City Council Approved 4/24/17

PLANNED MIXED USE DEVELOPMENT TEXT
RIVER STREET BUSINESS PARK
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT
Tim and Michelle Colatruglio are proposing to rezone their subject 2.594 acre property (including vacated right-of-way) which encompasses thirteen parcels and right-of-way that the owner would like to have the City vacate and make part of the project. The property's zoning would change from existing R-4 and B-3 to R-4 and B-3 with a Planned Mixed Use Overlay District



2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of this development to provide a planned commercial use for both the existing and new buildings, with compatible and common site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the developer and the City.

B. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.

E. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

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

G. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:
(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).

(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) Based upon the submitted and verified survey, the number of caliper inches removed is 351 caliper inches. Therefore, the owner would be required to make a payment of $35,100 (351 caliper inches removed x $100 per caliper inch fee) prior to engineering drawing approval unless preservation areas are provided per vii.
(7) Credit shall be given on a caliper inch basis for any permanently protected (easement or covenant) areas of existing trees. This shall be determined through the Final Development Plan process.

3. SITE PLAN

The project is located at 45 River Street which encompasses approximately 2.6 acres (including 0.404 acres of proposed vacated right-of-way). The owner is proposing two new buildings of 15,500 and 6000 square feet as well as utilizing the existing building of about 2,300 square feet. The owner is marketing these facilities towards commercial and office uses that are defined in the text.

The buildings would utilize the proposed parking lot and drives for business as well as emergency access. Each building can be built to suit the proposed use and compartmentalized for multiple uses in each building. The owner wants to be able to be flexible with the areas needed for each use as the market and the tenants dictate.

4. SITE USES

A. **Uses.** The following uses shall be considered permitted, conditionally permitted, or limited uses as represented in the chart below by P, C, or L, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	**Uses**
(a) Industrial	
(1) Warehouse/ indoor storage and distribution	P
(2) Research and development facility	P
(3) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(4) Automotive repair garage – no auto sales or parking.	P
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Day Care Center – child/adult	P
(3) Medical/Dental Offices health and allied services	P
(c) Recreation and Entertainment	
(1) Indoor recreation and entertainment (such indoor theater, bowling alley, arcade, billiard parlor, assemble hall and party center)	P
(f) Retail and Services	
(1) Retail and service establishments in completely enclosed buildings	P

(5) **Prohibited Uses**.

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

ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers

may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction. However, the existing outdoor storage in the rear of the existing building shall remain as documented on the Final Development Plan.

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

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

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

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage*	Per approved FDP
(3) Maximum building coverage	40%
(4) Maximum lot coverage**	70%

*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

**Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area A, excluding any existing public right-of-way, and converted to a percentage.

C. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from Adjacent Alley (2) Setback From River St	25 ft. 25 ft. Proposed, 19' Existing
(3) Rear Setback From Property Line	21 ft.

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from River St.	20 ft., Existing as Shown
(2) Perimeter setback	20 ft

E. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** The intent of this regulation is allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of steel siding combined with stone veneer water table or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations.

(1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
(2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

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

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan. In addition, the buffering along the northern property line shall consist of six foot high evergreen trees at installation planted 20 feet on center to form a continuous buffer shall be planted adjacent to the residential houses to the north.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Commercial Development will comply with Chapter 1165 of the City of Delaware Zoning Code.

l. **Roads.** Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase. Sidewalk shall be required per the City Engineer.

m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.

ORDINANCE NO. 17-24

AN ORDINANCE FOR TIM COLATRUGLIO FOR APPROVAL OF A REZONING AMENDMENT FROM B-3 (COMMUNITY BUSINESS DISTRICT) AND R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO B-3 AND R-4 PMU (PLANNED MIXED USE OVERLAY DISTRICT) FOR RIVER STREET BUSINESS PARK ON THIRTEEN PROPERTIES ENCOMPASSING APPROXIMATELY 2.594 ACRES LOCATED AT 45 RIVER STREET.

WHEREAS, the Planning Commission at its meeting of April 5, 2017 recommended approval of a Rezoning Amendment for Tim Colatruglio from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street (2017-0408); and

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

SECTION 1. That the Rezoning Amendment for Tim Colatruglio from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street, is hereby confirmed, approved, and accepted with the following condition that:

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

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 5 NAYS 0
ABSTAIN 0

PASSED: April 24, 2017 YEAS 5 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey Cindy Kay Riggle
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2017-0408, 0410-0411
REQUEST: Multiple Requests
PROJECT: River Street Business Park
MEETING DATE: April, 2017

APPLICANT/OWNER
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, Ohio43215

REQUESTS
2017-0408: A request by Tim Colatruglio for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
2017-0411: A request by Tim Colatruglio for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
2017-0410: A request by Tim Colatruglio for approval of a Preliminary Development Plan for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.

PROPERTY LOCATION & DESCRIPTION
The subject thirteen parcels are located south of East Williams Street between River Street and the elevated bike path. The southern four most parcels fronting River Street are zoned B-3 (Community Business District) while the remaining nine parcels are zoned R-4 (Medium Density Residential). The properties to the north, east and south are zoned R-4 while the property to the west is zoned B-3 and PO/I (Planned Office/Institutional District) located across the river and US 23.

BACKGROUND/PROPOSAL
The owner is proposing to maintain the existing 2,340 square foot building which contains his company located on the southern portion of the site along River Street while adding two new commercial/office/warehouse buildings 15,500 square feet and 6,000 square feet respectively with an associated parking lot located north of the existing building for a total business park square footage of 23,840. Two curb cuts from River Street would access the proposed business park. Ultimately the three City paper alleys' that extend through the site would need to be vacated by the City if the Rezoning, Conditional Use Permit and Preliminary Development Plan are approved.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning of the subject properties are B-3 and R-4 which would require a zone change to a PMU with specific development text to allow the proposed uses. In addition, a Conditional Use Permit (to allow the PMU), a Preliminary Development Plan, a Final Development Plan and an Alley Vacation would be required to be approved by Planning Commission and City Council to allow the proposed development. The Final Development Plan and Alley Vacation would be submitted for review if the Rezoning, Conditional Use Permit and Preliminary Development Plan are approved.
- **LAND USE**: The proposed business park with specific PMU development text limited uses would be consistent with the Comprehensive Plan of the "Downtown Core" of the plan which designates these properties for Mixed Use.
- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC**: The site would be accessed by two full movement curb cuts from River Street. The engineering department would require a guard rail on the west side of River Street adjacent to the curbs cuts to help protect against any vehicles from going into the river. In addition, a sidewalk on the east side of River Street along the frontage of the development would be required to be installed per engineering requirements.
- **SITE LAYOUT:** The aforementioned two curb cuts access a 60 space parking lot which forms an interior loop with the proposed buildings constructed on the perimeter of the site. A 15,500 square foot building (which

could be divided into multi-tenant spaces) would be constructed along the northern perimeter of the site (just south of the alley) while a 6,000 square building would be constructed along the eastern portion of the site adjacent to the City bike path which is approximately 12 feet above the subject site. The existing 2,430 square foot building is located along the southern perimeter of the site. The entire site would yield 23,840 square feet of building area. The parking ratio for the site is approximately one space per 400 square feet which would require a mix of commercial, office, manufacturing and warehouse uses. For example the entire site cannot be commercial or office uses as a practical matter because their parking ratios are 200 and 300 square feet respectively which could only accommodate 12,000 square feet of commercial space and 18,000 square feet of office space respectively while manufacturing and warehousing uses are 400 and 1,000 square feet respectively which could accommodate the entire square footage of the 60 space parking lot. Therefore, staff is comfortable with the proposed developments ability to accommodate a mix of uses while providing adequate parking with a blended average parking ratio reflective of the use mix. Additionally, the base zoning code allows for up to a 30% reduction in parking spaces to be deferred as well based upon the specifics of the proposal. Staff finds these two factors compelling in recommending this shared parking allowance and what is shown on the development plan. Two dumpsters enclosed by a wood fence are proposed along the eastern portion of the parking lot. The zoning code and development text require the dumpsters to be enclosed by a wall to match the buildings with the doors painted to match. A detention basin is located along River Street between the two curb cuts.

- **BUILDING DESIGN:** The intent of the design regulations allows renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of steel siding combined with stone veneer water table or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process. Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves. Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.
- **BIKE PATHS AND PEDESTRIAN ROUTES**: There are not any proposed bike paths or pedestrian routes within this site per the City of Delaware Bikeway Plan approved in 2010 or the Bike Plan 2025 that is being currently reviewed by City Council. The engineering department would require standard sidewalks on the east side of River Street along the frontage of the site.
- **LANDSCAPING:** The applicant is proposing street, front yard, perimeter and interior parking lot landscaping for the subject site. The zoning code requires 11 street (one tree every 40 feet) and 9 (one tree every 50 feet) front yard trees based on the 420 feet of frontage on River Street. The proposed plan identifies 7 trees which is 13 trees less than the required amount per base code. However, the owner is proposing 17 new trees to provide a buffer to the residential homes to the north. Staff recommends 6 foot high evergreen trees at installation planted 20 feet on center to form a continuous buffer adjacent to the residential houses to the north. The interior parking lot landscaping and parking lot buffering appears to meet base zoning code requirements. Also, foundation landscaping would be required for each building. All the landscaping plans would need to achieve compliance at Final Development Plan submittal and approval. All landscape plans would need to be submitted, reviewed and approved by the Shade Tree Commission.
- **TREE PRESERVATION:** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced. Tree removal and replacement shall meet requirements of Chapter 1168 along with the following replacement schedule and fee/replanting requirements:
    i) Trees in poor condition shall not be replaced (dead, damaged or diseased).
    ii) Trees in fair condition shall be replaced at 50%.
    iii) Trees in good condition shall be replaced at 100%
    iv) Ash trees shall not be replaced and must be removed from the site.

v) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
vi) Based upon the submitted and verified survey, the number of caliper inches removed is 351 caliper inches. Therefore, the owner would be required to make a payment of $35,100 (351 caliper inches removed x $100 per caliper inch fee) prior to engineering drawing approval unless preservation areas are provided per vii.
vii) Credit shall be given on a caliper inch basis for any permanently protected (easement or covenant) areas of existing trees. This shall be determined through the Final Development Plan process.

- **LIGHTING PLAN:** The proposed plan does not identify parking lot lighting but would be required to provide such for Final Development Plan submittal. The engineering department requires typical street lights along River Street adjacent to the site or parking lot lighting that would extend the appropriate illumination on River Street. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official that achieves compliance with the zoning code.
- **MISC:** If the subject rezoning is approved and concurrent with the Final Development Plan submittal, an alley vacation would need to be approved by the Planning Commission and City Council. The initial review by the City indicates there are not any public utilities or easements within the existing alley right of way and subject right-of-way is not needed for emergency services. The owner would have to perform their own due diligence pertaining to any private utilities and/or easements within the alleys and address those issues with the impacted agency. Also, the existing improved alley on the north side appears to have been constructed outside of the right-of-way and onto the subject property. The applicant is willing to grant a temporary easement to allow this condition to continue until the alley is paved within its right-of-way. This issue shall be resolved concurrently with the Final Development Plan.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with the conditional use permit requirements per the zoning code and of the approved development text.

STAFF RECOMMENDATION (2017-0408 – REZONING AMENDMENT)
Staff recommends approval of a request by Tim Colatruglio for a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street, with the following condition that:

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

STAFF RECOMMENDATION (2017-0411 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Tim Colatruglio for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.

STAFF RECOMMENDATION (2017-0410 – PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Tim Colatruglio for a Preliminary Development Plan for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street, 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. A guard rail on the west side of River Street adjacent to the curbs cuts shall be installed per engineering requirements for safety reasons.

3. A sidewalk on the east side of River Street along the frontage of the development shall be installed per engineering requirements.
4. The existing building and the new buildings shall achieve compliance with the design standards of the approved development text. Building elevations shall be submitted prior to Final Development Plan approval.
5. The appropriate amount of street and front yard trees per the zoning code shall be installed along River Street or elsewhere on the site as determined through the Final Development Plan process.
6. Six foot high evergreen trees at installation planted 20 feet on center to form a continuous buffer shall be planted adjacent to the residential houses to the north.
7. Foundation landscaping shall be required for each building.
8. The owner shall be required to replant, permanently preserve treed area and/or pay a tree replacement fee preliminary calculated of $35,100 per the submitted tree survey to achieve compliance with Chapter 1168 Tree Preservation Regulations along with the approved development text.
9. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
10. The engineering department requires typical street lights along River Street adjacent to the site or parking lot lighting that would extend the appropriate illumination on River Street
11. A lighting plan shall be reviewed and approved by the Chief Building Official.
12. The thirteen parcels shall be consolidated after the Alley Vacation and Final Development Plan approval but prior to the occupancy permit of the first new building.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

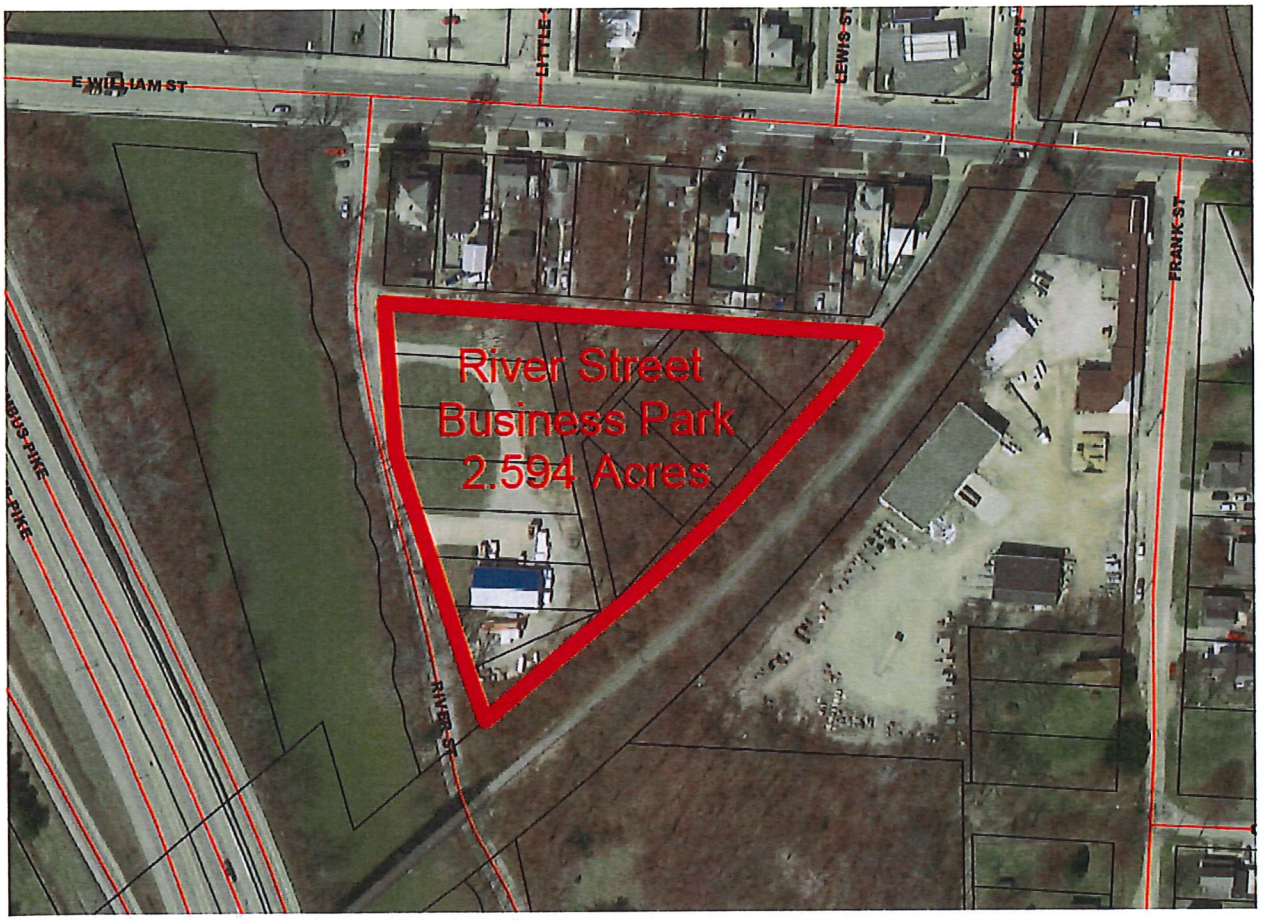
FILE:
ORIGINAL:
REVISED: 03/31/17

DRAFT TEXT

PLANNED MIXED USE DEVELOPMENT TEXT
RIVER STREET BUSINESS PARK
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Tim and Michelle Colatruglio are proposing to rezone their subject 2.594 acre property (including vacated right-of-way) which encompasses thirteen parcels and right-of-way that the owner would like to have the City vacate and make part of the project. The property's zoning would change from existing R-4 and B-3 to R-4 and B-3 with a Planned Mixed Use Overlay District



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B. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

D. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.

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(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

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

G. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:
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The buildings would utilize the proposed parking lot and drives for business as well as emergency access. Each building can be built to suit the proposed use and compartmentalized for multiple uses in each building. The owner wants to be able to be flexible with the areas needed for each use as the market and the tenants dictate.

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(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Industrial	
(1) Warehouse/ indoor storage and distribution	P
(2) Research and development facility	P
(3) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(4) Automotive repair garage – no auto sales or parking.	P
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Day Care Center – child/adult	P
(3) Medical/Dental Offices health and allied services	P
(c) Recreation and Entertainment	
(1) Indoor recreation and entertainment (such indoor theater, bowling alley, arcade, billiard parlor, assemble hall and party center)	P
(f) Retail and Services	
(1) Retail and service establishments in completely enclosed buildings	P

(5) **Prohibited Uses.**

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

ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers

may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction. However, the existing outdoor storage in the rear of the existing building shall remain as documented on the Final Development Plan.

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

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

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

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage*	Per approved FDP
(3) Maximum building coverage	40%
(4) Maximum lot coverage**	70%

*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

**Lot coverage shall be determined by calculating the total area of any impervious surface divided by the area of Sub-Area A, excluding any existing public right-of-way, and converted to a percentage.

C. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback from Adjacent Alley (2) Setback From River St	25 ft. 25 ft. Proposed, 19' Existing
(3) Rear Setback From Property Line	21 ft.

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from River St.	20 ft., Existing as Shown
(2) Perimeter setback	20 ft

E. **Maximum Building Height.** The maximum height of any building or structure shall be 40 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** The intent of this regulation is allow renovations and additions to existing structures to be constructed of similar building materials or natural materials while all new buildings regardless of use shall consist of steel siding combined with stone veneer water table or similar approved products as the exterior material. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the following elevations.

(1) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, stone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner to the principal building in which it serves.
(2) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

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

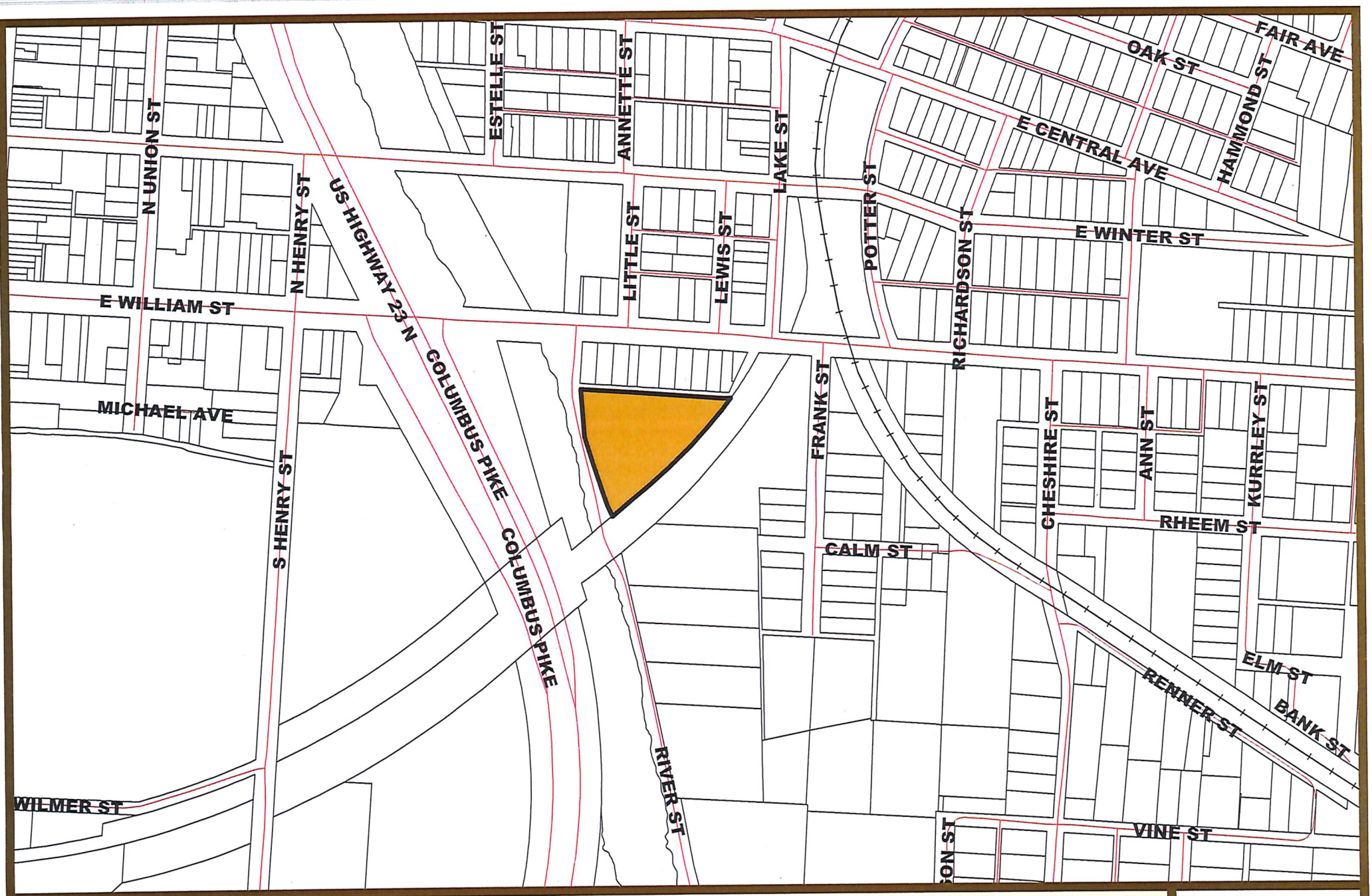
H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan. In addition, the buffering along the northern property line shall consist of six foot high evergreen trees at installation planted 20 feet on center to form a continuous buffer shall be planted adjacent to the residential houses to the north.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code.

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Commercial Development will comply with Chapter 1165 of the City of Delaware Zoning Code.

l. **Roads.** Any new or existing road(s) to be constructed and/or widened within the development shall comply with the City minimum requirements or as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase. Sidewalk shall be required per the City Engineer.

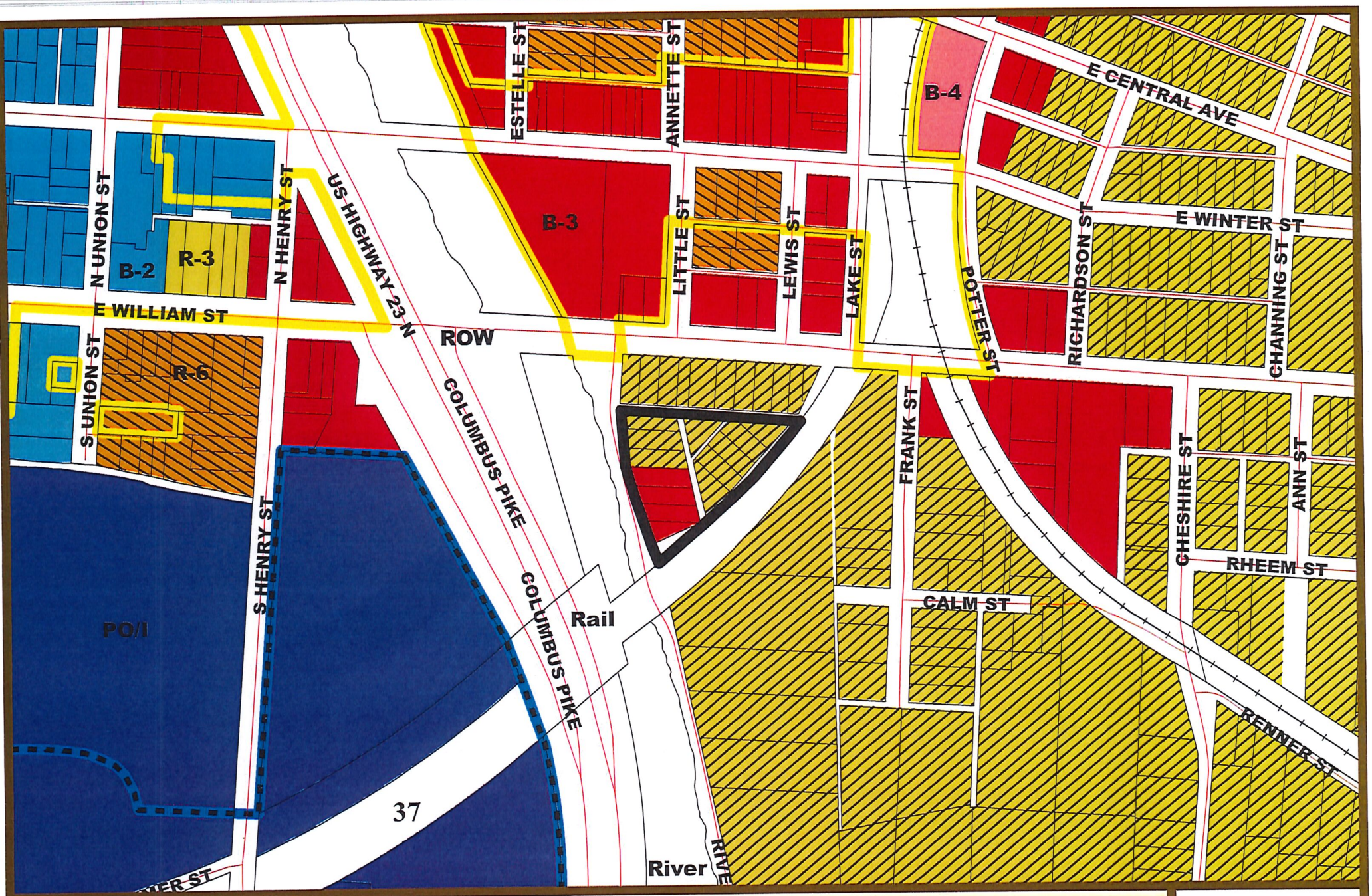
m. **Utilities.** Any new or existing utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.



EST 1808
CITY OF
DELAWARE
OHIO

2017-0408, 0410 & 0411
Rezoning, Conditional Use Permit & Preliminary Development Plan
River Street Business Park
Location Map

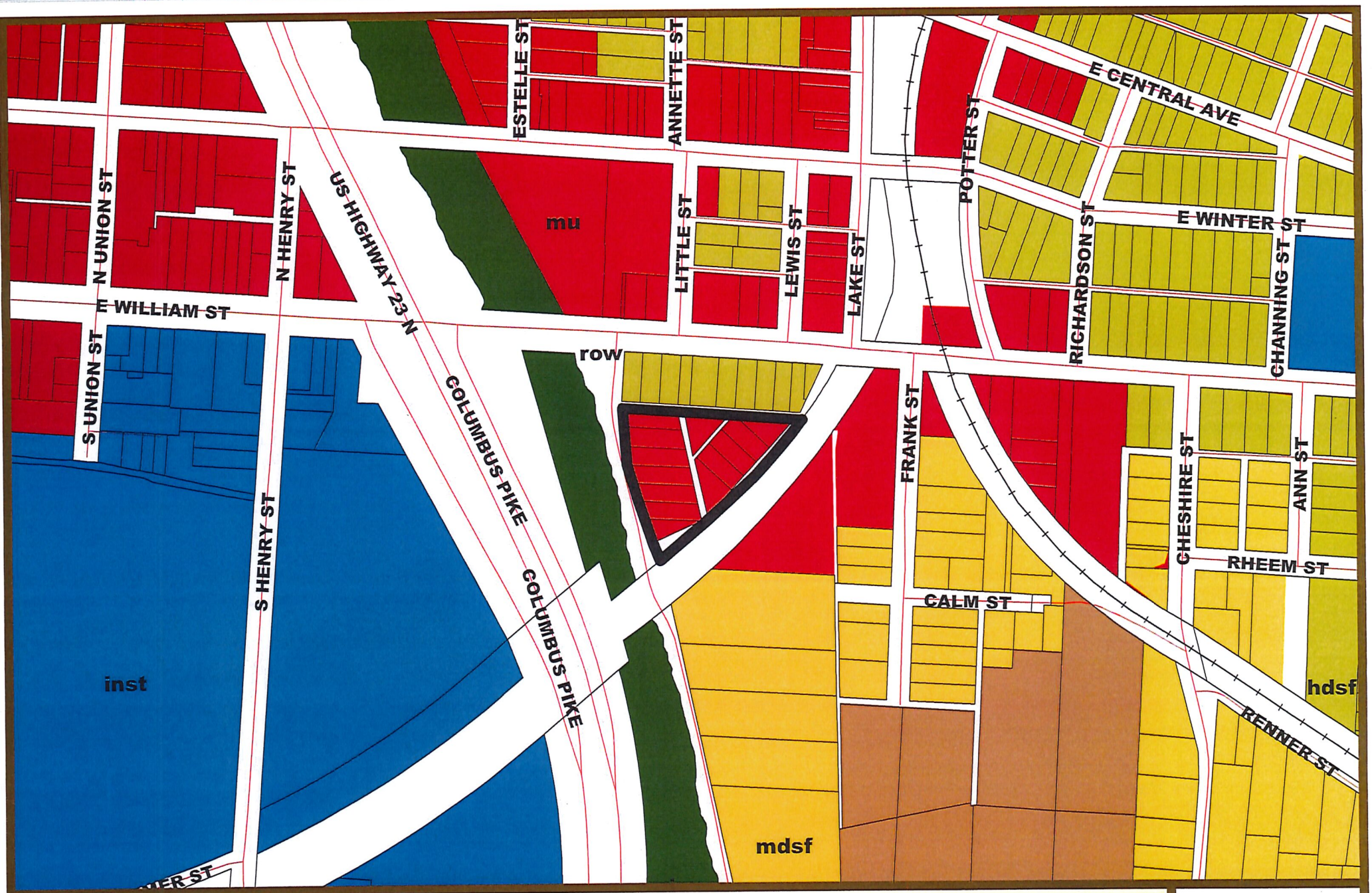
N



EST 1808
CITY OF
DELAWARE
OHIO

2017-0408, 0410 & 0411
Rezoning, Conditional Use Permit & Preliminary Development Plan
River Street Business Park
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2017-0408, 0410 & 0411
Rezoning, Conditional Use Permit & Preliminary Development Plan
River Street Business Park
Comprehensive Land Use Plan

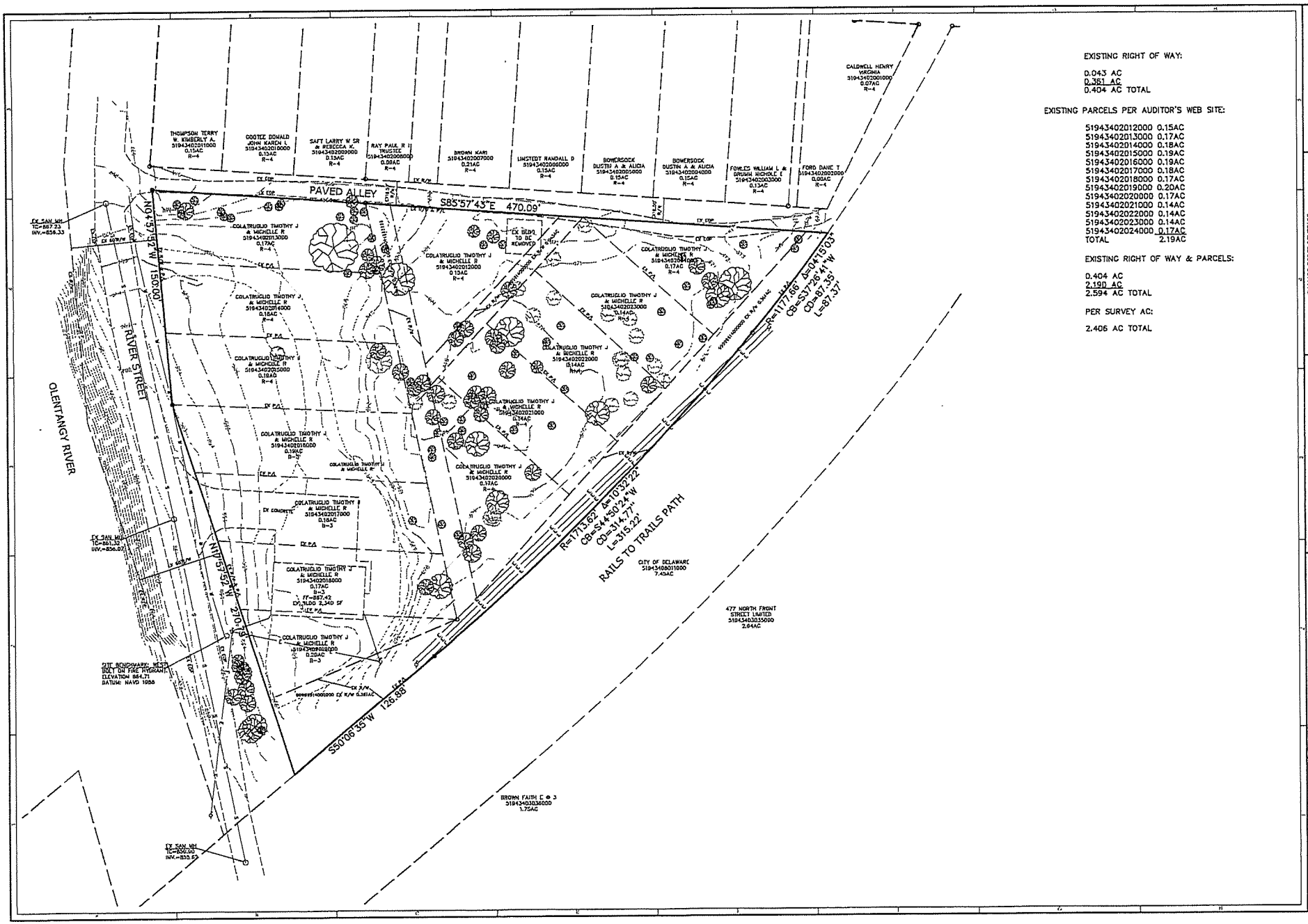
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EST 1808
CITY OF
DELAWARE
OHIO

2017-0408, 0410 & 0411
Rezoning, Conditional Use Permit & Preliminary Development Plan
River Street Business Park
Aerial (2015)

N



EXISTING RIGHT OF WAY:

0.043 AC
0.361 AC
0.404 AC TOTAL

EXISTING PARCELS PER AUDITOR'S WEB SITE:

51943402012000	0.15AC
51943402013000	0.17AC
51943402014000	0.18AC
51943402015000	0.19AC
51943402016000	0.19AC
51943402017000	0.18AC
51943402018000	0.17AC
51943402019000	0.20AC
51943402020000	0.17AC
51943402021000	0.14AC
51943402022000	0.14AC
51943402023000	0.14AC
51943402024000	0.17AC
TOTAL	2.19AC

EXISTING RIGHT OF WAY & PARCELS:

0.404 AC
2.190 AC
2.594 AC TOTAL

PER SURVEY AC:

2.406 AC TOTAL

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Land Development Consultants
720 Lindbergh Drive | Suite 200 | Delaware, OH 43015
P: 614.265.1000 | F: 614.265.1001 | E: info@terrainevolution.com

CITY OF DELAWARE, OHIO
RIVER STREET BUSINESS PARK
EXISTING CONDITION PLAN

GOVERNING SET STATUS
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAWN	CHECKED
MSW	CMR	MSW

PROJECT NO: 16017
DATE: FEBRUARY, 2017
SCALE: HORIZONTAL 1" = 30' VERTICAL N/A
SHEET NO: 1/5



EXISTING TREE SURVEY TABLE

TREE NO.	TYP.	INCHES	DESCRIPTION	REMOVE
1	WALNUT	6	GOOD	
2	CATAWBA	6	GOOD	
3	WALNUT	11	GOOD	
4	WALNUT	8	GOOD	
5	CATAWBA	6	GOOD	
6	MAULBERRY	7	TWIN POOR	7
7	WALNUT	7	GOOD	7
8	WALNUT	7	GOOD	
9	ASH	7	DEAD	
10	ASH	6	DEAD	
11	COTTONWOOD	46	QUAD POOR	46
12	LOCUST	8	BURL POOR	
13	WALNUT	7	GOOD	
14	SUMAC	10	GOOD	
15	WALNUT	7	BURL POOR	
16	LOCUST	6	GOOD	
17	ELM	10	GOOD	10
18	WALNUT	9	GOOD	9
19	ELM	9 & 12	TWIN POOR	9
20	ELM	9	GOOD	9
21	ELM	13	GOOD	13
22	WALNUT	7	GOOD	7
23	LOCUST	6	VINES POOR	6
24	WALNUT	24	VINES/SPLIT POOR	24
25	ELM	10	GOOD	
26	WALNUT	7	GOOD	7
27	WALNUT	11	VINES POOR	11
28	WALNUT	5.75	GOOD	
29	ASH	13	DEAD	
30	TULIP	7	SPLIT POOR	
31	MAPLE	15	QUAD	
32	ASH	9	DEAD	
33	ASH	12	DEAD	
34	WALNUT	22	GOOD	
35	ELM	8	GOOD	
36	ELM	8	GOOD	
37	WALNUT	30	GOOD	
38	ASH	7	DEAD	
39	SUMAC	6	GOOD	
40	SUMAC	8	GOOD	
41	SUMAC	2 & 6	TWIN POOR	
42	ASH	7	DEAD	
43	ASH	8	DEAD	
44	ELM	8	CROOKED POOR	8
45	ELM	7	DEAD	
46	ELM	7	TWIN SPLIT POOR	7
47	ELM	7	TWIN SPLIT POOR	7
48	ASH	10	DEAD	
49	ELM	7	GOOD	7
50	WALNUT	22	VINES POOR	22
51	WALNUT	17	VINES POOR	17
52	ELM	11	GOOD	11
53	ELM	12	GOOD	12
54	ELM	12	GOOD	12
55	ELM	7	GOOD	7
56	ELM	11	TWIN POOR	11
57	CATAWBA	7	GOOD	7
58	WALNUT	15	GOOD	15
59	ELM	14	GOOD	14
60	ELM	15	GOOD	15
61	WALNUT	27	DEAD PARTIAL	27
62	ELM	7	GOOD	7
63	ELM	10	GOOD	10
64	ELM	11	GOOD	11
65	WALNUT	8	GOOD	8
66	WALNUT	19	GOOD	19
67	WALNUT	16	GOOD	16
68	ELM	8	GOOD	8
69	ELM	6	GOOD	6
70	WALNUT	6	GOOD	6
71	WALNUT	22	GOOD	22
72	WALNUT	9	GOOD	9
73	WALNUT	19	GOOD	19
74	WALNUT	11	DEAD PARTIAL	11
75	WALNUT	5.50	VINES POOR	
76	WALNUT	19	VINES POOR	19
77	ELM	7	GOOD	7
78	ELM	8	VINES POOR	8
79	ELM	8	VINES POOR	8
80	MAPLE	23	DEAD PARTIAL	
81	ASH	14	GOOD	
82	ELM	11	VINES POOR	11
83	ELM	20	TWIN POOR	20
84	MAPLE	11	TWIN POOR	11
85	MAPLE	27	TWIN POOR	27
86	ELM	7	GOOD	7
87	WALNUT	8	GOOD	8
88	ELM	8	GOOD	8
89	ELM	9	GOOD	9
90	MAPLE	11	POOR	
91	MAPLE	25	TWIN POOR	
92	MAPLE	19	QUAD POOR	19
93	MAPLE	11	TWIN POOR	11
94	ELM	9	GOOD	9
95	COTTONWOOD	12	TRIPLE POOR	12
TOTAL		1088		708

EXISTING DEAD TREE TABLE

TREE NO.	TYP.	SIZE INCHES	DESCRIPTION
A			DEAD
B	MAPLE	23	DEAD SPLIT
C			DEAD
D			DEAD
E			DEAD
F			QUAD DEAD
G			DEAD
H			DEAD
I			DEAD
J			DEAD
K			DEAD
L			DEAD
M			DEAD
N	MAPLE	16	DEAD
O			DEAD
P			DEAD
Q			DEAD
R			DEAD
S			DEAD
T			DEAD
U			DEAD

GRAPHIC SCALE
20 15 0 20
(IN FEET)
1 inch = 30 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your Trusted Landscape Architecture Partner with Success
720 East Broad Street | Suite 703 | Columbus, OH 43215
P: 614.725.5190 | F: 614.255.1425 | E: info@terrainevolution.com

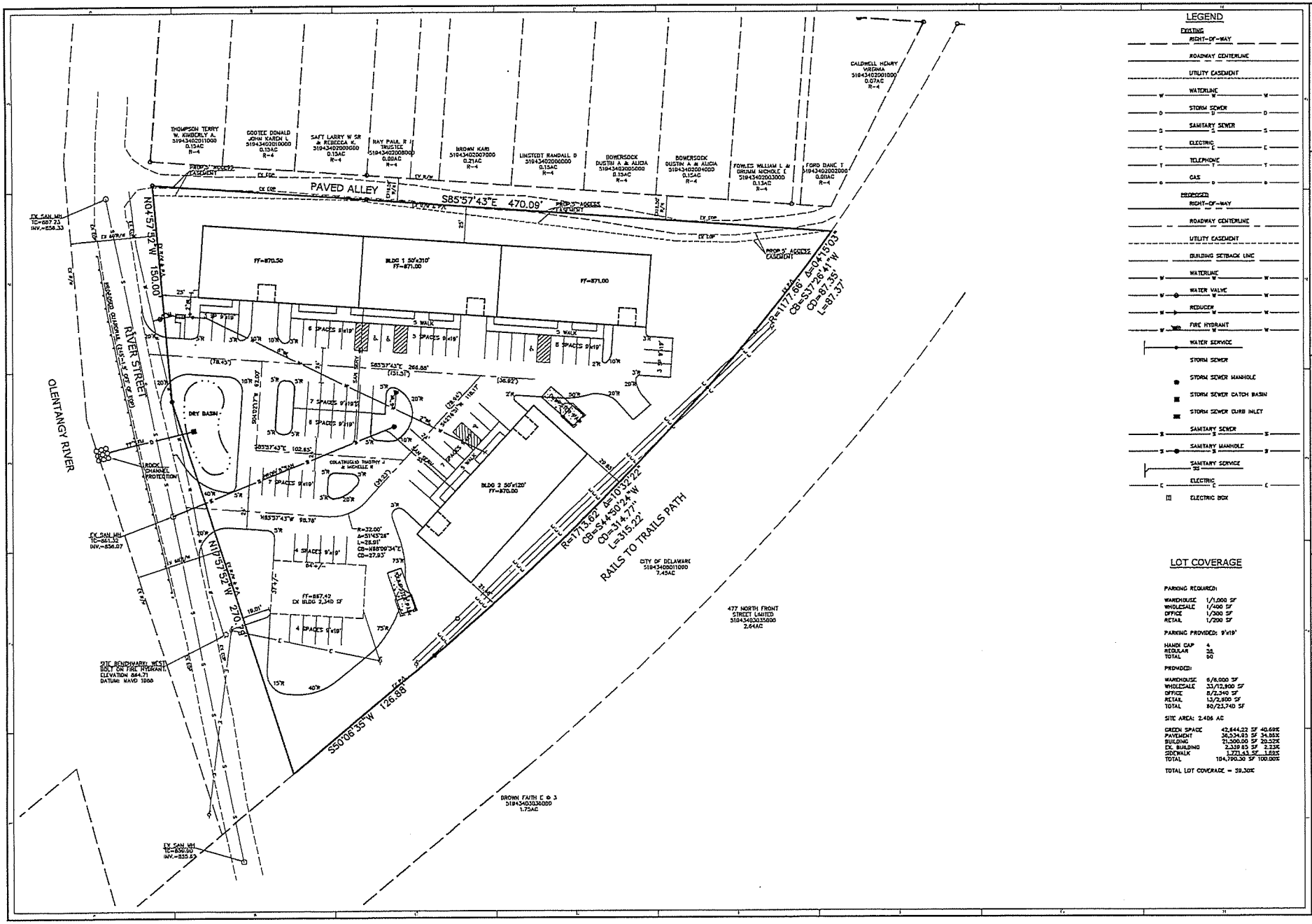
CITY OF DELAWARE, OHIO
RIVER STREET BUSINESS PARK
DEMOLITION PLAN

BOARD/AGENCY STATUS:
- PRELIMINARY ENGINEERING SET
- PLANNING REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
MSW	CMK	MSW

PROJECT NO.: 16017
DATE: FEBRUARY, 2017
SCALE: HORIZONTAL: 1" = 30'
VERTICAL: N/A

SHEET NO.: 2/5



LEGEND

EXISTING
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX

LOT COVERAGE

PARKING REQUIRED:

WAREHOUSE	1/1,000 SF
WHOLESALE	1/400 SF
OFFICE	1/300 SF
RETAIL	1/200 SF

PARKING PROVIDED: 9'x19'

HANDI CAP	4
REGULAR	86
TOTAL	90

PROVIDED:

WAREHOUSE	6/6,000 SF
WHOLESALE	33/12,800 SF
OFFICE	8/2,340 SF
RETAIL	13/2,600 SF
TOTAL	80/23,740 SF

SITE AREA: 2.406 AC

GREEN SPACE	42,444.22 SF	40.68%
PAVEMENT	36,534.83 SF	34.88%
BUILDING	21,300.00 SF	20.33%
EX. BUILDING	2,339.83 SF	2.23%
SIDEWALK	1,771.43 SF	1.68%
TOTAL	104,790.30 SF	100.00%

TOTAL LOT COVERAGE = 59.30%

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street, Suite 203 | Columbus, OH 43215
P: 614.365.1098 | F: 614.365.1651 | terrainevolution.com

CITY OF DELAWARE, OHIO

RIVER STREET BUSINESS PARK

PRELIMINARY DEVELOPMENT PLAN

DRAWING STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

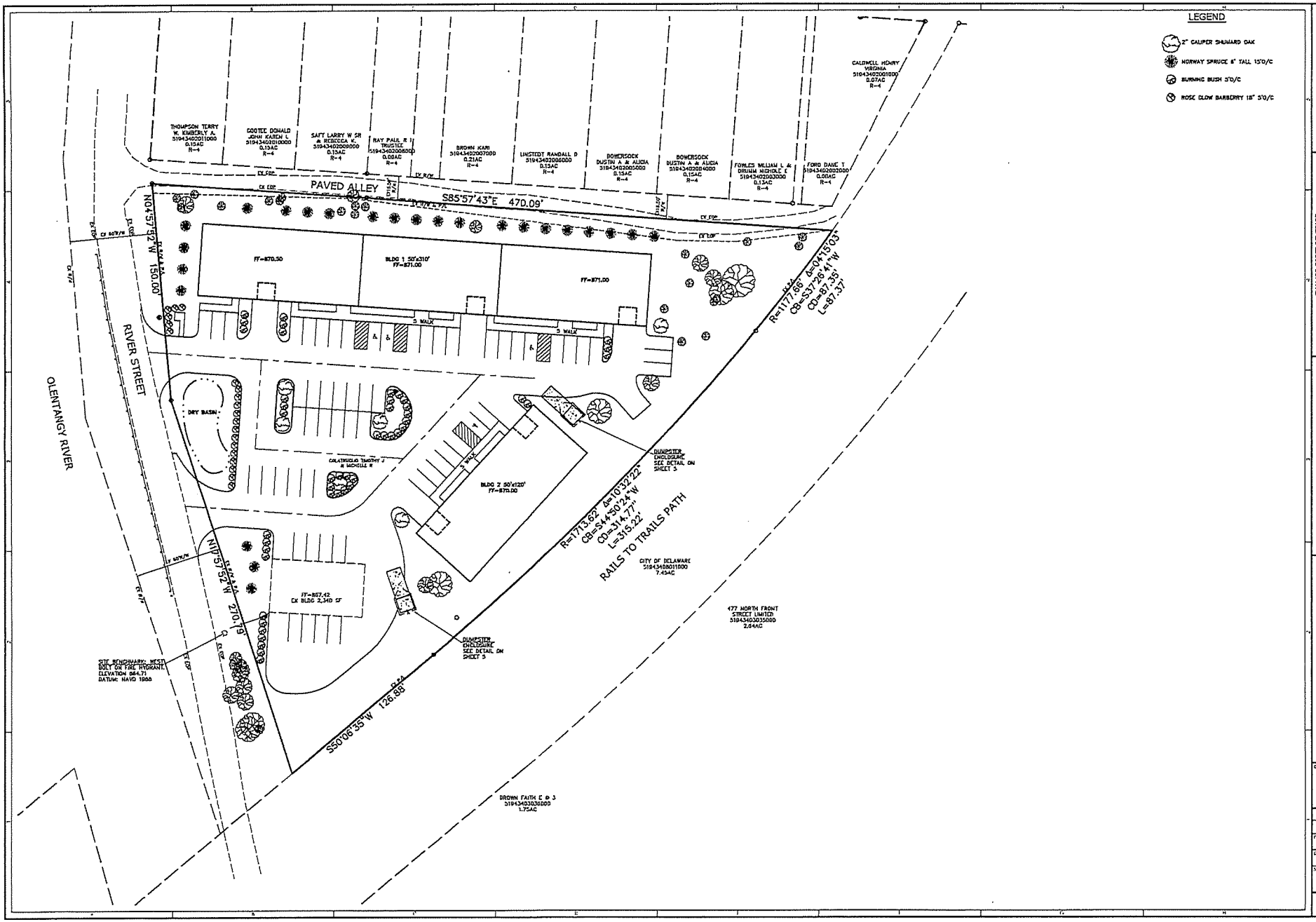
DESIGN	DRAFT	CHECK
MSW	CWK	MSW

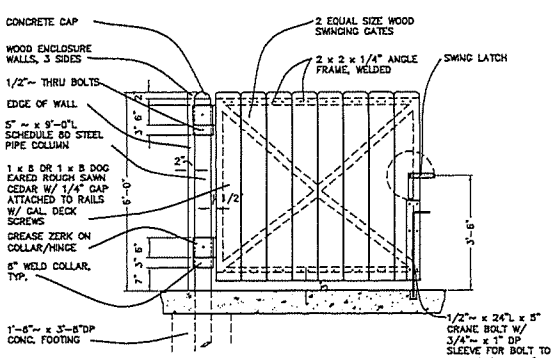
PROJECT NO.: 16017

DATE: FEBRUARY, 2017

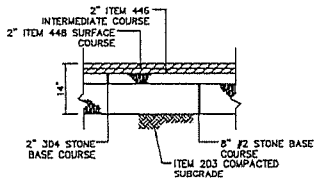
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

SHEET NO. 3/5

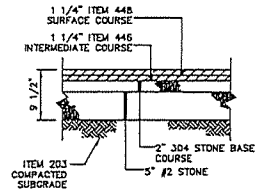

LEGEND
2" CALIPER SHUMARD OAK
NORWAY SPRUCE 8' TALL 15'O/C
BURNING BUSH 5'O/C
ROSE GLOW BARBERRY 18" 5'O/C
PAVED ALLEY
S85°57'43"E 470.09'
N04°57'52"W 150.00'
RIVER STREET
OLENTANGY RIVER
BLDG 1 50'x310'
FF=871.00
FF=870.50
FF=871.00
5' WALK
DRY BASIN
BLDG 2 50'x120'
FF=870.00
FF=867.42
EX BLDG 2,340 SF
DUMPSTER ENCLOSURE SEE DETAIL ON SHEET 5
R=1713.69'
Δ=10°32'22"
CB=S44°50'24"W
CD=314.77'
L=315.22'
RAILS TO TRAILS PATH
R=117.68'
Δ=041°57'03"
CB=S37°26'41"W
CD=87.35'
L=87.37'
N15°57'52"W 210.15'
S50°06'35"W 126.68'
SITE BENCHMARK: WEST BOLT ON FIRE HYDRANT. ELEVATION 864.71 DATUM: NAVD 1988
CALDWELL HENRY VIRGINIA 519434020011000 0.07AC R-4
THOMPSON TERRY W. KIMBERLY A. 519434020011000 0.15AC R-4
GOOTEE DONALD JOHN KAREN L 519434010010000 0.13AC R-4
SAFT LARRY W SR & REBECCA K. 519434020009000 0.15AC R-4
RAY PAUL R I TRUSTEE 519434020008000 0.09AC R-4
BROWN KARI 519434020007000 0.21AC R-4
LINGTEDT RANDALL D 519434020006000 0.15AC R-4
BOWERSOCK DUSTIN A & ALICIA 519434020005000 0.15AC R-4
BOWERSOCK DUSTIN A & ALICIA 519434020004000 0.15AC R-4
FOWLES WILLIAM L & DRUMM NICHOLE C 519434020003000 0.13AC R-4
FORD DANE T 519434020002000 0.08AC R-4
CITY OF DELAWARE 519434080011000 7.45AC
477 NORTH FRONT STREET LIMITED 519434030035000 2.64AC
BROWN FAITH E & 3 519434030030000 1.75AC
GRAPHIC SCALE
20 15 0 30
(IN FEET)
1 inch = 30 ft.
CHANGE ORDER SCHEDULE
NO. DESCRIPTION OF CHANGE BY DATE
TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.324.1096 | F: 614.253.1485 | E: info@terrainevolution.com
CITY OF DELAWARE, OHIO
RIVER STREET BUSINESS PARK
PRELIMINARY LANDSCAPING PLAN
PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
AS-BUILT DOCUMENT SET
DESIGN MSW
DRAFT CAR
CHECK MSW
PROJECT NO: 16017
DATE: FEBRUARY, 2017
SCALE: HORIZONTAL: 1" = 30'
VERTICAL: N/A
SHEET NO: 4/5



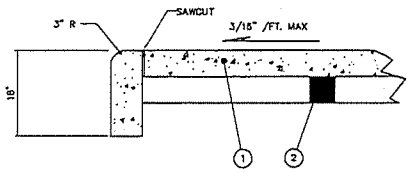
DUMPSTER GATE DETAIL
NO SCALE



HEAVY-DUTY ASPHALT PAVEMENT SECTION
NO SCALE

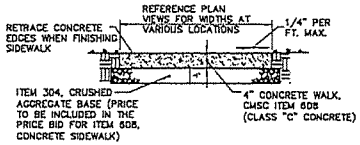


LIGHT DUTY ASPHALT PAVEMENT SECTION
NO SCALE



1. 5" CONCRETE SIDEWALK
2. 4" ITEM 304, AGGREGATE BASE, COMPACTED

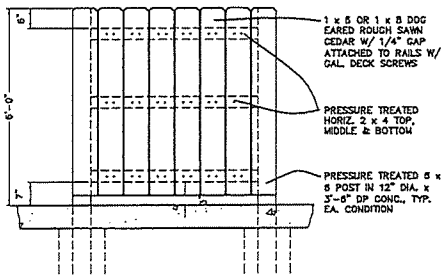
TYPICAL INTEGRAL CURB & SIDEWALK DETAIL
NO SCALE



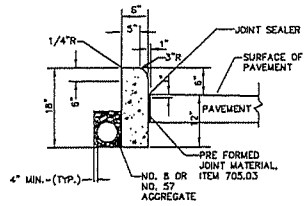
SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE ARCHITECTURAL PLANS.

SIDEWALK SECTION
NO SCALE

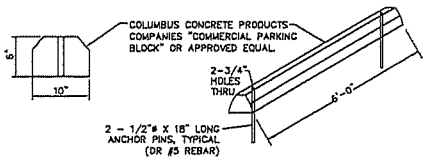
ALL FENCING SHALL BE PAINTED TO MATCH THE MAIN BUILDING COLOR



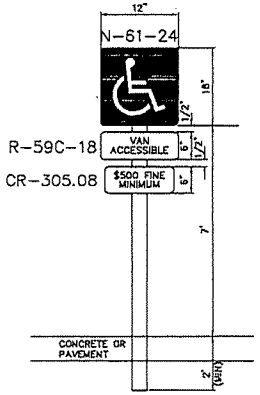
WOOD FENCE DETAIL
NO SCALE



STRAIGHT 18" CURB DETAIL
NO SCALE



STANDARD PARKING BLOCK DETAIL
(NO SCALE)



HANDICAP SIGN DETAIL
NO SCALE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Landscape Architecture Vision and Success
720 Lakehead Boulevard Lisbon, OH 44432
P: 330.424.1904 | F: 330.424.1465 | E: info@terrainevolution.com

CITY OF DELAWARE, OHIO
RIVER STREET BUSINESS PARK
DETAILS

SUBMISSION SET(S)
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION/BIDDING SET
- [ ] AS-BUILT DRAWING SET

DESIGN	DRAWN	CHECK
MSW	PMK	MSW

PROJECT NO.: 16017
DATE: FEBRUARY, 2017
SCALE:
HORIZONTAL: N/A
VERTICAL: N/A
SHEET NO. 5/5