped along the northern property line approximately 250 feet from the Bowtown Road property line and wrapped around the southern property line approximately 360 feet from the Bowtown Road property line. The mound shall be feathered down to grade at no less than 3:1 to ensure a mound height this tall is constructed as tall as possible in these areas respectively. The evergreen trees on the Bowtown Road mound and wraparound shall be minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The developer is planting trees along the eastern property line south of the proposed mound to supplement the existing tree row that straddles the property line in this area. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation plantings to achieve compliance with the zoning code. Finally entry landscaping and signage would be installed at the main entrance on Biltmore Drive. The Shade Tree Commission approved the landscape plans on February 26, 2019.
- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 505 (23 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 68 (3 trees) caliper inches of trees. Therefore the developer is preserving significantly more trees than are being removed and achieves compliance with the approved development text.
- **GATEWAYS & CORRIDORS PLAN:** The applicant is proposing a ground sign that would be located on the west side of the main entrance on Biltmore Drive into the apartment complex. The sign would be almost 5 feet tall and encompass approximately 17.28 square feet and would have a limestone base and sides. The sign base shall be constructed of Delaware blue vein limestone or equivalent to achieve compliance with the approved development text and the adopted Gateways and Corridors Plan. No other signage is proposed.
- **LIGHTING:** The applicant is proposing street lighting for the public and private streets respectively. The applicant is proposing 12 light poles along the public streets (Sky View Lane and Biltmore Drive) that would be 15 feet high with the standard City light fixtures. The public street lights would have to be approved by the City. For the private apartment streets, the applicant is proposing 34 light poles at 14.33 feet high pole with an American Revolution residential light fixture. The private development lighting plan was approved by the City on February 19, 2019.
- **REFUSE SERVICE:** The developer is proposing private trash compactors on the northwestern and southeastern portions of the site. As mentioned above, the trash compactors shall be enclosed by brick or stone to match the buildings and have wood doors painted or stained to match and be buffered from the residential property to the east by landscaping and mounding.

STAFF RECOMMENDATION (2018-0225 – FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Metro Development LLC for a Final Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with the following conditions that:

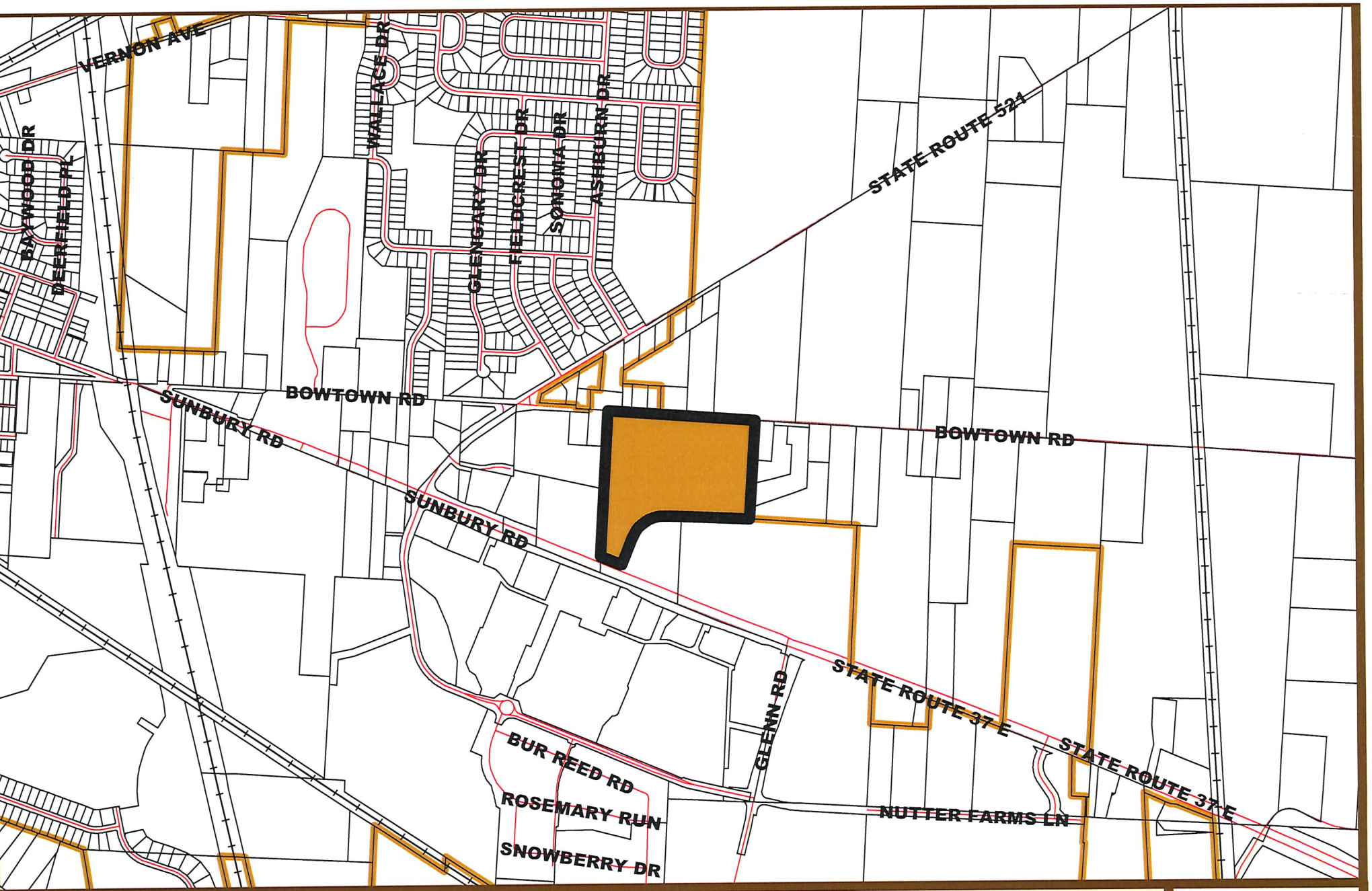
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. Sky View Lane and Bilmore Drive shall be constructed per the City Engineer.
4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.
5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.
6. A sidewalk shall be constructed on the south side of Bowtown Road.
7. The developer shall make a $20,000 payment in lieu of constructing a sidewalk on the east side of the north/south connector road prior to construction drawing approval.
8. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
9. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
10. The building materials and colors shall meet the approved development text and submitted Final Development Plans.
11. The apartment buildings facing Biltmore Drive and Bowtown Road (the south side of buildings 1, 6 & 7 and the north side of buildings 3, 4 & 9) shall be constructed of cement fiber horizontal and vertical siding and cement fiber shake siding instead of vinyl siding.
12. The limestone on the buildings, garages, ground sign base, etc. shall be Delaware blue vein limestone or equivalent as approved by City Staff.
13. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
14. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
15. The trash compactor enclosures shall be constructed of brick or stone walls to match the buildings and have wood doors painted or stained to match and shall be buffered from the residential property to the east by a mound with landscaping.
16. The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
17. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens trees planted in a soldier course manner (staggered) along Bowtown Road to provide a consistent year round buffer. Also the mound shall be wrapped along the eastern property line approximately 250 feet from the Bowtown Road property line and wrapped around the western property line approximately 360 feet from the Bowtown Road

property line. The mound shall be feathered down to grade at no less than 3:1 to ensure the highest mound height possible adjacent to the respective single family houses.

18. The parking islands within the apartment development shall be planted with street trees.
19. The open space within the apartment development shall have amenities as proposed in the submitted Final Development Plan. Any open field space shall be flat and any storm water drains should be located at the edges of the area to eliminate catch basins being located in the middle of any open field surface.
20. The public street lighting plans shall be approved by the City.
21. The private apartment lighting plans were approved by the City on February 19. 2019.
22. The garages shall not be rented out to any non-residents of the apartment complex or for any use or occupancy other than storage of vehicles.
23. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.

COMMISSION NOTES:

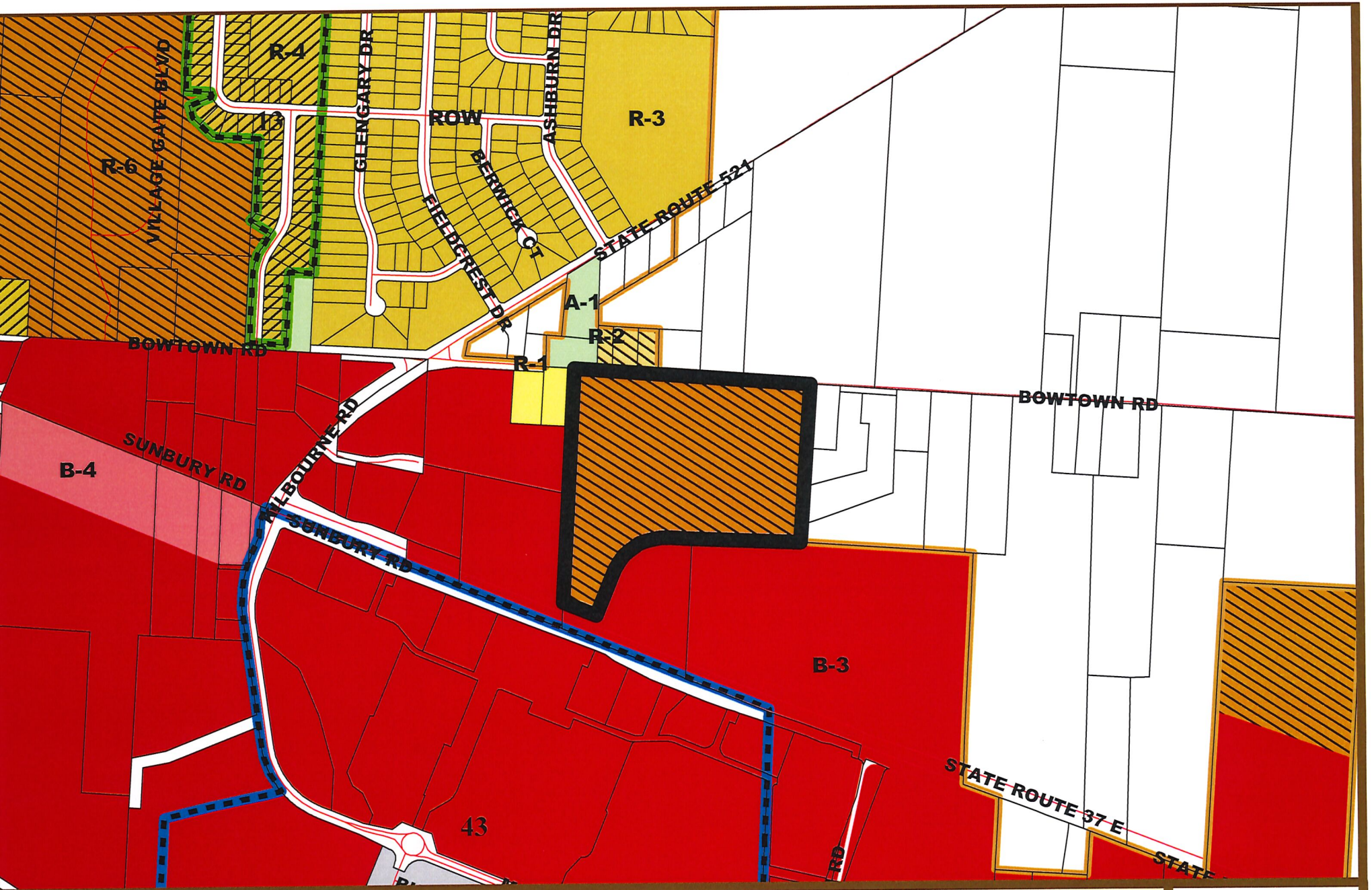
FILE:
ORIGINAL: **2/28/19**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

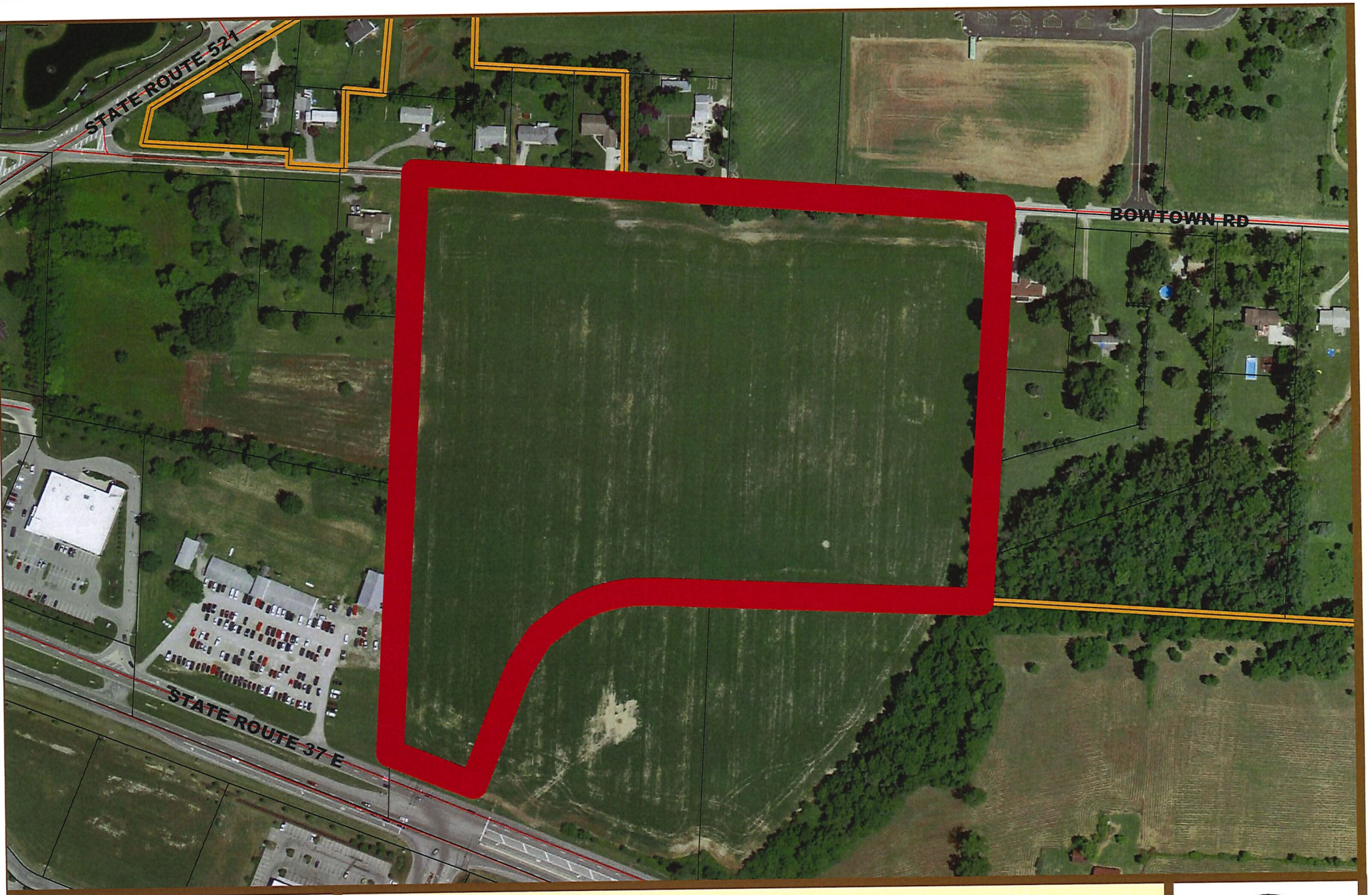
2019-0225
Final Development Plan
Seattle House Apartments - Bowtown Road
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0225
Final Development Plan
Seattle House Apartments - Bowtown Road
Zoning Map



EST 1808
CITY OF
DELAWARE
OHIO

2019-0225
Final Development Plan
Seattle House Apartments - Bowtown Road
Aerial (2016) Map

N

SEATTLE HOUSE (BOWTOWN SOUTH)

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,
BEING PART OF FARM LOT 28, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS,
AND BEING PART OF FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18, UNITED STATES MILITARY LANDS.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 28, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS AND BEING PART OF FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18, UNITED STATES MILITARY LANDS, BEING ALL OF A 24.212 ACRE TRACT OF LAND CONVEYED TO _____ OF RECORD IN OFFICIAL RECORD VOLUME 537, PAGE 1476, (ALL REFERENCES TO RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, OHIO).

THE UNDERSIGNED, _____, AN OHIO LIMITED LIABILITY COMPANY BY _____, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SEATTLE HOUSE (BOWTOWN SOUTH)", A SUBDIVISION CONTAINING LOTS NUMBERED 1–3 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 2.907 ACRES FOR PRIVATE ROAD AND RIGHT OF WAY ALL OR PART OF SKY VIEW LANE AND BILTMORE DRIVE, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS WHEREOF, _____ OF _____.
HAS HEREUNTO SET HIS HAND THIS _____DAY OF _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

XXXXXXXXXXXXXXX

BY: _____

_____
XXXXXXXXXXXXXXX

_____

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, AREA EXECUTIVE VICE PRESIDENT OF SAID _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID _____, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ___DAY OF _____.

MY COMMISSION EXPIRES _____. _____

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND.

_____
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232

PC CASE NO _____ APPROVED BY THE PLANNING COMMISSION ON _____

APPROVED AND ACCEPTED THIS _____ DAY OF _____ BY ORDINANCE NO. _____, WHEREIN ALL EASEMENTS, SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

_____
CITY CLERK: ELAINE McCLOSKEY

_____
CITY MANAGER: THOMAS HOMAN

_____
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: DAVID M. EFLAND, AICP

_____
PUBLIC WORKS DIRECTOR / CITY ENGINEER: WILLIAM L. FERRIGNO P.E.

_____
DIRECTOR OF PUBLIC UTILITIES: BRAD STANTON

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____
AT ___:_____, FEE _____.

RECORDER, DELAWARE COUNTY, OHIO

FILE NO._____.

PLAT CABINET _____, SLIDE _____.

OFFICIAL RECORD _____, PAGE _____.

EXHIBIT B-1

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT

CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	KAS	CHECKED BY:	MAS	APPROVED BY:	DRAFT	DRAWING NO.:	1 OF 4
DATE:	FEBRUARY 2019	DWG SCALE:	1"=100'	PROJECT NO:	174-901		

P:\2017\174-901\-Survey\Dwg\174901-S901-PLAT.dwg\LAYOUT 1 LS:(2/4/2019 - ksmith) - LP: 2/4/2019 3:01 PM

NOTE "A": OWNER:
BRIGHTON ROADS LLC
STATE ROUTE 37
DELAWARE, OHIO 43015

NOTE "B": DEVELOPER:
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OHIO 43082

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	24.212 AC.
ACREAGE IN LOT 1 (BUILDABLE LOT)	18.009 AC.
ACREAGE IN LOT 2 (COMMERCIAL SITE)	2.367 AC.
ACREAGE IN LOT 3 (OPEN SPACE)	0.929 AC.
ACREAGE IN BOWTOWN ROAD RIGHT-OF-WAY:	0.805 AC.
ACREAGE IN PRIVATE ROAD RIGHT-OF-WAY:	2.102 AC.
TOTAL ACREAGE IN RIGHT-OF-WAY:	2.907 AC.
ACREAGE IN FARM LOT 28 (LOT 1):	8.874 AC.
ACREAGE IN FARM LOT 18 (LOT 1):	9.135 AC.
ACREAGE IN FARM LOT 28 (LOT 3):	0.726 AC.
ACREAGE IN FARM LOT 18 (LOT 3):	0.203 AC.

NOTE "D": ZONING CLASSIFICATION: R6-B3 (PLANNED MIXED USE OVERLAY)
ORDINANCE: 18-70

SETBACK REQUIREMENTS: LOT 1

FROM BILTMORE DRIVE EXTENSION R/W:	50 FEET MINIMUM
FROM BOWTOWN ROAD R/W:	25 FEET MINIMUM
WEST PROPERTY LINE:	30 FEET MINIMUM
EAST PROPERTY LINE:	25 FEET MINIMUM

SETBACK REQUIREMENTS: LOT 2

FROM BILTMORE DRIVE EXTENSION R/W:	50 FEET MINIMUM
FROM MAIN NORTH/SOUTH ACCESS ROAD R/W:	50 FEET MINIMUM
WEST PROPERTY LINE:	30 FEET MINIMUM

NOTE "E": BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 85°50'08" EAST, AS DETERMINED FOR THE CENTERLINE OF BOWTOWN ROAD, AS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011 ADJUSTMENT).

NOTE "F": FLOOD DESIGNATION: THE 24.212 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, OHIO AND INCORPORATED AREAS ON MAP NUMBER 39041C0116L, DATED FEBRUARY 17, 2016.

NOTE "G": IRON PINS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

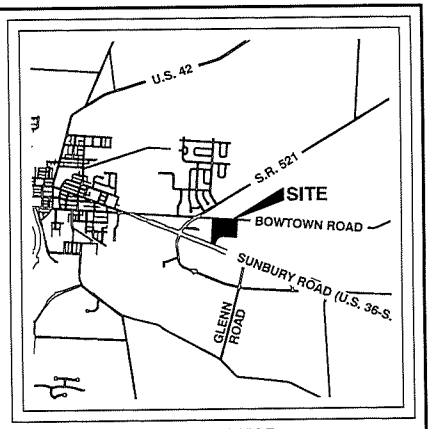
NOTE "H": PERMANENT MARKERS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, THIRTY INCHES IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NOTE "I": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.

NOTE "J": BE ADVISED A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTE "K": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

NORTH



VICINITY MAP
SCALE: 1"=5000'

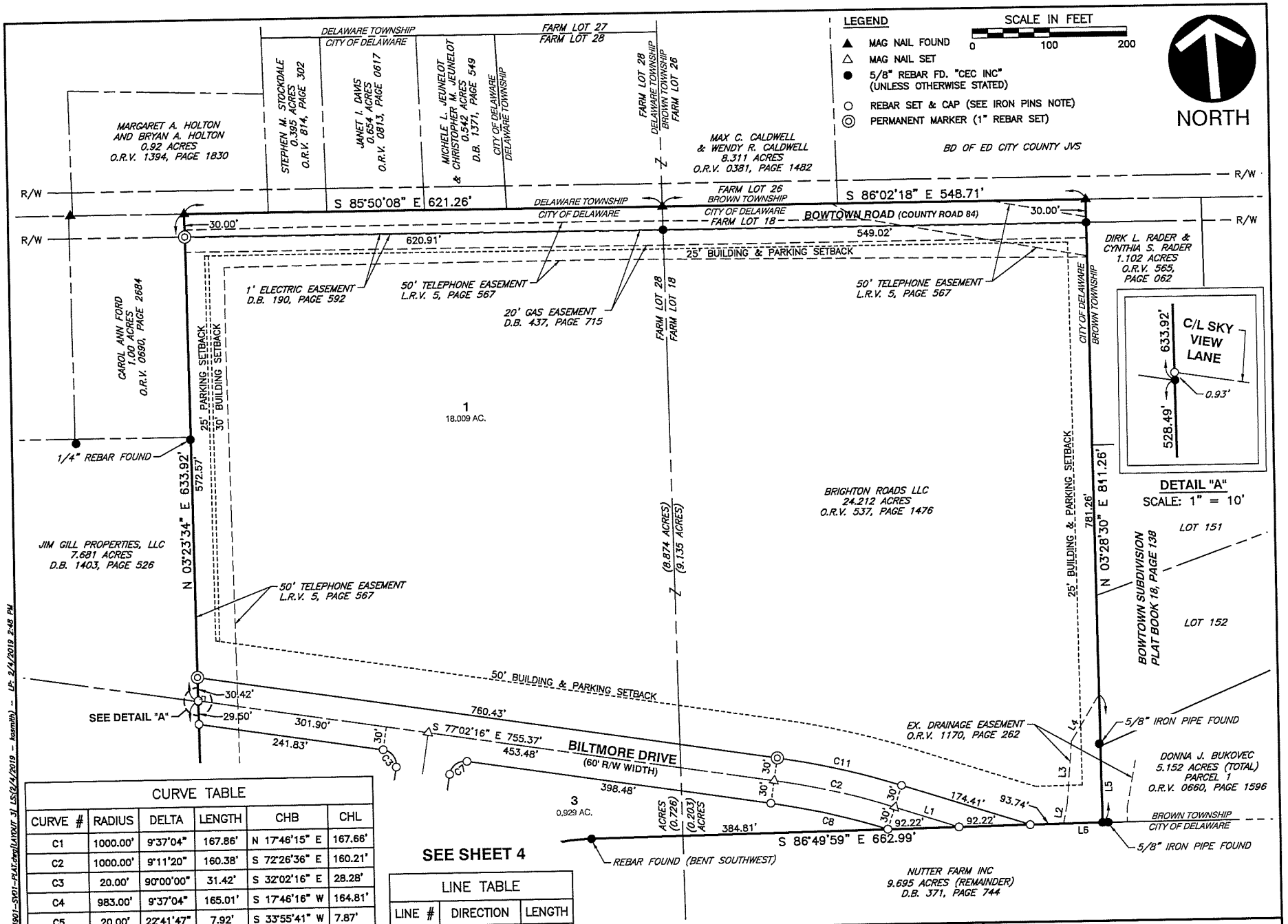
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT

CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	KAS	CHECKED BY:	MAS	APPROVED BY:	DRAFT	DRAWING NO.:	2 OF 4
DATE:	FEBRUARY 2019	DWG SCALE:	1"=100'	PROJECT NO:	174-901		

P:\2017\174-901\-Survey\Dwg\174901-SV01-PLAT.dwg(LAYOUT 2) LS(2/4/2019 - hsmith) - LP: 2/4/2019 2:48 PM



SEE SHEET 4

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	1000.00'	9°37'04"	167.86'	N 17°46'15" E	167.66'
C2	1000.00'	9°11'20"	160.38'	S 72°26'36" E	160.21'
C3	20.00'	90°00'00"	31.42'	S 32°02'16" E	28.28'
C4	983.00'	9°37'04"	165.01'	S 17°46'16" W	164.81'
C5	20.00'	22°41'47"	7.92'	S 33°55'41" W	7.87'
C6	1037.20'	0°17'32"	5.29'	N 13°06'29" E	5.29'
C7	20.00'	90°00'00"	31.42'	N 57°57'44" E	28.28'
C8	970.00'	9°11'20"	155.57'	S 72°26'36" E	155.40'
C9	280.00'	49°56'03"	244.02'	S 68°12'00" W	236.37'
C10	280.00'	20°42'53"	101.23'	S 32°52'32" W	100.68'
C11	1030.00'	9°11'20"	165.19'	N 72°26'36" W	165.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 67°50'56" E	87.21'
L2	N 14°59'12" E	26.66'
L3	N 08°53'35" E	81.92'
L4	N 35°30'13" E	70.31'
L5	S 03°28'30" W	167.01'
L6	N 86°49'59" W	50.34'

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SEATTLE HOUSE
(BOWTOWN SOUTH)
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CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	KAS	CHECKED BY:	MAS	APPROVED BY:	DRAFT	DRAWING NO.:
DATE:	FEBRUARY 2019	DWG SCALE:	1"=100'	PROJECT NO:	174-901	3 OF 4

P:\2017\174-901\-Survey\Dwg\174901-SV01-PLAT.dwg(LAYOUT 3) LS:(2/4/2019 - kesmith) - LP: 2/4/2019 2:48 PM

SEE SHEET 3

SCALE IN FEET
0 100 200

BRIGHTON ROADS LLC
24.212 ACRES
O.R.V. 537, PAGE 1476

50' BUILDING & PARKING SETBACK

SEE DETAIL "A"

30.42'
29.50'
301.90'
760.43'
241.83'
S 77°02'16" E 755.37'
453.48'

BILTMORE DRIVE
(60' R/W WIDTH)

EX. DRAINAGE EASEMENT
O.R.V. 1170, PAGE 262

5/8" IRON PIPE FOUND

DONNA J. BUKOVEC
5.152 ACRES (TOTAL)
PARCEL 1
O.R.V. 0660, PAGE 1596

BROWN TOWNSHIP
CITY OF DELAWARE

5/8" IRON PIPE FOUND

1069 STATE ROUTE 37
EAST LLC
10.33 ACRES
D.B. 1369, PAGE 2353

N 03°22'05" E 528.49'
498.99'

30' BUILDING SETBACK

50' BUILDING & PARKING SETBACK

2
2.367 AC.

SKY VIEW LANE
(R/W WIDTH VARIES)

114.25'
N 12°57'44" E
201.67'
187.40'

3
0.929 AC.

398.48'
384.81'
S 86°49'59" E 662.99'
174.41'
93.74'
92.22'
92.22'

REBAR FOUND (BENT SOUTHWEST)

NUTTER FARM INC
9.695 ACRES (REMAINDER)
D.B. 371, PAGE 744

R=280.00'
Δ=70°38'56"
A=345.26'
CHB=S 57°50'33" W
CH=323.80'

SEE DETAIL "B"

EX. ROADWAY EASEMENT
O.R.V. ____, PAGE ____

REBAR FOUND

50' TELEPHONE EASEMENT
L.R.V. 5, PAGE 567

20' ELECTRIC EASEMENT
D.B. 302, PAGE 436

50' BUILDING & PARKING SETBACK

210.38'

S 22°31'04" W 217.52'

N 22°34'47" E 184.12'

NUTTER FARM INC
5.589 ACRES (REMAINDER)
D.B. 376, PAGE 380

FARM LOT 28
FARM LOT 18

REBAR FOUND (LAYING OVER)

SEE DETAIL "C"

37.75'
128.65'

EX. DRAINAGE & UTILITY EASEMENT
O.R.V. ____, PAGE ____

15' GAS EASEMENT
D.B. 513, PAGE 394

EX. TEMPORARY CONSTRUCTION EASEMENT
O.R.V. ____, PAGE ____

EX. DRAINAGE & UTILITY EASEMENT
O.R.V. ____, PAGE ____

N 67°32'01" W 180.73'

REBAR FOUND (BENT SOUTH)

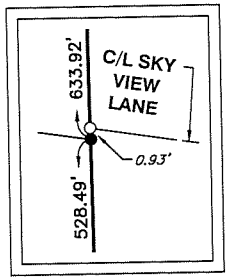
U.S. 36 - S.R. 37
(VARIABLE PUBLIC RIGHT-OF-WAY) (P.R. VOLUME 7, PAGE 187)

R/W
C/L
R/W

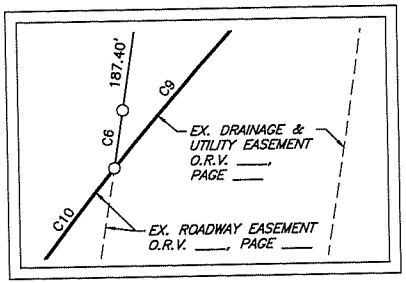
NORTH

LEGEND

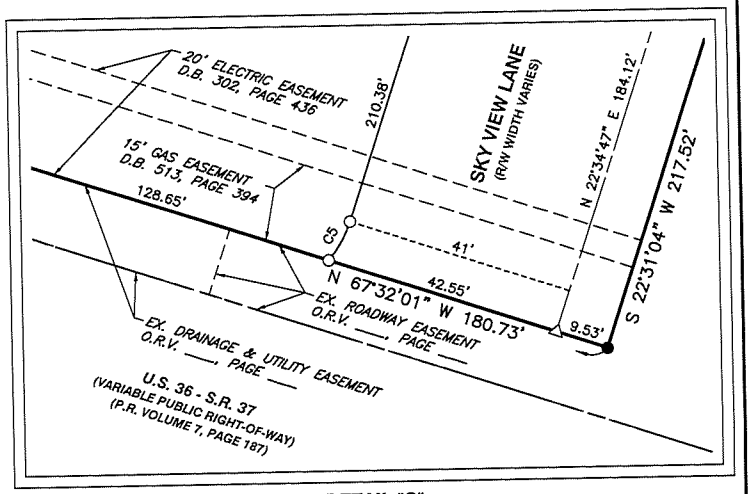
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ● 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- ○ REBAR SET & CAP (SEE IRON PINS NOTE)
- ◎ PERMANENT MARKER (1" REBAR SET)



DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'



DETAIL "C"
SCALE: 1" = 20'

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SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT

CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY: KAS	CHECKED BY: MAS	APPROVED BY: DRAFT	DRAWING NO.:
DATE: FEBRUARY 2019	DWG SCALE: 1"=100'	PROJECT NO: 174-901	4 OF 4

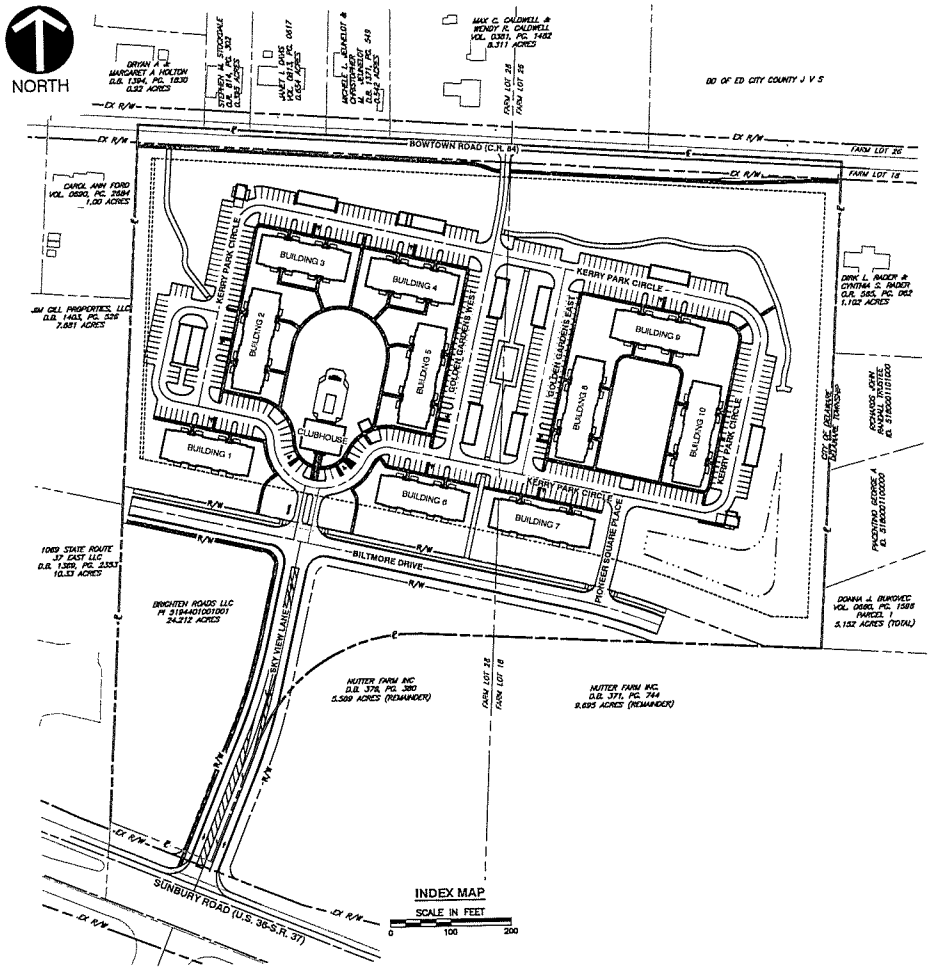
P:\2017\174-901\-Survey\Dwg\174901-5901-PAT.dwg\LAYOUT 4\ LS:(2/4/2019 - hsmith) - LP: 2/4/2019 2:48 PM

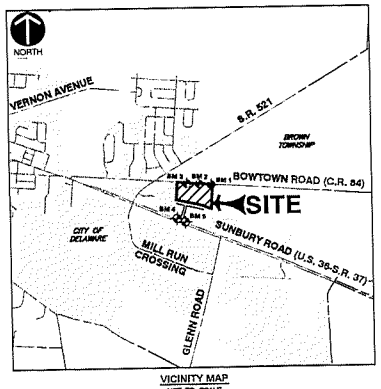
FINAL DEVELOPMENT PLAN

SEATTLE HOUSE

JANUARY 2019

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





VICINITY MAP
NOT TO SCALE

SITE DATA

TOTAL ACREAGE:	±24.21 AC.
PRIVATE SITE AREA:	±16.81 AC.
TOTAL R/W ACREAGE:	±2.99 AC.
TOTAL STREET (PRIVATE+PUBLIC)	±3.33 AC.
TOTAL PARKING ACREAGE	±1.70 AC.
OPEN SPACE ACREAGE	±9.29 AC.
TOTAL BUILDING ACREAGE	±2.24 AC.
TOTAL UNITS:	240
1 BEDROOM:	60
2 BEDROOM:	180
PERVIOUS AREA:	±10.33 AC.
PERVIOUS AREA PERCENTAGE:	±34.3%
REQUIRED PARKING:	480 SPACES (2 PER DWELLING UNIT)
PROVIDED PARKING:	420 SPACES (INCLUDES ACCESSIBLE SPACES) 60 GARAGE SPACES
REQUIRED ACCESSIBLE PARKING:	9 SPACES (401-500 TOTAL SPACES)
PROVIDED ACCESSIBLE PARKING:	12 SPACES
MAXIMUM BUILDING HEIGHT:	42'
CURRENT ZONING CLASSIFICATION:	PMU
CURRENT LAND USE:	AGRICULTURE
PROPOSED USE:	MULTI-FAMILY

BENCHMARKS (NAVD 88)

SOURCE BENCH MARK:

TOP OF A 30" X 5/8" REBAR WITH A CAP INSCRIBED C.E.C. INC. TRAV PT #1 ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON OCTOBER 25 OF THE YEAR 2018, AND ARE BASED ON A NGS OPUS-S SOLUTION USING OHIO SOUTH(NAD 83), NAVD 88(GEOID12B)DATUM.

NORTHING: 230012.365
EASTING: 1820895.712
ELEVATION: 940.01'

BENCHMARK 1
CHISELED "X" AT ARROW BOLT ON 5TH HYDRANT EAST OF INTERSECTION OF STATE ROUTE 521 AND BOWTOWN ROAD, ON THE SOUTH SIDE OF BOWTOWN ROAD.
ELEV = 940.01'

BENCHMARK 2
CHISELED "X" AT ARROW BOLT ON 4TH HYDRANT EAST OF INTERSECTION OF STATE ROUTE 521 AND BOWTOWN ROAD, ON THE SOUTH SIDE OF BOWTOWN ROAD.
ELEV.= 940.29'

BENCHMARK 3
CHISELED "X" AT ARROW BOLT ON 3RD HYDRANT EAST OF INTERSECTION OF STATE ROUTE 521 AND BOWTOWN ROAD, ON THE SOUTH SIDE OF BOWTOWN ROAD.
ELEV.= 941.20'

BENCHMARK 4
CHISELED BOX ON THE NORTHEAST CORNER OF THE CONCRETE BASE OF THE TRAFFIC LIGHT, ON THE NORTH SIDE OF U.S. ROUTE 36/STATE ROUTE 37, NORTH OF VERIZON RETAIL STORE ADDRESS: 1100 SUNBURY RD.
ELEV.= 940.72'

BENCHMARK 5
CHISELED BOX ON THE NORTHEAST CORNER OF THE CONCRETE BASE OF THE TRAFFIC LIGHT, ON THE NORTH SIDE OF U.S. ROUTE 36/STATE ROUTE 37, NORTH OF MATRESS FIRM RETAIL STORE ADDRESS: 1260 SUNBURY RD.
ELEV. = 938.88'

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
CONTACT: RICK HARKLESS
PHONE: (614) 468-6200

DEVELOPER

METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OH 43082
CONTACT: JOE THOMAS, JR.
PHONE: (614) 540-2400

OWNER

BRIGHTON ROADS LLC
STATE ROUTE 37
DELAWARE, OH 43015

ARCHITECT

FARIS PLANNING & DESIGN
243 N. 5TH STREET, SUITE 401
COLUMBUS, OH 43215
CONTACT: TODD FARIS
PHONE: (614) 487-1964

REFERENCE

1. SUBJECT PARCEL AND SURROUNDING PARCELS ARE PER ALTA PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. NOVEMBER 2017.
2. EXISTING UTILITIES SHOWN ARE A COMBINATION OF THE ALTA PREFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. AND THE DELAWARE COUNTY GIS.
3. EXISTING TOPOGRAPHY SHOWN OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM, MARCH 2015.
4. SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED MARCH 2016.

DRAWING INDEX

SHEET	DRAWING NO.	SHEET TITLE
1	C000	COVER SHEET
2	C001	TYPICAL SECTIONS
3	C100	EXISTING CONDITIONS PLAN-TREE SURVEY
4	C200	DIMENSION PLAN
5	C201	DIMENSION PLAN
6	C300	GRADING PLAN
7	C500	UTILITY PLAN
8	C700	LIGHTING PLAN
9	C701	LIGHTING PLAN

APPROVED BY:
CITY OF DELAWARE, OHIO

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON _____

APPROVED THIS _____ DAY OF _____, 2019

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT C-1

REVISION RECORD

NO	DATE	DESCRIPTION

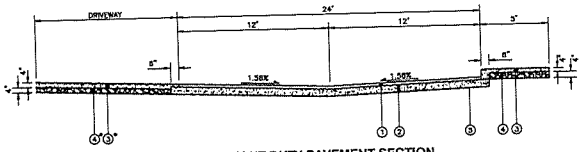
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-8808
www.cecinc.com

SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

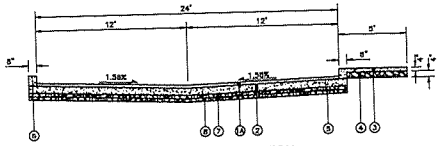
COVER SHEET

DATE:	FEBRUARY 2019	DRAWN BY: RJH
DWG SCALE:	AS NOTED	CHECKED BY: BAH
PROJECT NO.	174-001	
APPROVED BY:		DRAFT

DRAWING NO.: C000
SHEET 1 OF 9



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

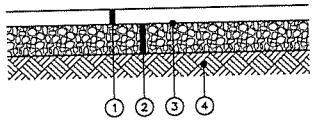


HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

LEGEND (HEAVY & LIGHT)

1. ITEM 448, 1 1/2" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC) PG64-22
14. ITEM 448, 1 3/4" ASPHALT CONCRETE SURFACE COURSE (MEDIUM TRAFFIC) PG64-22
2. ITEM 1523, 6" ROLLER COMPACTED CONCRETE
3. ITEM 608, 4" CONCRETE SIDEWALK OR CONCRETE DRIVE
4. ITEM 304, 4" AGGREGATE BASE
5. ITEM 204, SUBGRADE COMPACTION
6. ITEM 608, EXTRUDED CURB
7. ITEM 304, 3" AGGREGATE BASE
8. ITEM SPEC, 3" NO. 2 STONE

WINTER CONSTRUCTION



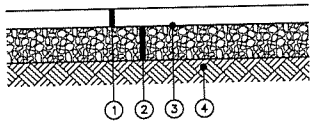
LEGEND

1. ITEM 448, 3" ASPHALT CONCRETE
2. ITEM 304, 8" AGGREGATE BASE
3. ITEM 407, BITUMINOUS TACK COAT (0.04 GAL PER SF)
4. ITEM 204, SUBGRADE COMPACTION

NOTE:

1. PAVEMENT SECTION (TYPE I) FOR LIGHT-DUTY AUTOMOBILE PARKING AREAS HAS BEEN DETAILED PER SUBSURFACE EXPLORATION.

DETAIL 001
LIGHT DUTY PAVEMENT SECTION (TYPE I)
NOT TO SCALE



LEGEND

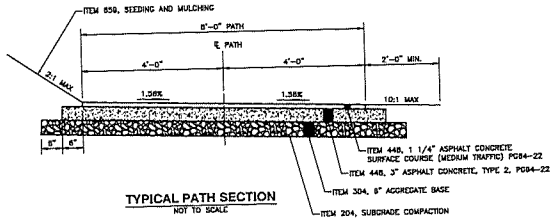
1. ITEM 448, 4" ASPHALT CONCRETE
2. ITEM 304, 10" AGGREGATE BASE
3. ITEM 407, BITUMINOUS TACK COAT (0.04 GAL PER SF)
4. ITEM 204, SUBGRADE COMPACTION

NOTE:

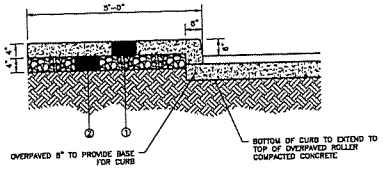
1. PAVEMENT SECTION (TYPE II) FOR HEAVY-DUTY AUTOMOBILE PARKING AREAS HAS BEEN DETAILED PER SUBSURFACE EXPLORATION.
2. INSTALL A MEDIUM-DUTY GEOGRID (TENSAR BX 1100, OR EQUIVALENT) BELOW THE AGGREGATE BASE IN AREAS SUBJECTED TO STOPPING AND TURNING TRAFFIC OR CONCENTRATED TRAFFIC FLOW, SUCH AS THE MAIN ENTRANCE/EXIT DRIVES.

DETAIL 002
HEAVY DUTY PAVEMENT SECTION (TYPE II)
NOT TO SCALE

WARM WEATHER CONSTRUCTION

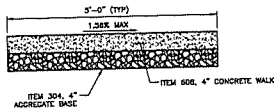


TYPICAL PATH SECTION
NOT TO SCALE



1. ITEM 608, CONCRETE CURB AND SIDEWALK
2. ITEM 304, 4" AGGREGATE BASE

CURB & SIDEWALK COMBO DETAIL
NOT TO SCALE



STANDARD SIDEWALK SPECIFICATIONS
NOT TO SCALE

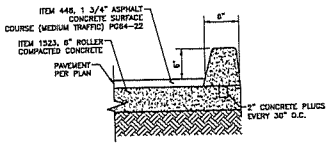
NOTES

* FULL DEPTH SAWCUT OF EXISTING PAVEMENT AT EXISTING EDGE LINE TO CREATE A STRAIGHT EDGE FOR NEW PAVEMENT CONNECTION. VERTICAL EDGE SHALL HAVE TACK COAT, ITEM 407, APPLIED.

** IF THE EXISTING PAVEMENT IS FOUND TO BE THICKER DURING CONSTRUCTION, THE THICKNESS OF THE WIDENED AGGREGATE BASE SHALL BE INCREASED TO MATCH THE THICKNESS OF THE EXISTING AGGREGATE BASE. THE WIDENED ASPHALT CONCRETE BASE SHOULD BE INCREASED IN ORDER TO MAKE UP THE OVERALL DIFFERENCE IN PAVEMENT THICKNESS. THE EXISTING PAVEMENT AND THE WIDENED PAVEMENT TO MEET AT THE SAME SUBGRADE.

*** PIPE UNDERDRAINS TO BE TIED INTO EXISTING OUTLETS. PIPE UNDERDRAIN OUTLETS TO BE INSTALLED PER CMSC ITEM 605.03 AND ARE TO BE PROVIDED APPROXIMATELY EVERY 500 FT (1000 FT MAX) OR AT THE LOW POINT OF A SAG VERTICAL CURVE.

8" AGGREGATE BASE TO BE PLACED IN TWO LIFTS.



EXTRUDED CURB DETAIL
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

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SEATTLE HOUSE
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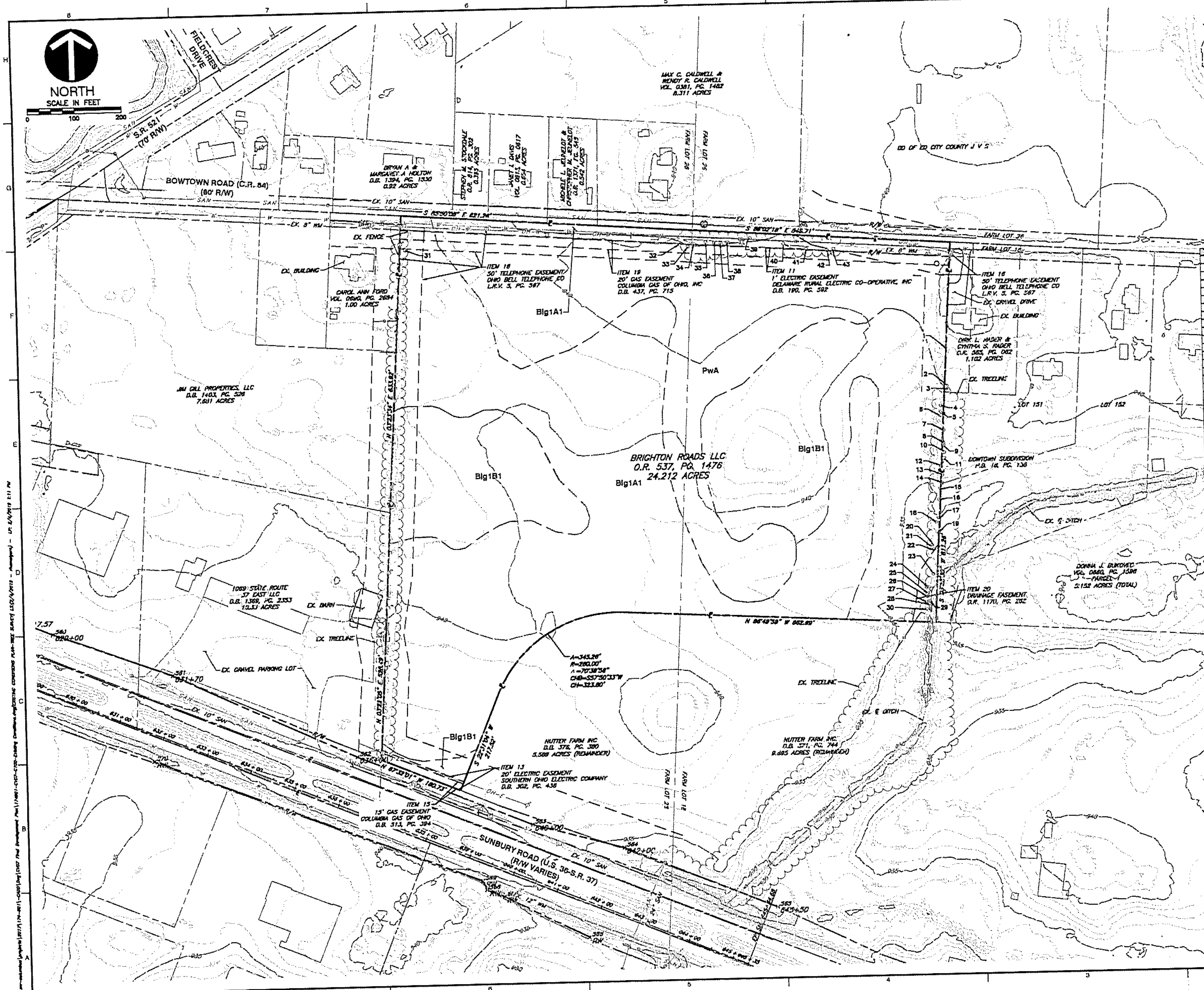
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

TYPICAL SECTIONS

DATE	FEBRUARY 2019
DRAWN BY	RJH
DWG SCALE	AS NOTED
CHECKED BY	RJH
PROJECT NO	174-001
APPROVED BY	DRAFT

DRAWING NO.: C001

SHEET 2 OF 9



LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING SOIL BOUNDARY
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING PROPANE TANK
- EXISTING STORM MANHOLE
- EXISTING TREE

Tree Count	Common Name	Scientific Name	Condition	DBH Size
1	Oak, Red	*Quercus rubra*	Good	66
2	Mulberry, Red	*Morus rubra*	Good	10
3	Mulberry, Red	*Morus rubra*	Good	13
4	Hickory, Shagbark	*Carya ovata*	Good	11
5	Oak, Red	*Quercus rubra*	Good	40
6	Basswood, American	*Tilia americana*	Good	14
7	Oak, White	*Quercus alba*	Good	48
8	Hickory, Shagbark	*Carya ovata*	Good	18
9	Hickory, Shagbark	*Carya ovata*	Good	10
10	Hickory, Shagbark	*Carya ovata*	Good	20
				12
				12
11	Oak, Pin	*Quercus palustris*	Good	20
12	Oak, Pin	*Quercus palustris*	Good	6
13	Elm, American	*Ulmus americana*	Good	6
14	Oak, Red	*Quercus rubra*	Good	50
				50
15	Oak, Red	*Quercus rubra*	Good	45
16	Hickory, Pignut	*Carya glabra*	Good	7
17	Cherry, Black	*Prunus serotina*	Good	10
18	Elm, American	*Ulmus americana*	Good	8
19	Osage-Orange	*Maclura Pomifera*	Good	12
				12
20	Elm, American	*Ulmus americana*	Good	20
21	Walnut, Black	*Juglans nigra*	Good	7
22	Hickory, Shagbark	*Carya ovata*	Good	7
23	Osage-Orange	*Maclura Pomifera*	Good	24
24	Osage-Orange	*Maclura Pomifera*	Good	7
25	Oak, Red	*Quercus rubra*	Good	12
				10
				9
				9
26	Oak, Red	*Quercus rubra*	Good	14
				14
				7
27	Oak, Red	*Quercus rubra*	Good	10
28	Oak, Red	*Quercus rubra*	Good	7
29	Oak, Red	*Quercus rubra*	Good	12
30	Oak, Red	*Quercus rubra*	Good	14
31	Eastern Red Cedar	*Juniperus virginiana*	Good	6
32	Oak, Swamp White	*Quercus bicolor*	Good	15
33	Oak, Swamp White	*Quercus bicolor*	Good	9
34	Oak, Swamp White	*Quercus bicolor*	Good	44
35	Oak, Swamp White	*Quercus bicolor*	Good	42
36	Oak, Red	*Quercus rubra*	Good	44
37	Oak, Swamp White	*Quercus bicolor*	Good	34
38	Oak, Swamp White	*Quercus bicolor*	Good	44
39	Oak, Swamp White	*Quercus bicolor*	Good	52
40	Oak, Swamp White	*Quercus bicolor*	Good	56
41	Hickory, Shagbark	*Carya ovata*	Good	30
42	Oak, Swamp White	*Quercus bicolor*	Good	22
				10
43	Walnut, Black	*Juglans nigra*	Good	22

SOIL TYPES

1. Blg1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (HSG D)
2. Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (HSG D)
3. PwA – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (HSG C/D)

REFERENCE

1. SUBJECT PARCEL AND SURROUNDING PARCEL LINE WORK ARE PER ALTA PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. NOVEMBER 2017.
2. EXISTING UTILITIES SHOWN ARE A COMBINATION OF THE ALTA PREFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. AND THE DELAWARE COUNTY GIS.
3. EXISTING TOPOGRAPHY SHOWN OBTAINED FROM OGRIP, MARCH 2018.
4. SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED MARCH 2018.

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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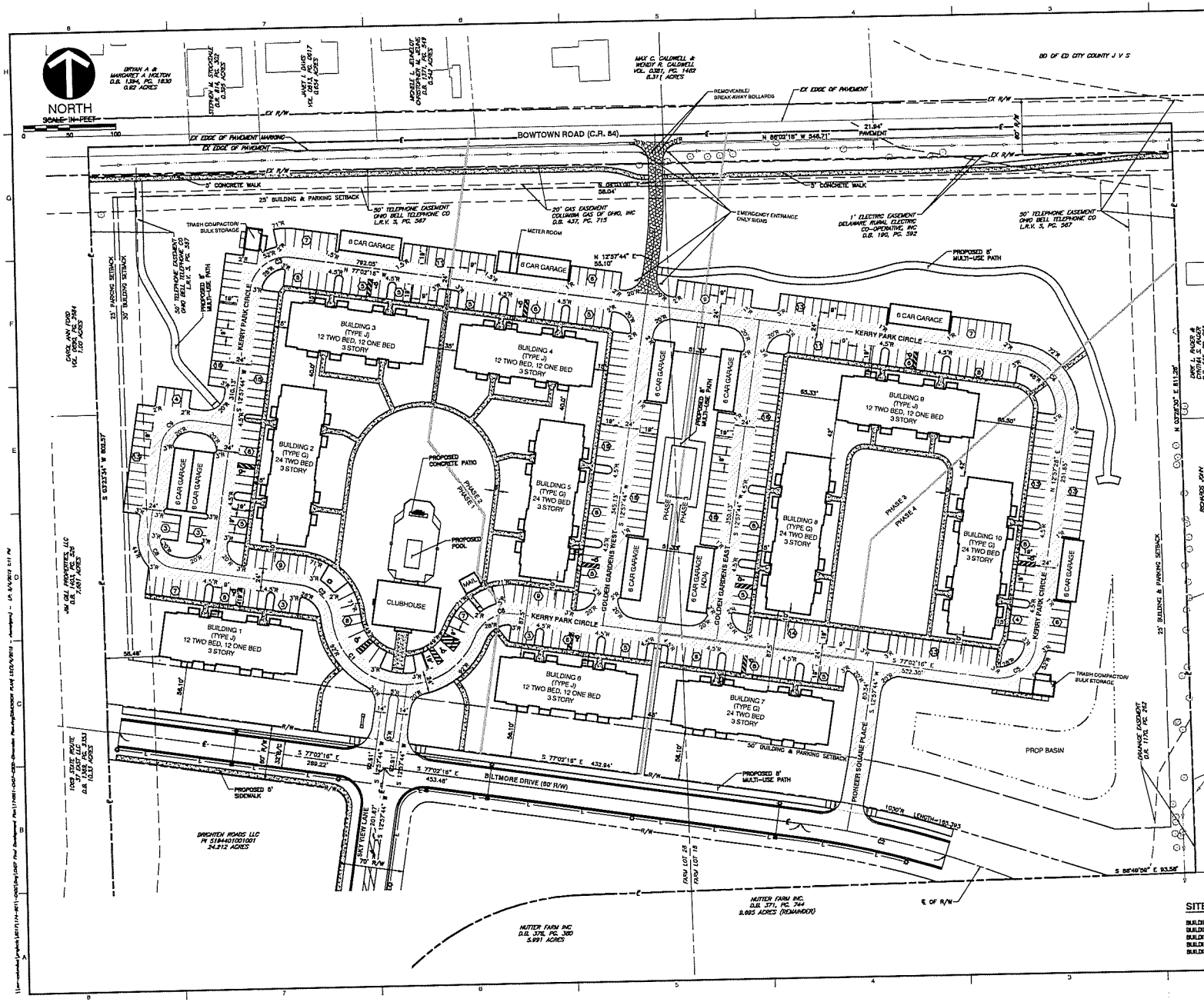
www.cecinc.com

SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

EXISTING CONDITIONS PLAN
-TREE SURVEY

DATE:	FEBRUARY 2019	DRAWN BY:	RJH
DWG SCALE:	1"=100'	CHECKED BY:	RAH
PROJECT NO:	174-901		
APPROVED BY:			DRAFT

DRAWING NO.: C100
SHEET 3 OF 9



LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING UNPAVED DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED WALK
- PROPOSED SETBACK
- PROPOSED SIDEWALK
- PROPOSED MULTI-USE PATH
- PROPOSED EMERGENCY ACCESS DRIVE
- LIGHT-DUTY PAVEMENT
- HEAVY-DUTY PAVEMENT

SITE TABULATION

PARKING

(9'X19')

SPACES PROVIDED (NON-ADA)	408 SPACES
GARAGE SPACES PROVIDED	60 SPACES
ADA SPACES PROVIDED	12 SPACES
TOTAL PARKING PROVIDED	480 SPACES
TYPICAL PARKING	9'X19'
TYPICAL DRIVE AISLE	24'
ADA SPACE	8' MIN X 19' W/5' MIN ACCESSIBLE WALK AREA
INTERIOR WALKS	5' WIDE

BUILDING

(10 BUILDINGS & 1 CLUBHOUSE)

ONE BEDROOMS	60 UNITS
TWO BEDROOMS	180 UNITS
TOTAL UNITS	240 UNITS
BUILDINGS 1,3,4,6,& 9	52.3'x140.5'
BUILDINGS 2,5,7,8,& 10	52.3'x170.8'
CLUBHOUSE	54'x88'
GARAGE	21.3'x68'
GARAGE ADA ACCESSIBLE	21.3'x70'
GARAGE W/ METER ROOM	21.3'x76'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH
C1	80.0'	214.25'
C2	40.0'	53.36'
C3	40.0'	62.83'
C4	60.0'	94.29'
C5	40.0'	62.83'
C6	40.0'	53.56'
C7	500.0'	77.77'
C8	32.0'	50.265
C9	32.0'	50.265

SITE DATA

BUILDING SETBACK FROM BRILTMORE DRIVE EXTENSION ROW:	50'
BUILDING SETBACK FROM BOWTOWN ROAD ROW:	25'
BUILDING SETBACK FROM APARTMENT BUILDING TO APARTMENT BUILDING	25'
BUILDING SETBACK FROM PARKING SPACES MAIN WALL	15'
BUILDING SETBACK FROM PARKING SPACES END WALL	15'

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SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

DIMENSION PLAN

DATE	FEBRUARY 2019
DRAWN BY	RJH
CHECKED BY	BAH
DWG SCALE	1"=50'
PROJECT NO	174-001
APPROVED BY	DRAFT

DRAWING NO.: C200

SHEET 4 OF 9

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SEATTLE HOUSE
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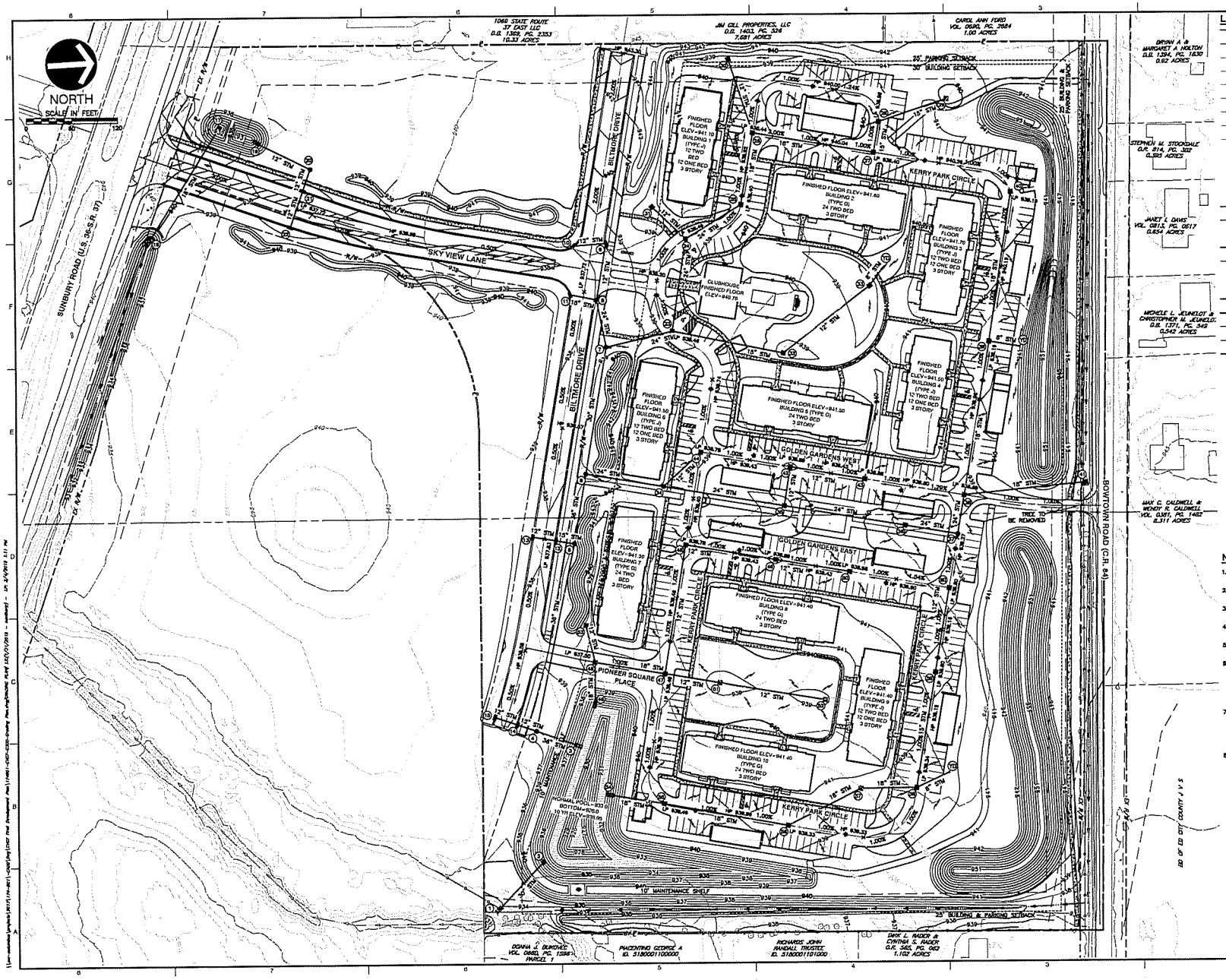
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

DATE	FEBRUARY 2019	DRAWN BY: RJH
DWG SCALE	1"=50'	CHECKED BY: RJH
PROJECT NO	174-001	
DRAFT		
APPROVED BY:		

DIMENSION PLAN

DRAWING NO. C201
SHEET 5 OF 9



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING ROADWAY
- EXISTING CENTERLINE
- EXISTING CORPORATION LINE
- ST — EXISTING STORM SEWER
- SAN — EXISTING SANITARY
- W — EXISTING WATER
- OH-E — EXISTING OVERHEAD ELECTRIC
- EXISTING STREET LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- EXISTING FIRE HYDRANT
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED DITCH
- PROPOSED PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- ST — PROPOSED STORM SEWER
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- FLOOD ROUTING ARROW
- FLOW ARROW
- × RIM 908.10 — PROPOSED TOP OF CASTING
- × HP 907.1 — PROPOSED HIGH POINT
- × YD 936.7 — PROPOSED YARD DRAIN
- × 906.2 — PROPOSED SPOT ELEVATION
- × 926.2 — EXISTING SPOT ELEVATION
- EXISTING TREE
- PROPOSED YARD DRAIN

NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS AND INVENTS PRIOR TO START OF CONSTRUCTION.
2. ALL ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. ALL CATCH BASINS IN PAVEMENT AREAS SHALL HAVE UNDERDRAINS, HEAVY DUTY FRAME & GRATE.
4. CONTRACTOR SHALL WASTE UNSUITABLE SOIL IN MOUNDS OR REAR YARDS.
5. JUTE MATTING SHALL BE PROVIDED IN ALL AREAS WHERE SLOPE EXCEEDS 3:1.
6. ALL CHANNELS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING THEIR CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAINTENANCE OF THE CHANNEL PRIOR TO COMPLETION OF THIS PROJECT. THE SLOPE OF THE CHANNEL SHALL BE SUCH THAT IT PROVIDES ADEQUATE DRAINAGE THROUGHOUT THE ENTIRE LENGTH OF THE CHANNEL.
7. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO MAINTAIN DRAINAGE OR PROVIDE DRAINAGE DIVERSIONS AT ALL TIMES DURING EARTHWORK OPERATIONS. THE COST FOR ALL MATERIALS REQUIRED FOR THIS WORK (I.E. TEMPORARY PIPES, TEMPORARY SWALES) IS TO BE INCLUDED IN THE BID.
8. ALL FIELD TILES ENCOUNTERED ARE TO BE CONNECTED TO PROPOSED STORM SYSTEM OR ROUTED AROUND THE DEVELOPMENT. NO TILES SHALL BE DEAD ENDED.

TOTAL AREA	24.21 AC.
PRE RUNOFF COEFFICIENT	55 CN
POST RUNOFF COEFFICIENT	65 CN

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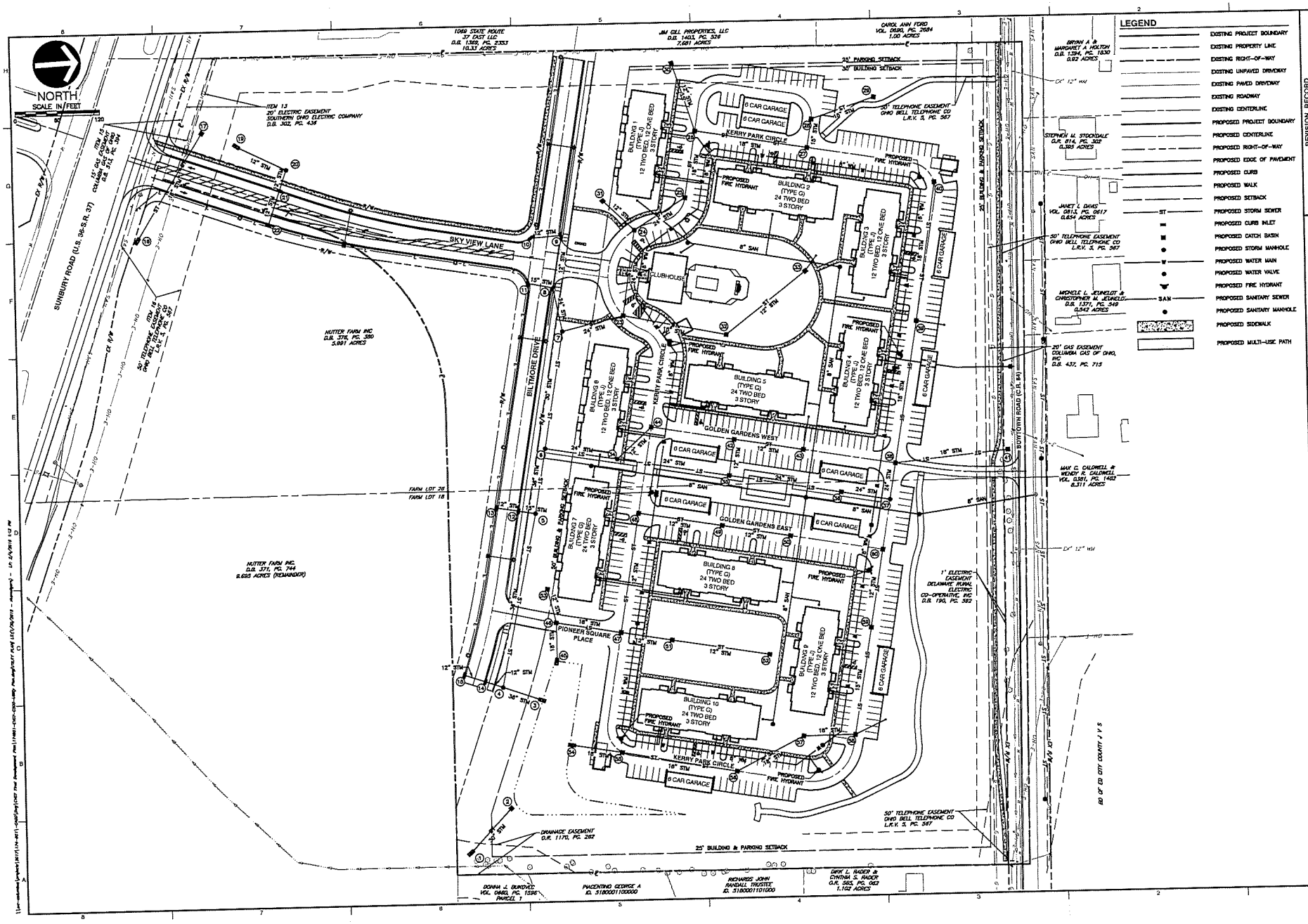
SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

GRADING PLAN

DATE	FEBRUARY 2019
DWG SCALE	1"=50'
PROJECT NO.	174-001
DRAWN BY	RJH
CHECKED BY	RAH
APPROVED BY	
	DRAFT

DRAWING NO.: C300

SHEET 8 OF 9



LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING UNPAVED DRIVEWAY
- EXISTING PAVED DRIVEWAY
- EXISTING ROADWAY
- EXISTING CENTERLINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED WALK
- PROPOSED SETBACK
- ST — PROPOSED STORM SEWER
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SIDEWALK
- PROPOSED MULTI-USE PATH

REVISION RECORD

NO	DATE	DESCRIPTION

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SEATTLE HOUSE
(BOWTOWN SOUTH)
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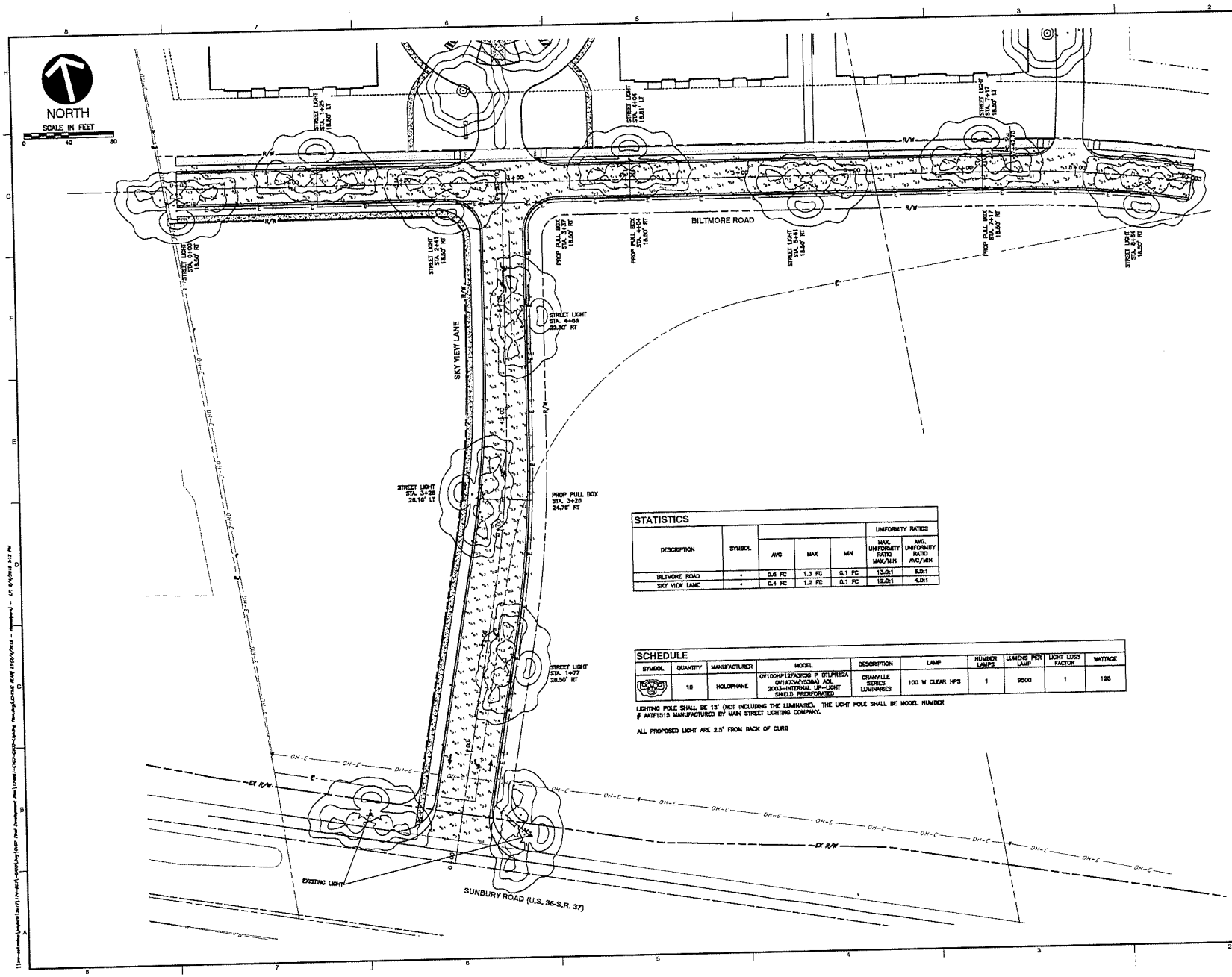
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

UTILITY PLAN

DATE	FEBRUARY 2019	DRAWN BY	RJH
DWG SCALE	1"=50'	CHECKED BY	RAH
PROJECT NO.			174-001
APPROVED BY			DRAFT

DRAWING NO.: C500

SHEET 7 OF 9



STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	UNIFORMITY RATIOS: MAX. UNIFORMITY RATIO MAX/MIN	UNIFORMITY RATIOS: AVG. UNIFORMITY RATIO AVG/MIN
BILTMORE ROAD	+	0.6 FC	1.3 FC	0.1 FC	13.0:1	6.0:1
SKY VIEW LANE	+	0.4 FC	1.2 FC	0.1 FC	12.0:1	4.0:1

SCHEDULE

SYMBOL	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	10	HOLOPHANE	GV100HP12/F/A3R50 P DTLPR12A GV1A73A/V53BA) AOL 2003-INTERNAL UP-LIGHT SHIELD PREPORATED	GRANVILLE SERIES LUMINAIRES	100 W CLEAR HPS	1	9500	1	128

LIGHTING POLE SHALL BE 13' (NOT INCLUDING THE LUMINAIRE). THE LIGHT POLE SHALL BE MODEL NUMBER # AATF1313 MANUFACTURED BY MAIN STREET LIGHTING COMPANY.

ALL PROPOSED LIGHT ARE 2.5' FROM BACK OF CURB

REVISION RECORD

NO	DATE	DESCRIPTION

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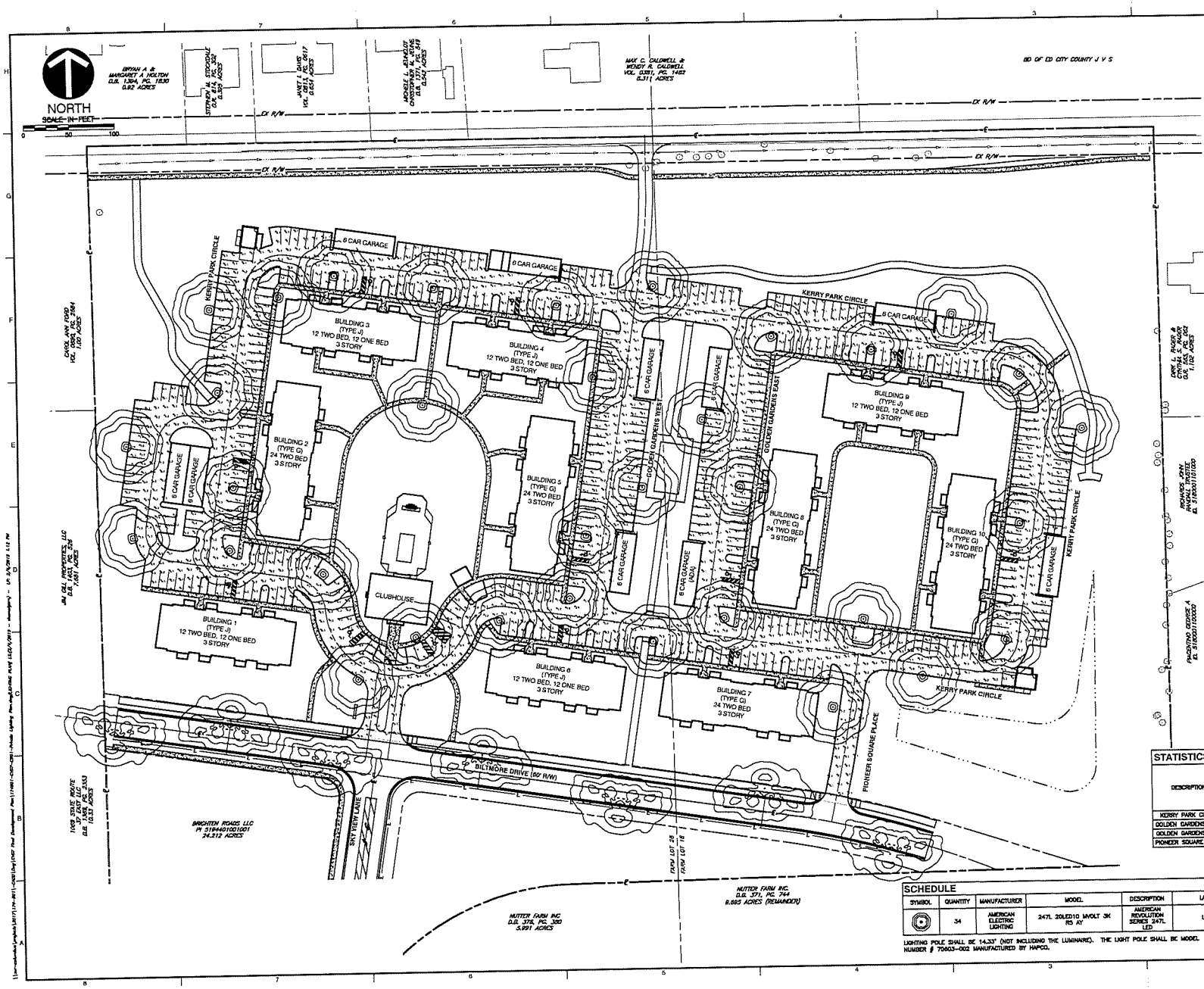
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

LIGHTING PLAN

DATE	FEBRUARY 2019
DWG SCALE	1"=40'
PROJECT NO.	174-001
DRAWN BY	RJH
CHECKED BY	RJH
DRAFT	DRAFT

DRAWING NO.
C700
SHEET 5 OF 9



STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	UNIFORMITY RATIOS MAX. UNIFORMITY RATIO MAX/MIN	UNIFORMITY RATIOS AVG. UNIFORMITY RATIO AVG/MIN
KERRY PARK CIRCLE	+	0.6 FC	2.1 FC	0.1 FC	21.0:1	6.0:1
GOLDEN GARDENS WEST	+	0.6 FC	2.0 FC	0.1 FC	20.0:1	6.0:1
GOLDEN GARDENS EAST	+	0.6 FC	1.9 FC	0.1 FC	19.0:1	6.0:1
PIONEER SQUARE PLACE	+	0.6 FC	2.1 FC	0.1 FC	21.0:1	6.0:1

SCHEDULE

SYMBOL	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	34	AMERICAN ELECTRIC LIGHTING	247L 20LED10 MVOLT 3K R5 AY	AMERICAN REVOLUTION SERIES 247L LED	LED	1	ABSOLUTE	1	72

LIGHTING POLE SHALL BE 14.33' (NOT INCLUDING THE LUMINAIRE). THE LIGHT POLE SHALL BE MODEL NUMBER # 70603-002 MANUFACTURED BY HAPCO.

REVISION RECORD

NO	DATE	DESCRIPTION

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www.cecinc.com

SEATTLE HOUSE
(BOWTOWN SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

LIGHTING PLAN

DATE	FEBRUARY 2019
DRAWN BY	RJH
DESIGN BY	RAH
DWG SCALE	1"=50'
CHECKED BY	RAH
PROJECT NO.	174-001
PROJECT MGR	
APPROVED BY	DRAFT

DRAWING NO.: C701

SHEET 9 OF 9

American Revolution LED
Series 247L

PRODUCT OVERVIEW

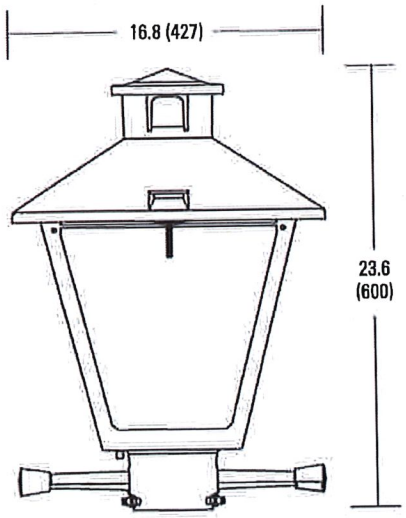
Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

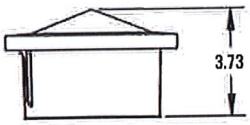
Applications:

Streetscapes
Walkways
Pathways
Parks

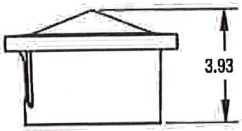
DIMENSIONS



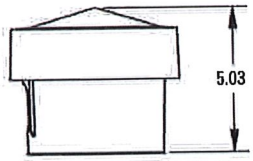
Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.



Cupola height
P3 without ROAM
Shown in line diagram



Cupola height
P5/P7 without ROAM



Cupola height
P5/P7 with ROAM

All dimensions are inches (millimeters) unless otherwise noted.

American Revolution LED
Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K R3 AY

Series

247L	American Revolution LED

Performance Package

20LEDE10	20 Chips, 1050 mA Driver, 72 input watts
20LEDE70	20 Chips, 700 mA Driver, 45 input watts
10LEDE10	10 Chips, 1050 mA Driver, 38 input watts
10LEDE70	10 Chips, 700 mA Driver, 25 input watts
10LEDE53	10 Chips, 525 mA Driver, 18 input watts
10LEDE35	10 Chips, 350 mA Driver, 13 input watts

Voltage

MVOLT	Multi-volt, 120-277V
347	347V
480	480V

Color Temperature (CCT)

3K	3000K
4K	4000K
5K	5000K

Distribution

R2	Type II
R3	Type III
R5	Type V

Optics

AY	Acrylic
PY	Polycarbonate

Options

Paint [1]

(blank)	Black (standard)
GY	Gray
DDB	Dark Bronze
WH	White
BZ	Bronze

Photocontrol

(blank)	3 pin NEMA Photocontrol Receptacle (standard)
NR [2]	No Photocontrol Receptacle
P5 [3]	5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 [3]	7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCLL [4,5]	Solid State Long Life Photocontrol
PCSS [4,5,6]	Not CSA Listed Solid State Long Life Photocontrol (120-277V)

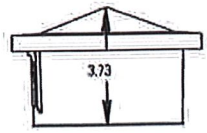
Miscellaneous

SS	Stainless steel hardware
NL	NEMA Label
XL	Not CSA Listed
TL	Tool-less Entry
LDR [7]	Ladder Rest
SH	Shorting Cap
SHX [8]	Not CSA Listed Shorting Cap
HSB	House Side Shield Black
HSW	House Side Shield White
CR	Enhanced Corrosion Resistant Finish
RCC [8]	ROAM Dimming Node Cupola Cover

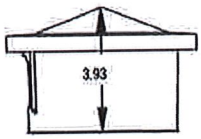
Accessories

RNC57 [3]	ROAM Dimming Node Cupola Cover

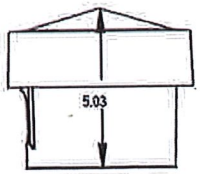
Cupola size based on type of control and receptacle



P3 Receptacle Selection
Non-ROAM Control
Blank



P5/P7 Receptacle Selection
Non-ROAM Control
P5 or
P7



P5/P7 Receptacle Selection
ROAM Control
RCC is required with:
P5 + RCC or
P7 + RCC

Notes:

1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com

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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

OPERATING CHARACTERISTICS

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

		TOTAL LUMENS											
LED Quantity, mA, CCT	Input Watts	R2-AY	LPW	R3-AY	LPW	R5-AY	LPW	R2-PY	LPW	R3-PY	LPW	R5-PY	LPW
20LEDE10 3K	73	5,495	75	5,553	76	6,068	83	5,156	71	5,210	71	5,694	78
20LEDE10 4K	73	5,900	81	5,962	82	6,516	89	5,451	75	5,576	76	6,111	84
20LEDE10 5K	73	5,937	81	5,999	82	6,556	90	5,568	76	5,626	77	6,149	84
20LEDE70 3K	46	4,103	89	4,147	90	4,531	99	3,848	84	3,889	85	4,249	92
20LEDE70 4K	46	4,407	96	4,453	97	4,867	106	4,115	89	4,164	91	4,545	99
20LEDE70 5K	46	4,434	96	4,481	97	4,897	106	4,140	90	4,184	91	4,573	99
10LEDE10 3K	39	2,936	75	2,967	76	3,242	83	2,779	71	2,808	72	3,068	79
10LEDE10 4K	39	3,153	81	3,187	82	3,482	89	2,959	76	2,990	77	3,267	84
10LEDE10 5K	39	3,173	81	3,206	82	3,504	90	2,981	76	3,011	77	3,292	84
10LEDE70 3K	26	2,115	81	2,137	82	2,336	90	2,012	77	2,034	78	2,223	86
10LEDE70 4K	26	2,271	87	2,295	88	2,508	96	2,106	81	2,128	82	2,326	89
10LEDE70 5K	26	2,285	88	2,309	89	2,523	97	2,126	82	2,148	83	2,347	90
10LEDE53 3K	19	1,662	87	1,681	88	1,836	97	1,561	82	1,578	83	1,724	91
10LEDE53 4K	19	1,785	94	1,804	95	1,972	104	1,670	88	1,688	89	1,845	97
10LEDE53 5K	19	1,796	95	1,816	96	1,984	104	1,683	89	1,702	90	1,859	98
10LEDE35 3K	14	1,150	82	1,162	83	1,270	91	1,079	77	1,090	78	1,191	85
10LEDE35 4K	14	1,234	88	1,248	89	1,364	97	1,162	83	1,175	84	1,284	92
10LEDE35 5K	14	1,243	89	1,256	90	1,372	98	1,165	83	1,177	84	1,287	92

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com

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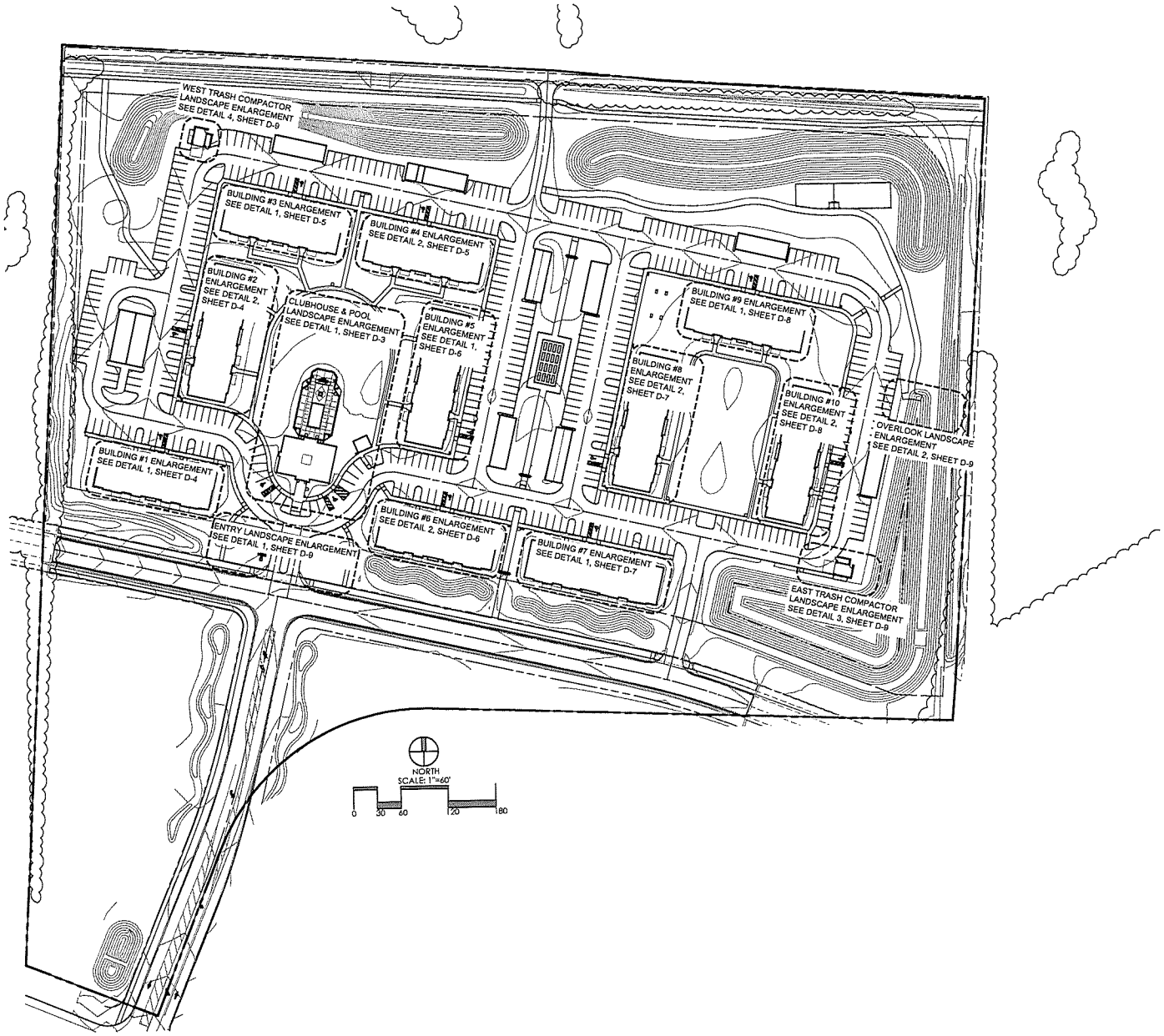


GENERAL LAYOUT NOTES

1. BOUNDARY,TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. / 250 W OLD WILSON BRIDGE RD #250, WORTHINGTON, OH 43085/ (614) 540-6633
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS	

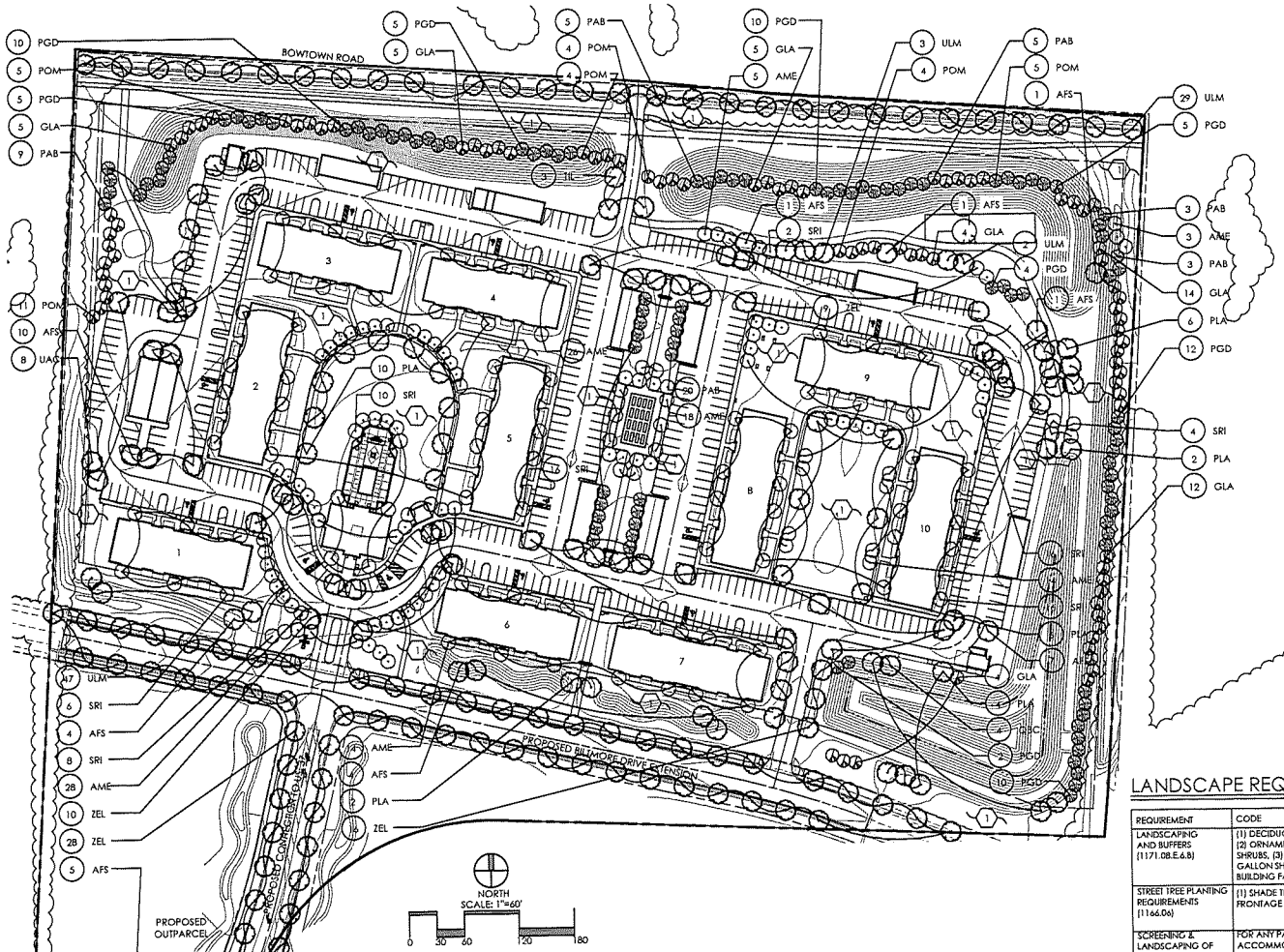
OVERALL SITE PLAN

SEATTLE HOUSE
FEATURED ICE
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE OHIO 43082

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2431 E. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	2/6/19
PROJECT	17138
SHEET	

D-1



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
TREES						
34	AFS	ACER XFREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3" CAL.	B&B	MATCH FORM
49	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B&B	MATCH FORM
45	PAB	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	MATCH FORM
63	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HGT.	B&B	MATCH FORM
30	PLA	PLATANUS x ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3" CAL.	B&B	MATCH FORM
33	POM	PICEA OMORIKA	SERBIAN SPRUCE	6' HGT.	B&B	MATCH FORM
4	QBC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	MATCH FORM
3	TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	3" CAL.	B&B	MATCH FORM
8	UAC	ULMUS 'ACCOLADE'	MORTON ELM	3" CAL.	B&B	MATCH FORM
81	ULM	ULMUS 'MORTON STALWART'	COMMENDATION ELM	3" CAL.	B&B	MATCH FORM
63	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	MATCH FORM
ORNAMENTAL TREES						
108	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	3" CAL.	B&B	MATCH FORM
78	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	3" CAL.	B&B	MATCH FORM

GENERAL PLANTING NOTES:

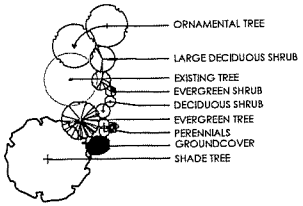
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4.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

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIREMENT	PROVIDED
LANDSCAPING AND BUFFERS (1171.08.E.6.B)	(1) DECIDUOUS TREE, (1) EVERGREEN TREE, (2) ORNAMENTAL TREES, (3) 5 - GALLON SHRUBS, (3) 2 - GALLON SHRUBS, (4) 1 - GALLON SHRUBS PER 50 LINEAL FEET OF BUILDING FACE.	(110) DECIDUOUS TREES, (110) EVERGREEN TREES, (219) ORNAMENTAL TREES, (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.	*PER PLANNING COMMISSION AND STAFF REQUEST, A MINIMUM 6' HEIGHT EVERGREEN, PLANTED IN A SOLDIER COURSE MANNER IN LIEU OF TYPICAL LANDSCAPE AND BUFFER REQUIREMENTS. (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.
STREET TREE PLANTING REQUIREMENTS (1166.06)	(1) SHADE TREE PER 40 LINEAL FEET OF FRONTAGE ALONG EACH ROAD.	US 36: (5) SHADE TREES	US 36: (5) SHADE TREES
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09)	FOR ANY PARKING AREA ACCOMMODATING (40) OR MORE VEHICLES. (5%) MINIMUM SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS.	PARKING LOT AREA = 161,699.65 SQ.FT. (5%) = 8,084.98 SQ.FT.	(6.48%) = 10,440.70 SQ. FT.**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09C)	WITHIN LANDSCAPED ISLANDS, (1) SHADE TREE FOR EVERY (10) PARKING SPACES WILL BE PROVIDED.	(48) SHADE TREES	(48) SHADE TREES**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09D)	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.
SCREENING ALONG PUBLIC STREETS AND PERIMETER OF PARKING AREAS (1166.09b)	PARKING AREAS CONSISTING OF (5) SPACES OR MORE LOCATED SUCH THAT THE PARKED CARS WILL BE VISIBLE FROM A PUBLIC STREET, SCREENING, IN ADDITION TO THE INTERIOR LANDSCAPING REQUIRED IN SUBSECTION (a), SHALL BE PROVIDED AND MAINTAINED BETWEEN THE PARKING AREA AND STREET RIGHT OF WAY.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET. LANDSCAPING AND/OR SCREENING SHALL BE LOCATED PARALLEL TO AND WITHIN (5) FEET OF THE EDGE OF THE PARKING LOT.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET. LANDSCAPING AND/OR SCREENING SHALL BE LOCATED PARALLEL TO AND WITHIN (5) FEET OF THE EDGE OF THE PARKING LOT.
SCREENING OF ACCESSORY USES (1166.10a3)	TRASH RECEPTACLES SHALL BE SCREENED ACCORDING TO SECTION (1166.08c)	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS. ADEQUATELY SPACED TO FORM A SOLID CONTINUOUS VISUAL SCREEN OR A SOLID MASONRY WALL OR FENCE COMPATIBLE WITH PRINCIPLE STRUCTURE.	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS

REVISIONS	

OVERALL LANDSCAPE PLAN

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 430-1964 www.parisplanninganddesign.com

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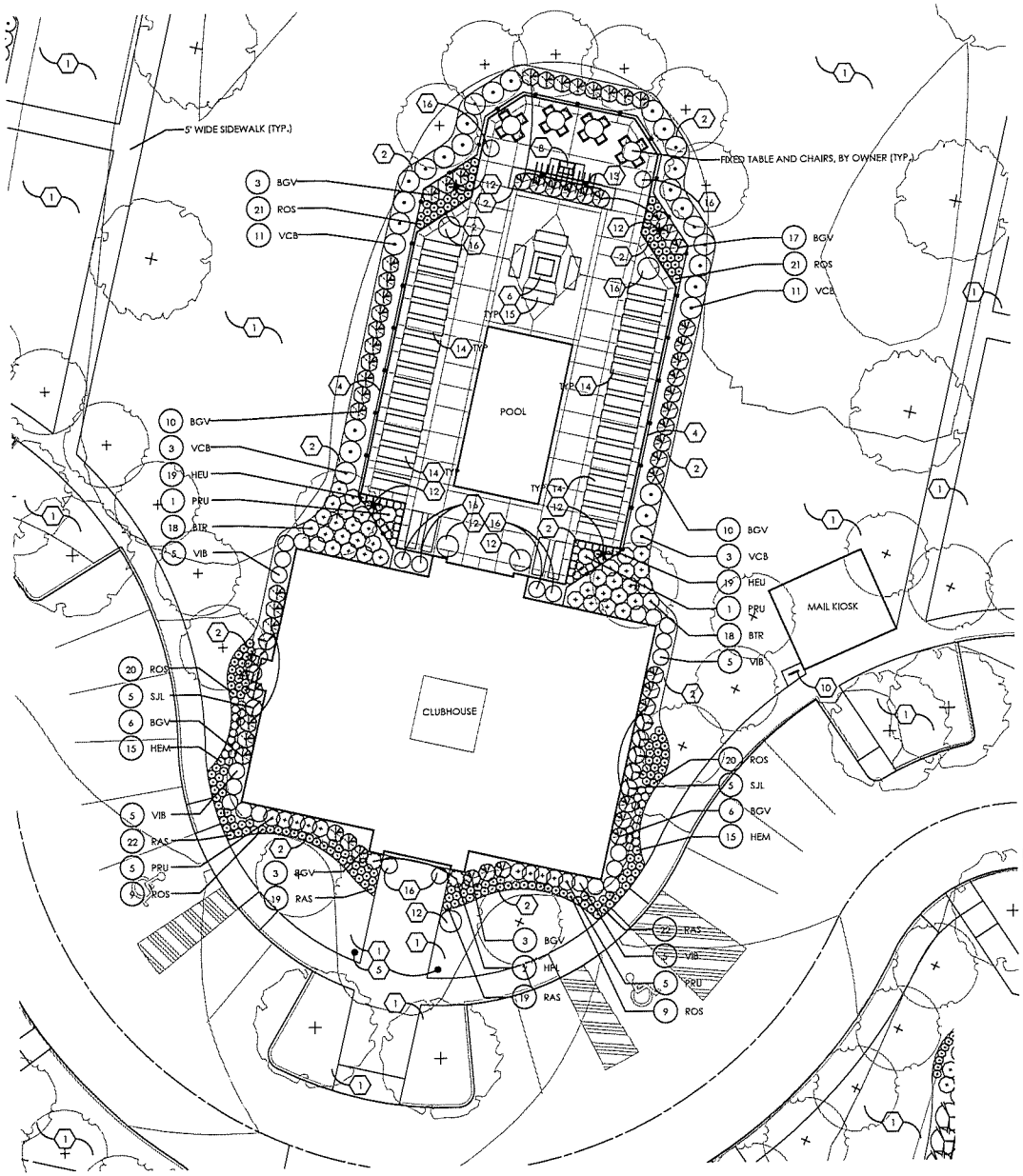
PROJECT	17138
SHEET	

D-2



CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
4. POOL AND DOG PARK FENCE AND GATE. SEE DETAIL 4 ON SHEET D-12 FOR MORE INFORMATION.
5. FLAG POLE. SEE DETAIL 1 ON SHEET D-13 FOR MORE INFORMATION.
6. FIRE PIT AND BURNER. PENTA BURNER (1' LESS THAN PIT DIAMETER BETWEEN SEATING). TORK - C-500 MULTI-VOLT 60-MINUTE TIMER. SEE DETAIL 2 ON SHEET D-13 FOR MORE INFORMATION.
8. GRILL STATION. WNK-4 GRILL WITH NMSGS SLEEVE AND NMSDS DOUBLE DOORS. AVAILABLE FROM MHP OUTDOOR GRILLS. SEE DETAIL 4 ON SHEET D-13 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.
12. POOL AREA LIGHT AND POST. SEA GULL ONE LIGHT OUTDOOR POST LANTERN, 89025-12. SEA GULL ALUMINUM POST, 8101-12. AVAILABLE FROM LIGHTING SUPPLY. SEE DETAIL 5 ON SHEET D-14 FOR MORE INFORMATION.
13. SINGLE POST ARBOR. SEE DETAIL 6 ON SHEET D-14 FOR MORE INFORMATION.
14. CHAISE LOUNGE CHAIR. FINAL LOCATION AND STYLE BY OWNER.
15. FIRE PIT SEATING. FINAL LOCATION AND STYLE BY OWNER.
16. ROUND PLANTER. FINAL LOCATION AND STYLE BY OWNER.

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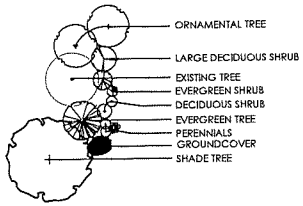
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

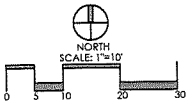


PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
58	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
36	BTR	BERBERIS THUNBERGII 'ROSY GLOW'	ROSE GLOW JAPANESE BARBERRY	NO. 2	CONT	
2	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	PRU	PRUNUS x CISTENA	PURPLE LEAF SAND CHERRY	NO. 2	CONT	
82	RAS	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	NO. 1	CONT	
100	ROS	ROSA X 'RADTKO'	DOUBLE KNOCK OUT ROSE	NO. 1	CONT	
10	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
28	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
20	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
30	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
38	HEU	HEUCHERA 'SOUTHERN COMFORT'	SOUTHERN COMFORT HEUCHERA	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



REVISIONS

CLUBHOUSE AND POOL LANDSCAPE PLANS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
P (614) 621-7944 www.parisplanninganddesign.com

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PROJECT	17138
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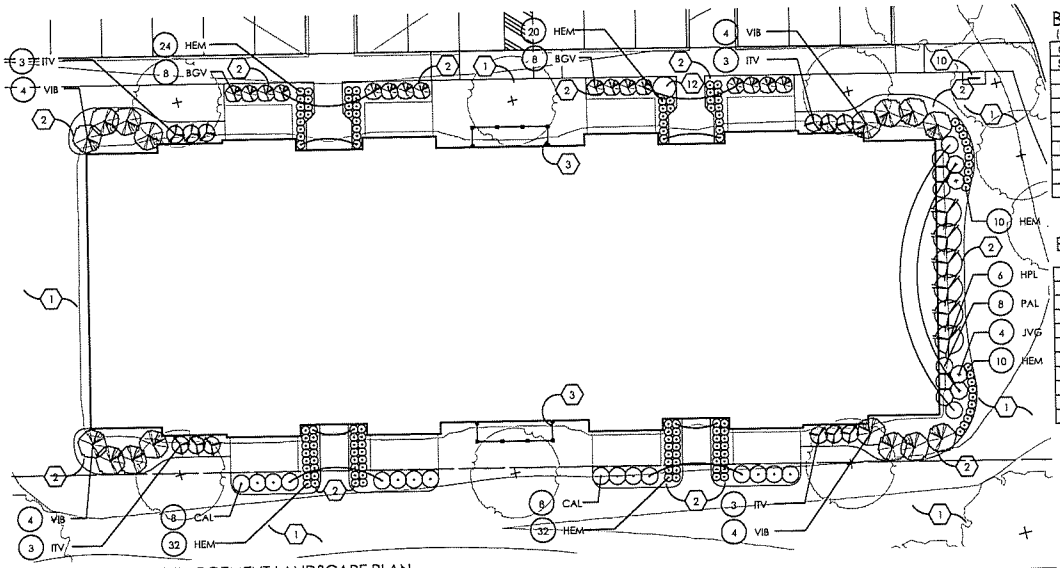


1 BUILDING #1 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #1 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

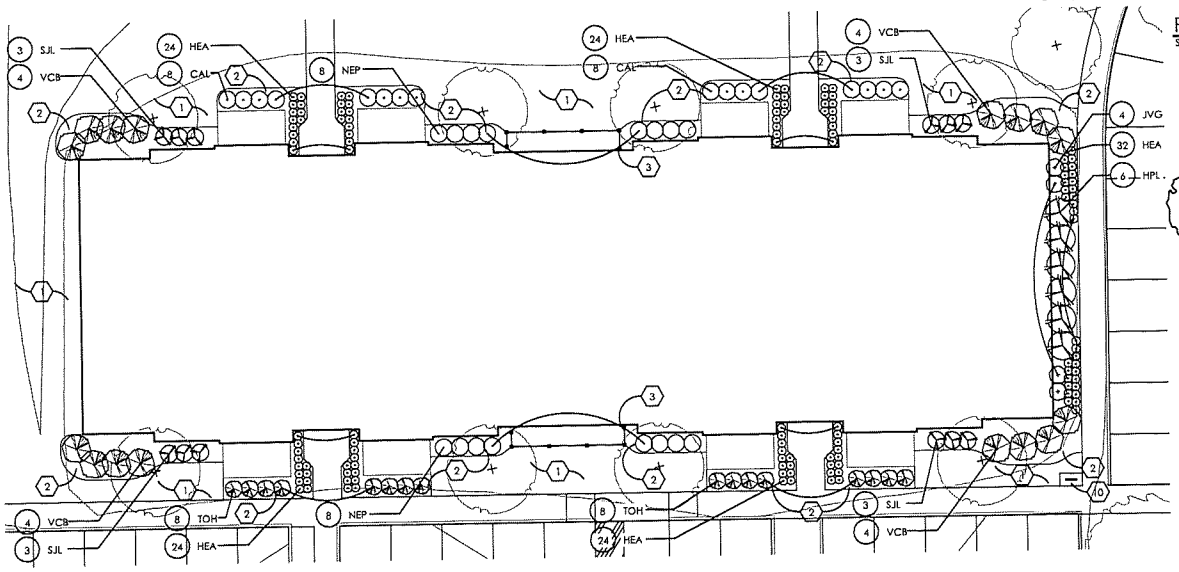
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #2 PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

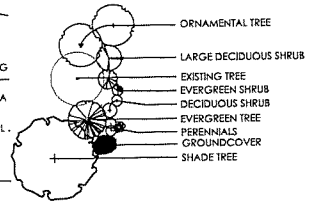
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

NORTH
SCALE: 1"=10'
0 5 10 20 30



2 BUILDING #2 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NORTH
SCALE: 1"=10'
0 5 10 20 30

GENERAL PLANTING NOTES:

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

CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15. BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.

REVISIONS	

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Parris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43215
p (614) 621-1964 Suite 401 www.parrisplanninganddesign.com

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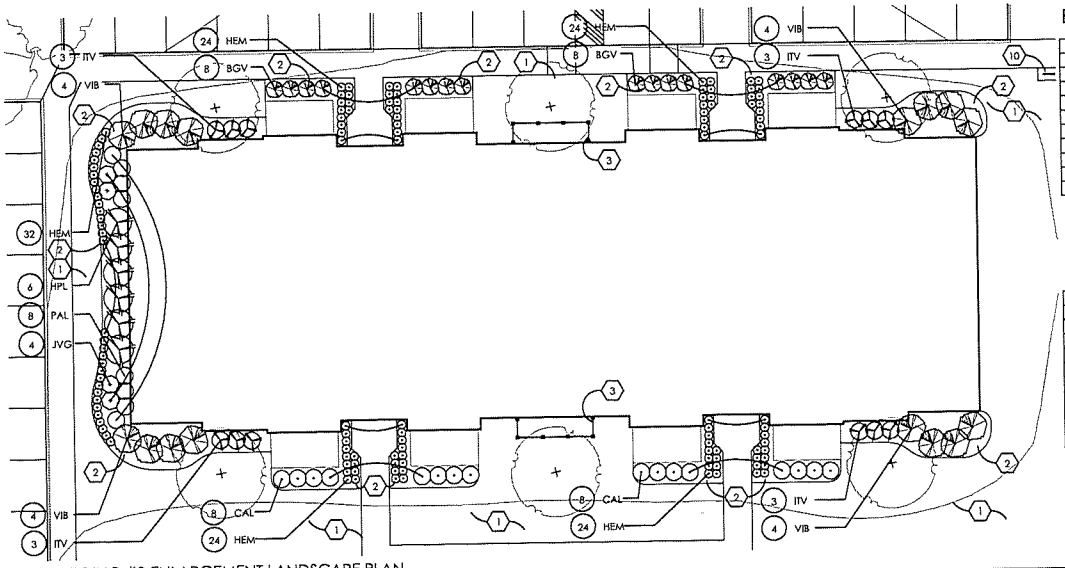
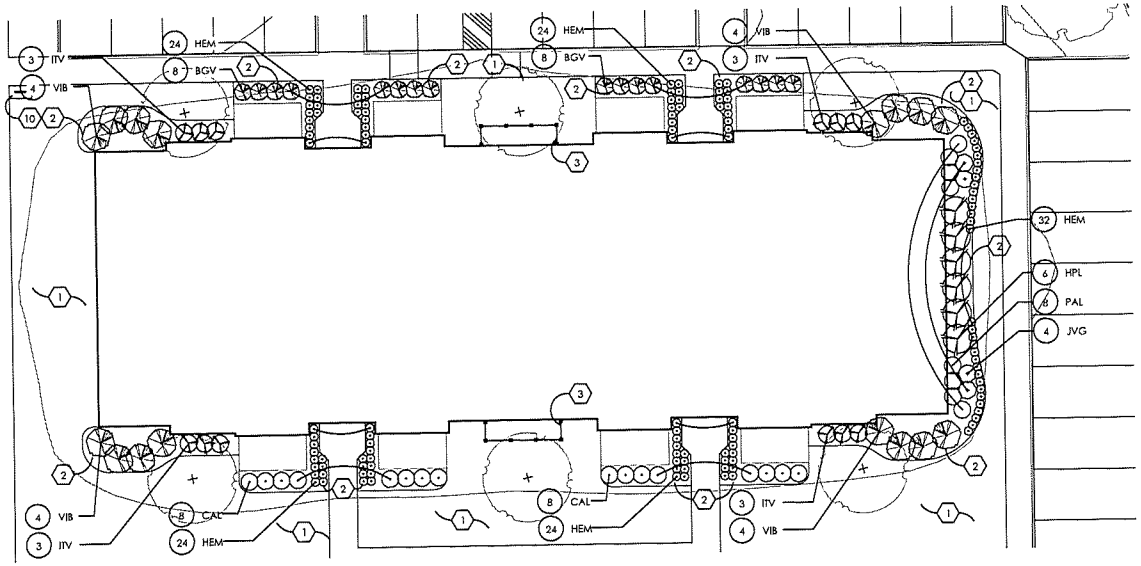
PROJECT	17138
SHEET	

D-4



1 BUILDING #3 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'



2 BUILDING #4 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #3 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #4 PLANT LIST

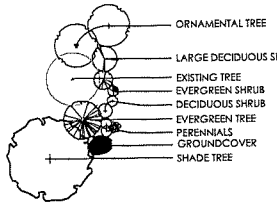
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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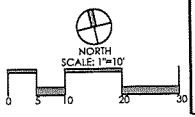
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS. TBR-15. BLACK. AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.



REVISIONS	

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street
Suite 401
Columbus, OH 43215
p (614) 469-1984
www.parisplanninganddesign.com

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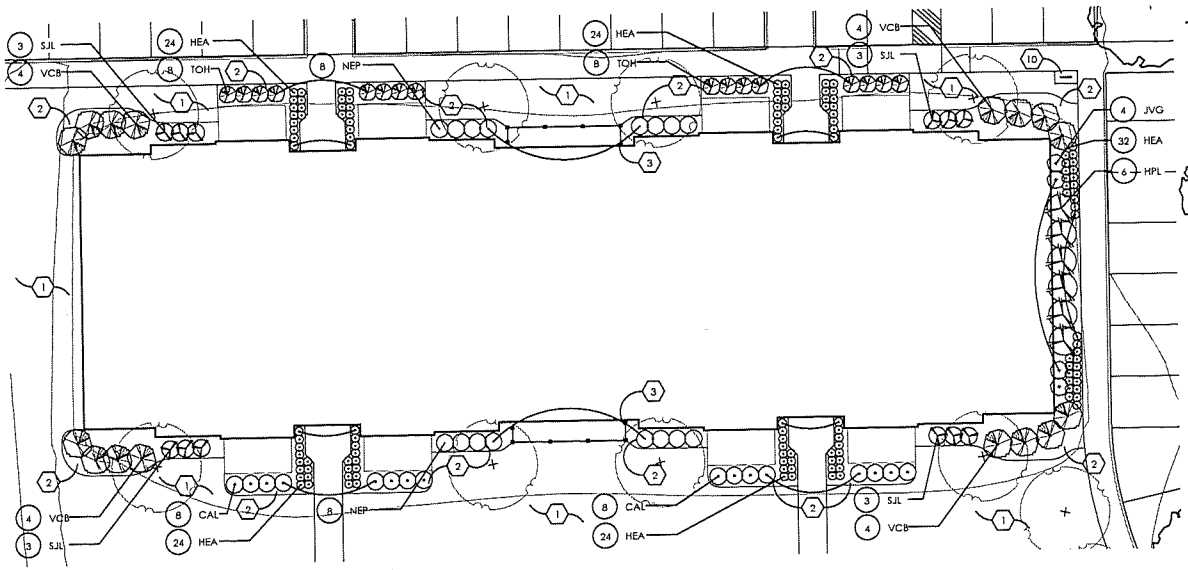
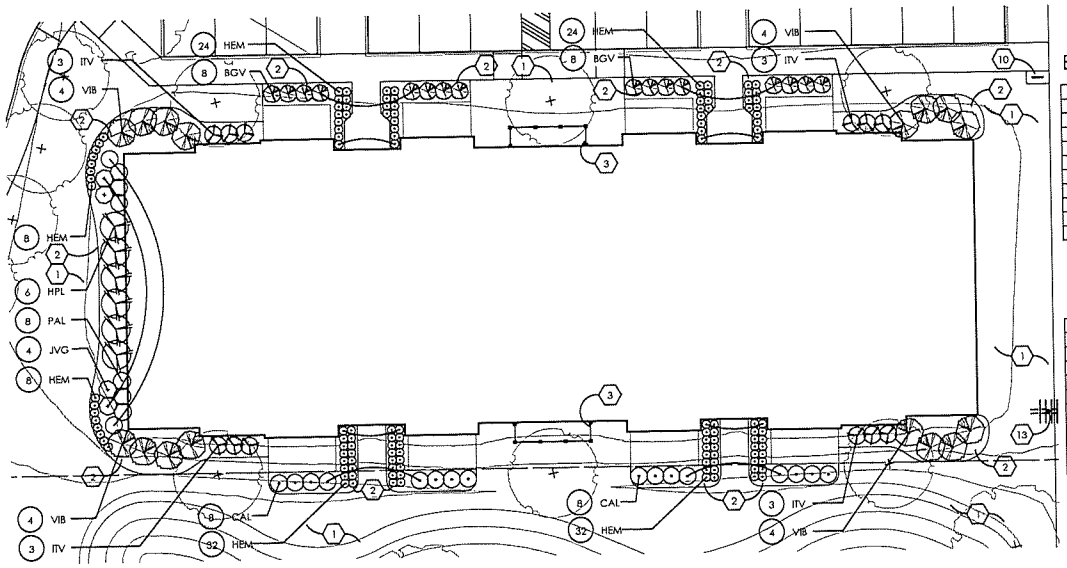
D-5



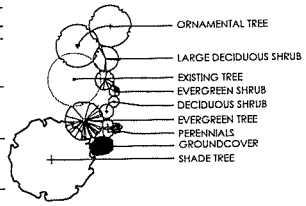
1 BUILDING #5 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'



2 BUILDING #6 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
13. SINGLE POST ARBOR. SEE DETAIL 6 ON SHEET D-14 FOR MORE INFORMATION.

BUILDING #5 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

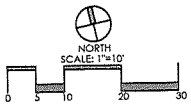
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #6 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



REVISIONS

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
FREA RESIDENCE
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
P: (614) 481-1944 www.parisplanninganddesign.com

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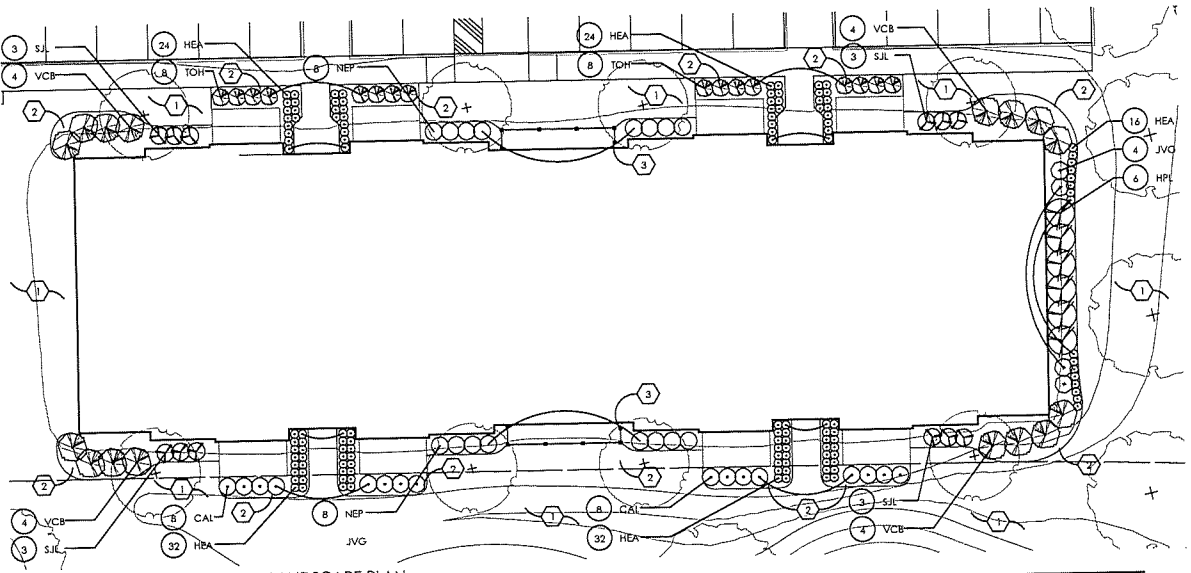
SHEET	D-6



1 BUILDING #7 ENLARGEMENT LANDSCAPE PLAN

SCALE: 1"=10'

BUILDING #7 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
12B	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #8 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
12B	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

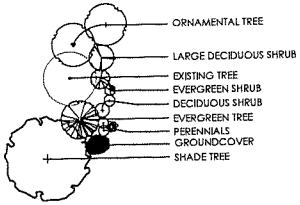
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
11. METAL BENCH. NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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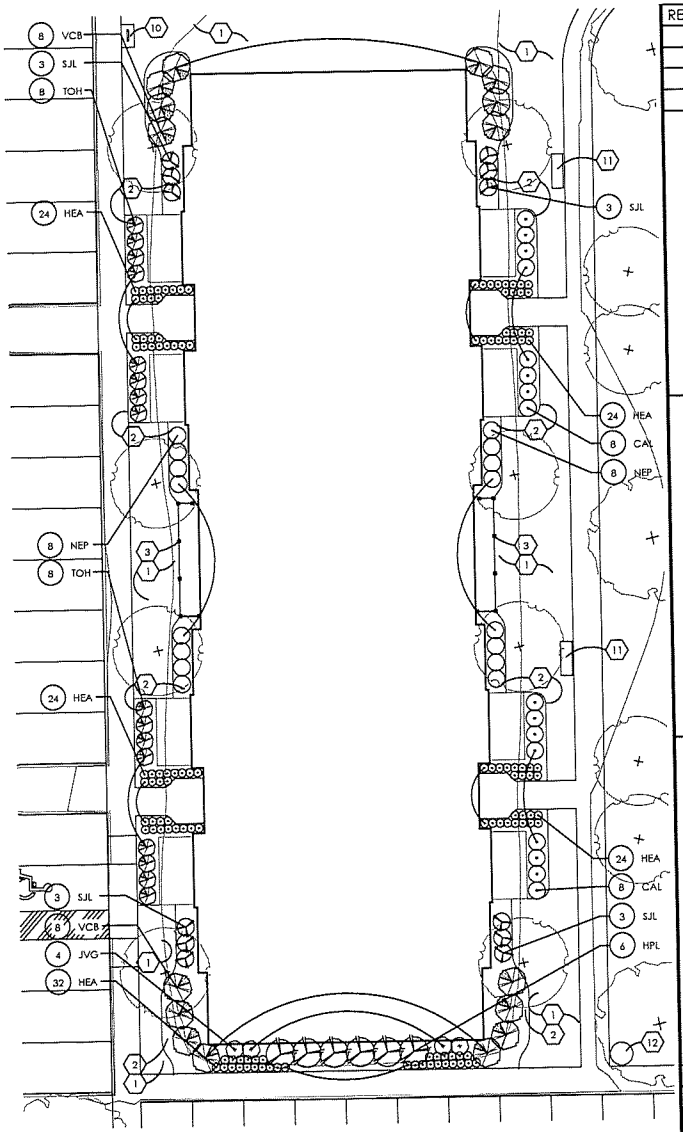


2 BUILDING #8 ENLARGEMENT LANDSCAPE PLAN

SCALE: 1"=10'

NORTH
SCALE: 1"=10'
0 5 10 20 30

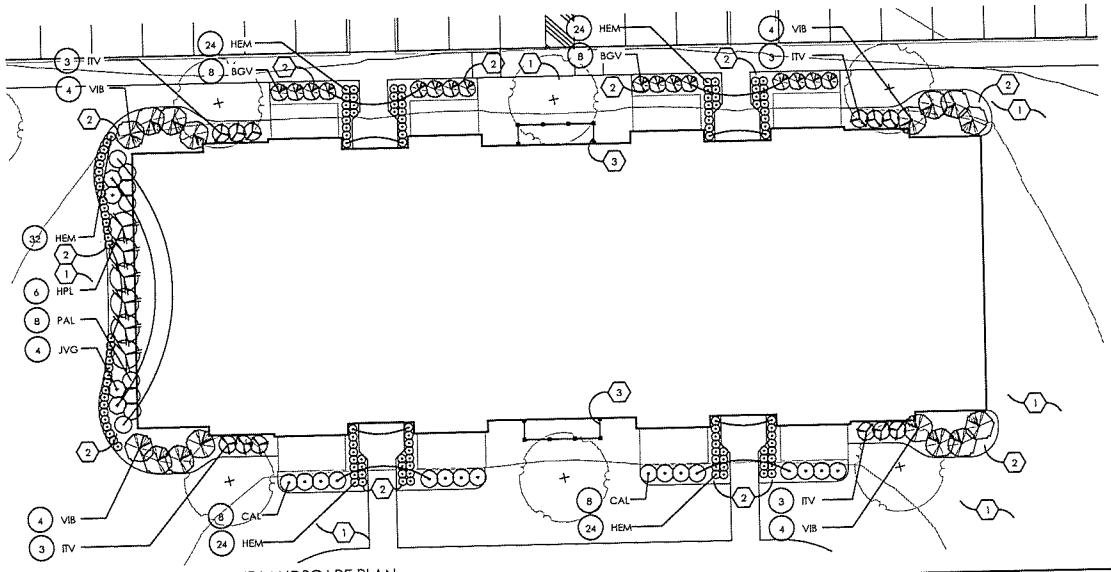
REVISIONS

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE OHIO 43082

Faris Planning & Design
LAND PLANNERS + LANDSCAPE ARCHITECTURE
2591 N. 5th Street Columbus, OH 43215
p (614) 487-1964 Suite 601 www.farisplanninganddesign.com

DATE	2/6/19
PROJECT	17138
SHEET	D-7



1 BUILDING #9 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

BUILDING #9 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	NO. 2	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
16	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
16	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
8	PAL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

BUILDING #10 PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
16	TOH	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	NO. 2	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEA	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

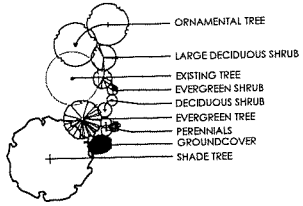
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE. SEE DETAIL 5 ON SHEET D-12 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
11. METAL BENCH. NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.

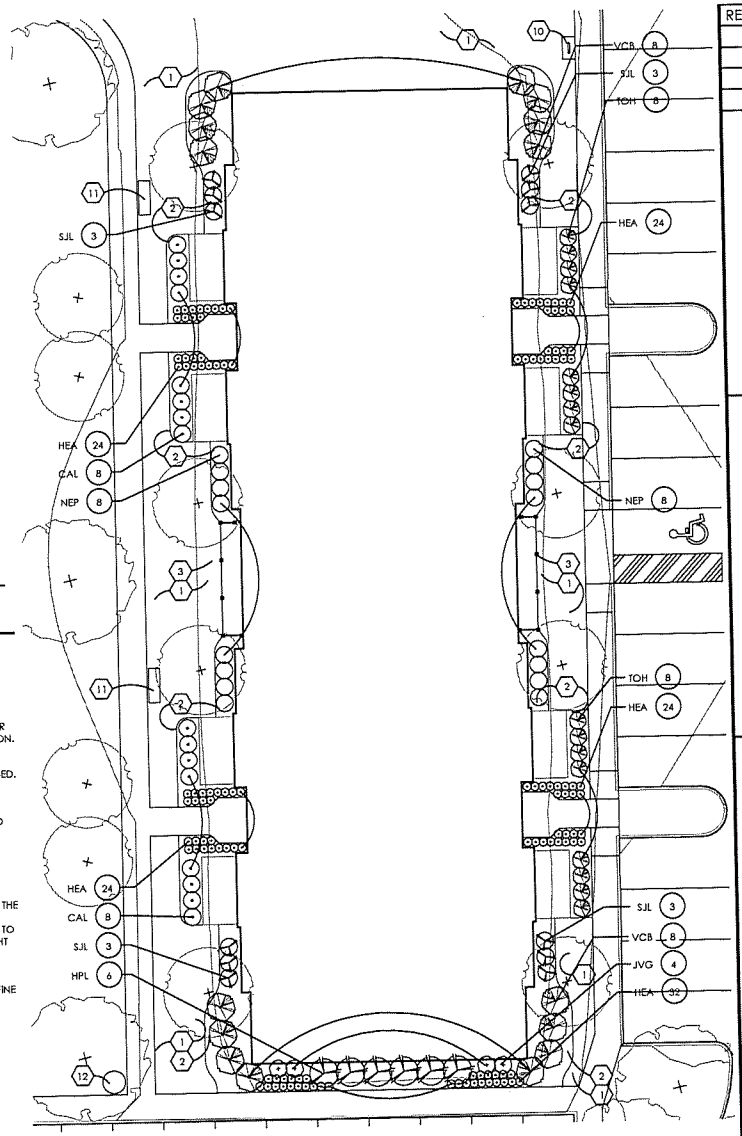
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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



2 BUILDING #10 ENLARGEMENT LANDSCAPE PLAN
SCALE: 1"=10'

NORTH
SCALE: 1"=10'
0 5 10 20 30

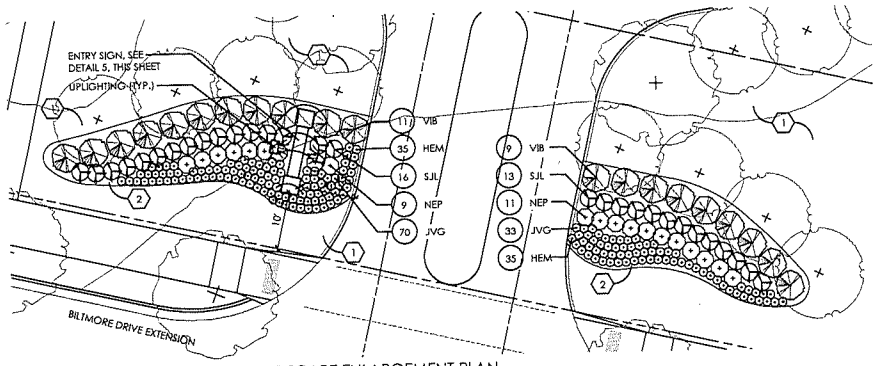
REVISIONS

LANDSCAPE ENLARGEMENTS

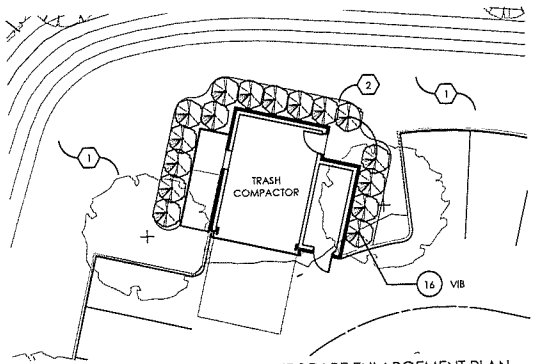
SEATTLE HOUSE
FREE & FIFTH
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 601 Columbus, OH 43215
P (614) 487-1934 www.farisplanninganddesign.com

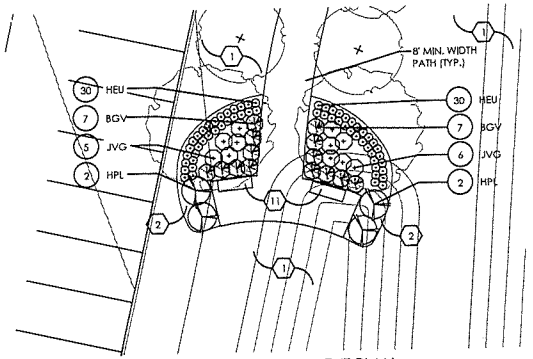
DATE	2/6/19
PROJECT	17138
SHEET	D-8



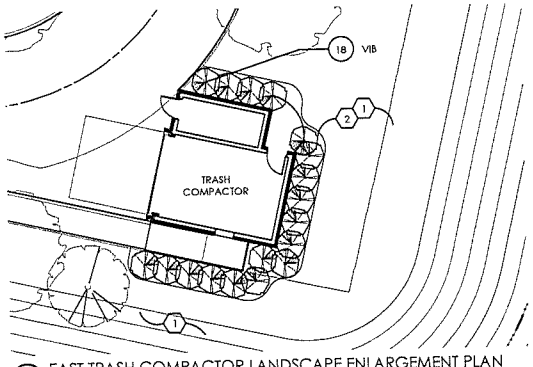
1 BALTIMORE DR EXT ENTRY LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



4 WEST TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



2 OVERLOOK LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



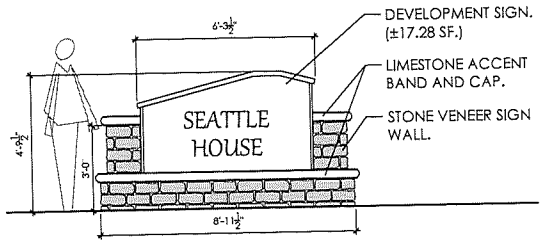
3 EAST TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

GENERAL PLANTING NOTES:

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

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
17. METAL BENCH, NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.



5 TYPICAL ENTRY SIGN
N.T.S.

PLANT LIST

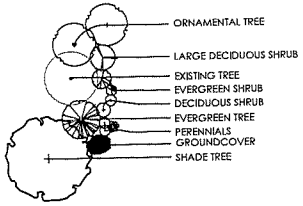
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

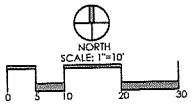
QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
14	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
114	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
29	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
54	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
70	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
60	HEU	HEUCHERA 'SOUTHERN COMFORT'	SOUTHERN COMFORT HEUCHERA	NO. 1	CONT	
20	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





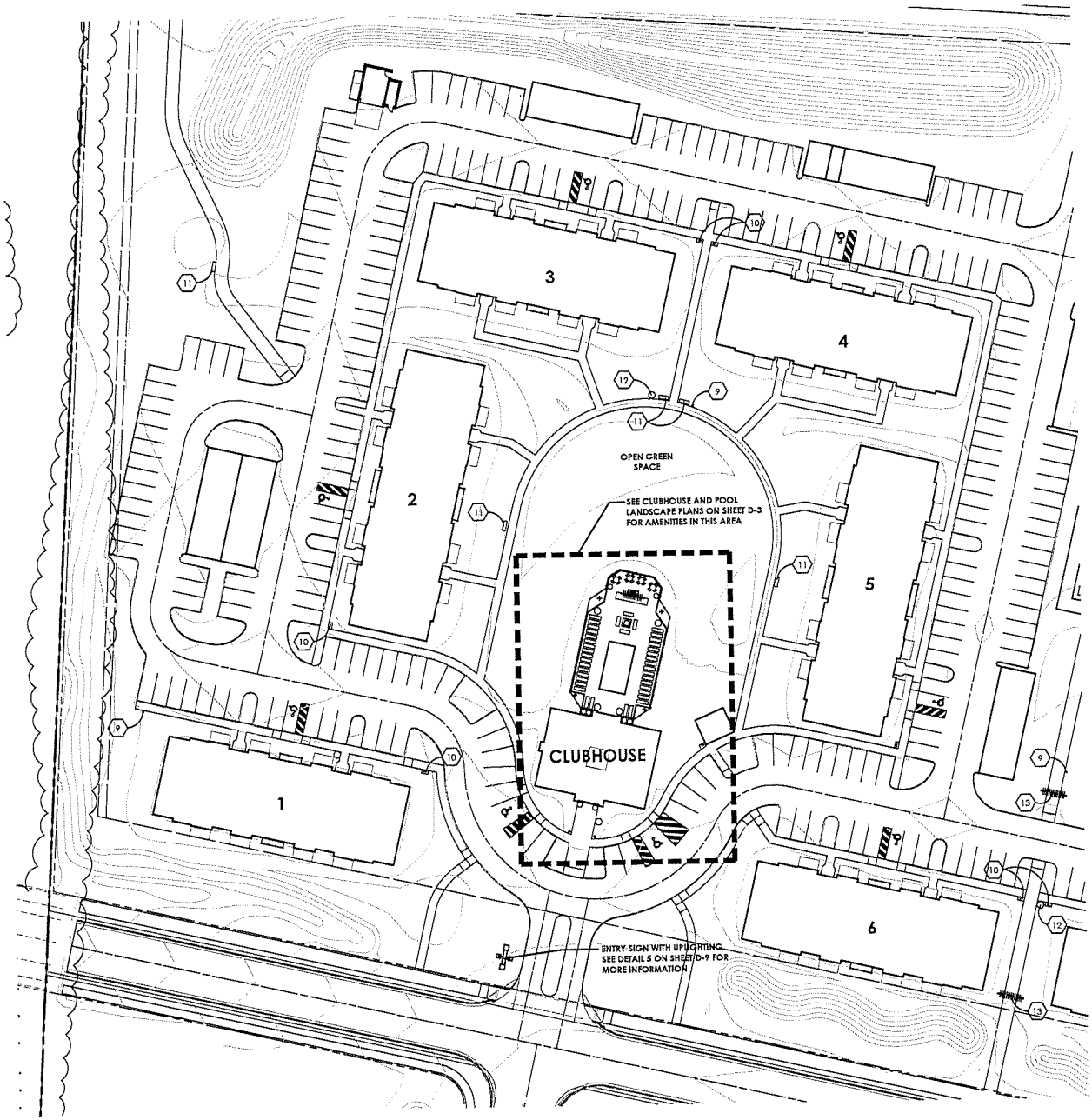
REVISIONS

LANDSCAPE ENLARGEMENTS

SEATTLE HOUSE
FREE & FEE INC®
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2424 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	2/6/19
PROJECT	17138
SHEET	D-9



GENERAL LAYOUT NOTES

1. BOUNDARY,TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. / 250 W OLD WILSON BRIDGE RD #250, WORTHINGTON, OH 43085/ (614) 540-6633
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES:

9. PET WASTE STATION. TERRABOUND ELITE DOG WASTE STATION. AVAILABLE FROM TERRABOUND SOLUTIONS. SEE DETAIL 1 ON SHEET D-14 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
11. METAL BENCH. NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.
13. SINGLE POST ARBOR. SEE DETAIL 6 ON SHEET D-14 FOR MORE INFORMATION.

NORTH
SCALE: 1"=30'
0 15 30 60 90

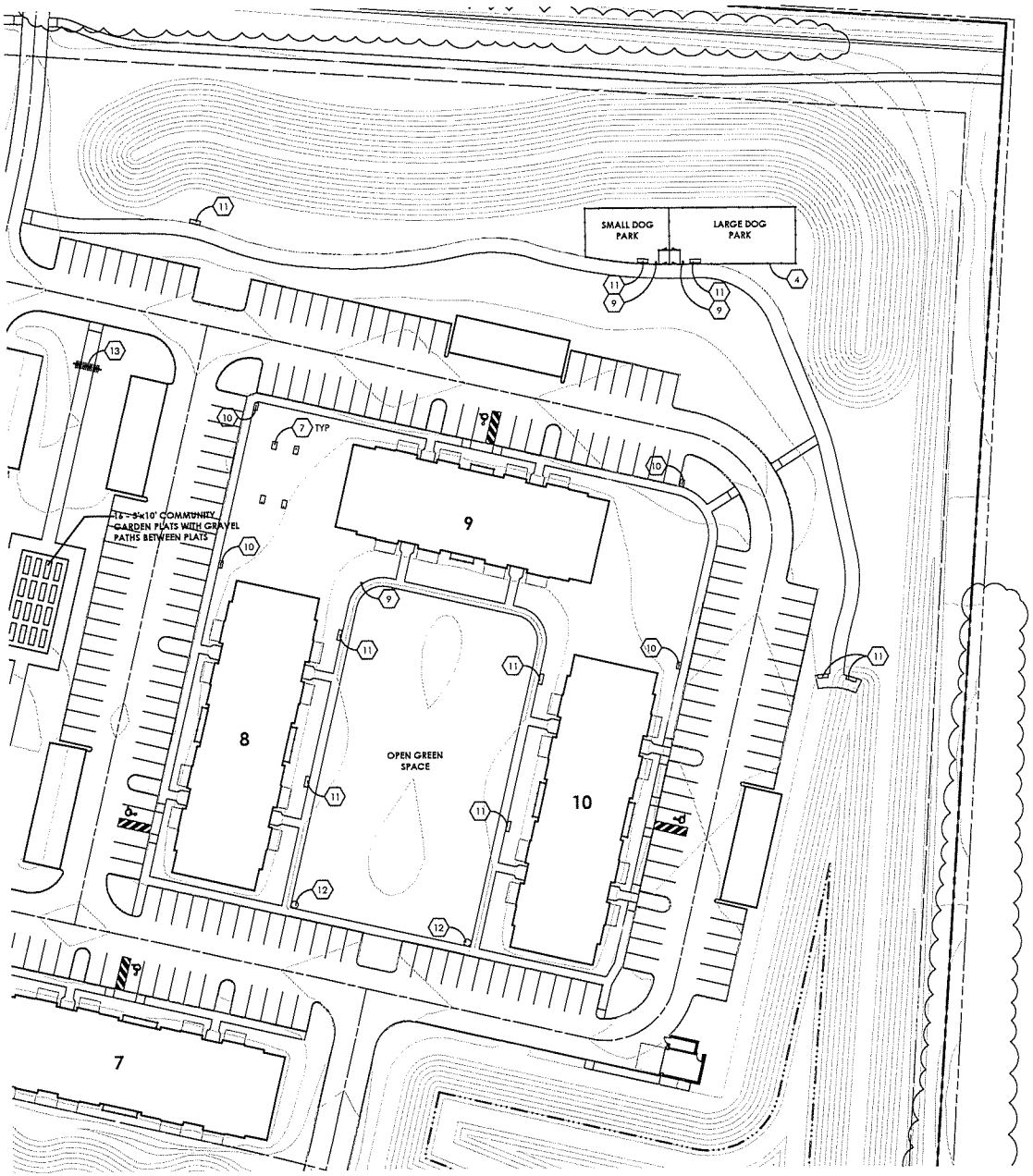
REVISIONS	

WEST AMENITIES PLAN

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2436 E. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.parisplanninganddesign.com

DATE	2/6/19
PROJECT	17138
SHEET	D-10



GENERAL LAYOUT NOTES

1. BOUNDARY,TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. / 250 W OLD WILSON BRIDGE RD #250, WORTHINGTON, OH 43085/ (614) 540-6633
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
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CONSTRUCTION NOTES:

4. POOL AND DOG PARK FENCE AND GATE. SEE DETAIL 4 ON SHEET D-12 FOR MORE INFORMATION.
7. PRECAST CORNHOLE BOARD. AVAILABLE FROM DOTY AND SONS CONCRETE PRODUCTS. SEE DETAIL 3 ON SHEET D-13 FOR MORE INFORMATION.
9. PET WASTE STATION. TERRABOUND ELITE DOG WASTE STATION. AVAILABLE FROM TERRABOUND SOLUTIONS. SEE DETAIL 1 ON SHEET D-14 FOR MORE INFORMATION.
10. BIKE RACK. PARK-IT 2-BIKE RACKS, TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 2 ON SHEET D-14 FOR MORE INFORMATION.
11. METAL BENCH. NORTHGATE PARK BENCH, TBN-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 3 ON SHEET D-14 FOR MORE INFORMATION.
12. TRASH RECEPTACLES. NORTHGATE RECEPTACLES , TBR-15, BLACK, AVAILABLE FROM TREETOP PRODUCTS. SEE DETAIL 4 ON SHEET D-14 FOR MORE INFORMATION.
13. SINGLE POST ARBOR. SEE DETAIL 6 ON SHEET D-14 FOR MORE INFORMATION.

NORTH
SCALE: 1"=60'
0 30 60 120 180

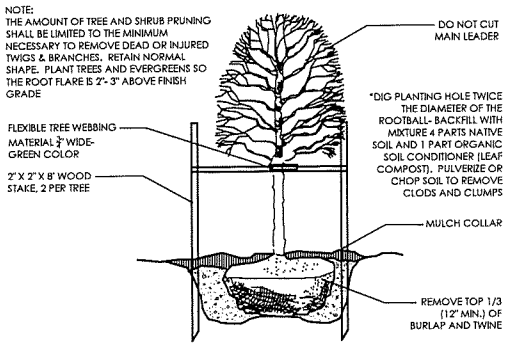
REVISIONS	

EAST AMENITIES PLAN

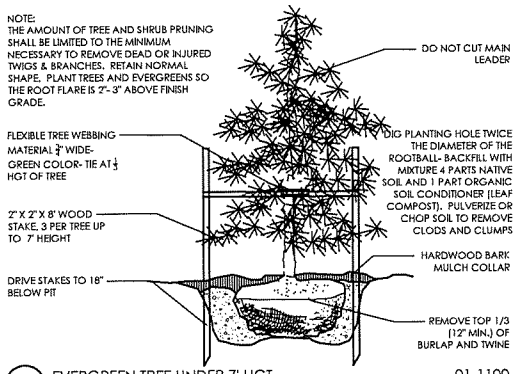
SEATTLE HOUSE
PROPERTIES
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE OHIO 43082

Faris Planning & Design
LAND PLANNERS • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

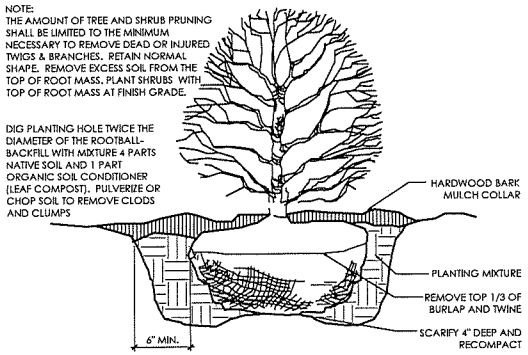
DATE	2/6/19
PROJECT	17138
SHEET	D-11



1 DECIDUOUS TREE 01-1001
N.T.S.



2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.



3 SHRUB PLANTING DETAIL 01-1300
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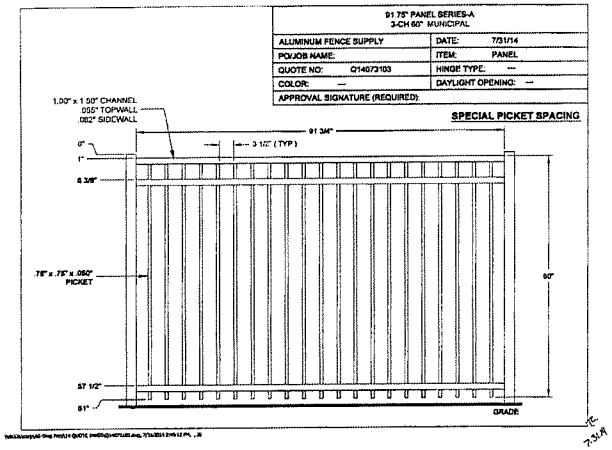
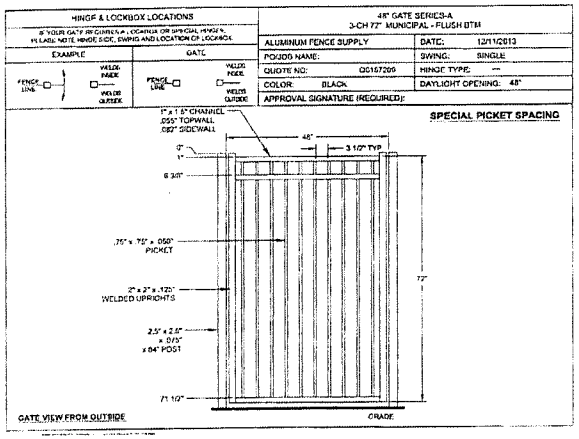
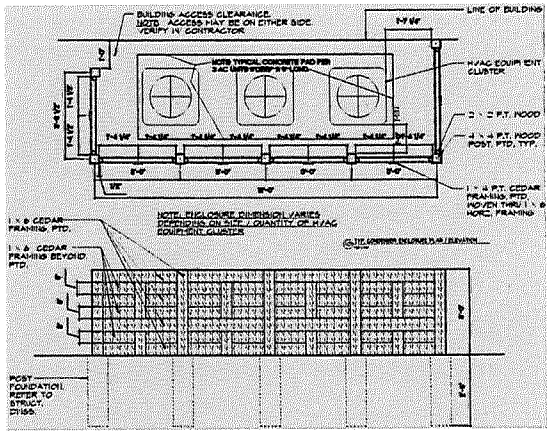




NOTE: POOL GATE TO BE EQUIPPED WITH LOCKEY PS11 SECURITY KIT. KIT INCLUDES PB1100 SERIES PANIC BAR, ADJUSTABLE PANIC SHIELD, STRIKE BRACKET, STEEL LOCKBOX, AND LATCH PROTECTOR. DOG PARK GATE TO BE EQUIPPED WITH STANDARD GATE LATCH.

4 POOL AND DOG PARK FENCE AND GATE DETAIL
SCALE: N.T.S.



5 A/C CONDENSER SCREENING FENCE DETAIL
SCALE: N.T.S.

REVISIONS	

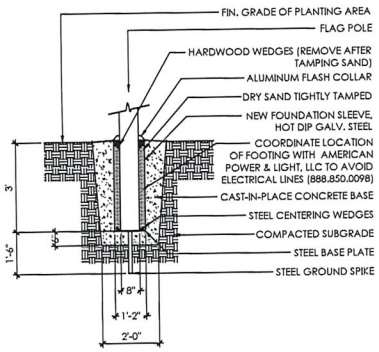
SITE DETAILS

SEATTLE HOUSE
REDEVELOPER
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

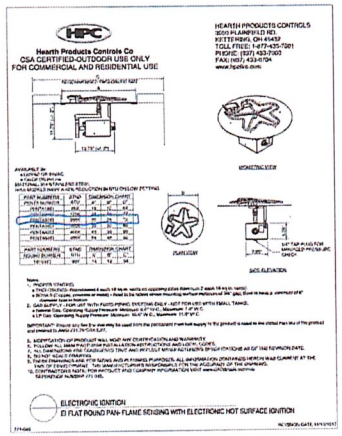
Faris Planning & Design
LAND PLANNERS + LANDSCAPE ARCHITECTURE
2424 N. 5th Street Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

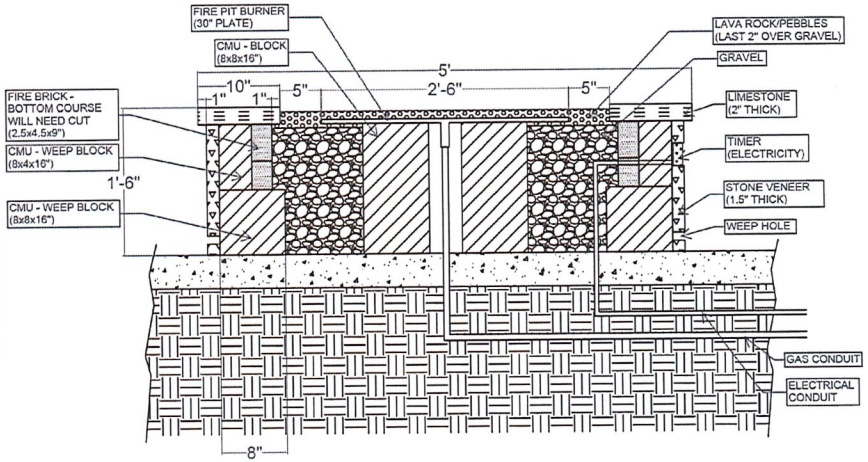
DATE	2/6/19
PROJECT	17138
SHEET	

D-12

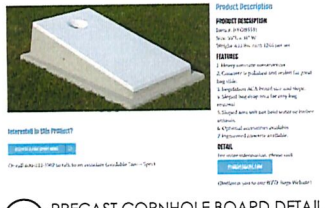


1 FLAG POLE FOOTING
N.T.S.





2 FIRE PIT DETAIL
SCALE: N.T.S.

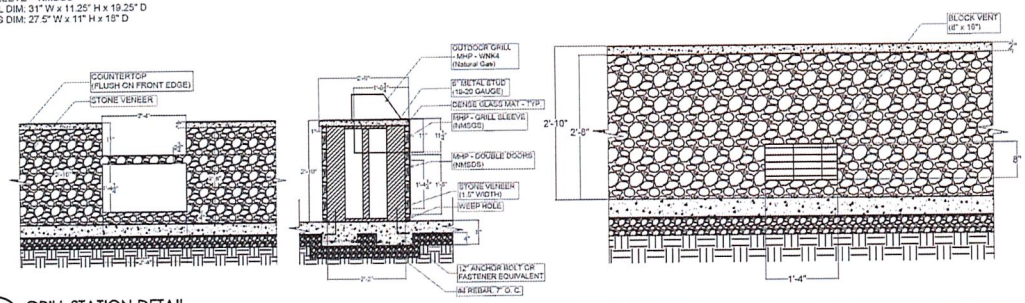


3 PRECAST CORNHOLE BOARD DETAIL
SCALE: N.T.S.

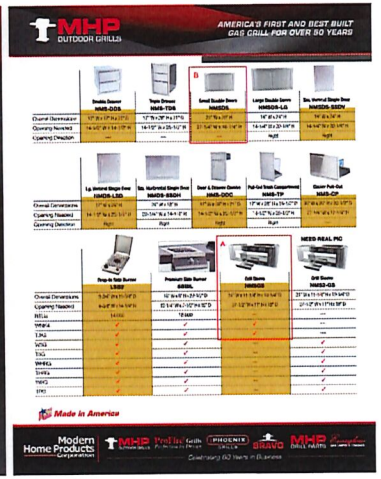
GRILL STATION (34" MAX HEIGHT - ADA)

MHP - GRILL SLEEVE AND SMALL DOUBLE DOORS
- SMALL DOUBLE DOORS - NMSDS
  OVERAL DIM: 31" W x 20" H
  OPENING DIM: 27 25" W x 16.25" H

- GRILL SLEEVE - NMSGS
  OVERALL DIM: 31" W x 11.25" H x 19.25" D
  OPENING DIM: 27.5" W x 11" H x 18" D



4 GRILL STATION DETAIL
SCALE: N.T.S.



REVISIONS	

SITE DETAILS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE OHIO 43082

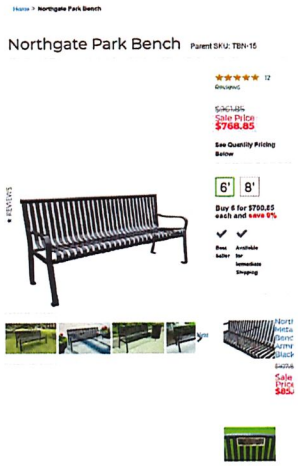
Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2016 Ohio Street Suite 401 Columbus, OH 43215
P (614) 421-1941 www.farisplanninganddesign.com

DATE	2/6/19
PROJECT	17138
SHEET	

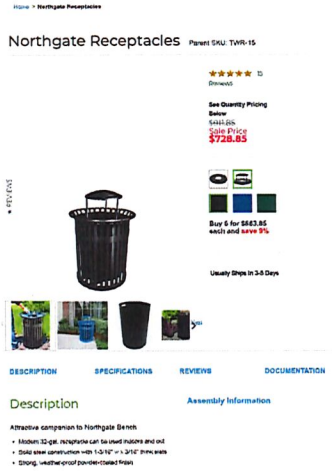
D-13

1 PET WASTE STATION DETAIL
SCALE: N.T.S.

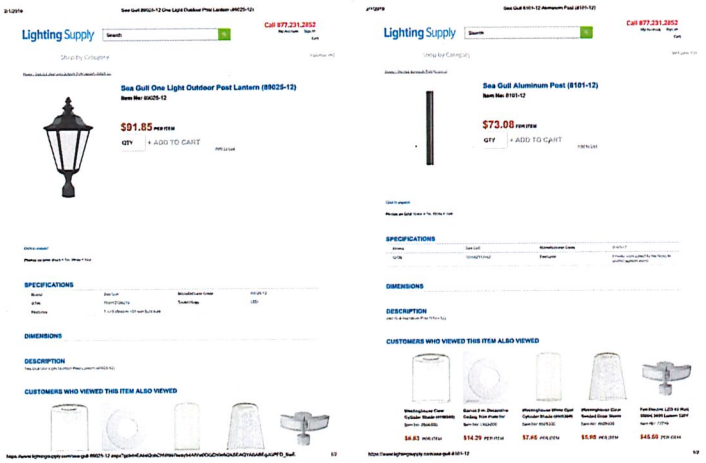
2 BIKE RACK DETAIL
SCALE: N.T.S.



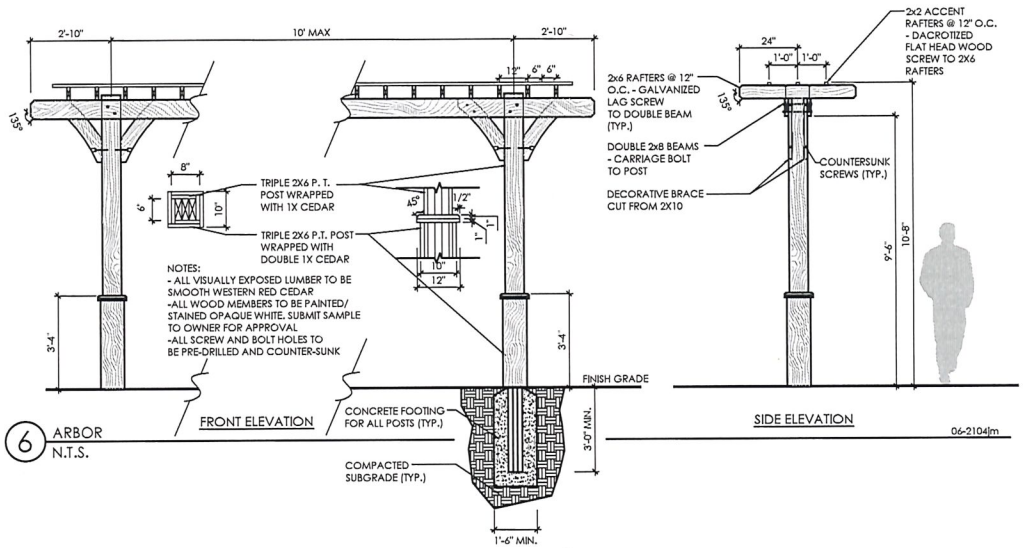
3 METAL BENCH DETAIL
SCALE: N.T.S.



4 TRASH RECEPTACLE DETAIL
SCALE: N.T.S.



5 POOL AREA LIGHT AND POST DETAIL
SCALE: N.T.S.



6 ARBOR
N.T.S.

REVISIONS

SITE DETAILS

SEATTLE HOUSE
RESIDENCE
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Faris Planning & Design
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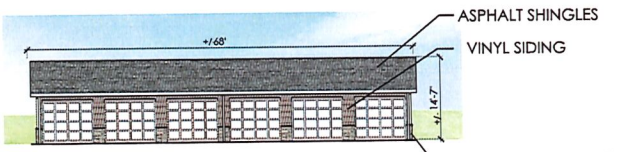
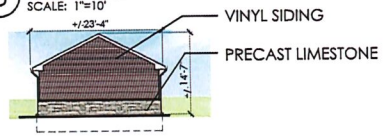
DATE	2/6/19
PROJECT	17138
SHEET	

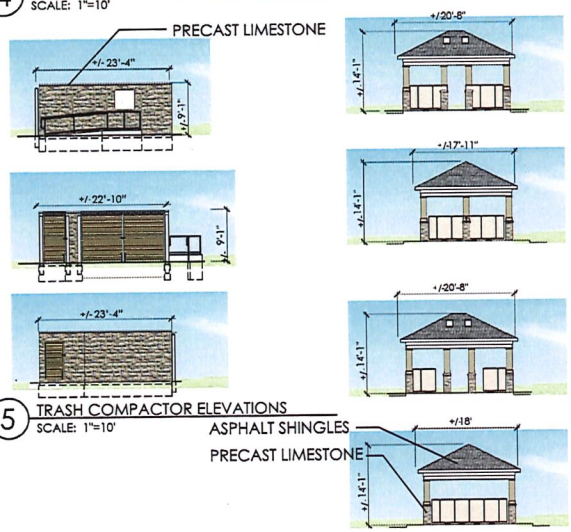
D-14



3 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



4 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



5 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'

6 MAIL STATION ELEVATIONS
SCALE: 1"=10'

1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'

2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'

REVISIONS	

ILLUSTRATIVE BUILDING ELEVATIONS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2930 E. 5th Street Columbus, OH 43215
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DATE	2/6/19
PROJECT	17138
SHEET	

E-1

1 TYPICAL 3 STORY BUILDING FACING BOWTOWN RD. & BILTMORE DR., FRONT ELEVATION
SCALE: 1"=10'

2 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'

3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'

REVISIONS	

BILTMORE DRIVE
FRONTAGE ILLUSTRATIVE
BUILDING ELEVATIONS

SEATTLE HOUSE
PREPARED FOR
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

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LAND PLANNING + LANDSCAPE ARCHITECTURE
2824 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	2/6/19
PROJECT	17138
SHEET	

E-2

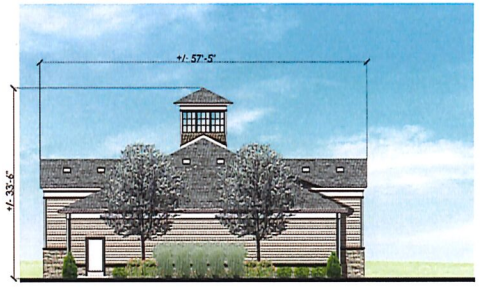
DIMENSIONAL ASPHALT SHINGLES

VINYL SHAKE SIDING

VINYL SIDING

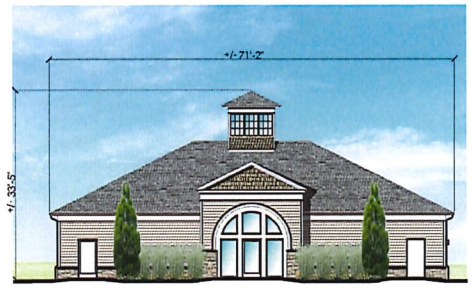
PRECAST LIMESTONE

1 **CLUBHOUSE - FRONT ELEVATION**
SCALE: 1"=10'



2 **CLUBHOUSE - SIDE ELEVATION**
SCALE: 1"=10'

3 **CLUBHOUSE - SIDE ELEVATION**
SCALE: 1"=10'



4 **CLUBHOUSE - REAR ELEVATION**
SCALE: 1"=10'

1"=10'

0 5 10 20 30

REVISIONS	

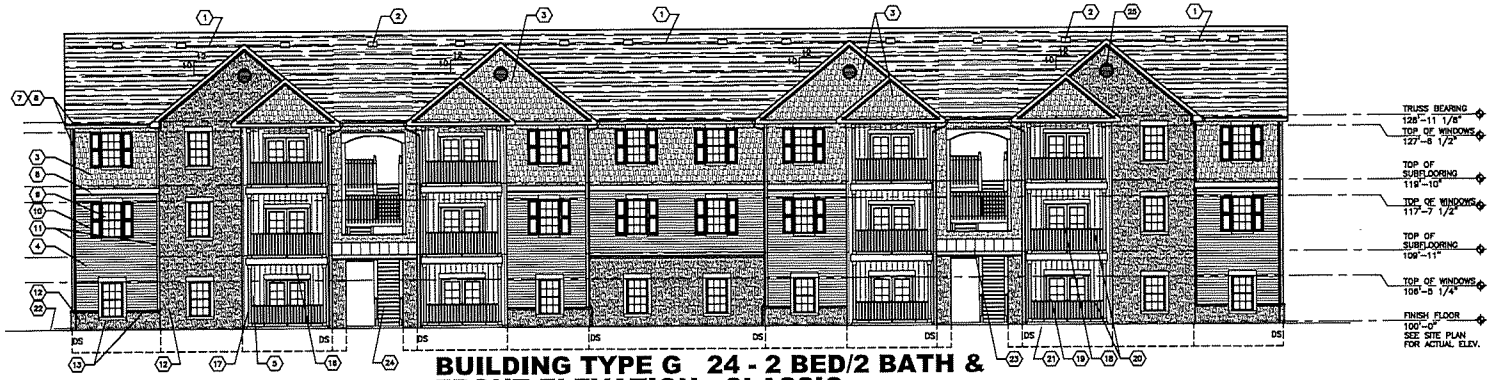
ILLUSTRATIVE CLUBHOUSE ELEVATIONS

SEATTLE HOUSE
PROPERTIES
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 170
WESTERVILLE, OHIO 43082

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43215
p (614) 487-1964 Suite 401 www.parisplanninganddesign.com

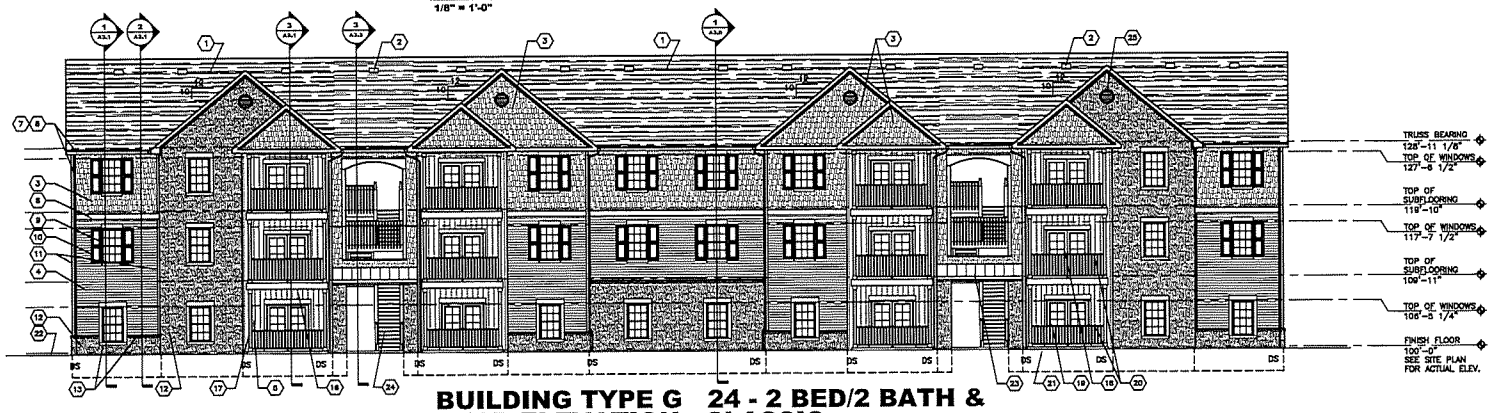
DATE	2/6/19
PROJECT	17138
SHEET	

E-3



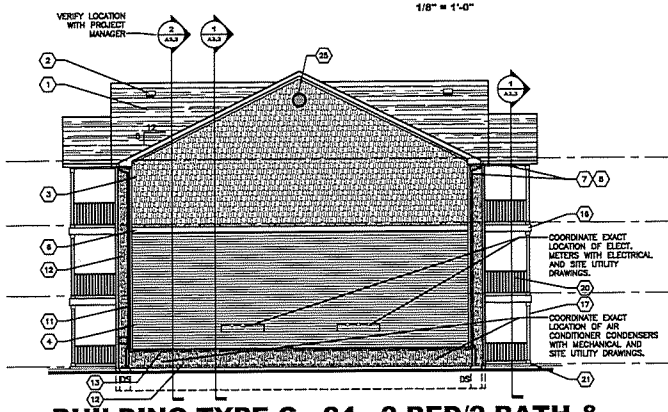
BUILDING TYPE G 24 - 2 BED/2 BATH & FRONT ELEVATION - CLASSIC

1/8" = 1'-0"



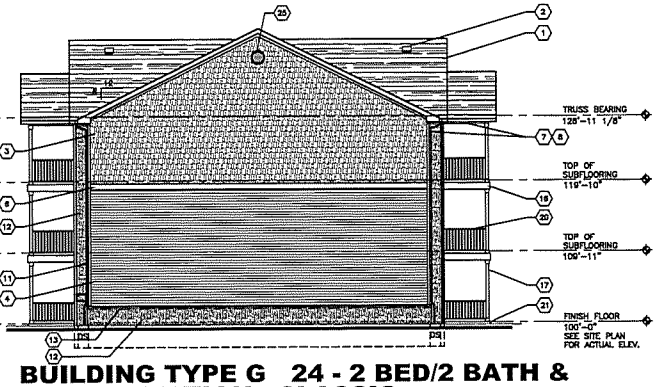
BUILDING TYPE G 24 - 2 BED/2 BATH & REAR ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE G 24 - 2 BED/2 BATH & SIDE ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE G 24 - 2 BED/2 BATH & SIDE ELEVATION - CLASSIC

1/8" = 1'-0"

EXTERIOR FINISHES:

SEE CODED NOTES 3, 4 & 5 BELOW FOR LOCATIONS OF HARDIE BOARD INSTEAD OF VINYL SIDING.

GENERAL NOTES:

1. REFER TO TRIM DETAILS ON DRAWING A3.0.
2. NOTE SPECIFIC LOCATIONS OF HARDIE SIDING IN LIEU OF VINYL SIDING.

CODED NOTES:

1. ASPHALT SHINGLE ROOF.
2. HAT VENT, TYP.
3. VINYL SHAKE SIDING. HARDIE HARDIESHINGLE SIDING ON SOUTH SIDE OF BUILDINGS 1, 6 & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VINYL SHAKE SIDING.
4. DBL. 5" HORIZONTAL VINYL SIDING. HARDIE PLANK LAP SIDING ON SOUTH SIDE OF BUILDINGS 1, 6, & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VINYL SIDING.
5. 8" VERTICAL VINYL SIDING. HARDIEPANEL VERTICAL SIDING ON SOUTH SIDE OF BUILDINGS 1, 6 & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VERTICAL VINYL SIDING.
6. 1"x 10" TRIM BOARD, TYP.
7. ALUMINUM GUTTER. 5" K-STYLE.
8. ALUMINUM DOWNSPOUT WITH STRAP TIES TO BUILDING EACH FLOOR. 3"x4" CORRUGATED.
9. SINGLE HUNG VINYL WINDOWS, INSUL. WITH LOW E GLASS.
10. VINYL SHUTTERS
11. 1x TRIM BOARD.
12. CULTURED STONE VENEER.
13. CULTURED STONE SILL OR CAP.
14. FACE BRICK VENEER.
15. FACE BRICK SILL OR CAP
16. 2x12 P.T. BANDBOARD.
17. TRIM WRAPPED POST, PAINTED.
18. SLIDING GLASS PATIO DOORS.
19. IN-SWING GLASS PATIO DOORS.
20. ALUMINUM GUARD RAIL, 42" HIGH.
21. CONCRETE PATIO.
22. APPROXIMATE FINISHED GRADE.
23. STANDING SEAM METAL ROOF.
24. STAIRS.
25. 24" ROUND VINYL LOUVER.

EXHIBIT E-4

Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT.D.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
t 614 790 1315
collarchitects.com

STATE OF OHIO
DELLOS D MORRISON
9352
REGISTERED ARCHITECT

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Project Number 18059

Date 1-25-19

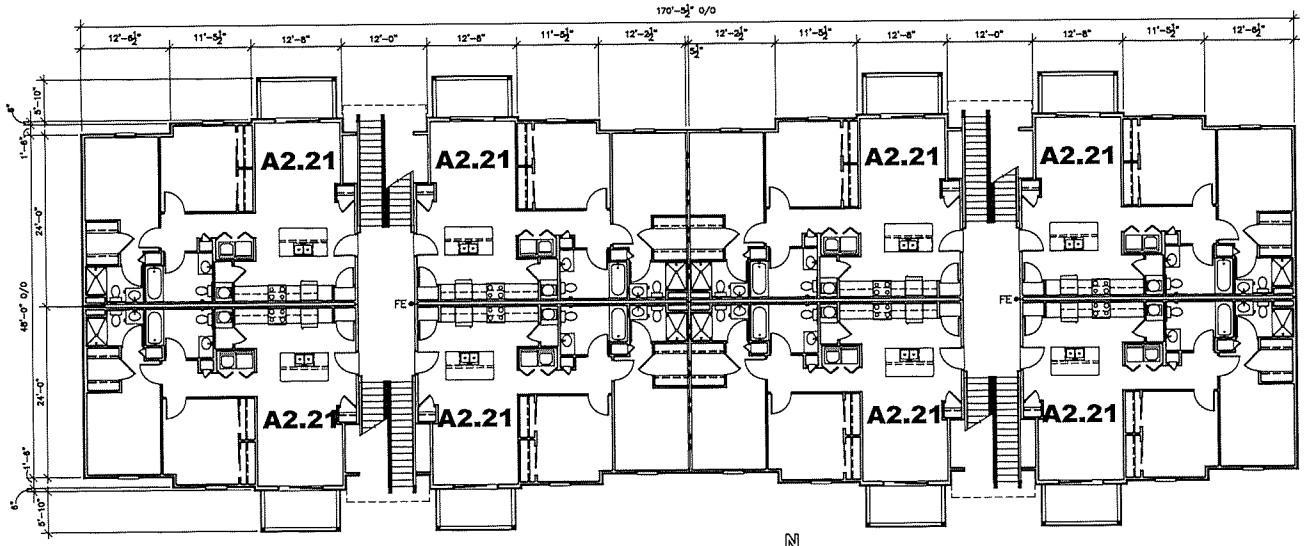
Scale

File Name

Drawing Description

BUILDING TYPE G
EXTERIOR
ELEVATIONS

A1.1

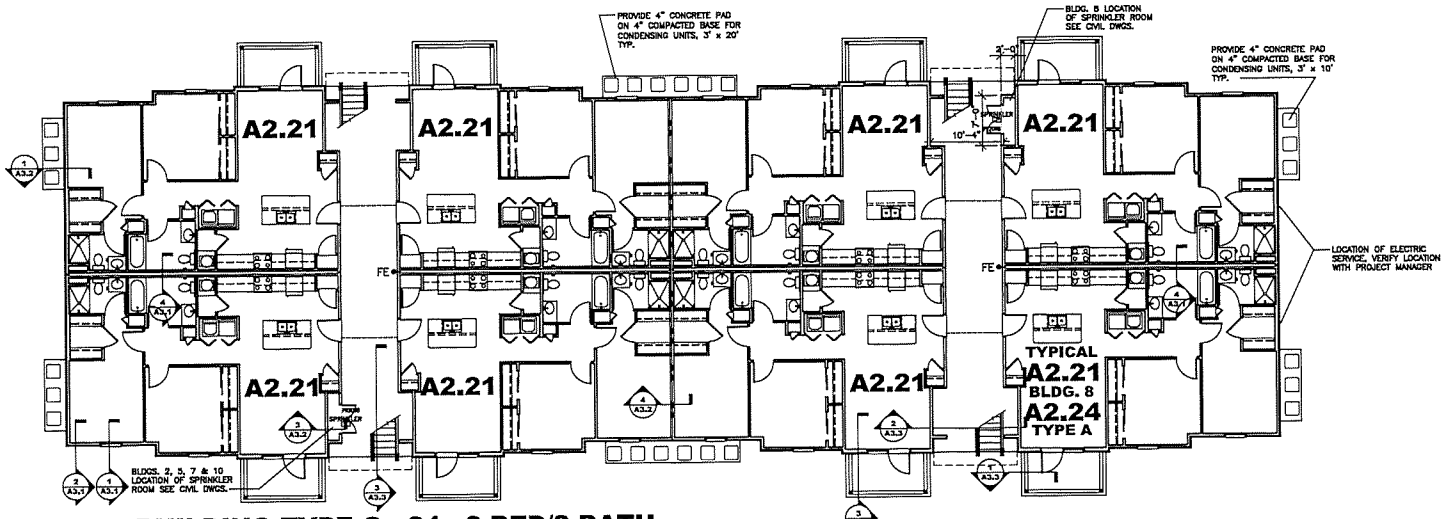


BUILDING TYPE G 24 - 2 BED/2 BATH
SECOND FLOOR PLAN - CLASSIC

1/8" = 1'-0"

N

BUILDING 7 | BUILDINGS 5 & 10 | BUILDINGS 2 & 8



BUILDING TYPE G 24 - 2 BED/2 BATH
FIRST FLOOR PLAN - CLASSIC

1/8" = 1'-0"

* FE = SEMI-RECESSED CABINET WITH 5LB FIRE EXTINGUISHER RATED 2-A:10-B:C PER NFPA 10.

ALL FIRST FLOOR UNITS ARE "TYPE B" UNITS UNLESS NOTED AS "TYPE A".

A2.3 - SHEET WITH ENLARGED PLAN

N

BUILDING 7 | BUILDINGS 5 & 10 | BUILDINGS 2 & 8

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Fallon Parkway, Suite 200
Dublin, Ohio 43017
+614 798 1313
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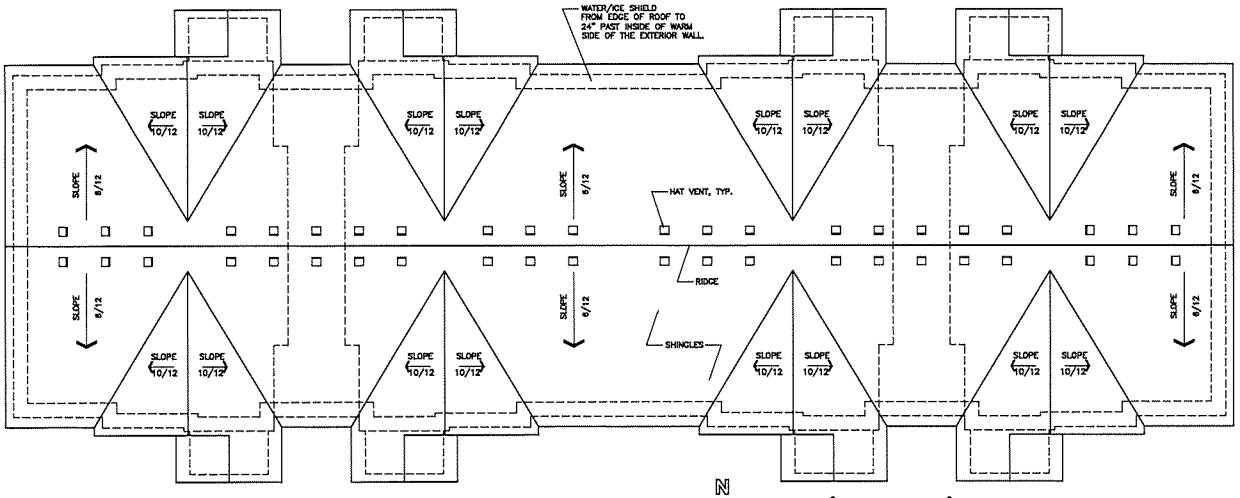
Project Number 18059

Date 1-23-19

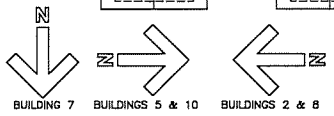
BUILDING TYPE G
CLASSIC
1ST & 2ND
FLOOR PLANS

A2.1

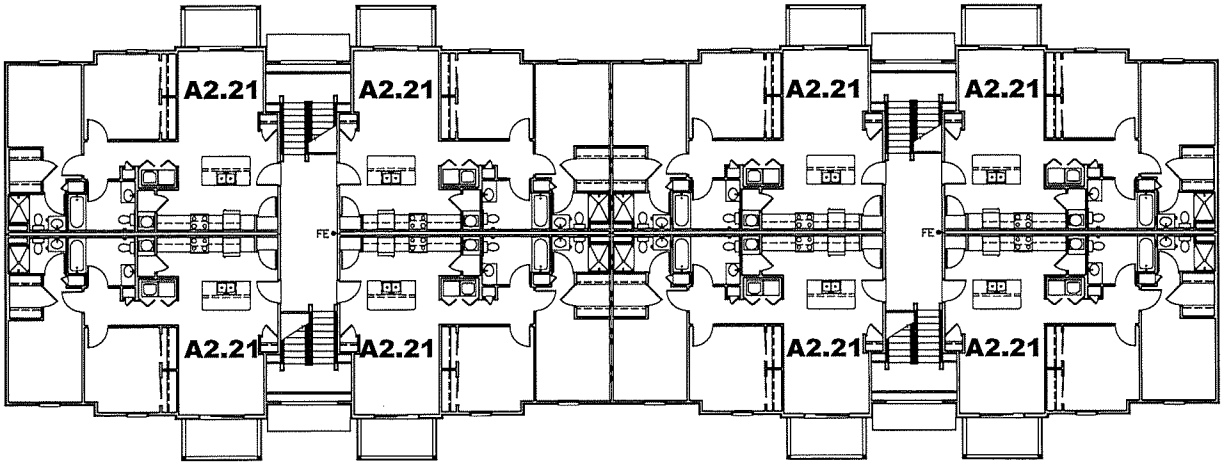


BUILDING TYPE G 24 - 2 BED/2 BATH ROOF PLAN - CLASSIC

1/8" = 1'-0"

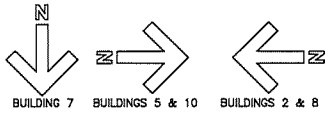


8534 SF IN BUILDING
8534 SF / 300 SF = 28.4 SF
28.4 SF / 2 = 14.2 SF IN ATTIC 14.2 SF IN SOFFIT
14.2 SF/.42 SF / HAT = 34 HAT VENTS IN ATTIC
14.2 SF/.048 SF / LF = 296 LF VENT IN SOFFIT



BUILDING TYPE G 24 - 2 BED/2 BATH THIRD FLOOR PLAN - CLASSIC

1/8" = 1'-0"



Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

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2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+614 798 1515
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Project Number 16039

Date 1-25-19

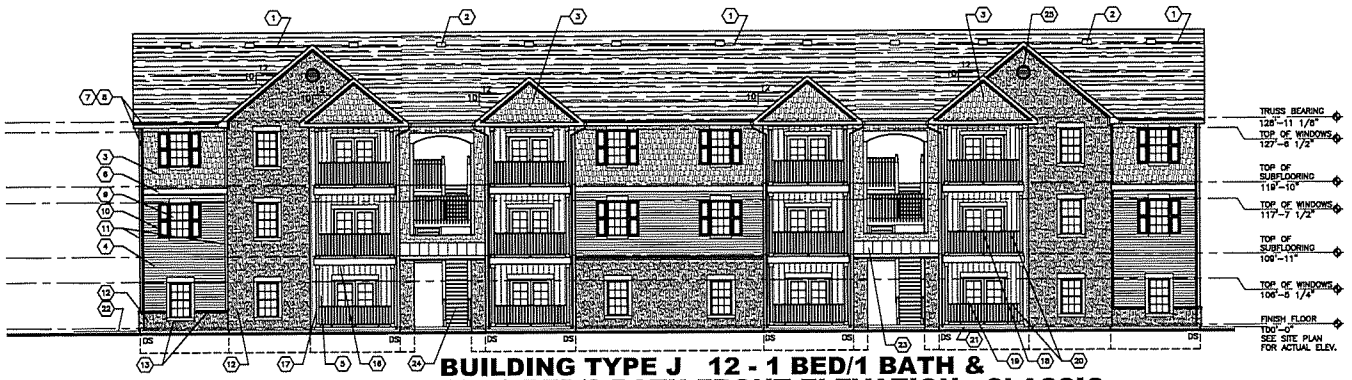
Scale

File Name

Drawing Description

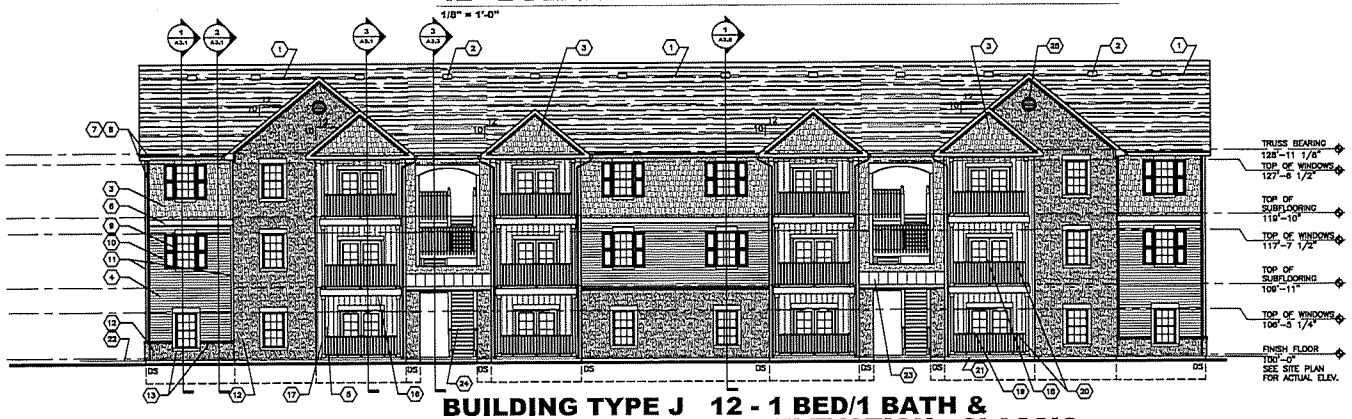
BUILDING TYPE G
CLASSIC
THIRD FLOOR PLAN
& ROOF PLAN

A2.2



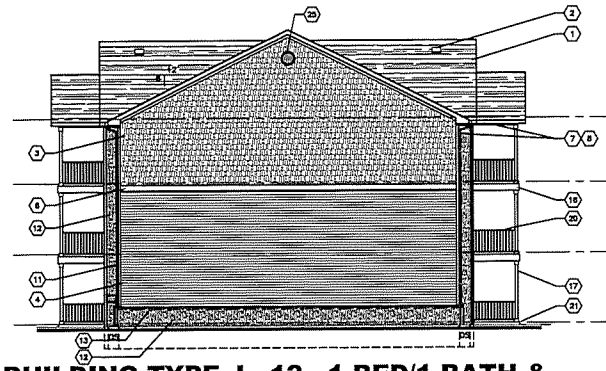
BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH FRONT ELEVATION - CLASSIC

1/8" = 1'-0"



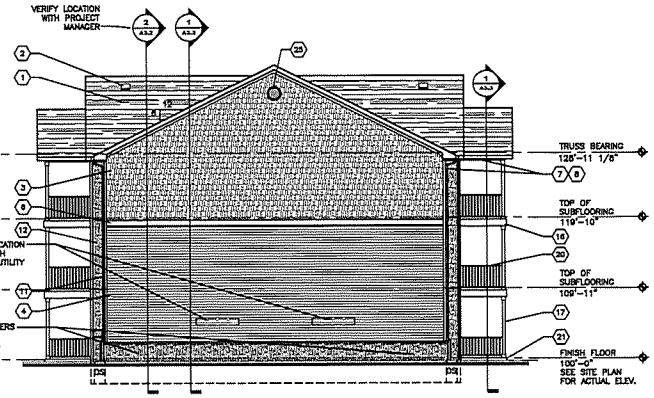
BUILDING TYPE J 12 - 1 BED/1 BATH & 12 -2 BED/2 BATH REAR ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH SIDE ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH SIDE ELEVATION - CLASSIC

1/8" = 1'-0"

EXTERIOR FINISHES:

SEE CODED NOTES 3, 4 & 5 BELOW FOR LOCATIONS OF HARDIE BOARD INSTEAD OF VINYL SIDING.

GENERAL NOTES:

1. REFER TO TRIM DETAILS ON DRAWING A3.6.
2. NOTE SPECIFIC LOCATIONS OF HARDIE SIDING IN LIEU OF VINYL SIDING.

CODED NOTES:

1. ASPHALT SHINGLE ROOF.
2. HAT VENT, TYP.
3. VINYL SHAKE SIDING. HARDIE HARDIESHINGLE SIDING ON SOUTH SIDE OF BUILDINGS 1, 6 & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VINYL SHAKE SIDING.
4. DBL. 5" HORIZONTAL VINYL SIDING. HARDIE PLANK LAP SIDING ON SOUTH SIDE OF BUILDINGS 1, 6, & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VINYL SIDING.
5. 8" VERTICAL VINYL SIDING. HARDIEPANEL VERTICAL SIDING ON SOUTH SIDE OF BUILDINGS 1, 6 & 7 AND NORTH SIDE OF BUILDINGS 3, 4 & 9 IN LIEU OF VERTICAL VINYL SIDING.
6. 1"x 10" TRIM BOARD, TYP.
7. ALUMINUM GUTTER. 5" K-STYLE.
8. ALUMINUM DOWNSPOUT WITH STRAP TIES TO BUILDING EACH FLOOR. 3"x4" CORRUGATED.
9. SINGLE HUNG VINYL WINDOWS, INSUL. WITH LOW E GLASS.
10. VINYL SHUTTERS
11. 1x TRIM BOARD.
12. CULTURED STONE VENEER.
13. CULTURED STONE SILL OR CAP.
14. FACE BRICK VENEER.
15. FACE BRICK SILL OR CAP
16. 2x12 P.T. BANDBOARD.
17. TRIM WRAPPED POST, PAINTED.
18. SLIDING GLASS PATIO DOORS.
19. IN-SWING GLASS PATIO DOORS.
20. ALUMINUM GUARD RAIL, 42" HIGH.
21. CONCRETE PATIO.
22. APPROXIMATE FINISHED GRADE.
23. STANDING SEAM METAL ROOF.
24. STAIRS.
25. 24" ROUND VINYL LOUVER.

EXHIBIT E-5

Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 798 1315
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Project Number 18059

Date 1-25-18

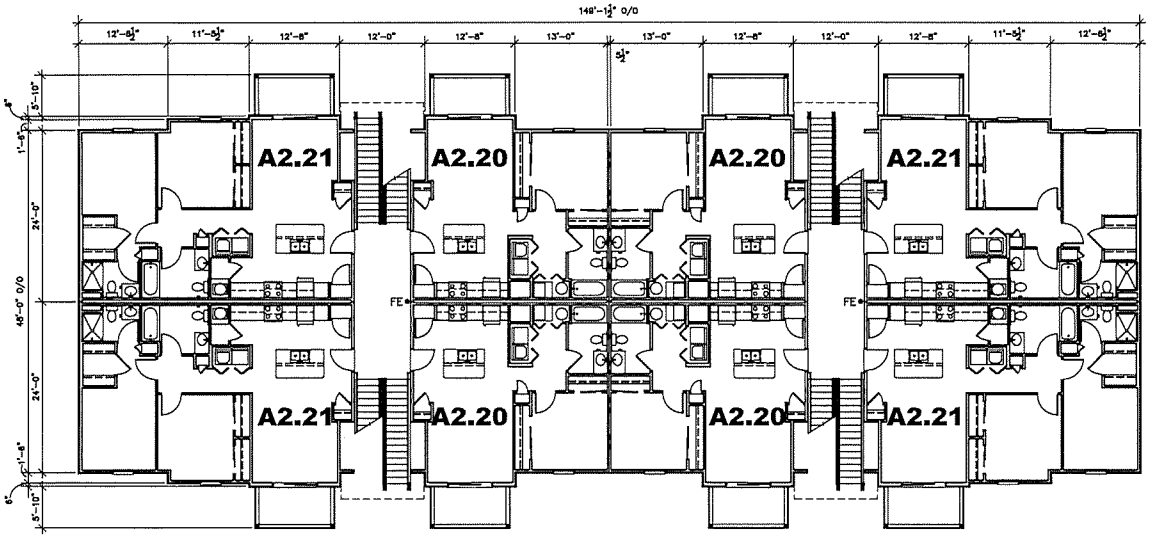
Scale

File Name

Drawing Description

BUILDING TYPE J
EXTERIOR
ELEVATIONS

A1.1

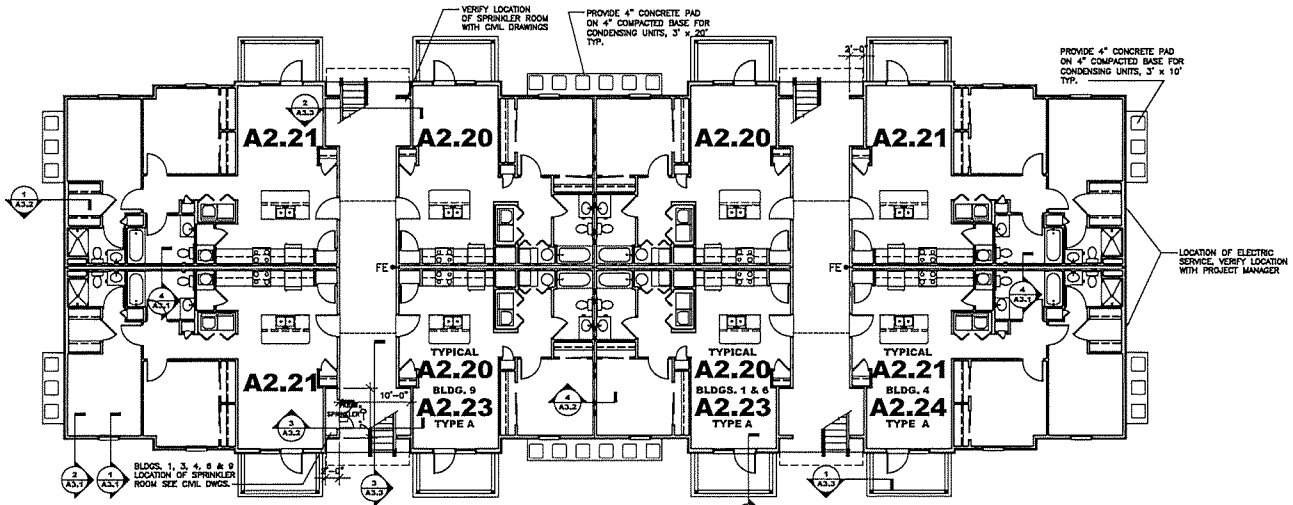


BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH - SECOND FLOOR PLAN - CLASSIC

1/8" = 1'-0"

N

BUILDINGS 1, 3, 4, 6, & 9



BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH - FIRST FLOOR PLAN - CLASSIC

1/8" = 1'-0"

N

BUILDINGS 1, 3, 4, 6, & 9

* FE = SEMI-RECESSED CABINET WITH 5LB FIRE EXTINGUISHER RATED 2-A:10-B:C PER NFPA 10.

ALL FIRST FLOOR UNITS ARE "TYPE B" UNITS UNLESS NOTED AS "TYPE A" UNITS.

A2.3 = SHEET WITH ENLARGED PLAN

Revision	Date

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT.D.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 790 1515
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Project Number 18059

Date 1-25-19

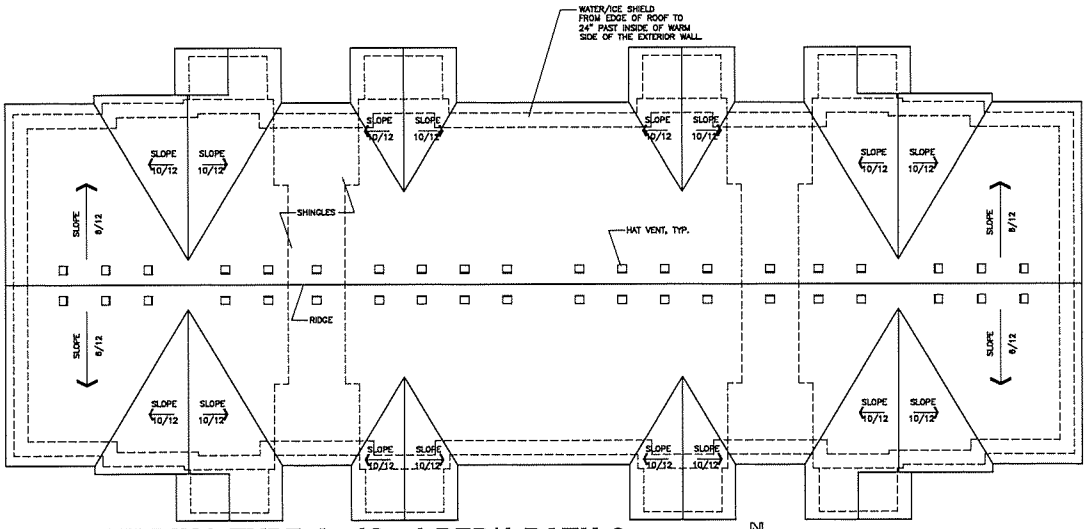
Scale

File Name

Drawing Description

BUILDING TYPE J
CLASSIC
1ST & 2ND
FLOOR PLANS

A2.1



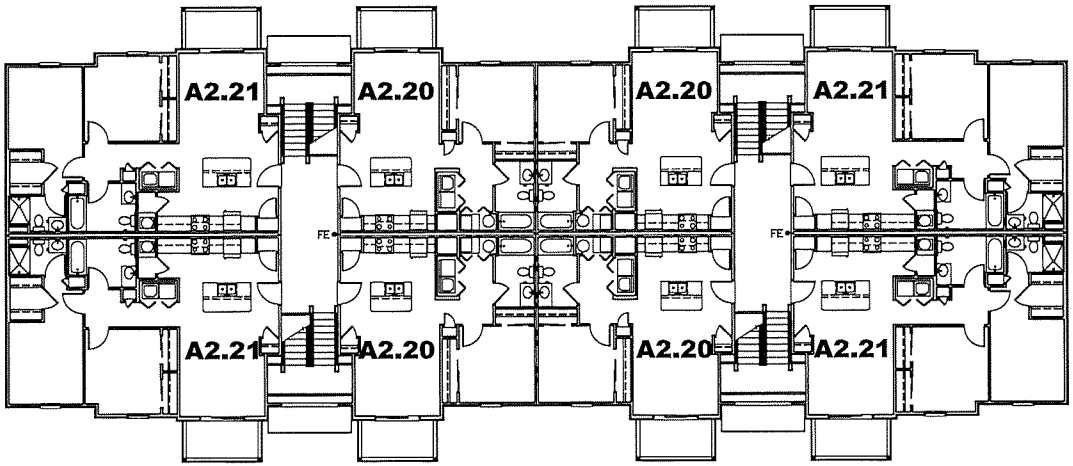
BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH - ROOF PLAN - CLASSIC

1/8" = 1'-0"

N

BUILDINGS 1, 3, 4, 6, & 9

7428 SF IN BUILDING
7428 SF / 300 SF = 24.8 SF
24.8 SF / 2 = 12.4 SF IN ATTIC 12.4 SF IN SOFFIT
12.4 SF/42 SF / HAT = 30 HAT VENTS IN ATTIC
12.4 SF/.048 SF / LF = 258 LF VENT IN SOFFIT



BUILDING TYPE J 12 - 1 BED/1 BATH & 12 - 2 BED/2 BATH - THIRD FLOOR PLAN - CLASSIC

1/8" = 1'-0"

N

BUILDINGS 1, 3, 4, 6, & 9

Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC – THREE STORY
BREEZEWAY
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 798 1515
collarchitects.com

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9352
REGISTERED ARCHITECT

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Project Number 18059

Date 1-25-19

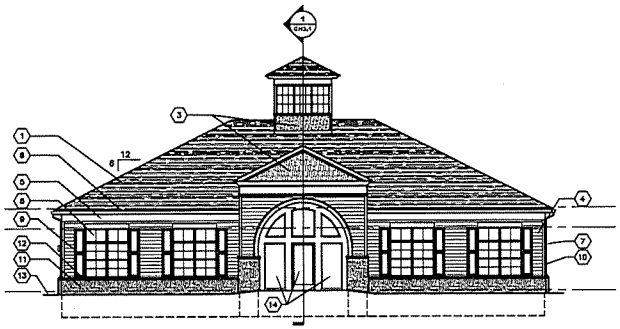
Scale

File Name

Drawing Description

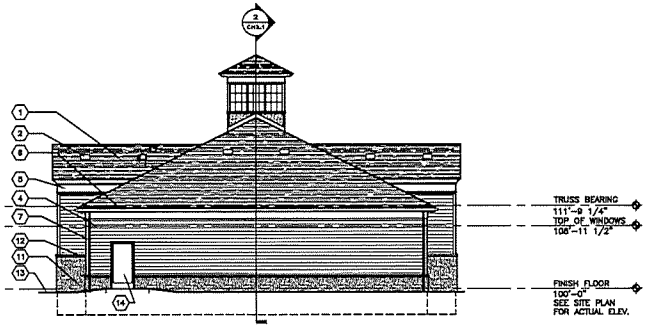
BUILDING TYPE J
CLASSIC
THIRD FLOOR PLAN
& ROOF PLAN

A2.2



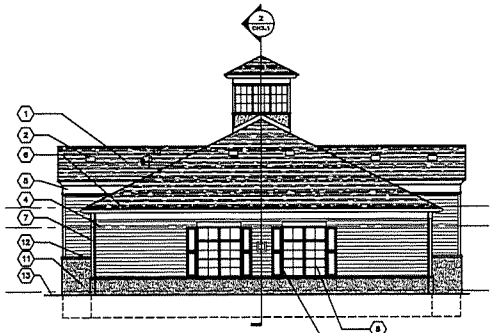
BUILDING TYPE CH
FRONT ELEVATION - CLASSIC

1/8" = 1'-0"



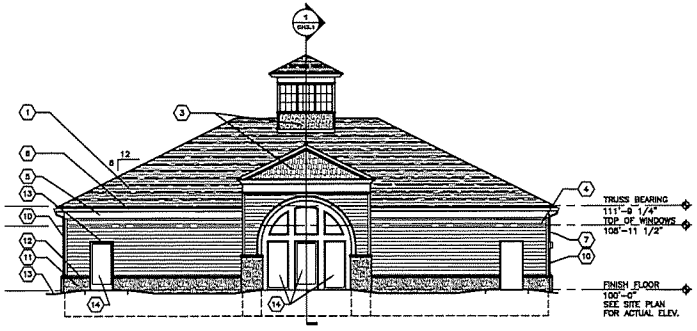
BUILDING TYPE CH
SIDE ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE CH
SIDE ELEVATION - CLASSIC

1/8" = 1'-0"



BUILDING TYPE CH
REAR ELEVATION - CLASSIC

1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO TRIM DETAILS ON DRAWING A3.0.

CODED NOTES:

1. ASPHALT SHINGLE ROOF.
2. HAT VENT, TYP.
3. VINYL SHAKE SIDING.
4. DBL. 5" HORIZONTAL VINYL SIDING.
5. 1"x 10" TRIM BOARD, TYP.
6. ALUMINUM GUTTER. 5" K-STYLE.
7. ALUMINUM DOWNSPOUT WITH STRAP TIES TO BUILDING EACH FLOOR. 3"x4" CORRUGATED.
8. FIXED VINYL WINDOWS, INSUL. WITH LOW E GLASS.
9. VINYL SHUTTERS
10. 1x TRIM BOARD.
11. CULTURED STONE VENEER.
12. CULTURED STONE SILL OR CAP.
13. APPROXIMATE FINISH GRADE.
14. ALUMINUM STOREFRONT SYSTEM.

EXHIBIT E-6

Revision	Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
t 614 790 1315

cdlarchitects.com

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BUILDING TYPE CH
EXTERIOR
ELEVATIONS

CH1.1

GENERAL NOTES

1. ALL PLASTIC PIPE AND ELECTRICAL DEVICE WIRING SHALL BE FULLY FIRESTOPPED IN ACCORDANCE WITH MANUFACTURER'S APPROVED DETAILS.
2. ALL INTERIOR PARTITIONS TO BE 2 x 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
3. SEE ELEVATIONS SHEET A2.04 FOR BATHROOM NOTES AND BLOCKING DETAILS.
4. SEE BUILDING PLANS FOR SECTION NOTATIONS.

PLAN CODED NOTES

1. UNIT HVAC SYSTEM. SEE MECHANICAL DRAWINGS.
2. SHADED AREA INDICATES RAISED PLATFORM BELOW FURNACE FOR RETURN AIR PLENUM.
3. 20" x 20" RETURN AIR GRILLE INTO PLENUM BOX.
4. WATER HEATER. SEE PLUMBING DRAWINGS.
5. UTILITY SINK.
6. 22" x 30" ACCESS PANEL TO ATTIC SPACE.
7. 30" WIDE WALL MOUNTED PLASTIC LAMINATE COUNTER & SELF FRAMING LAVATORY OPEN UNDERNEATH WITH INSULATED PIPES. TOP TO HVAC MATCHING BACKSPLASH.
8. ANSI GRAB BARS REQUIRED, SEE RESTROOM ELEVATIONS.
9. ANSI REQUIRED CLEAR FLOOR SPACE.
10. TACTILE RESTROOM SIGNS.
11. NOMINAL 30" WIDE REFRIGERATOR WITH SELF-DEFROSTING FREEZER.
12. 14" WIDE GRANITE COUNTER TOP WITH ROUNDED FINISH EDGES WITH TOP @ 48" A.F.F. PROVIDE KNEE WALL BELOW.
13. LIGHTED EXIT SIGN MOUNTED 7'-0" A.F.F.
14. TACTILE EXIT SIGNS.
15. MAXIMUM OCCUPANCY SIGNAGE. SEE A0.1 FOR OCCUPANCY LOADS.
16. RECESSED FIRE EXTINGUISHER TO BE RED ENAMELED FINISH HEAVY DUTY STEEL CYLINDER UL AND FM APPROVED ABC MULTI-PURPOSE DRY CHEMICAL TO 1.25L CAPACITY, UL RATED 4A 60BC HOSE TYPE, UPRIGHT SQUEEZE GRIP OPERATION.
17. SURFACE MOUNTED FIRE EXTINGUISHER TO BE RED ENAMELED FINISH HEAVY DUTY STEEL CYLINDER UL AND FM APPROVED ABC MULTI-PURPOSE DRY CHEMICAL TO 1.25L CAPACITY, UL RATED 4A 60BC HOSE TYPE, UPRIGHT SQUEEZE GRIP OPERATION.
18. EDGE OF CONCRETE SLAB.
19. VENT FREE ELECTRIC FIREPLACE. OWNER TO PICK & PROVIDE ROUGH OPENING DIMENSIONS. INSTALL PER MANUFACTURERS SPECS.
20. 32" x 8" STAINLESS STEEL DOUBLE BOWL SINK WITH DISPOSAL UNIT.
21. 24" WIDE DISHWASHER.

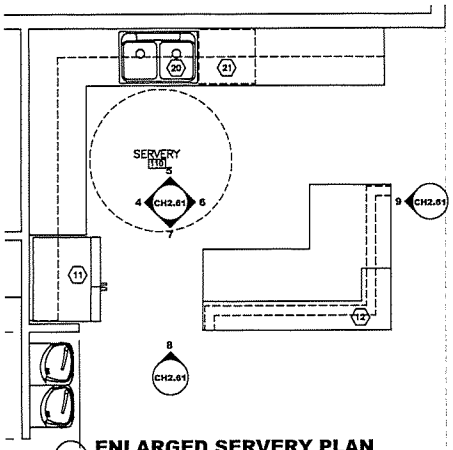
ROOM FINISH SCHEDULE

ROOM NO.	NAME	FLOOR	BASE	WALL MATL FINISH	CEILING	HEIGHT	REMARKS
100	LOUNGE	CARPET/CT	WOOD	DW-PAINT	DW-TEXTURED	VARIES	
101	LEASING AREA	CARPET/CT	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	
102	OFFICE	CARPET	WOOD	DW-PNT-E.S.	DW-TEXTURED	11'-6"	
103	CLOSING AREA	CARPET	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	
104	EXERCISE	CARPET	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	
105	PACKAGE STORAGE	CARPET	WOOD	DW-PNT-E.S.	DW-TEXTURED	11'-6"	
106	MECHANICAL	VINYL	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	
107	MENS RR	CT	TILE	DW-PNT-E.S.	DW-TEXTURED	11'-6"	
108	WOMENS RR	CT	TILE	DW-PNT-E.S.	DW-TEXTURED	11'-6"	
109	CORRIDOR	CT	TILE	DW-PAINT	DW-TEXTURED	11'-6"	
110	SERVERY	CARPET	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	
111	POOL EQMT	SLD. CONC.	WOOD	DW-PAINT	DW-TEXTURED	11'-6"	

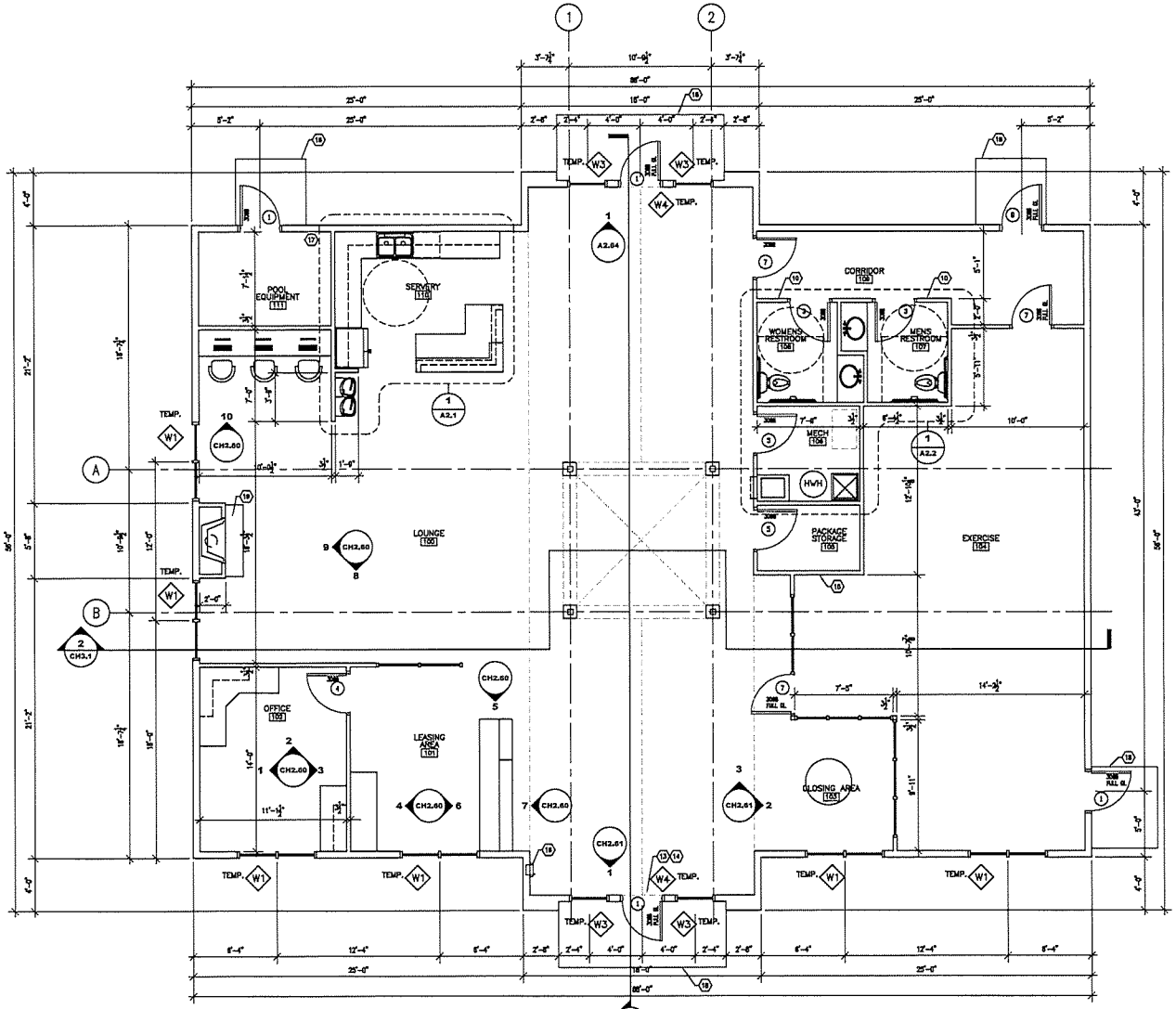
WINDOW SCHEDULE - SPECIFICATIONS

W1 (2) 36" x 80" SINGLE HUNG WINDOW WITH 24" TRANSOM ABOVE.
W2 34" x 80" SINGLE HUNG WINDOW & FULL GLASS DOOR WITH 24" TRANSOM ABOVE.
W3 36" x 80" FIXED WINDOW WITH CURVED TRANSOM ABOVE.
W4 36" x 80" FULL GLASS DOOR WITH CURVED TRANSOM ABOVE.

TEMP DENOTES TEMPERED GLAZING



1 **ENLARGED SERVERY PLAN**
1/2" = 1'-0"



BUILDING TYPE CH - FIRST FLOOR PLAN
CLASSIC
1/4" = 1'-0"

Revision	Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT.D.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 798 1515
cdla@chiarch.com

STATE OF OHIO
DELLOS D MORRISON
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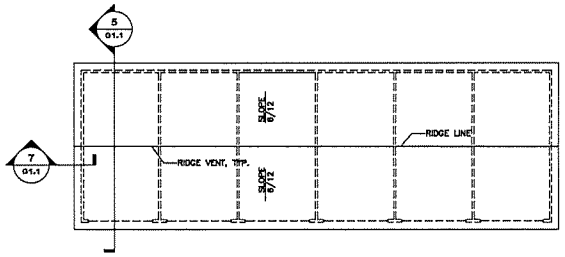
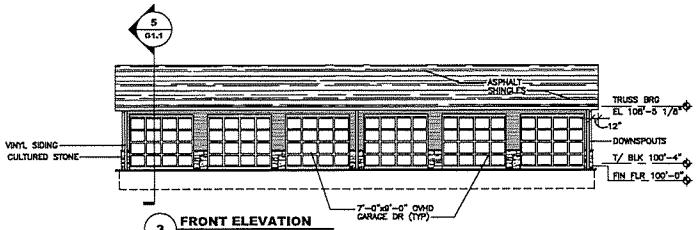
Drawing Description: BUILDING TYPE CH CLASSIC 1ST FLOOR PLAN

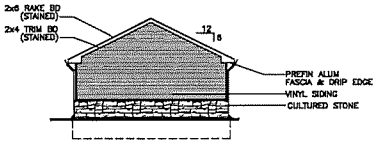
CH2.1



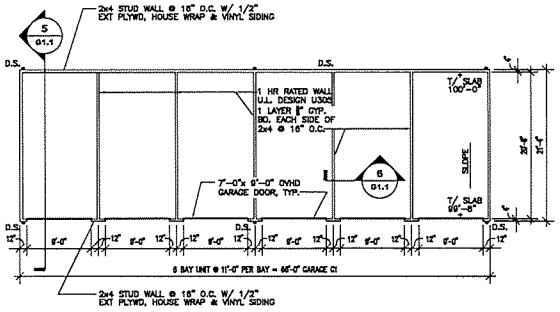
2 ROOF PLAN
1/8"=1'-0"



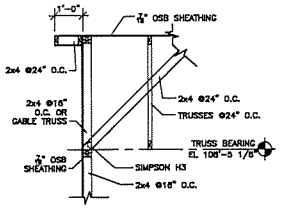
3 FRONT ELEVATION
1/8"=1'-0"



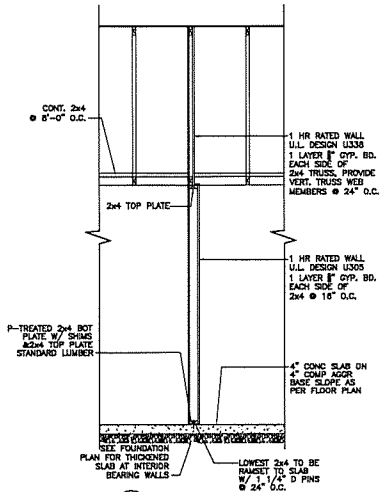
4 SIDE ELEVATION
1/8"=1'-0"



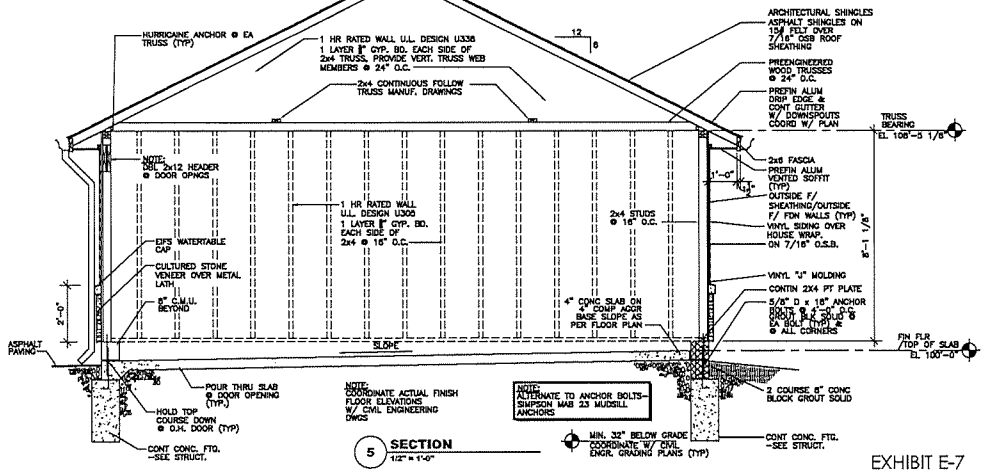
1 FLOOR PLAN
1/8"=1'-0"



7 DETAIL
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"

EXHIBIT E-7

Revision	Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT.D.
2727 Tuller Parkway, Suite 200
Dublin, OHio 43017
+ 614 798 1515

collarch@ecn.com

STATE OF OHIO
DELLOS
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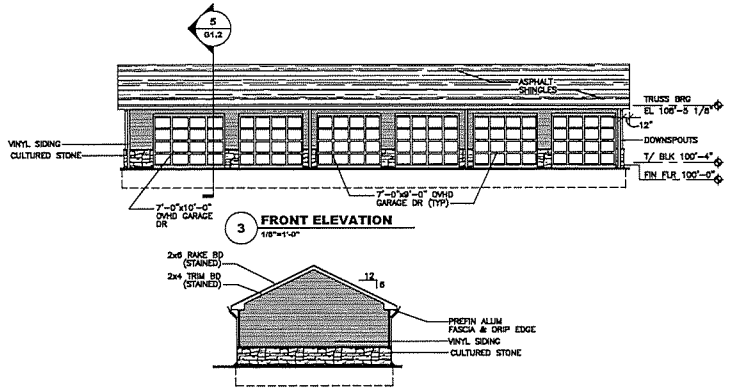
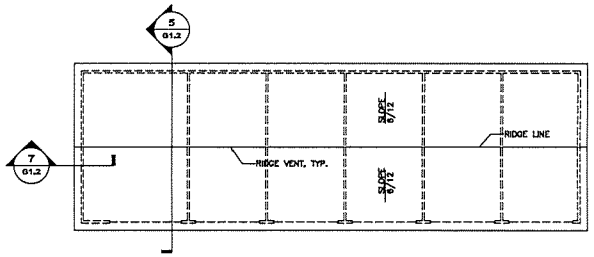
GARAGE TYPE 1
PLANS & SECTIONS

G1.1

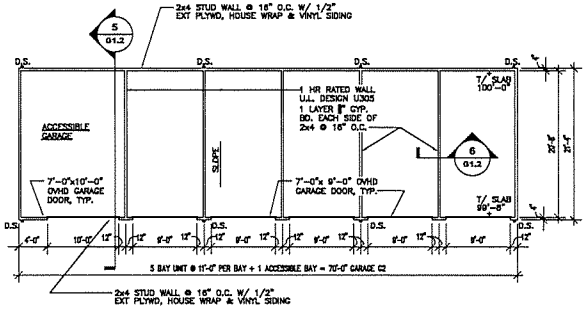


3 FRONT ELEVATION
1/8"=1'-0"

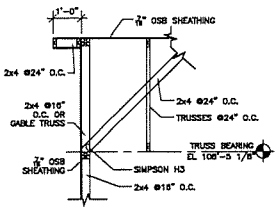
4 SIDE ELEVATION
1/8"=1'-0"



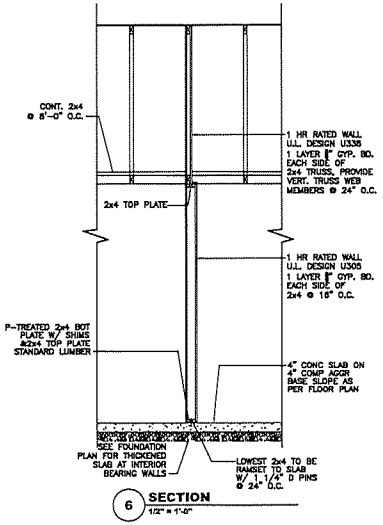
2 ROOF PLAN
1/8"=1'-0"



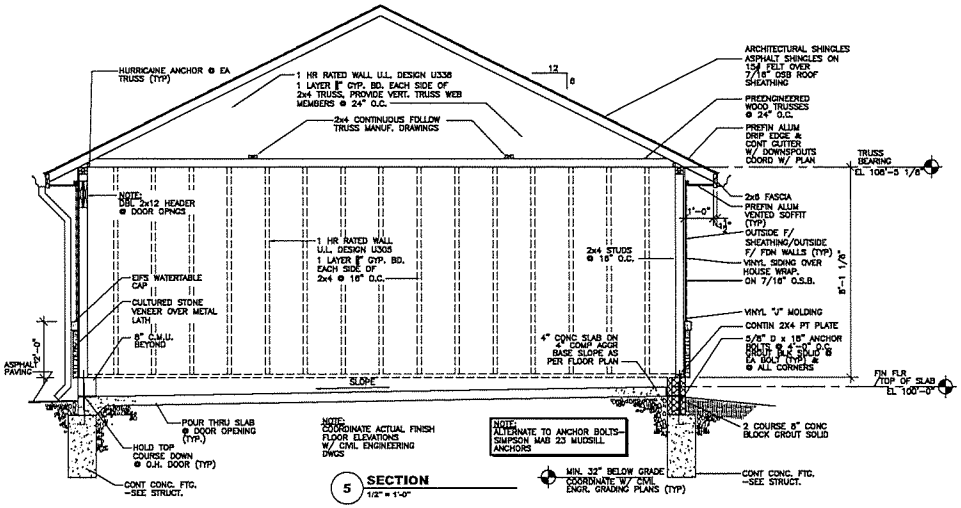
1 FLOOR PLAN
1/8"=1'-0"



7 DETAIL
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"

Revision | Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Tuller Parkway, Suite 207
Dublin, Ohio 43017
p 614 799 1515
cdlarchitects.com

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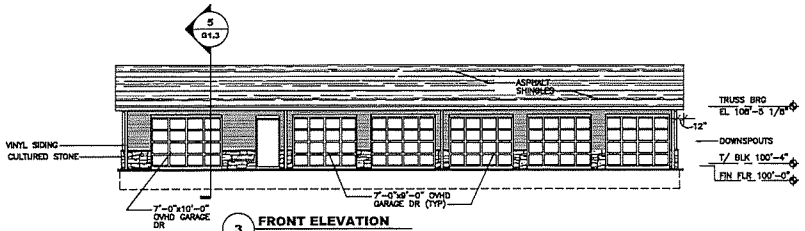
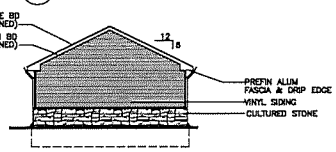
GARAGE TYPE 2
PLANS & SECTIONS

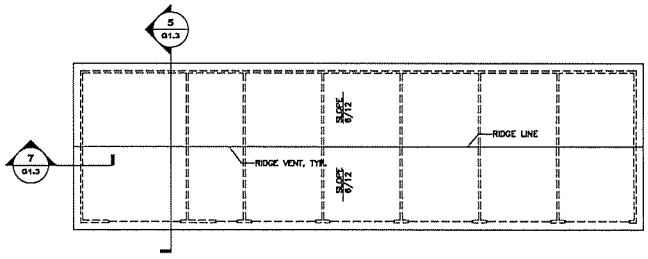
G1.2



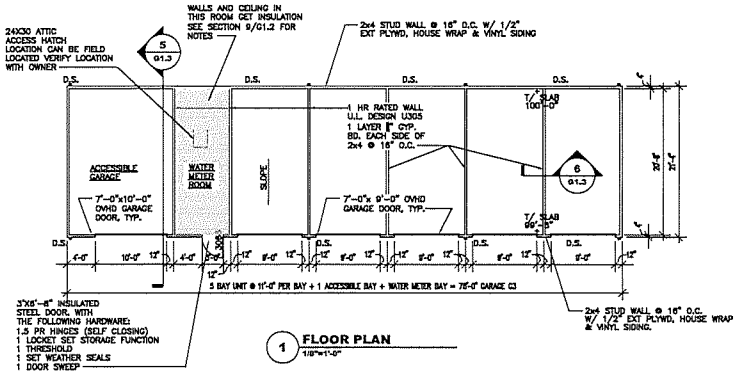
3 FRONT ELEVATION
1/8"=1'-0"



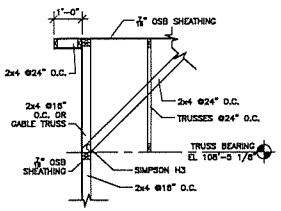
4 SIDE ELEVATION
1/8"=1'-0"



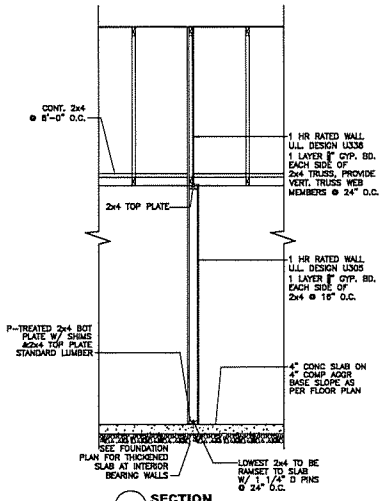
2 ROOF PLAN
1/8"=1'-0"



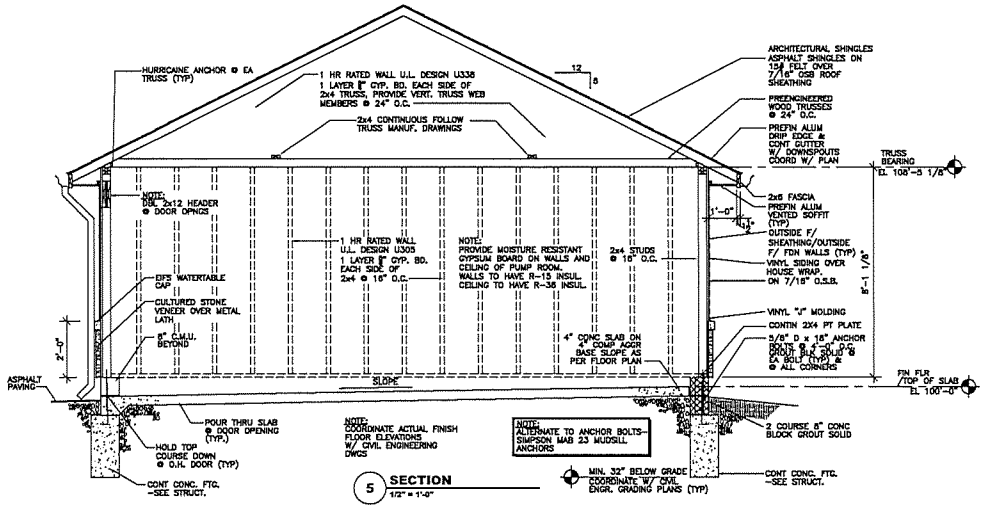
1 FLOOR PLAN
1/8"=1'-0"



7 DETAIL
1/2" = 1'-0"



6 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"

Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT'D.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
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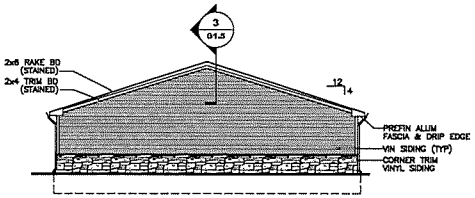
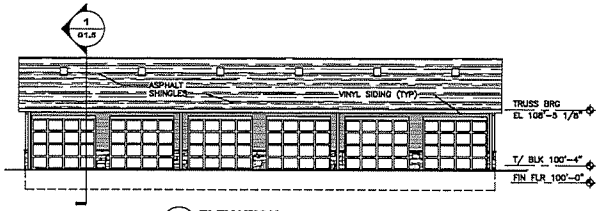
GARAGE TYPE 3
PLANS & SECTIONS

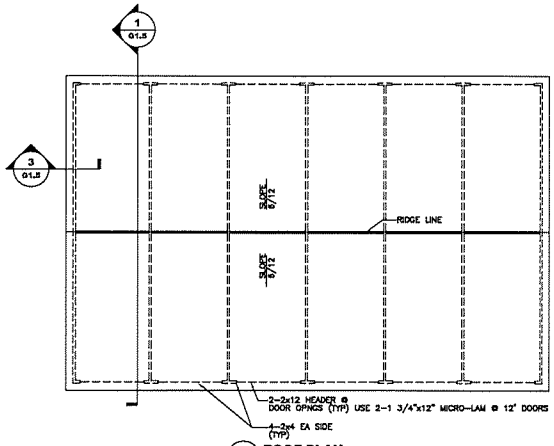
G1.3



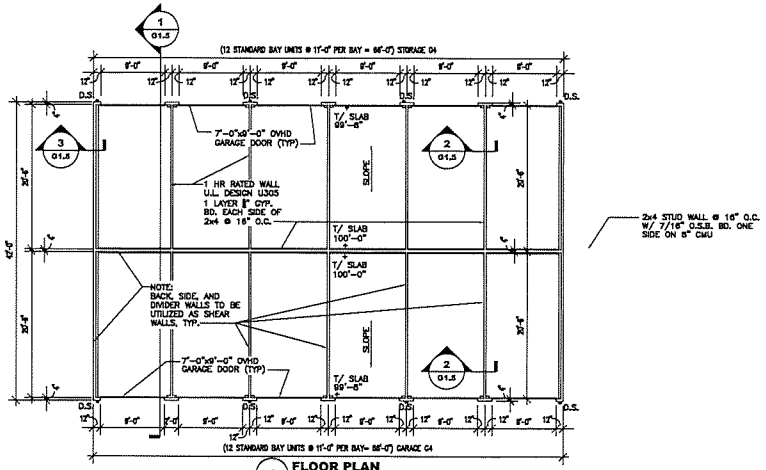
4 SIDE ELEVATION
1/8"=1'-0"



3 ELEVATION
1/4" = 1'-0"



2 ROOF PLAN
1/8"=1'-0"



1 FLOOR PLAN
1/8"=1'-0"

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LTD.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 798 1515
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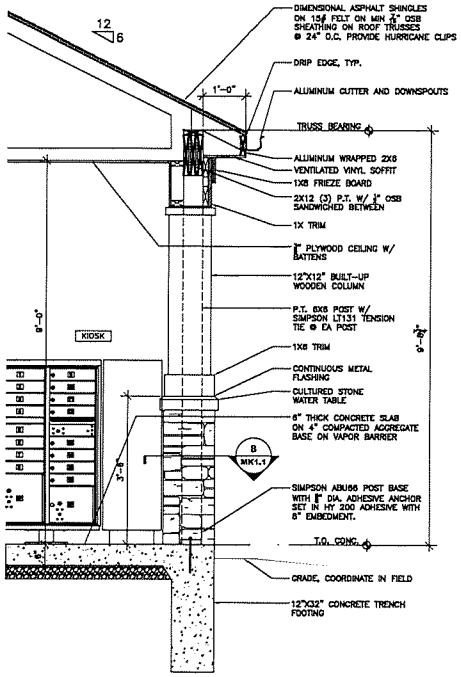
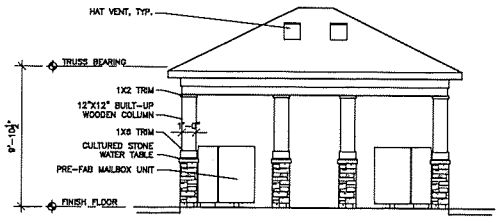
GARAGE TYPE 4
PLANS & SECTIONS

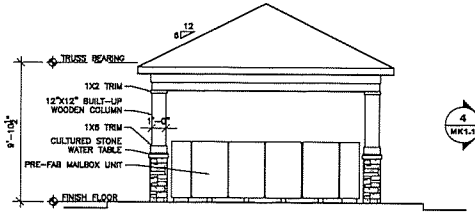
G1.4



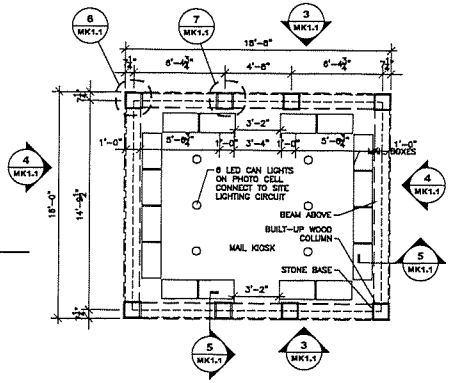
5 **WALL SECTION**
3/4"=1'-0"



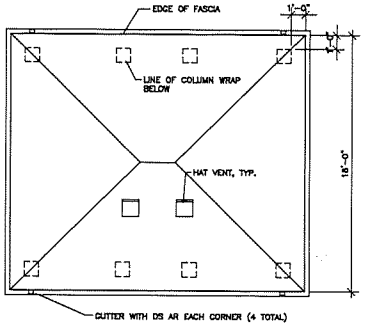
3 **ELEVATION**
1/4"=1'-0"



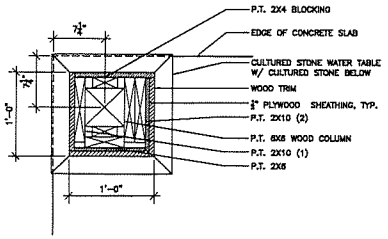
4 **ELEVATION**
1/4"=1'-0"



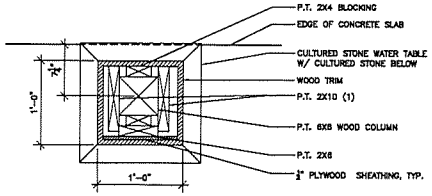
1 **FLOOR PLAN**
1/4"=1'-0"



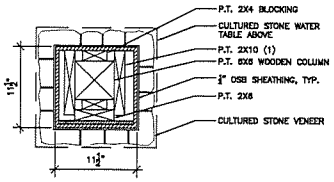
2 **ROOF PLAN**
1/4"=1'-0"



6 **CORNER COLUMN PLAN**
1 1/2"=1'-0"



7 **INTERIOR COLUMN PLAN**
1 1/2"=1'-0"



8 **WATER TABLE FRAMING**
1 1/2"=1'-0"

EXHIBIT E-8

Revision Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT'D.
2727 Tuttle Parkway, Suite 200
Dublin, Ohio 43017
o 614 798 1515
cdlarchitects.com

Seal

STATE OF OHIO
DELLOS D MORRISON
9352
REGISTERED ARCHITECT

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Project Number
15059

Date
1-23-19

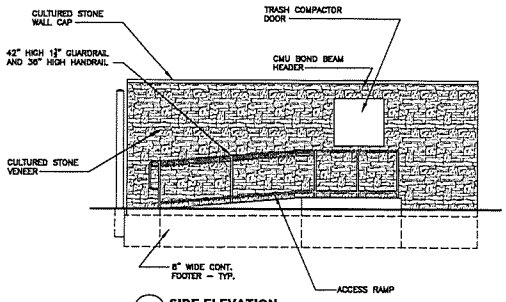
Scale

File Name

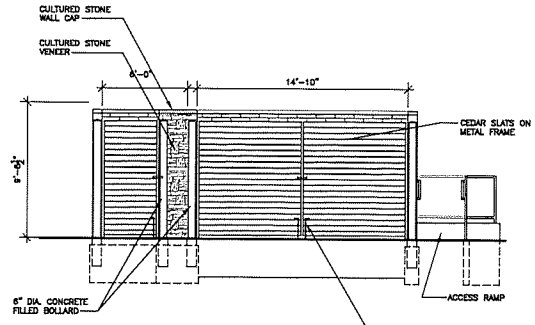
Drawing Description

MAIL KIOSK
PLANS, SECTIONS
& DETAILS

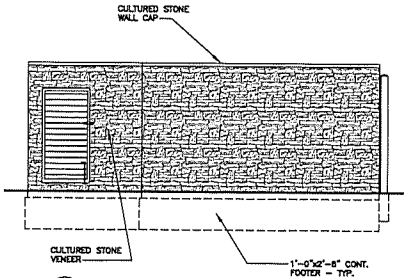
MK1.1



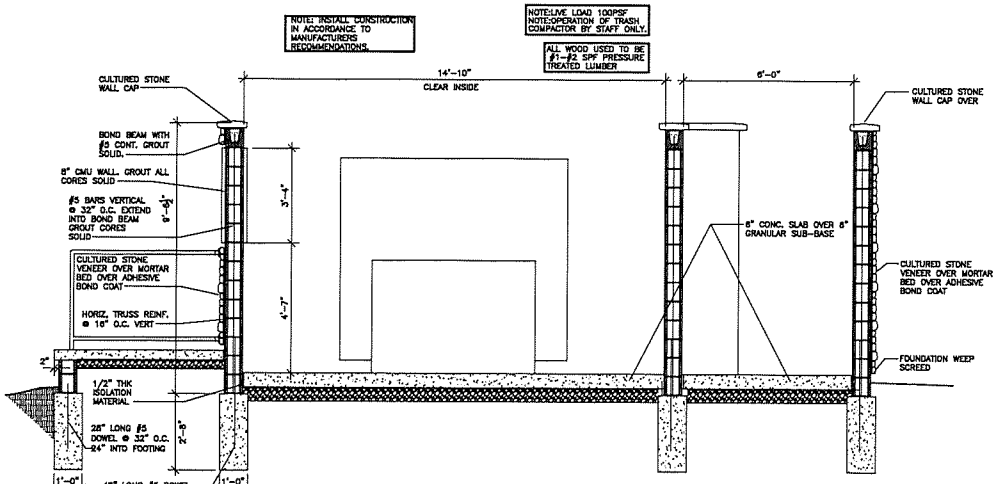
3 SIDE ELEVATION
1/4"=1'-0"



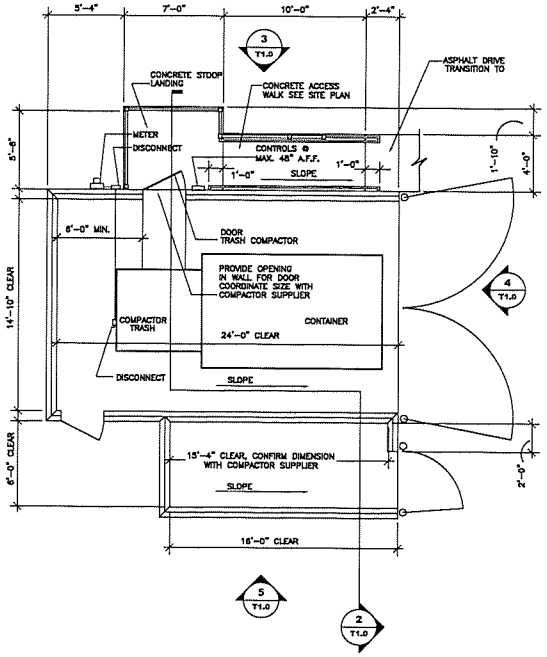
4 FRONT ELEVATION
1/4"=1'-0"



5 SIDE ELEVATION
1/4"=1'-0"



2 SECTION
1/2" = 1'-0"



1 FLOOR PLAN
1/4"=1'-0"

EXHIBIT E-9

Revision	Date

SEATTLE HOUSE APARTMENTS
CLASSIC STYLE
DELAWARE, OHIO

COLLABORATIVE DESIGN, LT.D.
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017
+ 614 798 1515
cdlarch@ecis.com

Seal
STATE OF OHIO
DELLOS D MORRISON
9352
REGISTERED ARCHITECT

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Project Number 18059
Date 1-25-19
Scale
File Name
Drawing Description
TRASH COMPACTOR ENCLOSURE

T1.0

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

To: Mayor Riggle and Members of City Council
From: Jackie Walker, Assistant City Manager
Date: February 19, 2019
Subject: Special Events Policy

The Special Events Committee is seeking a policy determination from City Council with regard to the costs of special events that take place in the City of Delaware. Last year alone there were over 40 special Events that took place with a cost of nearly $162,000.00. A total of $3,500 was collected in 2018 from hosts and all other costs were deferred.

Due to the numerous successful events in the City, the Committee recognizes the importance of the events for the promotion and benefits to the City and its citizens. However, we firmly believe that the hosts and the Committee need to follow a set policy when determining the baring of the expenses for these events.

Therefore, the Committee makes the following recommendations and provides City Council with some viable options:

DORA Policy

1) DORA event ONLY hosts no longer are required to cover the City as an additional insured. Staff feels comfortable that liability as it relates to a DORA event is solidly on the individual and the liquor establishments. As long as there are no street closures, there is no need for the additional insurance.

Event Cost Policy Options

1) As long as the host is a 501C3 organization or is benefiting a Delaware County 501C3 entity, the host will pay 50% or $5,000 (whichever is less) toward the City costs of the event including but not limited to police, fire and public works. MainStreet events are exempt as MainStreet is a partner with the City of Delaware and is funded partially by the City of Delaware. The City of Delaware will bear the entire cost of all parades as long as they are a stand-alone parade. Ironman is the only exempted activity as there is a separate agreement between the City of Delaware and Ironman that specifically outlines the costs.

2) A non 501C3 entity collecting funds or charging admittance to an event must commit a minimum of 75% of their profits to a Delaware County 501C3. In that case, the host entity will pay 75% or $7,500 (whichever is less) toward the City costs of the event including but not limited to police, fire and public works. MainStreet events are exempt as MainStreet is a partner with the City of Delaware and is funded partially by the City of Delaware. The City of Delaware will bear the entire cost of all parades as long as they are a stand-alone parade. Ironman is the only exempted activity as there is a separate agreement between the City of Delaware and Ironman that specifically outlines the costs.

Finally, the Special Event Season is in full swing. The Committee would like Council to consider not imposing these changes until six months after the policy decision is made, with the exception of the DORA event insurance policy change.

Thank you in advance for your thoughtful consideration of this issue.

C: Tom Homan, City Manager
Special Events Committee Members

EVENT	DATE	POLICE	PUBLIC WORKS	FIRE	MISC COSTS	TOTAL
OWU Rock the Block	4/27/2018	$ -	$ 126.90	$ -	$ -	**$ 126.90**
Pacer 5K Run	4/28/2018	-	-	-		**-**
May First Friday	5/4/2018	1,437.00	2,935.40	-		**4,372.40**
Delaware Arts Festival	5/19/2018	5,635.00	4,917.56	2,456.25		**13,008.81**
New Moon Half & Quarter Marathon	5/26/2018	3,425.43	2,869.19	1,628.63		**7,923.25**
Eyes of Freedom	5/29/2018	-	-	-		**-**
June First Friday	6/1/2018	1,358.00	2,592.26	-		**3,950.26**
Arts Park Antique Festival	6/9/2018	175.00	1,664.01	-		**1,839.01**
Juneteenth Community Festival	6/16/2018	-	-	-		**-**
Watershed Festival	6/16/2018	-	-	-		**-**
Summer Concert Series	6/23/2018	-	819.12	-		**819.12**
Mingoman	6/24/2018	1,820.00	311.66	446.59		**2,578.25**
4th of July Fireworks	7/4/2018	16,190.00	2,814.46	2,661.87		**21,666.33**
4th of July Parade	7/4/2018	3,485.00	-	470.91		**3,955.91**
July First Friday	7/6/2018	1,393.00	3,025.18	-		**4,418.18**
Winter St. Family Festival	7/14/2018	465.00	604.44	-		**1,069.44**
St. Mary's Festival	7/15/2018	300.00	347.56	-		**647.56**
Performance Car Show	7/21/2018	2,342.00	2,236.98	1,116.48		**5,695.46**
Scholastic Summer Reading Road Trip	7/22/2018	-	152.52	-		**152.52**
Iron Kids	7/28/2018	120.00	-	355.94		**475.94**
Ironman	7/29/2018	16,875.86	13,921.08	9,367.42	1,776.68	**41,941.04**
August First Friday	8/3/2018	1,304.00	2,450.41	-		**3,754.41**
Dave Staley Triathlon	8/12/2018	685.00	321.88	372.16		**1,379.04**
OWU Move-In Day	8/16/2018	-	178.30	-		**178.30**
Youth Explosion - Second Baptist Church	8/18/2018	-	172.59	-		**172.59**
MDA Fill the Boot	8/25/2018	-	-	-		**-**
September First Friday	9/7/2018	1,257.00	2,737.92	-		**3,994.92**
Community Unity Festival	9/8/2018	-	146.38	-		**146.38**
All Horse Parade	9/9/2018	**4,302.45**	**3,000.00**	-		**7,302.45**
Little Brown Jug	9/20/2018	7,458.02	3,792.06	4,763.63		**16,013.71**
Watershed Walk	9/23/2018		42.63			**42.63**
Bandoween	9/30/2018		84.55			**84.55**

October First Friday	10/5/2018		2,711.10			**2,711.10**
November First Friday	11/2/2018		**2,500.00**			**2,500.00**
Veterans Parade	11/11/2018		**2,500.00**			**2,500.00**
Turkey Trot	11/22/2018		**350.00**	**397.73**		**747.73**
Christmas Tree Lighting	11/30/2018		**3,000.00**			**3,000.00**
Christmas Parade	12/2/2018		**2,500.00**			**2,500.00**
Pearl Harbor	12/9/2018		**150.00**			**150.00**
TOTAL:		**$ 70,027.76**	**$ 65,976.14**	**$ 24,037.61**	**$ 1,776.68**	**$ 161,818.19**

1496.01 for dumpsters

Date changed to 10/6
Event Cancelled

Add other PW expenses

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: March 6, 2019

---

1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   See Attached

3. **Bi-Weekly Meetings**

   February 25
   * Rotary
   February 26
   * State of the County
   February 28
   * Delaware City School Education Council Meeting
   * Art for Everybody: The Delaware Mural Project Session
   March 1
   * COMMA Meeting
   * SWCI Meet and Greet
   March 4
   * OWU Higher Learning Meeting
   * Work Session: BIA Central Ohio Housing Need Assessment Presentation
   March 5
   * 911 Board Meeting
   March 6
   * OCMA Winter Conference

4. **Required Reading**
   Memo – Land Development Billing – Modification to Engineering Inspection Fees

March

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Council Work Session 6:30 p.m.	5	6 Planning Commission 6:30 p.m.	7	8	9
10	11 City Council 7 p.m.	12	13 BZA 6:30 p.m.	14	15	16 Council Retreat 8:30 am Camp Lazarus
17	18	19 Parks and Recreation Advisory Board 6:30 pm	20	21	22	23
24	25 City Council 7 p.m.	26	27 HPC 6:30 p.m.	28	29	30
31						

CONTRACT APPROVAL – March 11, 2019			
VENDOR	**EXPLANATION OF AGREEMENT**	**2019 AMOUNT**	**DEPARTMENT**
Hamburg Fireworks Display	July 4th Fireworks	$35,000	Fire
ChargePoint	EV Charging Station Purchase	$12,186	Public Works
Burgess & Niple	Groundwater, Leachate and Explosive Gas Monitoring for Curve Road Landfill	$71,920	Public Works

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R Thomas Homan, City Manager
Dean Stelzer, Finance Director

FROM: William L. Ferrigno, P.E., and Director of Public Works/City Engineer

DATE: March 6, 2019

RE: Land Development Billing – Modification to Engineering Inspection Fees

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City Code section 903.03 (Engineering Review and Inspection Fees) requires development related fees incurred by the city to be charged to associated development. Fee adjustments however, are managed through section 197.01 (Schedule of Fees and Service Charges) where specific engineering fees are designated. City Council recently approved Ordinance 18-114, which included revisions as to how construction inspection fees associated with land development activity are to be calculated. No changes to engineering plan review fees were included.

Throughout the last two years, the city met with representatives of the BIA to discuss engineering fees associated with various land development activities, primarily focusing on inspection costs attributable to large residential developments. The fixed fee calculation methodology adopted in 2007, based fees on a percentage of the value of public improvements to be constructed. Through this method, the city was able to readily calculate and collect construction inspection fees at the commencement of construction activity, while providing the developer with an up front and fixed cost. Additional analysis performed by Navigant Consulting verified that the fee structure provided a defensible means to cover the city's overall development related expenses. The methodology has worked well over the past ten years, with development contributing sufficient funding to cover city costs attributable to plan review and construction inspection services rendered by the city or its contractors.

More recently, however, some members of the BIA have expressed concern that well-managed projects utilizing experienced and efficient contractors are able to complete the work in less time and effort than other developments performing similar activity, and as such are paying a disproportionate share of inspection expenses. Furthermore, the current fee structure includes no means to reconcile the difference between calculated inspection fees and actual fees incurred on a per project basis. Last year the city agreed to review engineering related development expenses to quantify the magnitude of the concern presented. Both in-house and contract service costs associated with individual projects were documented and subsequently reviewed against the fees collected. The city was able to validate the issue presented by the BIA and subsequently develop a recommendation to

address equity and accountability concerns over the distribution of development expenses between developments. Under the proposal, charges to developers will be limited to only those costs incurred by the city and directly attributable to their respective projects. Efficiently managed projects will incur less cost than projects taking unusually long to complete, or that experience delay associated with site condition, plan quality, or contractor issues. The current plan review fee calculation was determined to still be an accurate means to account for costs attributable to individual projects and therefor no changes were being recommended in that regard. In review of the proposal, the BIA concurred with the information presented, and to limiting any proposed adjustment to inspection fees only. Adjustments to the plan review fees are not included.

The revised fee structure will require the city to record reimbursable construction inspection expenses incurred by the city, including both city and contract inspector's time associated with individual projects. Development expenses will be documented on a continual basis using a spreadsheet developed and maintained by the land development project managers, and accessible by Finance Department staff. To account for non-inspector staff expense associated with supporting land development activity, a 10% administrative fee will be charged over the monthly inspection costs. Monthly invoices based on the updated spreadsheet will be generated by the Finance Department and sent to the respective developers. Developers able to arrange for electronic transfer of funds to the city will be able to coordinate this effort directly through the Finance Department. Delinquent payments will be noted and reported to the land development team for subsequent follow-up with the developer. The city will have the option to suspend further construction inspection activity when a developer becomes delinquent in paying monthly inspection invoices. Once all expenses incurred by the city are accounted for, a final invoice will be generated and sent to the developer. In the case of large residential projects, or projects involving the construction of significant public infrastructure, it is anticipated that a final invoice will be prepared at the conclusion of the required 2-year maintenance period which begins following acceptance of the public improvements. All consultants/contractors providing the city with inspection services will be required to provide monthly statements submitted digitally with expenses listed by project. These expenses will be included in the monthly development expense summary maintained by Public Works staff. Future Finance software may open additional expense tracking and invoicing possibilities.

The recently adopted changes to the fee structure are in place and pertain to all new projects starting in January of this year. Three current projects in the earliest stage of construction were transition to the new fee system. The remaining active projects at various stages of completion will continue under the prior fee regulations.