Draft 5/30/17

PLANNED MIXED USE DEVELOPMENT TEXT
TREPLUS COMMUNITIES
BURR OAK COMMONS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Treplus, which develops, builds, holds, and manages apartment projects for residents 55 and older, is proposing to rezone the approximate 20 acre site north of SR 37, west of Westfield Shopping Center and east of Lantern Chase Subdivision from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Development District) for a 92 unit apartment development with a density of approximately 4.58 units per acre.



2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the developer to provide a planned multi-family development with high quality 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 and/or buildings and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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 of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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 caliper inches. Therefore, the owner would be required to make a payment of prior to engineering drawing approval.
(7) Credit shall be given on a caliper inch basis for any permanently protected (easement or covenant) areas of existing trees as per the same schedule for removal above. This shall be determined through the Final Development Plan process.

3. SITE PLAN

The project is located on the north side of SR 37 on a 20.06 acre parcel between Westfield Shopping Center and Lantern Chase Subdivision with the primary access point from a proposed full movement curb cut from SR 37 and secondary access from a recorded easement through the Westfield Shopping Center. The looped internal street network would be private but would have to be constructed to public standards. The developer is proposing 92 single story apartments with a clubhouse in 25 apartment buildings for a density of approximately 4.58 units per acre. The universally designed one, two and two plus bedroom apartments would range from 1,200-1,600 square feet. A retention basin would be located along SR 37 just west of the entrance. Units will be age restricted to at least 55 years old for at least one occupant per the Federal Housing for Older Persons Act (HOPA).

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) Residential	
(1) Single-Family Dwelling	P
(2) Multi-Family (not to exceed 4.58 dwelling units per acre) with accessory Commons/Club House. Dwelling Units are to be age restricted to at least one occupant being at least 55 years old per the Federal Housing for Older Persons Act.(HOPA)	P
(3) Bed and Breakfast	P
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(c) Community Facilities	
(1) Place of Worship	C
(2) Day Care Center – child/adult	C
(3) Nursing Home	P
(4) Public Safety and Service Facility	C

(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, mineral extraction, etc.

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	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

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 SR 37	50 ft.
(2) Setback from private street	25 ft.
(3) Setback from private alley	25 ft.
(4) Setback from adjacent property line (perimeter setback) a. Adjacent to residential zoned property (north, west and south) b. Adjacent to commercially zoned property (northeast)	 30 ft. 20 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 adjacent property line (perimeter setback)	30 ft

E. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** The intent of this regulation to create a cohesive and unified design throughout the entire development, each building (dwellings and Commons/Club House) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) The architectural design/patterns of multi-family dwellings and the Commons/Club House shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, roof pitches, use and mix of exterior materials, and building massing.
(2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.
(3) The exterior materials shall be 100% natural material which includes cement fiber board, brick, stone, wood, or similarly approved products on all elevations. Stone (cultured or real) or brick shall be used on the front elevation of each structure for at least a wainscoting and as determined in final form with an approved Final Development Plan.

(4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
(5) All front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.
(6) Treated lumber shall be painted or stained.
(7) All exposed foundation walls shall be faced with brick or stone.
(8) The multi-family dwelling shall be permitted to utilize vinyl trim on all elevations. Vinyl shall not be used as a primary siding material for any structure.
(9) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.
(10) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.
(11) The roofs shall have dimensional asphalt shingles.
(12) The principal roof structure shall have an eave overhang of not less than 12 inches with return.
(13) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The rear and side elevations shall have a minimum of one window.
(14) All multi-family dwelling units shall have one garage per bedroom with a two car garage maximum. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the apartment and development including matching the door color to the predominant color of the main structure.
(15) 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.
(16) 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. No on street parking will be permitted. Additional guest and overflow parking shall be provided per the approved Final Development Plan but in no case shall be below 43 spaces. Each dwelling unit shall include garage spaces and driveway spaces in the ratio of at least one per bedroom/unit.

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.

(1) Street trees shall be required along the private streets per the zoning code.

(2) Building foundation landscaping shall be required per the zoning code.

(3) The buffering along the southern and western property lines adjacent to the single family homes shall be a minimum 12 foot high continuous buffer which shall include a minimum 4 foot high mound and a minimum eight foot high evergreen trees at installation planted 20 feet on center in a staggered alignment to buffer the single family residents to the north and west. If the mound height is greater than 4 feet, the trees on that portion of the mound may be smaller so long as the total is at least 12 ft. high. However, in no case shall a tree be less than 6 feet in height regardless of mound height.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.

l. **Roads.** The private streets shall be constructed to public standards within the development as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

m. **Pedestrian/Bike Path**. A pedestrian path shall be required through the development to connect Lantern Chase Subdivision to SR 37 and the Westfield Shopping Center and constructed per the City Engineer. Other internal private sidewalks are encouraged to allow safe pedestrian access throughout the development. A bike path easement along the frontage of the site adjacent to SR 37 shall be dedicated to the City per the City Engineer requirements.

n. **Utilities.** All new 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 Plan.

ORDINANCE NO. 17-54

AN ORDINANCE FOR TREPLUS COMMUNITIES FOR APPROVAL OF A REZONING AMENDMENT FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) FOR BURR OAK COMMONS CONTAINING 92 APARTMENT UNITS ON APPROXIMATELY 20.06 ACRES LOCATED ON THE NORTH SIDE OF SR 37 JUST WEST OF WESTFIELD SHOPPING CENTER AND JUST EAST OF LANTERN CHASE SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of July 19, 2017 recommended approval of a Rezoning Amendment for Treplus Communities from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision (2017-1394).

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

SECTION 1. That the Rezoning Amendment Rezoning Amendment for Treplus Communities from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new structure(s) or any change of land use 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 6 NAYS 0
ABSTAIN 0

PASSED: August 14, 2017 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Cindy Kay Rigdon
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2017-1394-1396
REQUEST: Multiple Requests
PROJECT: Burr Oak Commons
MEETING DATE: July 19, 2017

APPLICANT/OWNER
Treplus Communities
1515 Lakeshore Drive, Suite 225
Columbus, Ohio 43204

REQUEST
2017-1394: A request by Treplus Communities for approval of a Zoning Amendment from B-3 (Community Business District) to B-3 PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.
2017-1395: A request by Treplus Communities for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.
2017-1396: A request by Treplus Communities for approval of a Preliminary Development Plan for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres zoned B-3 PMU and located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.

PROPERTY LOCATION & DESCRIPTION
The subject 20 acres is located north of SR 37 between Westfield Shopping Center and the Lantern Chase subdivision. The subject site is zoned B-3 (Community Business District). The properties to the north and west are zoned R-3 (One-Family Residential), the properties to the east are zoned R-6 (Multi-Family Residential District) and B-3 and the property to the south is zoned R-6.

BACKGROUND/PROPOSAL

Treplus Communities develops, builds and holds apartment projects for residents aged 55 and older who are a renter by choice want flexibility, carefree living and the ability to age in place, while achieving compliance with the Housing for Older Persons Act of 1995 (HOPA). Therefore, the developer is proposing a zone change to B-3 PMU (Community Business District with Planned Mixed Use Overlay District) from the current B-3 zoning on the subject 20.06 acre site to allow 92 single story apartments (approximately 4.58 units per acre) that are universal designed one, two and two plus bedrooms ranging from 1100-1600 square feet. There would be 25 apartment buildings with a commons building and associated tenant and visitor parking. Access to the development would be from a proposed curb cut on SR 37 and a pre-existing access easement through the Westfield Shopping Center while providing a bike/pedestrian path along SR 37 per the Bicycle and Pedestrians Plan 2017. Also in May 2017, the applicant presented a concept plan to the Planning Commission and now is moving forward with the project.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Map recommends a future land use of Mixed Use for the subject site in the Delaware Run Sub-Area. The mixed use designation is defined as a mix of land uses on an individual site that provides a transition to adjacent land uses, using creative site design approaches. Specific to the overall sub-area in which the property is located, the Delaware Run Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to this site:
    - LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
    - LU27.5 Institutional uses, such as senior residential, are supported in the subarea.

  In conclusion, although the proposed apartment complex, Lantern Chase Subdivision and Westfield Shopping Center are developed on different parcels at different times by different developers but would be considered a single mixed use development if developed concurrently per today's standards and would create a traditional buffer from the existing single family development (Lantern Chase) to a commercial development (Westfield Shopping Center) on the subject vacant parcel. Therefore, it appears the proposed apartment development

would likely be more compatible with the Land Use Plan than most commercial uses currently allowed on B-3 zoned property (the current zoning of the site) with a proposed apartment development of appropriate size, scale, buffering and building materials to the adjacent single family residential development to the north and west.

- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 which does not permit residential uses; therefore a zone change would be required. Staff has suggested the applicant pursue a Planned Mixed Use (PMU) Overlay. The PMU Overlay gives the greatest flexibility yet the most control to the City and the Applicant over the redevelopment of the property. This is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of a particular development. In this instance, the preservation of a highly sensitive property and required buffering adjacent to single family residential uses can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code. The PMU approach, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development available under the current B-3 zoning district which permits several as-of-right and conditional commercial uses but not any residential uses. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan approval by the Planning Commission and City Council. The proposed change would actually zone the site in keeping with the current comprehensive plan land use designation.
- **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.

  The Engineering Department prepared a Preliminary Engineering Services Technical Review for the Concept Plan proposal (see attached memo). This review outlines the preliminary engineering comments related to transportation, sanitary sewer collection, storm water management, water distribution and other items. All comments of this review must be satisfactorily addressed prior to Final Development Plan approval.
- **ROADS AND ACCESS:** The site would have primary access from a proposed full movement curb cut on SR 37 and secondary access from a recorded easement through the Westfield Shopping Center. A left hand turn lane on eastbound SR 37 would be constructed by the developer. The looped internal roads would be private but would have to be constructed to public standards or equivalent as approved by the City Engineer. The developer shall ensure adequate emergency access to and from the development. The Preliminary Development Plan shows general compliance with this with the exception of a short "pinch point" area just west of the Commons building. The developer shall adequately address this "pinch point" area to ensure that emergency access is completely as determined to be acceptable to the City. This shall be determined with the Final Development Plan. Currently, the concept of an emergency access drive to the east of the Commons building is being explored as a means to adequately address this issue. Other alternatives potentially exist but whatever alternative is ultimately advanced must be acceptable to the City as determined with the Final Development Plan. Ultimately, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectively would be required for the proposed development. A bike path along SR 37 stubs into this site from the Westfield Shopping Center and is proposed to extend west through this site and the Lantern Chase subdivision to the western boundary line of the City. The City would require the developer to construct and dedicate the bike path along the frontage of their subject property along SR 37 per the adopted Bicycle and Pedestrian Plan 2017 and City Engineers requirements. Also, the developer is proposing a five foot wide pedestrian path through the development to the bike path along SR 37 and to the Westfield Shopping Center via the secondary access road. Additionally, potentially a sidewalk connection to the north from Farmland Drive in the Lantern Chase Subdivision to the development could be made. This is complicated by several factors however. One, the path would literally run

through a detention basin. Two, the property is not owned by the applicant but by the Lantern Chase Homeowners Association. Three, the adjacent neighbor (immediately west of the aforementioned detention basin) has expressed concerns about a pathway adjacent to his home that was never planned previously. This could be a connection the applicant can further investigate prior to Final Development Plan should City Council desire it.

- **SITE CONFIGURATION:** As mentioned earlier, the primary access point from SR 37 and the secondary access point from Westfield Shopping Center converge just north of the proposed retention pond that fronts SR 37 and then extends north into the 92 unit development in 25 buildings. Each unit would have a patio or deck depending on the grade. The private road would loop the site with apartment buildings on the exterior of the site with two roads and an alley that bisects the aforementioned loop road with apartment buildings located adjacent to the roads and alley. A commons building would be located just north of the primary and secondary road intersection into the development with 20 parking spaces. The entire development would have 371 parking spaces with 164 garage spaces (i.e. a one bedroom apartment equals a one care garage and a two bedroom apartment equals a two car garage), 164 drive way spaces (one per bedroom), 23 overflow spaces and 20 spaces at the clubhouse.

  The 92 units in 25 buildings (between 2 and 6 unit buildings) would be divided into 20 one bedroom units, 34 two bedroom units and 38 two plus bedroom units. This equates to approximately 80% two bedroom and 20% one bedroom units. Each unit would have an attached garage and would encompass between 1,100 to 1,600 square feet. The unit amenities include gourmet kitchens with stainless steel appliances, granite countertops, universal design which includes no step showers/entrances, lever doors, wide halls and LED lights, trash totes placement to and from garages, bulk removal, on-site management and in home check-in for traveling residents. The clubhouse would include a fitness center, business center, club rooms for cards, yoga, book club, events activities, patio with fire pit, and a café with Wi-Fi.

- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefit is the architectural and landscaping design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation. The developer's proposed elevations portray a modern architectural style with the following building materials: 1) tan synthetic "Delaware" stone veneer ledge stone walls and wainscoting; 2). monterey sand premium horizontal siding (0.44" thick); 3). charcoal smoke and canyon drift thick board and batten siding (0.50" thick); 4).glacier white premium vinyl trim (3.5"); 5). white aluminum gutters and downspouts; 6). Glacier white louvered gable vents; 7). weatherwood dimensional shingles. In conclusion, the proposed building materials appear to be consistent with other recently approved multi-family developments with compliance of the approved development text.

- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes private street trees, foundation landscaping and perimeter mounding and buffering. They are proposing 128 private street trees throughout the development and extensive foundation planting for each building. The perimeter buffering along the northern and western property lines adjacent to the single family homes shall be a minimum 12 foot high continuous buffer consisting of evergreen trees (in a staggered alignment) and a 4 foot high earthen mound to buffer the single family residents to the north and west. If the mound height is greater than 4 feet, the trees on that portion of the mound may be smaller so long as the total is at least 12 feet high. However, in no case shall a tree be less than 6 feet in height regardless of mound height. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.

- **TREE REMOVAL & REPLACEMENT:** The site has wooded areas in the southern portion of the site along SR 37, along the eastern boundary adjacent to the existing apartments and scattered throughout the site. The applicant provided a tree survey for the entire site that documents the total number of trees and caliper inches which yields 488 trees with 4,414 caliper inches. The Final Development Plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with Chapter 1168 Tree Preservation Requirements or the schedule in the proposed development text as approved. Staff believes the trees in the southern and eastern portions of the site should be placed in a permanent tree preservation easement or preserve and could potentially be counted then toward the removal of any trees in the PMU designation.

- **GATEWAYS & CORRIDORS PLAN:** The applicant is proposing a monument sign at the primary entrance along SR 37 and a monument sign at the secondary entrance through the Westfield Hill Shopping Center easement. The exact location, size and building material of each sign would need to be documented during the Final Development Plan approval. Also the monument signs shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** The applicant submitted a lighting plan that identifies 60 black light poles with gooseneck fixtures that are 16 feet high located throughout the development. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements.
- **REFUSE SERVICE:** The Public Works Department will provide residential pick-up service to this project using individual tip cart collection. The trash service will consist of tip carts picked up at the bottom of each street with service provided by the City of Delaware. In the event units are clustered around parking courts (3 such area are preliminary proposed), the developer shall provide a common concrete area adjacent to the primary street and the developer (or management company) shall ensure the tip carts are moved to this area for the designated pick up as with the other units and then moved back to the units themselves. This will ensure a coordinated, street side pick-up area.
- **COMMUNITY IMPACT ASSESSMENT:** The applicant submitted a Community Impact Assessment (CIA) that achieves compliance with the submittal requirements with minimal impacts to public services and the health, safety and general welfare and quality of life in the City.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2017-1394 – REZONING AMENDMENT)
Staff recommends approval of a request by Treplus Communities of a Zoning Amendment from B-3 (Community Business District) to B-3 PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision, with the following condition that:

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

STAFF RECOMMENDATION (2017-1395 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Treplus Communities of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.

STAFF RECOMMENDATION (2017-1396 – PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Treplus Communities of a Preliminary Development Plan for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres zoned B-3 PMU and located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision, 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 sidewalk shall be located on one side of the private streets as determined with the Final Development Plan.

3. The City shall require the developer to construct and dedicate the bike path along the frontage of the subject property along SR 37 per the adopted Bicycle and Pedestrian Plan 2017 and City Engineers requirements.
4. The proposed apartment buildings shall achieve compliance with the design standards of the approved development text.
5. The perimeter buffering along the northern and western property lines adjacent to the single family homes shall be a minimum 12 foot high continuous buffer consisting of evergreen trees (in a staggered alignment) and a 4 foot high earthen mound to buffer the single family residents to the north and west. If the mound height is greater than 4 feet, the trees on that portion of the mound may be smaller so long as the total is at least 12 feet high. However, in no case shall a tree be less than 6 feet in height regardless of mound height.
6. The Tree Preservation Regulations in Chapter 1168 pertaining to tree replacement and preservation shall be addressed prior to or concurrent with the Final Development Plan approval.
7. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
8. A lighting plan shall be reviewed and approved by the Chief Building Official.
9. The exact location, size and materials of the monument signs shall be documented on the Final Development Plan.
10. The Public Works Department shall provide residential pick-up service to this project using individual tip cart collection. The trash service will consist of tip carts picked up at the bottom of each driveway with service provided by the City of Delaware. In the event units are clustered around parking courts (3 such area are preliminary proposed), the developer shall provide a common concrete area adjacent to the primary street and the developer (or management company) shall ensure the tip carts are moved to this area for the designated pick up as with the other units and then moved back to the units themselves.
11. The developer shall achieve compliance with City emergency access requirements prior to Final Development Plan approval.

COMMISSION NOTES:

PLANNED MIXED USE DEVELOPMENT TEXT
TREPLUS COMMUNITIES
BURR OAK COMMONS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Arthur Partners, LLC, dba Treplus ("Developer") is proposing to rezone the approximate 20 acre site north of SR 37, west of Westfield Shopping Center and east of Lantern Chase Subdivision from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Development District) for a 92 unit apartment development with a density of approximately 4.58 units per acre.



2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the Developer to provide a planned multi-family development with high quality 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 and/or buildings and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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 of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result 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) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant these on site and in addition to any required or proposed trees, shall make a payment in lieu of replanting these at $100 per caliper inch, or any such combination that achieves a zero balance due.

3. SITE PLAN

The project is located on the north side of SR 37 on a 20.06 acre parcel between Westfield Shopping Center and Lantern Chase Subdivision with the primary access point from a proposed full movement curb cut from SR 37 and secondary access from a recorded easement through the Westfield Shopping Center. The looped internal street network would be private. The Developer is proposing 92 single story apartments in 25 apartment buildings for a density of approximately 4.58 units per acre, plus a Commons/Community Building. Among the amenities at Burr Oak, the Developer plans to include a community garden at or near the Commons/Community Building, with the exact location to be determined in the course of planning final drainage and drainage for the Final Development Plan. The one, two and two plus bedroom apartments would range from at least 1,100 up to 1,600 square feet. A retention basin would be located along SR 37 just west of the entrance. Both mail delivery and trash service would be at each unit, with trash service consisting of totes picked up at the bottom of each driveway with service provided by the City of Delaware. In the event units are clustered around parking courts (3 such areas are preliminarily proposed), the developer shall provide a common concrete area adjacent to the primary street and the developer (or management company) shall ensure totes are moved to this area for the designated pick up as with the other units and then moved back to the units themselves thereafter. This will ensure a coordinated street side pick-up area.

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) Residential	
(1) Single-Family Dwelling	P
(2) Multi-Family (not to exceed 4.58 dwelling units per acre) with accessory Commons/Club House. Dwelling Units are to be age restricted to at least one occupant being at least 55 years old per the Federal Housing for Older Persons Act.(HOPA)	P
(3) Bed and Breakfast	P
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(c) Community Facilities	
(1) Place of Worship	C

Land Use Category	Uses
(2) Day Care Center – child/adult	C
(3) Nursing Home	P
(4) Public Safety and Service Facility	C

(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, mineral extraction, etc.

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	Per approved FDP
(4) Maximum lot coverage	Per approved FDP

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 decks, 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 SR 37	50 ft.
(2) Setback from private street	When adjacent to driveway & sidewalk - 25 ft. When adjacent to driveway – 20 ft. When not adjacent to driveway – 10 ft
(3) Setback from private alley	When adjacent to a driveway & sidewalk - 25 ft. When adjacent to driveway – 20 ft. When not adjacent to driveway- 10 ft.
(4) Setback from adjacent property line (perimeter setback) a. Adjacent to residential zoned property (north, west and south) b. Adjacent to commercially zoned property (northeast)	 30 ft. 20 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 adjacent property line (perimeter setback)	30 ft

E. **Maximum Building Height.** The maximum height of any building or structure shall be 30 feet as measured from finished floor elevation to the highest point of the roof.

F. **Building Design.** The intent of this regulation to create a cohesive and unified design throughout the entire development, each building (dwellings and Commons/Community Building) shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) The architectural design/patterns of multi-family dwellings and the Commons/Community Building shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 3:12 roof pitches, use and mix of exterior materials, and building massing.

(2) Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high-gloss colors.

(3) The exterior materials shall be as shown in the Preliminary Development Plan Architectural Elevations. Stone (cultured or real) shall be used on the front, side, and rear elevations of each structure for at least a wainscoting and garage surrounds as determined in final form with an approved Final Development Plan and not inconsistent with the Architectural Elevations provided in the Preliminary Development Plan.

(4) EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.

(5) As shown in the attached Architectural Elevations, all front elevations shall include a variety of styles, colors, and/or materials types of materials to provide variety throughout the community.

(6) Treated lumber shall be painted or stained.

(7) Any exposed foundation walls more than 12" high shall be faced with brick or stone.

(8) Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around. If a shutter or shutters are used no trim is required adjacent to the window.

(9) Frieze trim a minimum of 3.5 inches wide shall be required under all overhangs and gables as shown on the Architectural Elevations in the Preliminary Development Plan. The roofs shall have dimensional asphalt shingles.

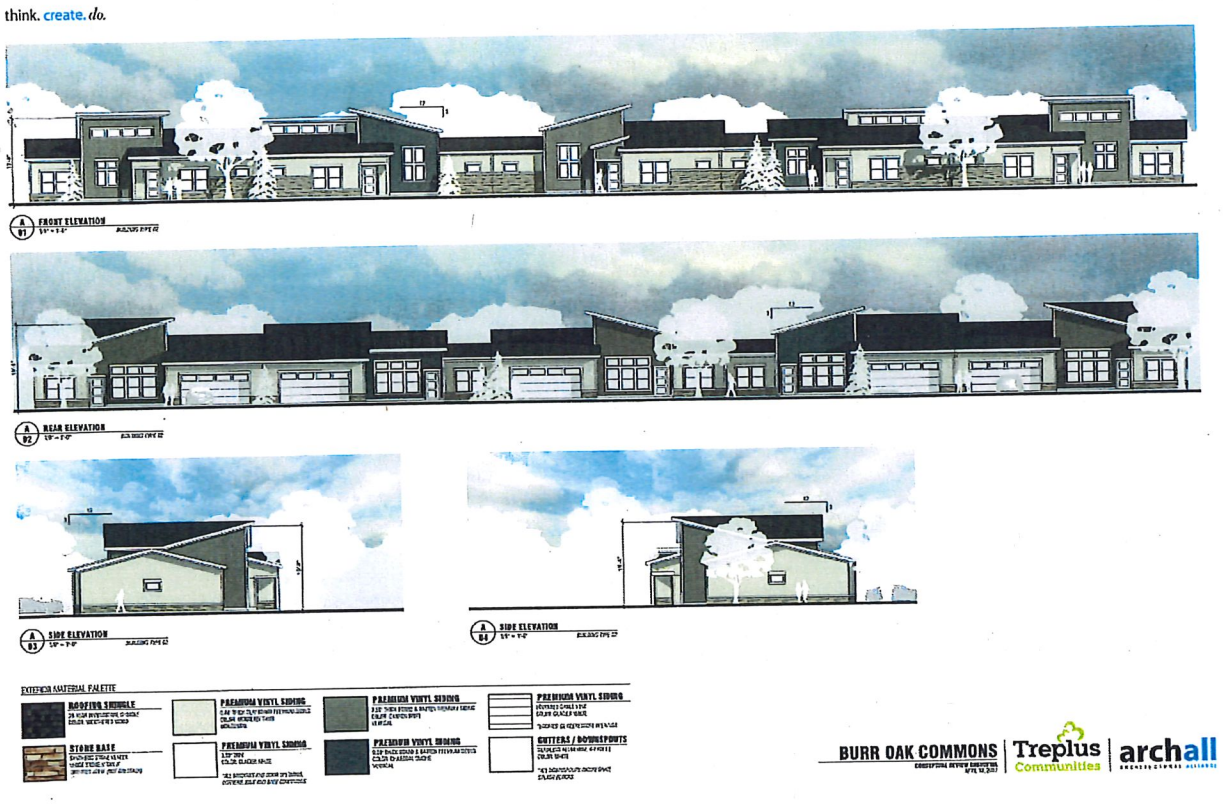
(10) The principal roof structure shall have an eave overhang of not less than 12 inches with return.

(11) Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in a pair. The rear and side elevations shall have a minimum of one window.

(12) All multi-family dwelling units shall have one garage per bedroom with a two car garage maximum. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a private street shall be architecturally upgraded to include design

elements consistent with the design of the apartment and development. Developer shall use white garage doors with windows that will match the trim color.

(13) 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.



G. **Parking.** The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan. No on street parking will be permitted. Additional guest and overflow parking shall be provided per the approved Final Development Plan but in no case shall be below 40 spaces. Each dwelling unit shall include garage spaces and driveway spaces in the ratio of at least one per bedroom/unit.

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.

(1) Street trees shall be required along the private streets per the zoning code.

(2) Building foundation landscaping shall be required per the zoning code.

(3) The buffering along the northern and western property lines adjacent to the single family homes shall be a minimum 12 foot high continuous buffer consisting of (at a minimum) evergreen trees (in a staggered

alignment and a 4 foot high earthen mound to buffer the single family residents to the north and west. If the mound height is greater than 4 feet, the trees on that portion of the mound may be smaller so long as the total is at least 12 ft. high. However, in no case shall a tree be less than 6 feet in height regardless of mound height.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165 Signs of the zoning code and adopted Gateways and Corridor Plan and shall be provided as part of the Final Development Plan.

l. **Roads.** The private streets shall be constructed to public standards or equivalent as approved by the City Engineer. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan as well as the Engineering record drawings.

m. **Pedestrian/Bike Path**. A pedestrian path shall be required through the development to connect to SR 37 and the Westfield Shopping Center and constructed per the City Engineer. Other internal private sidewalks are encouraged to allow safe pedestrian access throughout the development. A bike path along the frontage of the site adjacent to SR 37 shall be constructed and dedicated to the City per the City Engineer requirements.

n. **Utilities.** All new 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 Plan.

o. **Emergency Access.** The developer shall ensure adequate emergency access to and from the development. The Preliminary Development Plan shows general compliance with this with the exception of a short 'pinch point' area just west of the Commons building. The developer shall adequately address this 'pinch point' area to ensure that emergency access is complete as determined acceptable to the City. This shall be determined with the Final Development Plan. Currently, the concept of an emergency access drive to the east of the Commons building is being explored as a means to adequately address this. Other alternatives potentially exist but whatever alternative is ultimately advanced must be acceptable to the City as determined with the Final Development Plan.

PRELIMINARY ENGINEERING SERVICES TECHNICAL REVIEW

☐ ANNEX/REZONING ☒ CONCEPT PLAN ☐ PRELIM DEVEL PLAN ☐ OTHER

PROJECT	Burr Oak		
LOCATION	East of Lantern Chase Dr, North of SR 37, West of existing Westfield shopping center		
DEVELOPER	Treplus		
PREPARED BY	Carrie Fortman/Matt Weber	**DATE:**	4/27/2017

This report is provided to serve as an overview of critical (red flag) technical issues associated with the proposed development project. The comments are to be considered general in nature and are presented in order to identify critical technical matters that require specific consideration during the planning and engineering review process. The report is not intended to identify all technical requirements and issues, and additional comments are to be expected following the submission of a complete set of engineering plans and associated supporting reports and technical documentation, for a detailed review by the City Engineering Department. Preliminary Technical Reviews are performed during initial project development phases only.

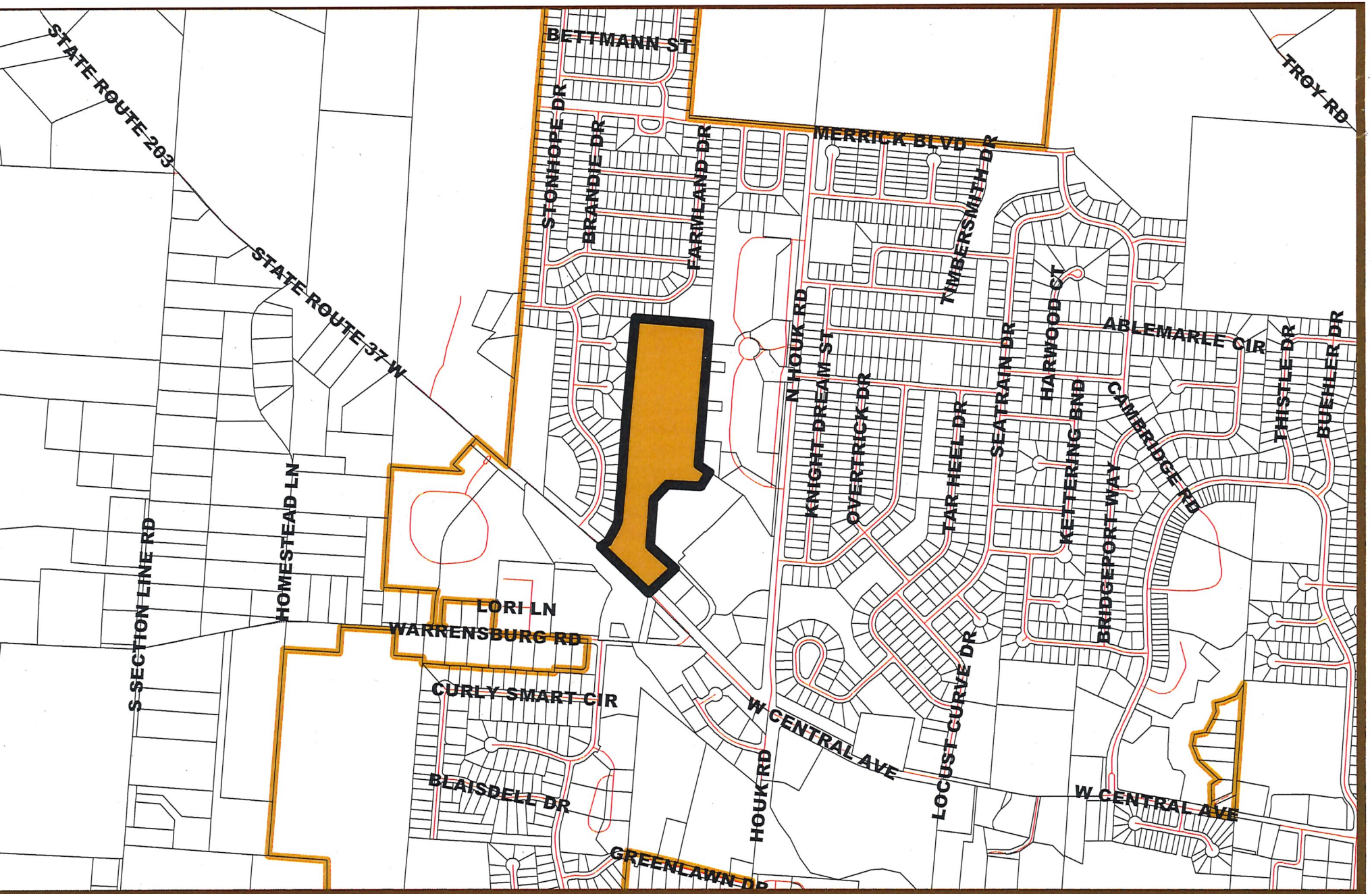
Transportation Overview

1.	**Impact on existing roadways, intersections, pavement condition:** One access is permitted onto SR 37 (City of Delaware jurisdiction). Second access through Westfield shopping center.
2.	**Traffic impact study (TIS) considerations:** Treplus has committed to design and construction of an eastbound left turn lane, as such the TIS has been waived in place of this commitment.
3.	**Right-of-way requirements:** A. Developer to dedicate necessary temporary and permanent easements for bike path improvement across the frontage (US 37). B. Developer to dedicate necessary right-of-way for the eastbound left turn lane.
4.	**New roadway infrastructure requirements:** Streets will be private, however they must be constructed to public street standard pavement section and turning radii (i.e., must support and accommodate Fire Ladder truck)
5.	**Special pedestrian & bikeway facilities:** A. Sidewalks are to be provided throughout the development on at a minimum one side of all private roadways. B. Sidewalk connection from the development to the Westfield shopping center, as well as to the (future) bike path along SR 37 shall also be provided. *Per Planning: The City shall require the developer to extend the bike path along the frontage of the subject property along SR 37 per the adopted Bicycle and Pedestrian Plan 2017 and City Engineers requirements. However, if construction on the subject development does not commence by May 2018 then the City will extend the bike per the aforementioned bike plan.* C. Ideally, connection is also to be made via a minimum 5-FT wide path with Lantern Chase sub-division, tying into exsting sidewalk along Farmland Dr. Developer should be encouraged to make this connection with the Lantern Chase HOA.
6.	**Funding involvement (CDA, Tif, Contributions):** Not Applicable.

Sanitary Sewer Collection

1.	**Availability of sewer access adjacent to site:** 18" Sanitary Main line is present along SR 37.
2.	**Required off-site sewer line extensions:** None.
3.	**Tributary area considerations:** Service to be to this site only with private lines.

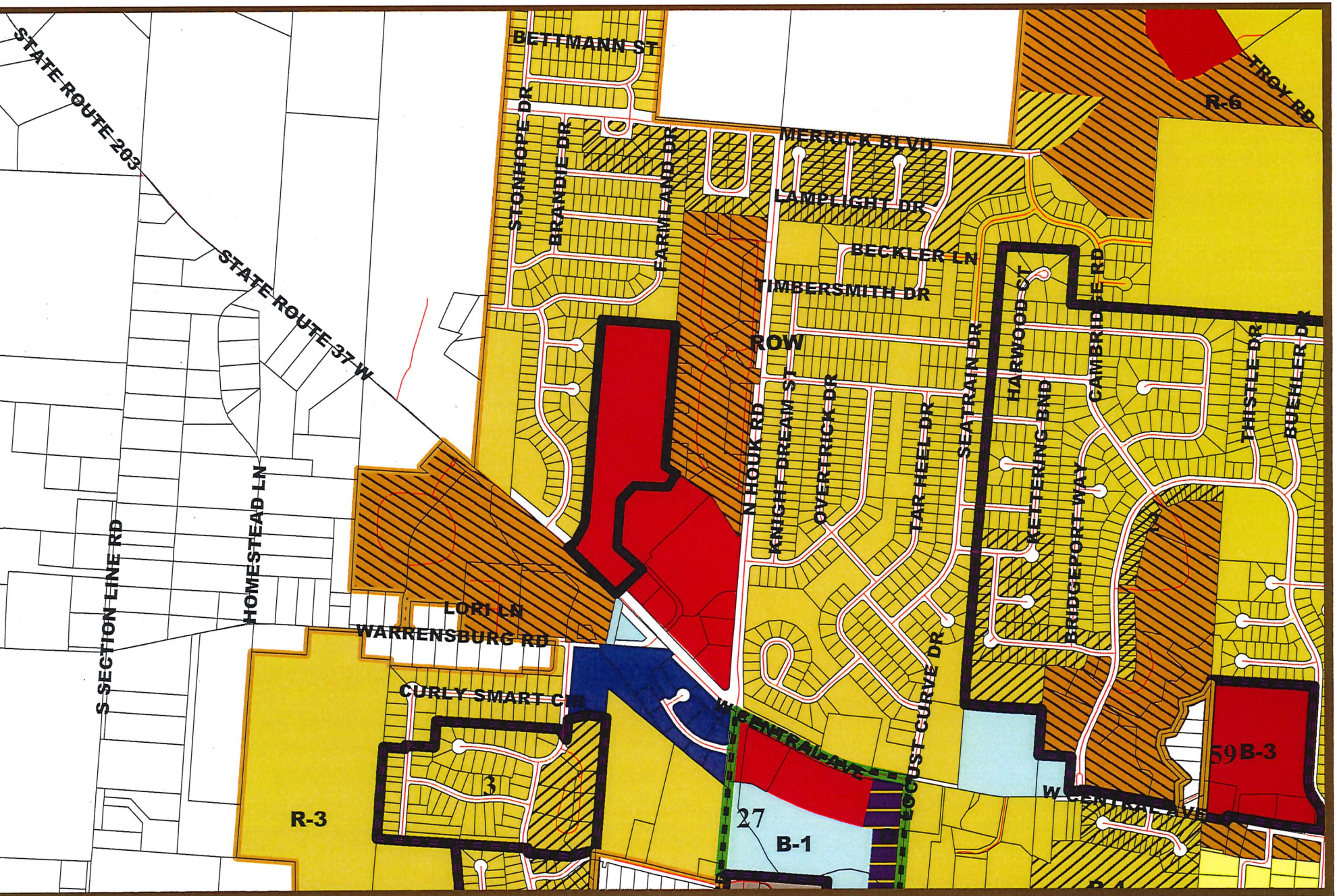
4.	**Special assessment district requirements:** Not Applicable.
	Storm Water Control
1	**Tributary area considerations and requirements:** Offsite areas are already running through modern designed detention systems. Outfall for this site is the stream on site.
2	**Existing storm water conditions and issues:** There is a stream along east side of the site, running north-south, that is to be classified and acknowledged by Ohio EPA.
3	**BMP requirements:** Mitigate any repair setback and instrusions per the Olentangy permit and City of Delaware Design Guide.
	Water Distribution System
1.	**Availability of water supply access adjacent to site:** 12" Water main is present along SR 37.
2.	**Required off-site water line extensions:** None.
3.	**Tributary area considerations:** Service to be to this site only with private lines.
	Special Land Development Requirements
1.	
2.	
3.	



EST 1808
CITY OF
DELAWARE
OHIO

2017-1394-1396
Zoning Amendment, Conditional Use Permit and
Preliminary Development Plan
Burr Oak Commons
Location Map

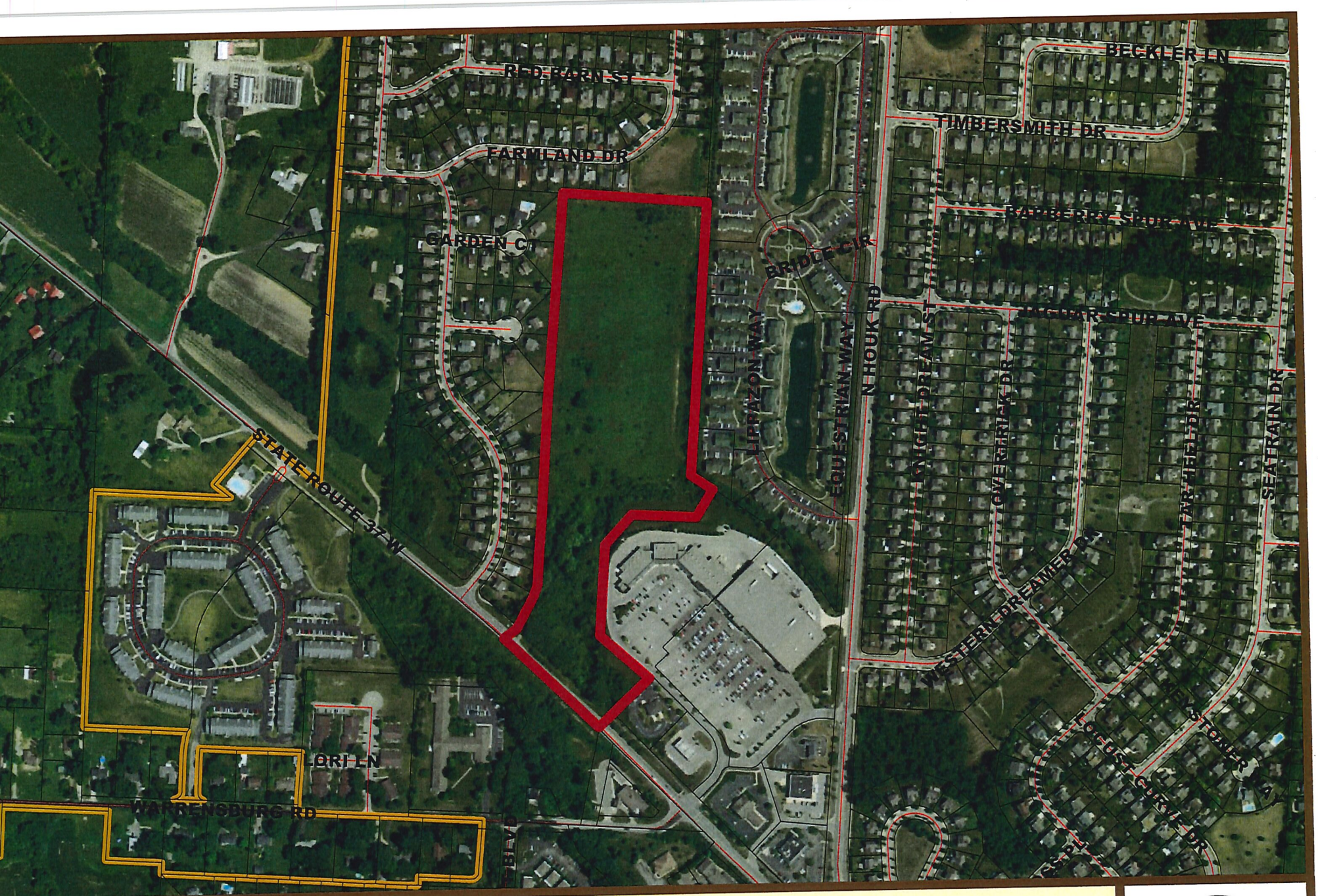
N



EST 1808
CITY OF
DELAWARE
OHIO

2017-1394-1396
Zoning Amendment, Conditional Use Permit and
Preliminary Development Plan
Burr Oak Commons
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2017-1394-1396
Zoning Amendment, Conditional Use Permit and
Preliminary Development Plan
Burr Oak Commons
Aerial (2016)

N

think. create. do.



BURR OAK COMMONS *(BY THE NUMBERS)*

92 TOTAL NUMBER OF UNITS

20	01 BEDROOM	
34	02 BEDROOM	
38	2+ BERDOOM	

371 TOTAL NUMBER OF PARKING SPACES

164	GARAGE	*(ONE PER BD / UNIT)*
164	DRIVEWAY	*(ONE PER BD / UNIT)*
020	COMMONS	
023	OVERFLOW	*(LOCATED THROUGHOUT SITE)*

PEDESTRIAN CONNECTIVITY

N

PROPOSED SITE PLAN
SCALE:1" = 60'-0"

BURR OAK COMMONS
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
JUNE 06, 2017

Treplus Communities | archall ARCHITECTURAL ALLIANCE

ENGINEER/SURVEYOR

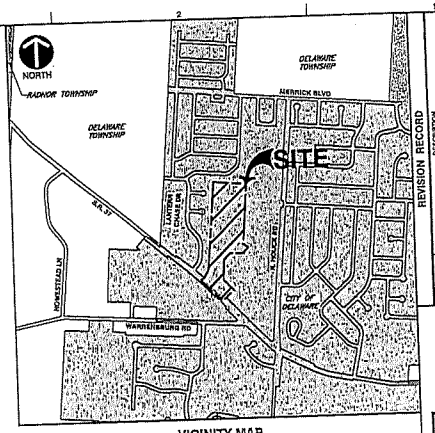
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
(614) 540-6633

DEVELOPER

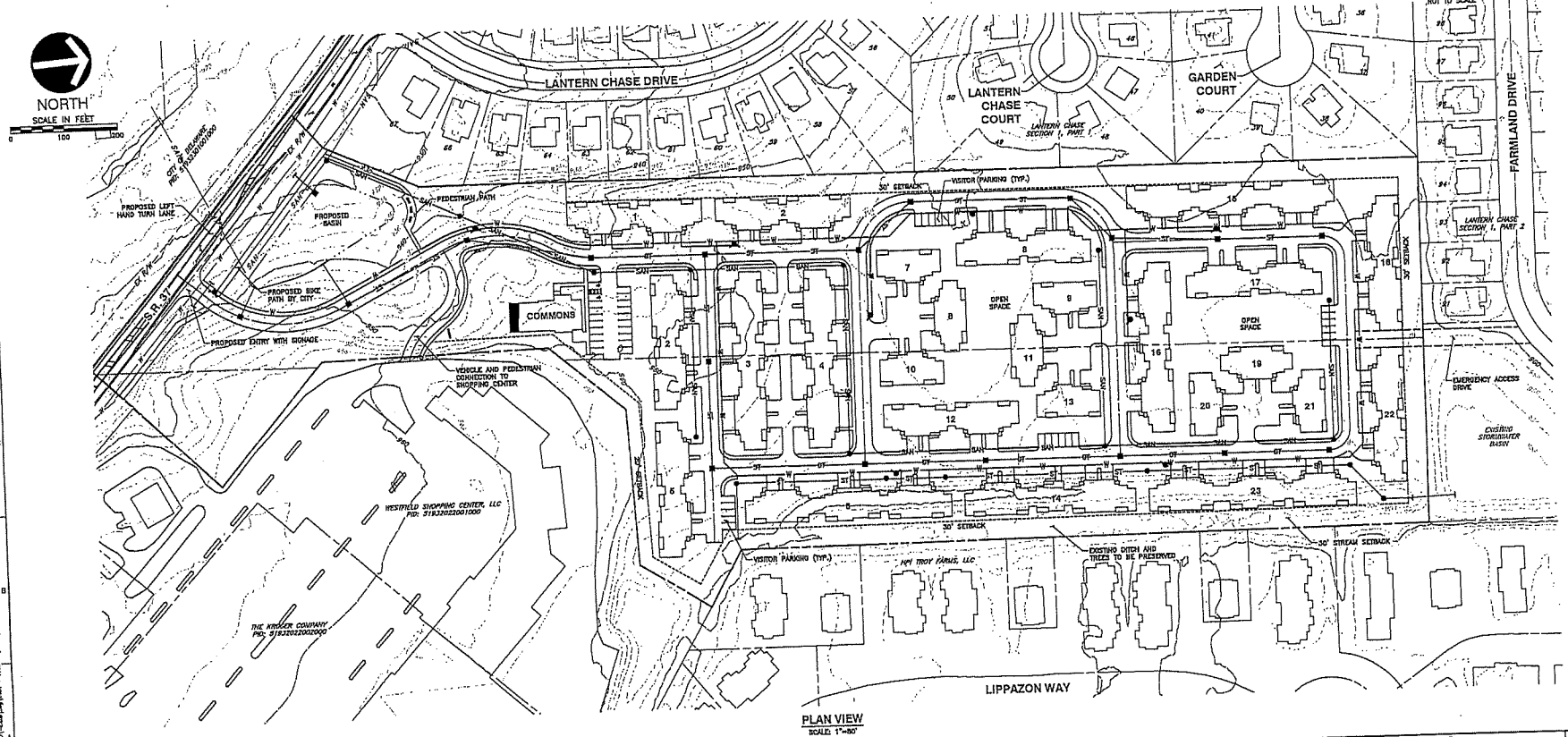
TREPLUS COMMUNITIES, LLC
1515 LAKE SHORE DRIVE, SUITE 225
COLUMBUS, OH 43204

SITE DATA

TOTAL ACRES	20.05± AC.
TOTAL UNITS	92
1 BEDROOM	32
2 BEDROOM	34
2+ BEDROOM	26
DENSITY	4.6± D.U./AC.
PARKING PROVIDED	371 SPACES
GARAGE (ONE PER BD/UNIT)	184 SPACES
DRIVEWAY (ONE PER BD/UNIT)	164 SPACES
COMMONS	20 SPACES
OVERFLOW	23 SPACES
TOTAL OPEN SPACE	7.1± AC.
ACTIVE OPEN SPACE	4.2± AC.
SETBACK	2.9± AC.



VICINITY MAP
NOT TO SCALE



PLAN VIEW
SCALE: 1"=80'

NO.	DATE	REVISION RECORD DESCRIPTION

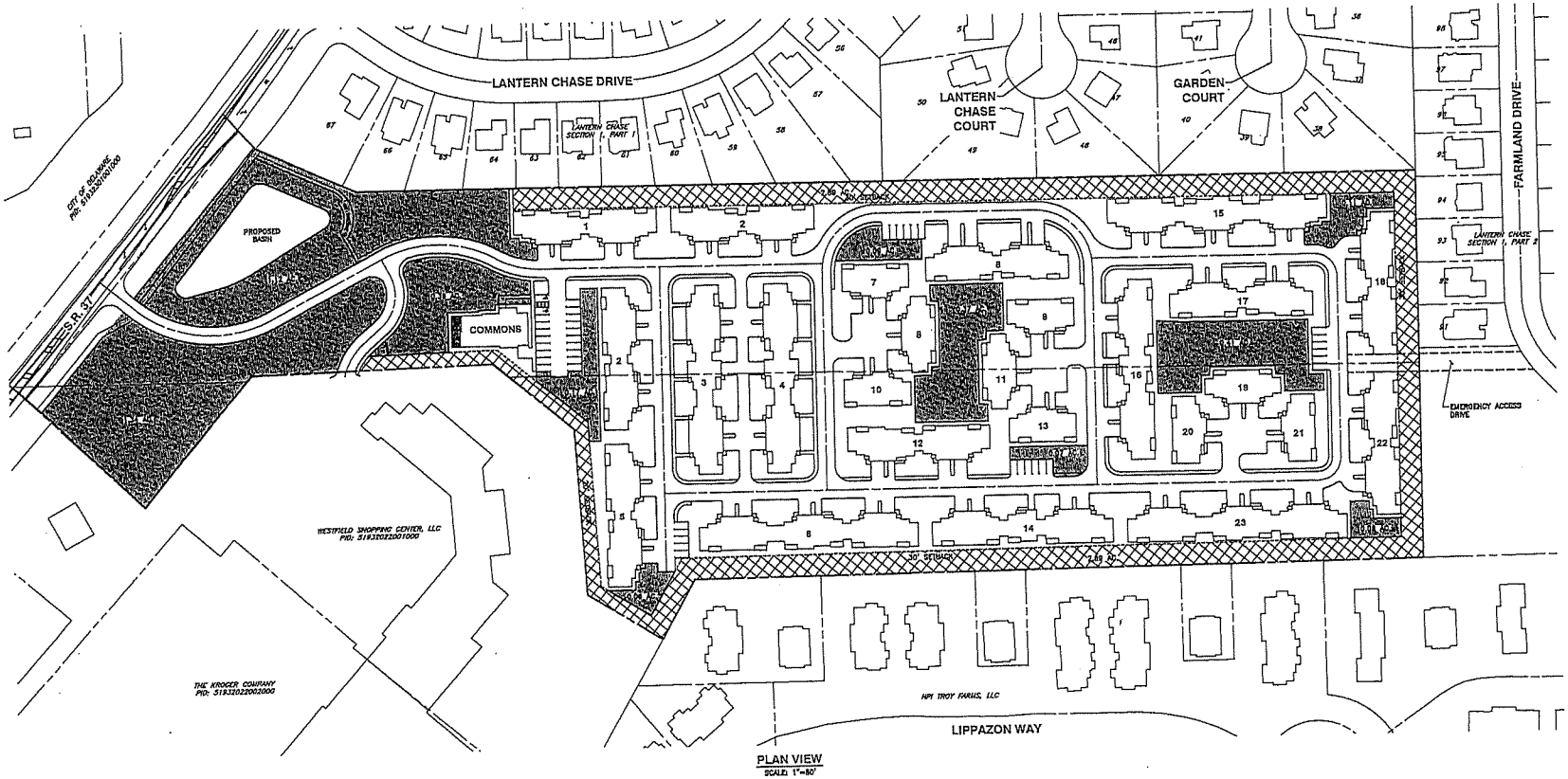
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

PRELIMINARY DEVELOPMENT PLAN

DATE: MAY 2017 | DRAWN BY: MCG
DWG SCALE: 1"=200' | CHECKED BY: CJB
PROJECT NO: 164-001
APPROVED BY: DRAFT

DRAWING NO.:
C000
SHEET 1 OF 3



REVISION RECORD

NO	DATE	DESCRIPTION

CEC

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

BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

OPEN SPACE PLAN

DATE:	MAY 2017
DWG SCALE:	1"=100'
PROJECT NO.:	164-467
DRAWN BY:	NGS
CHECKED BY:	CJB
APPROVED BY:	DRAFT

DRAWING NO.:
C200
SHEET 2 OF 3

NORTH

SCALE IN FEET

0 100 200

LEGEND

- PROPOSED SANITARY MANHOLE
- SAN — PROPOSED SANITARY MAIN
- PROPOSED FIRE HYDRANT
- W — PROPOSED WATER MAIN
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- ST — PROPOSED STORM SEWER

SANITARY SEWER:
THE PROPOSED SANITARY SEWER WILL CONNECT TO THE EXISTING 18" SANITARY SEWER THAT LIES TO THE SOUTH OF THE SITE. THE ENTIRETY OF THE SITE SHALL BE TRIBUTARY TO THE EXISTING SANITARY SEWER SYSTEM.

WATER LINE:
THE PROPOSED PRIVATE WATER LINE WILL CONNECT TO THE EXISTING 12" WATER MAIN ON THE NORTH SIDE OF STATE ROUTE 37. A MASTER METER IS PLANNED FOR THE ENTIRETY OF THIS DEVELOPMENT.

STORM SEWER:
STORMWATER MANAGEMENT (SWM) FOR THE SITE WILL BE PROVIDED VIA A BASIN ON THE NORTH SIDE OF STATE ROUTE 37, SOUTH OF THE SITE AND ADJACENT TO THE EXISTING DITCH IN THE SOUTHERN PORTION OF THE SITE. APPROXIMATELY 22.1 ACRES OF THE SITE WILL REQUIRE ONSITE SWM WITHIN THE PROPOSED BASINS.



PLAN VIEW
SCALE: 1"=80'

REVISION RECORD

NO	DATE	DESCRIPTION

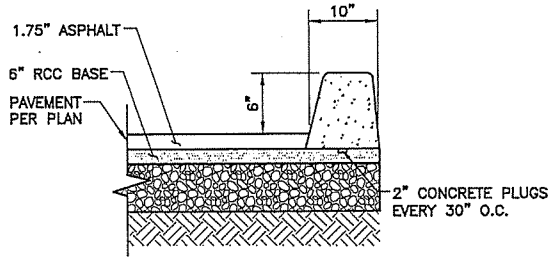
CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
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BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

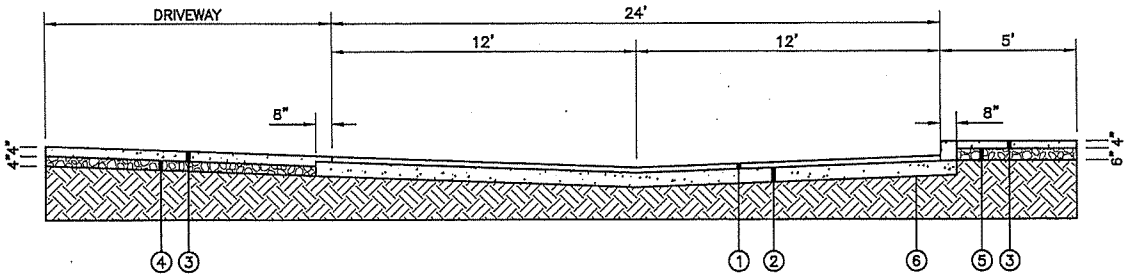
UTILITY PLAN

DATE:	MAY 2017
DRAWN BY:	MGS
SCALE:	1"=200'
DESIGNED BY:	CJB
PROJECT NO:	164-407
APPROVED BY:	DRAFT

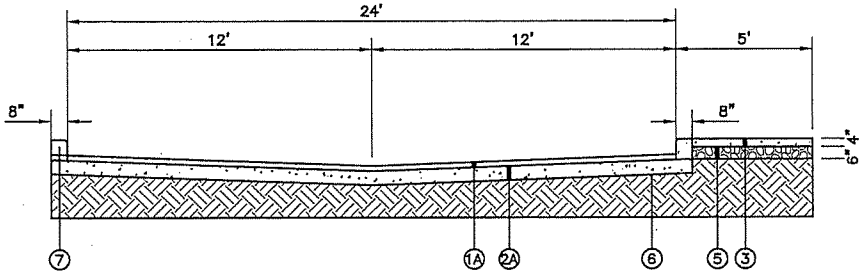
DRAWING NO.:
C500
SHEET 1 OF 3



EXTRUDED CURB DETAIL
NOT TO SCALE

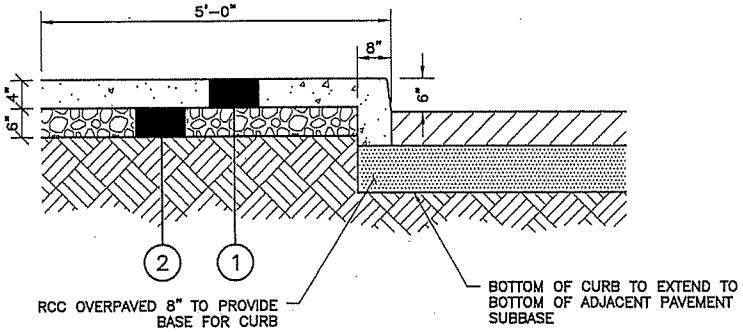


LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

① 1.50" ASPHALT
1A 1.75" ASPHALT
② 5" RCC BASE
2A 6" RCC BASE
③ 4" CONCRETE
④ 4" AGGREGATE BASE
⑤ 6" GRAVEL SUBBASE
⑥ COMPACTED SUBGRADE
⑦ 10" EXTRUDED CURB



① 4" CONCRETE CURB & SIDEWALK

② 6" GRAVEL SUBBASE

CURB & SIDEWALK COMBO DETAIL
NOT TO SCALE

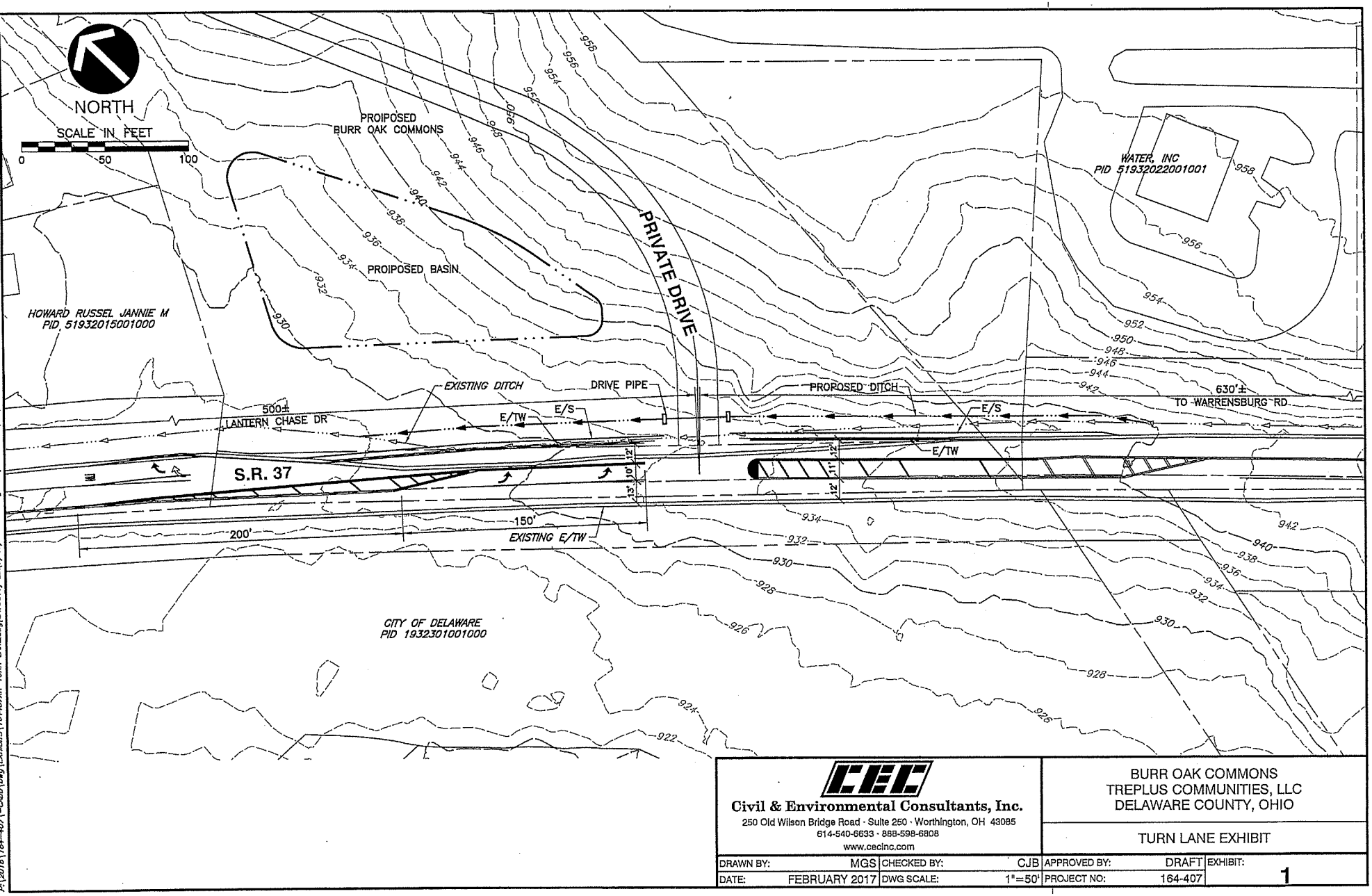
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

TYPICAL SECTIONS

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	FIGURE NO.:	1
DATE:	JUNE 2017	DWG SCALE:	AS STATED	PROJECT NO:	164-477		

P:\2016\164-477\-CAD\Dwg\CV01 - Preliminary Plan\164477-CV01-C000_Typical Sections.dwg[LAYOUT] LS:(6/6/2017 - mgsmith) - LP: 6/6/2017 10:45 AM

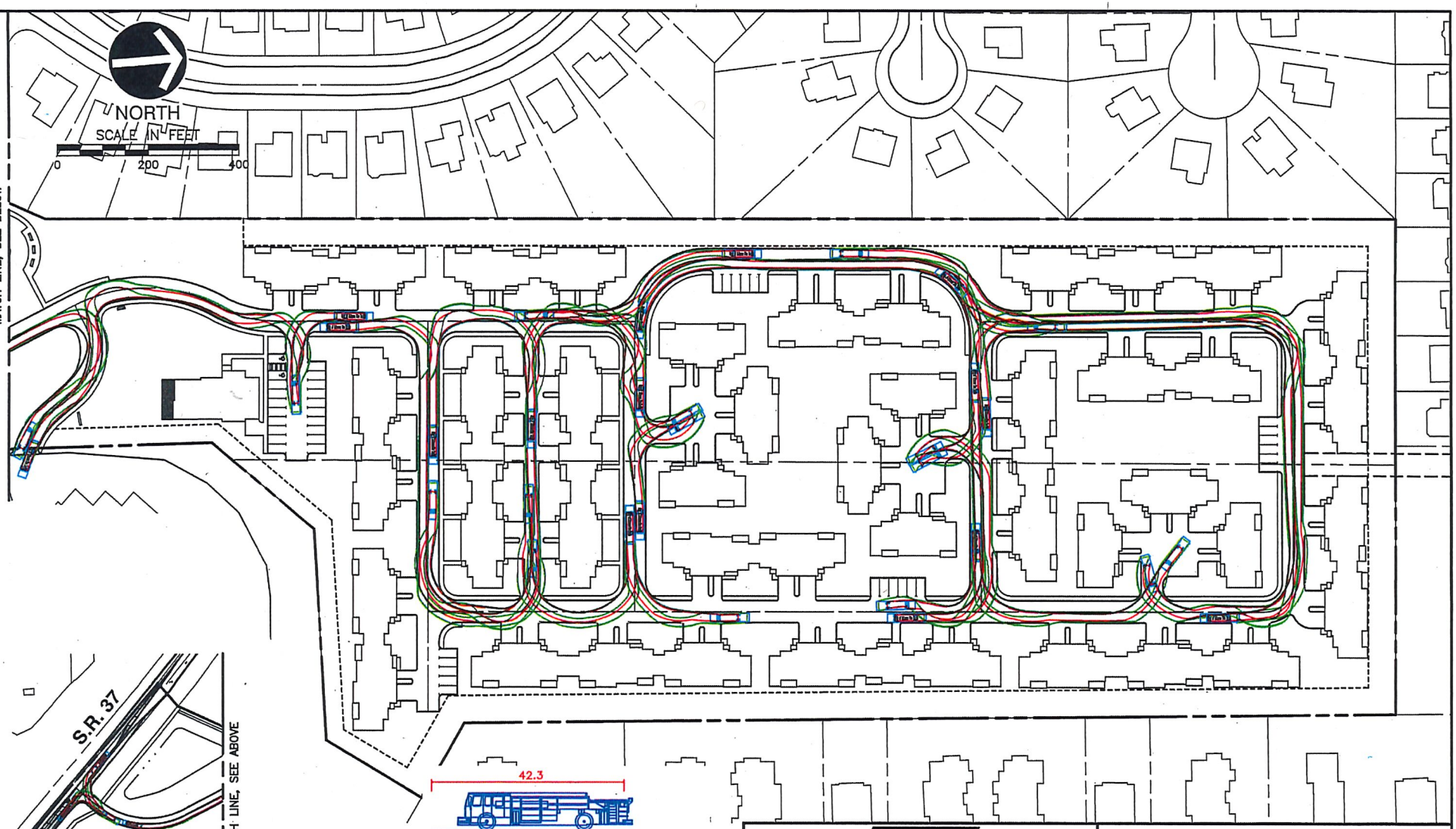


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614-540-6633 · 888-598-6808
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TREPLUS COMMUNITIES, LLC
DELAWARE COUNTY, OHIO

TURN LANE EXHIBIT

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	EXHIBIT:	1
DATE:	FEBRUARY 2017	DWG SCALE:	1"=50'	PROJECT NO:	164-407		



Copy of Delaware Fire Truck

Overall Length	42.300ft
Overall Width	9.160ft
Overall Body Height	8.232ft
Min Body Ground Clearance	1.143ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Max Wheel Angle	40.00°

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DELAWARE COUNTY, OHIO

VEHICLE CLEARANCE EXHIBIT

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	FIGURE NO.:	1
DATE:	JUNE 2017	DWG SCALE:	1"=200'	PROJECT NO:	164-407		

P:\2016\164-407\-CADD\Dwg\EXHIBITS\164407-Vehicle Tracker.dwg[LAYOUT1] LS:(6/1/2017 - mgsmith) - LP: 6/6/2017 11:18 AM



LEGEND

APPROXIMATE SITE BOUNDARY

Tree Species

- Apple
- Ash, Green
- Ash, White
- Basswood
- Bradford Pear
- Cherry, Black
- Cottonwood, Eastern
- Elm, American
- Elm, Siberian
- Elm, Slippery
- Hackberry
- Hawthorn
- Locust, Black
- Locust, Honey
- Maple, Silver
- Maple, Sugar
- Mulberry, Red
- Oak, Black
- Oak, Pin
- Oak, White
- Osage-Orange
- Pine, White
- Willow, Black

SCALE IN FEET

0 75 150

NOTES:

1. IMAGE REFERENCE: OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP), OHIO STATEWIDE IMAGERY PROGRAM (OSIP), UNION COUNTY 12-INCH RESOLUTION ORTHOPHOTO, IMAGERY DATE: 2015.
2. IDENTIFICATION OF TREES ON THE SUBJECT PROPERTY WAS PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 10, 2017

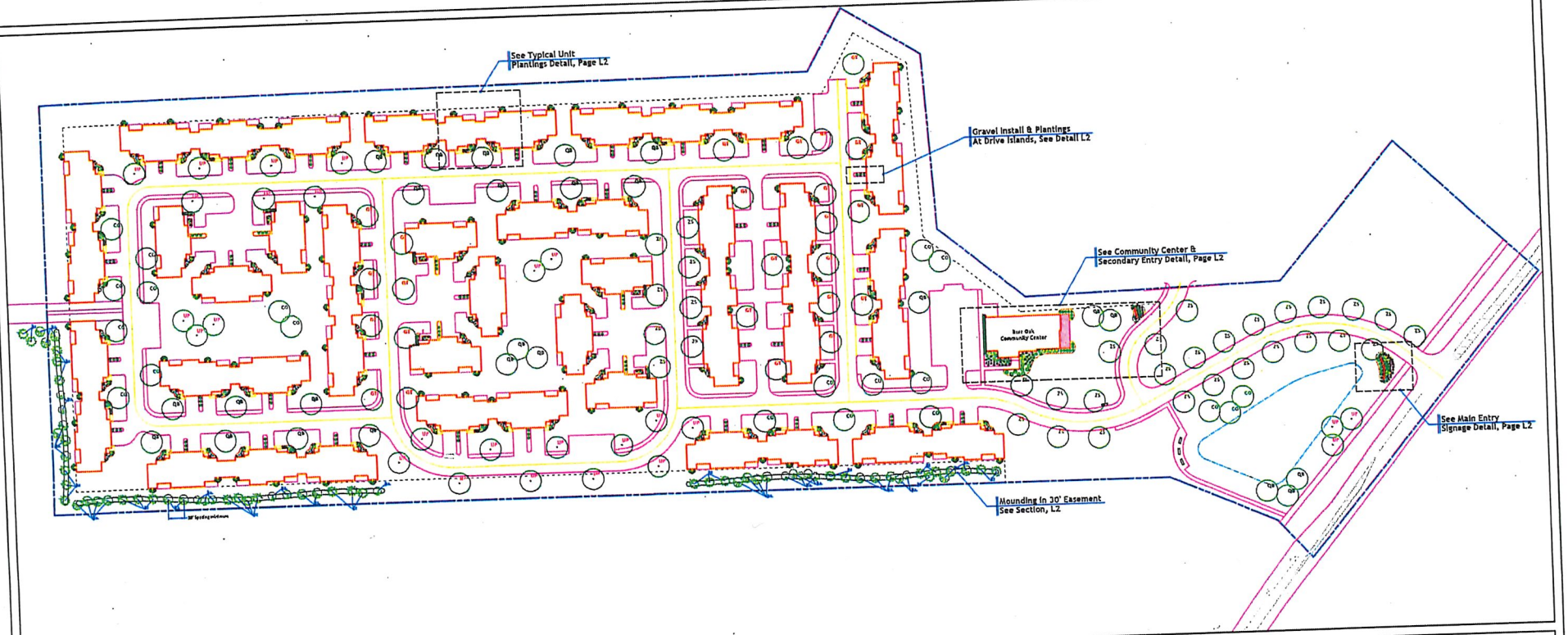
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250, Worthington, OH 43085
614-540-6633 • 888-598-6808
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TREPLUS COMMUNITIES, LLC
BURR OAK COMMONS
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	MAD	CHECKED BY:	MRH	APPROVED BY:	RBG*
DATE:	5/12/2017	SCALE:	1 inch = 75 feet	PROJECT NO:	164-467

TREE SURVEY MAP

SHEET NO: 1



General Notes

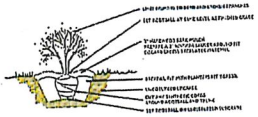
1. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any costincurred due to damage of said utilities. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the authorized owner's representative. The contractor shall assume full responsibility for all necessary revision due to failure to give such notification. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
2. All work shall be performed by a landscape contractor with minimum 5 years experience with similar projects of scope and size.
3. Final location of all plant materials shall be subject to the approval of the owner's representative/architect/City of Delaware.
4. All planting beds are to be top dressed with 3" of organic blend soil (Jones Mix) and incorporated into the top 12" of existing soil by means of roto-tilling.
5. All planting beds are to be mulched with shredded hardwood mulch to a depth of 3".
6. All plant material shall match specifications per species and shall comply with AHSI Z60.1 "Standards for Nursery Stock".
7. Trees, shrubs and perennials shall be installed as per details noted on landscape sheet L-1. Excavate hole for tree plantings two times the width of the root ball. Contractor shall field stake and coordinate all tree locations with City of Delaware Planning Department.
8. All areas noted to be seeded will be fine graded and hydro seeded. Type of seed to turf type fescue. Seed to be applied at a rate of 4 lbs. per 1,000 sq. ft.
9. Plant material quantities are listed for the benefit of the contractor but should not always assumed to be correct. In the event of a discrepancy the plan will take precedence over the materials list.
10. Site benches are manufactured by The Park and Facilities Catalog. Palisades single contour redwood bench. 59 ½" length. In-Ground Mount. All metal powder coated painted black. No Armrest. 7 total benches to be used on site.

Standard Planting Details

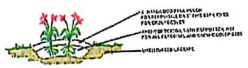


Deciduous Tree Detail

Evergreen Tree Detail



Shrub Detail



Annual/Perennials Detail

Plant Materials List

Symbol	Quantity	Botanical/Common Name	Size	Condition	Remarks
Trees					
CO	36	Cylindropuntia imbricata 'Prairie Pride' Prairie Pride Hackberry	3 ½" cal.	B&B	Well Branched/ Well Mulched
GT	21	Gleditsia triacanthos inermis var. Shademaster Shademaster Honeylocust	3 ½" cal.	B&B	Well Branched/ Well Mulched
QA	23	Quercus bicolor Swamp White Oak	3 ½" cal.	B&B	Well Branched/ Well Mulched
UP	21	Ulmus parvifolia Lacebark Elm	3 ½" cal.	B&B	Well Branched/ Well Mulched
ZS	23	Zelkova serrata 'Green Vase' Green Vase Zelkova	3 ½" cal.	B&B	Well Branched/
Evergreen Trees					
PA	15	Picea abies Norway Maple	6-7' ht.	B&B	Well Matched
PG	23	Picea glauca White Spruce	6-7' ht.	B&B	Well Matched
PP	28	Picea pungens Colorado Blue Spruce	6-7' ht.	B&B	Well Matched
Shrubs					
BX	73	Buxus sp. 'Green Gem' Green Gem Boxwood	18-18" ht.	Container	Well Matched
EU	91	Euonymus alatus 'Compactus' Dwarf Burning Bush	24-30" ht.	B&B	Well Matched/ Well Branched
JH	9	Juniperus hor. plumosa 'Youngstown' Youngstown Andorra Juniper	#5	Container	Well Matched
MI	169	Spiraea x Goldmound Goldmound Spirea	#2	Container	Well Matched
SH	72	Syringa meyeri 'Palibin' Dwarf Korean Lilac	#3	Container	Well Matched
TD	243	* Taxus media 'Densiformis' Dense Yew	#3	Container	Well Matched
VB	31	Viburnum x carlcephalum Fragrant Viburnum	24-30" ht.	B&B	Well Matched
Perennials					
HE	102	Hemerocallis sp. 'Happy Returns' Happy Returns Daylily	#1	Container	Plant 30" o.c.
SC	59	Nepeta x faassenii 'Walker's Blue' Walkers Blue Catmint	#1	Container	Plant 24" o.c.
Perennial Grasses					
MS	433	Miscanthus sp. Maiden Grass	#2	Container	Plant 24" o.c.

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Designed By: Dennis Karem
Date: 2017 06 05 1719
Drafted By: EMN
Scale: 1"=60' on 24x36
EMI Contact: Dennis Karem
Drawing Number: L1

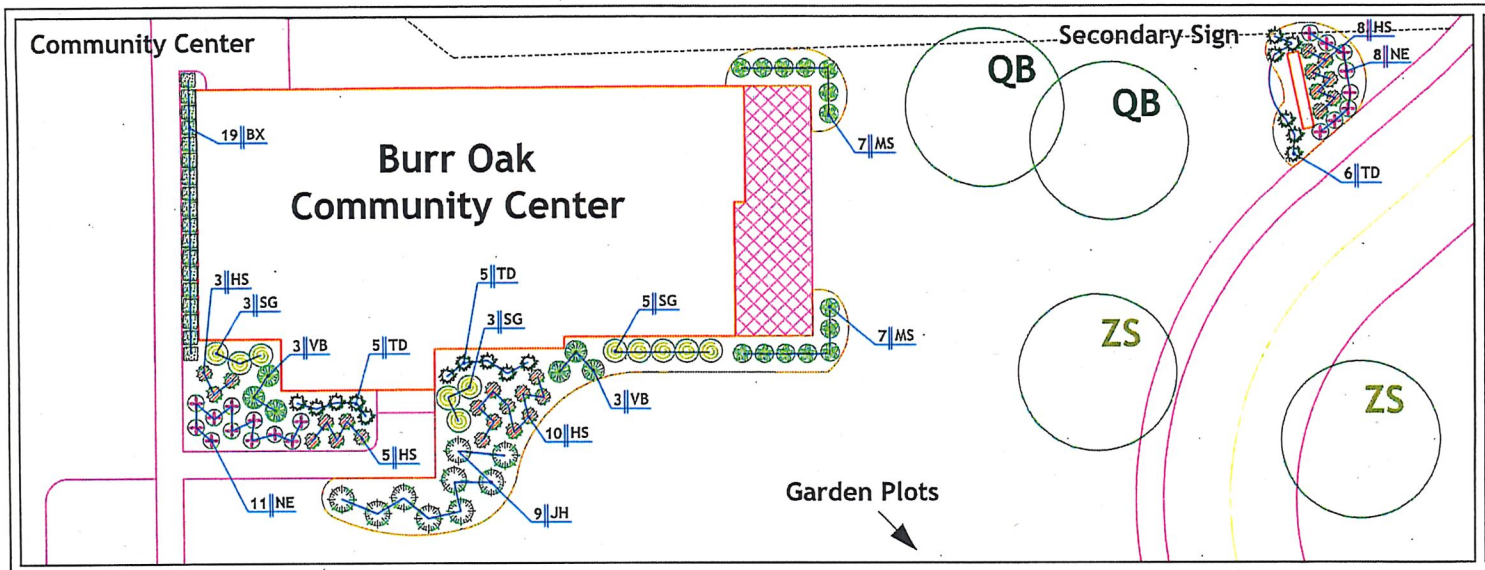
North

Burr Oak
Site/ Tree Plan

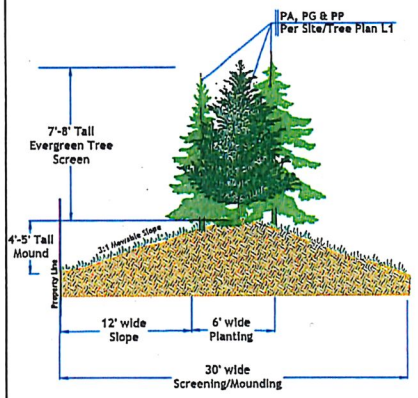
EMI Environmental Management, Inc.
P.O. BOX 175
DUBLIN, OHIO 43017-0175
(614)876-9988

landscape industry certified technician

Community Center

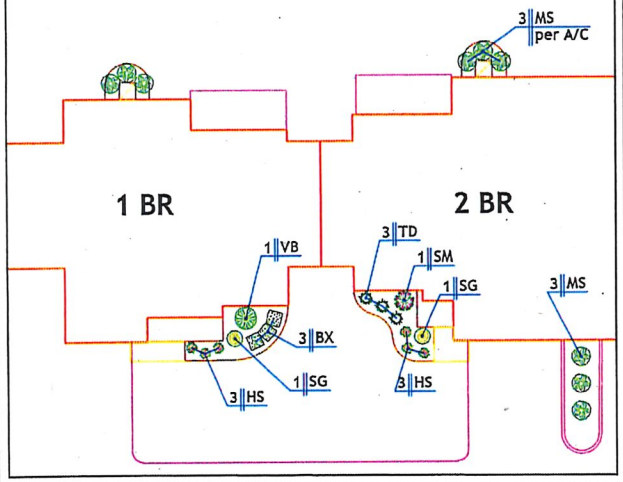


Mounding/Screening Section - NTS

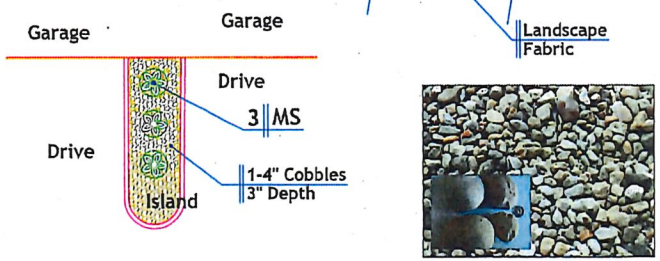


Unit Plantings

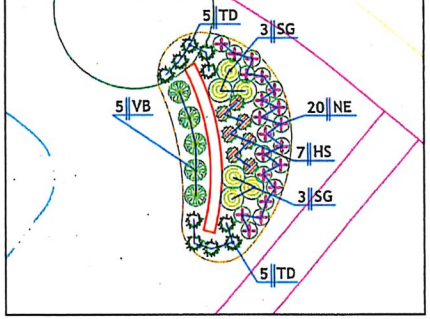
Layout varies slightly, quantity is same per unit



Gravel & Plantings at Driveway Islands - NTS



Main Entry Sign



Note: For Plant List reference, Planting Notes & General Notes See Sheet L1

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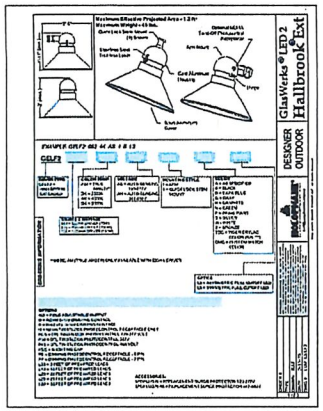
North

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Drafted By: EMN	Scale: 1"=10' on 24x36
EMI Contact: Dennis Karem	Drawing Number: L2

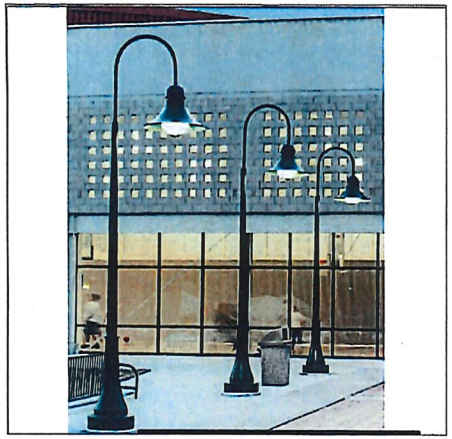
Burr Oak
Community Center, Signage & Units
Planting Details

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P.O. BOX 175
DUBLIN, OHIO 43017-0175
(614)876-9988

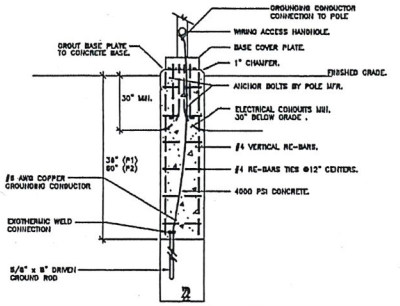
landscape industry certified technician



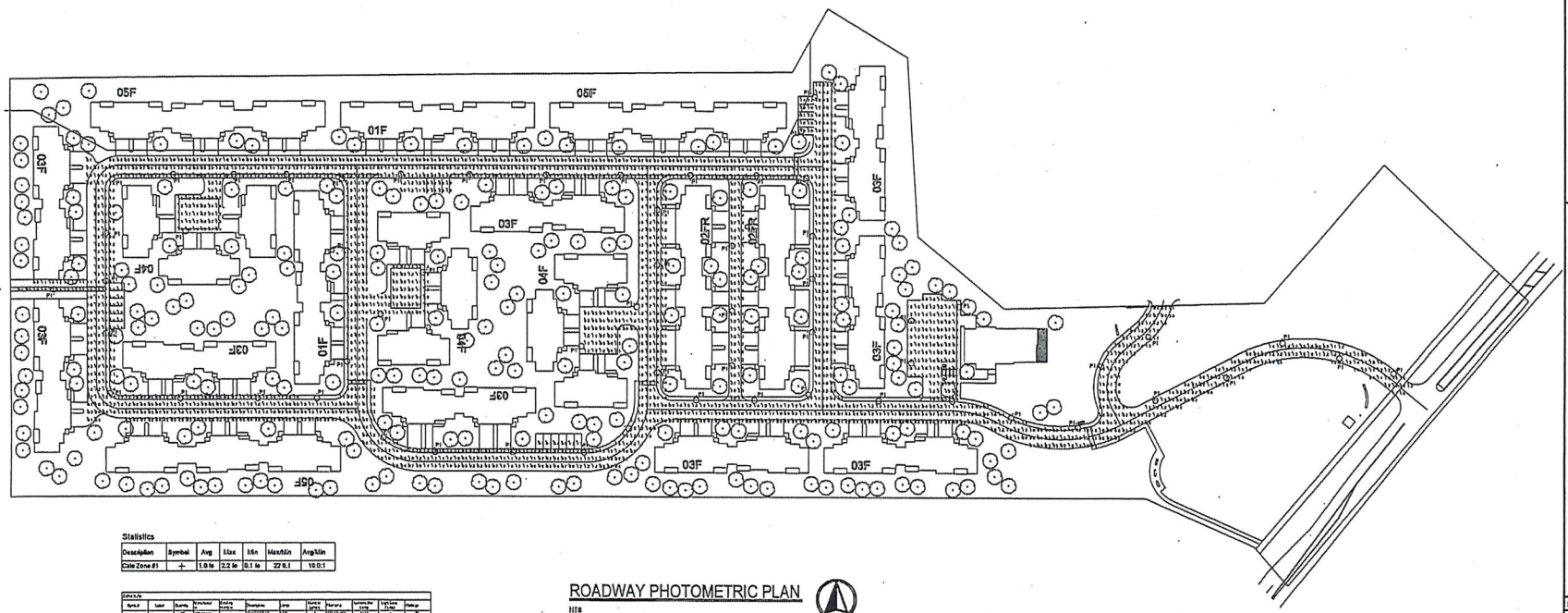
P1 LIGHT FIXTURE



P1 LIGHT FIXTURE ON POLE
(18' MOUNTING HEIGHT)



POLE BASE
NTS



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	2.2 fc	0.1 fc	22.0:1	19.0:1

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumen Amps	Luminaire Amps	Light Loss Factor	Wattage
○	P1	18	Hallbrook		GLASWORKS LED 2 HALLBROOK EXT 4000K CCT 70CRI TYPE 3 MEDIUM	1.0	1	0.7		0.9	70

ROADWAY PHOTOMETRIC PLAN
NTS

JAMES A. KNOCHEL 79710 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

REVISION	DATE

Point One Design, Ltd.
Consulting Engineers
5941 York Theta Drive North Royalton, Ohio 44133
440-230-1800 Fax 440-230-1831
dan-knochel@pointonedesign.com
2800 Corporate Exchange Dr., Suite 270 Columbus, Ohio 43231
614-540-3500 Fax 614-540-3502
dan.mulholland@pointonedesign.com

ROADWAY PHOTOMETRIC PLAN

TREPLUS COMMUNITIES
BURR OAK
DELAWARE, OHIO

PROJECT NO.	17344
DRAWN BY:	EDU
CHECKED BY:	JAK
SCALE:	
DATE:	6/5/2017

Sheet No.
PM.01

Treplus Communities

BURR OAK COMMONS

City of Delaware Ohio
June 2017



Preliminary Development Plan Submittal

Treplus Communities

Table of Contents

Burr Oak Commons
June 2017

1. Project Summary
2. Application
3. Legal Description
4. Property Owners
5. Illustrative Site Plan
6. Development Text
7. Community Impact Assessment
8. Preliminary Development Plan
    a. Open Space Plan
    b. Utility Plan
    c. Typical Sections
    d. Turn Lane
    e. Vehicle Clearance
9. Tree Survey
10. Architectural Elevations
11. Landscape Site Plan and Details
12. Photometric Plan
13. Company Profile

Treplus Communities

Project Summary

Burr Oaks Commons
June 2017

Burr Oak Commons is a proposed 92-unit luxury apartment community for residents aged 55 and older, in compliance with the Housing for Older Persons Act of 1995 (HOPA). The community is proposed for Rte 37 between Houk Rd and Lantern Chase Subdivision, behind the Kroger Shopping Center and Troy Farms Apartments. The community is a low-density apartment development that is designed to be very walkable, connected to the community, and have direct access to the shopping center per an existing easement.

The proposed community will provide large single-story plans with 1, 2 and 2 bedrooms plus a den ranging in size from 1200 – 1600 square feet. All will have attached garages and driveways with aprons. Additional guest parking is provided as well. The apartments have a stylish look and adhere to the principals of Universal Design creating an ideal environment for long term residency. The apartments offer residents true maintenance free living without large personal capital commitments. Baby boomers and empty nesters in Delaware are on the go and want a home that is as user friendly as possible while still providing luxurious living close to their community.

The apartments are open plan and oversized with gourmet kitchens, private patios, powder rooms, laundry rooms with hook-ups, and loft ceilings. In keeping with the key elements of Universal design, the apartments include no-step designs including zero threshold showers, wide doorways and halls, single floor living, accessible electrical controls, lever door and faucet handles and superb lighting.

Most importantly, the development features a community garden and Commons center with a fully equipped gym; Wi-Fi café; meeting spaces; yoga and activity areas for a wide range of programming directed by the interests of residents with the assistance of property management to create a strong sense of community.
Burr Oak will offer a high level of concierge service through on-site management, local service referrals and a 24-7 virtual concierge app. However, the community will not offer any health-care or food service and will therefore, not be direct competition for nearby Continuing Care Retirement Communities. Residents are welcome to contract with services to provide in-home care if they need or desire.

Owner/developer

Arthur Partners, LLC (dba Treplus Communities, "Treplus") is under contract to purchase the subject property from Troy Farms of Delaware, LLC.

Treplus is a premier apartment community developer and owner meeting the needs of the discerning baby-boomer, a renter-by-choice who wants flexibility, care-free living, and the ability to age in place. Treplus develops, builds and holds apartment projects designed according to Universal Access principles for residents aged 55 and older, in compliance with the Housing for Older Persons Act of 1995 (HOPA).

The contemplated project is essentially an infill project, currently zoned as B-3 Community Business to permit a wide range of businesses, such as automobile and RV sales, building heights up to 40' and minimal setbacks. Even though much of the upland portion of the property is level, a relatively steep change in elevation on the southern edge from SR 37 and a stream along the eastern edge present some challenges. The proposed project has two points of access, at SR 37 and also by way of a private easement through the Westfield Shopping Center (recorded at OR 45, PG 265 on Aug. 9, 2000).

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Burr Oak Commons Address ---- SR 37, Delaware, OH 43015

Acreage 20.06 +/- Square Footage 182,000* Number of Lots -1- Number of Units 92

* 182,000 incl. sq. footage for Commons

Zoning District/Land Use B-3 Proposed Zoning/Land Use PMU Parcel # 51932001014000

Applicant Name Arthur Partners, LLC (dba Treplus Communities) Contact Person Jane Arthur Roslovic

Applicant Address 1515 Lake Shore Drive, Suite 225, Columbus, OH 43204

Phone 614-228-0326 Fax 614-228-2181 E-mail jarthur@trepluscommunities.com

Owner Name Troy Farms of Delaware, LLC Contact Person Dr. John Melvin, M.D.

Owner Address c/o Fruth & Co., 163 N. Sandusky Street, Delaware, OH 43015

Phone 215-955-6574 Fax 215-955-2311 E-mail John.Melvin@jefferson.edu

Engineer/Architect/Attorney Manos, Martin & Pergram, Co., LPA Contact Person Andrew Wecker, Esq.

Address 50 North Sandusky Street, Delaware, OH 43015

Phone 740-363-1313 Fax 740-362-3288 E-mail awecker@mmpdlaw.com

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

Troy Farms of Delaware, LLC

By: _____ Andrew Wecker, Authorized Representative

Owner Signature Owner Printed Name

_____ _____

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 6th day of June, 20 17

NOTARIAL SEAL TERESA J. HUFFMAN NOTARY PUBLIC STATE OF OHIO Comm. Expires 08-12-2017 STATE OF OHIO

Notary Stamp

_____ Teresa J. Huffman

Notary Public

SCHEDULE OF FEES

Application	Fee	
	Single-Family Lot	**All Other Development[1]**
Comprehensive Plan Amendment	$500	$500
Rezoning	$250	$500 plus $100 per acre
Concept Plan	Non-applicable[2]	$500
Preliminary Development Plan	Non-applicable	$750 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Final Development Plan	Non-applicable	$1,000 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Combined Preliminary & Final Development Plans	Non-applicable	$1,000 plus $50 per acre or $100 per dwelling unit if multi-family or condominium
Development Plan Exemption	Non-applicable	$500
Development Plan Amendment	Non-applicable	$750
Development Plan-Approval Deadline Extension	Non-applicable	$500
Conditional Use Permit (Planning Commission or Board of Zoning Appeals)	$150	$500
Variance (Zoning)	$150	$300 for the first variance and $50 for each subsequent variance
Substitution of a Non-Conforming Use	$25	$200
Appeal of an Administrative Decision	$25	$200
Code Interpretation/ Determination	$25	$100
Determination of a Substantially Similar Use	Non-applicable	$75
Variance: Extension of the Approval Deadline	$25	$150
Preliminary Plat	Non-applicable	$750 plus $100 per lot or $50 per acre if a non-single-family subdivision plat
Final Plat	Non-applicable	$1,000 plus $100 per lot or $50 per acre if a non-single-family subdivision plat
Amended Plat (Preliminary or Final Plat)	Non-applicable	$750
Extension of the Plat Approval Deadline	Non-applicable	$500
Subdivision Variance	Non-applicable	$300 for the first variance and $50 for each subsequent variance
Lot Split (Minor Subdivision)	$75	$100 plus $50 per lot to be split
Floodplain Use Permit	$100	$300
Floodplain Letter of Interpretation	$50	$200
Alley, Street, or Easement Vacation	$100	$250
Annexation Review	$50	$500

[1] Includes single-family subdivision plats.

[2] "Non-Applicable" means that the noted application does not apply to an existing single-family lot. If the code is amended to extend an application to single-family lots, then the appropriate fee must be established.

DESCRIPTION OF 20.056 ACRES
NORTH OF STATE ROUTE 37
EAST OF LANTERN CHASE DRIVE
DELAWARE, OHIO

Situated in the State of Ohio, County of Delaware, City of Delaware, being located in Farm Lots 26 and 27, Section 3, Township 5, Range 19, United State Military Lands, being 20.056 acres of that original 125.4 acre tract as described in a deed to Troy Farms of Delaware, LLC, Of record in Official Record 1220, Page 57, all references to records herein being to those located in the Delaware County Recorder's Office and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 37 (width varies) at the southeasterly corner of "Lantern Chase Section 1, Part 1", a subdivision of record in Plat Cabinet 2, Slides 201,201A and 201B;

DESCRIPTION FOR CLOSING ONLY
RPC Approval Required
Municipal Approval Required
Delaware County Engineer
12-22-15

Thence North 44°15'45"East, along the easterly perimeter of said subdivision, a distance of 60.00 feet to an iron pin set in the northerly right-of-way line of State Route 37 at the southeasterly corner of Lot 7240 as shown and delineated upon said plat;

Thence North 28°55'59" East, continuing along said easterly perimeter, a distance of 154.00 feet to a 1"O.D. pipe found at an angle point in said perimeter;

Thence North 04°49'30" East, continuing along said easterly perimeter, a distance of 1,480.50 feet to a 1"O.D. pipe found at the northeasterly corner of said "Lantern Chase Section 1, Part 1" and in the southerly perimeter of "Lantern Chase Section 1, Part 2", a subdivision of record in Plat Cabinet 2, Slides 256, 256A and 256B;

Thence South 85°10'30" East, along said southerly perimeter, a distance of 543.60 feet to a 1" O.D. pipe found at the southeasterly corner of said "Lantern Chase Section 1, Part 2" in the westerly line of "Troy Farms Condominium Forth Amendment", of record in Plat Cabinet 3, Page 740;

Thence South 04°14'33" West, along said westerly line and the westerly lines of "Troy Farms Condominium Correction to Second Amendment" of record in Plat Cabinet 3, Page 308 and "Troy Farms Condominium Third Amendment" of record in Plat Cabinet 3, Page 310, a distance of 1,022.47 feet to an iron pin set at an angle point in said Third Amendment;

Thence South 55°31'57" East, along the southerly line of said "Troy Farms Condominium Third Amendment", a distance of 101.23 feet to an iron pin found with a plastic cap inscribed "PL SYST 6641" at the northwesterly corner of Lot 7778, as shown and delineated upon the plat "Westfield Shopping Center", a subdivision of record in Plat Cabinet 2, Slides 256, 256A and 246B".

Thence along the westerly perimeter of said Lot 7778 the following courses:

1. South 34°28'03" West, a distance of 123.23 feet to an iron pin found with a plastic cap inscribed "PL SYST 6641";
2. North 85°06'52" West, a distance of 232.85 feet to an iron pin set;
3. South 46°27'49" West, a distance of 149.42 feet to an iron pin found with a plastic cap inscribed "PL SYST 6641";
4. South 04°48'34" West, a distance of 344.21 feet to an iron pin found with a plastic cap inscribed "PL SYST 6641";
5. South 43°32'11" East, a distance of 238.54 feet to an iron pin set in the westerly line of that 0.883 acre tract as described in a deed to Waters Inc., of record in Official Record 1296, Page 170;

Thence South 46°27'47"West, along said westerly line, passing an iron pin set at the southwesterly corner of said 0.883 acre tract in the northerly right-of-way line of State Route 37, at a distance of 178.35 feet, a total distance of 238.35 feet to a mag nail set in the centerline of State Route 37 at the southwesterly corner of said "Westfield Shopping Center";

Thence North 45°43'21" West, along said centerline, a distance of 479.08 feet to the place of beginning and containing 20.056 acres of land of which 11.608 acres lies within Farm Lot 27 and 8.448 acres lies within Farm Lot 26.

Bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011 adjustment), establishing a bearing of North 46°27'47" West, for the centerline of State Route 37.

Iron pins set consist of a 5/8" rebar, 30" long with a plastic cap inscribed "IBI GROUP/S-6872/S7740".

This description was prepared by IBI Group, Inc. based on recent field surveys of the premises in November of 2015.



IBI Group

By _____ 12-3-15

David L. Chiesa date

Registered Surveyor No. 7740

Treplus Communities

Property Owners

Burr Oak Commons
June 2017

Owner Name	Address
AMH 2015-2 BORROWER LLC	22 LANTERN CHASE DR; DELAWARE; 43015
ANDERSON TANYA R & DANIEL E	104 LANTERN CHASE CT; DELAWARE; 43015
ARMSTRONG ROD & JENNIFER L	130 GARDEN CT; DELAWARE; 43015
BENDER JAMES M DEBORAH A	52 LANTERN CHASE DR; DELAWARE; 43015
BROWN AARON & ERICA	64 LANTERN CHASE DR; DELAWARE; 43015
BUBIS CORINNE	134 GARDEN CT; DELAWARE; 43015
CHERRY BRADY L JENNIFER A	2203 FARMLAND DR; DELAWARE; 43015
DELAWARE RADIATION ONCOLOGY INC	1949 STATE ROUTE 37 W STE A; DELAWARE; 43015
FELLER BRANDON L & JESSICA L	128 GARDEN CT; DELAWARE; 43015
HANDLER MELISSA & LUKENS ANDREW	2215 FARMLAND DR; DELAWARE; 43015
HING KENNETH W & RUTH E	34 LANTERN CHASE DR; DELAWARE; 43015
HOWARD RUSSELL JANNIE M	10 LANTERN CHASE DR; DELAWARE; 43015
HPI TROY FARMS LLC	181 SADDLEBROOK CT; DELAWARE; 43015
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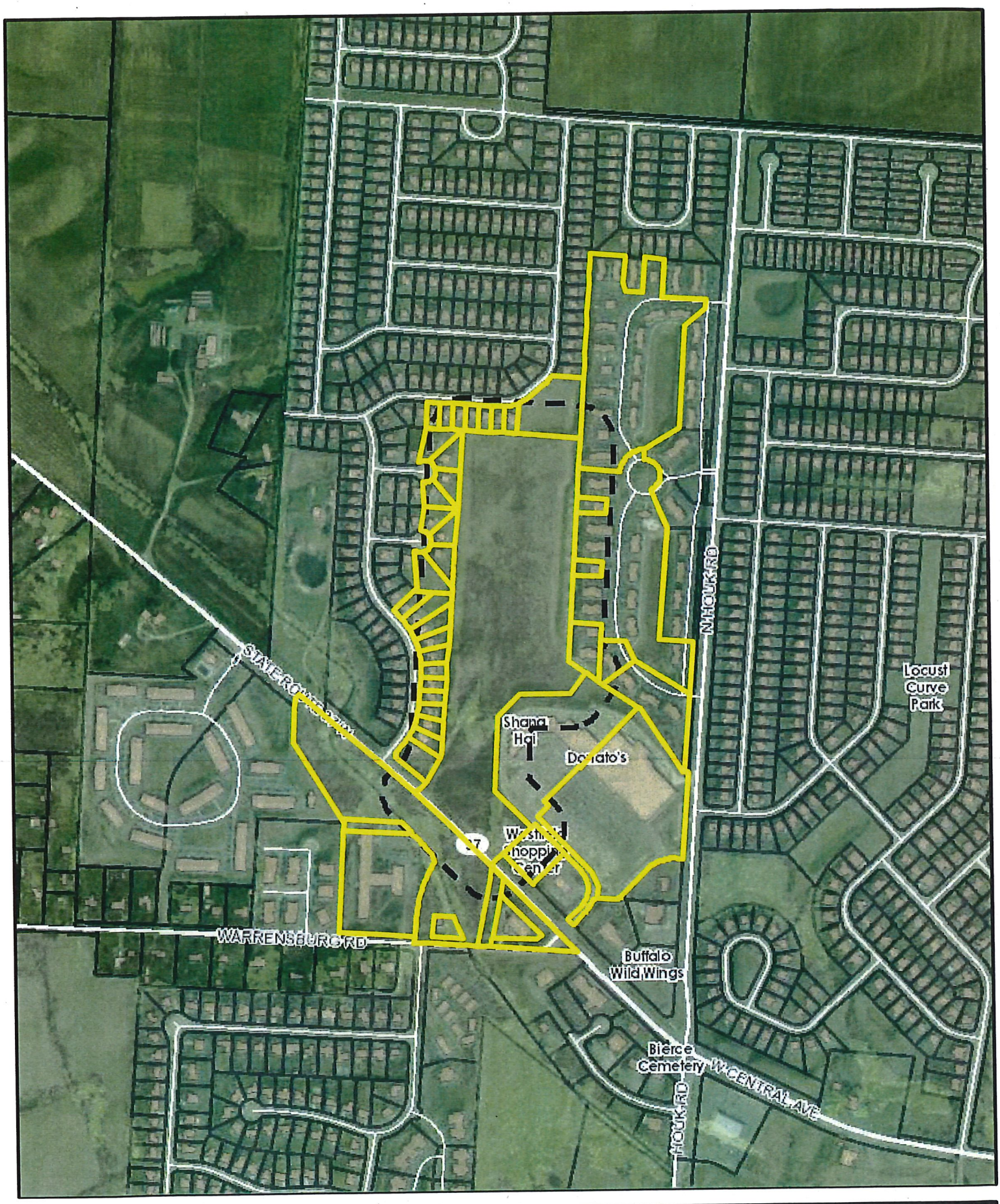
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HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT G2A; DELAWARE; 43015
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HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 3A; DELAWARE; 43015
HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 3D; DELAWARE; 43015
HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 4D; DELAWARE; 43015
HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 5C; DELAWARE; 43015
HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 5D; DELAWARE; 43015
HPI TROY FARMS LLC	0 LIPPAZON WAY UNIT 6D; DELAWARE; 43015
HUGUENARD CHELSEA & CONLEY NATHAN	46 LANTERN CHASE DR; DELAWARE; 43015
JOHNSON WILLIAM E	2233 FARMLAND DR; DELAWARE; 43015
KOSTREVA MICHAEL J & YEYOUNG	110 LANTERN CHASE CT; DELAWARE; 43015
KROGER COMPANY THE	801 N HOUK RD; DELAWARE; 43015
MARQUIS MATTHEW RYAN & ASHLEY DANIELLE	2197 FARMLAND DR; DELAWARE; 43015
NEELY BRENDA L	40 LANTERN CHASE DR; DELAWARE; 43015
NHF RE2 LLC	2270 WARRENSBURG RD; DELAWARE; 43015
PETROVICH BRANKO & TERESA M	108 LANTERN CHASE CT; DELAWARE; 43015
QUEEN CLYDE J NAOMI V	16 LANTERN CHASE DR; DELAWARE; 43015
ROUTT MEGHAN M	106 LANTERN CHASE CT; DELAWARE; 43015
SHERRILL KATHY N & DORSE M	2227 FARMLAND DR; DELAWARE; 43015
SHRUM DAVID E MICHELLE A	2209 FARMLAND DR; DELAWARE; 43015
TARNOVICH WILLIAM R	70 LANTERN CHASE DR; DELAWARE; 43015
TROY FARMS CONDO ASSOC COMMON ELEMENT	124 LIPPAZON WAY; DELAWARE; 43015
TWEED KEVIN C & JENNIFER A	28 LANTERN CHASE DR; DELAWARE; 43015
WATERS INC	2080 STATE ROUTE 37 W; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	817 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	821 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	837 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	825 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	819 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	811 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	807 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	829 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	823 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	831 N HOUK RD; DELAWARE; 43015

WESTFIELD SHOPPING CENTER LLC	809 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	805 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	813 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	815 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	803 N HOUK RD; DELAWARE; 43015
WESTFIELD SHOPPING CENTER LLC	835 N HOUK RD; DELAWARE; 43015
WILEY DEBORAH FELL & ANDREW LEE	2221 FARMLAND DR; DELAWARE; 43015
WONDER CANDICE M & CARANO NICHOLAUS E	58 LANTERN CHASE DR; DELAWARE; 43015
WONDERLY DIANE L & DAVID A	76 LANTERN CHASE DR; DELAWARE; 43015



Troy Farms - Burr Oak - 150' Buffer

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

N W E S

0 260 520 1,040 ft

Printed on 6/6/2017

think. create. *do.*



BURR OAK COMMONS *(BY THE NUMBERS)*

92 TOTAL NUMBER OF UNITS

20	01 BEDROOM	
34	02 BEDROOM	
38	2+ BERDOOM	

371 TOTAL NUMBER OF PARKING SPACES

164	GARAGE	*(ONE PER BD / UNIT)*
164	DRIVEWAY	*(ONE PER BD / UNIT)*
020	COMMONS	
023	OVERFLOW	*(LOCATED THROUGHOUT SITE)*

PEDESTRIAN CONNECTIVITY

N

PROPOSED SITE PLAN
SCALE:1" = 60'-0"

Community Impact Assessment

Burr Oak Commons
June 2017

1. **Summary**

    a. Rezoning the Troy Farms 20.06 acres (Delaware Co. Auditor's PID 51932001014000, "Troy Farms") from B-3 Community Business provides a unique opportunity to:
        i. Bring 92 single story units that are Universal Design 1, 2 and 2+ bedrooms ranging from 1200-1600 square feet
        ii. Provide right-of-way access to advance the City of Delaware's planned improvements for bicyclists and pedestrians from Lantern Chase to the Westfield Shopping Center and the YMCA;
        iii. Buffer the Lantern Chase community of single family homes from commercial development;
        iv. Provide a 55+HOPA Compliant project to the City of Delaware
            1. Minimal to no impact expected on:
                a. student enrollment in Delaware City Schools
                b. utilization of police, fire or emergency services
            2. Burr Oak will not provide any medical services or meals.
            3. However, Burr Oak will be desirable to people looking at CCRC Independent Living (continuing care retirement community) projects such as Willowbrook.

2. **Developer Review**

    a. Treplus[1] strives to be the premier apartment community developer for the discerning baby-boomer, a renter-by-choice who wants flexibility, care-free living, and the ability to age in place.
    b. Treplus develops, builds and holds apartment projects for residents aged 55 and older
        i. Treplus takes the extra steps to manage its properties in compliance with the Housing for Older Persons Act of 1995 (HOPA)
        ii. Residents in a Treplus community avoid maintenance work and costs – and are willing to pay up to $2,200/month for this flexibility and ease of living
        iii. Programming is centered around a Commons and a Community Garden.
            1. Otherwise, Treplus tries to integrate with and support existing community resources as far as retail and recreation.
            2. Examples of such community resources in Delaware include the Westfield Shopping Center and YMCA on Houk Road, Ohio Wesleyan University and SourcePoint.
            3. SourcePoint and Treplus have complimentary goals - the slogan from SourcePoint's rebranded marketing strategy is "Thrive after 55".

[1] Treplus is a dba for Arthur Partners, LLC.

3. **Burr Oak as a development**
    a. Site Plan Overview
        i. 92 Unit
        ii. Rents ranging between $1,700 and $2,200 per month
        iii. Spacious one-story units
        iv. Pet friendly
        v. Attached garages
        vi. Amenities and Concierge Services
        vii. Onsite staff and maintenance

    b. Universal Design: no step showers/entrances, lever doors, wide halls, LED lights
        i. Product designed for aging in place.
        ii. Treplus expects to have long term residents with low turnover.
        iii. Treplus will provide a high level of service –
            1. Trash totes placement to and from garage, bulk removal
            2. Onsite management
            3. In home check-in for traveling residents

    c. Unit floor plans will include:
        i. 1, 2 and 2+ bedroom and bath with a half bath
        ii. Attached garage
        iii. Oversized units ranging 1200-1600 square feet

    d. Commons / Community Garden
        i. Fitness Center,
        ii. Business Center,
        iii. Garden, and
        iv. Club room for cards, yoga, book club, events, activities, programming, patio with fire pit (on the back side of the community center by shopping center), café with WiFi

    e. Garage- 1 or two spaces on the apron, extra parking throughout the development

    f. Gourmet Kitchens with stainless steel appliances, granite countertops

    g. Private porch entrances and private patios

4. **Burr Oak, Lantern Chase and Westfield Shopping Center as part of a larger mixed use community**
    a. Except for vehicular traffic (from Merrick Blvd. and Houk Road to the north, and State Route 37 to the south, a distance of approximately 0.7 mile) Lantern Chase to the west is cut off from the Westfield Shopping Center to the east and the YMCA to the south.

    b. In return for the City rezoning Troy Farms and granting full access onto SR 37, Treplus[2] would be willing to:

[2] Treplus is currently in contract to buy Troy Farms from Troy Farms of Delaware, LLC, the record owner. City staff has indicated to Treplus that the city does not intend to proceed with the bicycle and pedestrian way until 2018, at which point Treplus hopes to have completed its Final Development Plan and have closed on its purchase of Troy Farms.

i. grant a right-of-way along SR 37 for the City to use in completing its planned bicycle and pedestrian way;
ii. install a left turn lane (so long as the City does not require additional traffic studies).

c. Troy Farms has two points of access, at SR 37 and also by way of a private easement through the Westfield Shopping Center (recorded at OR 45, PG 265 on 8/9/2000).

5. **Impact on Public Services**

a. **Tax Effect** – Treplus will have two employees on site, a property manager and a concierge. Burr Oak residents will add additional income to the city's tax base, and the improvement of what is now vacant land will add to the real estate tax base for public schools and county social services. The current market value of Troy Farms is $729,400, which generates $18,032 annually in real estate taxes; current construction estimates for Burr Oak Commons are that buildings and improvements would total approximately $19,500,000.00, which would generate $403,727 annually in real estate taxes.

b. **Police and Fire** - There is no anticipation of additional load to the existing police and fire department other than emergency services

c. **Schools** – There will be minimal to no impact on student enrollment in the Delaware City Schools.

d. **Parks and Recreation** – Please see earlier discussion on the willingness of Treplus to participate in a right-of-way solution to complete a portion of the City's bicycle and pedestrian way.

e. **Traffic Control** - No additional traffic control signals. Based on existing traffic studies the City has from prior developers, Treplus is willing to install one left turn lane.

6. **General Requirements**

a. Financial Interest - The building cost for this project is estimated at $19,500,000.00.

b. Economic Impact - The short term economic impact will be the creation of construction jobs for a period of twelve months. Treplus anticipates having two full-time equivalent employees on site post-construction.

c. Construction Scheduling - The proposed project is to be completed within twelve months from the start of construction. Construction is planned to begin after City Council approves the Final Development Plan, which is projected for 2nd quarter 2018.

d. Adjacent Developments – Lantern Chase, to the west, is a neighborhood of single family homes. To the east are apartments and the Westfield Shopping Center.

e. Alternatives – A number of prior developers, both commercial and residential, have looked at Troy Farms, all without closing. Treplus believes Burr Oak Commons is uniquely suited for Troy Farms.

ENGINEER/SURVEYOR

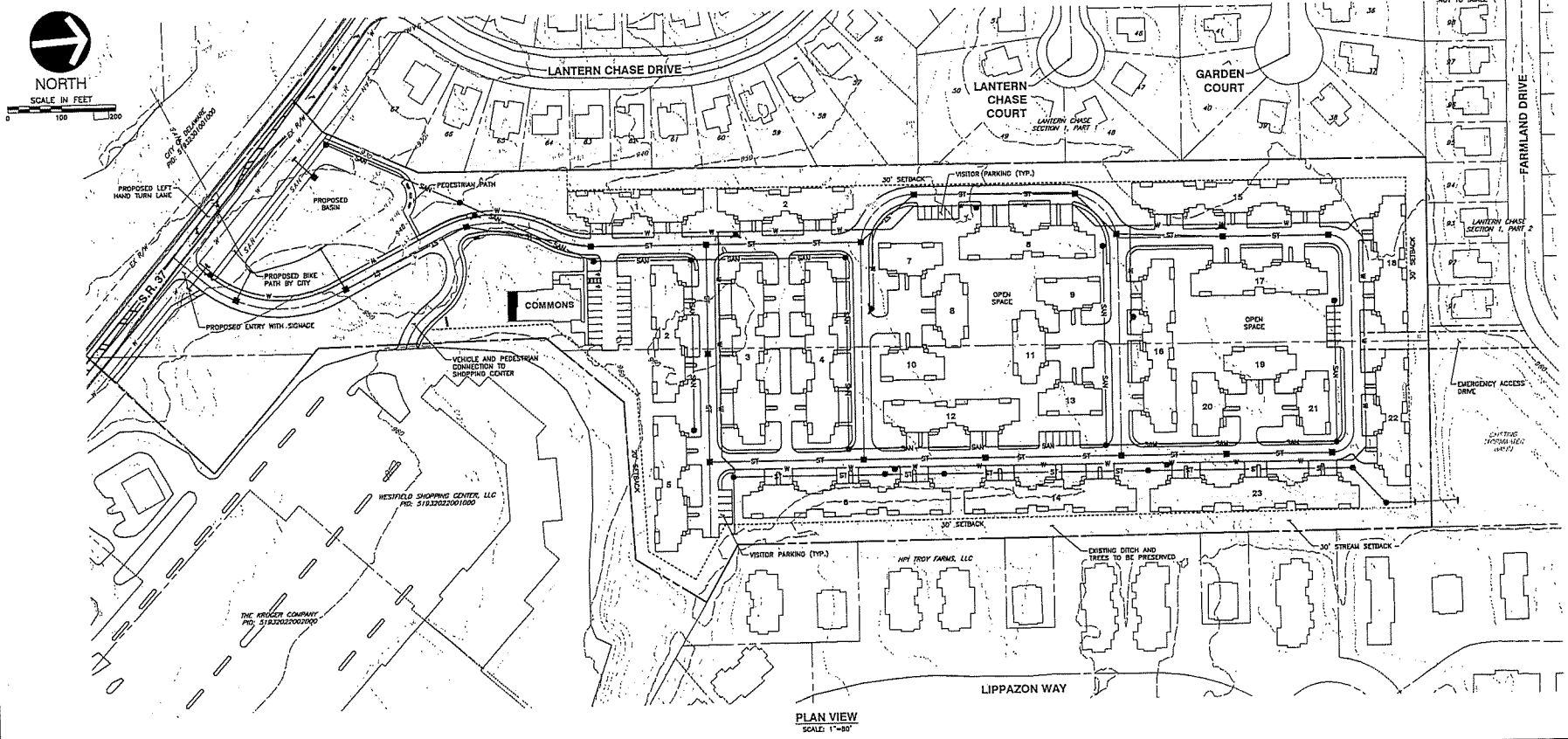
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
(888) 598-8808

DEVELOPER

TREPLUS COMMUNITIES, LLC
1515 LAKE SHORE DRIVE, SUITE 225
COLUMBUS, OH 43204

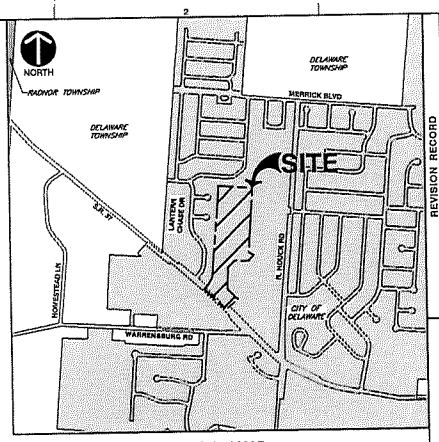
SITE DATA

TOTAL ACRES	20.08± AC.
TOTAL UNITS	92
1 BEDROOM	23
2 BEDROOM	54
2+ BEDROOM	35
DENSITY	4.6± D.U./AC.
PARKING PROVIDED	371 SPACES
GARAGE (ONE PER BD/UNIT)	184 SPACES
DRIVEWAY (ONE PER BD/UNIT)	184 SPACES
COMMONS	20 SPACES
OVERFLOW	23 SPACES
TOTAL OPEN SPACE	7.1± AC.
ACTIVE OPEN SPACE	4.2± AC.
SETBACK	2.9± AC.



PLAN VIEW
SCALE: 1"=80'

VICINITY MAP
NOT TO SCALE



NO	DATE	REVISION RECORD DESCRIPTION

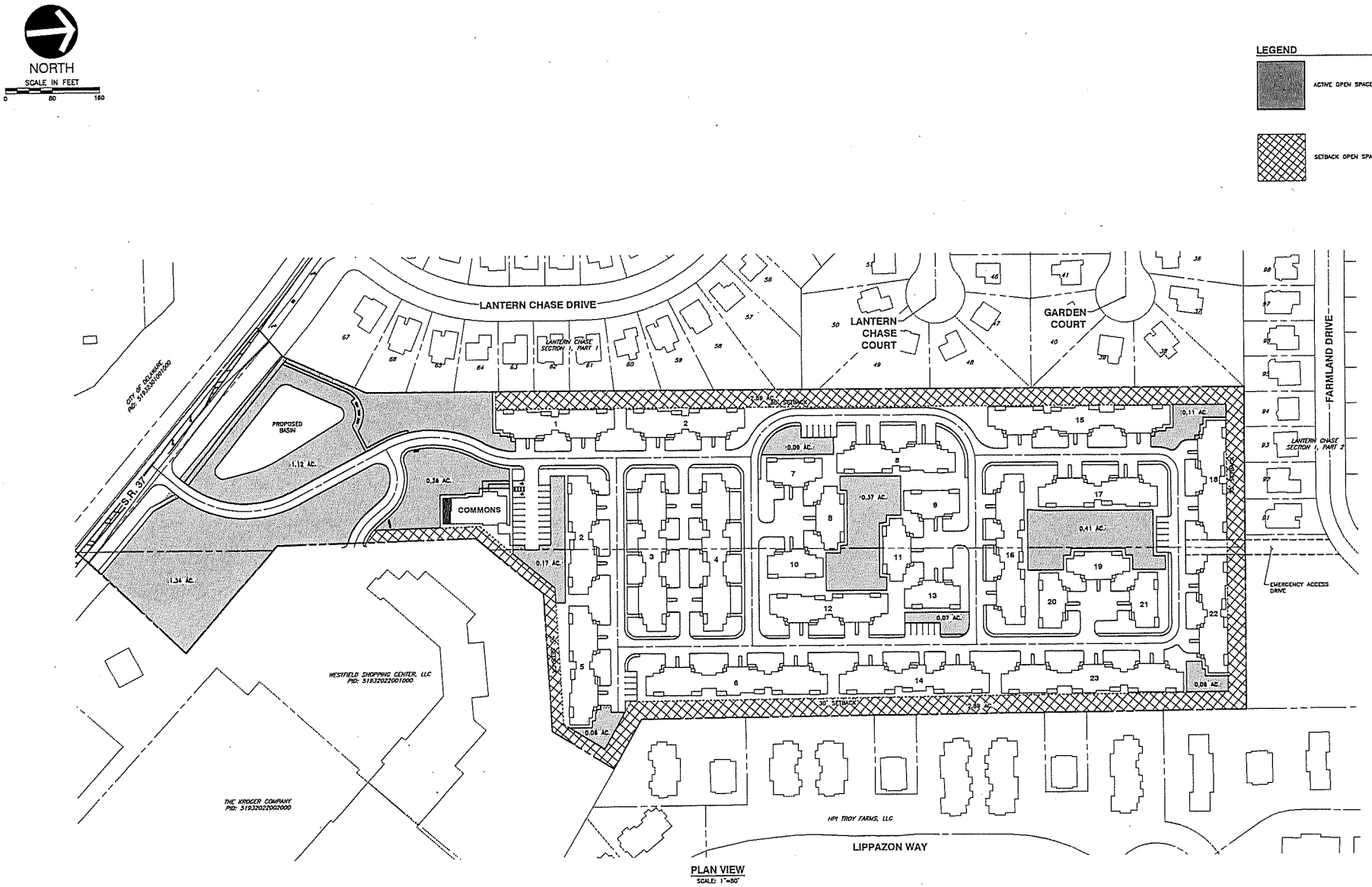
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-8808
www.cecinc.com

BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

PRELIMINARY DEVELOPMENT PLAN

DATE:	MAY 2017
DRAWN BY:	MGS
DVG SCALE:	1"= 200'
CHECKED BY:	CJB
PROJECT NO.	164-407
APPROVED BY:	DRAFT

DRAWING NO.:
C000
SHEET 1 OF 3



PLAN VIEW
SCALE: 1"=80'

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
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614-540-6633 - 888-598-6808
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BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

OPEN SPACE PLAN

DATE:	MAY 2017
DWG SCALE:	1"=100'
PROJECT NO.	164-007
DRAWN BY:	MGS
CHECKED BY:	CJB
APPROVED BY:	DRAFT

DRAWING NO.:
C200
SHEET 2 OF 3

NORTH
SCALE IN FEET
0 100 200

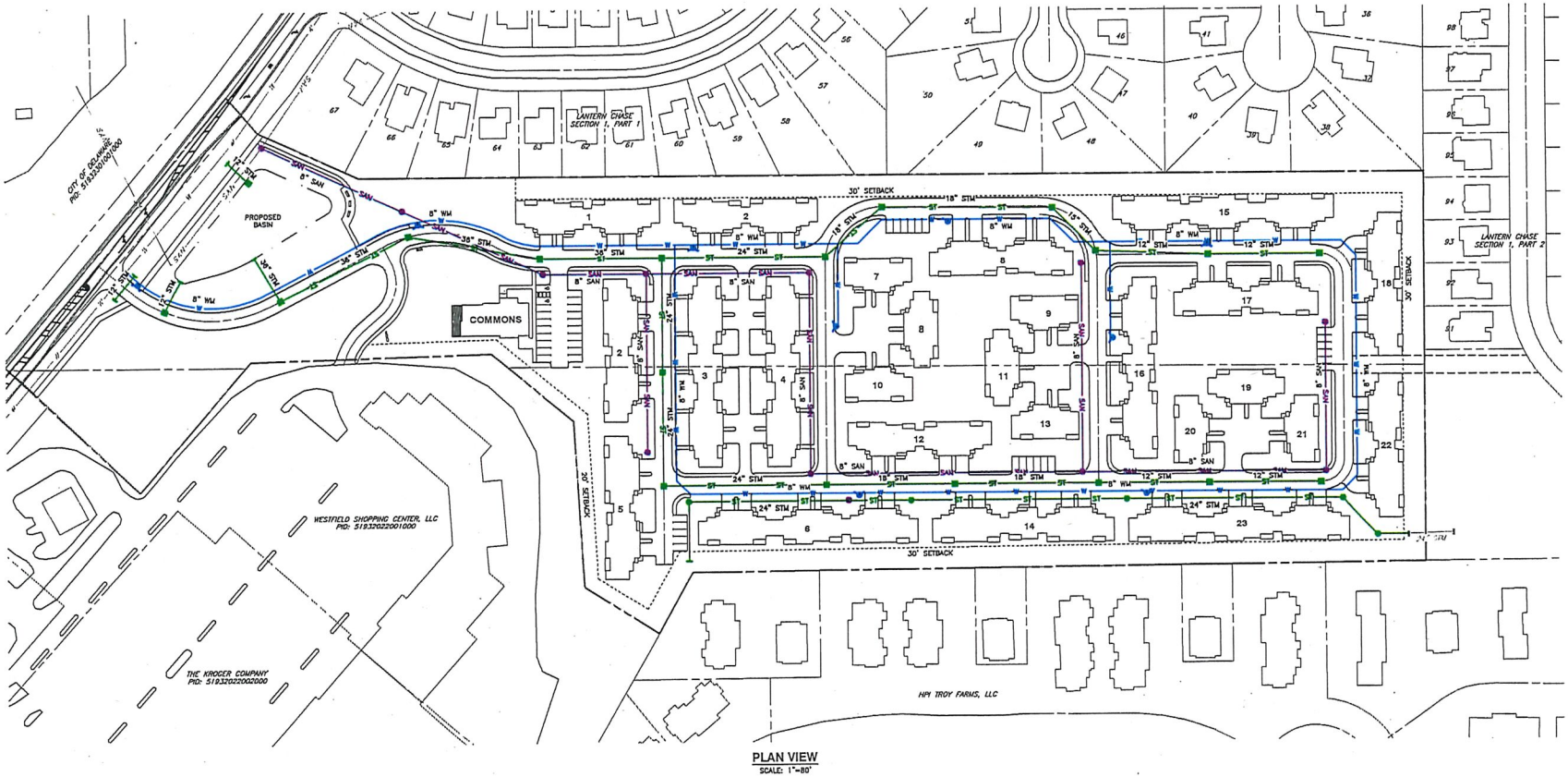
LEGEND

- PROPOSED SANITARY MANHOLE
- SAN — PROPOSED SANITARY MAIN
- PROPOSED FIRE HYDRANT
- W — PROPOSED WATER MAIN
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- ST — PROPOSED STORM SEWER

SANITARY SEWER:
THE PROPOSED SANITARY SEWER WILL CONNECT TO THE EXISTING 18" SANITARY SEWER THAT LIES TO THE SOUTH OF THE SITE. THE ENTIRETY OF THE SITE SHALL BE TRIBUTARY TO THE EXISTING SANITARY SEWER SYSTEM.

WATER LINE:
THE PROPOSED PRIVATE WATER LINE WILL CONNECT TO THE EXISTING 12" WATER MAIN ON THE NORTH SIDE OF STATE ROUTE 37. A MASTER METER IS PLANNED FOR THE ENTIRETY OF THIS DEVELOPMENT.

STORM SEWER:
STORMWATER MANAGEMENT (SWM) FOR THE SITE WILL BE PROVIDED VIA A BASIN ON THE NORTH SIDE OF STATE ROUTE 37, SOUTH OF THE SITE AND ADJACENT TO THE EXISTING DITCH IN THE SOUTHERN PORTION OF THE SITE. APPROXIMATELY 22.1 ACRES OF THE SITE WILL REQUIRE ONSITE SWM WITHIN THE PROPOSED BASINS.



PLAN VIEW
SCALE: 1"=80'

REVISION RECORD

NO	DATE	DESCRIPTION

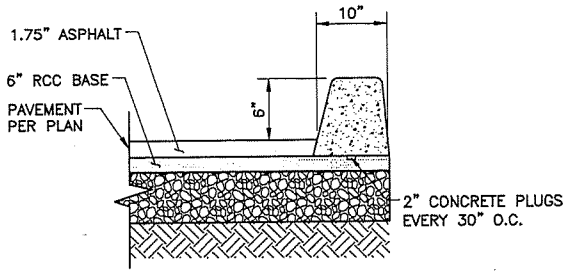
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BURR OAK
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CITY OF DELAWARE

UTILITY PLAN

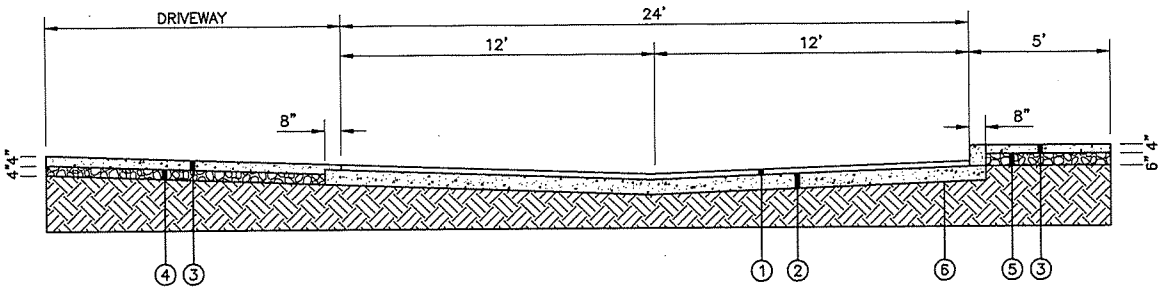
DATE:	MAY 2017
DWG SCALE:	1"=200'
PROJECT NO.	164-407
APPROVED BY:	DRAFT
DRAWN BY:	MGS
CHECKED BY:	CJB

DRAWING NO.:
C500
SHEET 1 OF 3



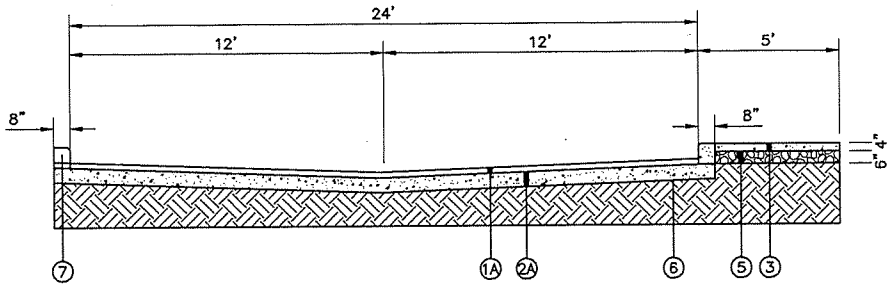
EXTRUDED CURB DETAIL

NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION

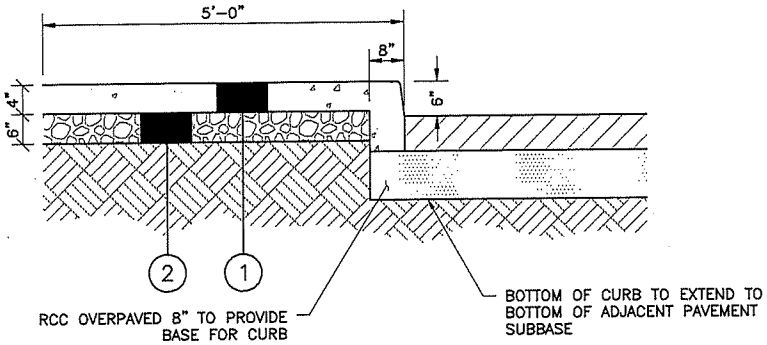
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE

1. 1.50" ASPHALT
1A. 1.75" ASPHALT
2. 5" RCC BASE
2A. 6" RCC BASE
3. 4" CONCRETE
4. 4" AGGREGATE BASE
5. 6" GRAVEL SUBBASE
6. COMPACTED SUBGRADE
7. 10" EXTRUDED CURB



1. 4" CONCRETE CURB & SIDEWALK
2. 6" GRAVEL SUBBASE

CURB & SIDEWALK COMBO DETAIL

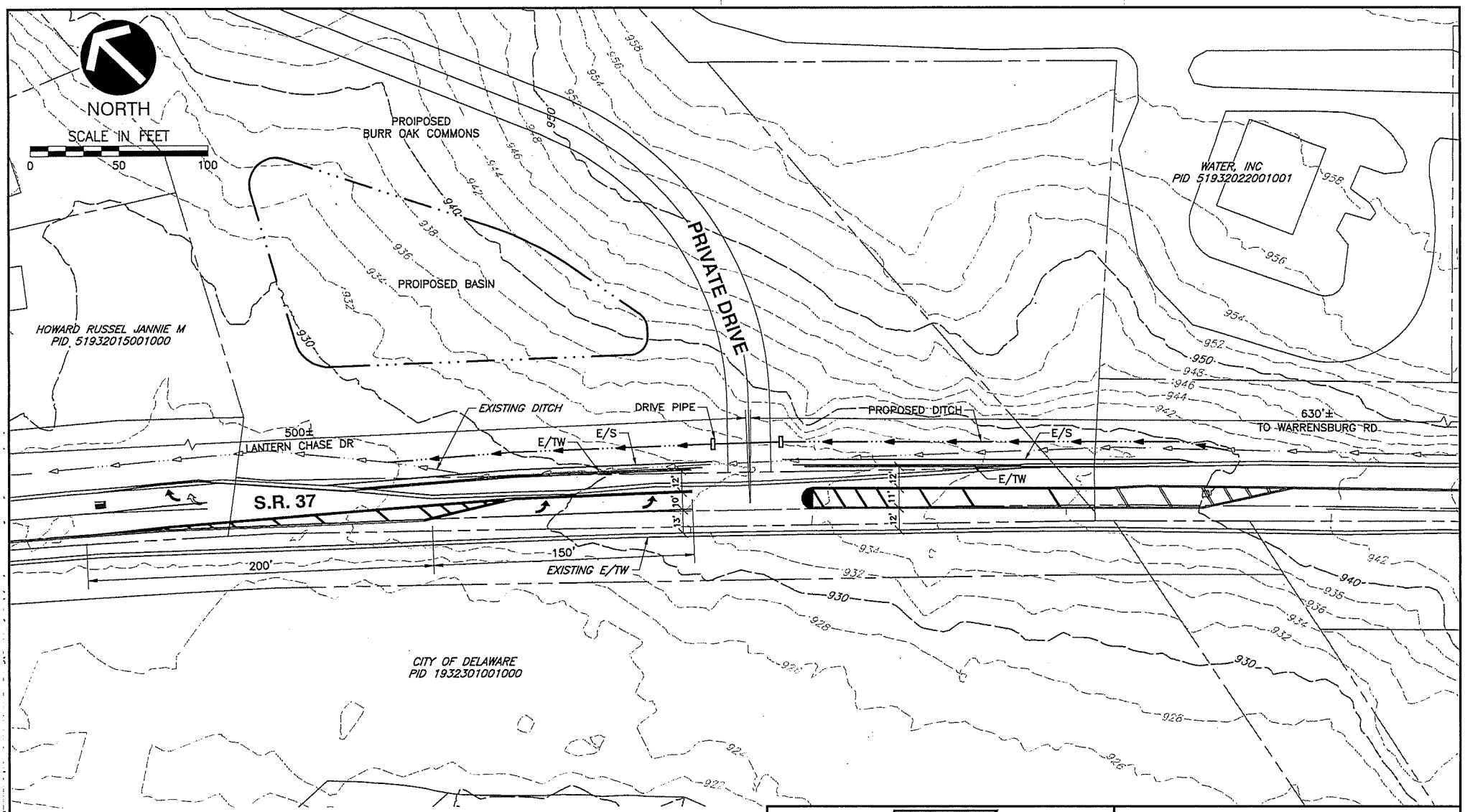
NOT TO SCALE

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BURR OAK
TREPLUS COMMUNITIES, LLC
CITY OF DELAWARE

TYPICAL SECTIONS

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	FIGURE NO.:	1
DATE:	JUNE 2017	DWG SCALE:	AS STATED	PROJECT NO:	164-477		

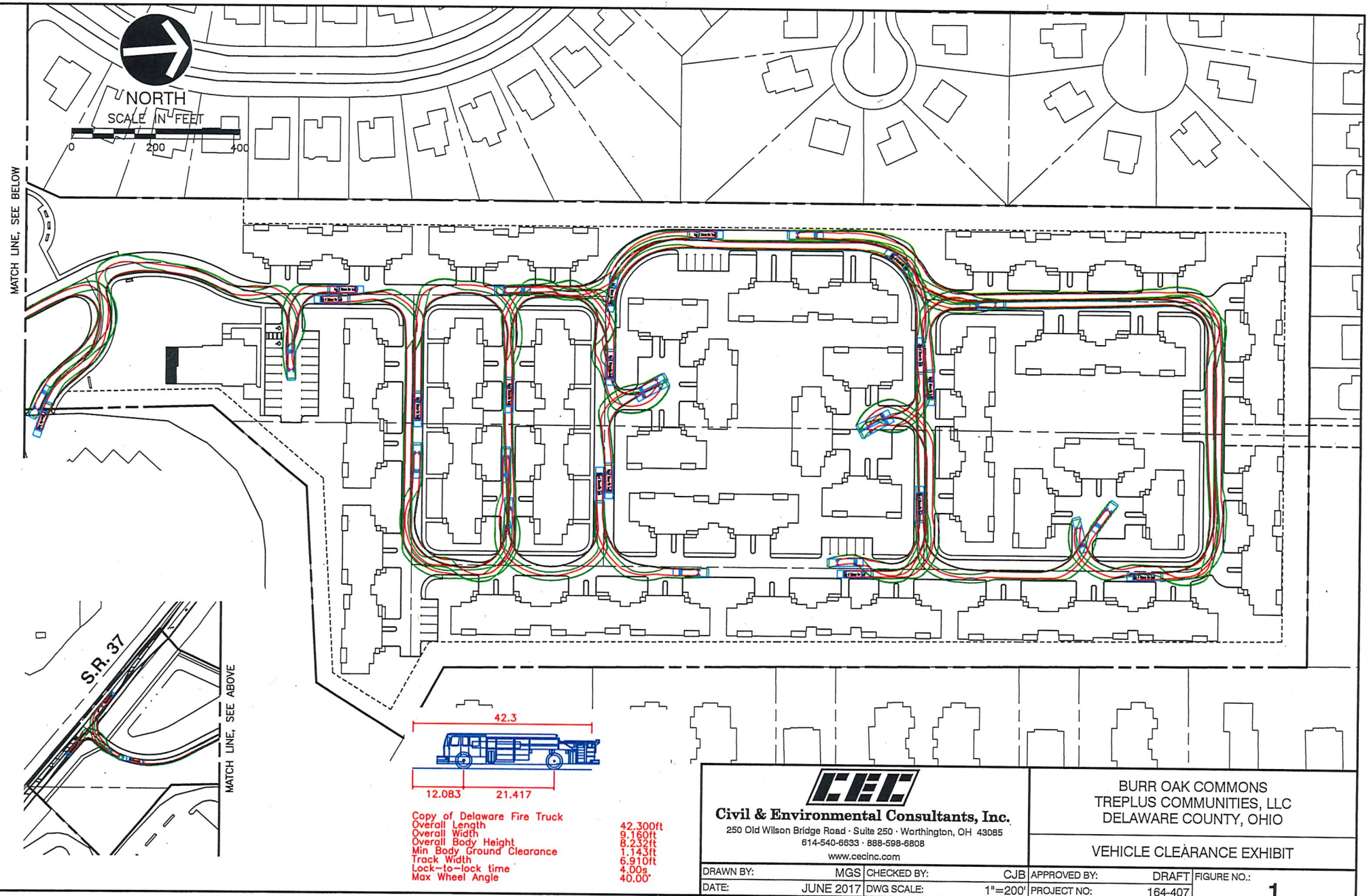


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BURR OAK COMMONS
TREPLUS COMMUNITIES, LLC
DELAWARE COUNTY, OHIO

TURN LANE EXHIBIT

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	EXHIBIT:	1
DATE:	FEBRUARY 2017	DWG SCALE:	1"=50'	PROJECT NO:	164-407		



Copy of Delaware Fire Truck	
Overall Length	42.300ft
Overall Width	9.160ft
Overall Body Height	8.232ft
Min Body Ground Clearance	1.143ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Max Wheel Angle	40.00°

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DELAWARE COUNTY, OHIO

VEHICLE CLEARANCE EXHIBIT

DRAWN BY:	MGS	CHECKED BY:	CJB	APPROVED BY:	DRAFT	FIGURE NO.:	1
DATE:	JUNE 2017	DWG SCALE:	1"=200'	PROJECT NO:	164-407		



LEGEND

APPROXIMATE SITE BOUNDARY

Tree Species

- Apple
- Ash, Green
- Ash, White
- Boxelder
- Bradford Pear
- Cherry, Black
- Cottonwood, Eastern
- Elm, American
- Elm, Siberian
- Elm, Slippery
- Hackberry
- Hawthorn
- Locust, Black
- Locust, Honey
- Maple, Silver
- Maple, Sugar
- Mulberry, Red
- Oak, Black
- Oak, Pin
- Oak, White
- Osage-Orange
- Pine, White
- Willow, Black

SCALE IN FEET

0 75 150

NOTES:

1. IMAGE REFERENCE: OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP), OHIO STATEWIDE IMAGERY PROGRAM (OSIP), UNION COUNTY 12-INCH RESOLUTION ORTHOPHOTO, IMAGERY DATE: 2015.
2. IDENTIFICATION OF TREES ON THE SUBJECT PROPERTY WAS PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 10, 2017

CEC

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250, Worthington, OH 43085
614-540-6633 • 888-508-6808
www.cecinc.com

TREPLUS COMMUNITIES, LLC
BURR OAK COMMONS
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	MAD	CHECKED BY:	MRH	APPROVED BY:	RBG*
DATE:	5/12/2017	SCALE:	1 inch = 75 feet	PROJECT NO:	164-407

TREE SURVEY MAP

SHEET NO: 1

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
1	1	Locust, Honey	*Gleditsia triacanthos*	Good	8		-83.11236288	40.31190618
2	2	Locust, Honey	*Gleditsia triacanthos*	Fair	9	2 trunk 6	-83.11234068	40.31192519
3	2	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunk 6	-83.11234068	40.31192519
4	3	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunk 6	-83.11232085	40.31194522
5	3	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunk 6	-83.11232085	40.31194522
6	4	Locust, Honey	*Gleditsia triacanthos*	Good	7		-83.11232738	40.31199889
7	5	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.11231945	40.31201068
8	6	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.11225757	40.31204151
9	7	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.11225527	40.31205179
10	8	Apple	*Malus sp.*	Poor	7		-83.11230026	40.31206478
11	9	Locust, Honey	*Gleditsia triacanthos*	Fair	10	2 trunk 6	-83.11234246	40.31208176
12	9	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunk 6	-83.11234246	40.31208176
13	10	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.11229653	40.31208751
14	11	Locust, Honey	*Gleditsia triacanthos*	Good	10		-83.11232987	40.31211433
15	12	Elm, American	*Ulmus americana*	Good	11		-83.11239541	40.31211414
16	13	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.11239829	40.3121783
17	14	Oak, Pin	*Quercus palustris*	Good	14		-83.11226019	40.31217288
18	15	Elm, American	*Ulmus americana*	Good	11		-83.11226849	40.31218233
19	16	Locust, Honey	*Gleditsia triacanthos*	Good	12		-83.11226505	40.3122258
20	17	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.1122711	40.31222556
21	18	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.11237969	40.31229017
22	19	Bradford Pear	*Pyrus calleryana*	Fair	7		-83.11219315	40.31243449
23	20	Hackberry	*Celtis occidentalis*	Fair	9	2 trunk 6	-83.11247817	40.31256508
24	20	Hackberry	*Celtis occidentalis*	Fair	6	2 trunk 6	-83.11247817	40.31256508
25	21	Bradford Pear	*Pyrus calleryana*	Fair	10		-83.11253429	40.31255621
26	22	Locust, Black	*Robinia pseudoacacia*	Good	10		-83.11252981	40.31259236
27	23	Locust, Honey	*Gleditsia triacanthos*	Fair	17	3 stems 15, 14	-83.11250762	40.31249116
28	23	Locust, Honey	*Gleditsia triacanthos*	Fair	15	3 stems 15, 14	-83.11250762	40.31249116
29	23	Locust, Honey	*Gleditsia triacanthos*	Fair	14	3 stems 15, 14	-83.11250762	40.31249116
30	24	Hackberry	*Celtis occidentalis*	Fair	10	3 stems 7,6	-83.11250009	40.31247657
31	24	Hackberry	*Celtis occidentalis*	Fair	7	3 stems 7,6	-83.11250009	40.31247657
32	24	Hackberry	*Celtis occidentalis*	Fair	6	3 stems 7,6	-83.11250009	40.31247657
33	25	Hackberry	*Celtis occidentalis*	Good	6		-83.11253233	40.31249297
34	26	Hackberry	*Celtis occidentalis*	Good	12		-83.11248923	40.31245743
35	27	Locust, Honey	*Gleditsia triacanthos*	Good	13		-83.11250127	40.31245724
36	28	Hackberry	*Celtis occidentalis*	Good	7		-83.11249483	40.31243763
37	29	Locust, Honey	*Gleditsia triacanthos*	Good	14		-83.1125069	40.31240641
38	30	Elm, American	*Ulmus americana*	Good	9		-83.11250281	40.31241108
39	31	Elm, Slippery	*Ulmus rubra*	Good	7		-83.11250352	40.31237774
40	32	Oak, White	*Quercus alba*	Good	15		-83.11252084	40.31233123
41	33	Hackberry	*Celtis occidentalis*	Good	11		-83.11251229	40.31233083
42	34	Elm, American	*Ulmus americana*	Good	6		-83.11251175	40.31232465
43	35	Locust, Black	*Robinia pseudoacacia*	Good	13		-83.11251158	40.31228129
44	36	Locust, Black	*Robinia pseudoacacia*	Good	11		-83.11250778	40.31225301
45	37	Elm, American	*Ulmus americana*	Good	7		-83.11252598	40.31225796
46	38	Elm, American	*Ulmus americana*	Fair	7	2 trunk 6	-83.11250966	40.31224698
47	38	Elm, American	*Ulmus americana*	Fair	6	2 trunk 6	-83.11250966	40.31224698
48	39	Hackberry	*Celtis occidentalis*	Fair	7	2 trunk 6	-83.11252485	40.31219114
49	39	Hackberry	*Celtis occidentalis*	Fair	6	2 trunk 6	-83.11252485	40.31219114
50	40	Hackberry	*Celtis occidentalis*	Good	9		-83.11253748	40.31216145
51	41	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.1125263	40.31216203
52	42	Locust, Black	*Robinia pseudoacacia*	Fair	11	2 trunk 11	-83.1125476	40.31213191
53	42	Locust, Black	*Robinia pseudoacacia*	Fair	11	2 trunk 11	-83.1125476	40.31213191
54	43	Locust, Black	*Robinia pseudoacacia*	Good	10		-83.11252644	40.31211782
55	44	Elm, American	*Ulmus americana*	Good	8		-83.11251481	40.31209045
56	45	Hackberry	*Celtis occidentalis*	Good	6		-83.11251889	40.31208189
57	46	Locust, Honey	*Gleditsia triacanthos*	Good	10		-83.11256768	40.31206538
58	47	Oak, White	*Quercus alba*	Good	23		-83.11258081	40.31204198
59	48	Locust, Black	*Robinia pseudoacacia*	Fair	13	2 trunk 13	-83.11256383	40.31203242
60	48	Locust, Black	*Robinia pseudoacacia*	Fair	13	2 trunk 13	-83.11256383	40.31203242
61	49	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.1125413	40.31202731
62	50	Locust, Honey	*Gleditsia triacanthos*	Good	14		-83.11254038	40.31197566
63	51	Maple, Sugar	*Acer saccharum*	Good	10		-83.11261606	40.31202081
64	52	Oak, Pin	*Quercus palustris*	Good	13		-83.11261812	40.31212622
65	53	Cherry, Black	*Prunus serotina*	Fair	10		-83.11275065	40.31215119
66	54	Maple, Sugar	*Acer saccharum*	Fair	6		-83.11279122	40.31216659
67	55	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11284224	40.31233284
68	56	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11290297	40.31231931
69	57	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11283405	40.31244961
70	58	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11297865	40.31257568
71	59	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11323686	40.31307235
72	60	Maple, Sugar	*Acer saccharum*	Good	21		-83.11302558	40.31344009
73	61	Maple, Sugar	*Acer saccharum*	Good	33		-83.11299078	40.3134909
74	62	Maple, Sugar	*Acer saccharum*	Good	27		-83.11269148	40.31375579
75	63	Cottonwood, Eastern	*Populus deltoides*	Fair	7		-83.11254859	40.31371513
76	64	Cottonwood, Eastern	*Populus deltoides*	Fair	7		-83.11250581	40.31370861
77	65	Hackberry	*Celtis occidentalis*	Fair	10		-83.11266818	40.31364375
78	66	Elm, American	*Ulmus americana*	Fair	12		-83.11275482	40.31349887
79	67	Osage-Orange	*Maclura pomifera*	Fair	10		-83.11278398	40.31350993
80	68	Osage-Orange	*Maclura pomifera*	Fair	7		-83.11280042	40.31350876
81	69	Maple, Sugar	*Acer saccharum*	Poor	19		-83.11264013	40.31340395
82	70	Cottonwood, Eastern	*Populus deltoides*	Fair	8		-83.11262208	40.31306287
83	71	Cottonwood, Eastern	*Populus deltoides*	Fair	8		-83.11260918	40.31302543
84	72	Osage-Orange	*Maclura pomifera*	Fair	8		-83.11259464	40.31300327

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
85	73	Cottonwood, Eastern	*Populus deltoides*	Fair	8		-83.11260629	40.31299331
86	74	Ash, White	*Fraxinus americana*	Fair	6		-83.11270433	40.3128865
87	75	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11263175	40.31289436
88	76	Cherry, Black	*Prunus serotina*	Fair	8		-83.11272644	40.31281776
89	77	Cherry, Black	*Prunus serotina*	Fair	8	2 trunk 7	-83.1127466	40.31280179
90	77	Cherry, Black	*Prunus serotina*	Fair	7	2 trunk 7	-83.1127466	40.31280179
91	78	Cherry, Black	*Prunus serotina*	Fair	14		-83.11274338	40.31279561
92	79	Maple, Sugar	*Acer saccharum*	Fair	12		-83.11272726	40.31278174
93	80	Cherry, Black	*Prunus serotina*	Fair	14	3 stems 10,8	-83.1127528	40.31279074
	80	Cherry, Black	*Prunus serotina*	Fair	10	3 stems 10,8	-83.1127528	40.31279074
95	80	Cherry, Black	*Prunus serotina*	Fair	8	3 stems 10,8	-83.1127528	40.31279074
96	81	Cherry, Black	*Prunus serotina*	Fair	12		-83.1127079	40.31275807
97	82	Locust, Black	*Robinia pseudoacacia*	Good	9		-83.112614	40.31265067
98	83	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11290206	40.31289492
99	84	Bradford Pear	*Pyrus calleryana*	Fair	8		-83.11236567	40.31403874
100	85	Hackberry	*Celtis occidentalis*	Fair	17		-83.11233765	40.31393101
101	86	Hackberry	*Celtis occidentalis*	Fair	9		-83.11233467	40.31386673
102	87	Hackberry	*Celtis occidentalis*	Fair	6		-83.11236979	40.31386893
103	88	Hackberry	*Celtis occidentalis*	Fair	12	2 trunk 8	-83.11233467	40.31382271
104	88	Hackberry	*Celtis occidentalis*	Fair	8	2 trunk 8	-83.11233467	40.31382271
105	89	Maple, Sugar	*Acer saccharum*	Fair	15	3 stems 10, 13	-83.11234308	40.31374324
106	89	Maple, Sugar	*Acer saccharum*	Fair	13	3 stems 10, 13	-83.11234308	40.31374324
107	89	Maple, Sugar	*Acer saccharum*	Fair	10			
108	90	Boxelder	*Acer negundo*	Good	9		-83.1130573	40.31397235
109	91	Boxelder	*Acer negundo*	Good	7		-83.11315171	40.31392501
110	92	Maple, Sugar	*Acer saccharum*	Good	8		-83.11317103	40.31388063
111	93	Maple, Sugar	*Acer saccharum*	Fair	10	2 trunk 8	-83.11317735	40.31380739
112	93	Maple, Sugar	*Acer saccharum*	Fair	8	2 trunk 8	-83.11317735	40.31380739
113	94	Maple, Sugar	*Acer saccharum*	Good	12		-83.1132307	40.31375628
114	95	Maple, Sugar	*Acer saccharum*	Good	11		-83.11327534	40.31373405
115	96	Maple, Sugar	*Acer saccharum*	Good	9		-83.11323721	40.31382761
116	97	Hackberry	*Celtis occidentalis*	Fair	11		-83.11269246	40.31420453
117	98	Hackberry	*Celtis occidentalis*	Fair	13		-83.11254682	40.31422307
118	99	Hackberry	*Celtis occidentalis*	Fair	10		-83.11252326	40.31421157
119	100	Hackberry	*Celtis occidentalis*	Fair	11		-83.11252315	40.31422456
120	101	Hackberry	*Celtis occidentalis*	Fair	15	2 trunk 12	-83.11253623	40.31428248
121	101	Hackberry	*Celtis occidentalis*	Fair	12	2 trunk 12	-83.11253623	40.31428248
122	102	Cherry, Black	*Prunus serotina*	Fair	10		-83.11256297	40.31429275
123	103	Hackberry	*Celtis occidentalis*	Fair	11		-83.11255787	40.3143927
124	104	Hackberry	*Celtis occidentalis*	Fair	8		-83.11254904	40.31440492
125	105	Ash, White	*Fraxinus americana*	Fair	6		-83.11258885	40.31486897
126	106	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.11262764	40.31489326
127	107	Elm, Slippery	*Ulmus rubra*	Good	22		-83.11275138	40.31504525
128	108	Hackberry	*Celtis occidentalis*	Fair	8		-83.11273225	40.31512302
129	109	Hackberry	*Celtis occidentalis*	Fair	8		-83.11271174	40.31512174
130	110	Hackberry	*Celtis occidentalis*	Fair	7	2 trunk 7	-83.1127277	40.31513027
131	110	Hackberry	*Celtis occidentalis*	Fair	7	2 trunk 7	-83.1127277	40.31513027
132	111	Apple	*Malus sp.*	Fair	14	3 stems 10,8	-83.11271225	40.31514135
133	111	Apple	*Malus sp.*	Fair	10	3 stems 10,8	-83.11271225	40.31514135
134	111	Apple	*Malus sp.*	Fair	8	3 stems 10,8	-83.11271225	40.31514135
135	112	Maple, Sugar	*Acer saccharum*	Fair	12	2 trunk 12	-83.11260143	40.31535153
136	112	Maple, Sugar	*Acer saccharum*	Fair	12	2 trunk 12	-83.11260143	40.31535153
137	113	Cottonwood, Eastern	*Populus deltoides*	Fair	6		-83.11187368	40.31696476
138	114	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.1118669	40.3169292
139	115	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.11187062	40.31691084
140	116	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.11176632	40.31688645
141	117	Cottonwood, Eastern	*Populus deltoides*	Fair	8	2 trunk 6	-83.11175922	40.31690231
142	117	Cottonwood, Eastern	*Populus deltoides*	Fair	6	2 trunk 6	-83.11175922	40.31690231
143	118	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.11169303	40.31689305
144	119	Cottonwood, Eastern	*Populus deltoides*	Fair	12		-83.11164603	40.31691409
145	120	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.11163168	40.31693908
146	121	Cottonwood, Eastern	*Populus deltoides*	Fair	6	2 trunk 6	-83.1116743	40.31696312
147	121	Cottonwood, Eastern	*Populus deltoides*	Fair	6	2 trunk 6	-83.1116743	40.31696312
148	122	Cottonwood, Eastern	*Populus deltoides*	Fair	8	3 stems 6,6	-83.11163955	40.31695161
149	122	Cottonwood, Eastern	*Populus deltoides*	Fair	6	3 stems 6,6	-83.11163955	40.31695161
150	122	Cottonwood, Eastern	*Populus deltoides*	Fair	6	3 stems 6,6	-83.11163955	40.31695161
151	123	Cottonwood, Eastern	*Populus deltoides*	Fair	6		-83.11158135	40.31694968
152	124	Cottonwood, Eastern	*Populus deltoides*	Fair	7		-83.11158437	40.31691958
153	125	Cottonwood, Eastern	*Populus deltoides*	Fair	12		-83.11163857	40.31691056
154	126	Cottonwood, Eastern	*Populus deltoides*	Fair	10		-83.1116772	40.31645116
155	127	Cherry, Black	*Prunus serotina*	Fair	10	3 stems 8,9	-83.11109083	40.31652366
156	127	Cherry, Black	*Prunus serotina*	Fair	9	3 stems 8,9	-83.11109083	40.31652366
157	127	Cherry, Black	*Prunus serotina*	Fair	8	3 stems 8,9	-83.11109083	40.31652366
158	128	Hackberry	*Celtis occidentalis*	Fair	13	2 trunk 10	-83.11109633	40.31639243
159	128	Hackberry	*Celtis occidentalis*	Fair	10	2 trunk 10	-83.11109633	40.31639243
160	129	Hackberry	*Celtis occidentalis*	Fair	10	2 trunk 9	-83.1111065	40.31635593
161	129	Hackberry	*Celtis occidentalis*	Fair	9	2 trunk 9	-83.1111065	40.31635593
162	130	Hackberry	*Celtis occidentalis*	Good	6		-83.11110171	40.31623921
163	131	Locust, Honey	*Gleditsia triacanthos*	Fair	13	3 stems 12,10	-83.11111456	40.31620305
164	131	Locust, Honey	*Gleditsia triacanthos*	Fair	12	3 stems 12,10	-83.11111456	40.31620305
165	131	Locust, Honey	*Gleditsia triacanthos*	Fair	10	3 stems 12,10	-83.11111456	40.31620305
166	132	Locust, Honey	*Gleditsia triacanthos*	Good	11		-83.11108678	40.31613208
167	133	Apple	*Malus sp.*	Poor	10		-83.11112053	40.31605552
168	134	Cottonwood, Eastern	*Populus deltoides*	Good	15		-83.11115276	40.31609133

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
169	135	Hackberry	*Celtis occidentalis*	Good	6		-83.11116195	40.31607133
170	136	Hackberry	*Celtis occidentalis*	Good	6		-83.11111031	40.31595366
171	137	Apple	*Malus sp.*	Fair	9		-83.11114639	40.31591818
172	138	Hackberry	*Celtis occidentalis*	Good	7		-83.1111744	40.31584831
173	139	Hackberry	*Celtis occidentalis*	Good	6		-83.11117348	40.31584755
174	140	Hackberry	*Celtis occidentalis*	Good	6		-83.1111489	40.31578384
175	141	Hackberry	*Celtis occidentalis*	Good	6		-83.11115871	40.31574157
176	142	Hackberry	*Celtis occidentalis*	Good	10		-83.11117456	40.31561405
177	143	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.1111767	40.31556311
178	144	Cherry, Black	*Prunus serotina*	Poor	10		-83.11118101	40.31555514
179	145	Hackberry	*Celtis occidentalis*	Poor	8		-83.11117243	40.31547841
180	146	Osage-Orange	*Maclura pomifera*	Good	7		-83.11120044	40.31548047
181	147	Hackberry	*Celtis occidentalis*	Good	7		-83.11123252	40.31540201
182	148	Cottonwood, Eastern	*Populus deltoides*	Good	21		-83.11121417	40.31534443
183	149	Osage-Orange	*Maclura pomifera*	Good	20		-83.1112081	40.31524824
184	150	Cherry, Black	*Prunus serotina*	Fair	13	2 trunk 11	-83.11122956	40.31526318
185	150	Cherry, Black	*Prunus serotina*	Fair	11	2 trunk 11	-83.11122956	40.31526318
186	151	Cherry, Black	*Prunus serotina*	Good	9		-83.11121425	40.31517151
187	152	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11122071	40.31516457
188	153	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.1112252	40.31514137
189	154	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11121403	40.31513598
190	155	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunk 6	-83.11120986	40.31508893
191	155	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunk 6	-83.11120986	40.31508893
192	156	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.11121832	40.31506004
193	157	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.11121446	40.31503993
194	158	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.11122968	40.31505015
195	159	Hawthorn	*Crataegus crus-galli*	Fair	7	2 trunk 6	-83.11122999	40.31500738
196	159	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunk 6	-83.11122999	40.31500738
197	160	Hawthorn	*Crataegus crus-galli*	Fair	8		-83.11122389	40.3149643
198	161	Apple	*Malus sp.*	Fair	11		-83.11124877	40.31489694
199	162	Cherry, Black	*Prunus serotina*	Good	6		-83.11118873	40.31489927
200	163	Hackberry	*Celtis occidentalis*	Good	10		-83.11120583	40.31485826
201	164	Hackberry	*Celtis occidentalis*	Good	15		-83.11123984	40.31483246
202	165	Hackberry	*Celtis occidentalis*	Good	8		-83.1112498	40.31480069
203	166	Hawthorn	*Crataegus crus-galli*	Fair	7	3 stems 6,6	-83.11125472	40.31468144
204	166	Hawthorn	*Crataegus crus-galli*	Fair	6	3 stems 6,6	-83.11125472	40.31468144
205	166	Hawthorn	*Crataegus crus-galli*	Fair	6	3 stems 6,6	-83.11125472	40.31468144
207	166	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunk 6	-83.11126701	40.31462144
206	167	Hawthorn	*Crataegus crus-galli*	Fair	8	2 trunk 6	-83.11126701	40.31462144
208	168	Hawthorn	*Crataegus crus-galli*	Fair	7	2 trunk 6	-83.11127717	40.31452813
209	168	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunk 6	-83.11127717	40.31452813
210	169	Hawthorn	*Crataegus crus-galli*	Fair	9		-83.11127196	40.31445874
211	170	Hawthorn	*Crataegus crus-galli*	Fair	9	2 trunk 8	-83.11127358	40.31439216
212	170	Hawthorn	*Crataegus crus-galli*	Fair	8	2 trunk 8	-83.11127358	40.31439216
213	171	Hawthorn	*Crataegus crus-galli*	Fair	8		-83.11127483	40.31436921
214	172	Cherry, Black	*Prunus serotina*	Good	12		-83.1112775	40.31432168
215	173	Willow, Black	*Salix nigra*	Fair	9	2 trunk 8	-83.1112702	40.31427769
216	173	Willow, Black	*Salix nigra*	Fair	8	2 trunk 8	-83.1112702	40.31427769
217	174	Hackberry	*Celtis occidentalis*	Fair	12	4 trunk 10,6,6	-83.11120415	40.31425534
218	174	Hackberry	*Celtis occidentalis*	Fair	10	4 trunk 10,6,6	-83.11120415	40.31425534
219	174	Hackberry	*Celtis occidentalis*	Fair	6	4 trunk 10,6,6	-83.11120415	40.31425534
220	174	Hackberry	*Celtis occidentalis*	Fair	6	4 trunk 10,6,6	-83.11120415	40.31425534
221	175	Hackberry	*Celtis occidentalis*	Fair	11	2 trunk 10	-83.11121094	40.31425615
222	175	Hackberry	*Celtis occidentalis*	Fair	10	2 trunk 10	-83.11121094	40.31425615
223	176	Locust, Honey	*Gleditsia triacanthos*	Good	13		-83.11114779	40.31419867
224	177	Willow, Black	*Salix nigra*	Good	11		-83.11111585	40.31421697
225	178	Cottonwood, Eastern	*Populus deltoides*	Good	9		-83.1111082	40.31411445
226	179	Locust, Honey	*Gleditsia triacanthos*	Good	10		-83.11105771	40.31410769
227	180	Locust, Black	*Robinia pseudoacacia*	Fair	10	2 trunk 9	-83.11110864	40.31409382
228	180	Locust, Black	*Robinia pseudoacacia*	Fair	9	2 trunk 9	-83.11110864	40.31409382
229	181	Locust, Black	*Robinia pseudoacacia*	Fair	9	2 trunk 8	-83.11110725	40.31402485
230	181	Locust, Black	*Robinia pseudoacacia*	Fair	8	2 trunk 8	-83.11110725	40.31402485
231	182	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11181407	40.31427107
232	183	Bradford Pear	*Pyrus calleryana*	Fair	8	bradford 2 trunk 8	-83.11202932	40.31417518
233	183	Bradford Pear	*Pyrus calleryana*	Fair	8	bradford 2 trunk 8	-83.11202932	40.31417518
234	184	Bradford Pear	*Pyrus calleryana*	Fair	7	bradford 2 trunk 6	-83.11215941	40.31413972
235	184	Bradford Pear	*Pyrus calleryana*	Fair	6	bradford 2 trunk 6	-83.11215941	40.31413972
236	185	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11209303	40.31413143
237	186	Maple, Silver	*Acer saccharinum*	Fair	7		-83.11212247	40.31406411
238	187	Maple, Silver	*Acer saccharinum*	Fair	7		-83.11218007	40.31402901
239	188	Hackberry	*Celtis occidentalis*	Fair	10	2 trunk 10	-83.11229382	40.31422419
240	188	Hackberry	*Celtis occidentalis*	Fair	10	2 trunk 10	-83.11229382	40.31422419
241	189	Maple, Silver	*Acer saccharinum*	Fair	9	2 trunk 8	-83.11223766	40.31416678
242	189	Maple, Silver	*Acer saccharinum*	Fair	8	2 trunk 8	-83.11223766	40.31416678
243	190	Hawthorn	*Crataegus crus-galli*	Poor	7		-83.11275688	40.31398313
244	191	Hackberry	*Celtis occidentalis*	Fair	10	5 trunk 8,7,7,6	-83.11274448	40.31397247
245	191	Hackberry	*Celtis occidentalis*	Fair	8	5 trunk 8,7,7,6	-83.11274448	40.31397247
246	191	Hackberry	*Celtis occidentalis*	Fair	7	5 trunk 8,7,7,6	-83.11274448	40.31397247
247	191	Hackberry	*Celtis occidentalis*	Fair	7	5 trunk 8,7,7,6	-83.11274448	40.31397247
248	191	Hackberry	*Celtis occidentalis*	Fair	6	5 trunk 8,7,7,6	-83.11274448	40.31397247
249	192	Maple, Sugar	*Acer saccharum*	Fair	6		-83.11277155	40.31396921
250	193	Hackberry	*Celtis occidentalis*	Good	7		-83.11284164	40.31384531
251	194	Hackberry	*Celtis occidentalis*	Good	9		-83.11284501	40.3138318
252	195	Maple, Sugar	*Acer saccharum*	Poor	23		-83.11286174	40.31382682

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
253	196	Cottonwood, Eastern	*Populus deltoides*	Good	44		-83.11294529	40.3137334
254	197	Elm, Slippery	*Ulmus rubra*	Good	14		-83.11317392	40.31373061
255	198	Maple, Sugar	*Acer saccharum*	Good	6		-83.11319123	40.31372581
256	199	Maple, Sugar	*Acer saccharum*	Good	6		-83.11320574	40.31369504
257	200	Maple, Sugar	*Acer saccharum*	Good	6		-83.11319667	40.31365978
258	201	Maple, Sugar	*Acer saccharum*	Good	6		-83.11321674	40.31366024
259	202	Maple, Sugar	*Acer saccharum*	Good	7		-83.11322013	40.31365152
260	203	Maple, Sugar	*Acer saccharum*	Good	10		-83.11326178	40.31363616
261	204	Maple, Sugar	*Acer saccharum*	Good	6		-83.11327582	40.31362808
262	205	Maple, Sugar	*Acer saccharum*	Good	7		-83.11329674	40.31361549
263	206	Maple, Sugar	*Acer saccharum*	Good	12		-83.1133002	40.31363548
264	207	Maple, Sugar	*Acer saccharum*	Good	7		-83.11324924	40.31359332
265	208	Maple, Sugar	*Acer saccharum*	Good	7		-83.11324491	40.31358975
266	209	Maple, Sugar	*Acer saccharum*	Good	7		-83.11324134	40.31358273
267	210	Maple, Sugar	*Acer saccharum*	Good	7		-83.11320176	40.31357697
268	211	Maple, Sugar	*Acer saccharum*	Good	9		-83.11320077	40.31355978
269	212	Maple, Sugar	*Acer saccharum*	Good	6		-83.11318526	40.3135791
270	213	Maple, Sugar	*Acer saccharum*	Good	6		-83.11319563	40.31360344
271	214	Maple, Sugar	*Acer saccharum*	Good	8		-83.11319525	40.31363017
272	215	Maple, Sugar	*Acer saccharum*	Good	26		-83.11319533	40.31342124
273	216	Ash, White	*Fraxinus americana*	Fair	6		-83.11330938	40.31336935
274	217	Maple, Sugar	*Acer saccharum*	Good	24		-83.11327934	40.3132942
275	218	Maple, Sugar	*Acer saccharum*	Good	21		-83.1133118	40.3132128
276	219	Maple, Sugar	*Acer saccharum*	Good	26		-83.11338742	40.3131405
277	220	Elm, Slippery	*Ulmus rubra*	Good	8		-83.11353254	40.31293389
278	221	Cottonwood, Eastern	*Populus deltoides*	Good	52		-83.11353784	40.31291863
279	222	Elm, Slippery	*Ulmus rubra*	Good	8		-83.1135497	40.31289141
280	223	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.1123951	40.31194512
281	224	Locust, Honey	*Gleditsia triacanthos*	Fair	8	2 trunk 6	-83.11235576	40.31194644
282	224	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunk 6	-83.11235576	40.31194644
283	225	Locust, Honey	*Gleditsia triacanthos*	Good	10		-83.11233081	40.31195763
284	226	Locust, Honey	*Gleditsia triacanthos*	Good	8		-83.1123023	40.31196865
285	227	Elm, American	*Ulmus americana*	Good	11		-83.11230585	40.31198821
286	228	Elm, American	*Ulmus americana*	Good	10		-83.11228339	40.31197675
287	229	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.11228238	40.31198121
288	230	Elm, American	*Ulmus americana*	Good	11		-83.11223153	40.31200821
289	231	Locust, Honey	*Gleditsia triacanthos*	Fair	9	2 trunks 6	-83.11222719	40.31207296
290	231	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunks 6	-83.11222719	40.31207296
292	232	Locust, Honey	*Gleditsia triacanthos*	Good	14		-83.1121715	40.31206841
293	233	Locust, Honey	*Gleditsia triacanthos*	Good	9		-83.11225024	40.31214591
294	234	Elm, American	*Ulmus americana*	Good	16		-83.1122366	40.31215629
295	235	Locust, Honey	*Gleditsia triacanthos*	Fair	8	2 trunks 6	-83.11237901	40.31226337
296	235	Locust, Honey	*Gleditsia triacanthos*	Fair	6	2 trunks 6	-83.11237901	40.31226337
297	236	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11212324	40.31237446
298	237	Elm, Siberian	*Ulmus pumila*	Fair	10		-83.11193724	40.31223405
299	238	Hackberry	*Celtis occidentalis*	Good	9		-83.1125173	40.31253771
300	239	Cherry, Black	*Prunus serotina*	Good	14		-83.11256084	40.31253406
301	240	Maple, Sugar	*Acer saccharum*	Good	6		-83.11254467	40.31251967
302	241	Hackberry	*Celtis occidentalis*	Good	11		-83.11253795	40.31251928
303	242	Elm, American	*Ulmus americana*	Good	7		-83.11256312	40.31251691
304	243	Locust, Honey	*Gleditsia triacanthos*	Fair	11	2 trunks 11	-83.11253853	40.31247995
305	243	Locust, Honey	*Gleditsia triacanthos*	Fair	11	2 trunks 11	-83.11253853	40.31247995
306	244	Cherry, Black	*Prunus serotina*	Good	6		-83.11253628	40.3124429
307	245	Cherry, Black	*Prunus serotina*	Good	6		-83.11253942	40.31244093
308	246	Elm, American	*Ulmus americana*	Fair	8	2 trunks 8	-83.11251845	40.31236236
309	246	Elm, American	*Ulmus americana*	Fair	8	2 trunks 8	-83.11251845	40.31236236
310	247	Elm, American	*Ulmus americana*	Good	6		-83.11250375	40.31235087
311	248	Cherry, Black	*Prunus serotina*	Good	14		-83.11250186	40.3123516
312	249	Cherry, Black	*Prunus serotina*	Good	8		-83.11255753	40.31228296
313	250	Cherry, Black	*Prunus serotina*	Good	7		-83.11256836	40.31225461
314	251	Cherry, Black	*Prunus serotina*	Good	6		-83.11257163	40.31222692
315	252	Hackberry	*Celtis occidentalis*	Fair	11	2 trunks 9	-83.1125402	40.31221556
316	252	Hackberry	*Celtis occidentalis*	Fair	9	2 trunks 9	-83.1125402	40.31221556
318	253	Maple, Sugar	*Acer saccharum*	Good	10		-83.11258408	40.31216376
319	254	Oak, Pin	*Quercus palustris*	Good	15		-83.11261714	40.31212219
320	255	Maple, Sugar	*Acer saccharum*	Good	9		-83.11256844	40.31212206
321	256	Maple, Sugar	*Acer saccharum*	Good	7		-83.11261576	40.31208345
322	257	Oak, Black	*Quercus velutina*	Good	6		-83.11261416	40.31205559
323	258	Maple, Sugar	*Acer saccharum*	Good	8		-83.11263686	40.31203974
324	259	Oak, Pin	*Quercus palustris*	Good	10		-83.11267011	40.31208389
325	260	Maple, Sugar	*Acer saccharum*	Good	9		-83.11257564	40.31211662
326	261	Maple, Sugar	*Acer saccharum*	Fair	13		-83.11281239	40.3121915
327	262	Cherry, Black	*Prunus serotina*	Fair	8		-83.11289119	40.31224581
328	263	Elm, American	*Ulmus americana*	Fair	10		-83.1129122	40.31225718
329	264	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11315872	40.31239694
330	265	Maple, Sugar	*Acer saccharum*	Good	40		-83.11293541	40.31338831
331	266	Maple, Sugar	*Acer saccharum*	Good	28		-83.11283456	40.3136483
332	267	Cottonwood, Eastern	*Populus deltoides*	Fair	7		-83.11255193	40.31370282
333	268	Maple, Sugar	*Acer saccharum*	Fair	11		-83.11272897	40.31351466
334	269	Hackberry	*Celtis occidentalis*	Fair	9		-83.11278708	40.31352069
335	270	Maple, Sugar	*Acer saccharum*	Good	52		-83.1128059	40.3133509
336	271	Hackberry	*Celtis occidentalis*	Fair	12		-83.11266406	40.31317681
338	272	Hackberry	*Celtis occidentalis*	Fair	6		-83.11267376	40.31318044
340	273	Hackberry	*Celtis occidentalis*	Fair	14		-83.11267145	40.31317816

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
341	274	Bradford Pear	*Pyrus calleryana*	Fair	7		-83.112802	40.31297763
342	275	Hackberry	*Celtis occidentalis*	Fair	19	2 trunks 12	-83.11264733	40.31282128
343	275	Hackberry	*Celtis occidentalis*	Fair	12	2 trunks 12	-83.11264733	40.31282128
344	276	Cherry, Black	*Prunus serotina*	Fair	8		-83.11265058	40.31280571
345	277	Cherry, Black	*Prunus serotina*	Fair	8		-83.11264739	40.31275693
346	278	Locust, Black	*Robinia pseudoacacia*	Fair	8	2 trunks 7	-83.11256414	40.31272902
347	278	Locust, Black	*Robinia pseudoacacia*	Fair	7	2 trunks 7	-83.11256414	40.31272902
348	279	Locust, Black	*Robinia pseudoacacia*	Good	11		-83.11254494	40.31268745
349	280	Locust, Black	*Robinia pseudoacacia*	Good	8		-83.1125452	40.31267245
350	281	Hackberry	*Celtis occidentalis*	Fair	18		-83.11232349	40.31403265
351	282	Elm, American	*Ulmus americana*	Fair	12		-83.11233111	40.3140158
352	283	Hackberry	*Celtis occidentalis*	Fair	6		-83.11235764	40.31379688
353	284	Hackberry	*Celtis occidentalis*	Fair	8		-83.11234803	40.31377562
354	285	Maple, Sugar	*Acer saccharum*	Fair	6		-83.11234567	40.31377648
355	286	Hackberry	*Celtis occidentalis*	Fair	11		-83.11235359	40.31372668
356	287	Hackberry	*Celtis occidentalis*	Fair	7		-83.11235568	40.31373763
359	288	Elm, American	*Ulmus americana*	Fair	11		-83.11236505	40.31372983
360	289	Bradford Pear	*Pyrus calleryana*	Fair	7	2 trunks 7	-83.11251319	40.31404557
361	289	Bradford Pear	*Pyrus calleryana*	Fair	7	2 trunks 7	-83.11251319	40.31404557
362	290	Mulberry, Red	*Morus rubra*	Fair	6		-83.11298315	40.31414693
364	291	Maple, Sugar	*Acer saccharum*	Fair	9	2 trunks 8	-83.11316724	40.31397023
365	291	Maple, Sugar	*Acer saccharum*	Fair	8	2 trunks 8	-83.11316724	40.31397023
366	292	Maple, Sugar	*Acer saccharum*	Good	8		-83.11323555	40.3138516
367	293	Ash, White	*Fraxinus americana*	Fair	9	2 trunks 9	-83.11276336	40.31453986
368	293	Ash, White	*Fraxinus americana*	Fair	9	2 trunks 9	-83.11276336	40.31453986
369	294	Ash, White	*Fraxinus americana*	Fair	8		-83.11283093	40.31476783
370	295	Maple, Silver	*Acer saccharinum*	Fair	8	2 trunks 7	-83.11286835	40.31476867
371	295	Maple, Silver	*Acer saccharinum*	Fair	7	2 trunks 7	-83.11286835	40.31476867
372	296	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11261511	40.31456094
373	297	Cottonwood, Eastern	*Populus deltoides*	Fair	16		-83.11261165	40.31475991
374	298	Boxelder	*Acer negundo*	Fair	6		-83.11301199	40.3149802
375	299	Hackberry	*Celtis occidentalis*	Fair	6		-83.11291357	40.31497309
376	300	Hackberry	*Celtis occidentalis*	Fair	9		-83.11273826	40.31544451
377	301	Locust, Honey	*Gleditsia triacanthos*	Fair	6		-83.11274598	40.31546363
378	302	Oak, Pin	*Quercus palustris*	Fair	6		-83.11259098	40.31543517
379	303	Oak, Pin	*Quercus palustris*	Fair	6		-83.11238223	40.31643436
381	304	Cottonwood, Eastern	*Populus deltoides*	Fair	7		-83.11190099	40.31697738
382	305	Cottonwood, Eastern	*Populus deltoides*	Fair	9		-83.11184405	40.31697628
383	306	Cottonwood, Eastern	*Populus deltoides*	Fair	6		-83.11179377	40.3169845
384	307	Cottonwood, Eastern	*Populus deltoides*	Fair	8		-83.11175108	40.3169487
385	308	Cottonwood, Eastern	*Populus deltoides*	Fair	6		-83.11170571	40.31696219
386	309	Pine, White	*Pinus strobus*	Fair	8		-83.11165299	40.31714352
387	310	Pine, White	*Pinus strobus*	Fair	6		-83.11136832	40.31713369
388	311	Ash, Green	*Fraxinus pennsylvanica*	Fair	6		-83.11099407	40.31666723
389	312	Locust, Honey	*Gleditsia triacanthos*	Good	6		-83.11105439	40.31661965
390	313	Hackberry	*Celtis occidentalis*	Good	8		-83.11110864	40.31643425
391	314	Hackberry	*Celtis occidentalis*	Good	7		-83.11109975	40.31642866
392	315	Hackberry	*Celtis occidentalis*	Good	11		-83.11109727	40.31623036
393	316	Willow, Black	*Salix nigra*	Good	8		-83.11113226	40.31619641
394	317	Mulberry, Red	*Morus rubra*	Fair	8	2 trunks 6	-83.11119842	40.31618003
395	317	Mulberry, Red	*Morus rubra*	Fair	6	2 trunks 6	-83.11119842	40.31618003
396	318	Mulberry, Red	*Morus rubra*	Fair	6		-83.11121982	40.31615674
397	319	Hackberry	*Celtis occidentalis*	Good	6		-83.11117323	40.3161149
398	320	Cherry, Black	*Prunus serotina*	Good	8		-83.11119008	40.31606129
399	321	Cherry, Black	*Prunus serotina*	Good	6		-83.11120291	40.31593953
400	322	Hackberry	*Celtis occidentalis*	Good	9		-83.11120271	40.31592657
401	323	Hackberry	*Celtis occidentalis*	Fair	10	3 trunks 7, 8	-83.11121082	40.31584274
402	323	Hackberry	*Celtis occidentalis*	Fair	8	3 trunks 7, 8	-83.11121082	40.31584274
403	323	Hackberry	*Celtis occidentalis*	Fair	7	3 trunks 7, 8	-83.11121082	40.31584274
404	324	Hackberry	*Celtis occidentalis*	Good	6		-83.11118377	40.31578858
405	325	Hackberry	*Celtis occidentalis*	Fair	14	2 trunks 12	-83.11122855	40.31555619
406	325	Hackberry	*Celtis occidentalis*	Fair	12	2 trunks 12	-83.11122855	40.31555619
407	326	Hackberry	*Celtis occidentalis*	Good	10		-83.11124039	40.31539699
408	327	Hackberry	*Celtis occidentalis*	Good	8		-83.11123648	40.3153851
409	328	Hackberry	*Celtis occidentalis*	Good	8		-83.11124429	40.31530175
411	329	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunks 6	-83.11123561	40.3152299
412	329	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunks 6	-83.11123561	40.3152299
413	330	Cherry, Black	*Prunus serotina*	Good	6		-83.11125886	40.31514553
414	331	Hackberry	*Celtis occidentalis*	Fair	16	3 trunks 12, 6	-83.11125474	40.31511804
415	331	Hackberry	*Celtis occidentalis*	Fair	12	3 trunks 12, 6	-83.11125474	40.31511804
416	331	Hackberry	*Celtis occidentalis*	Fair	6	3 trunks 12, 6	-83.11125474	40.31511804
417	332	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11127089	40.315074
418	333	Hawthorn	*Crataegus crus-galli*	Fair	7		-83.11125499	40.31507975
420	334	Hawthorn	*Crataegus crus-galli*	Fair	7	2 trunks 6	-83.11126297	40.31498306
421	334	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunks 6	-83.11126297	40.31498306
422	335	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunks 6	-83.1112496	40.31495599
423	335	Hawthorn	*Crataegus crus-galli*	Fair	6	2 trunks 6	-83.1112496	40.31495599
424	336	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11127496	40.31494922
427	337	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11126359	40.31493915
428	338	Cherry, Black	*Prunus serotina*	Good	7		-83.11131388	40.31482728
429	339	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11128543	40.31475826
430	340	Hawthorn	*Crataegus crus-galli*	Fair	6		-83.11129359	40.31465888
432	341	Hackberry	*Celtis occidentalis*	Good	8		-83.1112927	40.3146102
433	342	Hackberry	*Celtis occidentalis*	Good	16		-83.11130399	40.31456476

Stem ID	Tree ID	Common Name	Scientific Name	Condition	DBH Size	*Multiple DBH	XCOORD	YCOORD
434	343	Osage-Orange	*Maclura pomifera*	Good	18		-83.11128933	40.31429886
435	344	Hackberry	*Celtis occidentalis*	Good	7		-83.11128928	40.31424091
436	345	Hackberry	*Celtis occidentalis*	Good	9		-83.1112862	40.31423832
437	346	Hackberry	*Celtis occidentalis*	Good	6		-83.11126071	40.3142266
438	347	Cherry, Black	*Prunus serotina*	Good	8		-83.11123396	40.31422211
439	348	Osage-Orange	*Maclura pomifera*	Good	9		-83.11113888	40.31419719
441	349	Hackberry	*Celtis occidentalis*	Good	7		-83.11106167	40.31416092
442	350	Cherry, Black	*Prunus serotina*	Good	10		-83.11105236	40.31415894
443	351	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.11150087	40.3142658
444	352	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.1118796	40.31418023
445	353	Bradford Pear	*Pyrus calleryana*	Fair	6		-83.1120871	40.31421096
446	354	Maple, Silver	*Acer saccharinum*	Fair	7	2 trunks 6	-83.11221329	40.31418248
447	354	Maple, Silver	*Acer saccharinum*	Fair	6	2 trunks 6	-83.11221329	40.31418248
448	355	Maple, Silver	*Acer saccharinum*	Fair	7		-83.11219212	40.31405331
449	356	Hackberry	*Celtis occidentalis*	Fair	7		-83.11229168	40.31431344
454	357	Hackberry	*Celtis occidentalis*	Fair	7	2 trunks 6	-83.11228881	40.31431643
455	357	Hackberry	*Celtis occidentalis*	Fair	6	2 trunks 6	-83.11228881	40.31431643
457	358	Hackberry	*Celtis occidentalis*	Fair	7		-83.11273593	40.3140525
462	359	Oak, Pin	*Quercus palustris*	Good	8		-83.11295155	40.3138851
463	360	Oak, Pin	*Quercus palustris*	Good	7		-83.11297041	40.31386632
464	361	Hackberry	*Celtis occidentalis*	Fair	11	2 trunks 8	-83.11291814	40.31377848
465	361	Hackberry	*Celtis occidentalis*	Fair	8	2 trunks 8	-83.11291814	40.31377848
466	362	Hackberry	*Celtis occidentalis*	Fair	8	2 trunks 6	-83.11294337	40.31375082
467	362	Hackberry	*Celtis occidentalis*	Fair	6	2 trunks 6	-83.11294337	40.31375082
469	363	Maple, Sugar	*Acer saccharum*	Good	34		-83.11301801	40.31364983
470	364	Cottonwood, Eastern	*Populus deltoides*	Good	34		-83.11306379	40.31359393
471	365	Elm, American	*Ulmus americana*	Fair	9	2 trunks 6	-83.11309248	40.31355255
472	365	Elm, American	*Ulmus americana*	Fair	6	2 trunks 6	-83.11309248	40.31355255
473	366	Hackberry	*Celtis occidentalis*	Good	6		-83.11310202	40.31354546
474	367	Cherry, Black	*Prunus serotina*	Good	7		-83.11309129	40.31353187
477	368	Maple, Sugar	*Acer saccharum*	Good	8		-83.1131254	40.3135017
478	369	Maple, Sugar	*Acer saccharum*	Good	6		-83.11313334	40.31348531
480	370	Maple, Sugar	*Acer saccharum*	Good	9		-83.11323901	40.31352326
481	371	Cherry, Black	*Prunus serotina*	Good	11		-83.11327476	40.31355857
482	372	Maple, Sugar	*Acer saccharum*	Good	10		-83.11328818	40.31353899
483	373	Maple, Sugar	*Acer saccharum*	Good	6		-83.11327584	40.31349446
484	374	Maple, Sugar	*Acer saccharum*	Good	10		-83.11333463	40.31345975
485	375	Cherry, Black	*Prunus serotina*	Good	7		-83.11332517	40.31341295
486	376	Cherry, Black	*Prunus serotina*	Good	6		-83.11332961	40.31323006
487	377	Elm, American	*Ulmus americana*	Good	7		-83.11337213	40.31313753
488	378	Maple, Sugar	*Acer saccharum*	Good	6		-83.11348038	40.31300221
				Total DBH =	4414			

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CONCEPTUAL RENDER
NOT TO SCALE
STREET VIEW

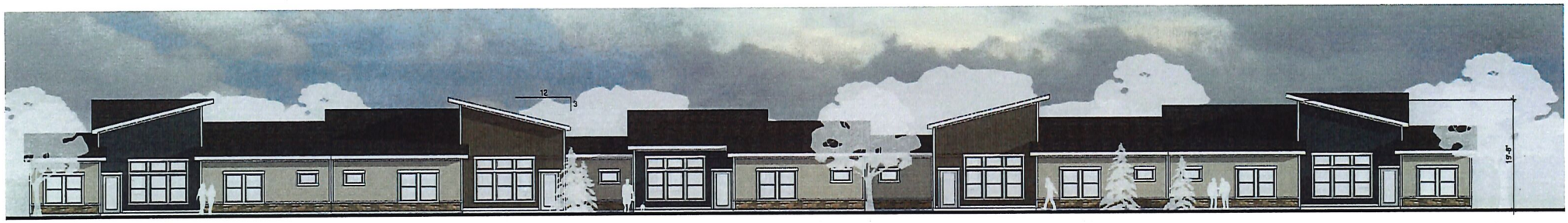
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PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
JUNE 05, 2017

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01 A **FRONT ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 01*



01 B **REAR ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 01*



01 C **SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 01*



01 D **SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 01*

EXTERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

**LOCATED @ CLERESTORY OPENINGS*

GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

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FRONT ELEVATION
1/8" = 1'-0" *BUILDING TYPE 02*



REAR ELEVATION
1/8" = 1'-0" *BUILDING TYPE 02*



SIDE ELEVATION
1/8" = 1'-0" *BUILDING TYPE 02*



02/D **SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 02*

ERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

**LOCATED @ CLERESTORY OPENINGS*

GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

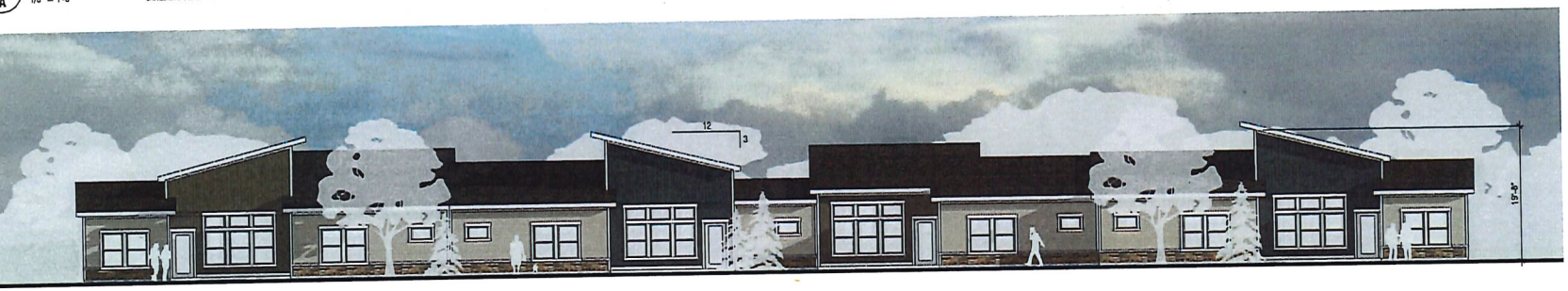
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JUNE 06, 2017

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03 A **FRONT ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 03F*



03 B **REAR ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 03F*



03 C **SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 03F*



03 D **SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 03F*

EXTERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

**LOCATED @ CLERESTORY OPENINGS*

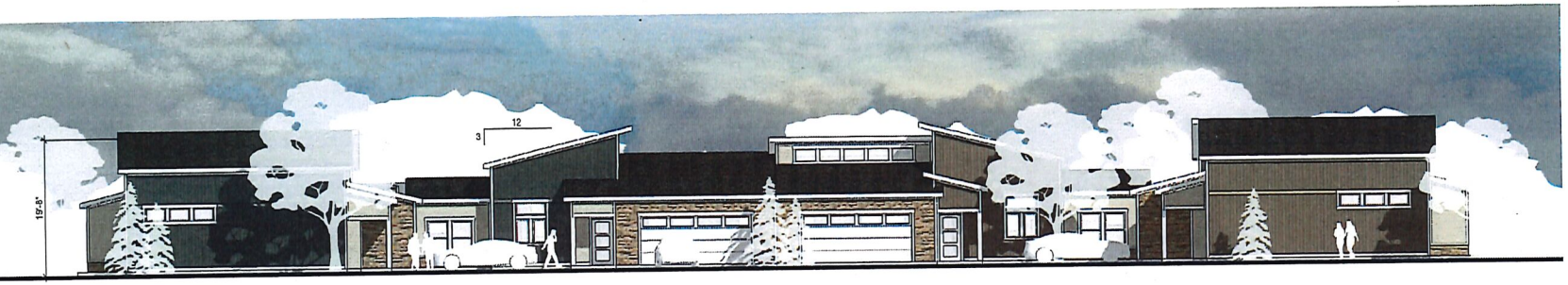
GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

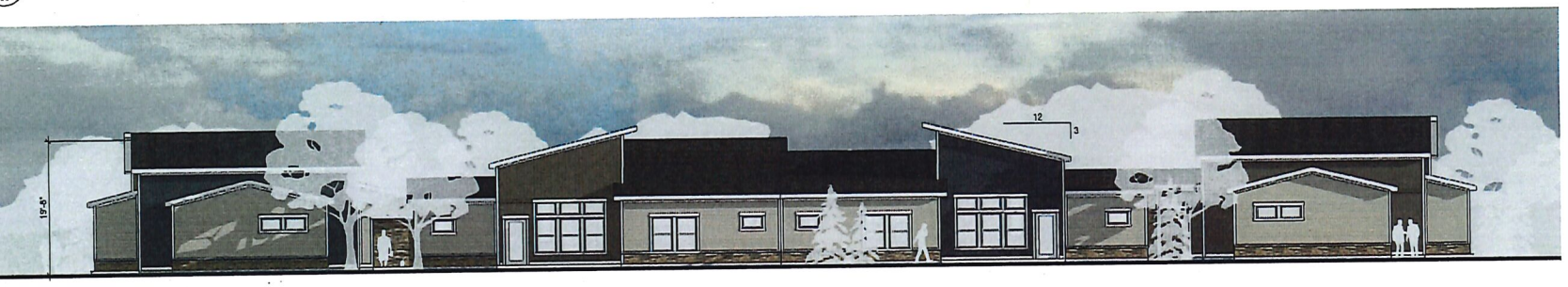
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04 A **FRONT ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 04*



04 B **REAR ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 04*



04 C **INTERIOR SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 04*



04 D **EXTERIOR SIDE ELEVATION**
1/8" = 1'-0" *BUILDING TYPE 04*

EXTERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

**LOCATED @ CLERESTORY OPENINGS*

GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

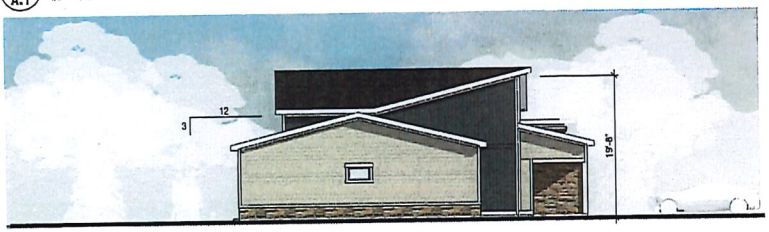
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05 A.1 **FRONT ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*



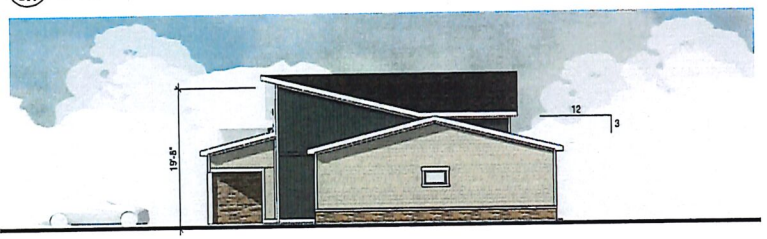
05 B **SIDE ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*



05 A.2 **FRONT ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*



05 C.1 **REAR ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*



05 D **SIDE ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*



05 C.2 **REAR ELEVATION** 1/8" = 1'-0" *BUILDING TYPE 05F*

EXTERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

**LOCATED @ CLERESTORY OPENINGS*

GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

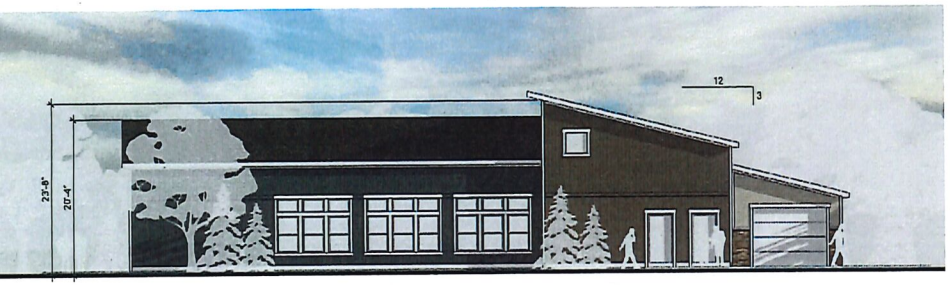
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CO A **FRONT ELEVATION**
1/8" = 1'-0" COMMONS



CO B **REAR ELEVATION**
1/8" = 1'-0" COMMONS



CO C **SIDE ELEVATION**
1/8" = 1'-0" COMMONS



CO D **SIDE ELEVATION**
1/8" = 1'-0" COMMONS

XTERIOR MATERIAL PALETTE

ROOFING SHINGLE
30-YEAR DIMENSIONAL SHINGLE
COLOR: WEATHERED WOOD

STONE BASE
SYNTHETIC STONE VENEER
LEDGE STONE // TAN //
GROUTED JOINT *(NOT DRYSTACK)*

PREMIUM VINYL SIDING
0.44" THICK CLAPBOARD PREMIUM SIDING
COLOR: MONTEREY SAND
HORIZONTAL

PREMIUM VINYL SIDING
3.50" TRIM
COLOR: GLACIER WHITE

**ALL WINDOWS AND DOOR OPENINGS, CORNERS, EAVE AND BASE CONDITIONS.*

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CANYON DRIFT
VERTICAL

PREMIUM VINYL SIDING
0.50" THICK BOARD & BATTEN PREMIUM SIDING
COLOR: CHARCOAL SMOKE
VERTICAL

PREMIUM VINYL SIDING
LOUVERED GABLE VENT
COLOR: GLACIER WHITE

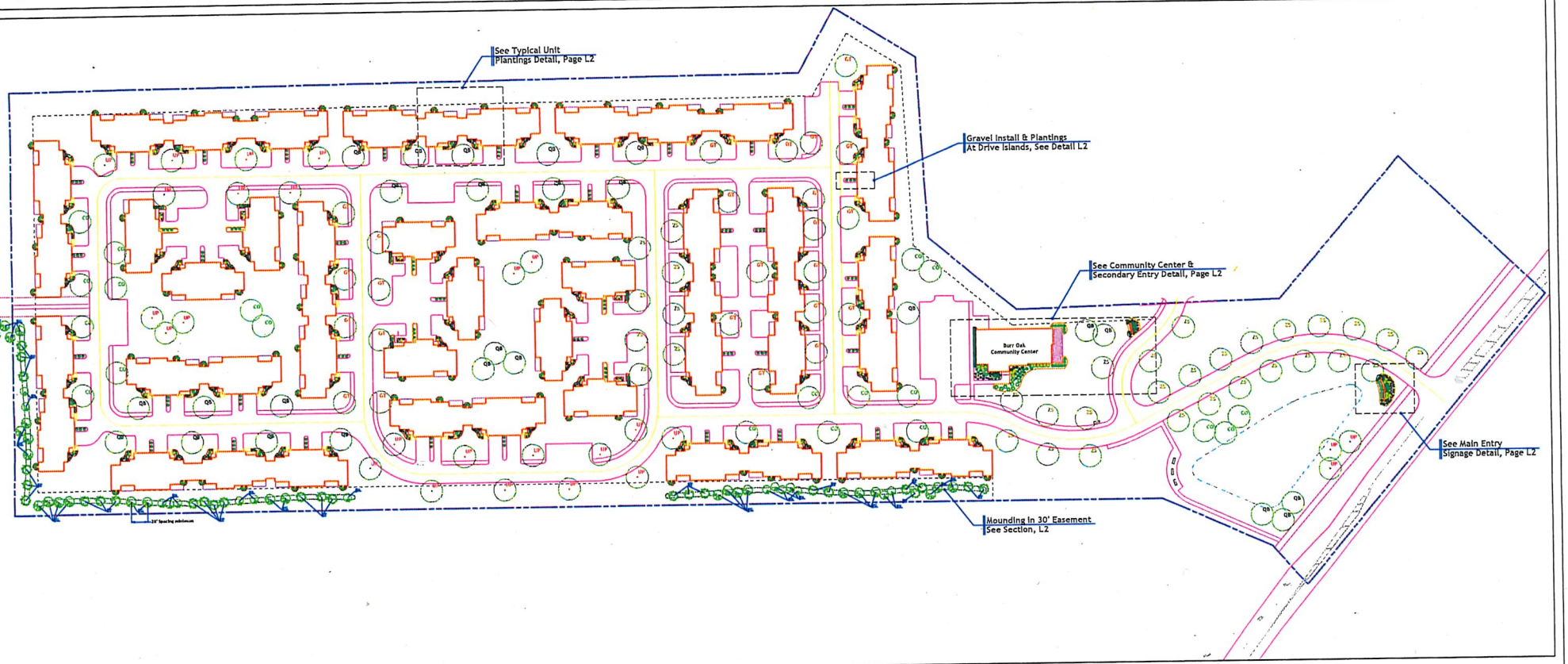
**LOCATED @ CLERESTORY OPENINGS*

GUTTERS / DOWNSPOUTS
SEAMLESS ALUMINUM, K-PROFILE
COLOR: WHITE

**ALL DOWNSPOUTS INCORPORATE SPLASH BLOCKS.*

BURR OAK COMMONS
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
JUNE 06, 2017

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eneral Notes

ontractor shall be responsible for making themselves familiar with all underground utilities, pipes and structures.
Contractor shall take sole responsibility for any costincurred due to damage of said utilities.
Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design.
Such conditions shall be immediately brought to the attention of the authorized owner's representative.
The contractor shall assume full responsibility for all necessary revision due to failure to give such notification.
Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

ll work shall be performed by a landscape contractor with minimum 5 years experience with similar projects of scope and size.

inal location of all plant materials shall be subject to the approval of the owner's representative/architect/City of Delaware.

ll planting beds are to be top dressed with 3" of organic blend soil (Jones Mix) and incorporated into the top 12" of existing soil by means of roto-tilling.

ll planting beds are to be mulched with shredded hardwood mulch to a depth of 3".

ll plant material shall match specifications per species and shall comply with ANSI Z60.1 "Standards for Nursery Stock".

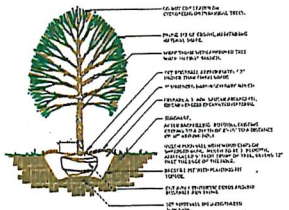
Trees, shrubs and perennials shall be installed as per details noted on landscape sheet L-1.
Excavate hole for tree plantings two times the width of the root ball.
Contractor shall field stake and coordinate all tree locations with City of Delaware Planning Department.

ll areas noted to be seeded will be fine graded and hydro seeded. Type of seed to turf type fescue. Seed to be applied at a rate of 4 lbs. per 1,000 sq. ft.

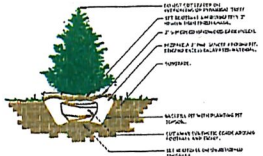
Plant material quantities are listed for the benefit of the contractor but should not always assumed to be correct. In the event of a discrepancy the plan will take precedence over the materials list.

Site benches are manufactured by The Park and Facilities Catalog. Pallsades single contour redwood bench. 59 ½" length. In-Ground Mount. All metal powder coated painted black. No Armrest. 7 total benches to be used on site.

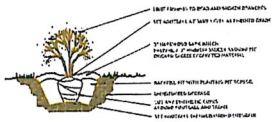
Standard Planting Details



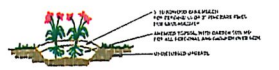
Deciduous Tree Detail



Evergreen Tree Detail



Shrub Detail



Annual/Perennials Detail

Plant Materials List

Symbol	Quantity	Botanical/Common Name	Size	Condition	Remarks
Trees					
CO	20	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	1 ½" cal.	B&B	Well Branched/ Well Matched
GT	34	Gleditsia triacanthos inermis var. Skyline Skyline Honeylocust	1 ½" cal.	B&B	Well Branched/ Well Matched
QB	25	Quercus bicolor Swamp White Oak	1 ½" cal.	B&B	Well Branched/ Well Matched
UP	24	Ulmus parvifolia Lacebark Elm	1 ½" cal.	B&B	Well Branched/ Well Matched
ZS	33	Zelkova serrata 'Green Vase' Green Vase Zelkova	1 ½" cal.	B&B	Well Branched/
Evergreen Trees					
PA	15	Picea abies Norway Apple	6-7' ht.	B&B	Well Matched
PG	23	Picea glauca White Spruce	6-7' ht.	B&B	Well Matched
PP	38	Picea pungens Colorado Blue Spruce	6-7' ht.	B&B	Well Matched
Shrubs					
BA	78	Buxus sp. 'Green Gem' Green Gem Boxwood	15-18" ht.	Container	Well Matched
EU	91	Euonymus alatus "Compactus" Dwarf Burning Bush	24-30" ht.	B&B	Well Matched/ Well Branched
JH	9	Juniperus hor. plumosa "Youngstown" Youngstown Andorra Juniper	#3	Container	Well Matched
SG	109	Spirea x Goldmound Goldmound Spirea	#3	Container	Well Matched
SM	72	Syringa meyeri "Palibin" Dwarf Korean Lilac	#5	Container	Well Matched
TD	243	Taxus media 'dsmithii' Dsmith Yew	#5	Container	Well Matched
VB	31	Viburnum x carlcephalum Fragrant Viburnum	24-30" ht.	B&B	Well Matched
Perennials					
HS	108	Hemerocallis sp. "Happy Returns" Happy Returns Daylily	#1	Container	Plant 30" o.c.
HC	39	Hosta x fusseii 'Walker's Glow' Walkers Glow Hosta	#1	Container	Plant 36" o.c.
Perennial Grasses					
MS	432	Miscanthus sp. Maiden Grass	#2	Container	Plant 36" o.c.

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North

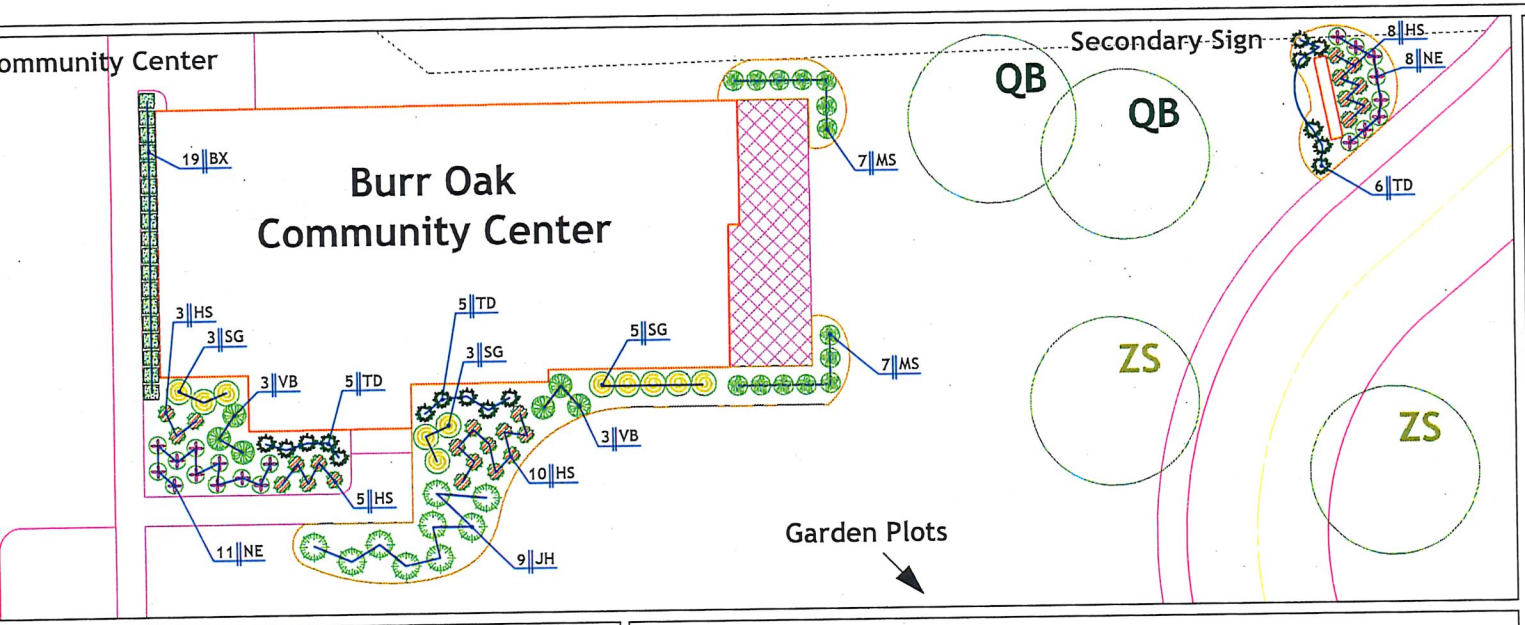
Designed By: Dennis Karem	Date: 2017 06 05 1719
Drafted By: EMN	Scale: 1"=60' on 24x36
EMI Contact: Dennis Karem	Drawing Number: L1

Burr Oak
Site/ Tree Plan

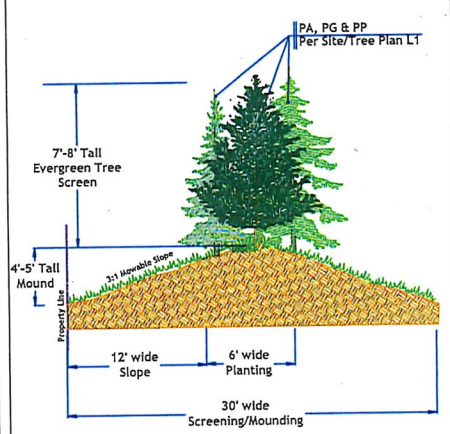
EMI Environmental Management Inc
P.O. BOX 175
DUBLIN, OHIO 43017-0175
(614)876-9988

landscape industry certified technician

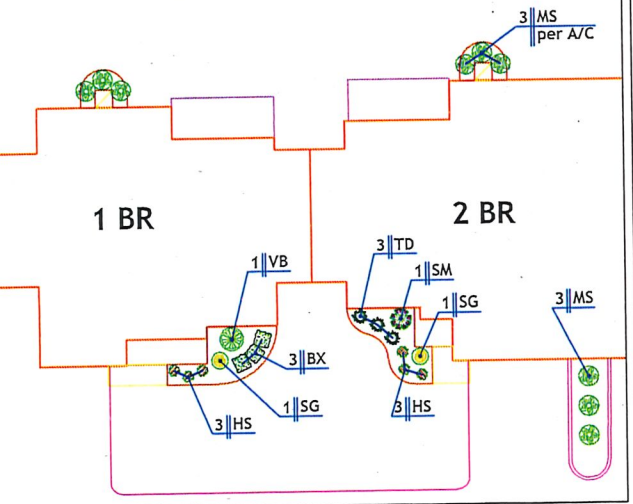
ommunity Center



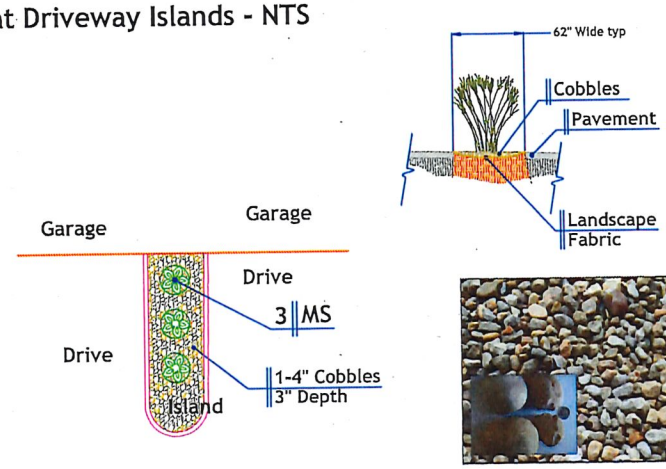
Mounding/Screening
Section - NTS



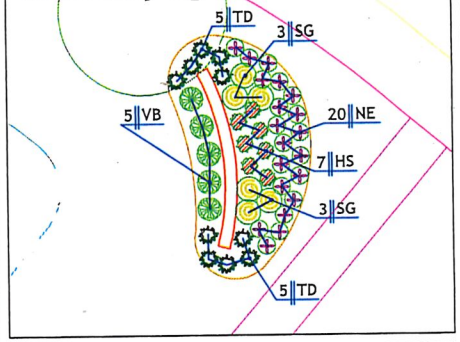
Unit Plantings
Layout varies slightly, quantity is same per unit



Gravel & Plantings
at Driveway Islands - NTS



Main Entry Sign



Note: For Plant List reference,
Planting Notes & General Notes
See Sheet L1

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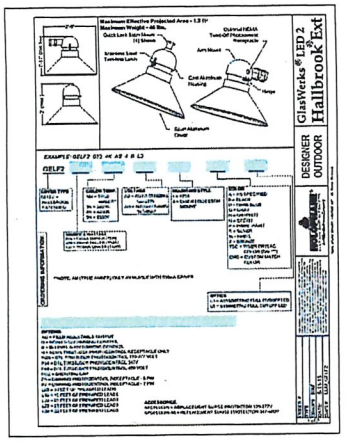
North

Designed By: Dennis Karem	Date: 2017 06 05 1724
Drafted By: EMN	Scale: 1"=10' on 24x36
EMI Contact: Dennis Karem	Drawing Number: L2

Burr Oak
Community Center, Signage & Units
Planting Details

EMI Environmental Management, Inc.
P.O. BOX 175
DUBLIN, OHIO 43017-0175
(614)876-9988

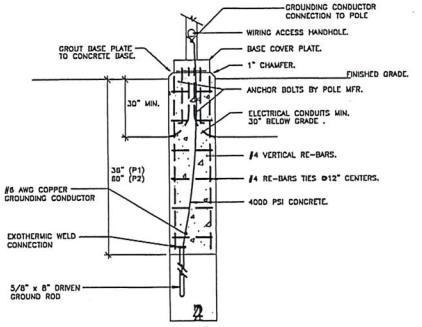
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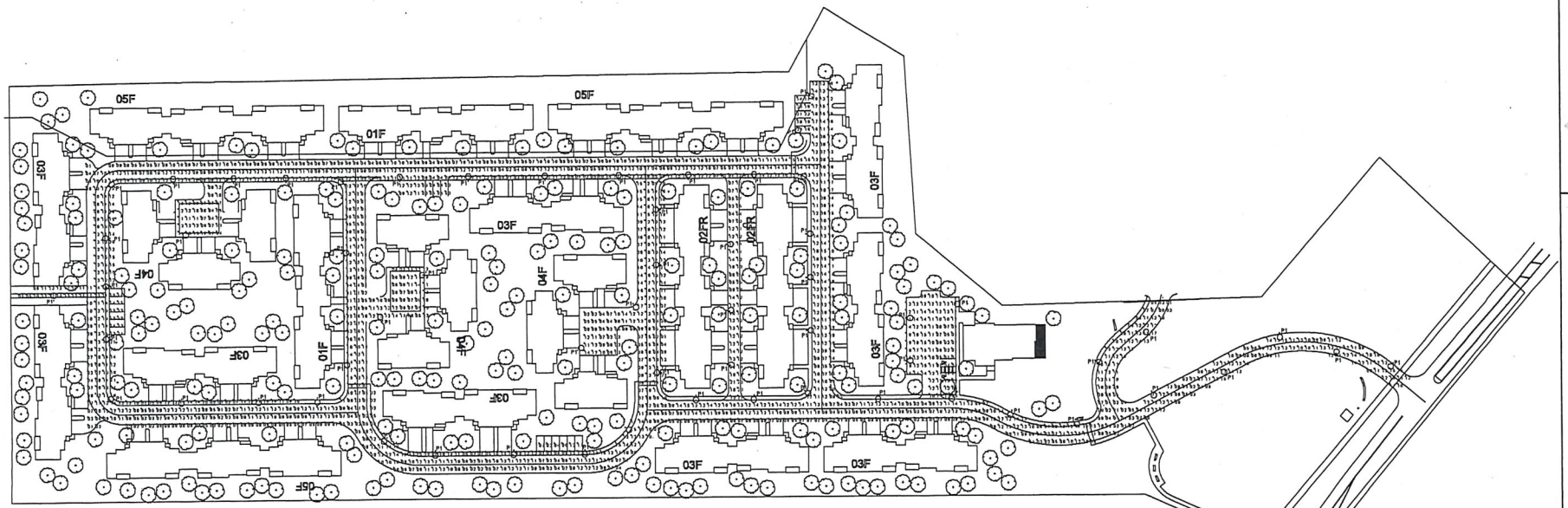
P1 LIGHT FIXTURE



P1 LIGHT FIXTURE ON POLE
(16' MOUNTING HEIGHT)



POLE BASE
NTS



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	2.2 fc	0.1 fc	22.0:1	10.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number of Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	P1	38			GLASWERKS EXTENDED HALLBROOKER, FLAT LENS, 16' POLE, 1 HEAD	1.00	1	GEL2_16_ASYM_R_FLAT_LENS.ies	5816	1	75

ROADWAY PHOTOMETRIC PLAN
NTS

.1 Point One Design, Ltd.
Consulting Engineers
9941 York Theta Drive North Royalton, Ohio 44133
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JAMES A. KNOCHEL 70715 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

DATE	REVISION

ROADWAY PHOTOMETRIC PLAN

TREPLUS COMMUNITIES
BURR OAK
DELAWARE, OHIO

PROJECT NO.	17344
DRAWN BY:	EDU
CHECKED BY:	JAK
SCALE:	
DATE:	6/5/2017
Sheet No.	PM.01

Treplus Communities

Company Profile

Burr Oak Commons
June 2017

A hip*, new rental housing experience for the young at heart

*smart and sophisticated

Contact Information:

Jane Arthur Roslovic

Ann Arthur Cook

Geoffrey W. Arthur

Mission Statement – to build and retain a profitable collection of premier rental communities for active baby-boomers.

Vision Statement – to develop premier rental communities focused on meeting the needs of the discerning baby-boomer - offering their desired amenities and concierge service for long-term residency.

Values

Honesty/Integrity (professional)
Trust
Respect
Fair
Purpose
Passion
Open Communication
Responsible (fiscally, socially, professionally)
Individualism
Work/life Balance
Community stewardship
Create Meaningful economic value

The Opportunity

With the aging of the large baby-boom generation (born '46 – '64) and increased lifespan, the 50 and over population of the United States is projected to increase 20% by 2030 to 132MM. In considering options for their future housing, this demographic of mature adults will be focusing on new priorities driven by the desire to age in place in independent housing while remaining close to their current community. These priorities include - housing accessibility; affordability; proximity to shopping; social interaction /connectivity and access to support services.

A large proportion of this group, with no children living at home and nearing or in retirement, will be considering downsizing from their current homes for lifestyle considerations including - services, accessibility, flexibility and maintenance and property tax free living. There is seriously inadequate and insufficient housing stock for this group. Housing which incorporates all basic elements of Universal Design (UD) accessibility comprises less than 1% of all US housing stock. The 5 basic UD design elements including: no-step entry, single floor living, wide doorways and halls, accessible electrical controls, lever door and faucet handles.

Target Resident Profile

Baby Boomers who want to downsize within their current community - improving or maintaining their proximity to family, friends, town and medical services and community activities. One or two person households with income levels $70k plus – renters by choice – looking to downsize in or near their current community - to single level property with attached

garage and UD design for next phase of life. We have conducted focus group studies to target the amenities desired by the target resident. Market studies sizing opportunities for specific sites have also been provided.

Product Attributes

Site locations and plans – Density of 6 – 8 units per acre and community size of 80 – 120 units. Located in green/urban area submarkets in the outskirts of larger cities. The areas targeted will be smaller towns with an adequate, affordable supply of land in good proximity to town for multifamily low-density zoning and adequate population catchment/income (e.g. Newark, Marysville, Pickerington, Delaware to Columbus Ohio). Properties will be close to shopping and health-care facilities. Well landscaped property with walking trails or in close proximity to outdoor recreation.

Floor plans – Large single-level floor plan of one to two bedrooms plus a den, 1.5 to 2.5 baths with attached garage. Open plan living with dining area and kitchen bar/island, ample storage with walk in closets, and laundry room.

Style & Construction – Contemporary design with shed roofs, mixed materials and loft style windows to maximize natural light – a noticeably stand-out design for the multifamily market. Classic condo style finishes – LVT hard wood floors, granite counter-tops. Universal Design for full access and ability to age in place – including no-step entry, single floor living, wide doorways and halls, accessible electrical controls, lever door and faucet handles. Green Design for energy efficiencies and minimal impact.

Services/Amenities – Hands on, full service on-site property management. Treplus will have a unique management plan with very selective criteria for on-site property management and facilities management. A Commons building for casual social interaction, events and resident private use will be a key feature of the communities. The leasing/management office and maintenance offices will be headquartered in the commons for convenience. The Commons will have gathering spaces with Wi-Fi and seating, business center and library, kitchen, fitness center, patio with grill and fire pit. The communities will provide a wide range of amenities including trash pick-up, home checks for traveling residents and concierge services delivered through a proactive community management. Smoke free buildings will be available.

Competitive Positioning

Renters by choice are opting to rent as a lifestyle choice and they want great conveniences, flexibility and personalized services when choosing their apartment home. Treplus apartment communities will offer the complete package of location, floor plan design, contemporary & universal design, convenience, and amenities for the discriminating renter by choice. After consumer research, we believe we have put together a formula for delivering all of the relevant lifestyle needs.

Focus Group Findings

Treplus Communities has contracted multiple market studies. One group of 50 – 60 year olds and one group of 61 – 70 year olds. All had family income >$70k and all were considering downsizing from their current housing in the near future. Most intend to transition to one-floor

living whether or not they had considered mobility issues. The top amenities that these groups stated they would be willing to pay a premium for included:

- Additional bedrooms: 2 to 3 bedroom plans
- Ample storage closets
- Work/hobby space and storage in garage
- Attached 2 car garage
- Gas heat
- Technology ready – cable; Ethernet wiring; wireless internet
- Patio
- Close to outdoor activity – walking/biking trails

Many other features were highlighted and discussed. They want quiet, secure communities with easy access to basic shopping. They like the idea of a clubhouse with party room, kitchen, big screen TV, seating and outdoor patio, (but aren't ready for a senior center). They are sensitive to the issue of home security as they travel and may be away from home for extended periods. The groups viewed an early version of the concept floor plans and facades and provided comments - they liked the feel of the interiors with hardwood floors, high ceilings and a pass through kitchen. While the bulk of the participants were living in single family homes, many want to be free of the responsibilities of house and garden maintenance and property taxes and intend to live in their next home until they need assisted living.

Company Leadership

Jane Arthur Roslovic - has been in the real estate investment business as a managing member of Treplus Communities LLC since 2011. With her partners, they have identified and acquired 368 multi-family units and secured $70mm in financing. She has served on the board of Broad Street Financial Co., Treplus' parent company since 2007. Jane has experience in acquiring, managing, increasing value and selling a small manufacturing business, The Kingswood Company. Prior to Kingswood, Jane worked for Fifth Third Bank in non- Profit and Public Funds banking in the Central Ohio market growing the visibility in this market through significant loans and deposit relationships. Jane started her career in multi-family management of 500+ apartments and development of $10MM in residential real estate. Education; Southern Methodist University, 1984. Member of the Board of Trustees for the following organizations in Central Ohio: Columbus School for Girls, Urban Growth, Franklin Park Conservatory, Charles Kleibacker Fund at The Columbus Museum of Art.

Ann Arthur Cook – has been in the real estate investment business as a managing member of Treplus Communities LLC since 2011. With her partners, they have identified and acquired 368 multi-family units and secured $70mm in financing. She has served on the board of Broad Street Financial Co., Treplus' parent company since 2007. Ann was a banker with Irving Trust and Bankers Trust Co. in Insurance Co. banking, M&A, and Asset Backed Finance 1980 – 1989. Between 1987 and the present, Ann and her husband have traded in numerous residential and investment properties in New York, Montana, London UK and Munich DE – lived in UK and Germany 1999 – 2011. Education: Smith College BA 1980; Harvard Business School MBA 1985.

Geoffrey William Arthur – Geoff has been in the real estate investment business as a principal of Treplus Communities LLC since 2011. With his partners, they have identified and acquired

368 multi-family units and secured $70mm in financing. Geoff is a principal, owner, board member, and officer of Broad Street Financial Co., Treplus' parent company, since 1993. Geoff managed the oil and gas production business of Broad Street Financial Co.since 1993 until its divestiture in 2015. Geoff actively manages the legal activities of the company which include investments in technology, oil and gas, real estate, trading securities and private equity partnerships. Education: Vanderbilt University BA 1987; The Ohio State University, College of Law 1990. Member of the Board of Trustees for the following organizations in Central Ohio: Greenlawn Cemetery; YFC Central Ohio; Gracehaven, Inc.

UNIVERSAL DESIGN
FOR ACCESSIBILITY

We have gone to great lengths to ensure that our homes include the key elements of Universal Design - promoting accessibility and the ability to age-in-place in a beautiful and appealing space.



Our apartment homes include:

- No step entries into the home
- No steps within the home – including no-step showers (tubs in the 2nd bath)
- Surfaces that are stable, firm, and slip resistant (wood look flooring and tile)
- Wide interior doors , hallways, and baths
- Lever handles for opening doors rather than twisting knobs
- Bright and appropriate lighting, particularly task lighting
- Light switches and electrical outlets at heights that are more accessible.
- Future need for grab bars in bathrooms are part of the normal fixtures/towel bars



Universal Design (UD):

Universal Design (UD) is an approach to design that creates a better quality of life for a wide range of individuals regardless of age, ability or situation.

The main principles of Universal Design include - Equitable Use; Flexibility in Use; Simple and Intuitive Use; Perceptible Information; Tolerance for Error; Low Physical Effort; Size and Space for Approach and Use

Very little of the US housing stock, even new build, incorporates Universal Design. Retrofitting old housing can be difficult, expensive, and unattractive (think, ramps).