



FACT SHEET

AGENDA ITEM NO: 18

DATE: 3/12/2018

ORDINANCE NO: 18-21

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
March 26, 2018 @ 7:30 P.M.

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 MEDROCK LLC APPROVING A ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 36 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY WITH A PUD OVERLAY.

BACKGROUND:

As a result of the Planning Commission vote to recommend denial, the Charter (Section 104) requires that five affirmative votes of City Council are required to overturn the Planning Commission's recommendation.

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission did not recommend approval by a vote of 0-7 on March 7, 2018, thereby technically recommending denial.

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. 18-21

AN ORDINANCE FOR MEDROCK LLC APPROVING A ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 36 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY WITH A PUD OVERLAY.

WHEREAS, the Planning Commission at its meeting on March 7, 2018 failed to recommend approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to multi-family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 multi-family with a PUD overlay (PC Case 2018-0026).

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

SECTION 1. That the Council of the City of Delaware overturns the recommendation of denial by the Planning Commission and that the Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to multi-family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 multi-family with a PUD overlay, is hereby confirmed, approved, and accepted with the following conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

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: _____, 2018

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 19

DATE: 3/12/2018

ORDINANCE NO: 18-22

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 MEDROCK LLC APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY AREA 3 OF THE WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT DISTRICT).

BACKGROUND:

As a result of the Planning Commission vote to recommend denial, the Charter (Section 104) requires that five affirmative votes of City Council are required to overturn the Planning Commission's recommendation.

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 failed to approve this case 7-0 on March 7, 2018.

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. 18-22

AN ORDINANCE FOR MEDROCK LLC APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY AREA 3 OF THE WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT DISTRICT).

WHEREAS, the Planning Commission at its meeting on March 7, 2018 failed to recommend approval of a Combined Preliminary and Final Development Plan for multi-family Area 3 of the Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development) (PC Case 2018-0027) and

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

SECTION 1. That the Council of the City of Delaware overturns the recommendation of denial by the Planning Commission and that the Combined Preliminary and Final Development Plan for multi-family Area 3 of the Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development), 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 Applicant shall construct the piece of Boulder Dr. from Houk Rd. east to the existing short Boulder Dr. piece that was constructed at the end of Harmony Dr. by the Applicant with the initial phases of the Adalee Park Subdivision. This construction should take place concurrent with any site development should the Willowbrook Apartment

- applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.
3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
 4. The dumpster enclosures shall be constructed as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.
 5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
 6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
 7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
 8. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
 9. The private street names shall be submitted and approved by the City and other appropriate agencies.
 10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
 11. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

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: _____, 2018

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

CASE NUMBER: 2018-0026-0027

REQUEST: Multiple Requests

PROJECT: Willowbrook Apartments

MEETING DATE: March 7, 2018

APPLICANT/OWNER

Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST

2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

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

PROPERTY LOCATION & DESCRIPTION

The proposed multi-family site encompasses 15.506 acres for the Combined Preliminary and Final Development Plan while the subarea zoning text amendments encompasses approximately 36 acres. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the multi-family site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

March 7, 2018 UPDATE

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT)

Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)

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

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
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development should the Willowbrook Apartment applications be approved and the project advance to construction. The next phase of Boulder Drive to the east of this point would then be considered as part of the appropriate future phase of the Adalee Park development. However, should the Willowbrook Apartments in question not advance to approval and construction then the entire length of Boulder Dr. beginning at Houk Rd. and continuing eastward might need to be constructed with the appropriate future phase of Adalee Park to provide access for that development to Houk Road to be determined if and when that future case(s) may come forward.

3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed as proposed on the Sheet entitled "Trash Enclosure Plan" as submitted by the Applicant on 3/2/18. The wood enclosures and doors shall be painted or stained in a neutral color to compliment the adjacent buildings.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. Any ground signage shall achieve compliance with the minimum zoning code requirements and adopted Gateways and Corridor Plan.
9. The private street names shall be submitted and approved by the City and other appropriate agencies.
10. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.
11. The entire development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

COMMISSION NOTES:



Revised Submitted Plans – March 2, 2018



**KONTOGIANNIS
& ASSOCIATES**

**ARCHITECTURE
PLANNING
DESIGN**

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

PHONE: 614-224-3183
FAX: 614-224-3184
WWW.KONTOGIANNIS.COM

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**TYPICAL BUILDING
LANDSCAPING
PLAN**

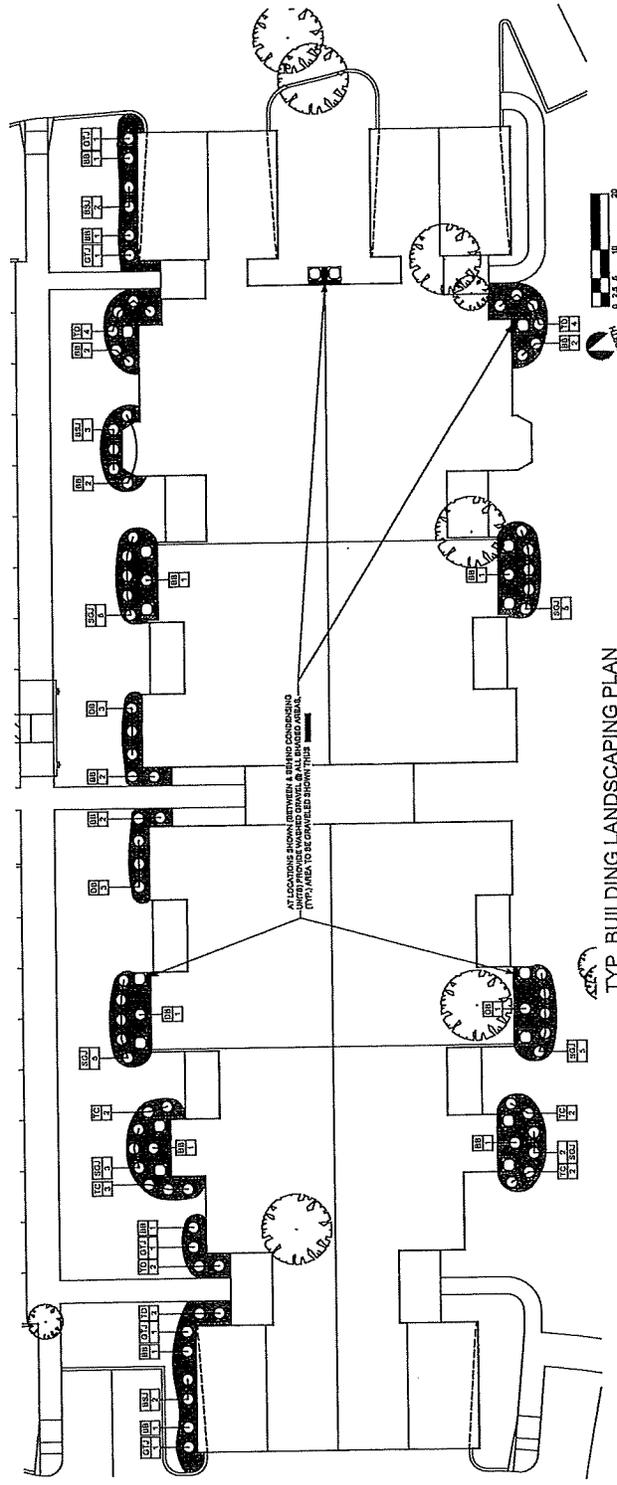
DATE:
REVISION:

DESIGNED BY: GEORGE J. KONTOGIANNIS
CHECKED BY: GEORGE J. KONTOGIANNIS
DATE: 01/20/19

- ZONING SET: 01/03/2019
- PD SET
- CONSTRUCTION SET

ZSL-2

PLANT LIST	SYMBOL	COMMON NAME	ESTIMATED QUANTITY	SIZE	QTY.
01	100	SPRING BELLFLOWER	100	12"	100
02	101	SPRING BELLFLOWER	100	12"	100
03	102	SPRING BELLFLOWER	100	12"	100
04	103	SPRING BELLFLOWER	100	12"	100
05	104	SPRING BELLFLOWER	100	12"	100
06	105	SPRING BELLFLOWER	100	12"	100
07	106	SPRING BELLFLOWER	100	12"	100
08	107	SPRING BELLFLOWER	100	12"	100
09	108	SPRING BELLFLOWER	100	12"	100
10	109	SPRING BELLFLOWER	100	12"	100
11	110	SPRING BELLFLOWER	100	12"	100
12	111	SPRING BELLFLOWER	100	12"	100
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97	196	SPRING BELLFLOWER	100	12"	100
98	197	SPRING BELLFLOWER	100	12"	100
99	198	SPRING BELLFLOWER	100	12"	100
100	199	SPRING BELLFLOWER	100	12"	100





KONTOGIANNIS & ASSOCIATES
 ARCHITECTURE
 PLANNING
 DESIGN

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

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PROJECT:

WILLOWBROOK
 APARTMENTS

DELAWARE, OHIO

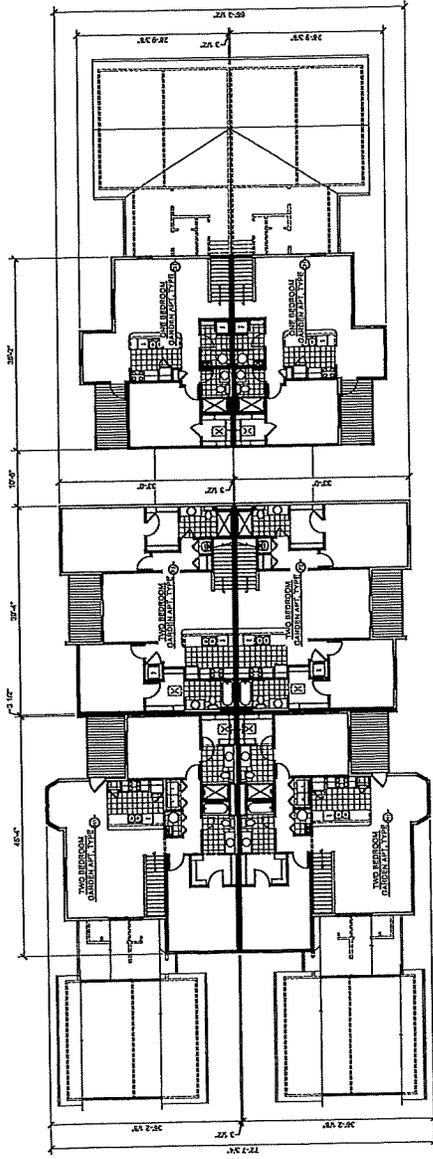
DRAWING TITLE:
 BUILDING PLANS
 BUILDING

DATE:
 REVISED:

DESIGNED BY: KONTOGIANNIS & ASSOCIATES
 DRAWN BY: KONTOGIANNIS & ASSOCIATES
 CHECKED BY: KONTOGIANNIS & ASSOCIATES
 APPROVED BY: KONTOGIANNIS & ASSOCIATES

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

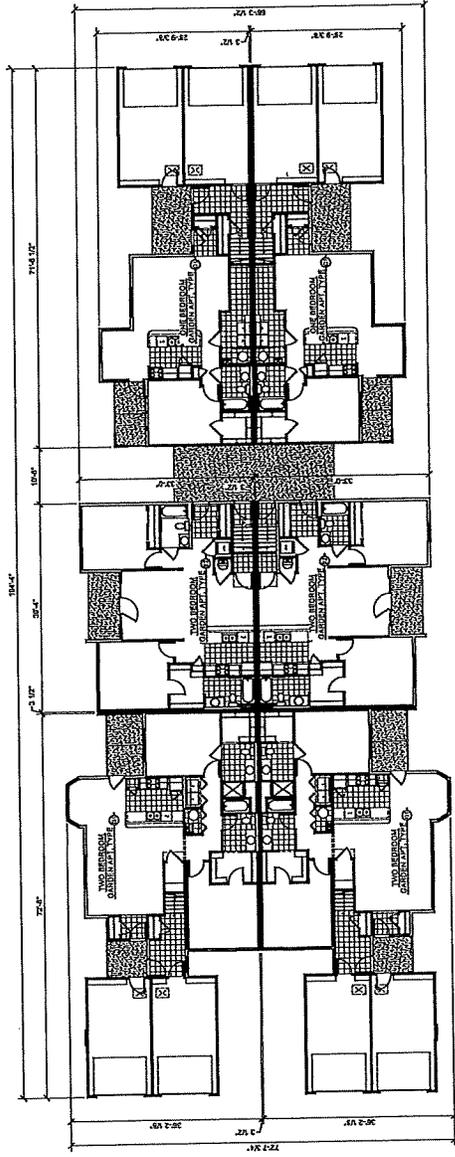
A1-1



SECOND FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 2ND FLOOR = 6,868 SQ.FT.

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



FIRST FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 1ST FLOOR = 9,277 SQ.FT.

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



TOTAL GROSS AREA FOR BUILDING 131A = 15,987 SQ.FT.



KONTIGIANNIS & ASSOCIATES
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PROJECT:

WILLOWBROOK
 APARTMENTS

DELAWARE, OHIO

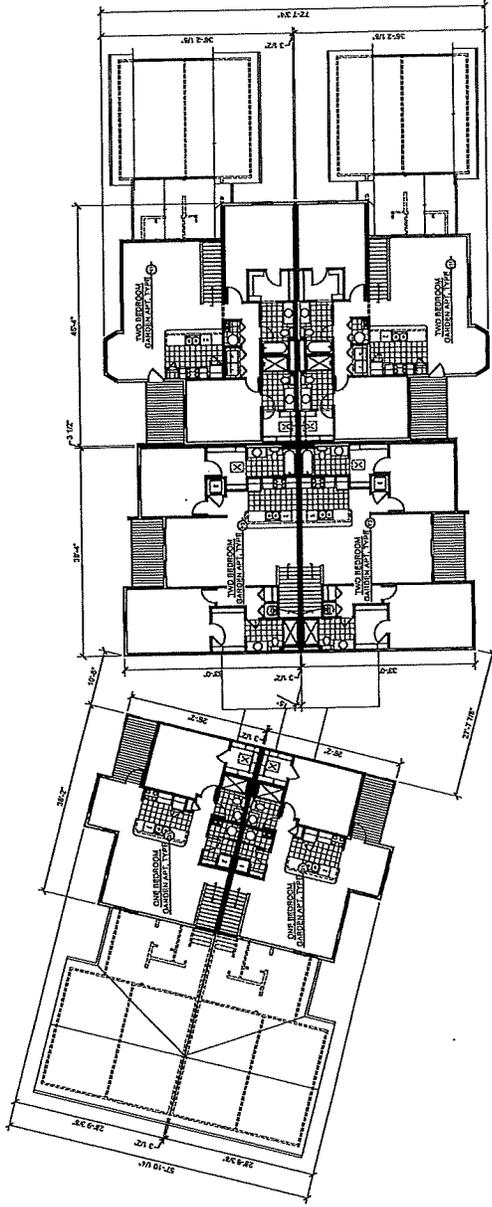
DRAWING TITLE:
 BUILDING PLANS
 BUILDING $\text{\textcircled{2}}$

DATE:
 REVISED:

DESIGNED BY: KONTIGIANNIS & ASSOCIATES
 DRAWING DATE: 03/2019
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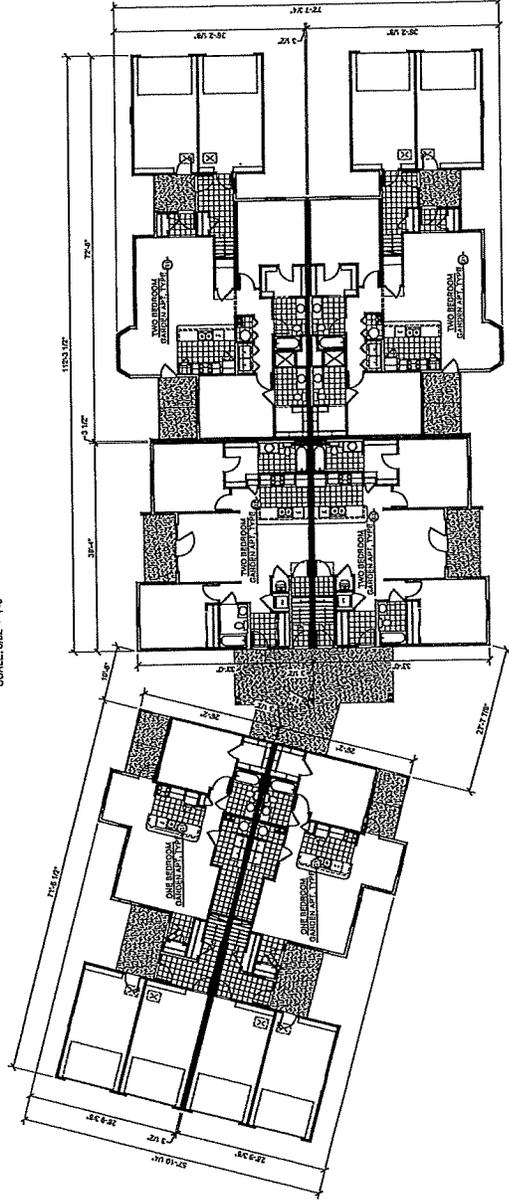
- ZONING SET 21/02/2019
- PERMITS SET
- REBAR SET
- CONSTRUCTION SET

A1-3



SECOND FLOOR PLAN - BUILDING $\text{\textcircled{2}}$

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 2ND FLOOR = 6,800 SQ.FT.



FIRST FLOOR PLAN - BUILDING $\text{\textcircled{2}}$

SCALE: 3/32" = 1'-0" TOTAL GROSS AREA OF 1ST FLOOR = 9,377 SQ.FT.

TOTAL GROSS AREA FOR BUILDING 15A2 = 15,877 SQ.FT.





**KONTOGIANNIS
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EMAIL: info@kontogiannis.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

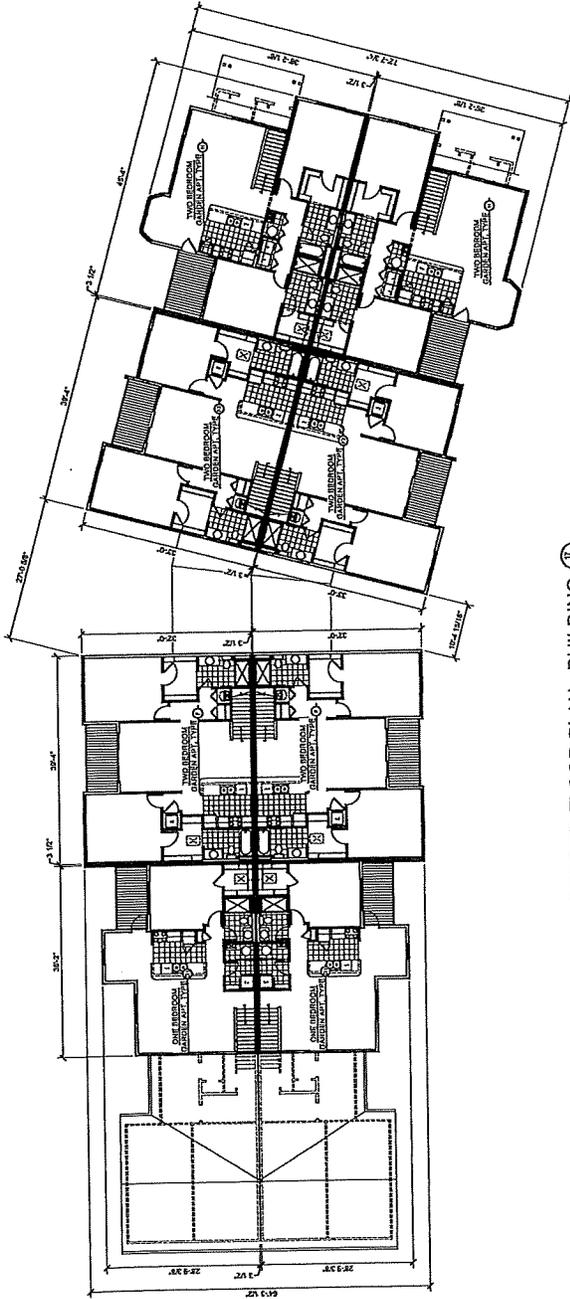
DRAWING TITLE:
**BUILDING PLANS
BUILDING 1705**

DATE:
REVISED:

DESIGN: KONTOGIANNIS, SPENCER &
ASSOCIATES ARCHITECTS
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- ZONING SET 01/02/2015
- BID SET
- PERMIT SET
- CONSTRUCTION SET

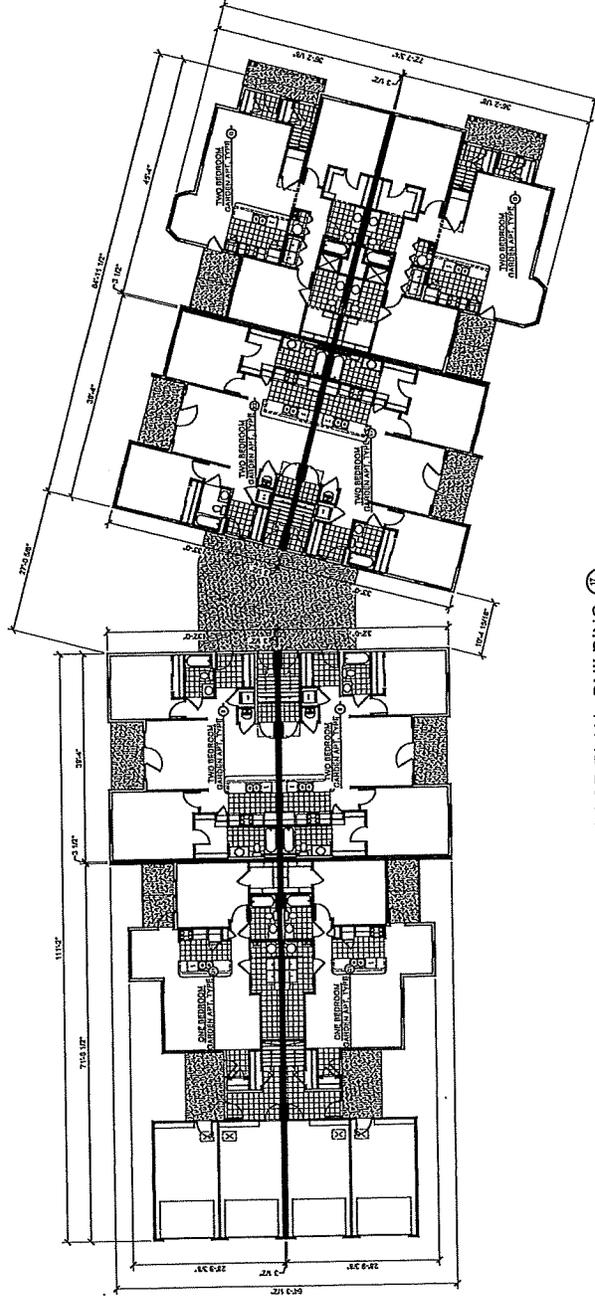
A1-6



SECOND FLOOR PLAN - BUILDING 1705

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

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



FIRST FLOOR PLAN - BUILDING 1705

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

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

TOTAL GROSS AREA FOR BUILDING 1705 = 19,526 SQ. FT.





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PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

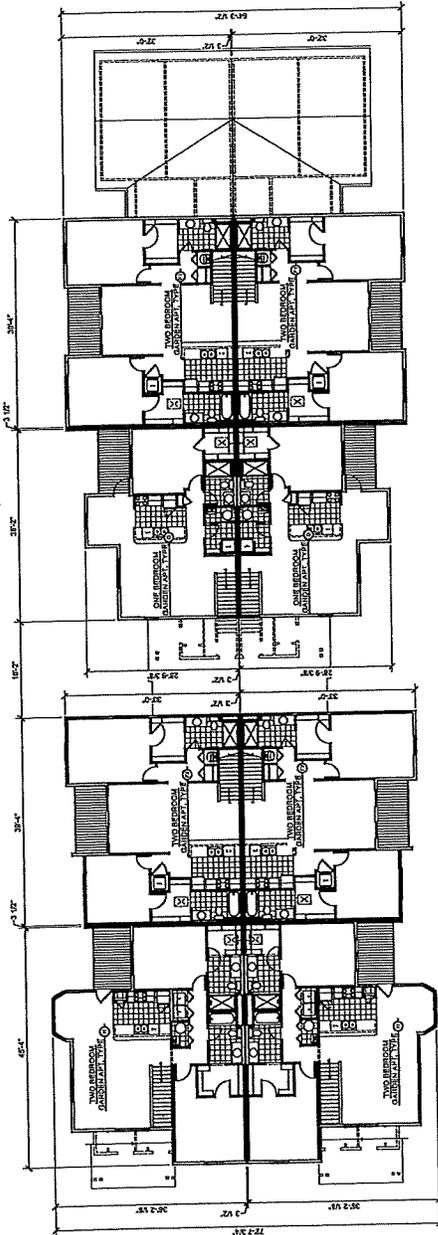
DRAWING TITLE:
BUILDING PLANS
BUILDING 14C

DATE: REVISED:

DESIGNED BY: GEORGE L. KONTOGIANNIS, LICENSE # 9714
DRAWN BY: GEORGE L. KONTOGIANNIS & ASSOCIATES
CHECKED BY: GEORGE L. KONTOGIANNIS
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- ZONING SET 14C2021A
- SITE PLAN SET
- PERMIT SET
- CONSTRUCTION SET

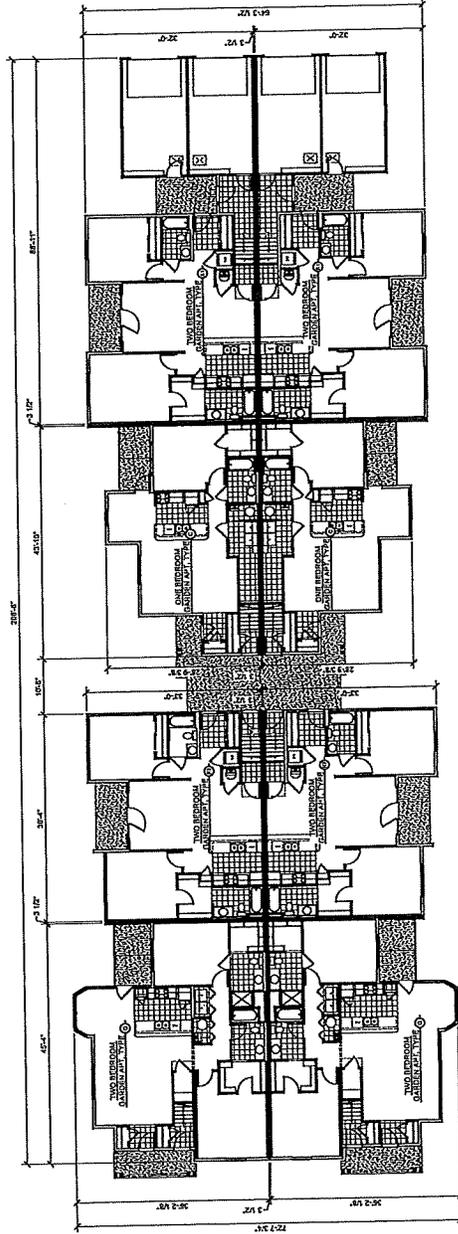
A1-7



SECOND FLOOR PLAN - BUILDING 14C

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

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



FIRST FLOOR PLAN - BUILDING 14C

TOTAL GROSS AREA OF 1ST FLOOR = 10,526 SQ. FT.

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



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



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 EMAIL: architect@kontigianis.com

PROJECT:

**WILLOWBROOK
 APARTMENTS**

DELAWARE, OHIO

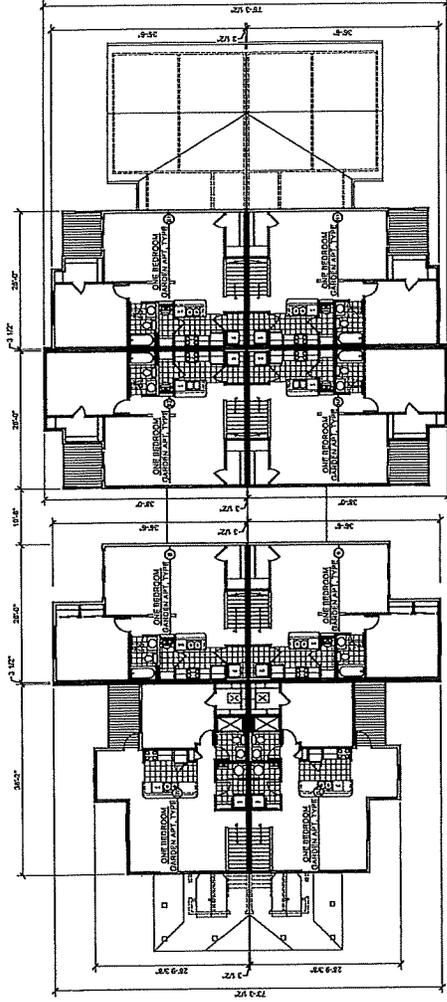
DRAWING TITLE:
**BUILDING PLANS
 BUILDING ②**

DATE
 REVISED:

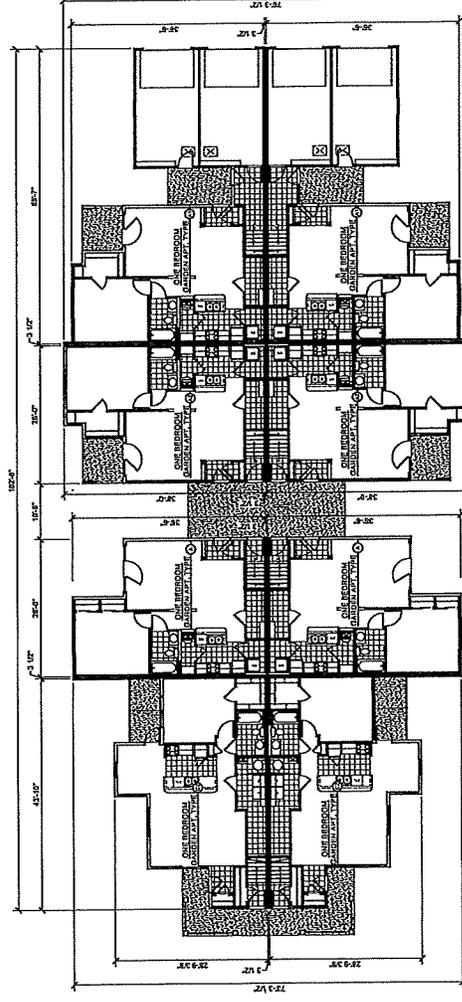
DESIGNED & DEVELOPED BY: KONTIGIANNIS & ASSOCIATES
 CONTRACT NO. 2011-011
 DATE: 01/20/11

- ZONING SET 01/20/2011
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A1-8



SECOND FLOOR PLAN - BUILDING ②
 SCALE: 3/32" = 1'-0"
 TOTAL GROSS AREA OF 2ND FLOOR = 7,032 SQ. FT.



FIRST FLOOR PLAN - BUILDING ②
 SCALE: 3/32" = 1'-0"
 TOTAL GROSS AREA OF 1ST FLOOR = 8,448 SQ. FT.
 TOTAL GROSS AREA FOR BUILDING 2 = 15,480 SQ. FT.





**KONTGIANNIS
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EMAIL: arch@kga.com

PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

DRAWING TITLE:
BUILDING PLANS
BUILDING $\frac{1}{2}$

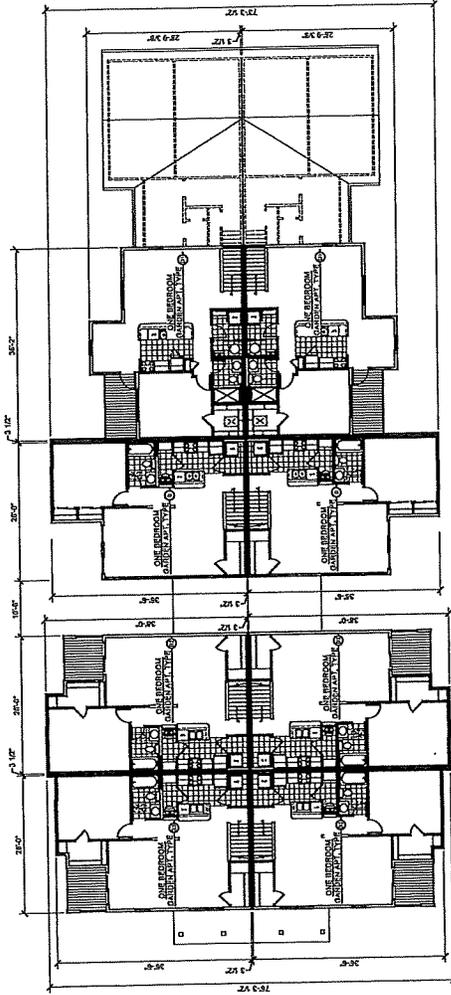
DATE:
REVISED:

ISSUED FOR CONSTRUCTION, LUDWIG CO.
APPROVED DATE: 08/20/19

DESIGNED BY: KONTGIANNIS & ASSOCIATES

- ZONING SET: D16032119
- BID SET
- PERMIT SET
- CONSTRUCTION SET

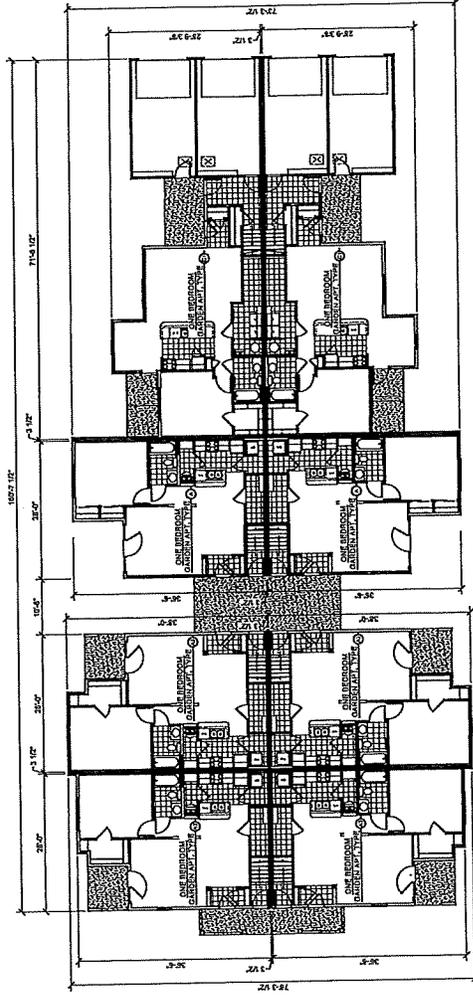
A1-9



SECOND FLOOR PLAN - BUILDING $\frac{1}{2}$

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

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



FIRST FLOOR PLAN - BUILDING $\frac{1}{2}$

TOTAL GROSS AREA OF 1ST FLOOR = 8,460 SQ.FT.

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



TOTAL GROSS AREA FOR
BUILDING 1/2(D1) = 15,492 SQ.FT.



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PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

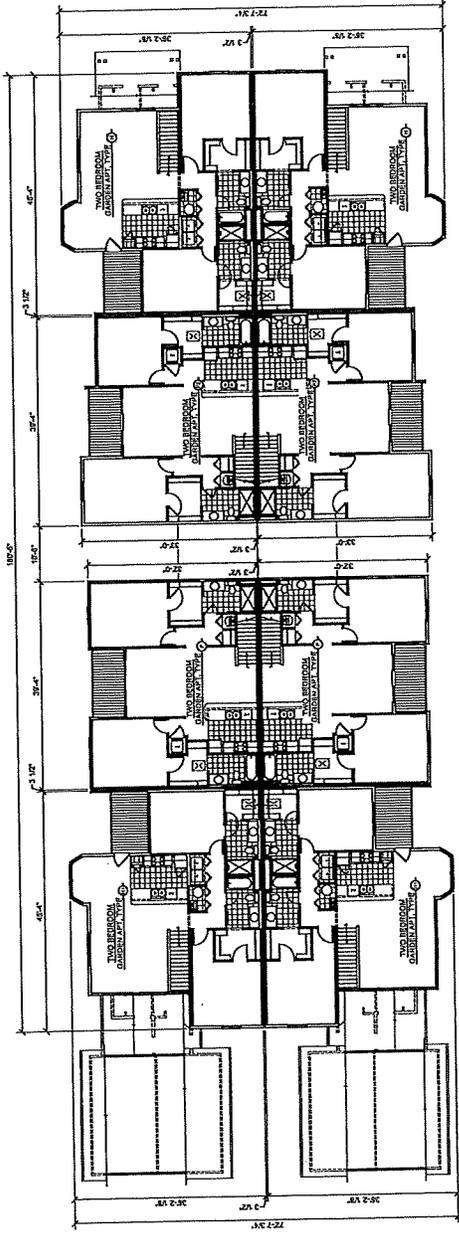
DRAWING TITLE:
BUILDING PLANS
BUILDING ②

DATE:
REVISED:

DESIGNED BY: KONTOGIANNIS & ASSOCIATES
DRAWN BY: KONTOGIANNIS & ASSOCIATES
CHECKED BY: KONTOGIANNIS & ASSOCIATES
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- ZONING SET 01/07/2018
- PD SET
- PERM SET
- CONSTRUCTION SET

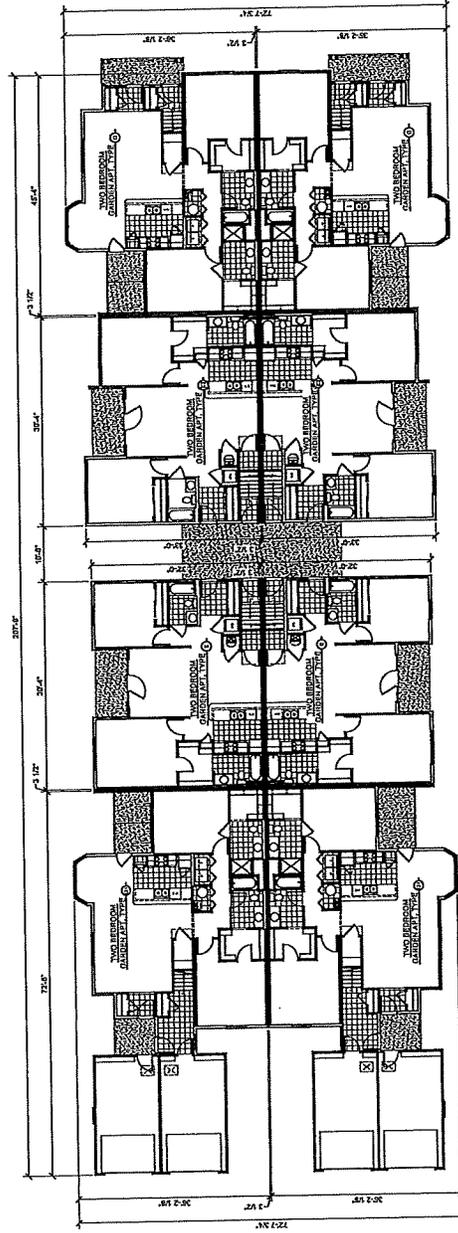
A1-10



SECOND FLOOR PLAN - BUILDING ②

TOTAL GROSS AREA OF 2ND FLOOR = 8,797 SQ.FT.

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



FIRST FLOOR PLAN - BUILDING ②

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

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



TOTAL GROSS AREA FOR
BUILDING ②E = 21,085 SQ.FT.



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PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

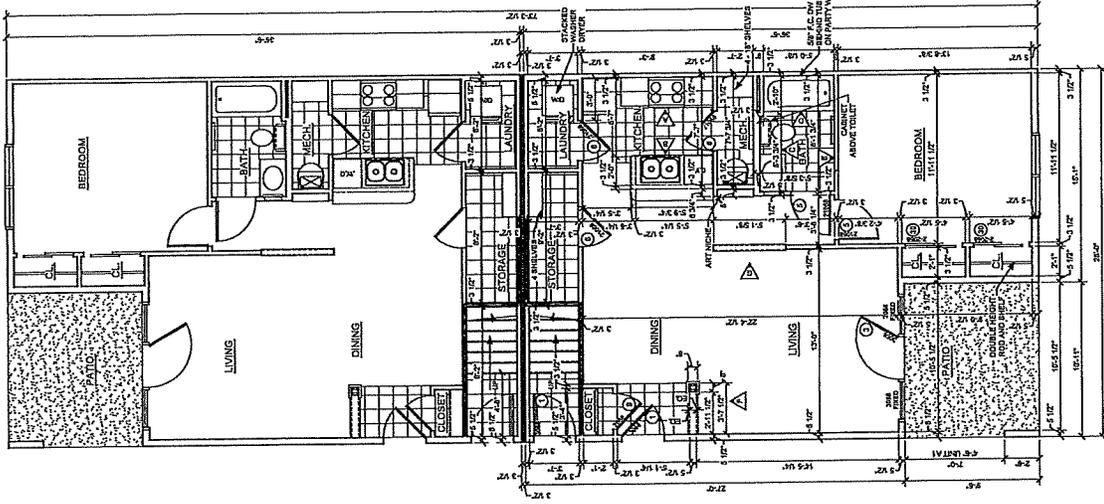
DRAWING TITLE:
**1/4" FLOOR PLANS
& INTERIOR
ELEVATIONS**
UNITS A, B & B1

DATE:
REVISED:

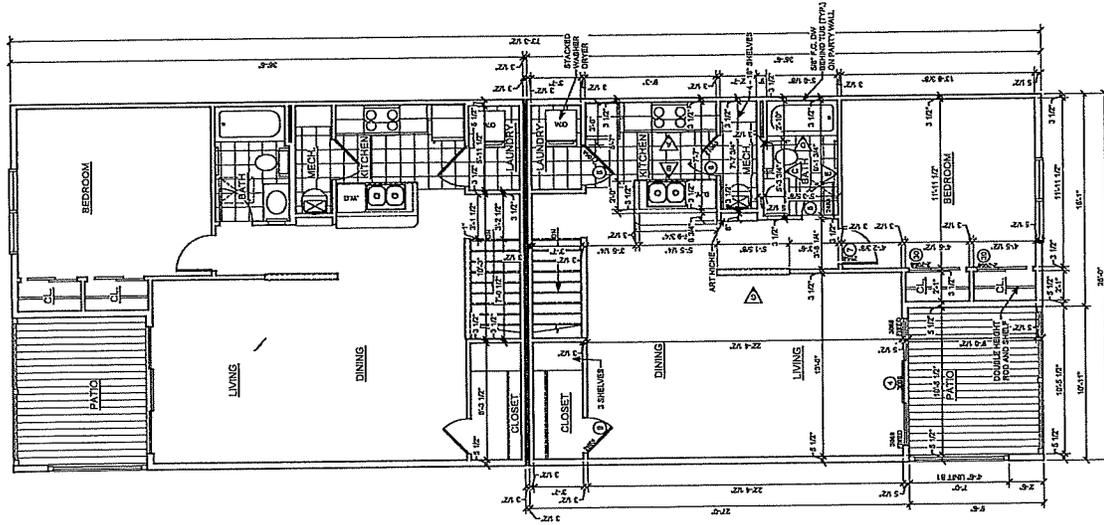
DESIGNED BY: KONTOGIANNIS & ASSOCIATES
CHECKED BY: KONTOGIANNIS & ASSOCIATES
DRAWN BY: KONTOGIANNIS & ASSOCIATES

ZONING SET: H102018
BIG SET
PERMIT SET
CONSTRUCTION SET

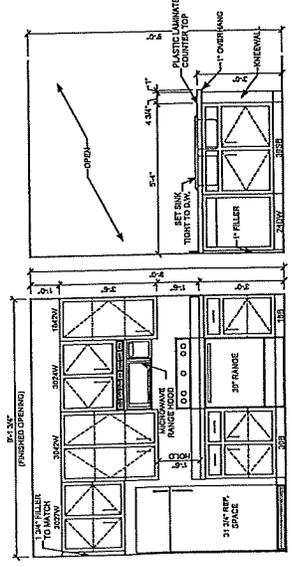
A2-1



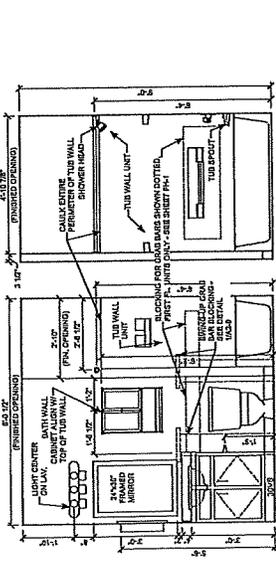
FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE (A)
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 782 SQ. FT.



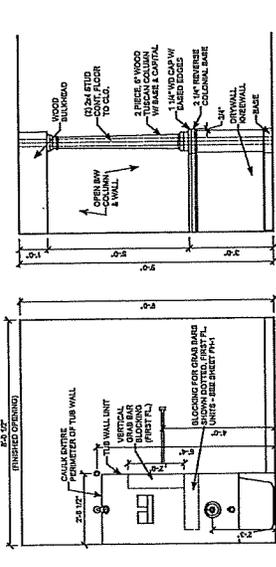
SECOND FLOOR PLAN - ONE BEDROOM APT. TYPE (B)
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 798 SQ. FT.



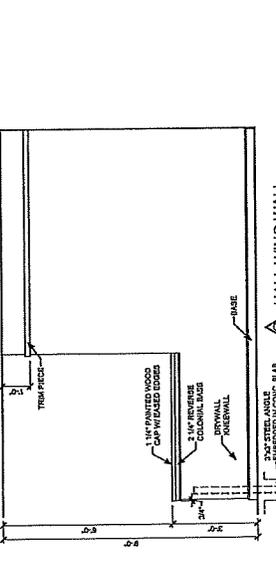
KITCHEN ELEVATION (A, B, E & F)
SCALE: 1/2" = 1'-0"



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



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



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



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FAX: 614-274-3363
EMAIL: info@kontgiannis.com

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**1/4" FLOOR PLANS
UNIT A1**

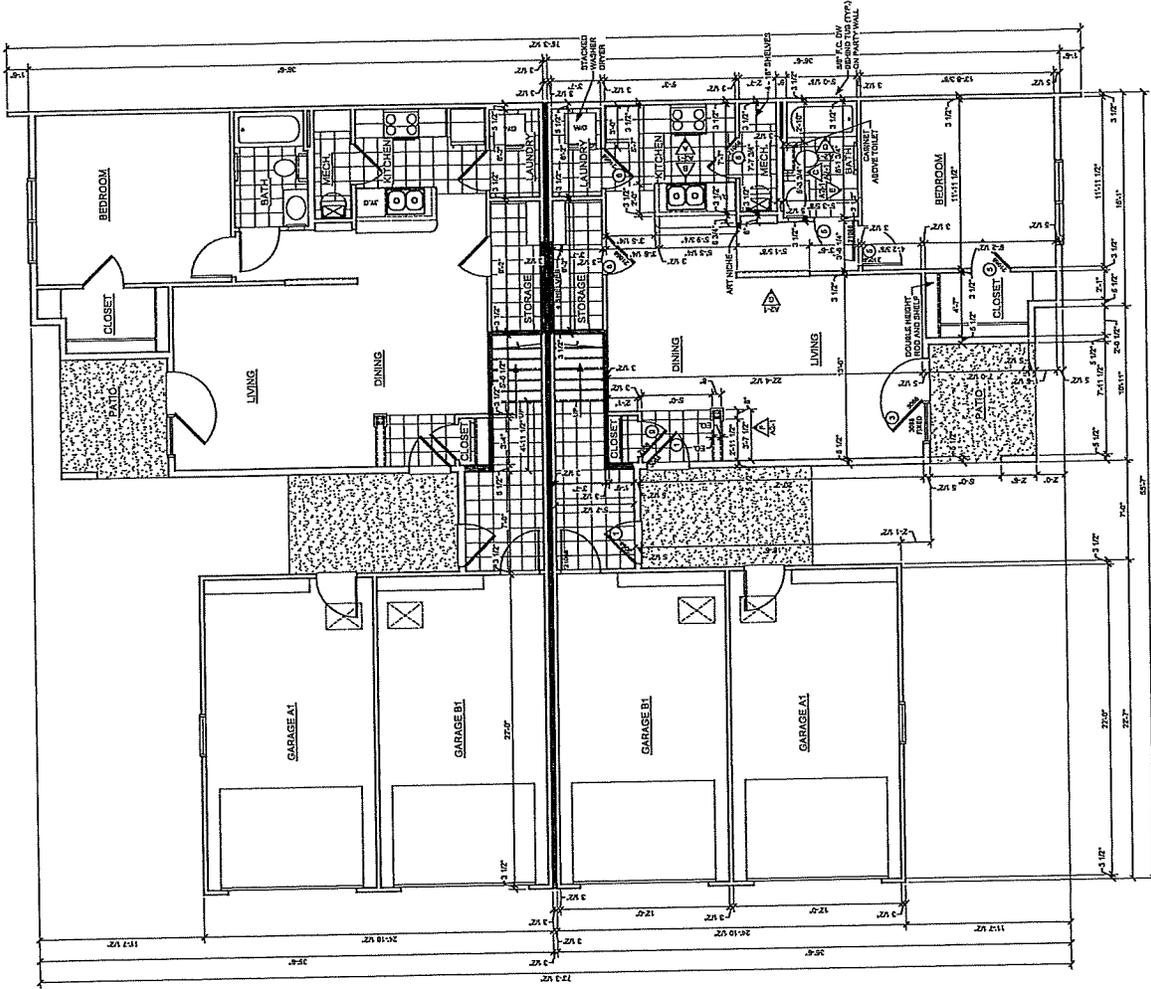
DATE:
REVISED:

DESIGN: KONTGIANNIS & ASSOCIATES
DATE: 01/13/2014

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DESIGN: KONTGIANNIS & ASSOCIATES

- FOUNDATION SET
- PERMIT SET
- CONSTRUCTION SET

A2-2



FIRST FLOOR PLAN - ONE BEDROOM APT. TYPE A1
SCALE: 1/4" = 1'-0"
NET LIVING AREA = 764 SQ. FT.
NET GARAGE = 284 SQ. FT.



KONTOGIANNIS & ASSOCIATES

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E-MAIL: info@kontogiannis.com

PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

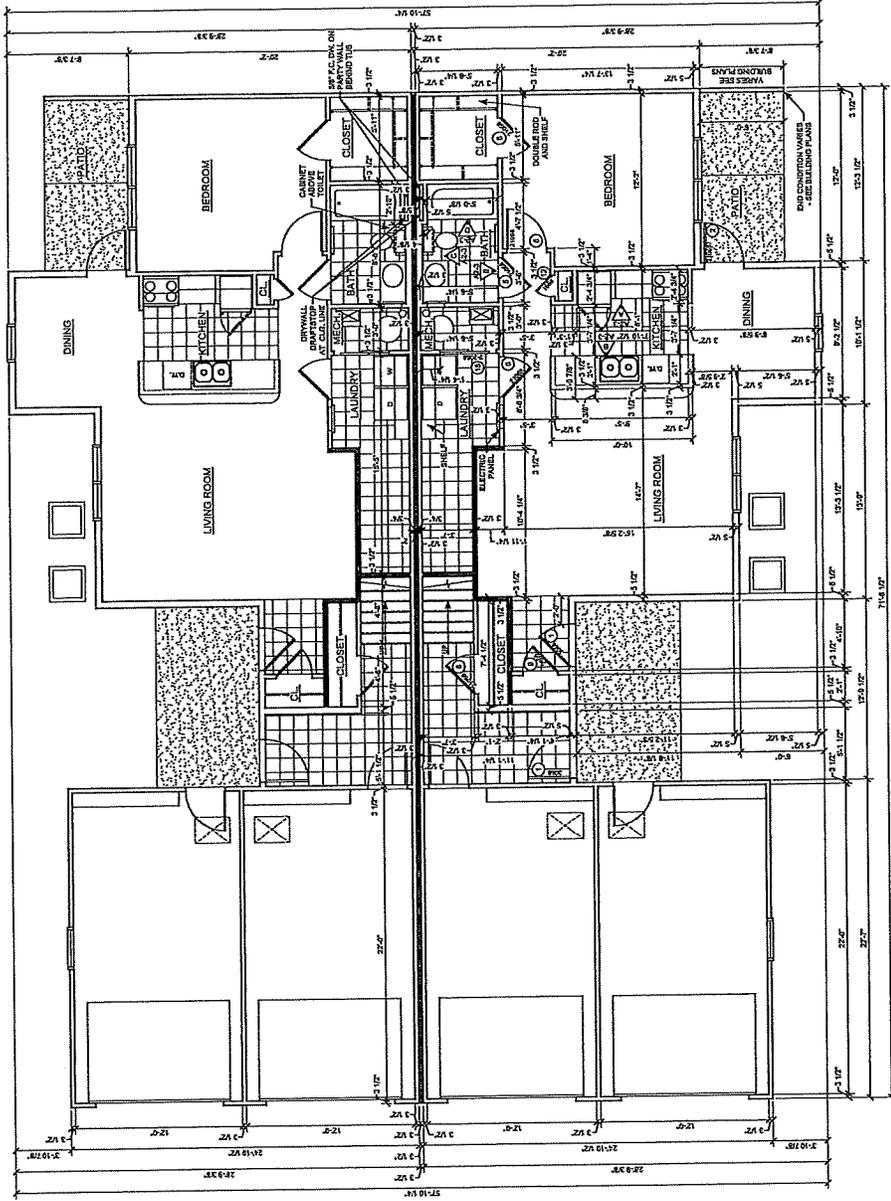
DRAWING TITLE:
1/4" FLOOR PLANS
UNIT C1

DATE:
REVISED:

DESIGNED BY: KONTOGIANNIS, LUTHER & PHILIP
CHECKED BY: KONTOGIANNIS, LUTHER & PHILIP
DATE: 01/20/2018
DRAWN BY: KONTOGIANNIS, LUTHER & PHILIP

- ZONING SET 01/02/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A2-4



FIRST FLOOR PLAN - ONE BEDROOM GARDEN APT. TYPE C1
SCALE: 1/4" = 1'-0"
NET GARAGE = 264 SQ. FT.



**KONTOGIANNIS
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PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

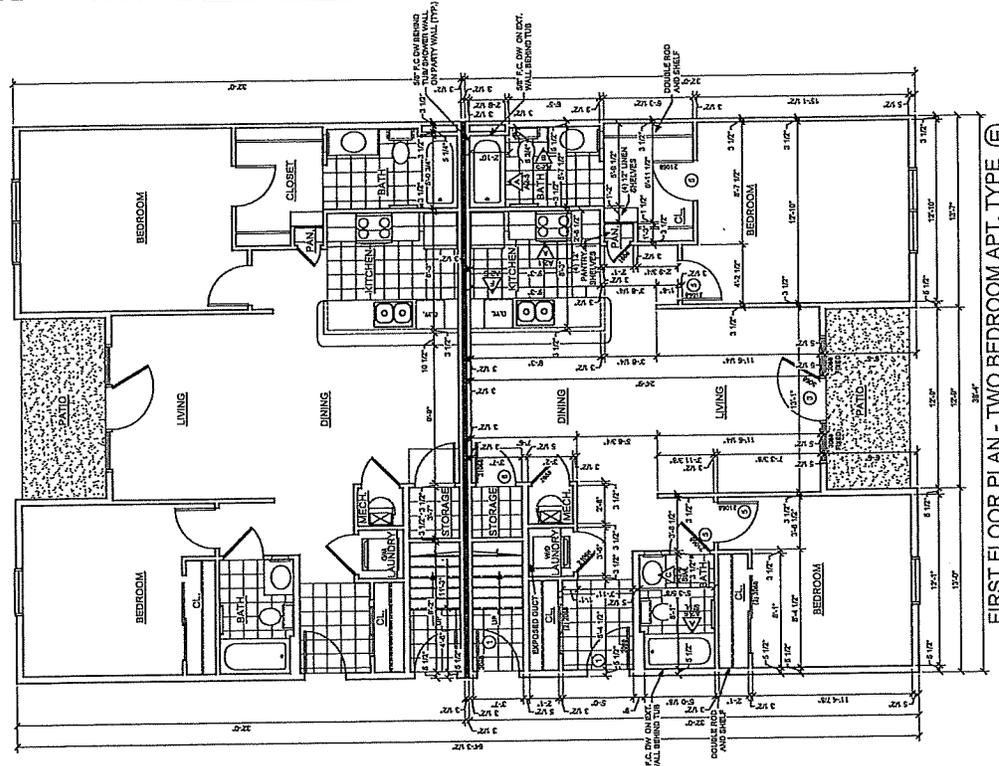
DRAWING TITLE:
**1/4" FLOOR PLANS
UNITS E & F**

DATE:
REVISED:

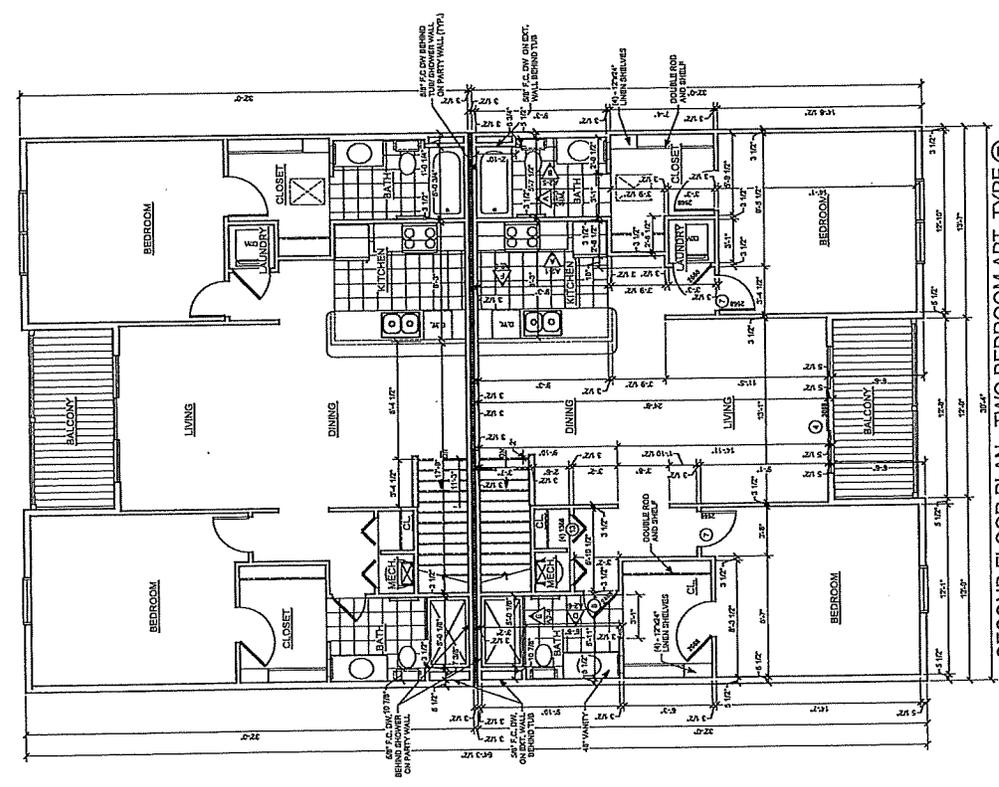
OWNER: KONTOGIANNIS, LOCKER, PFM
ARCHITECT: KONTOGIANNIS & ASSOCIATES
DATE: 01/20/2018

- ZONING SET (01/20/2018)
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A2-5



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



SECOND FLOOR PLAN - TWO BEDROOM APT. TYPE (F)
NET LIVING AREA = 1,116 SQ. FT.
SCALE: 1/4" = 1'-0"



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E-MAIL: info@kontogiannis.com

PROJECT:
WILLOWBROOK APARTMENTS

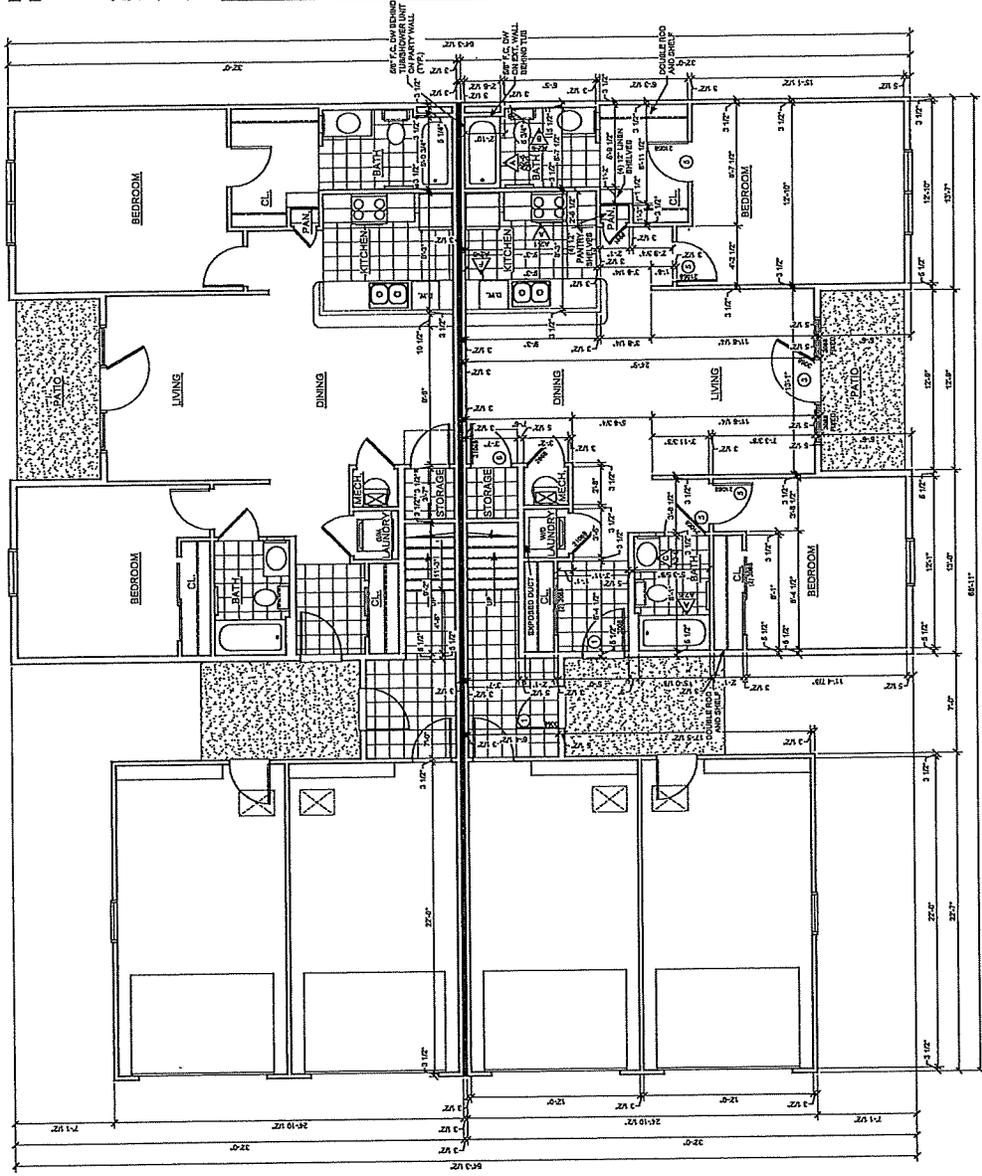
DELAWARE, OHIO
DRAWING TITLE:
**1/4" FLOOR PLAN
UNIT E1**

DATE:
REVISED:

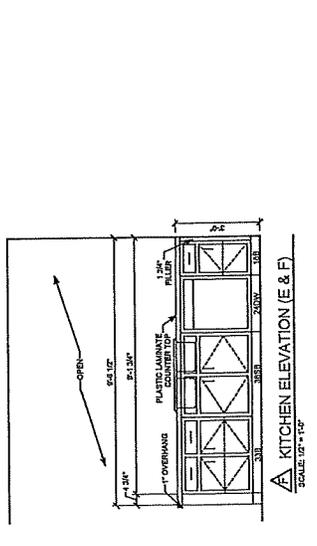
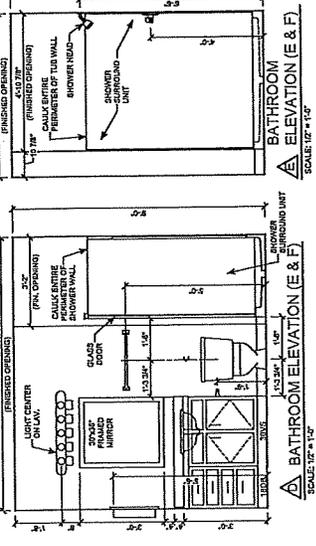
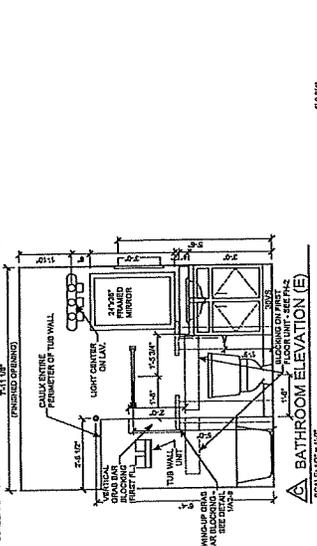
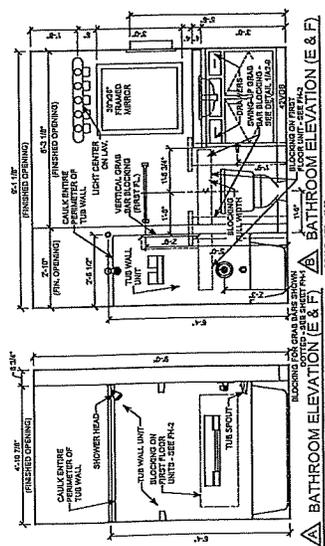
GEORGE A. KONTOGIANNIS, LICENSED ARCHITECT
COLUMBUS, OHIO
GEORGE A. KONTOGIANNIS & ASSOCIATES

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

A2-6



FIRST FLOOR PLAN - TWO BEDROOM APT. TYPE E1
NET LIVING AREA = 1,076 SQ. FT.
NET GARAGE = 284 SQ. FT.
SCALE: 1/4" = 1'-0"





KONTOGIANNIS & ASSOCIATES

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PROJECT:

WILLOWBROOK
APARTMENTS

DELAWARE, OHIO

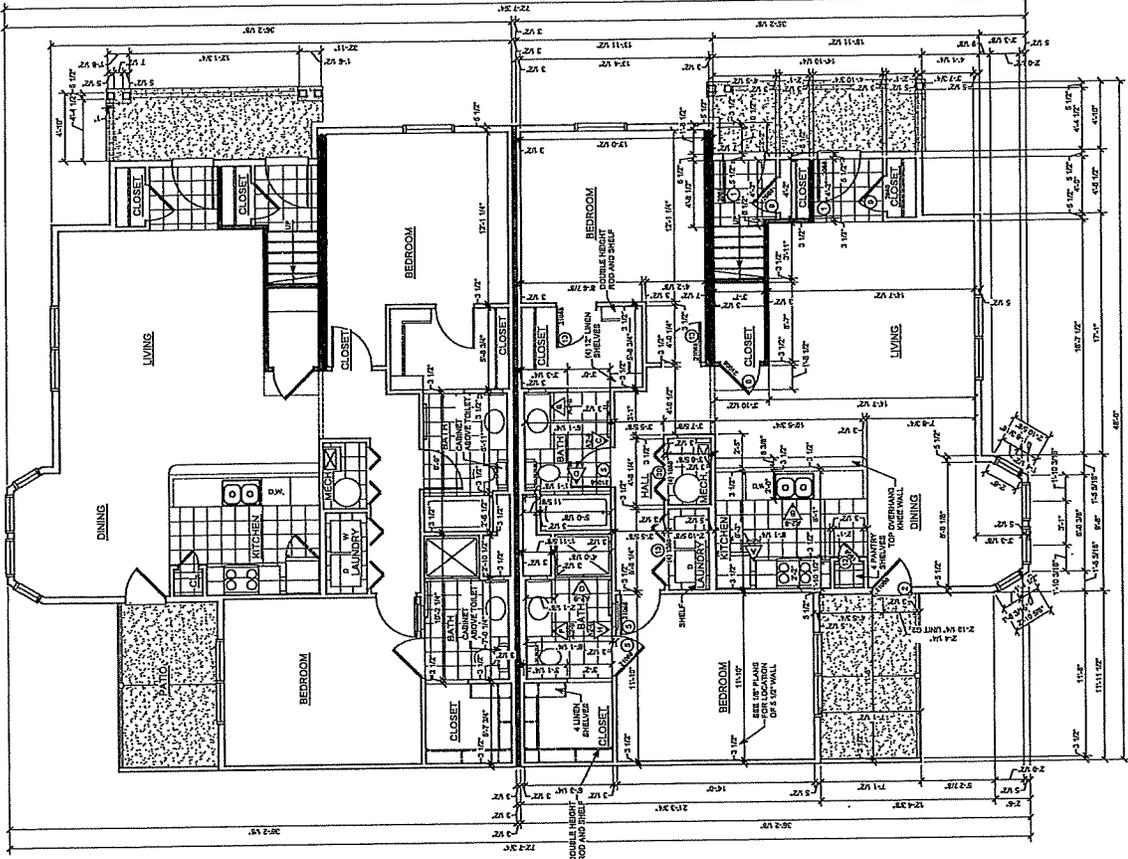
DRAWING TITLE:
1/4" FLOOR PLANS
UNITS G & H

DATE:
REVISED:

DATE: 01/10/2018
BY: J. KONTOGIANNIS & ASSOCIATES

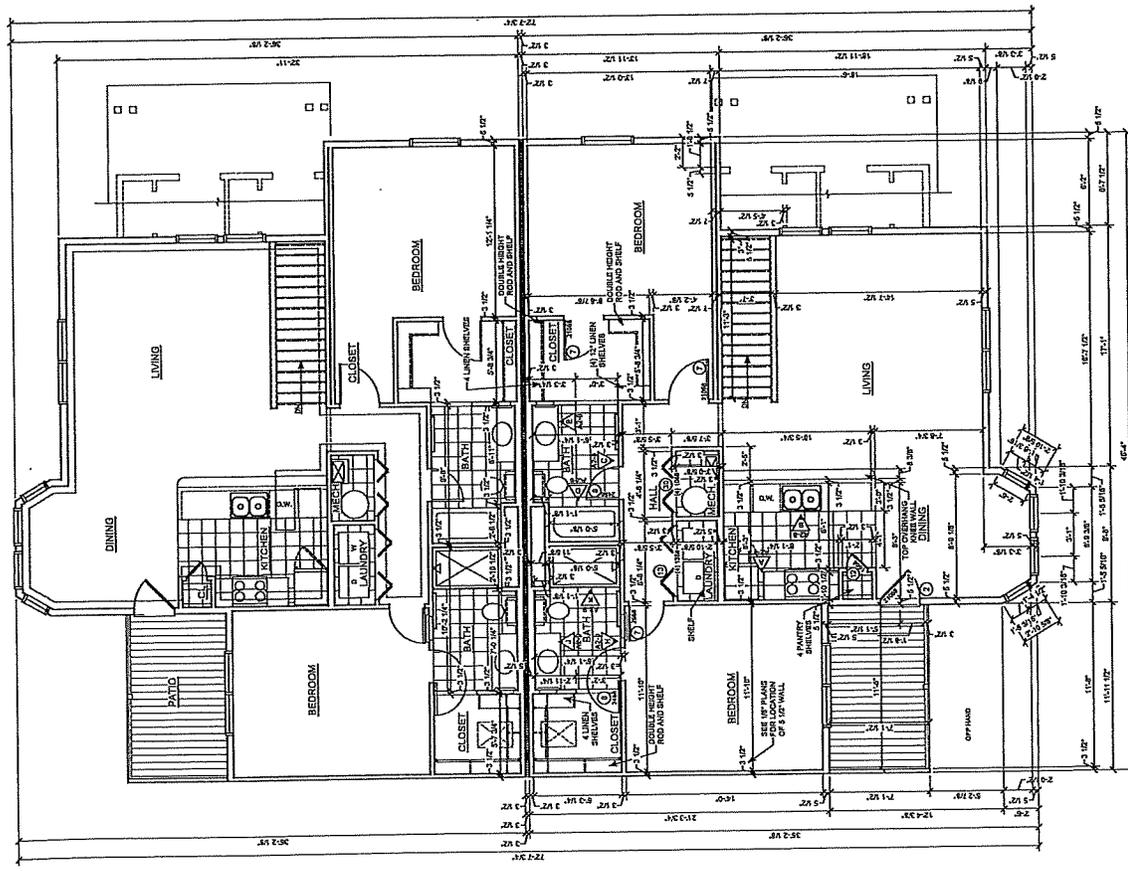
- ZONING SET 01/02/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A2-7



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE (G)

SCALE: 1/4" = 1'-0"
NET LIVING AREA = 1,210 SQ. FT.



SECOND FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE (H)

SCALE: 1/4" = 1'-0"
NET LIVING AREA = 1,194 SQ. FT.



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PROJECT:

**WILLOWBROOK
 APARTMENTS**

DELAWARE, OHIO

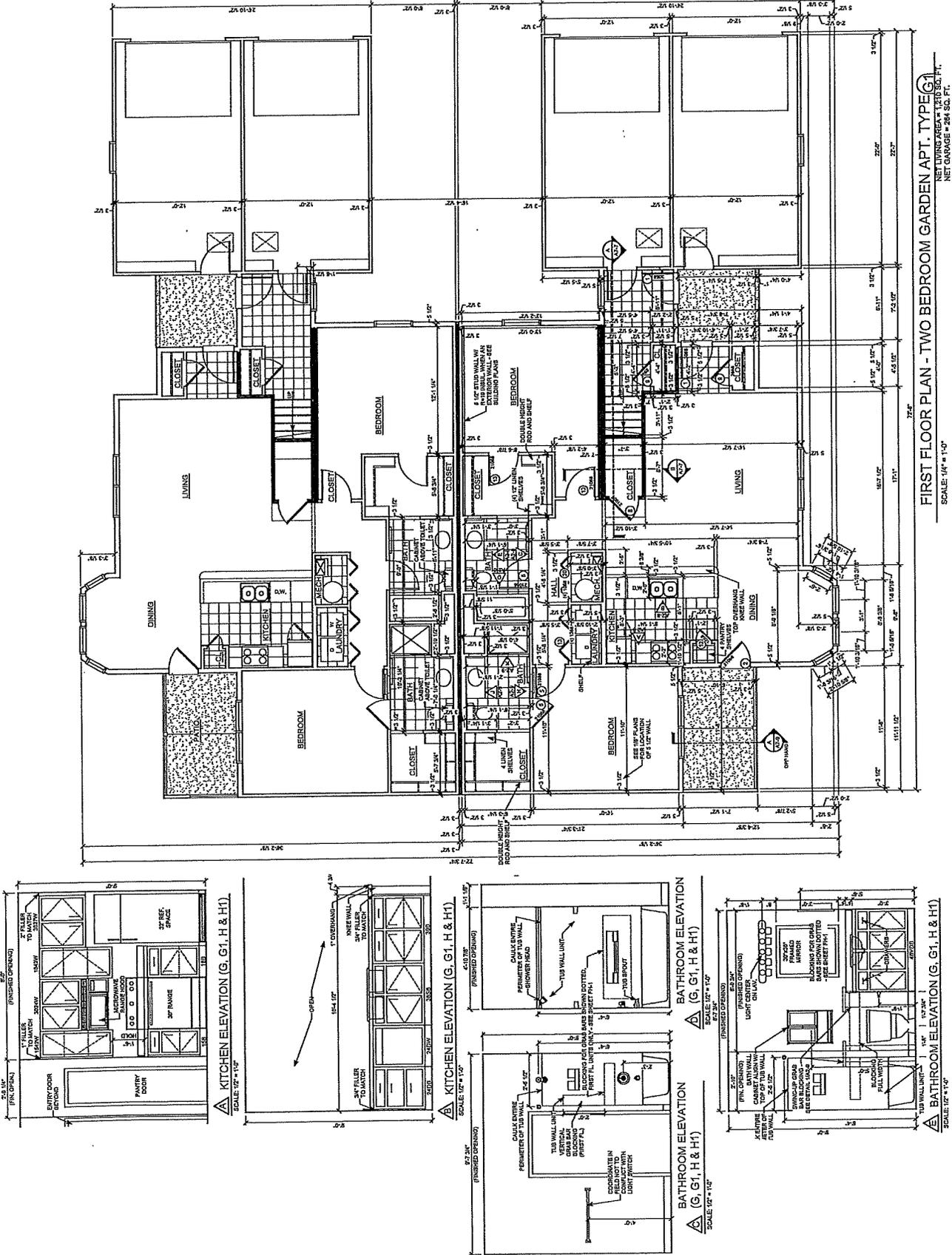
DRAWING TITLE:
**1/4" FLOOR PLANS
 UNITS G1**

DATE:
 REVISION:

DESIGNER: ARCHITECTURE, LICENSE # 0714
 APPROVED: DATE: 11/15/2018
 CHECKED: DATE: 11/15/2018
 CONSULTANT: DATE: 11/15/2018

ZONING SET 2/10/2018
 BID SET
 PERMIT SET
 CONSTRUCTION SET

A2-8



FIRST FLOOR PLAN - TWO BEDROOM GARDEN APT. TYPE G1
 NET LIVING AREA = 1270 SQ. FT.
 NET GARAGE = 284 SQ. FT.
 SCALE: 1/4" = 1'-0"



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PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

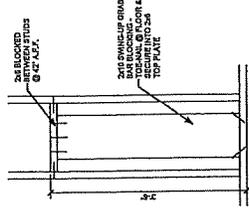
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**1/4" FLOOR PLANS
UNITS H1**

DATE:
REVISED:

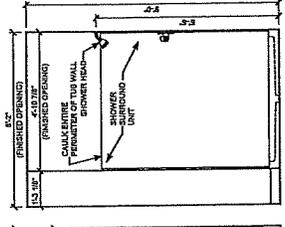
GEORGE J. KONTIGIANNIS, LICENSE #2374
ARCHITECT
GEORGE J. KONTIGIANNIS & ASSOCIATES

- ZONING SET 01/03/2010
- BID SET
- PERMIT SET
- CONSTRUCTION SET

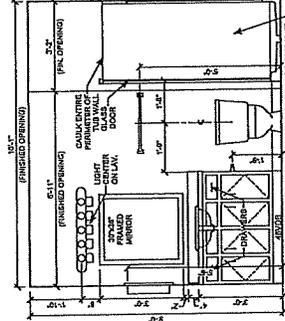
A2-9



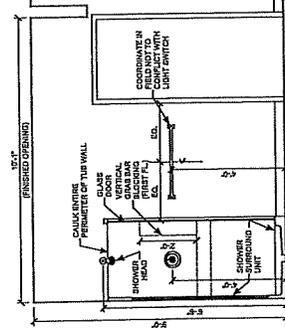
BLOCKING DETAIL
SCALE: 1" = 1'-0"



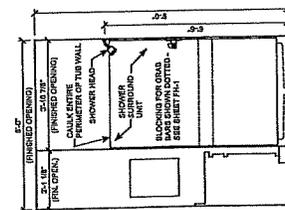
**BATHROOM ELEVATION
(H & H1)**
SCALE: 1/8" = 1'-0"



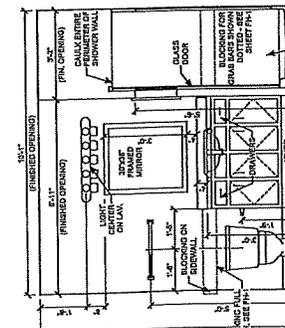
**BATHROOM ELEVATION
(G, G1, H & H1)**
SCALE: 1/8" = 1'-0"



**BATHROOM ELEVATION
(G, G1, H & H1)**
SCALE: 1/8" = 1'-0"



**BATHROOM ELEVATION
(G & G1)**
SCALE: 1/8" = 1'-0"



**BATHROOM ELEVATION
(G & G1)**
SCALE: 1/8" = 1'-0"



**KONTOGIANNIS
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FAX: 614-224-4738
E-MAIL: info@kanton.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

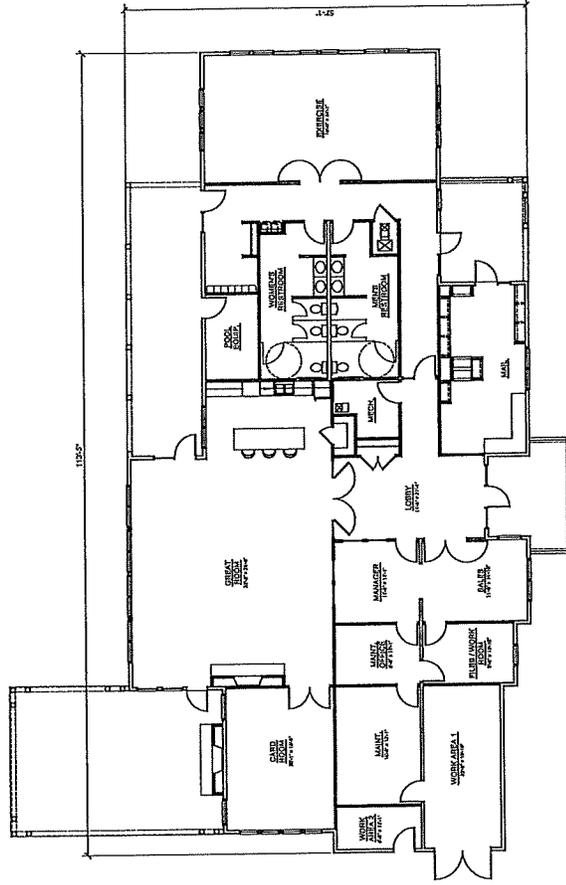
DRAWING TITLE:
**CLUBHOUSE
BUILDING PLAN**

DATE:
REVISED:

OWNER: KONTOGIANNIS, LICHNER & ASSOCIATES
PROJECT NO. 0418 BY
ARCHITECT: KONTOGIANNIS & ASSOCIATES

- ZONING SET 01/02/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

A1-1C



CLUBHOUSE BUILDING PLAN

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

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



KONTOGIANNIS & ASSOCIATES
 ARCHITECTURE
 PLANNING
 DESIGN
 400 SOUTH FIFTH ST
 SUITE 400
 COLUMBUS, OHIO
 43215-5492

PHONE: 614-224-2080
 FAX: 614-224-2080
 E-MAIL: k.a@kontogian.com

PROJECT:
**WILLOWBROOK
 APARTMENTS**

DELAWARE, OHIO

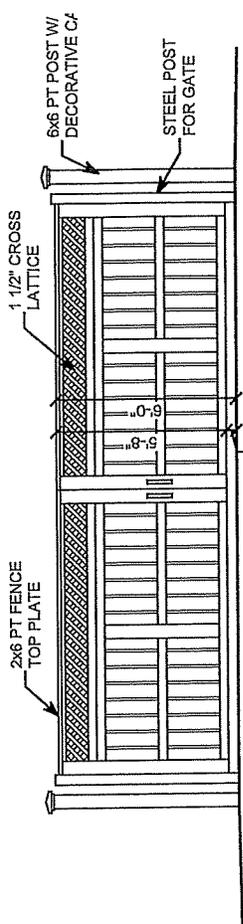
DRAWING TITLE:
**TRASH
 ENCLOSURE
 PLAN**

DATE:
 REVISIONS:

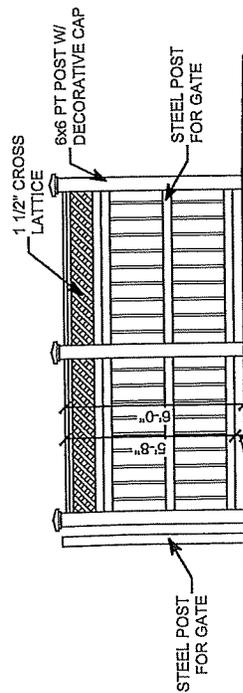


DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY

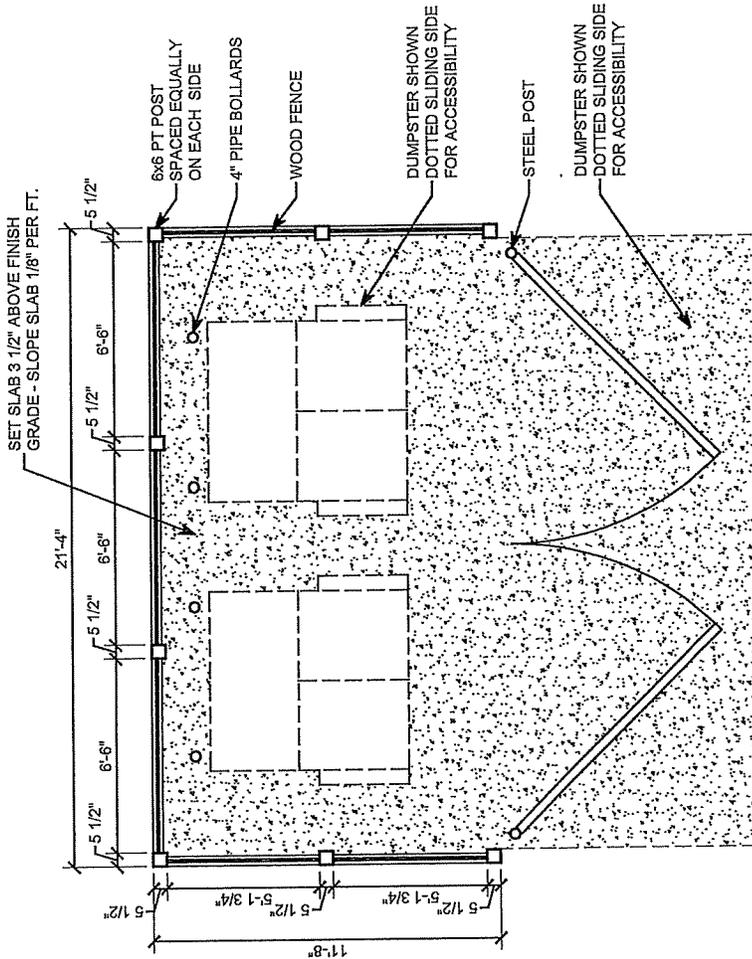
- DESIGN SET
- ZONING SET (1/10/2018)
- CONSTRUCTION SET



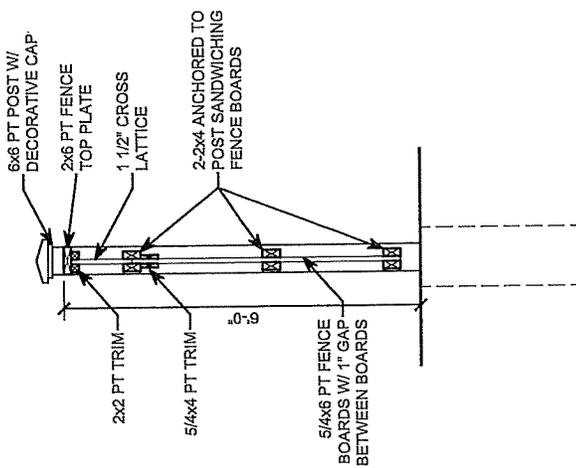
TRASH ENCLOSURE FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



WOOD FENCE DETAIL
 SCALE: 1/2" = 1'-0"



PREVIOUSLY RECEIVED PUBLIC COMMENTS

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

Please forward to planning commission and council please.

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

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

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

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

Lisa,

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

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

Some questions I would like to have answered:

Is 3 business days before the meeting for a first and final determination really considered appropriate public notice?

Why were there not sufficient details available online with a link in the notice to actually allow affected parties to research the project and form a realistic opinion?

What is the precedent to rezoning this type of land. The density of the proposed apartments seems to be very high and out of character for the surrounding planned developments?

What research has been done to make sure that south houke can support the additional traffic?

There are already problems with speeding and visibility that makes exiting Adalee Park challenging

already. I cannot imagine adding another 360 vehicles in a 12 acre parcel would be possible without some form of traffic control.

What are the floor plans and expected rents of the apartments? Is the value of the property going to be in line with the existing development?

How are they going to control traffic through the back street of Adalee Park to prevent turning it into an artery for traffic to 36?

Who is the developer and why do they not have a web presence to help research their work? It seems like they are secretive while working in the public space.

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

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

Thanks you for spear heading this effort.

Mark Henderson
108 Diverston Way
Delaware OH 43015

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

From: [Lisa Keller](#)
To: [Elaine McCloskey](#)
Subject: FW: Willowbrook Apartments Hearing
Date: Tuesday, February 06, 2018 3:28:34 PM

Please forward to planning commission/city council

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

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

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

Lisa,

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

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

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

Thanks for your time!

--Dave

Dave P. Patel, BS, BSN, RN

PACU- Recovery Nurse

Super User Clindoc/OpTime

OhioHealth Marion General Hospital

PACU: (740)-383-8753

Vocera: (740)-387-5888

Mobile: (614)-316-4313

E-Mail: Dave.Patel@ohiohealth.com

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

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

Please forward to planning commission/city council -

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

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

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

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

Thank you,
Ashley Steele

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

2 (7) (12)
Lisa Kelley
Subsite 6

Willowbrook Apartments Density- 11.56 units/acre

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

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

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

CASE NUMBER: 2018-0026-0027

REQUEST: Multiple Requests

PROJECT: Willowbrook Apartments

MEETING DATE: February 7, 2018

APPLICANT/OWNER

Medrock
3895 Stoneridge Lane
Dublin, Ohio 43017

REQUEST

2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

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

PROPERTY LOCATION & DESCRIPTION

The proposed multi-family site encompasses 15.506 acres for the Combined Preliminary and Final Development Plan while the subarea zoning text amendments encompasses approximately 36 acres. Both sites are zoned R-6 PUD (Multi-Family Residential District with Planned Unit Development District) and the multi-family site is located on the northeast corner of Houk Road and DiGenova Way just north of the YMCA. The properties to the north are zoned R-3 PUD, the properties to the east and south are zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and the properties to the west are zoned R-3 PRD (One-Family Residential with a Planned Residential Development District).

BACKGROUND/PROPOSAL

In October 1999, City Council approved a Rezoning Amendment (Ordinances 99-74 and 99-76 respectively) for the Willowbrook Farm Tract (Medrock LLC) on just over 281 acres from A-1 to PUD (Planned Unit Development). It included approximately 26 acres of retail, 17 acres of mixed commercial, 7 acres of two family, 73 acres of multi-family, 21 acres of light industrial and 137 acres of single family land.

In 2017, the City and Medrock, LLC, the applicant for the Zoning Text Amendment and Combined Preliminary and Final Development Plan, executed a settlement agreement (Ordinance 17-60) for several items including recognizing it may be necessary to make adjustments to approved development plans in the Willowbrook Farm Tract PUD Areas 3 and 4 pertaining to dwelling units. The adjustment would be pursued through the planning and development process under standard City approval procedures with the City and the applicant working together towards approval of the adjustments provided the net units decrease in number.

The developer is proposing a Development Text Amendment to the subject development for Areas 3 and 4. In the approved development text Area 3 is permitted 140 multi-family dwelling units while Area 4 is permitted 155 multi-family dwelling units. The developer is requesting to increase the dwelling units in Area 3 to 180 dwelling units (plus 40) and decrease Area 4 to 100 dwelling units (minus 55) for a total loss of 15 dwelling units over the entire Willowbrook Farm Tract. Thus, this decreases the density overall with each subarea commensurate with the proposed unit count.

Next, the developer is proposing to construct 180 apartment units in 12 buildings on the approximate 15.506 acre site. Of the 180 units, 68 units would be one bedroom units while the remaining 112 units would be two bedroom units. The site would have full access curbs cuts from Houk Road and DiGenova Way while the interior looped street network would be private. In the center of the development would be a community building with a pool, a retention pond and several amenities. There is an existing bike path along Houk Road that connects this site with the City bike path network.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-6 PUD which would require a Development Text Amendment and Preliminary and Final Development Plan to be approved by the Planning Commission and City Council.

In Area 3, the approved development text (Ordinances 99-74 and 99-76) permits 140 multi-family dwelling units with the buildings clustered in a campus style arrangement allowing for site specific open spaces. The original concept plan and PUD text included ranch-style one story apartments or two story garden and/or townhouse units. However, the text clearly indicates they were conceptual and that amendments would be expected over anticipated build out period. The text specifically allows multi-family, multi-story apartments as proposed.

The requested reduction of density by 15 dwelling units and reallocation of density from Area 4 (minus 50 dwelling units for a total of 100 dwelling units) to Area 3 (plus 40 units for a total of 180 dwelling units) would achieve compliance with the majority of planning principals and theories. From a practical perspective in this case, the additional 40 units in Area 3 would be located closer to an arterial street (Houk Road), adjacent to an industrial zoned properties across Houk Road and a future City park to the west, a community park, YMCA and Ohio National Guard Facility to the south and a City park to the east and a single family subdivision to the north (Adalee Park) while Area 4 is located next to a single family subdivision to the east (Sunnyview Farms), a single family subdivision to the north (Carson Farms and future Willowbrook Farm single family housing), a City park to the west and to the south across the railroad track are industrial uses. Therefore from a land use perspective, Area 3 would likely be less intrusive than Area 4 to be able to accommodate units, if buffering to the north of Area 3 is enhanced adjacent to the single family subdivision (Adalee Park). Additionally, the applicant has indicated the 100 units in Area 4 are likely to be landminium style units. If the present case is not approved, Area 4 is likely to be 155 standard multi-family units.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The apartment complex would have full movement curb cut access from Houk Road and DiGenova Way that would extend into a private loop street that would have to be constructed to public standards or equivalent as approved by the City Engineer. There would be no access into the apartment complex from Boulder Drive. The proposed private looped street is 24 feet wide with apartment buildings and parking spaces located on each side of the street. Boulder Drive would not be extended to Houk Road until the proposed continuation of the Adalee Park subdivision is developed which is likely in the near future. In conclusion, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.
- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectively are proposed within the development. The development would connect to the existing bike path along Houk Road fronting the site that would connect into the City bike path network. A sidewalk would be required along the DiGenova Way frontage of the site. The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities along with an internal connection with the City nature preserve park to the east.
- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts from Houk Road and DiGenova Way respectively that would extend into a private loop street configuration with apartment buildings and parking spaces loaded on both sides of the looped street. The subject development has 372 parking spaces provided while 360 parking spaces are required (2 spaces per dwelling unit based on 180 proposed dwelling units). Of 372 parking spaces, there are 277 street parking spaces, 60 parking spaces in attached garages (10 buildings) and 25 parking spaces in detached garages (5 detached garages) along with 10 handicap parking spaces.

The 180 units in 12 buildings would be divided into 68 one bedroom units and 112 two bedroom units. This equates to approximately 62% two bedroom units for the development. The one bedroom units would range in size from 808 square feet to 882 square feet while the 2 bedroom units would range in size from 1,111 square feet to 1,275 square feet. A community building and office with several amenities including a pool with a deck, bocce ball courts, residential garden plots, electric car charging stations and a retention pond with a fountain is located in the center of the property. A dog park is located just north of the community building between two detached parking garages. The site has five dumpster enclosures located throughout the development. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match. A retention pond with a fountain is located north of the main entrance along Houk Road.

- **BUILDING DESIGN:** The proposed 12 buildings have 9 different elevations with variation but uniformity of architectural design style and features that create a compatible and aesthetically pleasing development with mostly an earth tone brown and tan color pallet. All the buildings are two- story with a maximum height of 35 feet with the following building materials: 1). Exterior walls – face brick, vinyl lap siding, gables/vinyl shakes; 2). Dimensional shingles; 3). Vinyl and metal windows with some vinyl shutters; 4). Aluminum and metal fascia, gutters, downspouts and balcony and porch rails; 5). Insulated metal or fiberglass doors; 6). Wood or prefinished metal post and columns; and 7).Fiberglass, wood, plastic or other manufactured miscellaneous trim. The proposed building materials achieve compliance with the approved development text. However staff would ask the applicant to consider including some limestone (cultured stone) on the buildings that would be constructed of Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, front foundation landscaping and perimeter mounding and buffering. The frontage of the public streets require street and front yard trees. Although the proposed street and shade trees along Houk Road are appropriate per the zoning code, the proposed mounding height and undulation and tree mix of deciduous and evergreen trees shall be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms Tract development while ensuring proper site distance at the main intersection. Along DiGenova Way 10 street trees and 8 front yard streets are required and are provided but staff would recommend a 2 to 3 foot high undulating mound to supplement the proposed buffer. Along Boulder Drive 22 street trees and 18 front yard trees are required and provided. The developer is proposing a five foot high mound from the retention pond east past the first building and an approximate 3 to 4 foot high mound from that point to the eastern property line. Because the northern property line is adjacent to a single family subdivision to the north (Adalee Park), staff recommends a consistent minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in staggered row configuration, at installation to provide a continuous screen and be consistent with other recently approved multi-family development adjacent to single family homes. The interior of the site appears to have the required amount of street and interior parking lot trees that creates a public street tree appearance throughout the development. Also each building would have foundation planting to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The developer indicated 380 caliper inches of qualified trees (6 inches caliper or larger) would be removed in the proposed development. The applicant is proposing to install 90- 3 inch caliper trees which would equal 270 caliper inches. This would still yield a shortfall of 110 caliper inches. Therefore to achieve compliance with Chapter 1168 Tree Preservation Regulations, the developer would have to plant additional trees on this site or another qualifying site or pay the City \$11,000 (110 caliper inches x \$100 per caliper inch) or a combination of both.
- **GATEWAYS & CORRIDORS PLAN:** Any ground signage would have to achieve compliance with the zoning code requirements and the adopted Gateways and Corridors Plan.
- **LIGHTING:** The applicant submitted a lighting plan that identifies 53 black light poles fixtures that are 14.50 feet high located throughout the development. Also, there would be some building lights on the apartment buildings, community building and detached garages. The lighting plans would not achieve compliance with the minimum zoning requirements and be approved by the Chief Building Official.

- **REFUSE SERVICE:** The developer is requesting dumpster service for the entire development utilizing five dumpsters located throughout the development. However per the City Engineer the subject development shall subscribe to City refuse collection and achieve compliance with all Public Works requirements.

STAFF RECOMMENDATION (2018-0026 – ZOING TEXT AMENDMENT)

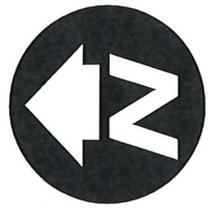
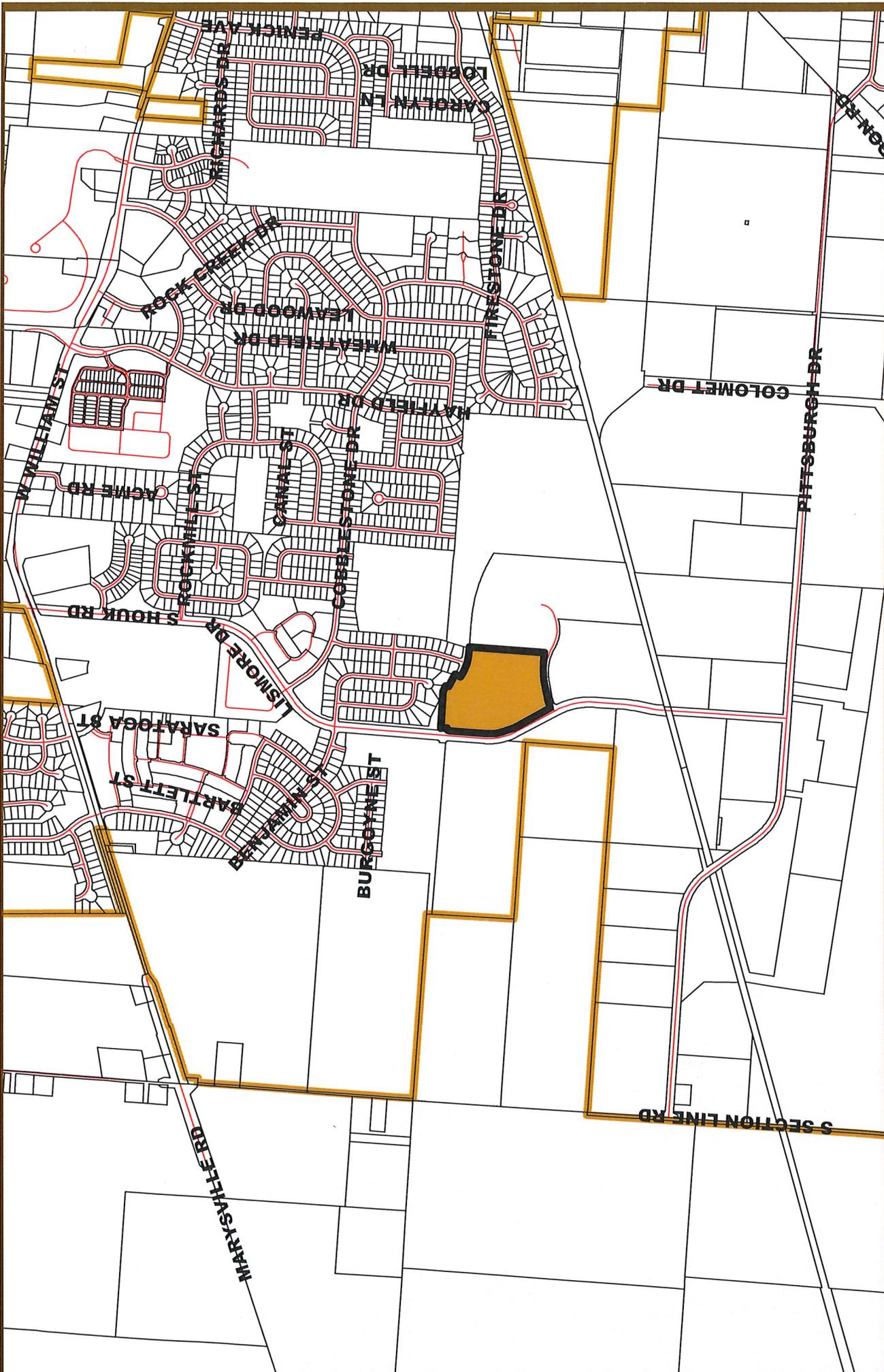
Staff recommends approval of a request by Medrock, LLC of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay, with the follow conditions that:

1. The maximum amount of multi-family dwelling units permitted in Area 3 shall not exceed 180 dwelling units.
2. The maximum amount of multi-family dwelling units permitted in Area 4 shall not exceed 100 dwelling units.
3. The remainder of the requirements of Ordinances 99-74 and 99-76 shall remain in full effect.

STAFF RECOMMENDATION (2018-0027 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)

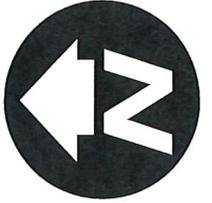
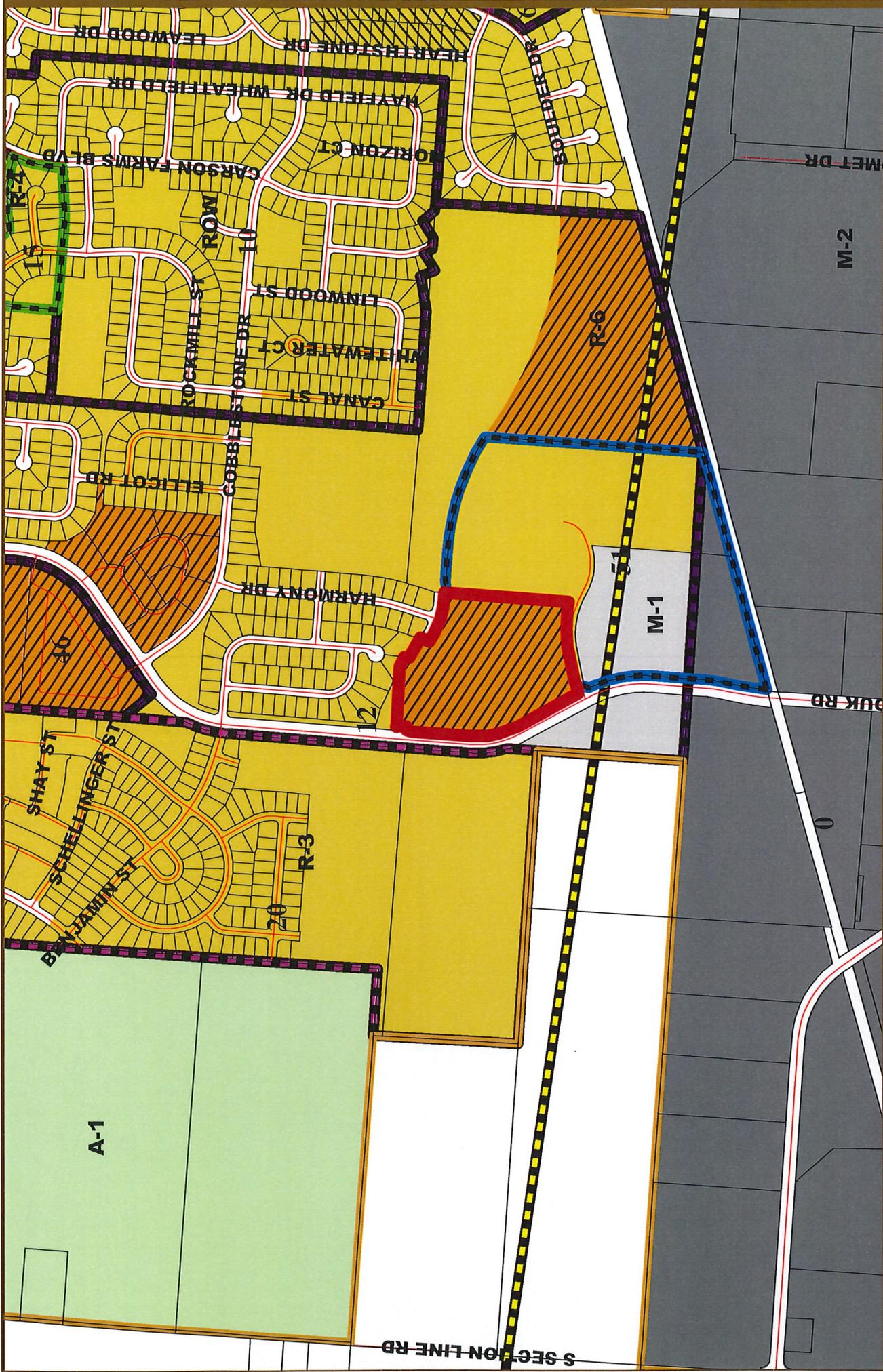
Staff recommends approval of a request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova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

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The Boulder Drive right of way adjacent to the subject site shall be dedicated per the City Engineer.
3. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text and the submitted Final Development Plan. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
4. The dumpster enclosures shall be constructed of brick or stone to match the buildings and have wood doors painted to match.
5. A proposed mound at the same height and undulation with the same tree mix of deciduous and evergreen trees and shall be installed along Houk Road to be consistent with the existing mounding north of this site to achieve compliance with the approved mounding and landscape plan of the entire Houk Road corridor of the Willowbrook Farms development and to ensure adequate site distance is achieved.
6. A 2 to 3 foot high undulating mound shall be installed along DiGenova Way to supplement the proposed street and front yard trees on the landscape plan.
7. A continuous minimum 5 to 6 foot high mound with minimum 6 foot high evergreen trees, planted in a staggered row configuration, at installation shall be installed along the northern property line to provide a continuous screen to adjacent to single family subdivision (Adalee Park) All landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. The applicant shall make a payment of \$11,000 in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.



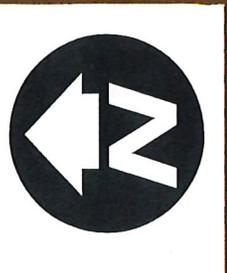
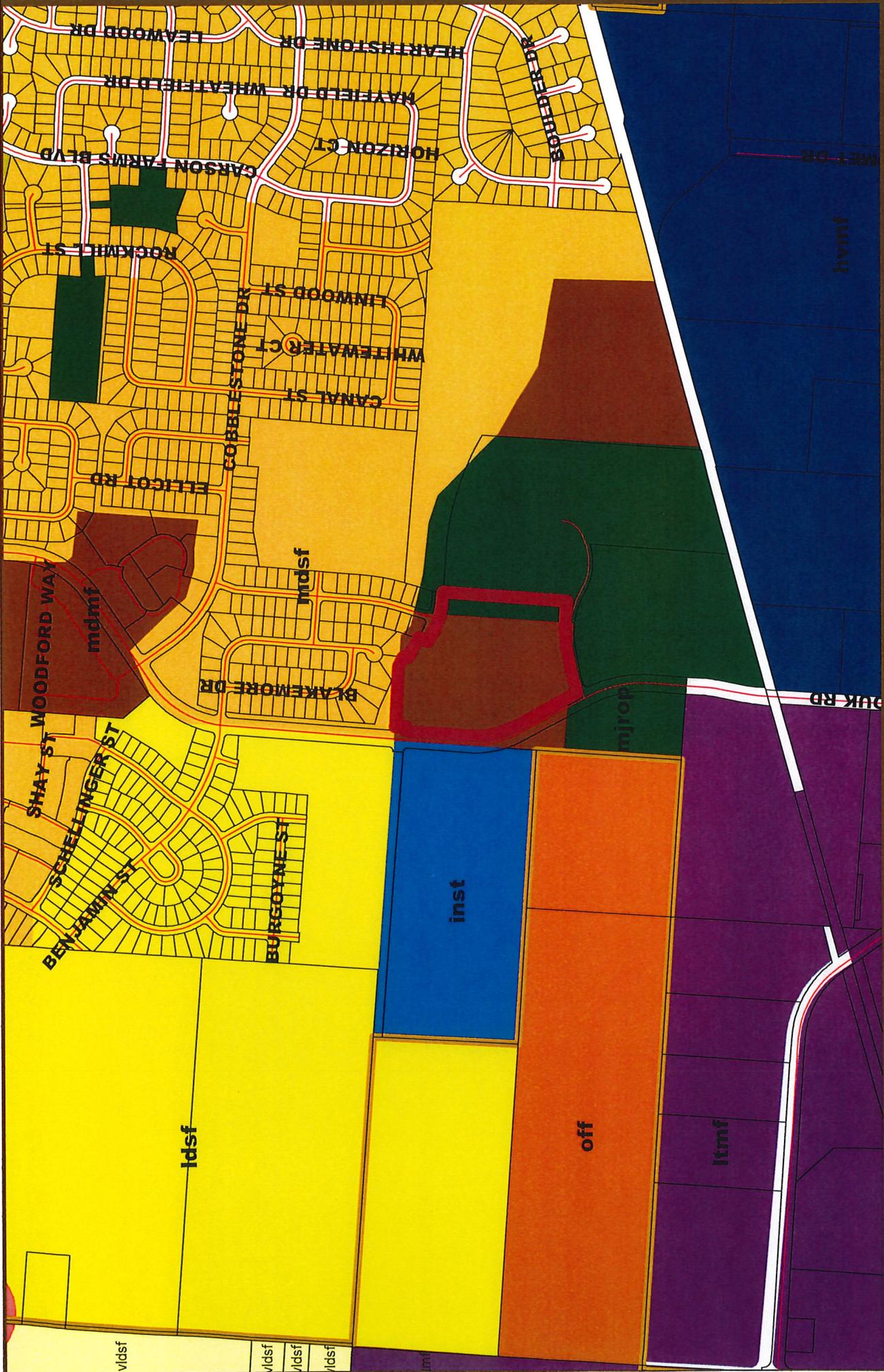
2018-0027
 Combined Preliminary and Final Development Plan
 Willowbrook Apartments - Houk Road
 Location Map





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





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



2018-0027
Combined Preliminary and Final Development Plan
Willowbrook Apartments - Houk Road
Aerial (2016) Map



ORDINANCE NO. 17-60

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR AN AGREEMENT WITH MEDROCK, LLC, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and Medrock, LLC seek to resolve all issues arising out of the Real Estate Purchase Contract between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 and the Agreement regarding construction of South Houk Road between the City and Medrock LLC (10/05); and

WHEREAS, the City and Medrock have reached an agreement, subject to execution and funding by the City; and

WHEREAS, pursuant to this agreement the City will make a payment totaling \$400,000 provided Medrock completes agreed upon improvements within eighteen months of approval of the design of those improvements; and

WHEREAS, a portion of the payment results from storm water infrastructure and a portion results from recreational levy projects; and

WHEREAS, the 2017 Budget does not include an appropriation sufficient to pay the agreed upon amount; and

WHEREAS, a supplemental appropriation will be necessary to make the payments as scheduled in the agreement.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Storm Water Fund \$165,000 increasing the following account:

Houk Rd. Storm Sewer	(203-0204-5553)	\$165,000
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SECTION 2. That there is hereby appropriated from the unencumbered balance of the Recreation Income Tax Fund \$235,000 increasing the following account:

Houk Rd. Site Improvements	(233-0233-5501)	\$235,000
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SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all

deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 4. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to allow the City to make the agreed upon first payment within the established timeframe which will facilitate construction of the necessary improvements, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:

YEAS 7 NAYS 0
ABSTAIN 0

VOTE ON EMERGENCY CLAUSE:

YEAS 7 NAYS 0
ABSTAIN 0

PASSED: August 28, 2017

YEAS 7 NAYS 0
ABSTAIN 0

ATTEST:

Elaine McCleskey
CITY CLERK

Paul K. Kipp
MAYOR



September 14, 2017

Mr. Ronald Sabatino
Medrock, LLC
3895 Stoneridge Lane
Dublin, OH 43017

Dear Mr. Sabatino:

Attached, please find an executed copy of our settlement agreement and a check for the initial payment referenced in that document. Please note that there is a blank in paragraph one relating to final engineering plans. As you know, final engineering plans have not been completed at this time. Therefore, when final engineering plans have been approved, we will need to fill in the appropriate section, initial it, and attach those plans as an exhibit.

If you have any questions, please feel free to contact me.

Sincerely,

R. Thomas Homan, IMCA-CM
City Manager
City of Delaware

cc: Tom Hart
Darren Shulman, City Attorney
Jackie Walker, Assistant City Manager
Bill Ferrigno, Director, Public Works
David Efland, Director, Planning
Brad Stanton, Director, Public Utilities

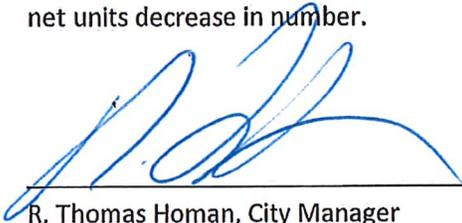
Settlement Agreement

The parties, The City of Delaware ("City") and Medrock, LLC ("Medrock") enter into the following agreement to resolve all issues arising out of the Real Estate Purchase Contract ("Contract") between the City of Delaware and Medrock LLC (12/20/05), the Addendum to Section (16) of the contract dated 11/19/2010 ("Addendum") and the Agreement regarding construction of South Houk Road ("Agreement") between the City and Medrock LLC (10/05). The City's participation in this settlement does not indicate any flaw in the City's design and construction of the existing storm water retention basin that was constructed for the purpose of meeting the storm water management requirements associated with the development of the Delaware Community Center YMCA/Veterans Park development.

1. The City will pay Medrock a total of \$400,000 under this Settlement Agreement. \$165,000 of this total shall be paid upon execution of this Agreement, which will be presented to City Council for approval the first meeting occurring after the parties finalize the language. The balance of the \$400,000 will be paid upon completion of the construction of the storm sewer lines connecting both the existing Delaware Community Center YMCA/Veterans Park retention basin, and the proposed retention pond on Medrock's property, to the existing storm sewer collection system, as referenced and shown in section ____ of the approved final engineering plans, attached as exhibit A, provided Medrock begins design work upon execution of the agreement and the construction is completed within 18 months of approval of the design. Construction will be considered complete upon acceptance of the public improvements associated with the retention pond on Medrock's property and related storm sewer lines and facilities, and verification that construction is consistent with final engineering plans with the production of "as built" engineering plans.
2. In so agreeing to the connection of both the existing Delaware Community Center YMCA/Veterans Park retention basin and the proposed retention pond on Medrock's property to the existing storm sewer collection system located along Medrock's east property line, the City, the City Engineer and Medrock also agree to the following:
 - a. It is anticipated that runoff from approximately +/- 9% of the remaining undeveloped Medrock property will be directed to the existing Delaware Community Center YMCA/Veterans Park pond for storm water management. Runoff from the remaining approximately +/-91% of the undeveloped Medrock property will be directed to the proposed retention pond on Medrock's property constructed at Medrock's expense.
 - b. Slight modifications to the Delaware Community Center YMCA/Veterans Park pond inlet and outlet structures will be required.
 - c. The parties will work together to finalize details to produce a final storm water plan and final engineering plans.
3. The payment identified herein and the completion of the agreed improvements by Medrock at its expense will resolve all remaining claims by Medrock arising out the Contract and Addendum and satisfy all City responsibilities remaining under the Contract, Addendum, and Agreement

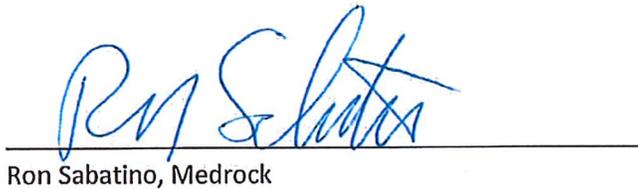
including but not limited to the requirement to supply dirt to Medrock, the location of the retention basin, provision of utilities, and access to the City's existing retention basin for use by property being developed by Medrock, and/or any other claims, issues or controversies related to this matter.

4. The parties recognize that it may be necessary from time to time for Medrock to make adjustments to the approved development plan as referenced in the Willowbrook Farm Tract Planned Unit Development (PUD) dated 8/3/1999, which currently has a maximum of 155 dwelling units in Multi-Family Area 4 and 140 dwelling units in Multi-Family Area 3. Medrock has indicated that it wishes to decrease the number of units in one area and increase the number of units in a different area as well as adjust the unit types in one area. This proposal will be pursued through the planning and development process in the normal course and under standard City approval procedures for a zoning amendment and development plan. The City Administration and Medrock will work together towards approval of adjustments, provided the net units decrease in number.



R. Thomas Homan, City Manager

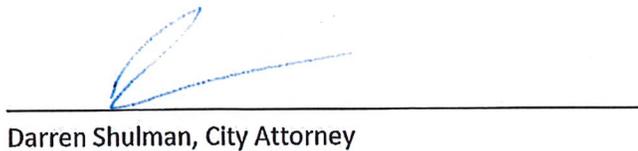
Date



Ron Sabatino, Medrock

Date

Approved as to form:



Darren Shulman, City Attorney

Date



**KONTOGIANNIS
& ASSOCIATES**
ARCHITECTURE
PLANNING
DESIGN

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

PHONE: 614-224-2083
FAX: 614-224-4726
WWW: www.kontogiannis.com

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**ZONING SITE
LANDSCAPING PLAN**

DATE: 01/05/2016
REVISED:



GEORGE J. KONTOGIANNIS, LICENSED PROFESSIONAL ENGINEER
NO. 9784
CONTRACT NO. 16-01
OWNER: KONTOGIANNIS & ASSOCIATES

ZONING DE. L. 07/03/2016
BID SET
PERMIT SET
CONSTRUCTION SET

ZSL-1



ZONING SITE LANDSCAPING PLAN
SCALE: 1" = 50'





**KONTOGIANNIS
& ASSOCIATES**

ARCHITECTURE
PLANNING
DESIGN

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

PHONE: 614.224.2083
FAX: 614.224.4725
E-MAIL: web@kontogiannis.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:

**BUILDING B/2
NORTHEAST
ELEVATION
PERSPECTIVE**

DATE: 01/03/2018
REVISED:



CONTRACT NO. 01/03/2018
BID SET
PERMIT SET
CONSTRUCTION SET

A6-10



**BUILDING B/2 NORTHEAST
ELEVATION PERSPECTIVE**

JANUARY 3, 2018



WILLOWBROOK APARTMENTS

FINAL DEVELOPMENT PLAN - JANUARY 3, 2018
WILLOWBROOK FARM TRACT - PLANNED UNIT DEVELOPMENT - MULTI-FAMILY AREA 3

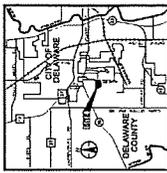
DELAWARE, OHIO

01. CITY OF DELAWARE
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
200 EAST DELAWARE STREET
DELAWARE, OHIO 43015
02. MULTIFAMILY, LLC
03. PROJECT SMALL COUNTY WITH THESE MULTIFAMILY AREA 3
DESCRIPTION OF ZONING REQUIREMENTS:
TABLE 2. MULTI-FAMILY/WORKHOUSING AREAS AND
DEVELOPMENT STANDARDS

REQUIRED	PROPOSED
DEVELOPMENT TYPE MULTIFAMILY	1720A
TOTAL DEVELOPMENT UNITS 140	140 PER MODIFIED PUD DOCUMENT / TRADED UNITS IN OTHER SITE
SECURITY (WALLS) UNITS (FOR EACH)	140 PER MODIFIED PUD DOCUMENT / TRADED UNITS IN OTHER SITE
PERMITTED USES	MULTIFAMILY, CLUBHOUSE, ATTACHED & DETACHED GARAGES
MULTIFAMILY RESIDENTIAL WITH PORCHES AND PATIOS, MULTIFAMILY RESIDENTIAL WITH PORCHES AND PATIOS, SINGLE FAMILY DWELLINGS	NONE
HOUSE OCCUPANCY AND OTHER ACCESSORY USE IN ACCORDANCE WITH CITY OF DELAWARE CODE	NONE
MODEL UNITS) AND/OR CONSTRUCTION TRAILERS IN ACCORDANCE WITH CITY OF DELAWARE CODE	PER CODE
PARKLAND (PUBLIC OR PRIVATE) AND OPEN SPACE	NONE
DAY CARE CENTER	NONE
USES OF 1720B, EXCEPT (G) (F)	PER CODE
SEE SITE PLAN SHEET ZAP-1	SEE SITE PLAN SHEET ZAP-1
MINIMUM SETBACKS (FRONT, SIDE, REAR) 30 FEET FROM FRONT OF WAY 30 FEET FROM SIDE OF WAY 30 FEET FROM REAR OF WAY 30 FEET FROM ADJACENT PRIVATE STREETS, PRIVATE DRIVE, PRIVATE DRIVE, PRIVATE DRIVE	15%
MINIMUM LOT COVERAGE IN 1720B, LOT COVERAGE	VARIES 30'-36" TYPICAL
HEIGHT IN ACCORDANCE WITH 1720B, INCLUDING HEIGHT	MAXIMUM 17.0 STORES, NOT TO EXCEED 35 FEET
REQUIRED PARKING (DWELLING UNIT)	3 SPACES TOTAL TO BE PROVIDED BY OWNER 25 SPACES TO BE PROVIDED BY OWNER + 277 DETACHED GARAGES + 25
LANDSCAPING ENTRY FEATURES	SEE SITE LANDSCAPING PLAN SHEET ZAP-1
RESIDUALS	SEE SITE PLAN SHEET ZAP-1
LIGHTING	SEE LIGHTING PLAN SHEET ZAP-1
FENCES	RESIDUALS SHALL BE INSTALLED WITH HEIGHTS PER LOCAL AND STATE OF OHIO REQUIREMENTS

LIST OF DRAWINGS
NO. SHEET TITLE

- | | | |
|-----|--------|------------------------------|
| NO. | SHEET | TITLE |
| 1 | COVER | COVER SHEET |
| 2 | 100-1 | GENERAL NOTES |
| 3 | 100-2 | GENERAL NOTES |
| 4 | 200-1 | ZONING SITE PLAN |
| 5 | 200-2 | ZONING SITE LANDSCAPING PLAN |
| 6 | 200-3 | ZONING SITE ELECTRICAL PLAN |
| 7 | 300-1 | FINAL DEVELOPMENT PLAN |
| 8 | 300-2 | FINAL DEVELOPMENT PLAN |
| 9 | 300-3 | FINAL DEVELOPMENT PLAN |
| 10 | 300-4 | FINAL DEVELOPMENT PLAN |
| 11 | 300-5 | FINAL DEVELOPMENT PLAN |
| 12 | 300-6 | FINAL DEVELOPMENT PLAN |
| 13 | 300-7 | FINAL DEVELOPMENT PLAN |
| 14 | 300-8 | FINAL DEVELOPMENT PLAN |
| 15 | 300-9 | FINAL DEVELOPMENT PLAN |
| 16 | 300-10 | FINAL DEVELOPMENT PLAN |
| 17 | 300-11 | FINAL DEVELOPMENT PLAN |
| 18 | 300-12 | FINAL DEVELOPMENT PLAN |
| 19 | 300-13 | FINAL DEVELOPMENT PLAN |
| 20 | 300-14 | FINAL DEVELOPMENT PLAN |
| 21 | 300-15 | FINAL DEVELOPMENT PLAN |
| 22 | 300-16 | FINAL DEVELOPMENT PLAN |
| 23 | 300-17 | FINAL DEVELOPMENT PLAN |
| 24 | 300-18 | FINAL DEVELOPMENT PLAN |
| 25 | 300-19 | FINAL DEVELOPMENT PLAN |
| 26 | 300-20 | FINAL DEVELOPMENT PLAN |
| 27 | 300-21 | FINAL DEVELOPMENT PLAN |
| 28 | 300-22 | FINAL DEVELOPMENT PLAN |
| 29 | 300-23 | FINAL DEVELOPMENT PLAN |
| 30 | 300-24 | FINAL DEVELOPMENT PLAN |
| 31 | 300-25 | FINAL DEVELOPMENT PLAN |
| 32 | 300-26 | FINAL DEVELOPMENT PLAN |
| 33 | 300-27 | FINAL DEVELOPMENT PLAN |
| 34 | 300-28 | FINAL DEVELOPMENT PLAN |
| 35 | 300-29 | FINAL DEVELOPMENT PLAN |
| 36 | 300-30 | FINAL DEVELOPMENT PLAN |
| 37 | 300-31 | FINAL DEVELOPMENT PLAN |
| 38 | 300-32 | FINAL DEVELOPMENT PLAN |



Owner: Medrock LLC
3895 Stoneridge Lane
Dublin, Ohio 43017

Architect: Kontogiannis & Associates
400 South Fifth Street
Columbus, Ohio 43215

Civil Engineer: Varo Engineers
2751 Tuller Parkway
Dublin, Ohio 43017

KONTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
400 SOUTH FIFTH STREET, SUITE 400
COLUMBUS, OHIO 43215-3492
PHONE: 614-224-2063 FAX: 614-224-4736
E-MAIL: archlctcs@kontogiannis.com

REGISTERED PROFESSIONAL ARCHITECT
GEORGE J. KONTOGIANNIS
394
STATE OF OHIO

REGISTERED PROFESSIONAL ENGINEER
COMMERCE @ 2018
STATE OF OHIO
COMMERCE @ 2018
STATE OF OHIO

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& ASSOCIATES**
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43215-5492

PHONE: 614-224-2033
FAX: 614-224-4258
WWW.KONTOGIANNIS.COM

PROJECT:
**WILLOWBROOK
APARTMENTS**

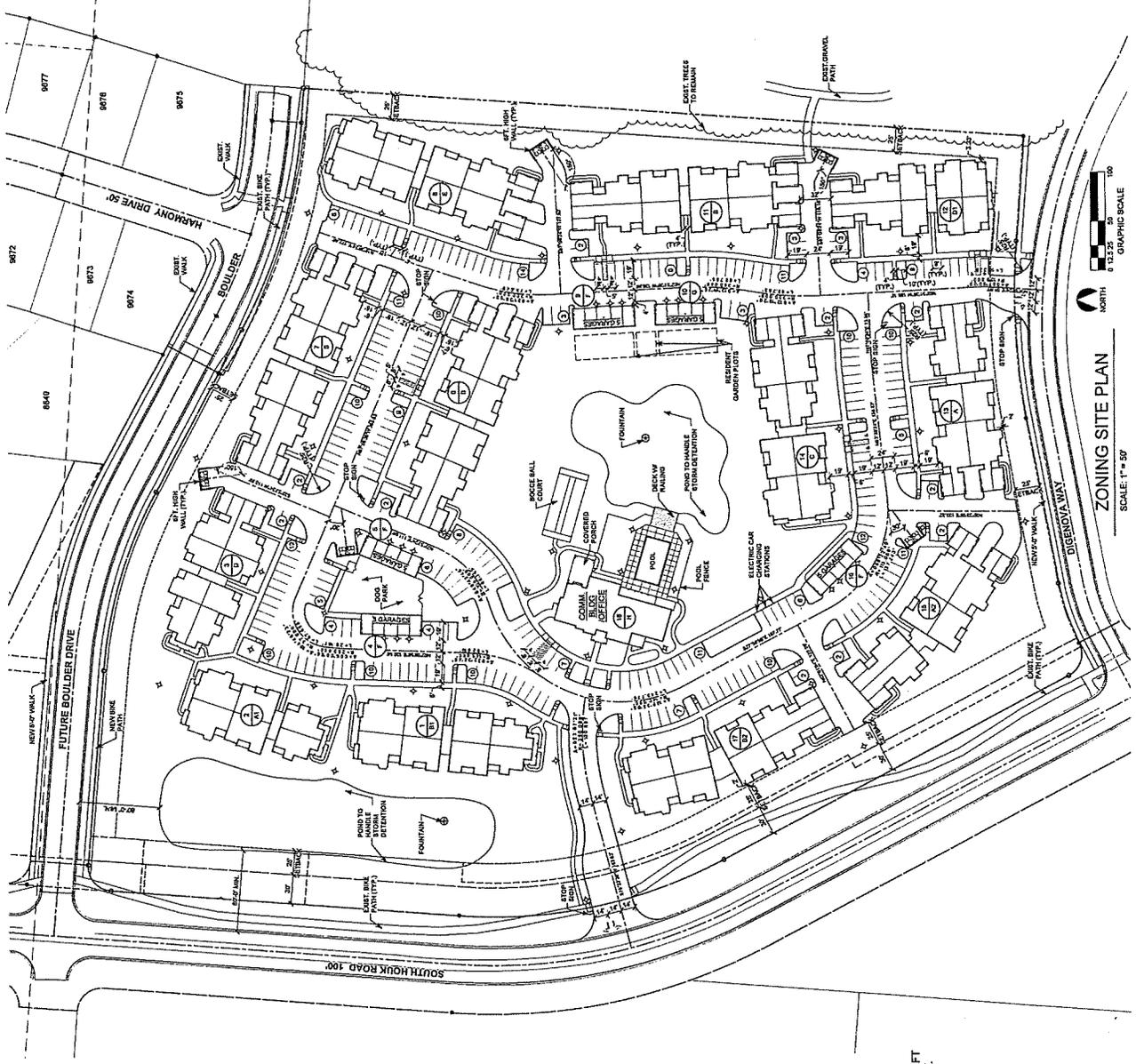
DELAWARE, OHIO
DRAWING TITLE:
ZONING SITE PLAN

DATE: 01/03/2018
REVISED:



CONSTRUCTION SET
ZONING REGULATIONS
DATE: 01/03/2018
BY: [Signature]

ZSP-1



ZONING SITE PLAN
SCALE: 1" = 50'

SUMMARY TABLE:
TOTAL SITE SIZE:
TOTAL MULTI-FAMILY AREA:
TOTAL ONE BEDROOM UNITS:
TOTAL TWO BEDROOM UNITS:
TOTAL UNITS:
SITE DENSITY:
MAX. BUILDING COVERAGE:
BUILDING COVERAGE SHOWN:

15,509 AC = 675,441,38 SQ.FT.
2,949 AC = 128,488 SQ.FT.
69 UNITS
112 UNITS
180 UNITS
11.6 UNITS PER ACRE
40%
19%

PARKING SUMMARY:
ATTACHED GARAGES = 60
DETACHED GARAGES = 25
REGULAR PARKING = 277
HANDICAPPED SPACES = 10
TOTAL = 372 SPACES



**KONTOGIANNIS
& ASSOCIATES**

**ARCHITECTURE
PLANNING
DESIGN**

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

PHONE: 614-224-0260
FAX: 614-224-4728
E-MAIL: architects@kontogiannis.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**TYPICAL BUILDING
LANDSCAPING
PLAN**

DATE: 01/03/2018
REVISED:

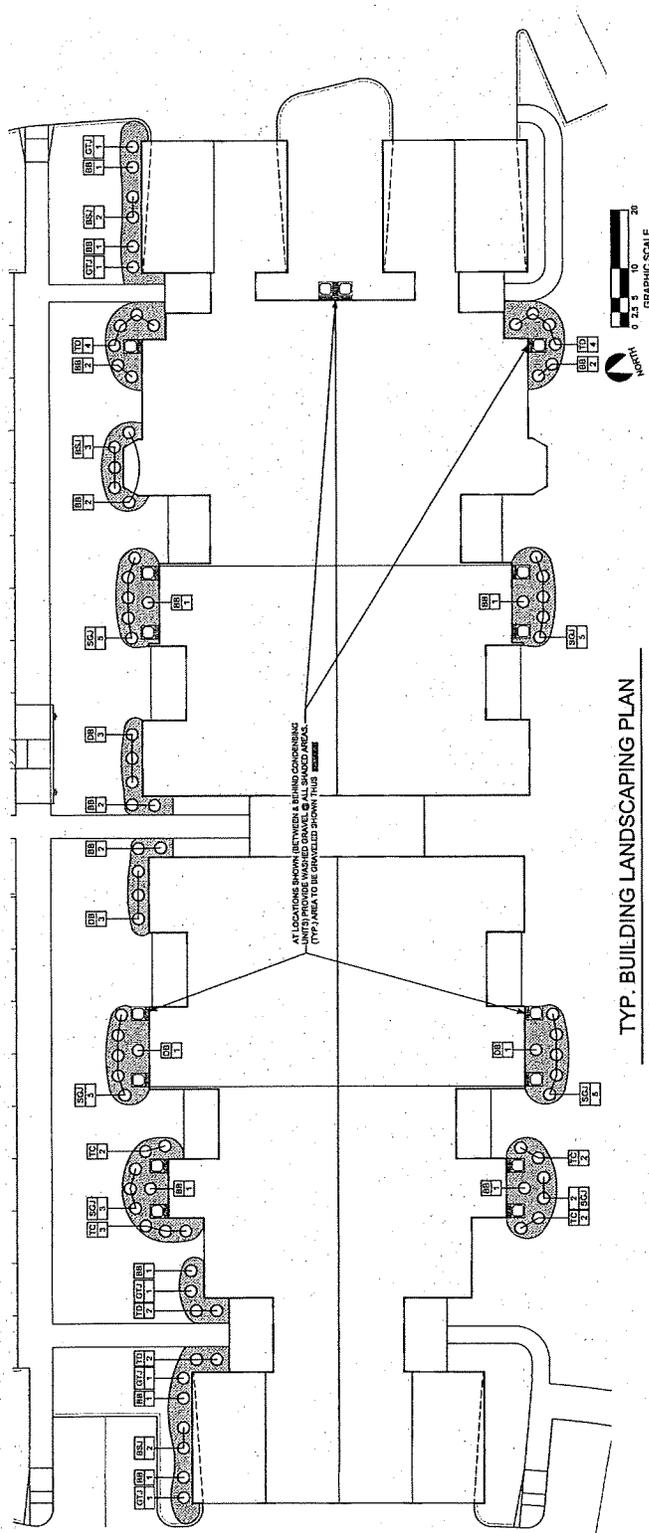


DESIGNED BY: GEORGE J. KONTOGIANNIS
CHECKED BY: GEORGE J. KONTOGIANNIS
DATE: 01/03/2018

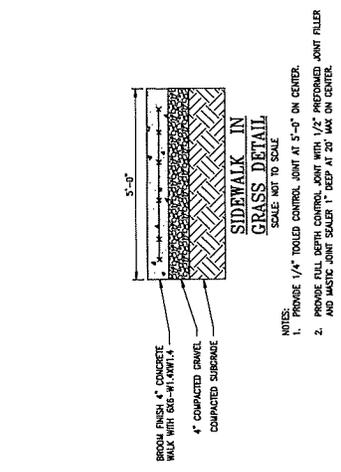
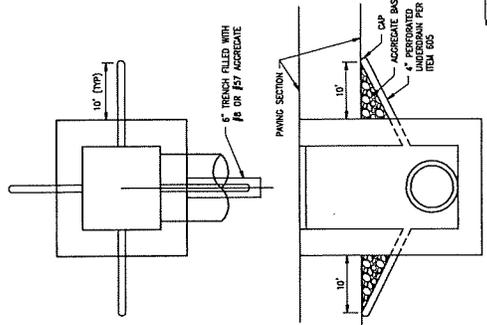
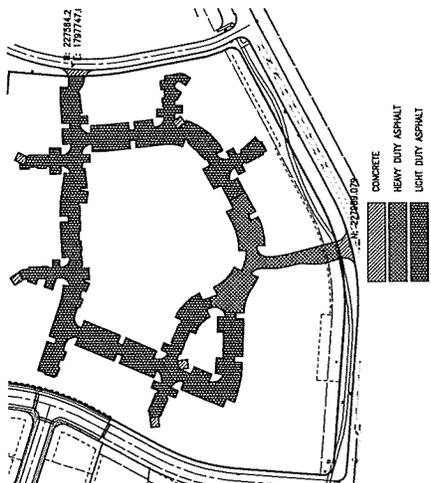
LEGEND:
 BID SET
 PERMIT SET
 CONSTRUCTION SET

ZSL-2

PLANT LIST	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CITY
1		ACER FRAXINIFOLIUS	ACER FRAXINIFOLIUS	12"	OHIO
2		ACER RUBRUM	ACER RUBRUM	12"	OHIO
3		ACER SACCABINUM	ACER SACCABINUM	12"	OHIO
4		ACER SPICATUM	ACER SPICATUM	12"	OHIO
5		ACER VITIFOLIUM	ACER VITIFOLIUM	12"	OHIO
6		ACER GLABRUM	ACER GLABRUM	12"	OHIO
7		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
8		ACER PLATANOIDES	ACER PLATANOIDES	12"	OHIO
9		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
10		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
11		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
12		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
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15		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
16		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
17		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
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73		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
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81		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
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99		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO
100		ACER NEGUNDO	ACER NEGUNDO	12"	OHIO

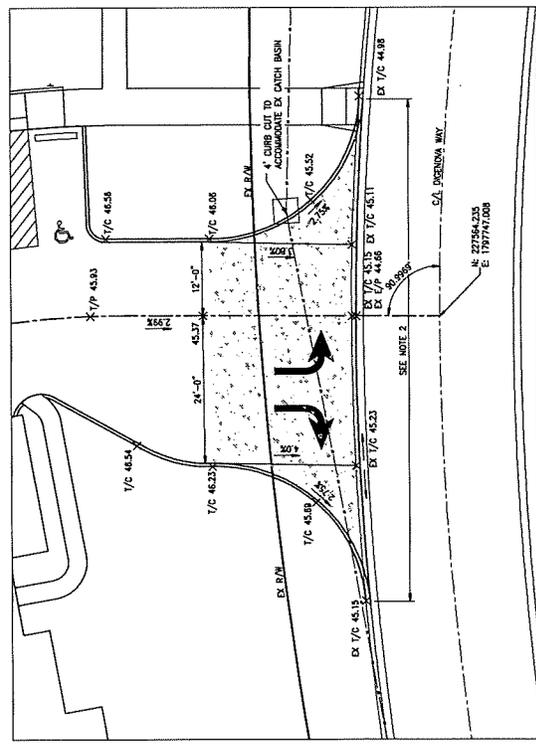
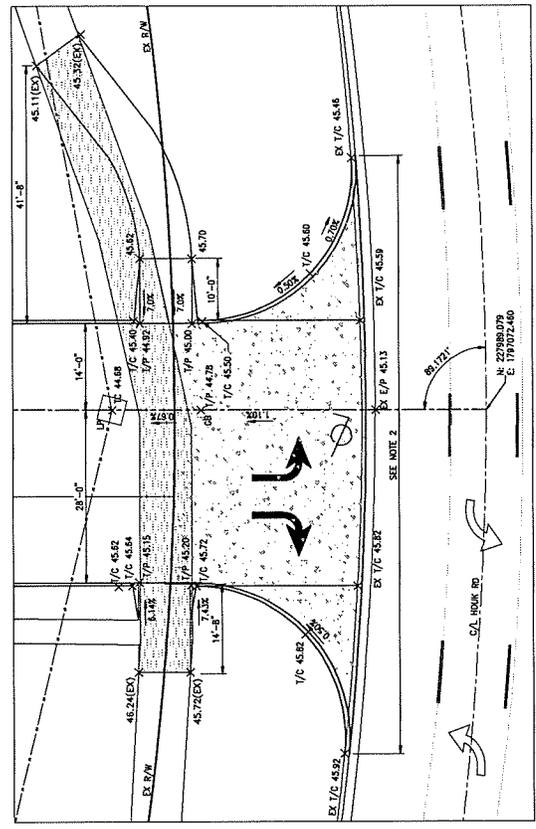


TYP. BUILDING LANDSCAPING PLAN
SCALE: 1" = 10'



FINGER DRAIN DETAIL
SCALE: NOT TO SCALE

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



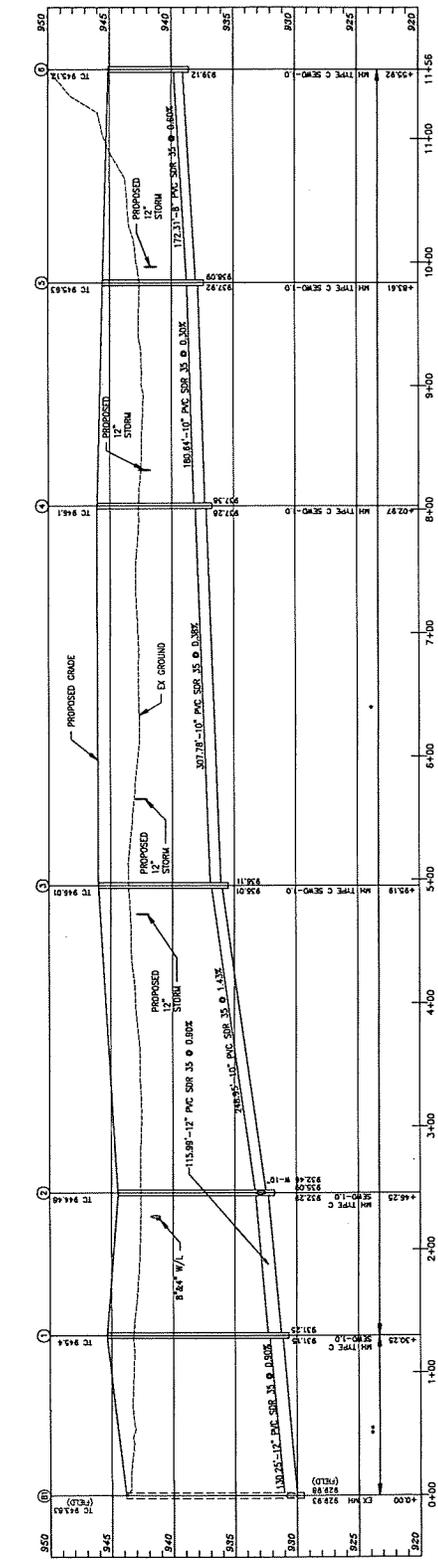
REV/DATE	BY	CHKD	DESCRIPTION

DATE: 5/19/18
PROJECT: 12136-004
SHEET: 13

VARO

DETAILS
WILLOWBROOK APARTMENTS SITE IMPROVEMENTS
DELAWARE, OHIO
T&R PROPERTIES

DATE: 5/19/18
PROJECT: 12136-004
SHEET: 13



BUILDING NO.	STATION	SERVICE LENGTH	RISER	INVERT	PIPE
MH1	0+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH2	1+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH3	2+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH4	3+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH5	4+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH6	5+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH7	6+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH8	7+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH9	8+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH10	9+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH11	10+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH12	11+00	0	0	0	12" PVC SDR 35 @ 0.00%

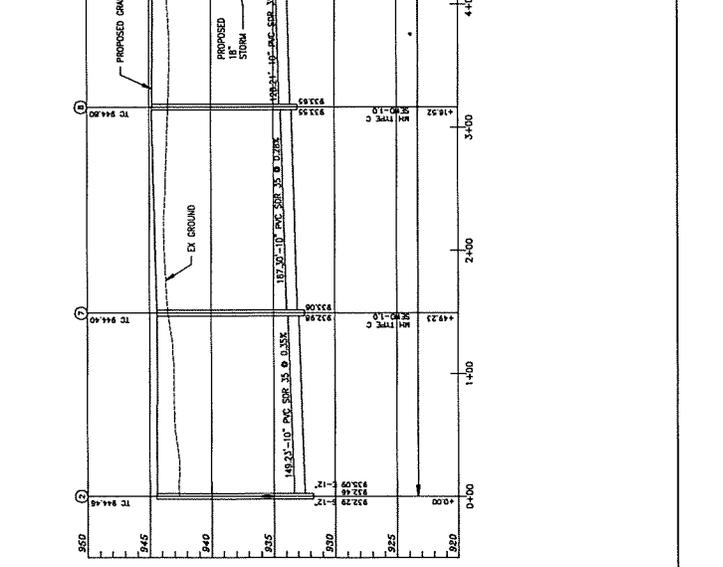
BUILDING NO.	STATION	SERVICE LENGTH	RISER	INVERT	PIPE
MH1	0+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH2	1+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH3	2+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH4	3+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH5	4+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH6	5+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH7	6+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH8	7+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH9	8+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH10	9+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH11	10+00	0	0	0	12" PVC SDR 35 @ 0.00%
MH12	11+00	0	0	0	12" PVC SDR 35 @ 0.00%

[Hatched Area] COMPACTED FILL SHALL BE PLACED TO AT LEAST 30" ABOVE OUTSIDE TOP OF PIPE PRIOR TO TRENCHING. ALL EXISTING MATERIAL SHALL BE REMOVED PRIOR TO FILL PLACEMENT.

* COMPACTED GRANULAR BACKFILL, PER GENERAL.

** COMPACTED NATIVE MATERIAL BACKFILL PER GENERAL NOTE GEN-8. SEE SHEET 2.

*** ALL TRENCHES TO BE CONSTRUCTED USING SAND. SEE SHEET 2.



SANITARY SEWER PROFILES
 SCALE: HORIZONTAL 1" = 10'-0"
 VERTICAL 1" = 10'-0"

REV/DATE	BY	CHKD	DESCRIPTION

DATE	PROJECT	APP'D	DATE
07/26/18	12136-011		

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



12136-011



**KONTOGIANNIS
& ASSOCIATES**
ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
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COLUMBUS, OHIO
43215-5492

PHONE: 614-242-0383
FAX: 614-242-0383
E-MAIL: info@kontogiannis.com

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**BUILDING 13/A
& 15/A2 ELEVATIONS**

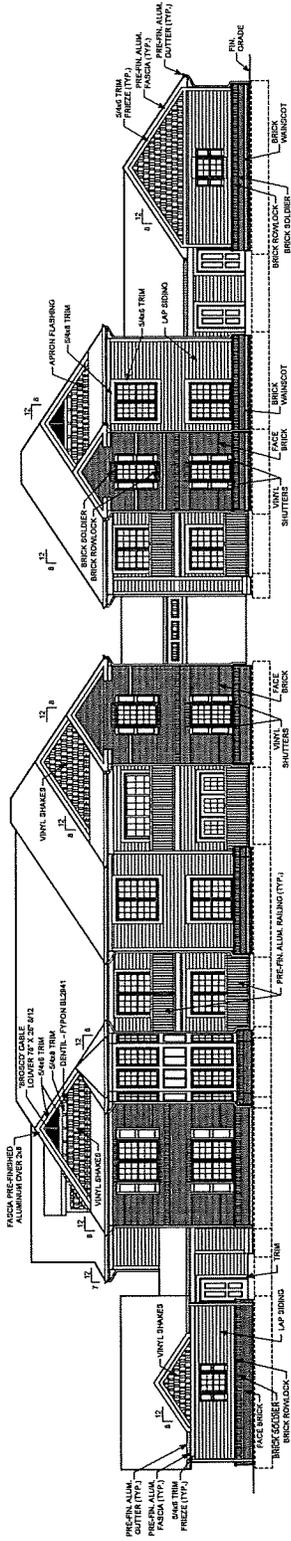
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REVISED:



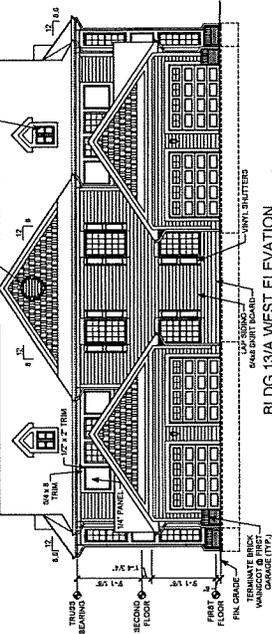
GEORGE J. KONTOGIANNIS
REGISTERED PROFESSIONAL ENGINEER
NO. 10812
EXPIRES 12/31/2021
EXPIRES 12/31/2021
EXPIRES 12/31/2021

- EXISTING SHEET 01/02/2018
- 02/15/18
- 03/15/18
- 04/15/18
- 05/15/18
- 06/15/18
- 07/15/18
- 08/15/18
- 09/15/18
- 10/15/18
- 11/15/18
- 12/15/18

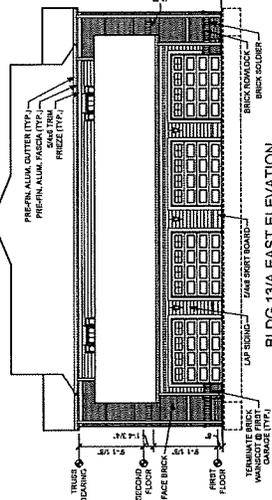
A6-1



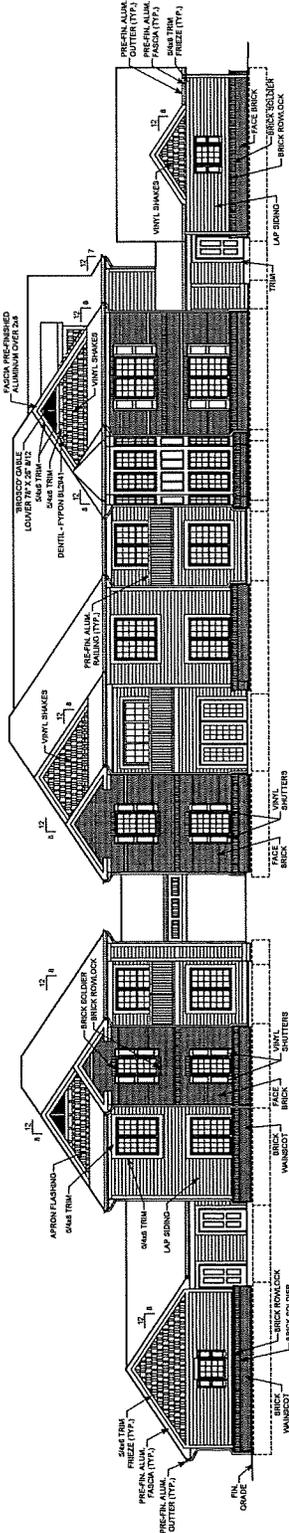
**BLDG 13/A SOUTH ELEVATION (FACING DIGENOVIA WAY)
BLDG 15/A2 OPP. HAND SOUTH WEST ELEV. (FACING DIGENOVIA WAY & SOUTH HOUK RD.) (D)**
SCALE: 1/8" = 1'-0"



**BLDG 13/A WEST ELEVATION
BLDG 15/A2 SOUTH EAST ELEV. (B)**
SCALE: 1/8" = 1'-0"



**BLDG 13/A EAST ELEVATION
BLDG 15/A2 NORTH WEST ELEV. (C)**
SCALE: 1/8" = 1'-0"



**BLDG 13/A NORTH ELEVATION
BLDG 15/A2 OPP. HAND NORTH EAST ELEV. (A)**
SCALE: 1/8" = 1'-0"



**KONTOGIANNIS
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E-MAIL: info@kontogiannis.com

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**BUILDING 1/B1
ELEVATIONS**

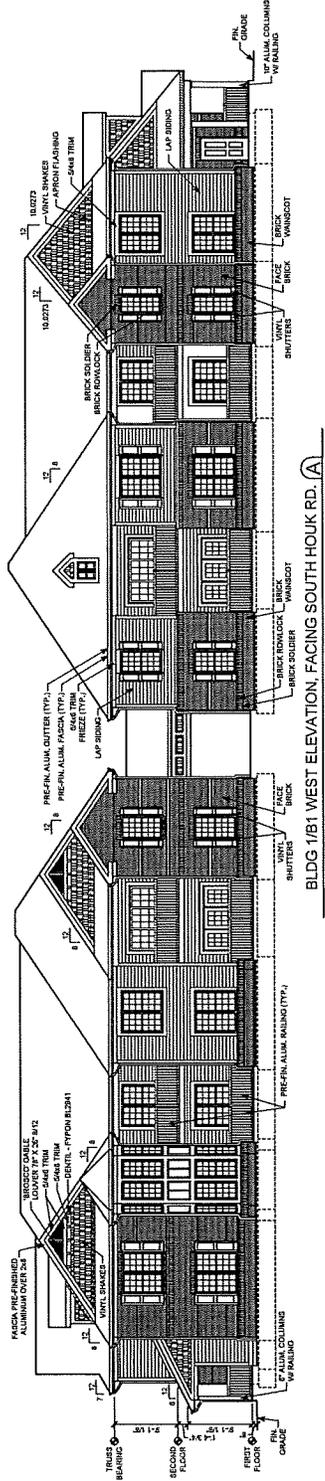
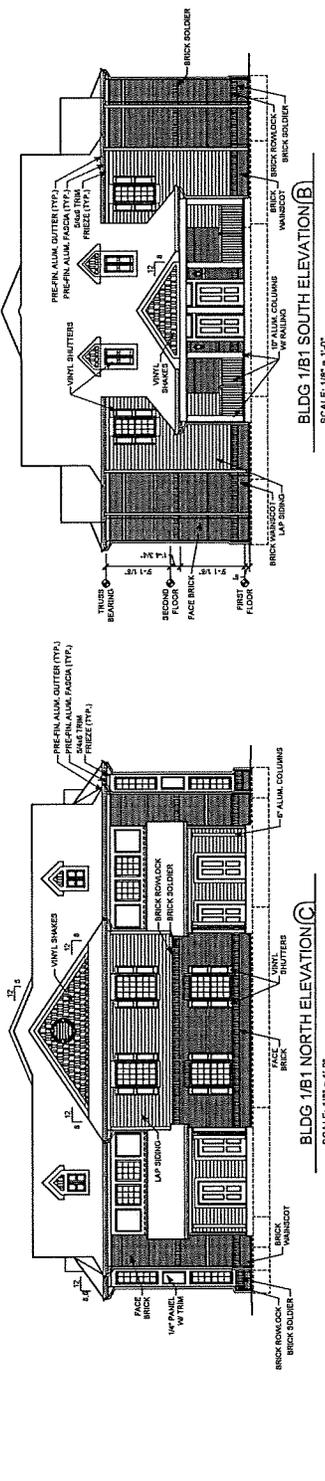
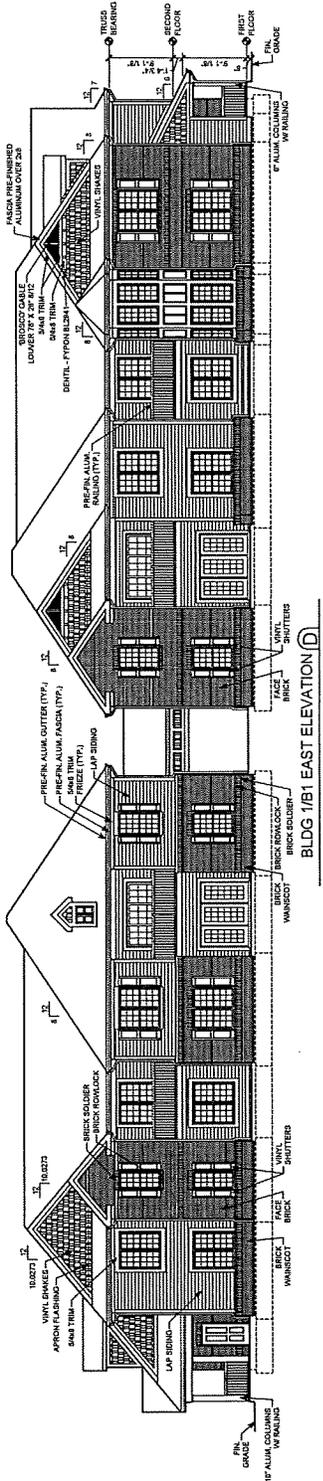
DATE: 01/02/2018
REVISED:



DESIGNED BY: GEORGE KONTOGIANNIS
DRAWN BY: GEORGE KONTOGIANNIS
CHECKED BY: GEORGE KONTOGIANNIS
DATE: 01/02/2018

- ZONING SET: 01/02/2018
- 100% SET
 - 90% SET
 - 75% SET
 - 50% SET

A6-4





KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

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FAX: 614-224-3884
E-MAIL: info@kontogiannis.com

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**BUILDING 3/D
ELEVATIONS**

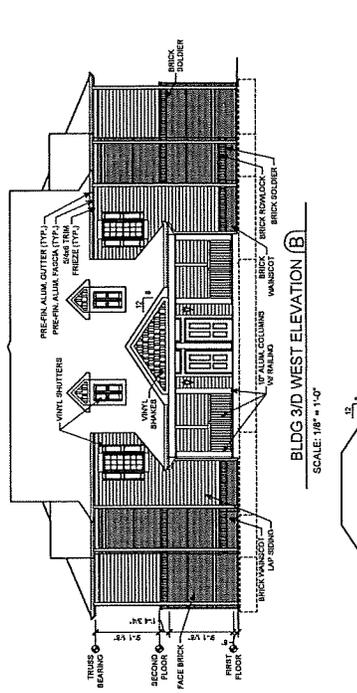
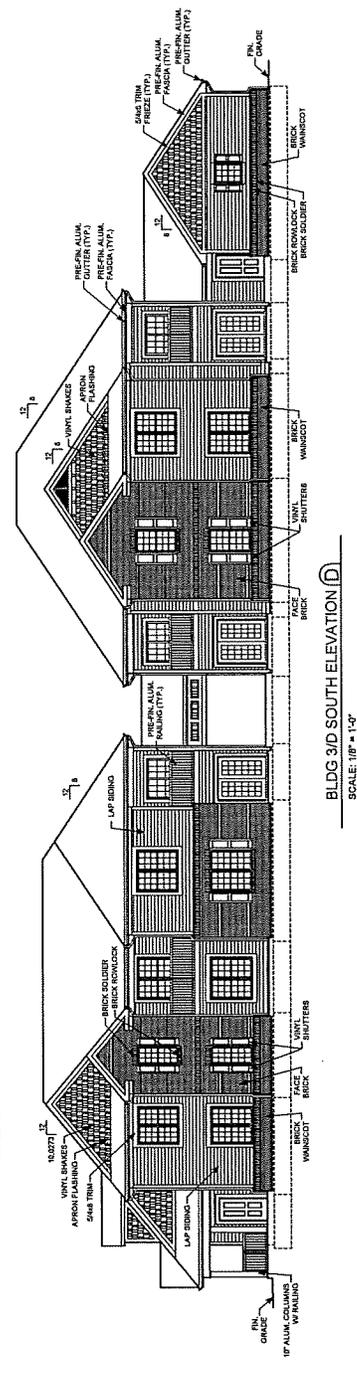
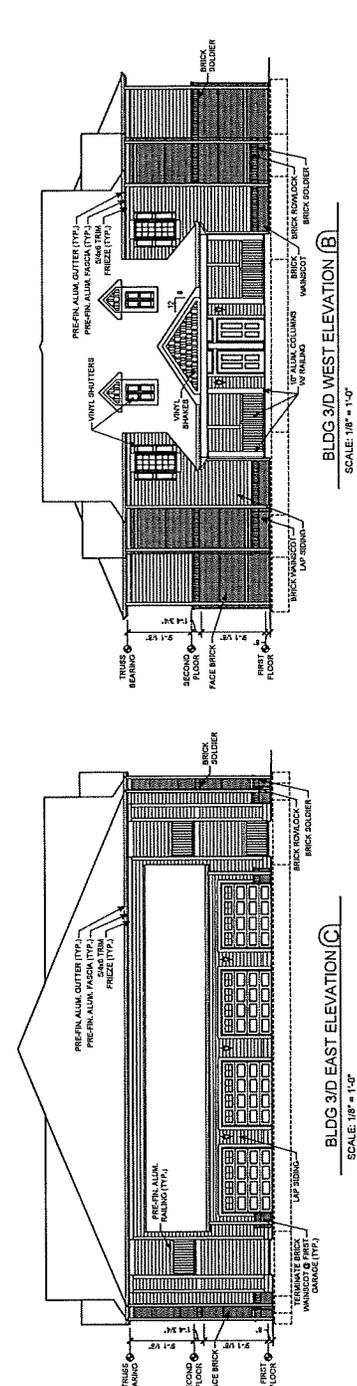
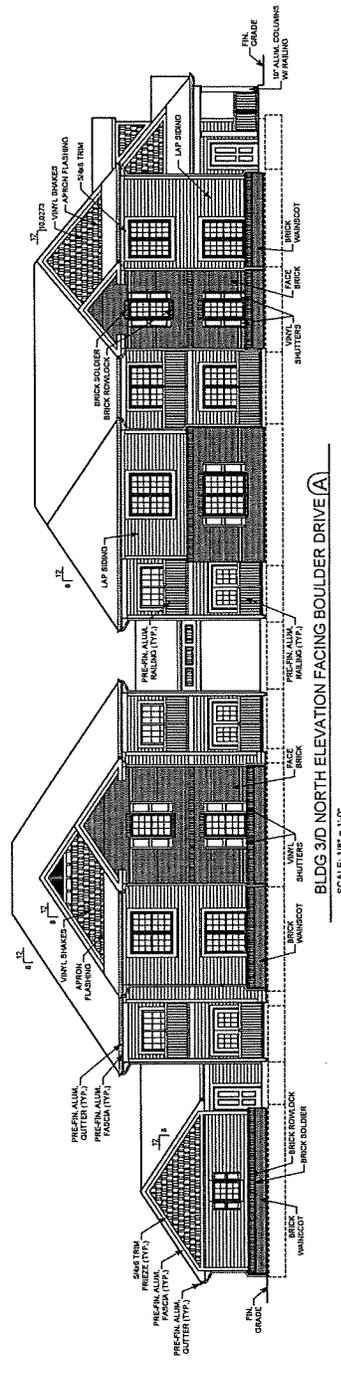
DATE: 01/03/2018
REVISED:



DESIGNED BY: GEORGE J. KONTOGIANNIS
DRAWN BY: GEORGE J. KONTOGIANNIS
CHECKED BY: GEORGE J. KONTOGIANNIS
DATE: 01/03/2018

- ZONING SET 01/03/2018
- 100% SET
- 50% SET
- PRELIMINARY SET

A6-7





**KONTIGIANNIS
& ASSOCIATES**
ARCHITECTURE
PLANNING
DESIGN

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PHONE: 614-224-2883
FAX: 614-224-2883
E-MAIL: ARCHITECT@KONTIGIANNIS.COM

PROJECT:
**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO
DRAWING TITLE:
**BUILDING PLANS
BUILDING**

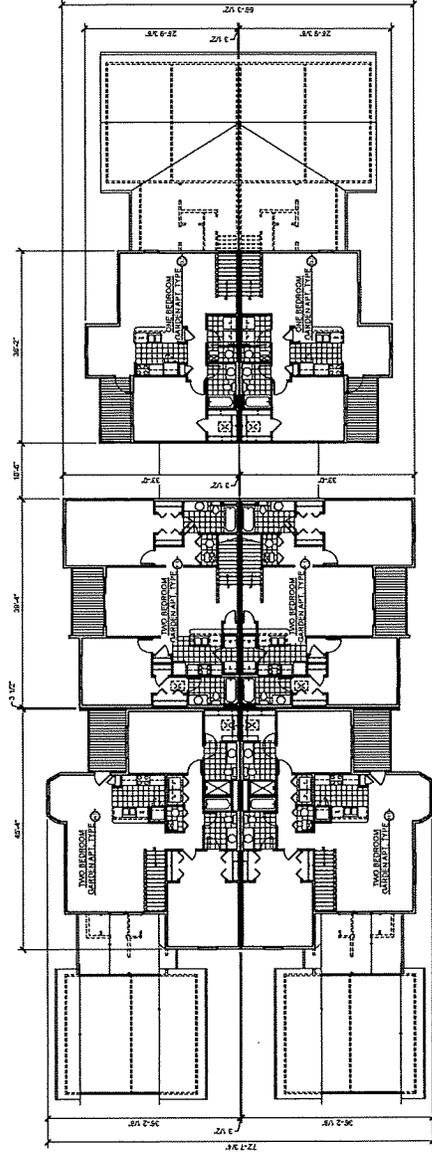
DATE: 01/02/2018
REVISION:



DESIGNED BY: GEORGE KONTIGIANNIS
CHECKED BY: GEORGE KONTIGIANNIS & ASSOCIATES

- CONNING SHEET: 01/02/2018
- BID SET
- PERMIT SET
- CONSTRUCTION SET

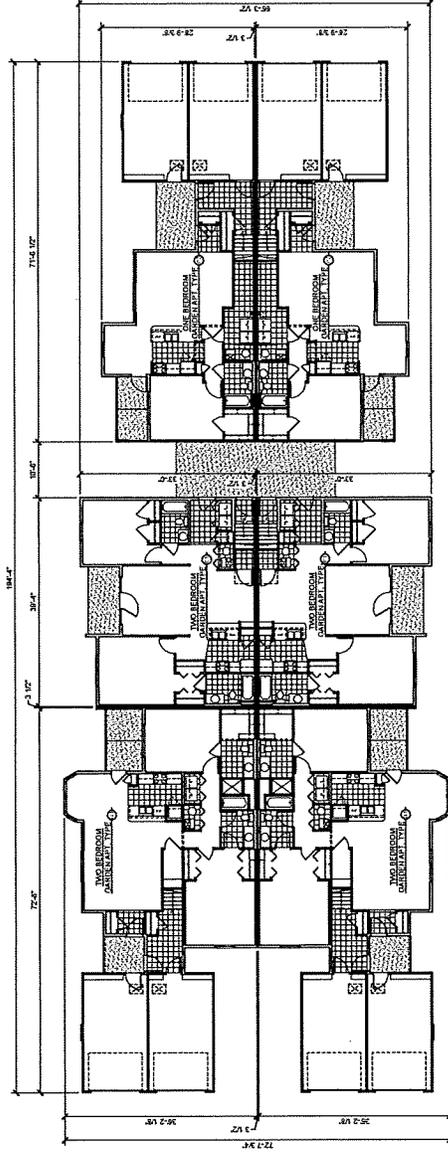
A1-1



SECOND FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 2ND FLOOR = 6,586 SQ. FT.

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



FIRST FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 1ST FLOOR = 9,277 SQ. FT.

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



TOTAL GROSS AREA FOR BUILDING: 13A = 15,867 SQ. FT.



**KONTIGIANNIS
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FAX: 614-224-2083
E-MAIL: architecture@kvaogannas.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**BUILDING PLANS
BUILDING**

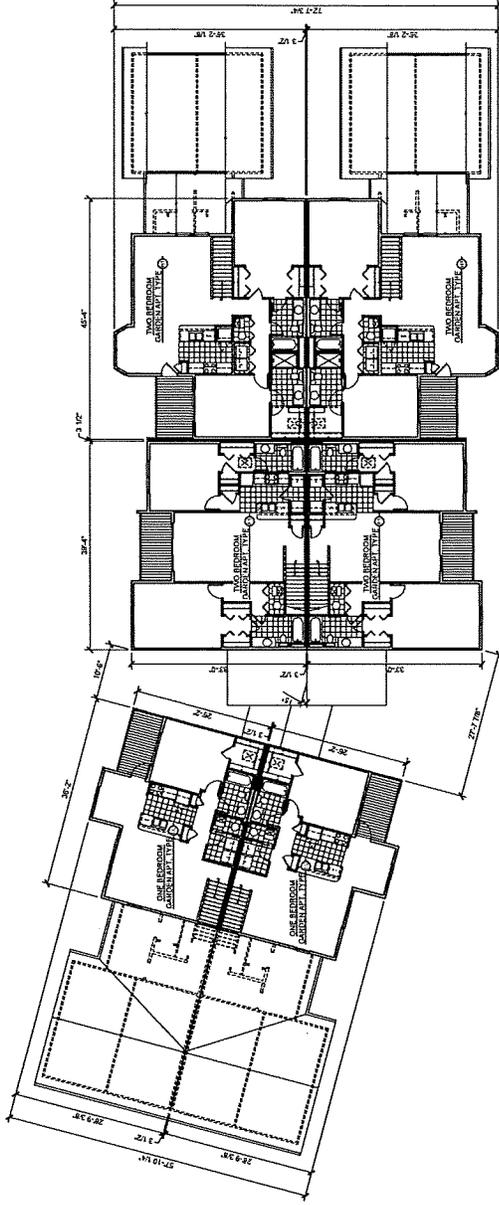
DATE: 01/02/2018
REVISED:



DESIGNED BY: GEORGE KONTIGIANIS
DRAWN BY: GEORGE KONTIGIANIS
CHECKED BY: GEORGE KONTIGIANIS
DATE: 01/02/2018

- ZONING SET - DISCLOSED
- BID SET
- PERMITS SET
- CONTRACT SET

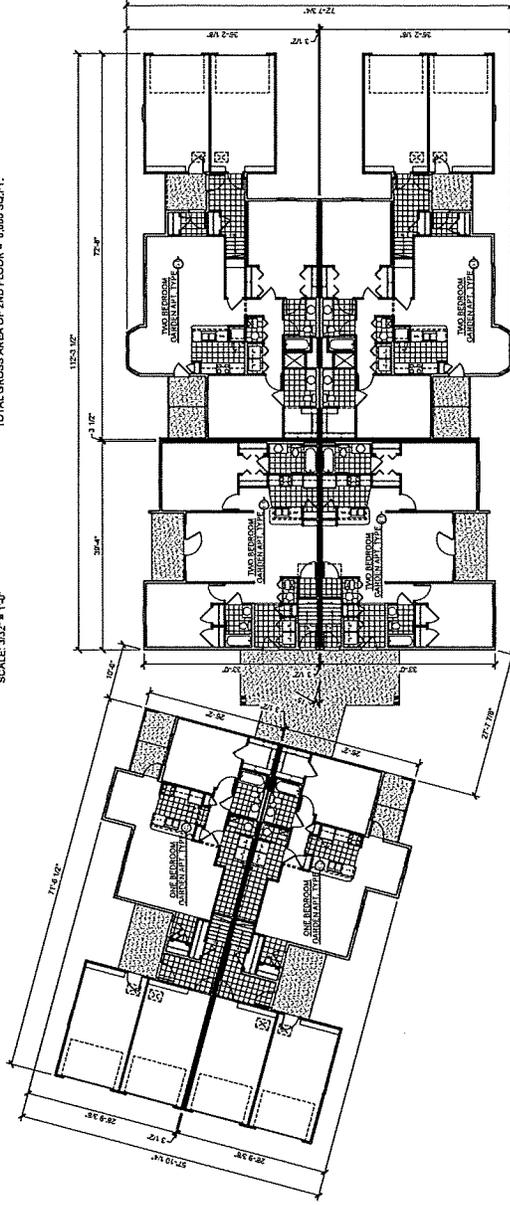
A1-3



SECOND FLOOR PLAN - BUILDING

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

TOTAL GROSS AREA OF 2ND FLOOR = 8,800 SQ.FT.



FIRST FLOOR PLAN - BUILDING

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

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

TOTAL GROSS AREA FOR
BUILDING 151/2 = 15,877 SQ.FT.





KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
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DESIGN

400 SOUTH FIFTH ST
SUITE 400
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PHONE: 614-242-9303
FAX: 614-242-9304
E-MAIL: arch@kga.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**BUILDING PLANS
BUILDING**

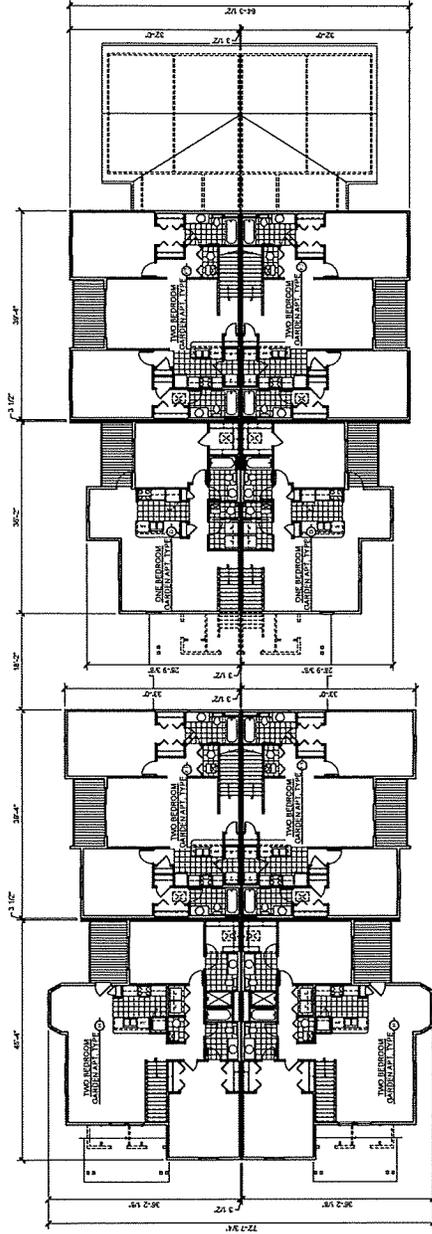
DATE: 01/03/2018
REVISED:



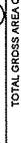
GEORGE A. KONTOGIANNIS
REGISTERED PROFESSIONAL ENGINEER
NO. 10854
STATE OF OHIO

- ZONING SET: 010207010
- 010207010
- 010207010
- 010207010

A1-7

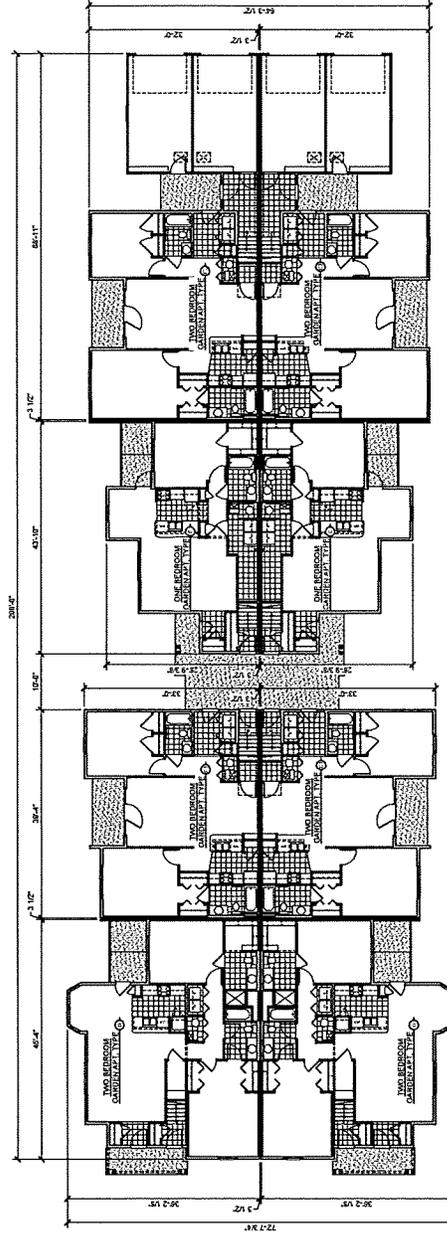


SECOND FLOOR PLAN - BUILDING

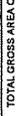


TOTAL GROSS AREA OF 2ND FLOOR = 8,988 SQ. FT.

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



FIRST FLOOR PLAN - BUILDING



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

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

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



**KONTOGIANNIS
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FAX: 614-224-2004
EMAIL: architecture@kontogiannis.com

PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**BUILDING PLANS
BUILDING**

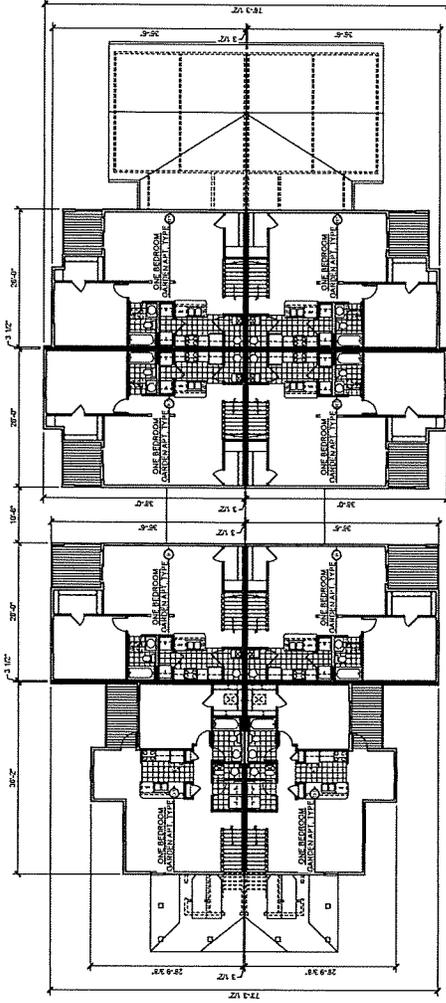
DATE: 01/02/2018
REVISED:



GEORGE J. KONTOGIANNIS LICENSE #3784
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL / PLUMBING & ASSOCIATES

- DRAWING SET 01/02/2018
- BIDDING SET
- PERMIT SET
- CONSTRUCTION SET

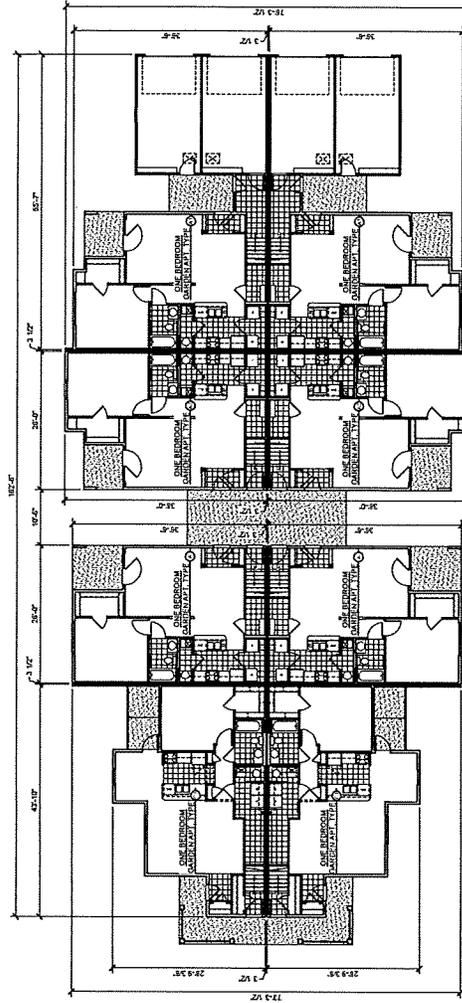
A1-8



SECOND FLOOR PLAN - BUILDING

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

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



FIRST FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 1ST FLOOR = 4,426 SQ. FT.

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



TOTAL GROSS AREA FOR
BUILDING 310 = 15,458 SQ. FT.



**KONTOGIANNIS
& ASSOCIATES**
ARCHITECTURE
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EMAIL: info@kontogiannis.com

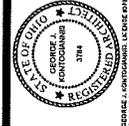
PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**BUILDING PLANS
BUILDING**

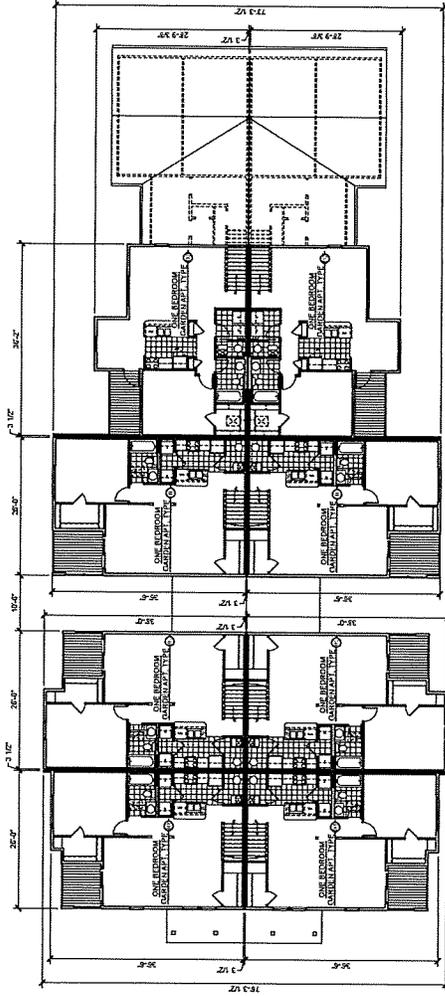
DATE: 01/02/2018
REVISED:



DESIGNED BY: GEORGE KONTOGIANNIS
DRAWING DATE: 01/02/2018
LICENSE NO.: 3784

- DESIGN SET
- BID SET
- PERMIT SET
- CONTRACT SET

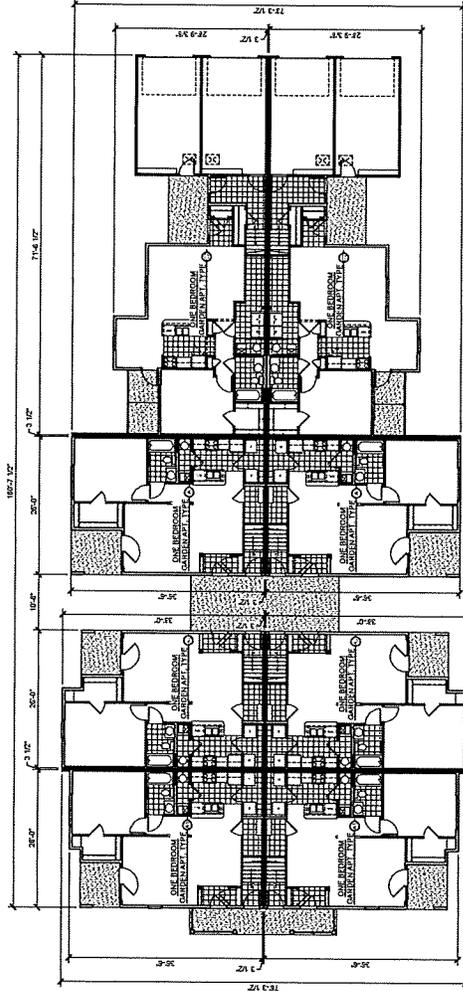
A1-9



SECOND FLOOR PLAN - BUILDING

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

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



FIRST FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 1ST FLOOR = 8,460 SQ. FT.

TOTAL GROSS AREA FOR
BUILDING 12/01 = 15,492 SQ. FT.

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





**KONTOGIANNIS
& ASSOCIATES**
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PLANNING
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PHONE: 614-242-2083
FAX: 614-242-2083
EMAIL: info@kontogiannis.com

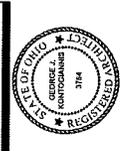
PROJECT:

**WILLOWBROOK
APARTMENTS**

DELAWARE, OHIO

DRAWING TITLE:
**BUILDING PLANS
BUILDING**

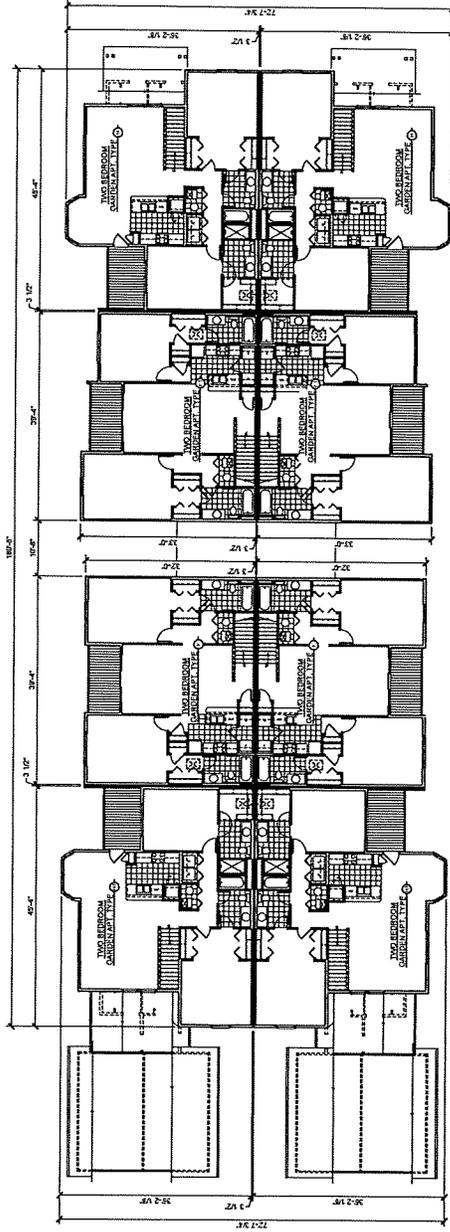
DATE: 01/02/2018
REVISED:



DESIGNED BY: GEORGE KONTOGIANNIS, LICENSE #3784
CHECKED BY: GEORGE KONTOGIANNIS, LICENSE #3784
DATE: 01/02/2018

- ARCHITECTURE SET
- MECHANICAL SET
- ELECTRICAL SET
- CIVIL/PLUMBING SET

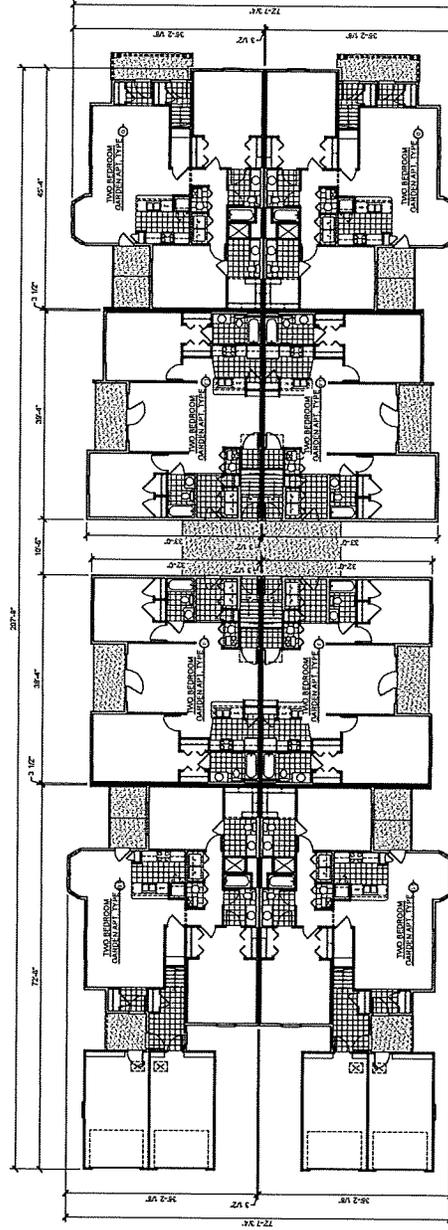
A1-10



SECOND FLOOR PLAN - BUILDING

TOTAL GROSS AREA OF 2ND FLOOR = 8,787 SQ. FT.

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



FIRST FLOOR PLAN - BUILDING

TOTAL GROSS AREA FOR
BUILDING 8/E = 21,085 SQ. FT.

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

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

