FINAL DEVELOPMENT PLAN

UNITED DAIRY FARMERS

CITY OF DELAWARE, OHIO

2020

ZONING INFORMATION

EXISTING ZONING: B-3
PROPOSED ZONING: B-3
PARCEL ID NUMBER: 51943303004000–51943303007000
ADDRESS: 123 W. WILLIAM STREET

OWNER INFORMATION

UNITED DAIRY FARMERS
3955 MONTGOMERY ROAD
CINCINNATI, OH 45013
CONTACT: BOB POLLITT
PHONE: (513) 383-6854
EMAIL: udfconstruction@aol.com

ARCHITECT INFORMATION

K4 ARCHITECTURE
555 GEST STREET
CINCINNATI, OH 45203
CONTACT: JOHN LUCAS
PHONE: (513) 455-5000
EMAIL: jlucas@k4architecture.com

CIVIL ENGINEER INFORMATION

E.P. FERRIS & ASSOCIATES, INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHRIS POST, PE
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cpost@epferris.com

PARCEL INDEX

(A) UNITED DAIRY FARMERS INC
PID: 51943303007000
0.327 AC. (AUDITOR)
ZONING: B-3

(B) UNITED DAIRY FARMERS INC
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0.152 AC. (AUDITOR)
ZONING: R-6

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ZONING: PO/I

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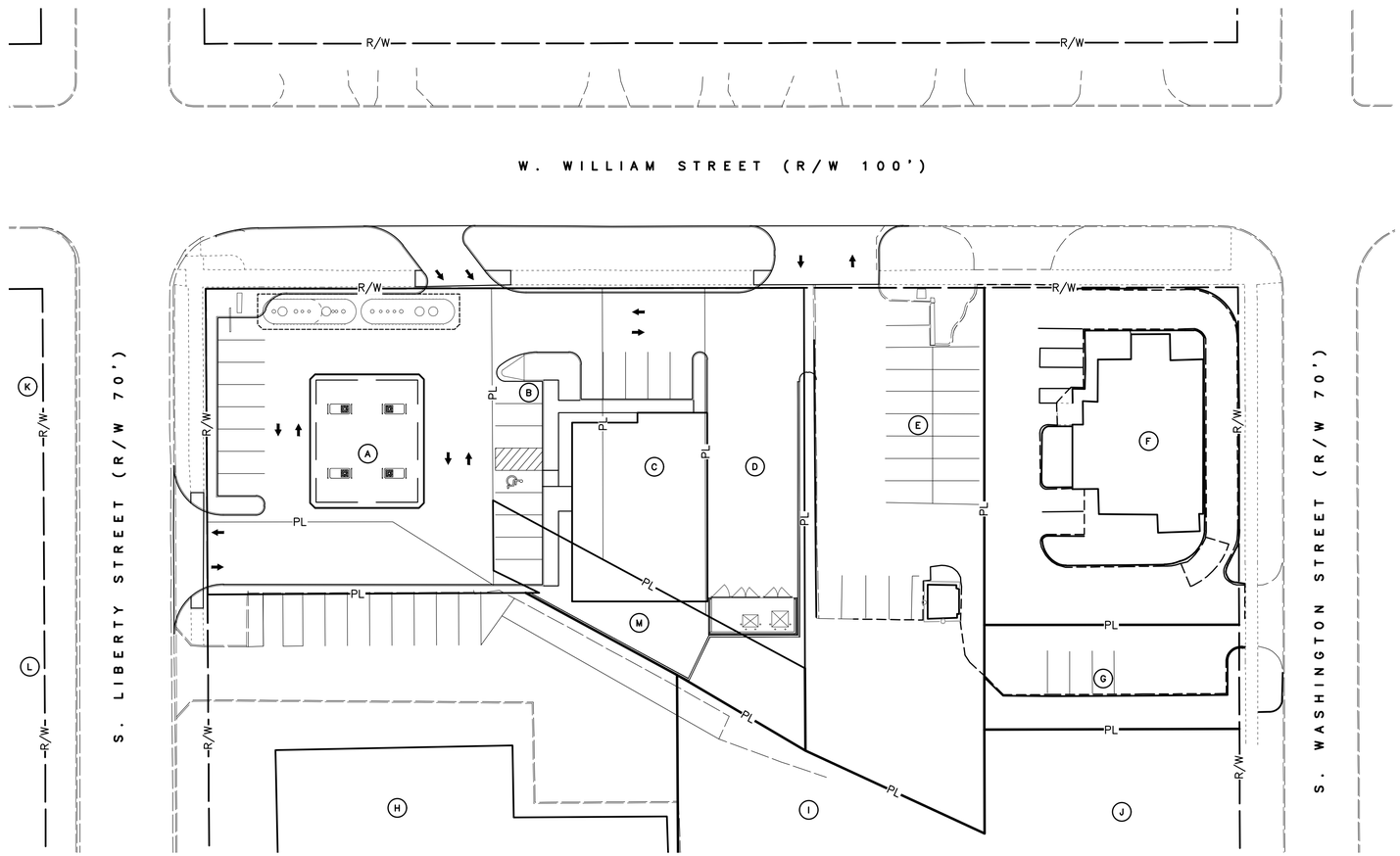
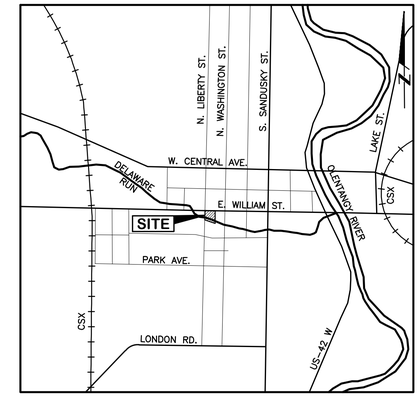


INDEX MAP
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE 1
EXISTING CONDITIONS PLAN 2
SITE LAYOUT & UTILITY PLAN 3
GRADING PLAN 4

SITE DATA TABLE

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	0.75	AC.
BUILDING AREA	4061	S.F.
PARKING REQUIRED (1 SPACE PER 200 SQUARE FEET)	21	SPACES
PARKING PROVIDED	20	SPACES
ADA PROVIDED	1	SPACES
TOTAL PROVIDED	21	SPACES

OHIO Utilities Protection SERVICE
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www.oups.org

BENCHMARKS

ID.	ELEVATION	DESCRIPTION
BM #1	883.39	"X" CUT ON HEX BOLT NE OF NORTH, STREET FACE; 1ST FIRE HYDRANT WEST OF N. WASHINGTON STREET; SOUTH SIDE OF W. WILLIAM STREET.
BM #2	880.65	SQUARE CUT ON SE CORNER OF CONCRETE BASE OF SIGNAL POLE; NE CORNER OF W. WILLIAM STREET & LIBERTY STREET.
BM #3	844.17	"X" CUT ON HEX BOLT ON STREET FACE OF FIRE HYDRANT; 1ST FIRE HYDRANT SOUTH OF W. WILLIAM STREET; WEST SIDE OF LIBERTY STREET

NOTE: ALL BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) UNLESS OTHERWISE NOTED.

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

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SCALE IN FEET

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
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COLUMBUS, OHIO 43212
(614) 299-2999
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SHEET NO.	OF
1	4

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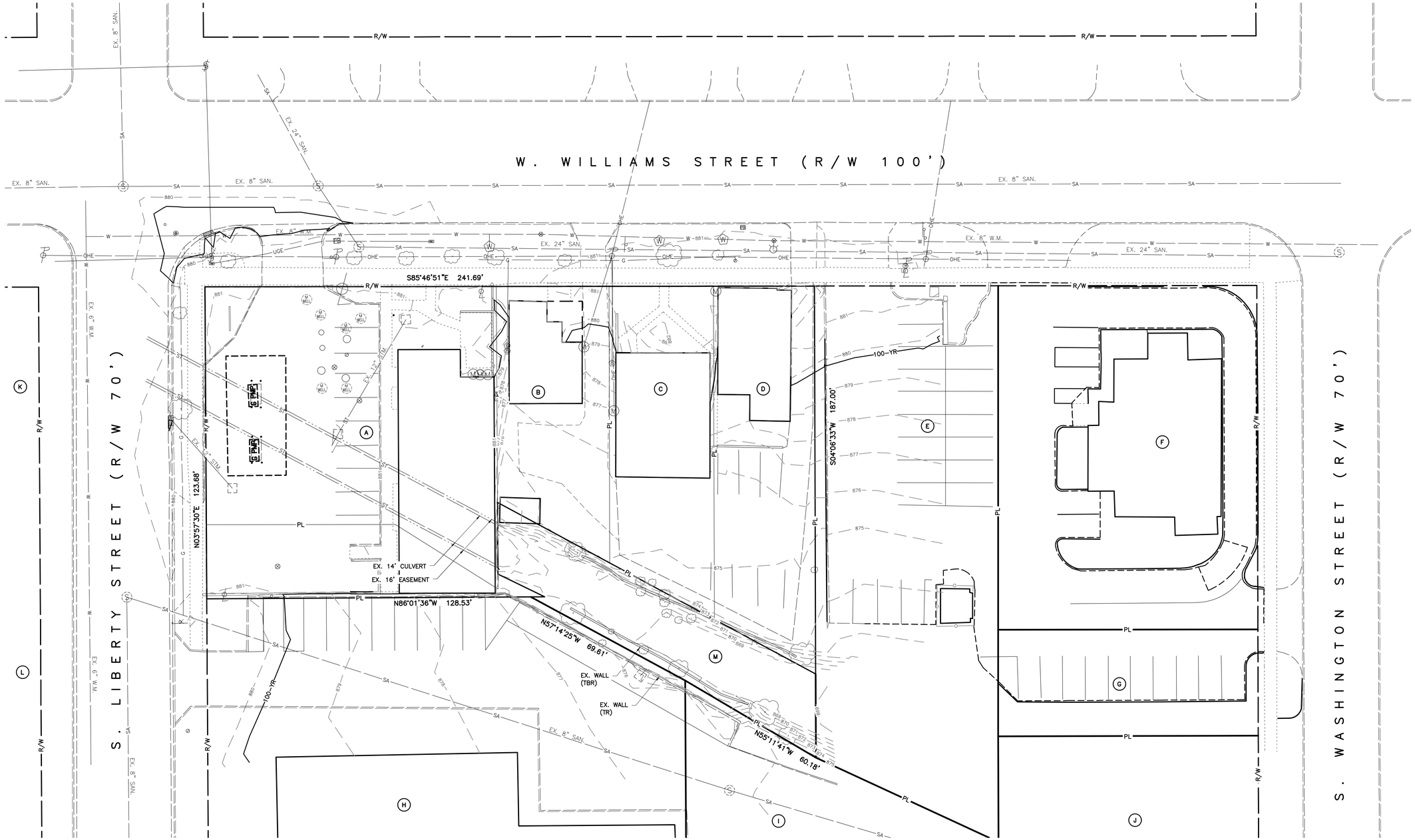

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LEGEND

PL	PROPERTY LINE		EX. FIRE HYDRANT		EX. CATCH BASIN	X	EX. FENCE	SA	EX SANITARY		EX. WATER METER
R/W	EX. RIGHT-OF-WAY		EX. WATER SERVICE VALVE		EX. STORM MANHOLE	W	EX. WATER LINE	CMS	EX COMBINED SEWER		EX. GAS METER
PR. R/W	PR. RIGHT-OF-WAY		EX. PULL BOX		EX. STORM CURB INLET	WS	EX. WATER SERVICE	UGE	EX. UNDERGROUND ELECTRIC		EX. ELECTRIC METER
LL	LOT LINE		EX. TREE		EX. UTILITY POLE	WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)	OHE	EX. OVERHEAD ELECTRIC		EX. MONITORING WELL
	ROADWAY CENTERLINE				EX. LIGHT POLE	UGT	EX. UNDERGROUND TELEPHONE	OHL	EX. OVERHEAD STREET LIGHTING	TBR	TO BE REMOVED
	EDGE OF PAVEMENT/BACK OF CURB				EX. UNDERGROUND TELEPHONE PEDESTAL	G	EX. GAS	L	EX. UNDERGROUND STREET LIGHTING	TBRL	TO BE RELOCATED
	EDGE OF DRIVEWAYS		EX. SANITARY MANHOLE		EX. SIGNAL POLE	ST	EX. STORM	FO	EX. FIBER OPTIC	TR	TO REMAIN
	MISC. EASEMENTS				EX. SIGN						

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REVISIONS	DATE	BY	CHK.

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CITY OF DELAWARE, OHIO

UNITED DAIRY FARMERS

UNITED DAIRY FARMERS INC

JOB NO.	1138.004
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	CLP
APPROVED BY:	CLP
DATE:	7/31/20

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

SHEET NO. 2 OF 4

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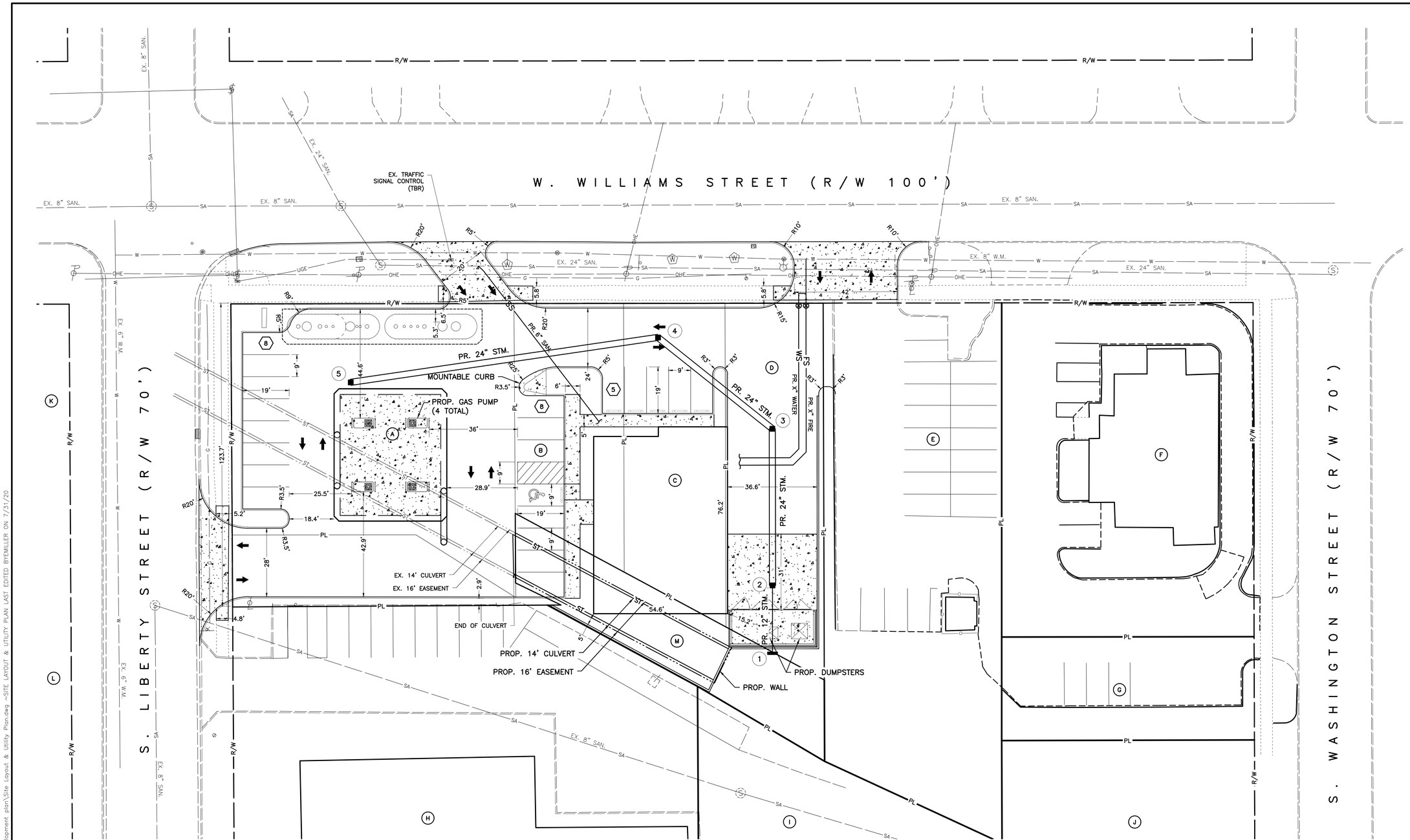

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LEGEND

PL	PROPERTY LINE	EX. FIRE HYDRANT	EX. CATCH BASIN
R/W	EX. RIGHT-OF-WAY	EX. WATER SERVICE VALVE	EX. STORM MANHOLE
PR. R/W	PR. RIGHT-OF-WAY	EX. PULL BOX	EX. STORM CURB INLET
LL	LOT LINE		EX. UTILITY POLE
	ROADWAY CENTERLINE	EX. TREE	EX. LIGHT POLE
	EDGE OF PAVEMENT/BACK OF CURB		EX. UNDERGROUND TELEPHONE PEDESTAL
	EDGE OF DRIVEWAYS	EX. SANITARY MANHOLE	EX. SIGNAL POLE
	MISC. EASEMENTS		EX. SIGN

X	EX. FENCE	SA	EX SANITARY
W	EX. WATER LINE	CMS	EX COMBINED SEWER
WS	EX. WATER SERVICE	UGE	EX. UNDERGROUND ELECTRIC
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)	OHE	EX. OVERHEAD ELECTRIC
UGT	EX. UNDERGROUND TELEPHONE	OHL	EX. OVERHEAD STREET LIGHTING
G	EX. GAS	L	EX. UNDERGROUND STREET LIGHTING
ST	EX. STORM	FO	EX. FIBER OPTIC

	PR. CATCH BASIN		PR. WATER VALVE
	PR. STORM CURB INLET	CO	PR. CLEAN-OUT
ST	PR. STORM SEWER	TBR	TO BE REMOVED
DS	PR. DOWNSPOUT LINE	TBRL	TO BE RELOCATED
SS	PR. SANITARY SERVICE	TR	TO REMAIN
WS	PR. WATER SERVICE		PROP. SIDEWALK
FS	PR. FIRE SERVICE	5	NUMBER OF PARKING SPACES

N

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REVISIONS	DATE	BY	CHK.

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SITE LAYOUT & UTILITY PLAN

SCALE: 1" = 20'

SHEET NO. 3 OF 4

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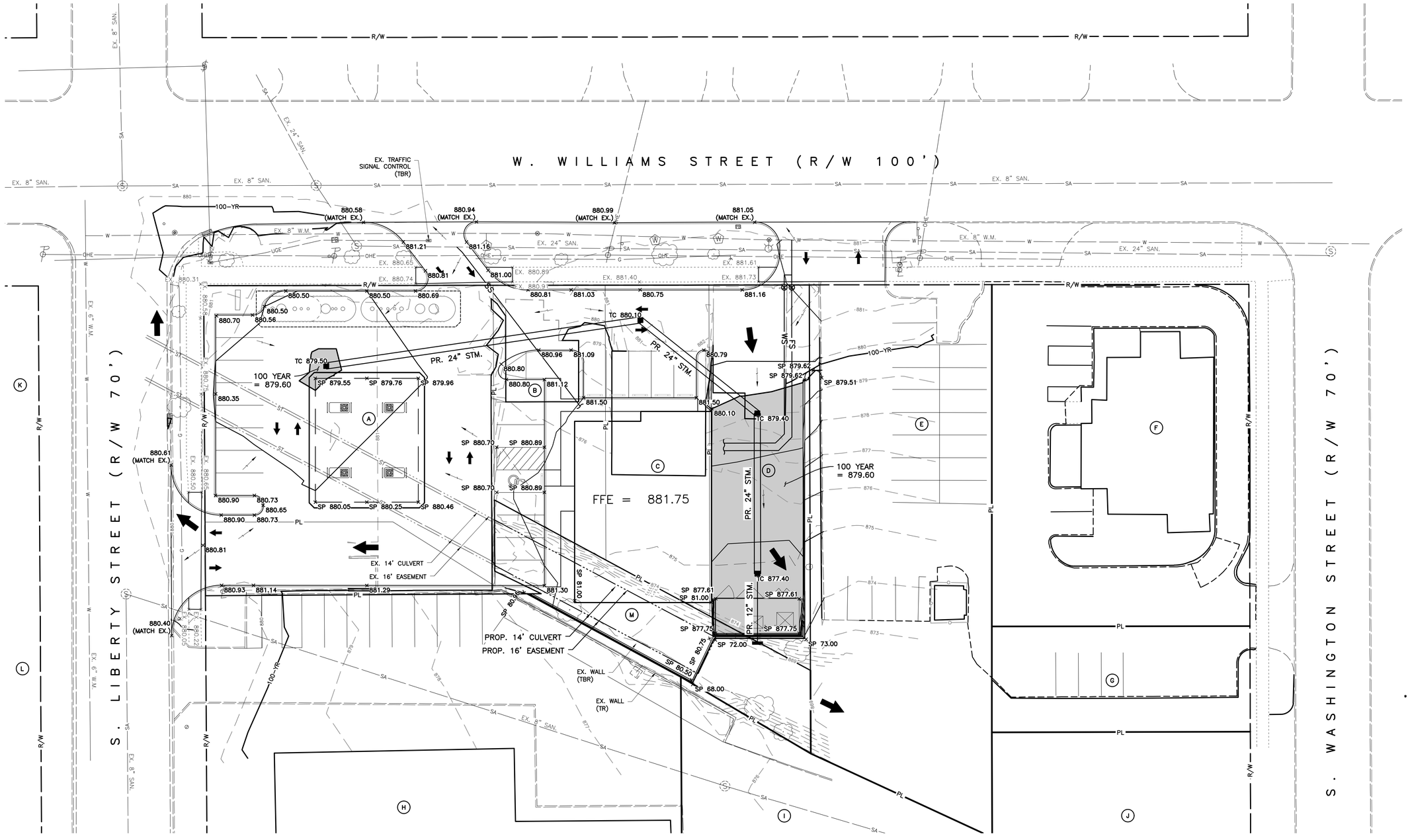

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NOTES:

ALL SPOT ELEVATIONS AT CURB ARE BACK OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. SUBTRACT 6" FOR EDGE OF PAVEMENT ELEVATION ALONG CURB LINES.

ADD 800' TO ALL ELEVATIONS SHOWN ON THE GRADING PLAN.

ALL CURB RAMPS AND SIDEWALK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, INCLUDING ALL SUPPLEMENTS AND IN ACCORDANCE WITH THE CITY OF COLUMBUS ADA CURB RAMPS DESIGN GUIDELINES AND STANDARD DRAWINGS, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.0%.

- LOCATION OF CURB RAMP. CURB TO BE DROPPED TO PAVEMENT ELEVATION.

TW = TOP OF WALL, EXCLUDING CURB.
BW = BOTTOM OF WALL.
(ME) = MATCH EXISTING GRADE.
TC = TOP OF CASTING
SP = SPOT ELEVATION AT GROUND/PAVEMENT
HP = HIGH POINT

CONTRACTOR IS RESPONSIBLE FOR REVIEWING GEOTECHNICAL REPORT SPECIFIC TO THE PROJECT SITE AND FOLLOWING THE SITE PREPARATION RECOMMENDATIONS, INCLUDING THE REMOVAL AND MITIGATION OF UNSUITABLE MATERIAL. IF A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THE PROJECT SITE, CONTRACTOR SHALL TAKE ALL RISKS ASSOCIATED WITH SUBSURFACE FINDINGS.

LEGEND

PL	PROPERTY LINE	EX. FIRE HYDRANT	EX. CATCH BASIN
R/W	EX. RIGHT-OF-WAY	EX. WATER SERVICE VALVE	EX. STORM MANHOLE
PR. R/W	PR. RIGHT-OF-WAY	EX. PULL BOX	EX. STORM CURB INLET
LL	LOT LINE		EX. UTILITY POLE
	ROADWAY CENTERLINE	EX. TREE	EX. LIGHT POLE
	EDGE OF PAVEMENT/BACK OF CURB		EX. UNDERGROUND TELEPHONE PEDESTAL
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	MISC. EASEMENTS		EX. SIGN

X	EX. FENCE	SA	EX SANITARY
W	EX. WATER LINE	CMS	EX COMBINED SEWER
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G	EX. GAS	L	EX. UNDERGROUND STREET LIGHTING
ST	EX. STORM	FO	EX. FIBER OPTIC

	PR. CATCH BASIN		PR. WATER VALVE
	PR. STORM CURB INLET	SP 880.00	SPOT GRADE ELEVATION
ST	PR. STORM SEWER	880.00	TOP OF CURB ELEVATION
DS	PR. DOWNSPOUT LINE	TC 880.00	TOP OF CASTING
SS	PR. SANITARY SERVICE	TBR	TO BE REMOVED
WS	PR. WATER SERVICE	TBRL	TO BE RELOCATE
FS	PR. FIRE SERVICE	TR	TO REMAIN

PR. CONCRETE WALK/DRIVE
PR. FLOOD ROUTE
PR. DRAINAGE FLOW DIRECTIONAL ARROW
PR. GRADE BREAK

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REVISIONS	DATE	BY	CHK.

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GRADING PLAN

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SHEET NO. 4 OF 4

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