ORDINANCE NO. 18-70

AN ORDINANCE FOR METRO DEVELOPMENT LLC., FOR APPROVAL OF A REZONING AMENDMENT FOR THE SEATTLE HOUSE APARTMENTS (240 UNITS) ON APPROXIMATELY 24.212 ACRES (PARCEL 519-444-01-001-001) FROM R-6 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-6 AND B-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF US 36/37 AND THE SOUTH SIDE OF BOWTOWN ROAD JUST EAST OF THE CHESROWN AUTO STORAGE LOT.

WHEREAS, the Planning Commission at its meeting on August 1, 2018 recommended approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot (PC Case 2018-1394).

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

SECTION 1. That the Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, is hereby confirmed, approved, and accepted with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions to the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted in Sub-Area 4 shall not exceed 240 dwelling units.
4. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road

to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

PASSED: September 24, 2018 YEAS 4 NAYS 3
ABSTAIN 0

ATTEST: Elaine M Cleasley
CITY CLERK

MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: City Council
Tom Homan, City Manager

FROM: Sean Hughes, Economic Development Director

DATE: 9/19/2018

RE: Highpoint and Seattle Apartment Complex Tax Increment Financing (TIF)

This memo is in response to Council's request for information pertaining to Tax Increment Financing (TIF), and if the two Metro Development apartment projects (Highpoint and Seattle) would "qualify" for a commercial TIF. Multi-family residential projects are considered commercial projects, and, therefore commercial TIFs do apply to them.

The cost of infrastructure has steeply climbed after the 2008 economic downturn. However, since the early 1950s Tax Increment Financing or TIFs have assisted governments and private developers in investing in needed infrastructure improvements.

Now, more than ever, TIFs are a major component to the financial formula for a successful project. Most call TIFs tax abatements, however, they really are redirected tax monies that go to an infrastructure project that serves the greater good rather than to the entities that normally would have received those funds. The owner of the land and/or buildings continues to pay taxes as they normally would.

The City of Delaware typically only utilizes non-school TIFs which allow the tax proceeds that go to the schools to continue to be allocated to the schools. The remaining non-school taxes are what are then redirected towards designated infrastructure projects. The developer of the proposed High Point and Seattle apartment projects is expressing interest in allowing us to TIF their projects in order to generate revenues for surrounding infrastructure projects. One of those projects could be the Point Project. A 2017 update on the Point Project estimated the project cost to be $25.15 million.

With this being said, the developer is indicating that a 30-year non-school TIF would generate an estimated $1,833,417 from the redirected taxes on the Highpoint Apartments project and $2,573,391 from redirected taxes on the Seattle Apartments project. After speaking with the lawyer that generated these estimates, I do believe they are fairly

conservative estimates. For instance, he did not utilize tri-annual assessments which will normally increase the market value of the properties for tax purposes every three years. However, the developer also could request a lower value every three years in this scenario, so we may want to consider adding language to TIF agreements indicating that the developer will not request a lower market value during the term of the TIF if we move forward with a TIF on the projects.

In 2005, City Council passed City Ordinance 05-55 which created Principles for Tax Increment Financing Districts (see attached). The proposed project is a parcel TIF that is specific to two projects rather than a district, however, if we were to apply the principles that Council created for TIF Districts, the proposed Parcel TIFs would still meet the necessary criteria established by City Council for District TIFs. In fact, the proposed Parcel TIFs fall into all four of the four types of TIF districts established by Ordinance 05-55:

1. **Those to support job creation/retention:**
   In this case, workforce has become the number one factor with companies staying in a community or locating to a community. Having diverse housing options for all types of workers is necessary that maintain and grow a healthy workforce. Infrastructure such as the Point also is important to companies that are trying to not only move goods, but also that are relying on SR36/37 as an important transportation corridor for workers to get to their places of employment efficiently and safely.

2. **Those to support the creation of affordable housing:**
   The apartments themselves could be considered to be affordable housing. The definition of "affordable" is influenced by many factors. In this case, "affordable" may apply to housing for young white collar professionals as opposed to blue collar workers. It really depends on what we are trying to attract and retain as a workforce, as well as what type of businesses we are trying to attract. With our current economic development plan, it would be appropriate to assist with housing projects for white collar professionals.

3. **Those to finance area-wide improvements in growth areas:**
   In this case, the east side of Delaware is an incredibly high growth area, and, therefore, is incurring the need for infrastructure improvements which could be partially financed by TIF mechanisms.

4. **Those to finance improvements to enhance a proposed project:**
   Again, in this case, the proposed infrastructure project being the Point Project would greatly enhance the proposed apartment projects by allowing more efficient and safe travel on SR36/37. In addition, funds could be directed towards improvements to E. Central Ave. corridor improvements.

Furthermore, Ordinance 05-55 established the following principles to evaluate a proposed TIF district:

1. **TIF proceeds will support only activities that serve a public purpose:**
   In this case, the TIF proceeds may be used for the Point which serves the public and the "greater good."

2. **Boundaries of a TIF District must be carefully drawn so as not to affect TIF capacity in other nearby areas with future potential for TIF Districts:**
   If this is done as a Parcel TIF, this principle doesn't apply. However, if we do a TIF District, we must follow the new state laws in regards to drawing TIF District boundaries which were written in such a way as to allow neighboring property owners to "opt out" of a district if they do not feel that the proceeds would be directed to an infrastructure project that serves their property or project.

3. **Improvements to be supported by TIF proceeds must be completed during the period in which the TIF revenues are collected:**
   In this case, the proposed Point project would easily be completed within a proposed 30-year TIF term.

4. **Improvements funded by TIF proceeds should be accessible to and benefit the broader community in addition to specific developments:**
   In this case, the proposed Point Project serves the greater City of Delaware community.

5. **Public improvements funded by TIF proceeds must be publicly accessible by public streets with sidewalks and ADA ramps:**
   The proposed Point Project is a public street with proposed sidewalks and ADA accessibility.
6. **TIF Districts will be structured to minimize effects on school districts:**
   A proposed Parcel or District TIF would be a Non-School TIF. Therefore, the

schools would continue to receive 100% of their property tax revenues.

7. **Other agencies supported by property tax revenues will also be considered:**
   While we always take the welfare of other county agencies into consideration, the proposed Point Project impacts all other county agencies, and, therefore, any improvements made to this particular infrastructure would benefit these agencies in addition to the greater good.

8. **Consideration should be given to requiring that the party proposing the TIF District pay an annual administrative fee to offset City administrative costs associated with TIF Districts:**
   The County Auditor is the entity that administers the TIFs. They would issue a check to us for our proceeds for which we would then allocate to the infrastructure project. We file a simple form to the Auditor each year and annually report the impacts of the TIF to the Ohio Development Services Agency.

It is my recommendation that we seriously consider the utilization of a Parcel or District TIF for these apartment complex projects to assist the City with financing infrastructure projects associated with the efficiency and safety of the SR36/37 corridor within the City limits. The primary criteria set forth by the State of Ohio and the City of Delaware have been met for utilizing this financing mechanism.

I look forward to discussing this further. In the meantime, please let me know if you have any questions.

CC: Directors

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-1394-1396
REQUEST: Multiple Requests
PROJECT: Seattle House Apartments
MEETING DATE: July 18, 2018

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

REQUEST
2018-1394: A request by Metro Development LLC for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.
2018-1395: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.
2018-1396: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

PROPERTY LOCATION & DESCRIPTION
The proposed development encompasses 24.212 acres which would be divided into two sub-areas. Sub-Area A would encompass approximately 20.972 acres of multi-family property and Sub-Area B would encompass approximately 3.24 acres of a commercial property and open space. The majority of the site is zoned R-6 (Multi-Family Residential District) while the extreme southwestern portion of the site fronting US 36/37 is zoned B-3 (Community Business District). The properties to the south are zoned B-3 and B-3 PMU across US 36/37, the properties to the west are zoned B-3 and R-1 (One-Family Residential District) and the four properties to the north are zoned A-1 (Agricultural District) and R-2 (One-Family Residential District) in the City. The remaining properties to the north and the properties to the east are zoned FR-1 (Farm Residential) in the County.

BACKGROUND/PROPOSAL

In September 2002, City Council approved the rezoning (Ordinance 02-114) of the subject 24.212 acres to R-6 as part of a larger rezoning that also included the 35.363 acres rezoned to B-3 just east of the subject property. In August and September 2003, City Council approved a Preliminary Development Plan for a 192 multi-family dwelling units for Brighton Square Apartments and a Conditional Use Permit for the clubhouse and pool (Ordinances 03-66, 03-67 & 03-68). The R-6 zoning would have allowed the developer with approval a conditionally permitted density bonus, up to 242 dwelling units but they did not choose to pursue that option. Then in September 2004 City Council approved an extension to the Preliminary Development Plan (Ordinance 04-163) which then expired in 2006.

The new developer is proposing to construct 240 apartment units in 10 buildings on approximately 20.972 acre of the site which yields approximately 11.44 units per acre in Sub-Area A but an overall gross density for the 24.212 acres of 9.9 dwelling units per acre. Also included is a 2.45 acre commercial out lot and an 0.79 acre open space in Sub-Area B on the southwestern portion of the property fronting US 36/37. The site would be accessed from US 36/37 at the existing main traffic signal for Glenwood Commons through a north/south access road that bisects Biltmore Drive which is an east/west connector required per the City Thoroughfare Plan. The proposed two curb cuts on Biltmore Drive would extend into an interior looped private street network that would access the apartment units while an emergency only access point would access Bowtown Road to the north. The apartment development would have a clubhouse, pool, passive open space and walking paths. A bike path would be constructed on the north side and a sidewalk on the south side of Biltmore Drive and a sidewalk would be constructed on the south side of Bowtown Road.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the majority of subject site is R-6 while a small portion is zoned B-3 in the southwestern portion of the site. The current R-6 zoning allows the apartment development but requires a maximum density by right of 8.0 dwelling units per acre while conditionally permits up to 10 units per acre with a density bonus, the buildings a maximum height of 35 feet, a minimum one bedroom apartment size of 800 square feet and a minimum two bedroom apartment size of 950 square feet and 100% of all apartment elevations to be natural materials. The developer is requesting four changes to these requirements in exchange for the amenity package, the mix of uses, doubling of the open space to over 40% and including a 10 foot high mounding along Bowtown Road with robust landscaping, in part to help buffer existing single family houses uses along the north and east sides of the proposal. Differences to the base R-6 requirements include a maximum height of 42 feet (to the peak of the eave) for the three-story apartment buildings, one and two bedroom apartment sizes ranging from 678-933 square feet and the majority of each elevation would have vinyl siding and vinyl shake siding which is not considered a natural material per the zoning code although there are large sections of stone shown as well. Therefore the applicant is requesting a Planned Mixed Use Overly District (PMU). The PMU requires a specific site plan and zoning text that is compatible with and provides a much better transition to the adjacent residents. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to allow such use with increased development standards over a base zoning district n many respects. The PMU 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 this particular development. The PMU approach 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 as discussed above under the current R-6 district. 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.
- **GENERAL ENGINEERING:** The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City and County are reviewing the traffic impact study to determine any specific improvements. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

  The developer is proposing a north/south access road at the current main traffic signal for Glenwood Commons on US 36/37 that would extend north and bisect with the proposed extension of Biltmore Drive to the east and west property lines per the City Thoroughfare Plan. Because the east and west property lines of the property are not at or near 90 degrees with adjacent properties, Biltmore Drive shall be extended to the east and west lines of the property as much as possible per the City Engineer with right of way dedicated to the City to stub to the property lines to the east and west respectively. The apartment development would have two full access curb cuts on Biltmore Drive and an emergency access only curb cut on Bowtown Road. The internal loop street network would be private streets built to public standards per the City Engineer. The commercial out lot would be permitted a full movement curb cut from Biltmore Drive and a right-in/right-out only curb cut from the proposed north/south connector road with exact locations of the curb cuts to be determined at Final Development Plan approval. In conclusion, the entire development would have to achieve

compliance with the minimum engineering, public works and fire department requirements. Furthermore, the name of private drives shall be submitted and approved by the City and appropriate agencies.

- **PEDESTRIAN CONNECTIVITY:** External and internal pedestrian connectivity are proposed within the development. A bike path would be proposed on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk would be required on the south side of Biltmore Drive. A sidewalk would typically be required on the east and west side of the north/south connector but staff is requesting a sidewalk on the west side only and a contribution in lieu of a sidewalk on the east side of the north/south access drive so a sidewalk can be extended to the Glenwood Commons site south of existing Kohl's traffic signal to provide connectivity north and south of US 36/37 (between the subject site and Glenwood Commons). The developer is proposing an internal private sidewalk network to connect buildings, parking lots and all the amenities that would connect with the proposed bike path on Biltmore Drive. Also, a sidewalk would be required on the south side of Bowtown Road.
- **SITE CONFIGURATION:** As mentioned earlier, there are two full movement curb cuts proposed from Biltmore Drive that would extend into a private loop street configuration with apartment buildings, detached garages and parking spaces loaded on both sides of the looped street. Two north/south private streets bisect the loop street with two apartment buildings and four detached garages fronting the private street. The subject development has 480 parking spaces provided while 480 parking spaces are required (2 spaces per dwelling unit based on 240 proposed dwelling units). Of the 480 parking spaces, there are 420 street parking spaces and 60 parking spaces located in nine detached garages.

  The 240 units in 10 buildings would be divided into 60 one bedroom units and 180 two bedroom units. This equates to 75% two bedroom units for the development. Each building would have 24 units and would be three stories in height (42 feet). The one bedroom and two bedroom units would range in size between 678 to 933 square feet. As mentioned above, the zoning code requires the minimum size for a one bedroom unit to be 800 square feet and 950 square feet for a two bedroom unit. A clubhouse with a pool deck is located just north of the entrance into the development with open space located just north of the pool. The plans indicate there is 10.3 acres of open space (approximately 30%) within the development but the majority of the open space is within required setbacks and passive without amenities. Staff recommends more amenities including pavilions, benches, dog park, recreational fields etc., and to ensure any field space is flat and does not provide stromwater drains except at the edges of the area to eliminate catch basins being located in the middle of any playing surface. A trash compactor is located in the southeastern portion of the site having been moved from the northwestern portion of site during staff level review. The trash compactor shall be enclosed by a brick or stone wall to match the buildings and have wood doors painted to match. A proposed detention basin is located on the northeastern portion of the site fronting Bowtown Road and a detention basin is located on the southeastern potion of the site fronting Biltmore Drive. The detention basins shall achieve compliance with any engineering requirements.
- **BUILDING DESIGN:** The proposed ten buildings would have identical elevations with the same architectural design style and color pallet. All the three story buildings would have a maximum height of 42 feet with the following building materials: 1). Precast limestone wainscoting; 2). Majority of the elevations would be vinly siding and vinly shake siding with some precast limestone, 3). The pitched roof would have asphalt shingles; 4). Aluminum handrails on the balconies 5). Standing seam metal roof over the main entrances into the building. If the base R-6 zoning code were applied it could require all elevations to have natural materials (brick, stone, fiber cement siding). Vinyl siding and vinyl shake siding are not considered a natural material. Any limestone on the buildings should be Delaware blue vein limestone or equivalent as approved by staff to be consistent with other recently approved projects. Staff recommends a blended approach in this case for apartment building elevations fronting Bowntown Road and proposed Biltmore Drive having the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. The idea would be to enhance the public facing side of all structures with additional brick and stone from that shown while allowing interior elevations to be different. Elevations that are completely interior facing could potentially have less natural material.
- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes public and private street trees, shade trees, foundation landscaping and significant perimeter mounding and

buffering. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive requires street trees and 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs) to be consistent with the zoning code and other recently approved projects. Along Bowtown Road the developer is proposing a 7-8 high mound with landscaping west of the emergency access road and a 6-7 high mound with landscaping east of the emergency access road that wraps around the eastern property line adjacent to the existing single family house to the east. Staff recommends that the several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner to provide a consistent year round buffer that is compatible to other multi-family uses adjacent to single family houses. The applicant has agreed to this approach verbally but plans were not able to be revised in time for submission. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house. The developer is planting trees along the eastern property line south of the proposed mound to supplement the existing tree row that straddles the property line in this area. The interior landscaping within the apartment development appears to achieve compliance with the code except for each parking island shall require a tree to create a public street tree appearance throughout the development. Also each building would have foundation plantings to achieve compliance with the zoning code. All landscape plans shall be reviewed and approved by the Shade Tree Commission.

- **TREE REMOVAL & REPLACEMENT:** The developer provided a tree survey that indicates they are preserving 505 (23 trees) caliper inches of qualified trees (6 inches caliper or larger) and removing 68 (3 trees) caliper inches of trees. Therefore the developer is preserving significantly more trees than are being removed and achieves compliance with other previously approved PMU tree approvals, the proposed text in this case, and Chapter 1168 Tree Preservation Regulations.
- **GATEWAYS & CORRIDORS PLAN:** The applicant did not provide a signage plan but staff recommends a comprehensive sign plan that achieves compliance with the zoning code requirements, approved development text and the adopted Gateways and Corridors Plan with the Final Development Plan submittal.
- **LIGHTING:** The applicant did not provide a lighting plans plan but staff recommends a lighting plan that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official would be required with Final Development Plan submittal.
- **REFUSE SERVICE:** The developer is proposing a private trash compactor on the southeastern portion for the site. As mentioned above, the trash compactor shall be enclosed by a brick or stone to match the buildings and have wood doors painted to match and be buffered from the residential property to the east.

STAFF RECOMMENDATION (2018-1394 – ZOING TEXT AMENDMENT)

Staff recommends approval of a request by Metro Development LLC for a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provision of the Development Text and any conditions of approval.
2. Any revisions to the public or private street layout shall require conformance to all provisions of the Development Text and any conditions of approval.
3. The maximum amount of multi-family dwelling units permitted in Sub-Area 4 shall not exceed 240 dwelling units.
4. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

STAFF RECOMMENDATION (2018-1395 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Metro Development LLC for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

STAFF RECOMMENDATION (2018-1396 – PRELIMINARY FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Metro Development LLC for a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot, with following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The traffic impact study shall be approved by the City and the developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
3. The north/south access road and Bilmore Drive shall be constructed per the City Engineer.
4. The emergency only access road from Bowtown Road to the apartment complex shall be constructed per the City Engineer and Fire Department.
5. A bike path shall be conducted on the north side of Biltmore Drive per the adopted Bicycle and Pedestrians Master Plan 2027 and a sidewalk shall be required on the south side of Biltmore Drive.
6. A sidewalk shall be constructed on the south side of Bowtown Road.
7. The developer shall make a payment in lieu of constructing a sidewalk on the east side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.
8. The density of the multi-family portion of the development (Sub-Area A) shall not exceed 240 units.
9. The one and two bedroom apartment unit sizes shall range in size between a minimum 678 (one bedroom) to 933 (two bedroom) square feet.
10. The height of the buildings shall not exceed 42 feet (to the peak of the eave) and shall not exceed 3 stories.
11. The apartment building elevations fronting Bowntown Road and proposed Biltmore Drive shall have the majority of the elevation constructed of brick or stone with vinyl used as an accent material. Hardi plank or equivalent could be substituted for the vinyl siding to meet natural material requirements as well. Any limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent as approved by staff.
12. The trash compactor enclosure shall be constructed of brick or stone wall to match the buildings and have wood doors painted to match and shall be buffered form the residential property to the east,.
13. The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
14. The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mounding with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.

15. The parking islands within the apartment development shall be planted with street trees.
16. All landscape plans shall be reviewed and approved by the Shade Tree Commission.
17. The open space within the apartment development shall have additional amenities, detailed during Final Development Plan process including pavilions, benches, dog parks, recreational fields and the like. Any field space shall be flat and shall not provide storm water drains except at the edges of the area to eliminate catch basins being located in the middle of any field surface.
18. Lighting plans that achieves compliance with the zoning code and approved development text that would need to be approved by the Chief Building Official shall be required with Final Development Plan submittal.
19. A comprehensive sign plan that achieves compliance with the zoning code requirements, the approved development text and the adopted Gateways and Corridors Plan shall be required with the Final Development Plan submittal.
20. The garages shall not be rented out to any non-residents of the apartment complex or for any use or occupancy other than storage of vehicles.
21. The private street names shall be submitted and approved by the City and other appropriate agencies.
22. The entire development shall achieve compliance with the Fire Department and Public Works development final requirements after the final review is complete.

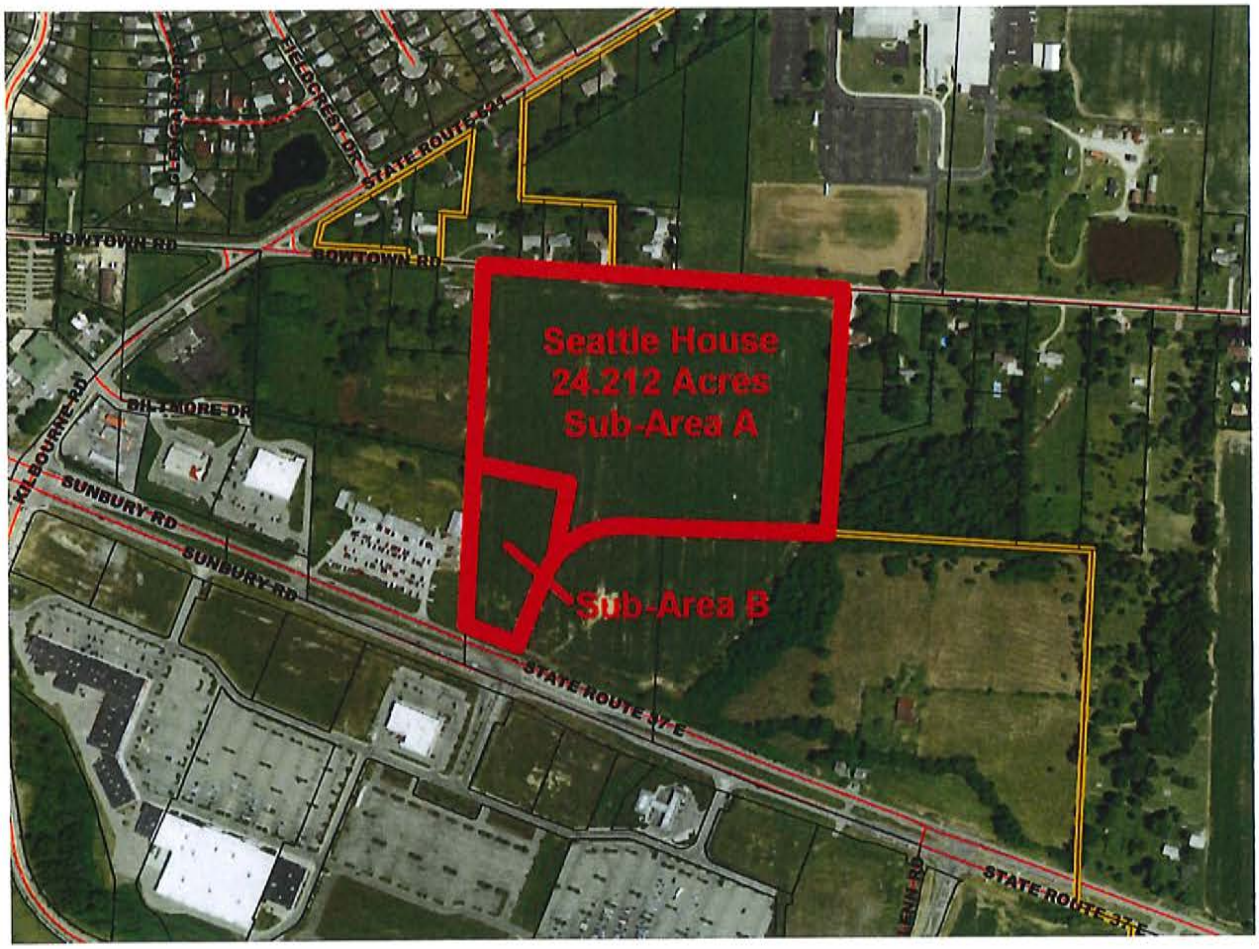
COMMISSION NOTES:

FILE:
ORIGINAL: 7/24/18
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
METRO DEVELOPMENT
SEATTLE HOUSE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 24.212 acre site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot from R-6 (Multi Family Residential) and B-3 (Community Business District) to R-6 & B-3 PMU (Multi Family Residential and Community Business District with a Planned Mixed-Use Development District) for a 240-unit apartment development on approximately 20.972 acres, a 2.45 acre commercial/retail out lot along US37/SR36 and a 0.79 acre lot of open space just south of Biltmore Drive.



2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the Developer to provide a planned multi-family and commercial out lot 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 pe1mitted 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) Per the submitted tree survey, the applicant indicated they are removing 68 caliper inches of trees (3 trees).

(7) Per the submitted tree survey, the applicant indicated they are preserving 505 caliper inches of trees (23 trees).

(8) Therefore, the applicant is preserving a significant amount of more trees than being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.

3. SITE PLAN

The project is located on an approximate 24.212 acres site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot. The applicant is proposing 240 apartment units on approximately 20.972 acres (Sub-Area A) and a 2.45 acre commercial out lot (Sub-Area B) of the southwestern portion of the site fronting US 36/37. The primary access point would be from a proposed north/south access road at the main Glenwood Common's traffic signal on US 36/37 that would extend north and bisect with the proposed Biltmore Drive that would extend to the east and west property line per the City Thoroughfare Plan. The developer is proposing 240 three-story apartment units in 10 apartment buildings that would be accessed by a looped internal private street network accessed from two Biltmore Drive full movement curb cuts. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor

kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet respectviely. Two retention basins would be located along Bowtown Road and Biltmore Drive extension on the east side of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Open space shall be provided that includes building and parking setback, as well as detention areas, equal to 42 %, or approximately 10.31 acres. An approximately 2.45 acre commercial out lot would be on the west side of the main north/south access road fronting US 36/37 just west of the main Glenwood Common's traffic signal. The commercial out lot would have full access from Biltmore Drive and limited access from the main north/south access road.

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. Uses are allocated between Sub-Area A (multi-family) portion of site and Sub-Area B (commercial out lot).

(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.

SUB- AREA A - Land Use Category	Uses
(a) Residential	
(1) Multi-Family (not to exceed 240 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

SUB-AREA B - Land Use Category	Uses
(a) Office Professional Services	
1. Offices - Administrative, Business and Professional	P
2. Medical/Dental Offices health and allied services	P
3. Financial Institutions/Banks	P
(b) Retail and Services	
1. Retail and service establishments in a completely enclosed building	P
2. Restaurant-Table Service	P
3. Restaurant- Counter Service	P
4. Funeral Home and related facilities	C
5. Veterinary office (no outside run or kennel)	P
6. Self Service Storage	C
(c) Automotive and Transportation	
1 Gas Station	C
2 Automobile sales and rental	C
3 Automotive Service Station	C

4 Drive-thru associated with any principal permitted or conditionally permitted use	C
5 Car wash	C
6 Parking lots and garages	P
(d) Outdoor Display/Storage	
1 Outdoor Display	C
2 Outdoor Storage	C
(e) Community Facilities	
1.Places of Worship	P
2. Schools, public or private	C
3. Schools, trade, business or cultural arts	C
4. Library	P
5. Public cultural institutions and art galleries	P
6. Hospital	C
7 Day Care Center - child/adult	P
8. Nursing Home	P
9. Public Safety and Service Facility	C
(f) Recreation and Entertainment	
1 Outdoor recreation and amusement	C
2 Indoor recreation and amusement	C
3 Health Club	P

(5) Prohibited Uses.

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

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

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

iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.

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.

SUB-AREA A & B - 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.

SUB-AREA A - Minimum Building Setbacks	
(1) Setback from Biltmore Drive Extension ROW	50 ft.
(2) Setback from Bowtown Road ROW	25 ft

(3) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20' 0' 0' 20' 20'
(4) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15' main wall, 10' end wall 0' 0' 10' 10'
(5) Apartment Building to Apartment building (6) Garage/mail kiosk to main buildings	25 ft. minimum separation 20 ft. minimum separation

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from main north/south access road ROW	50 ft.
(2) Setback from 36/37 ROW	50 ft
(3) Setback from Biltmore Drive extension ROW	50 ft
(4) Setback from west property line	30 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.

SUB-AREA A - Minimum Parking Setbacks	
(1) Setback from adjacent property and/or ROW	50 ft.

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from ROW	20 ft.
(2) Setback from west property line	5 ft

E. Maximum Building Height. The maximum height of any building or structure in Sub-Area A shall be 42 feet as measured from finished floor elevation to the highest point of the structure and the maximum height of any building or structure in Sub-Area B shall be 45 feet as measured from finished floor elevation to the highest point of the structure.

F. Building Design

SUB-AREA A. The intent of this regulation to create a cohesive and unified design throughout the entire development, each multi-family building (dwellings and clubhouse 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 Clubhouse 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, 6:12 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 comers, 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 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 side elevations will not require windows.
(12) Parking shall be provided at a minimum rate of 2.0 spaces per unit, and detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.
(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.

SUB-AREA B – The intent of this regulation is for the commercial building(s) to be consistent with other recently approved commercial buildings in the corridor and would have to achieve compliance with the following requirements:

(1) Commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.

(2) Buildings shall be oriented to a street whenever possible.

(3) 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.

(4) Exterior materials shall include brick, cultured stone, limestone, wood or similarly approved products on all elevations visible to the general public.

(5) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.

(6) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..

(7) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view..

(8) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.

(9) Treated lumber shall be painted or stained

(10) All exposed foundation walls shall be faced with brick or stone.

(11) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.

(12) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.

(13) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.

(14) Primary Roofs shall have a minimum pitch of 6:12

(15) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.

(16) Rooftop or ground mounted mechanical equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

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

(1) SUB-AREA A – Multi-Family

- The apartment development shall have a minimum 480 parking spaces (360 surface parking spaces and 60 garage parking spaces).

(2) SUB-AREA B – Commercial Out Lot

- The parking shall meet the minimum standards of Chapter 1161 Off-Street Parking and Loading Requirements.

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) SUB-AREA A – Multi-Family

- Street trees shall be required along Biltmore Drive and the north/south access road.
- The proposed landscaping of the Preliminary Development shall be required along with the following supplemental landscaping and mounding:
- The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.
- The parking islands within the apartment development shall be planted with street trees.
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

(2) SUB-AREA B – Commercial Out Lot

- The subject development shall comply with all the requirements of Chapter 1166 Landscaping and Screening for commercial uses along with the following supplemental requirements:
- The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code for the multi-family and commercial out lot development.

J. 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 for the multi-family and commercial out lot development.

K. Roads. The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:

(1) The north/south access road shall be constructed per the plan and City Engineer.

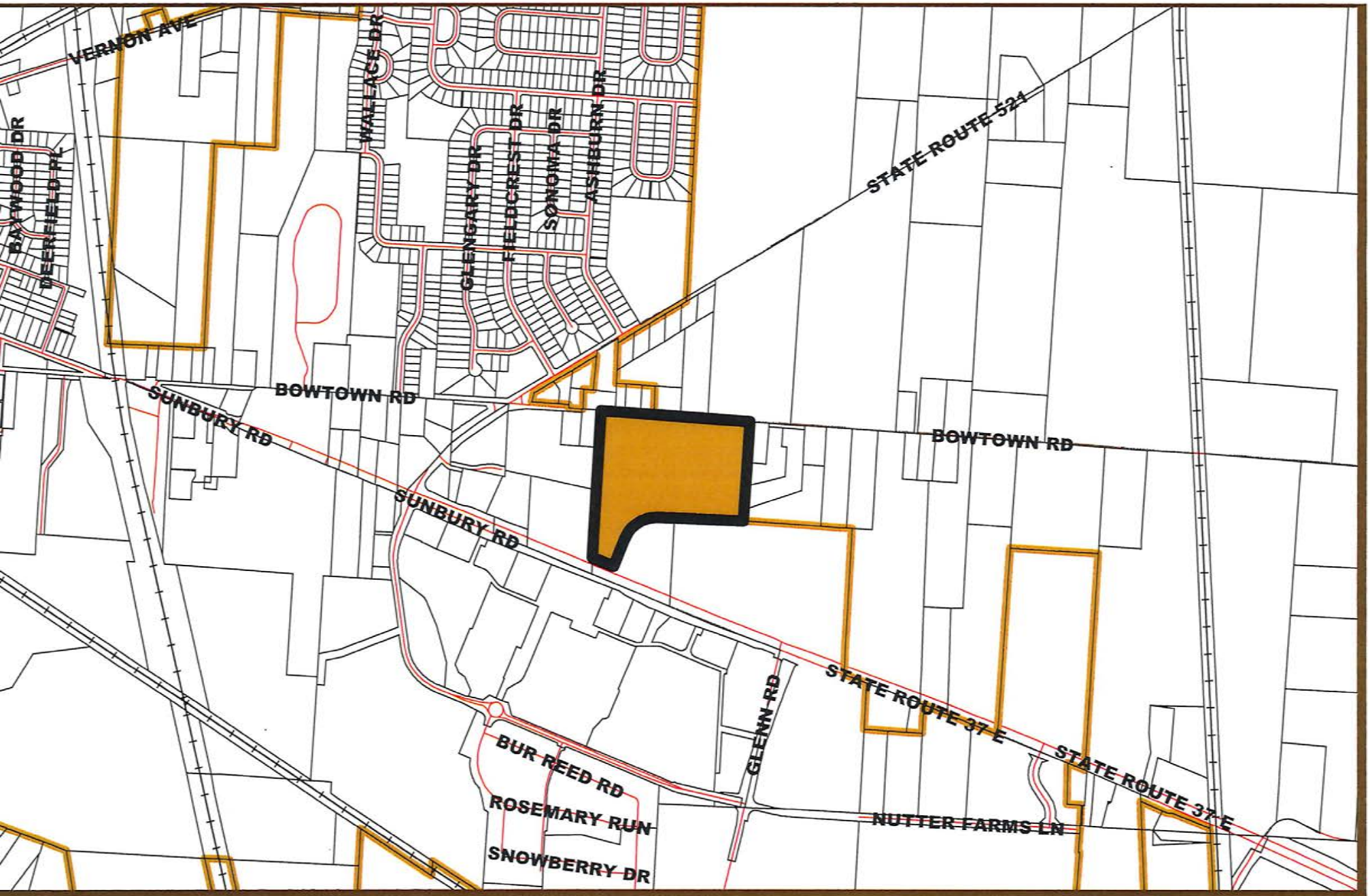
(2) The Biltmore Drive extension shall be constructed per the plan and City Engineer.

(3) The multi-family private street network shall be constructed to public standards per the City Engineer.

L. Pedestrian/Bike Path. The following multi use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027:

1. A bike path shall be constructed on the north side of Biltmore Drive and a sidewalk would be required on the south side of Biltmore Drive.
2. A sidewalk shall be constructed on the south side of Bowtown Road.
3. The developer shall make a payment of in lieu of constructing a sidewalk on the west side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.

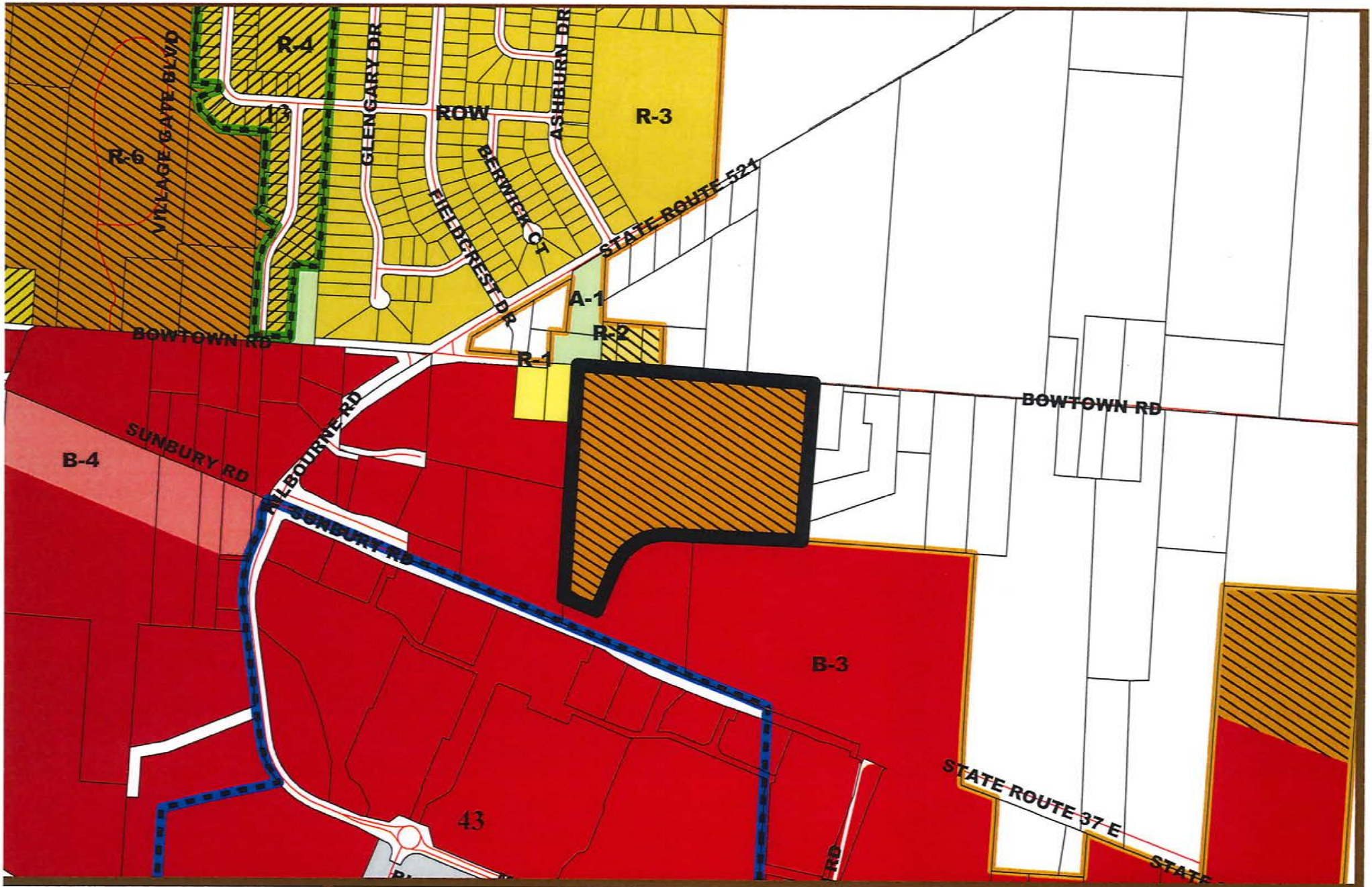
M. Utilities. All new utilities(s) to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.



EST 1808
CITY OF
DELAWARE
OHIO

2018-1394-1396
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Seattle House Apartments - Bowtown Road
Location Map

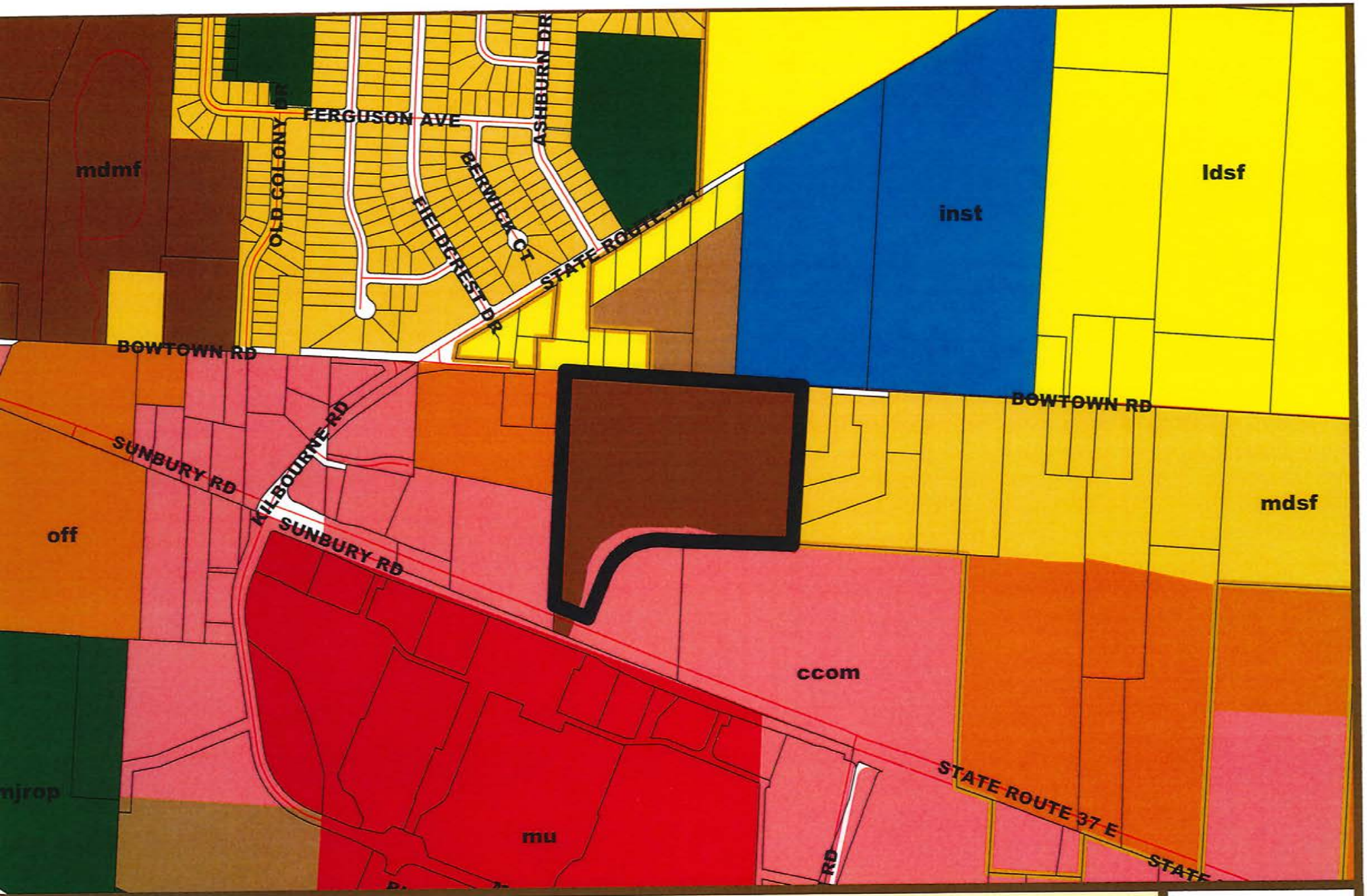
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EST 1808
CITY OF
DELAWARE
OHIO

2018-1394-1396
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Seattle House Apartments - Bowtown Road
Zoning Map

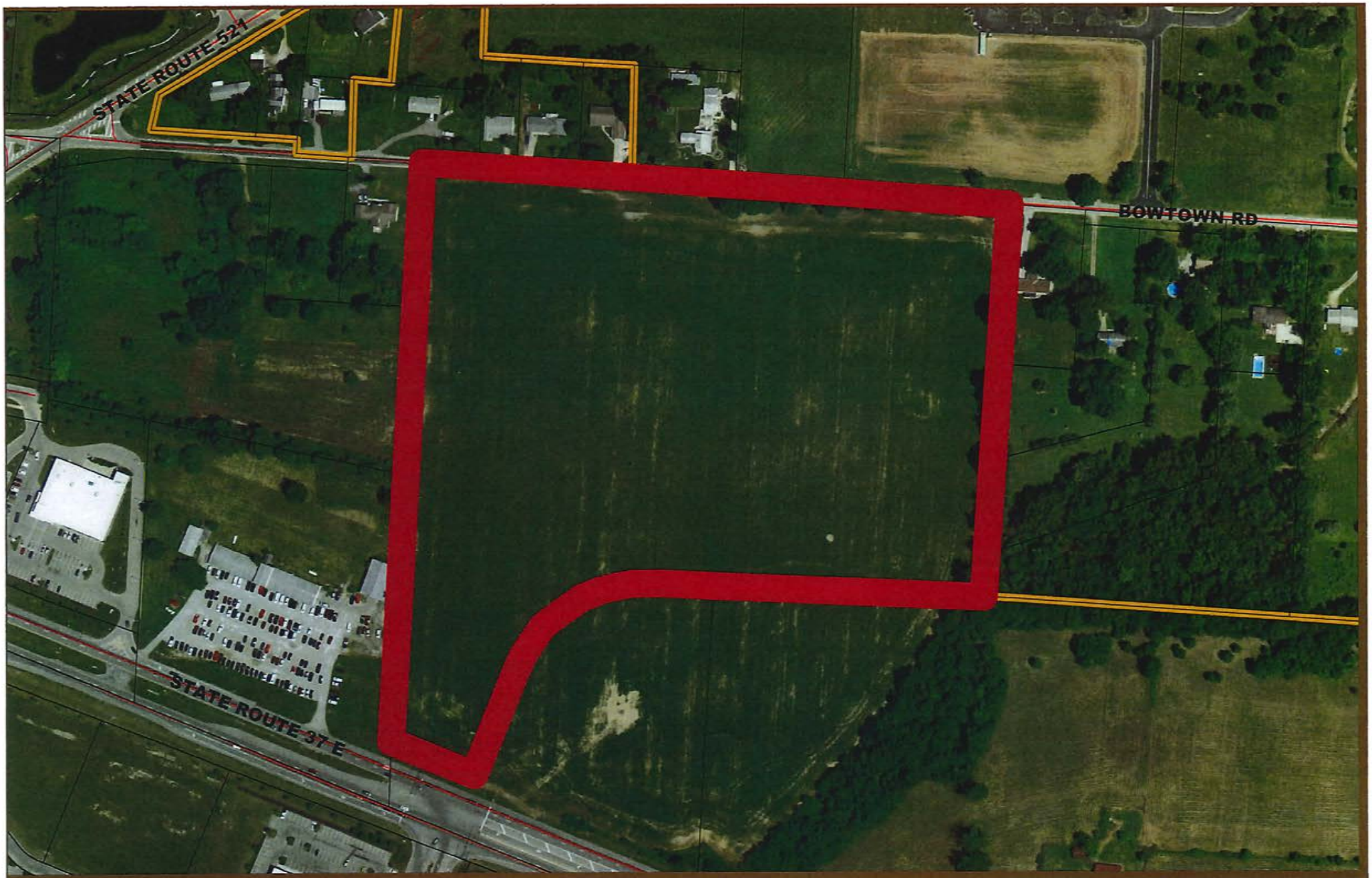
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EST 1808
CITY OF
DELAWARE
OHIO

2018-1394-1396
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Seattle House Apartments - Bowtown Road
Comprehensive Plan Map

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EST 1808
CITY OF
DELAWARE
OHIO

2018-1394-1396
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Seattle House Apartments - Bowtown Road
Aerial (2016) Map

N



DEVELOPER

METRO DEVELOPMENT
470 OLDE WORTHINGTON RD. SUITE 100
WESTERVILLE, OHIO 43082

GENERAL LAYOUT NOTES

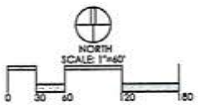
1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC, 250 W OLD WILSON BRIDGE ROAD, STE 250, WORTHINGTON, OF 43085, P: 614-540-6633.
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT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

SITE DATA

TOTAL SITE AC	± 24.212 AC
24 - 2-BED BUILDINGS	5 BUILDINGS / 120 UNITS
12 - 2-BED / 12 - 1-BED BUILDINGS	5 BUILDINGS / 120 UNITS
TOTAL UNITS	240 UNITS
GROSS DENSITY	± 9.91 DU/AC
EXISTING R.O.W.	± 0.67 AC
NET DENSITY ALLOWED	± 10.00 DU/AC
NET DENSITY PROVIDED	±10.19 DU/AC
OPEN SPACE REQUIRED	± 9.68 (40.00%)
OPEN SPACE PROVIDED PER R-6 STANDARDS (EXCLUDES SETBACKS AND DETENTION BASINS)	± 6.25 AC (25.81%)
OPEN SPACE PROVIDED (INCLUDES SETBACKS AND DETENTION BASINS)	± 10.30 AC (42.54%)
PROPOSED R.O.W. AC	± 1.91 AC
SURFACE PARKING SPACES	420 SPACES
GARAGE PARKING SPACES	60 SPACES
TOTAL PARKING	480 SPACES (2 SPACES / DU)

VICINITY MAP





REVISIONS	

ILLUSTRATIVE PLAN

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

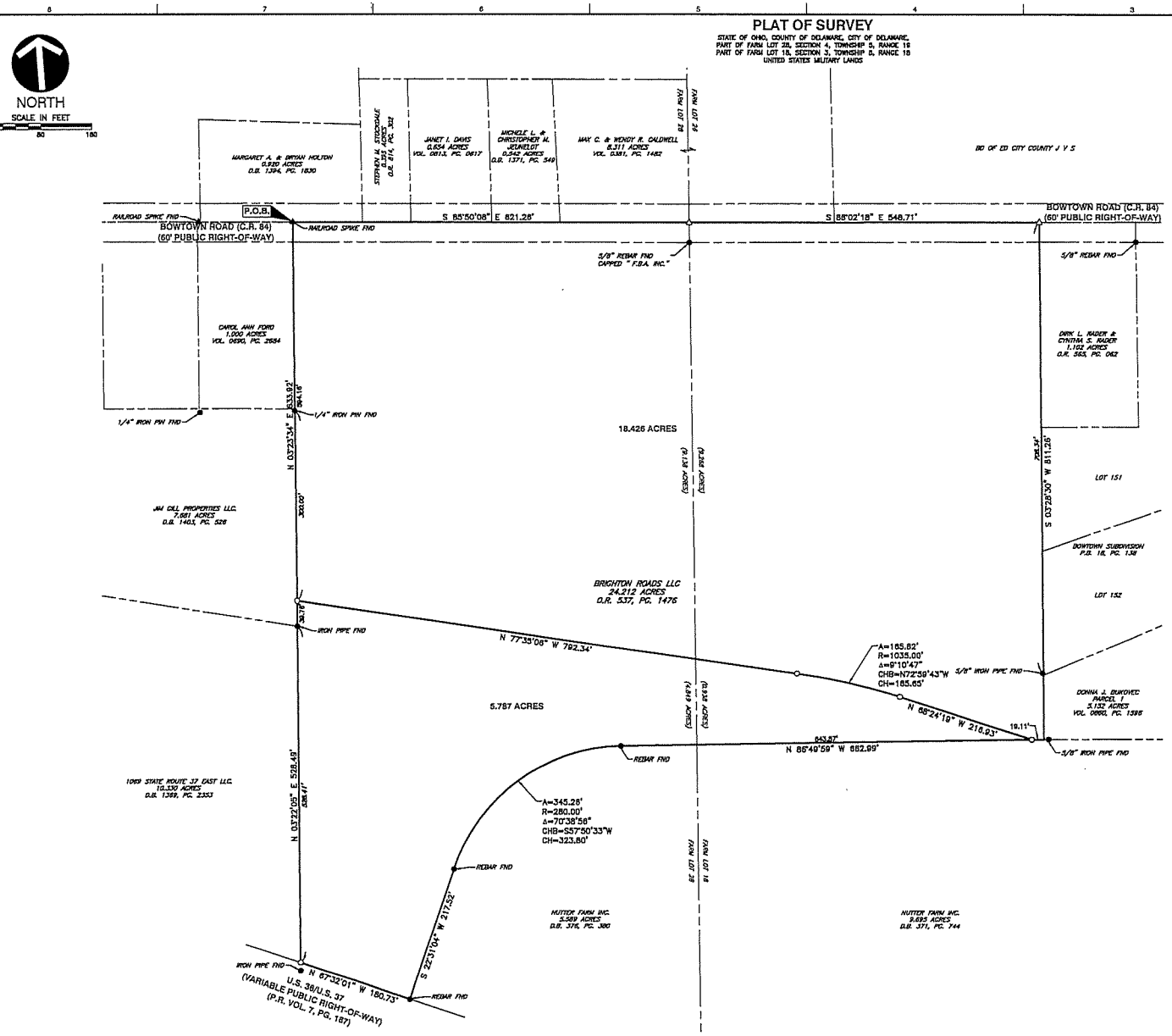
Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 E. 5th Street Suite 401 Cincinnati, OH 45215
p 513 / 621 1984 www.parisplanningdesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

C-3

PLAT OF SURVEY

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



LEGEND

- ● IRON PIN FOUND
- ▲ RAILROAD SPIKE FOUND
- ○ IRON PIN SET
- △ MAG NAIL SET

ACREAGE BREAKDOWN

13.987 ACRES LIES WITHIN FARM LOT 28
10.225 ACRES LIES WITHIN FARM LOT 18

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 03°50'08" EAST FOR A PORTION OF THE CENTERLINE OF BOWTOWN ROAD (60 FEET WIDE) AND WAS DETERMINED BY RTK GPS OBSERVATION USING THE OHIO VRS SYSTEM OHIO NORTH NAD 83 (2011 ADJUSTMENT).

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS

DEEDS OF RECORD, DELAWARE COUNTY RECORDER'S OFFICE, RECORD SURVEYS & TAX MAPS, DELAWARE COUNTY MAP ROOM.

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK ALAN SMITH
PROFESSIONAL SURVEY NO.: S-8232

EXHIBIT B-2

NO	DATE	REVISION RECORD DESCRIPTION

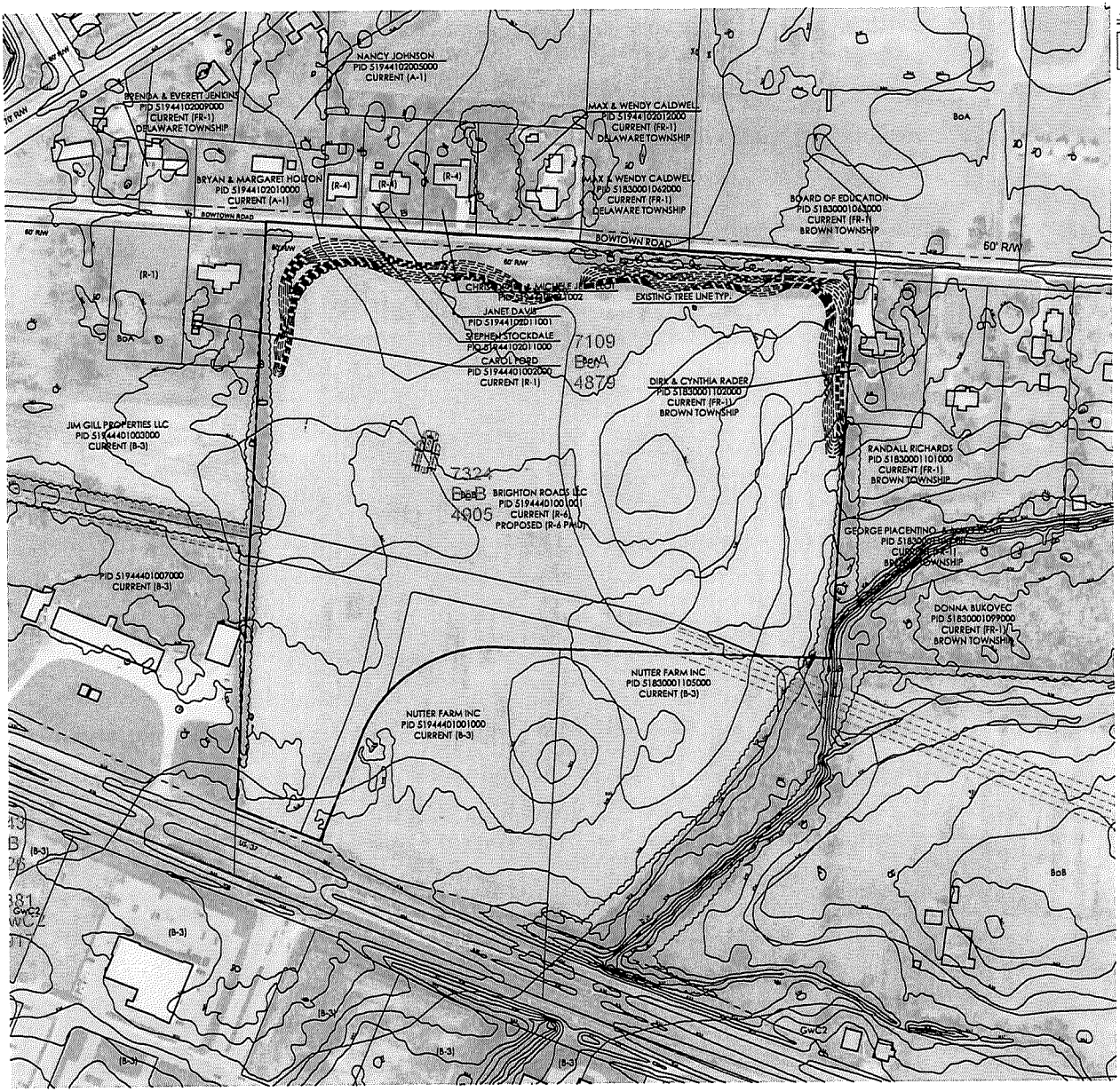
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 855-598-6808
www.cecinc.com

CITY OF DELAWARE
DELAWARE COUNTY, OHIO

18.425 ACRES
5.787 ACRES

DATE:	APRIL 2018
DWG SCALE:	1" = 80'
PROJECT NO:	174-901
APPROVED BY:	DRAFT
DRAWN BY:	JEC
CHECKED BY:	RWM

DRAWING NO.:
EXHIBIT
SHEET 1 OF 1



SOILS INFORMATION

BoA	Blount silt loam, 0-2% slopes
BoB:	Blount silt loam, 2-4% slopes

NORTH
1" = 100
0 50 100 200 300

REVISIONS	

EXISTING CONDITIONS PLAN

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

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 481-1944 www.parisplanninganddesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

C-1



DEVELOPER

METRO DEVELOPMENT
470 OLDE WORTHINGTON RD. SUITE 100
WESTERVILLE, OHIO 43082

GENERAL LAYOUT NOTES

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

SITE DATA

OPEN SPACE PER R-6 STANDARDS (EXCLUDING SETBACKS AND DETENTION BASINS)

SETBACK AND DETENTION BASIN OPEN SPACE

SITE DATA

TOTAL SITE AC	± 24.212 AC
COMMERCIAL SUBAREA	± 2.45 AC
RESIDENTIAL SUBAREA	± 21.762 AC
24 - 2-BED BUILDINGS	5 BUILDINGS / 120 UNITS
12 - 2-BED / 12 - 1-BED BUILDINGS	5 BUILDINGS / 120 UNITS
TOTAL UNITS	240 UNITS
GROSS DENSITY	± 11.03 DU/AC
EXISTING R.O.W.	± 0.67 AC
NET DENSITY ALLOWED	± 10.00 DU/AC
NET DENSITY PROVIDED	±11.38 DU/AC
OPEN SPACE REQUIRED	± 9.68 (40.00%)
OPEN SPACE PROVIDED PER R-6 STANDARDS (EXCLUDES SETBACKS AND DETENTION BASINS)	± 6.25 AC (25.81%)
OPEN SPACE PROVIDED (INCLUDES SETBACKS AND DETENTION BASINS)	± 10.30 AC (42.54%)
PROPOSED R.O.W. AC	± 1.91 AC
SURFACE PARKING SPACES	420 SPACES
GARAGE PARKING SPACES	60 SPACES
TOTAL PARKING	480 SPACES (2 SPACES / DU)

VICINITY MAP

NORTH
SCALE: 1"=60'
0 30 60 120 180

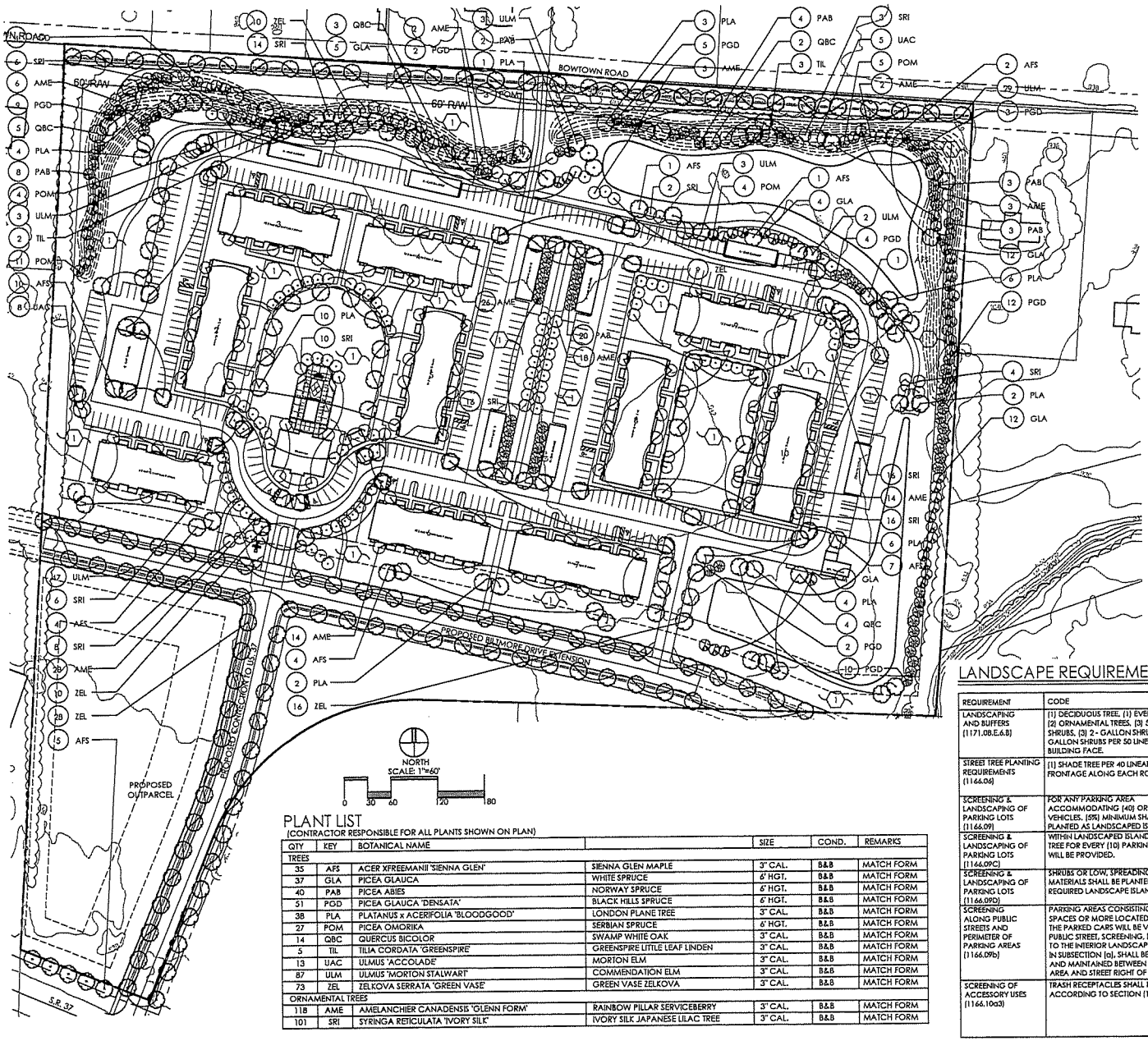
REVISIONS	

PRELIMINARY DEVELOPMENT PLAN

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

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2545 Fifth Street Suite 201 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	6/6/18
PROJECT	17138
SHEET	C-2



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
TREES						
35	AFS	ACER XFREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3" CAL.	B&B	MATCH FORM
37	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B&B	MATCH FORM
40	PAB	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	MATCH FORM
51	PGD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HGT.	B&B	MATCH FORM
38	PLA	PLATANUS x ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3" CAL.	B&B	MATCH FORM
27	POM	PICEA OMORIKA	SERBIAN SPRUCE	6' HGT.	B&B	MATCH FORM
14	QBC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	MATCH FORM
5	TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	3" CAL.	B&B	MATCH FORM
13	UAC	ULMUS 'ACCOLADE'	MORTON ELM	3" CAL.	B&B	MATCH FORM
87	ULM	ULMUS 'MORTON STALWART'	COMMENDATION ELM	3" CAL.	B&B	MATCH FORM
73	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	MATCH FORM
ORNAMENTAL TREES						
118	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	3" CAL.	B&B	MATCH FORM
101	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	3" CAL.	B&B	MATCH FORM

GENERAL PLANTING NOTES:

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

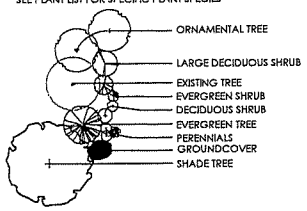
CONSTRUCTION NOTES:

(1) LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIREMENT	PROVIDED
LANDSCAPING AND BUFFERS (1171.08.E.6.B)	(1) DECIDUOUS TREE, (1) EVERGREEN TREE (2) ORNAMENTAL TREES, (3) 5 - GALLON SHRUBS, (3) 2 - GALLON SHRUBS, (4) 1 - GALLON SHRUBS PER 50 LINEAL FEET OF BUILDING FACE.	(110) DECIDUOUS TREES, (110) EVERGREEN TREES, (219) ORNAMENTAL TREES, (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.	(110) DECIDUOUS TREES, (110) EVERGREEN TREES, (219) ORNAMENTAL TREES, (329) 5 - GALLON SHRUBS, (329) 2 - GALLON SHRUBS, (438) 1 - GALLON SHRUBS.
STREET TREE PLANTING REQUIREMENTS (1166.06)	(1) SHADE TREE PER 40 LINEAL FEET OF FRONTAGE ALONG EACH ROAD.	US 36: (5) SHADE TREES	US 36: (5) SHADE TREES
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09)	FOR ANY PARKING AREA ACCOMMODATING (40) OR MORE VEHICLES, (5%) MINIMUM SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS.	PARKING LOT AREA = 161,699.65 SQ.FT. (5%) = 8,084.98 SQ.FT.	(6.46%) = 10,440.70 SQ. FT.**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09C)	WITHIN LANDSCAPED ISLANDS, (1) SHADE TREE FOR EVERY (10) PARKING SPACES WILL BE PROVIDED.	(48) SHADE TREES	(48) SHADE TREES**
SCREENING & LANDSCAPING OF PARKING LOTS (1166.09D)	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.
SCREENING ALONG PUBLIC STREETS AND PERIMETER OF PARKING AREAS (1166.09b)	PARKING AREAS CONSISTING OF (5) SPACES OR MORE LOCATED SUCH THAT THE PARKED CARS WILL BE VISIBLE FROM A PUBLIC STREET, SCREENING, IN ADDITION TO THE INTERIOR LANDSCAPING REQUIRED IN SUBSECTION (a), SHALL BE PROVIDED AND MAINTAINED BETWEEN THE PARKING AREA AND STREET RIGHT OF WAY.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET. LANDSCAPING AND/OR SCREENING SHALL BE LOCATED PARALLEL TO AND WITHIN (5) FEET OF THE EDGE OF THE PARKING LOT.	ALL SHRUBS, BERMS, WALLS, AND FENCES SHALL HAVE A MINIMUM HEIGHT OF (3) FEET. LANDSCAPING AND/OR SCREENING SHALL BE LOCATED PARALLEL TO AND WITHIN (5) FEET OF THE EDGE OF THE PARKING LOT.
SCREENING OF ACCESSORY USES (1166.10a3)	TRASH RECEPTACLES SHALL BE SCREENED ACCORDING TO SECTION (1166.08c)	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS, ADEQUATELY SPACED TO FORM A SOLID CONTINUOUS VISUAL SCREEN OR A SOLID MASONRY WALL OR FENCE COMPATIBLE WITH PRINCIPLE STRUCTURE.	A DENSE VEGETATIVE PLANTING INCORPORATING TREES OR SHRUBS

REVISIONS

OVERALL LANDSCAPE PLAN

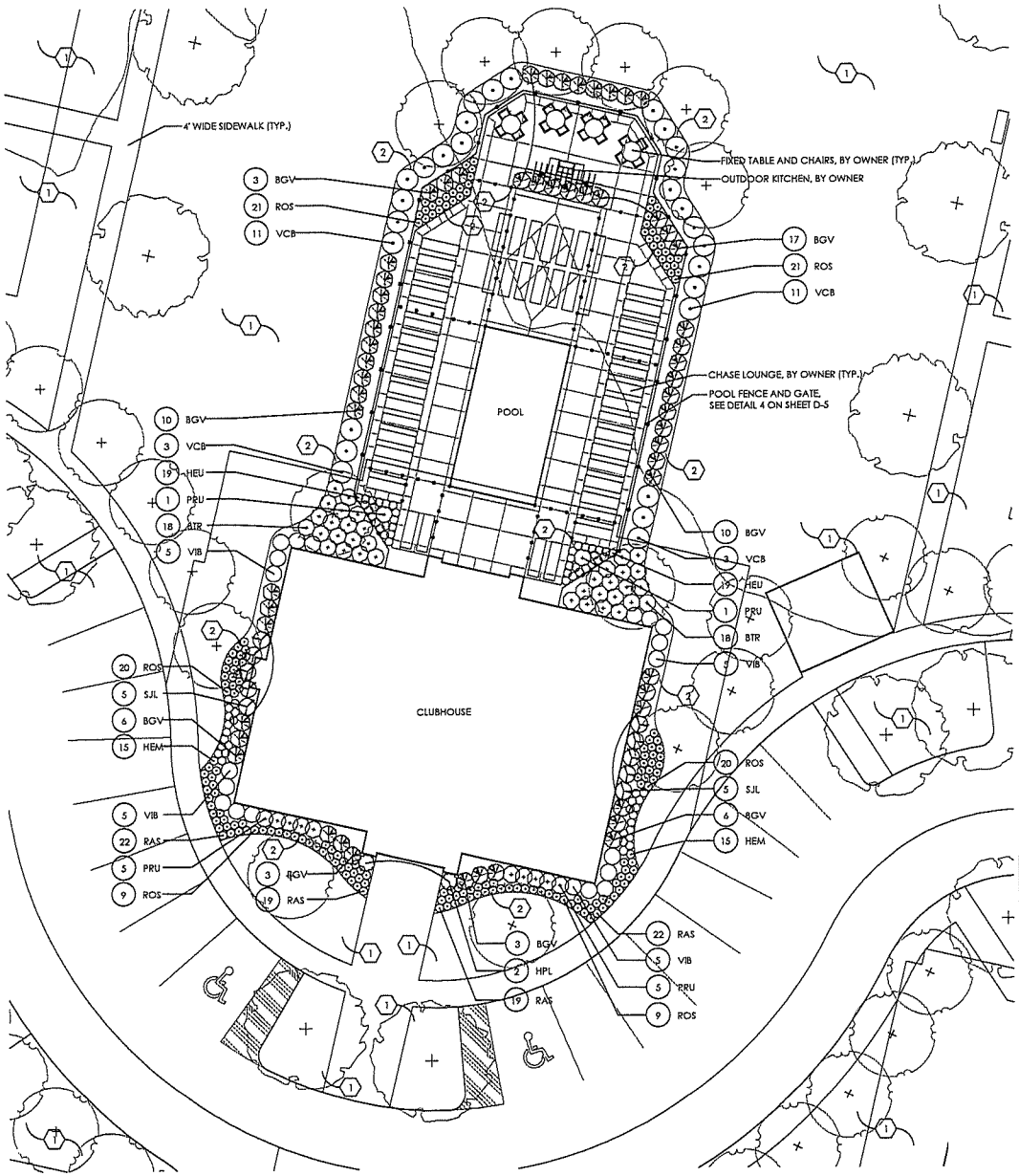
SEATTLE HOUSE
REMODELER
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
SUITE 100
WESTERVILLE, OHIO 43082

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
Suite 401
243 N. 5th Street
Columbus, OH 43215
p (614) 487-1964
www.farisplanninganddesign.com

DATE 6/6/18

PROJECT 17138

SHEET D-1



GENERAL PLANTING NOTES:

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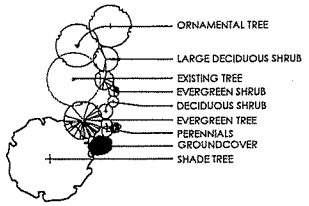
CONSTRUCTION NOTES:

(1) LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

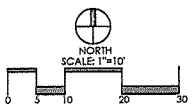


PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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

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



REVISIONS	

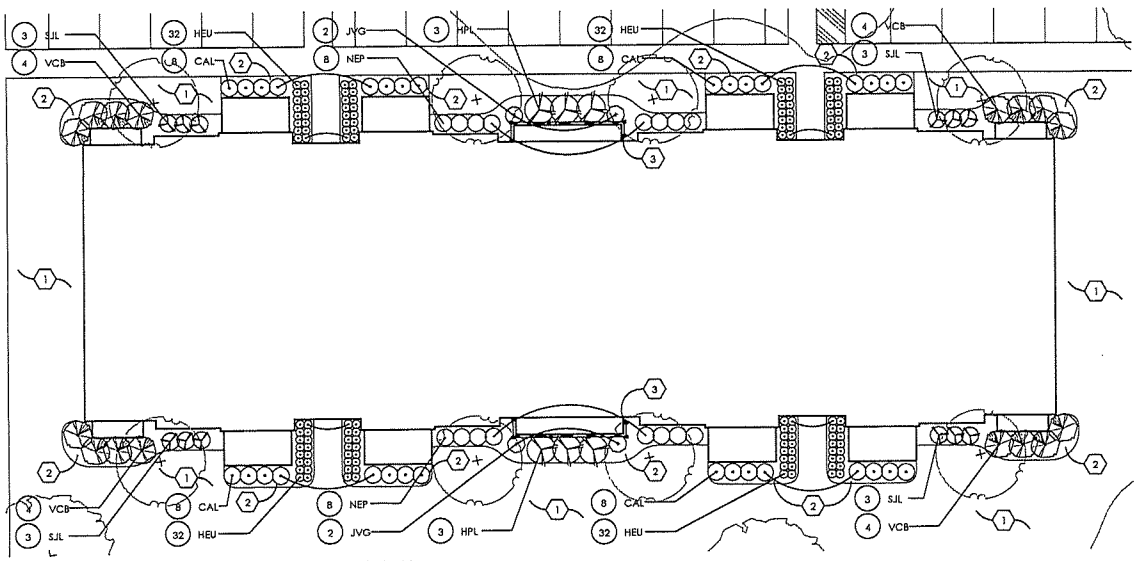
CLUBHOUSE AND POOL LANDSCAPE PLANS

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

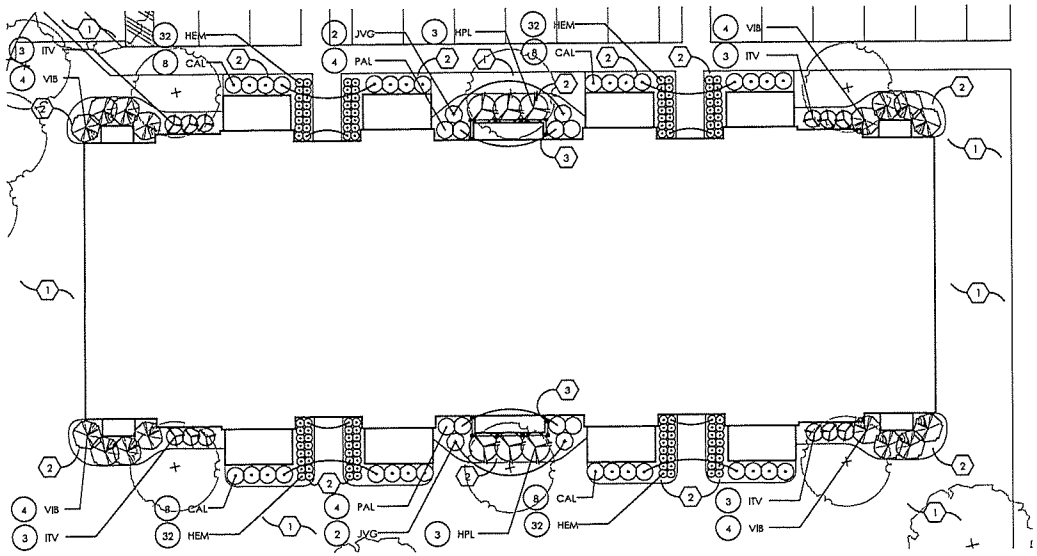
Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2434 Iuka Street Suite 401 Columbus OH 43215
p (614) 487-1964 www.designbyparisdesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

D-2



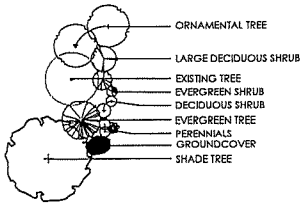
1 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'



2 12 - 1 BEDROOM / 12 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN
SCALE: 1"=10'

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
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9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER AREA WITH SCREENING FENCE. SEE DETAIL 5, SHEET D-5, AND ARCHITECT'S PLANS.

PLANT LIST - 24 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
4	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
12	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
16	VCB	VIBURNUM DENTATUM 'CHRISTOM' BLUE MUFFIN	BLUE MUFFIN VIBURNUM	NO. 5	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
32	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT	
128	HEU	HEUCHERA 'SOUTHERN COMFORT'	SOUTHERN COMFORT HEUCHERA	NO. 1	CONT	
16	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

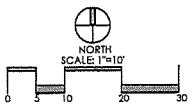
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT LIST - 12 - 1 BEDROOM / 12 - 2 BEDROOM UNIT TYPICAL LANDSCAPE PLAN

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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

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



REVISIONS	

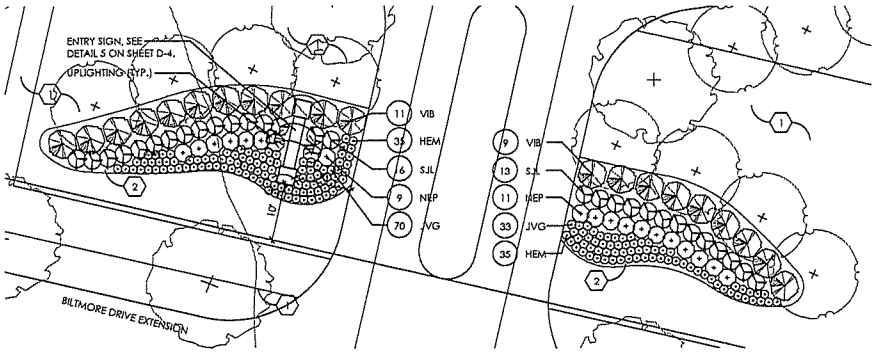
LANDSCAPE ENLARGEMENTS

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

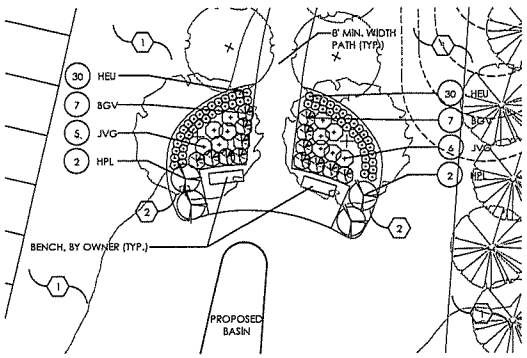
Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	6/6/18
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SHEET	

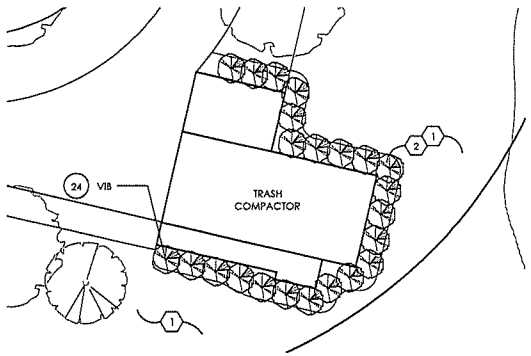
D-3



1 BALTIMORE DR EXT ENTRY LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



3 OVERLOOK LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'



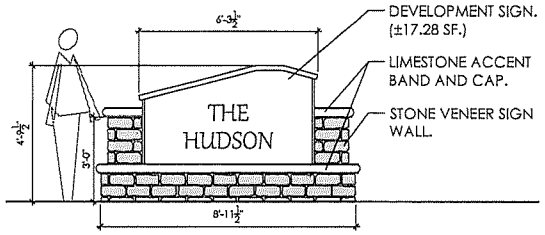
4 TRASH COMPACTOR LANDSCAPE ENLARGEMENT PLAN
SCALE: 1"=10'

PLANT LIST

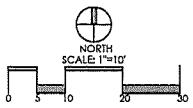
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME		SIZE	COND.	REMARKS
SHRUBS						
14	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO. 2	CONT	
4	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	NO. 5	CONT	
114	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	NO. 1	CONT	
29	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 2	CONT	
44	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	NO. 5	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
70	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT	
60	HEU	HEUCHERA 'SOUTHERN COMFORT'	SOUTHERN COMFORT HEUCHERA	NO. 1	CONT	
20	NEP	NEPETA XFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT	

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



5 TYPICAL ENTRY SIGN
N.T.S.



GENERAL PLANTING NOTES:

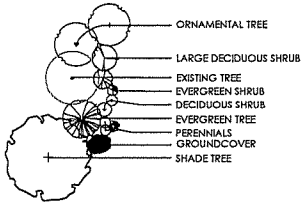
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4.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

CONSTRUCTION NOTES:

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

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	

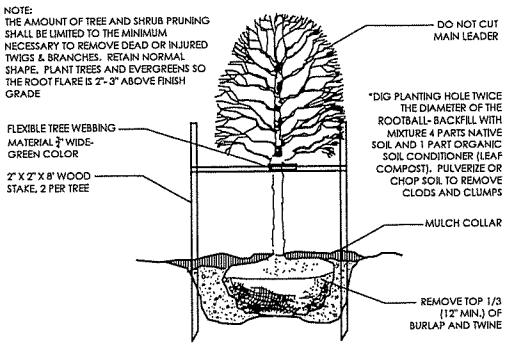
LANDSCAPE ENLARGEMENT PLANS

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

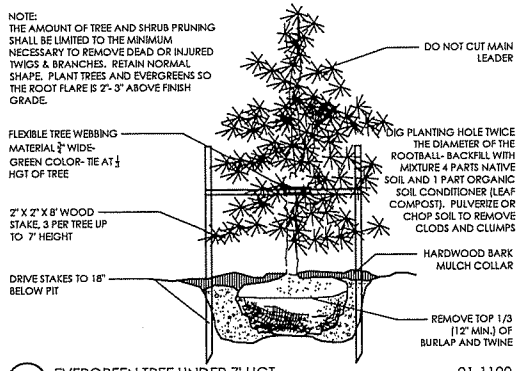
Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2151 N. 15th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

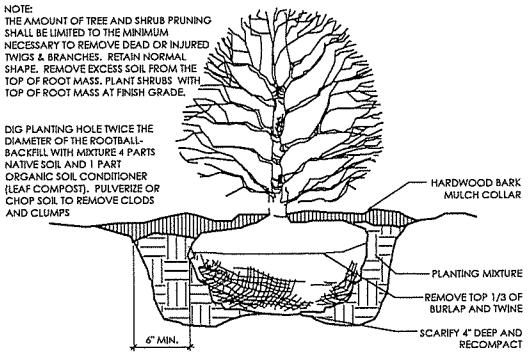
D-4



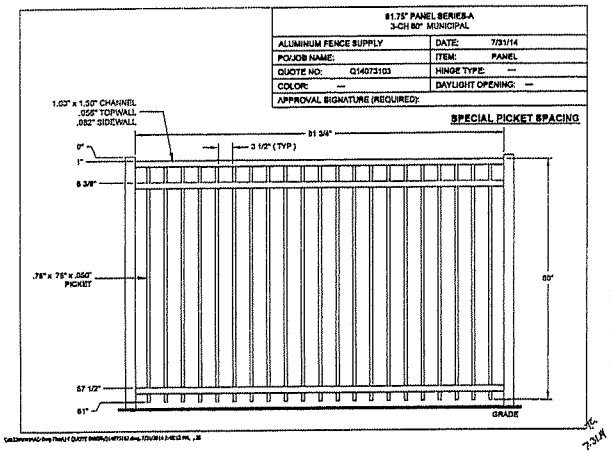
1 DECIDUOUS TREE 01-1001
N.T.S.

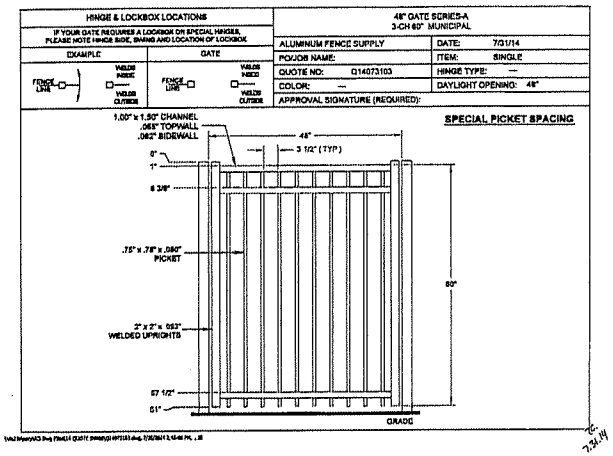


2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

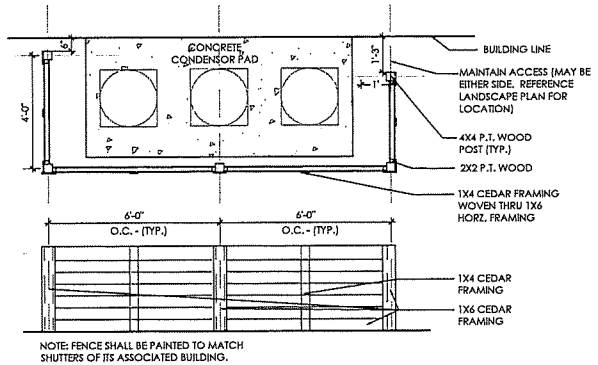


3 SHRUB PLANTING DETAIL 01-1300
N.T.S.





4 POOL FENCE AND GATE DETAIL
SCALE: N.T.S.



NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

5 A/C CONDENSOR SCREENING FENCE
N.T.S.

REVISIONS

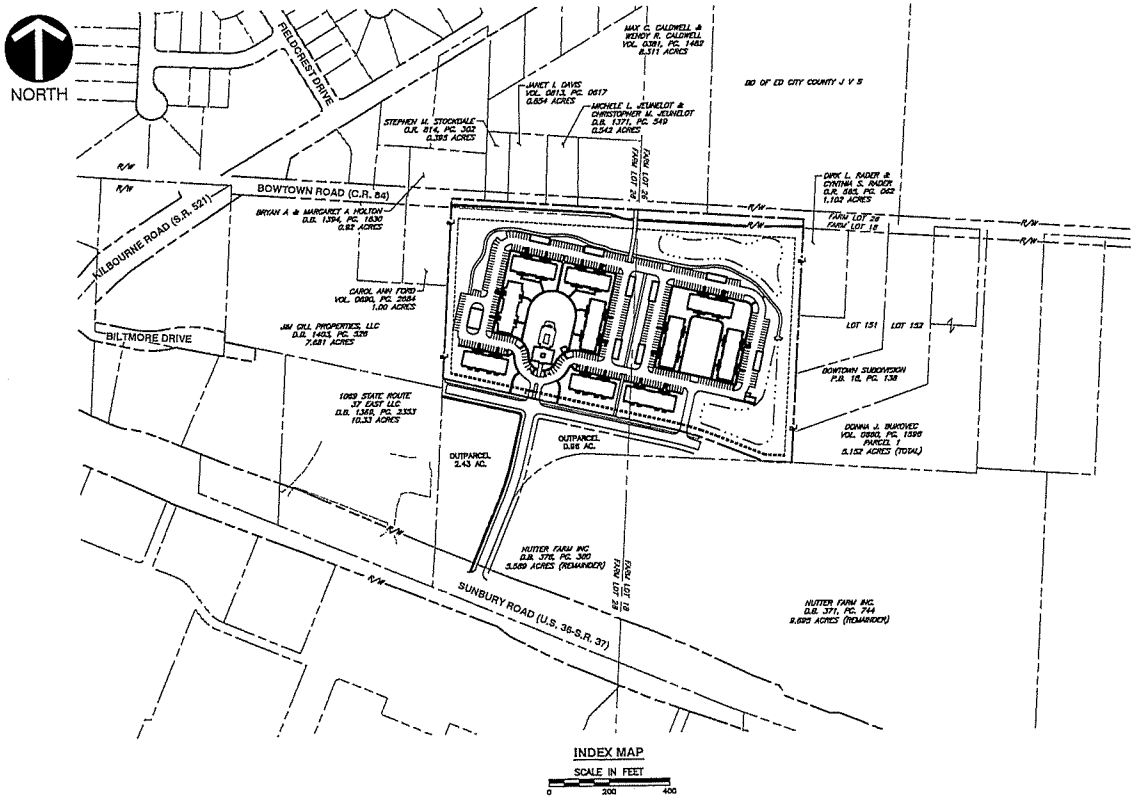
SITE DETAILS

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

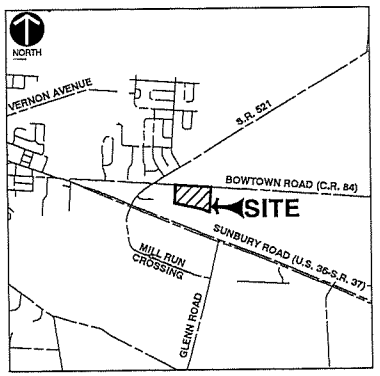
Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Columbus, OH 43215
p (614) 487-1964 Suite 401
www.parisplanninganddesign.com

DATE 6/6/18
PROJECT 17138
SHEET D-5

PRELIMINARY DEVELOPMENT PLAN
SEATTLE HOUSE
JUNE 2018
SITUATED IN THE STATE OF OHIO, CITY OF DELAWARE, DELAWARE COUNTY



INDEX MAP
SCALE IN FEET
0 200 400



VICINITY MAP
NOT TO SCALE

SITE DATA

TOTAL ACREAGE:	±18.43 AC.
TOTAL R/W ACREAGE:	±2.43 AC.
TOTAL UNITS:	240
1 BEDROOM:	90
2 BEDROOM:	150
PERVIOUS AREA:	±10.38 AC. (452,478 SF)
PERVIOUS AREA PERCENTAGE:	±56.4%
FRONT YARD BUILDING SETBACK:	25'
FRONT YARD PARKING SETBACK:	20'
REAR YARD BUILDING SETBACK:	35'
REAR YARD PARKING SETBACK:	35'
SIDE YARD BUILDING SETBACK:	25' (ADJACENT TO R-6, R-6, R-7, R-8) 30' (ADJACENT TO ER-1, ER-2, R-1, R-2, R-3, R-4)
REQUIRED PARKING:	480 SPACES (2 PER DWELLING UNIT)
PROVIDED PARKING:	420 SPACES (INCLUDES ACCESSIBLE SPACES) 60 GARAGE SPACES
REQUIRED ACCESSIBLE PARKING:	9 SPACES (401-500 TOTAL SPACES)
PROVIDED ACCESSIBLE PARKING:	12 SPACES
MAXIMUM BUILDING HEIGHT:	35'
CURRENT LAND USE:	VACANT
PROPOSED USE:	MULTI-FAMILY DWELLINGS
CURRENT ZONING CLASSIFICATION:	R-6

DRAWING INDEX

SHEET NUMB.	SHEET DESC.	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS PLAN
3	C200	SITE LAYOUT PLAN
4	C300	GRADING AND UTILITY PLAN

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
CONTACT: RICK HARBLESS
PHONE: (614) 486-6200

DEVELOPER

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

OWNER

BRIGHTON ROADS LLC
STATE ROUTE 37
DELAWARE, OH 43015

ARCHITECT

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

REFERENCE

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

REVISION RECORD

NO	DATE	DESCRIPTION

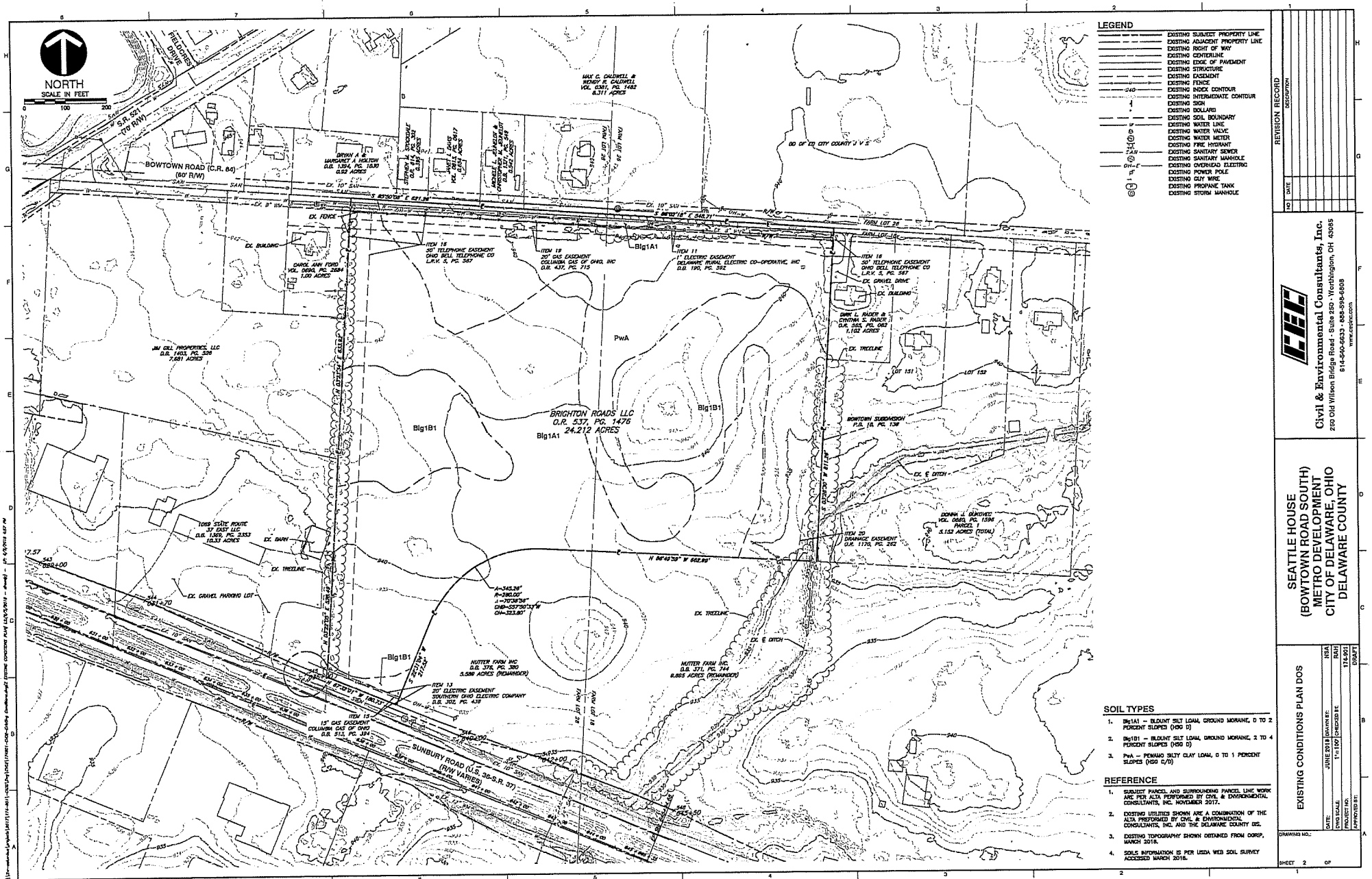
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

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

COVER SHEET

DATE: JUNE 2018
DWG SCALE: AS NOTED
PROJECT NO.: 174-9011
DRAWN BY: NSA
CHECKED BY: RAH
APPROVED BY:
DRAFT

DRAWING NO.:
EXHIBIT E-1
SHEET 1 OF



LEGEND

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

SOIL TYPES

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

REFERENCE

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

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

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

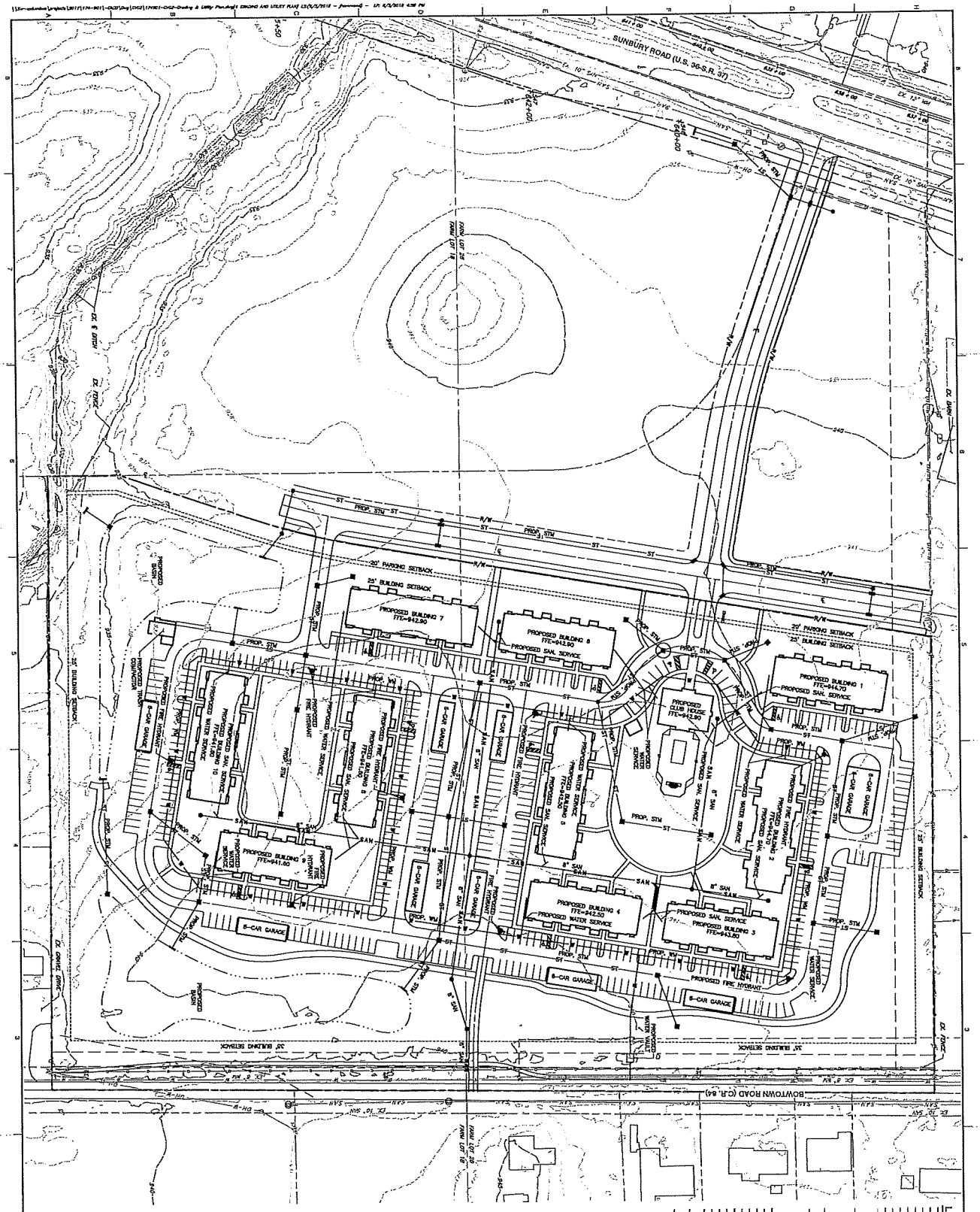
EXISTING CONDITIONS PLAN DOS

DATE:	JUNE 2018
DRAWN BY:	NSA
CHECKED BY:	RAH
HORZ SCALE:	1" = 100'
PROJECT NO.	174-001
APPROVED BY:	DRAFT

DRAWING NO.:

SHEET 2 OF

SEATTLE HOUSE
(BOWTOWN ROAD SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY
SITE LAYOUT PLAN
DRAFT
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
REVISION RECORD
LEGEND
PROPERTY LINE TABLE
PROPERTY LINE CURVE TABLE
NORTH
SCALE IN FEET
BOWTOWN ROAD (C.R. 84)
SUNBURY ROAD (U.S. 36-S.R. 37)
35' BUILDING SETBACK
25' BUILDING SETBACK
20' PARKING SETBACK
PROPOSED BUILDING 1 (24 UNITS - 5,600 SF)
PROPOSED BUILDING 2 (24 UNITS - 5,600 SF)
PROPOSED BUILDING 3 (24 UNITS - 5,600 SF)
PROPOSED BUILDING 4 (24 UNITS - 7,200 SF)
PROPOSED BUILDING 5 (24 UNITS - 7,200 SF)
PROPOSED BUILDING 6 (24 UNITS - 7,200 SF)
PROPOSED BUILDING 7 (24 UNITS - 5,600 SF)
PROPOSED BUILDING 8 (24 UNITS - 7,200 SF)
PROPOSED BUILDING 9 (24 UNITS - 5,600 SF)
PROPOSED BUILDING 10 (24 UNITS - 5,600 SF)
PROPOSED CLUB HOUSE 2,400 SF
PROPOSED POOL
PROPOSED 5' SIDEWALK (TYP.)
PROPOSED 8' PATH
PROPOSED ACCESSIBLE PARKING
PROPOSED 12' FIRE ACCESS AND PATH
PROPOSED 24' CONNECTOR
PROPOSED 5' SIDEWALK
PROPOSED MAIN
PROPOSED ENTRANCE SIGNAGE
PROPOSED FENCE
LAWN
ROAD A
ROAD B
8-CAR GARAGE
4-CAR GARAGE
DEED
ITEM 13 1" ELECTRIC EASEMENT SOUTHERN OHIO ELECTRIC COMPANY D.R. 302, PG. 428
ITEM 15 EASEMENT COLUMBIA GAS OF OHIO D.R. 313, PG. 394
ITEM 18 30' TELEPHONE EASEMENT OHIO BELL TELEPHONE CO. L.R.V. 3, PG. 397
ITEM 19 20' GAS EASEMENT OHIO, INC. D.R. 431, PG. 715
ITEM 11 1" ELECTRIC EASEMENT COLUMBIA RURAL ELECTRIC COOPERATIVE, INC. D.R. 190, PG. 392
ITEM 20 DRAINAGE EASEMENT D.R. 1194, PG. 282
80' GP CO CITY COUNTY I-S
EX. 10" SAN
EX. 8" SAN
EX. 6" W
EX. OHW
EX. FENCE
EX. DITCH
EX. GRAVEL DRIVE
EX. SAN MH
EX. CATCH BASIN
EX. POWER POLE
EX. GUY WIRE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. SIGN
EX. MAILBOX
EX. TREE
EX. SHRUB
EX. CONIFER
EX. DECIDUOUS TREE
EX. CONTOUR
EX. INTERMEDIATE CONTOUR
EX. INDEX CONTOUR
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. GAS LINE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER LINE
EX. RIGHT-OF-WAY
EX. ADJACENT PROPERTY LINE
PROPOSED SUBJECT PROPERTY LINE
PROPOSED CONTOUR
PROPOSED CURB
PROPOSED WALK
PROPOSED SETBACK
PROPOSED WATER SERVICE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED OVERHEAD ELECTRIC
PROPOSED GAS LINE
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED MAILBOX
PROPOSED TREE
PROPOSED SHRUB
PROPOSED CONIFER
PROPOSED DECIDUOUS TREE
PROPOSED CONTOUR
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED FENCE
PROPOSED GAS LINE
PROPOSED UNDERGROUND ELECTRIC
PROPOSED OVERHEAD ELECTRIC
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED SIGN
PROPOSED MAILBOX
PROPOSED TREE
PROPOSED SHRUB
PROPOSED CONIFER
PROPOSED DECIDUOUS TREE



GRADING AND UTILITY PLAN

DATE:	JUNE 2018	DRAWN BY:	NSA
DWG SCALE:	1"=50'	CHECKED BY:	RAH
PROJECT NO:			174-901
APPROVED BY:			DRAFT

DRAWING NO:

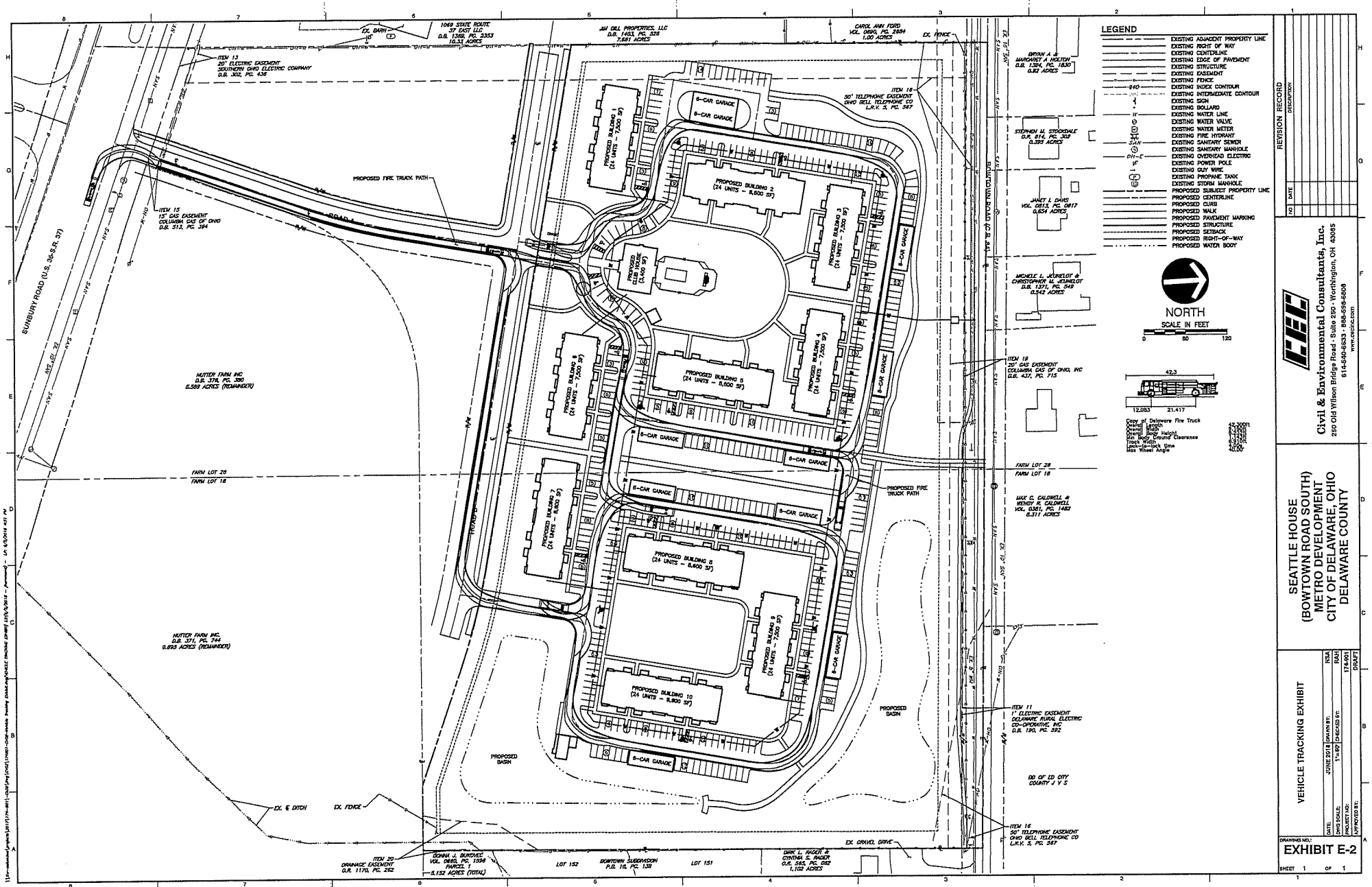
SHEET 4 OF

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

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

REVISION RECORD

NO	DATE	DESCRIPTION



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

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

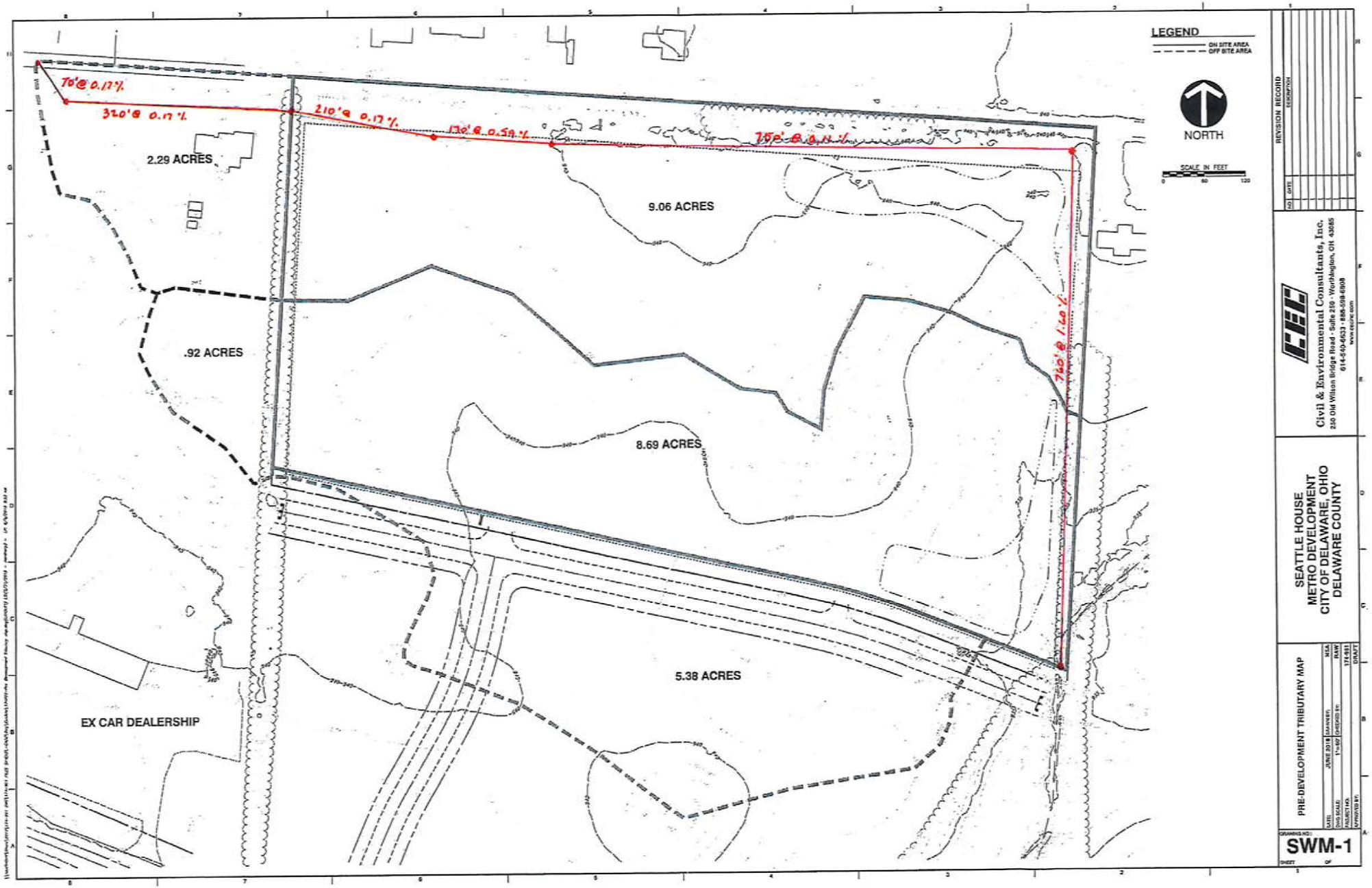
VEHICLE TRACKING EXHIBIT

DATE: JUNE 2018 | DRAWN BY: NSA
DWG SCALE: 1"= 60' | CHECKED BY: ROAS
PROJECT NO: 174-001 | APPROVED BY: DRAFT

DRAWING NO.:
EXHIBIT E-2

SHEET 1 OF 1

SEATTLE HOUSE
(BOWTOWN ROAD SOUTH)
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY
STORM MANAGEMENT PLAN
DATE JUNE 2018 DRAWN BY: NSA
DWG SCALE 1"=60' CHECKED BY: RWM
PROJECT NO. 176-001
APPROVED BY: DRAFT
DRAWING NO.: EXHIBIT E-4
SHEET 1 OF
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com
REVISION RECORD
NO. DATE DESCRIPTION
LEGEND
EXISTING ADJACENT PROPERTY LINE
EXISTING R/W LINE
EXISTING CENTERLINE
EXISTING EDGE OF PAVEMENT
EXISTING CURB/GUTTER
EXISTING SIDEWALK
EXISTING FENCE
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
EXISTING SIGN
EXISTING BOLLARD
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING GAS MARKER
EXISTING SANITARY MANHOLE
EXISTING OVERHEAD ELECTRIC
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING PROPANE TANK
EXISTING STORM MANHOLE
EXISTING SUBJECT PROPERTY LINE
PROPOSED CENTERLINE
PROPOSED CURB
PROPOSED WALK
PROPOSED PAVEMENT MARKING
PROPOSED STRUCTURE
PROPOSED SETBACK
PROPOSED RIGHT-OF-WAY
PROPOSED WATER SHUT OFF
PROPOSED SANITARY SEWER
PROPOSED WATER MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED STORM SEWER
PROPOSED INLET OR CATCH BASIN
PROPOSED HEADWALL
NORTH
SCALE IN FEET
0 60 120
NOTES:
1. ALL YIELD TILES ENCOUNTERED ARE TO BE CONNECTED TO PROPOSED STORM SYSTEM DURING SITE DEVELOPMENT. NO TILES SHALL BE DEAD ENDED.
TOTAL AREA: 17.75 ACRES
PRE RUNOFF COEFFICIENT: 0.43
POST RUNOFF COEFFICIENT: 0.55
ENGINEER/SURVEYOR
EMH & DYNOMARKETING CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085
CONTACT: NICK ADKINS
PHONE: (614) 468-8300
DEVELOPER
METRO DEVELOPMENT
1031 EAST WILKINSON ROAD, SUITE 100
WESTERVILLE, OH 43082
CONTACT: JOE THOMAS, JR.
PHONE: (614) 940-2400
OWNER
BROMTON ROADS LLC
STATE ROUTE 37
DELAWARE, OH 43015
ARCHITECT
FIRST PLANNING & DESIGN
243 N. 5TH STREET, SUITE 401
COLUMBUS, OH 43215
CONTACT: TIMOTHY HOMES
PHONE: (614) 487-1934
REFERENCE
1. SURVEY PARCEL AND BOUNDARIES PARCELS ARE PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY: EMH & DYNOMARKETING CONSULTANTS, INC. NOVEMBER 2017.
2. EXISTING UTILITIES SHOWN ARE A COMBINATION OF THE ABOVE REFERENCED SURVEY, FIELD VERIFICATION, AND THE DELAWARE COUNTY GIS.
3. EXISTING TOPOGRAPHY SHOWN OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM, MARCH 2016.
4. SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED MARCH 2018.
BOWTOWN ROAD (C.R. 84)
SUNBURY ROAD (U.S. 36-S.R. 37)
35' BUILDING SETBACK
25' PARKING SETBACK
PROPOSED BUILDING 1 FFE=842.70
PROPOSED BUILDING 2 FFE=844.70
PROPOSED BUILDING 3 FFE=842.50
PROPOSED BUILDING 4 FFE=842.50
PROPOSED BUILDING 5 FFE=842.50
PROPOSED BUILDING 6 FFE=842.50
PROPOSED BUILDING 7 FFE=842.50
PROPOSED BUILDING 8 FFE=841.00
PROPOSED BUILDING 9 FFE=841.00
PROPOSED BUILDING 10 FFE=841.00
PROPOSED CLUB HOUSE FFE=845.00
6-CAR GARAGE
4-CAR GARAGE
PROPOSED TRASH
PROPOSED SIGN
OUTPARCEL 2.48 AC.
OUTPARCEL 0.38 AC.
FARM LOT 29
FARM LOT 18
FARM LOT 28
FARM LOT 18



REVISION RECORD

NO.	DATE	DESCRIPTION

CEC

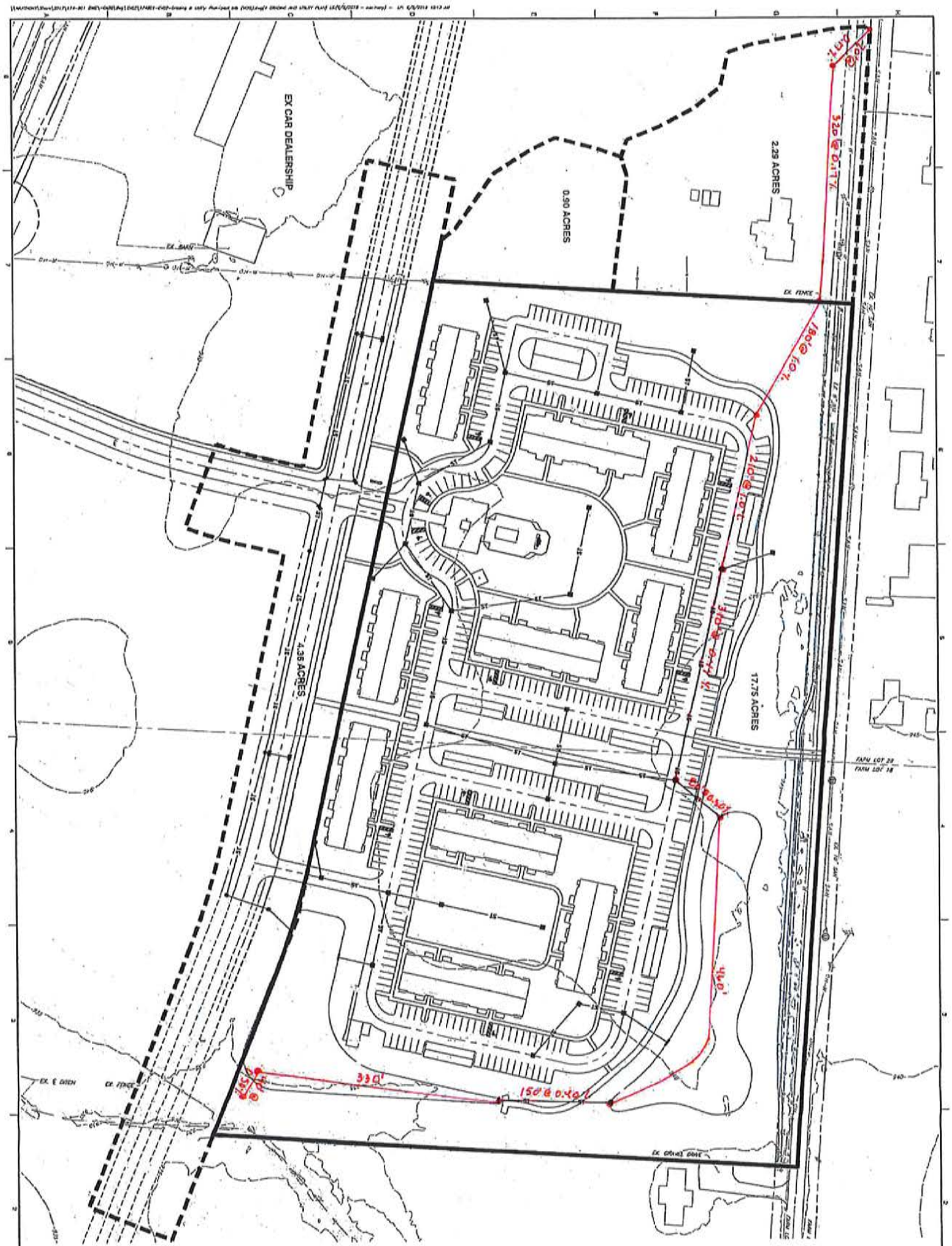
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

SEATTLE HOUSE
METRO DEVELOPMENT
CITY OF DELAWARE, OHIO
DELAWARE COUNTY

PRE-DEVELOPMENT TRIBUTARY MAP

DATE:	JUNE 2018	DRAWN BY: MSA
DWG SCALE:	1"=60'	CHECKED BY: RAW
PROJECT NO.		171-911
APPROVED BY:		DRAFT

DRAWING NO.: SWM-1
SHEET 9 OF



SWM-2

POST DEVELOPMENT TRIBUTARY MAP

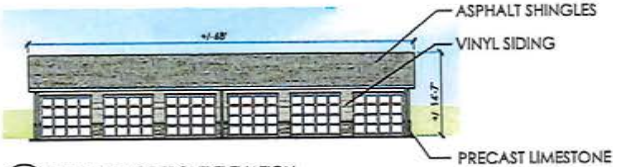
DATE:	APRIL 2018	DRAWN BY:	JTH
DWG SCALE:	1"=60'	CHECKED BY:	TJV
PROJECT NO:			174-001
APPROVED BY:			DRAFT

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

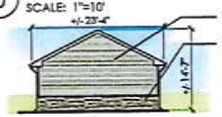
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

REVISION RECORD

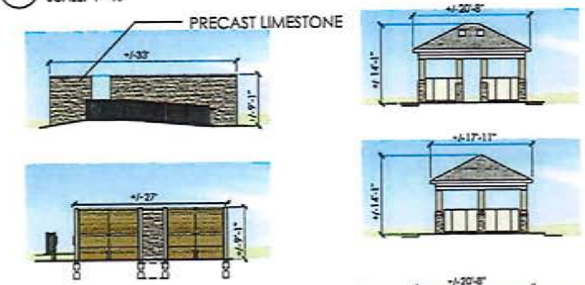
NO	DATE	DESCRIPTION



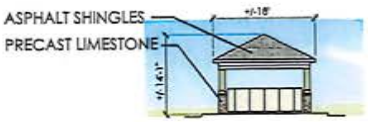
5 TYP. GARAGE FRONT ELEVATION
SCALE: 1"=10'



6 TYP. GARAGE SIDE ELEVATION
SCALE: 1"=10'



7 TRASH COMPACTOR ELEVATIONS
SCALE: 1"=10'



8 MAIL STATION ELEVATIONS
SCALE: 1"=10'



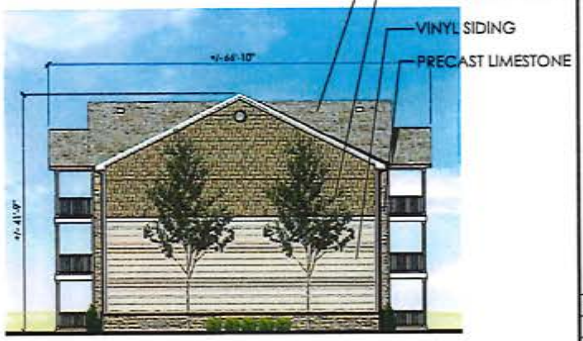
1 TYPICAL 3 STORY BUILDING, FRONT ELEVATION
SCALE: 1"=10'



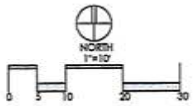
2 TYPICAL 3 STORY BUILDING, REAR ELEVATION
SCALE: 1"=10'



3 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



4 TYPICAL 3 STORY BUILDING, SIDE ELEVATION
SCALE: 1"=10'



REVISIONS	

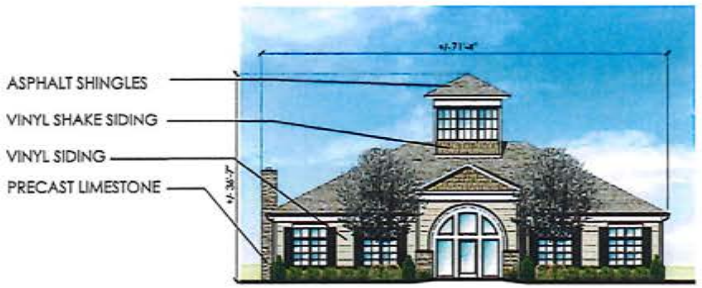
ILLUSTRATIVE BUILDING ELEVATIONS

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

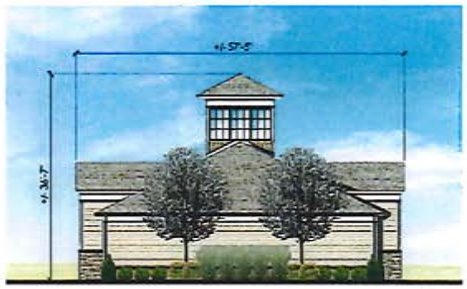
Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
240 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 621-1154 www.parisplanningandesign.com

DATE	6/6/18
PROJECT	17138
SHEET	

F-1



1 **CLUBHOUSE - FRONT ELEVATION**
SCALE: 1"=10'



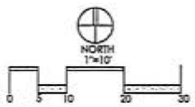
2 **CLUBHOUSE - SIDE ELEVATION**
SCALE: 1"=10'



3 **CLUBHOUSE - SIDE ELEVATION**
SCALE: 1"=10'



4 **CLUBHOUSE - REAR ELEVATION**
SCALE: 1"=10'



REVISIONS	

CLUBHOUSE ELEVATIONS

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

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
545 N. 5th Street
Columbus, OH 43215
p (614) 487-1964
Suite 401
www.ParisPlanningandDesign.com

DATE	6/6/18
PROJECT	17138
SHEET	F-2

DESCRIPTION OF 18.426 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, Farm Lot 28, Section 4, Township 5, Range 19 and Farm Lot 18, Section 3, Township 5, Range 18, United States Military Lands and being out of a 24.212 acre parcel of land conveyed to Brighton Roads LLC of record in Official Record 537, Page 1476, all references to records being on file in the Office of the Recorder, Delaware County, Ohio, said 18.426 acre parcel being more fully described herein;

BEGINNING at a railroad spike found in the centerline of Bowtown Road (County Road 84), the northwest corner of said 24.212 acre parcel, the northeast corner of a 1.000 acre parcel of land conveyed to Carol Ann Ford, of record in Volume 690, Page 2684 and being the south line of a 0.920 acre parcel of land conveyed to Margaret A. & Bryan Holton, of record in Deed Book 1394, Page 1830

Thence, South 85°50'08" East a distance of 621.26 feet, with the north line of said 24.212 acre parcel, part of the south line of said 0.920 acre parcel, the south line of a 0.395 acre parcel of land conveyed to Stephen M. Stockdale, of record in Official Record 814, Page 302, the south line of a 0.654 acre parcel of land conveyed to Janet I. Davis, of record in Volume 813, Page 617, the south line of a 0.542 acre parcel of land conveyed to Michele L. & Christopher M. Jeunelot, of record in Deed Book 1371, Page 549 and part of the south line of a 8.311 acre parcel of land conveyed to Max C. & Wendy R. Caldwell, of record in Volume 381, Page 1482 and being in the centerline of said Bowtown Road to a point at an angle point in the north line of said 24.212 acre parcel, the south line of said 8.311 acre parcel and in the centerline of said Bowtown Road;

Thence, South 86°02'18" East a distance of 548.71 feet, with the north line of said 24.212 acre parcel and part of the south line of said 8.311 acre parcel and being the south line of a parcel of land conveyed to BD of ED City County JVS, to a point at the northeast corner of said 24.212 acre parcel the south line of said BD of ED City County JVS, the northwest corner of a 1.102 acre parcel of land conveyed to Dirk L. Rader & Cynthia S. Rader, of record in Official Record 565, Page 62 and being in the centerline of said Bowtown Road;

Thence, South 03°28'30" West a distance of 811.26 feet, with the east line of said 24.212 acre parcel, the west line of said 1.102 acre parcel, the west line of Lots 151 and 152 in Bowtown Subdivision, of record in Plat Book 18, Page 138 and the west line of a 5.152 acre parcel of land (Parcel 1) conveyed to Donna J. Bukovec, of record in Volume 660, Page 1596, to a point at the southeast corner of said 24.212 acre parcel, the southwest corner of said 5.152 acre parcel and being on the north line of a 9.695 acre parcel of land conveyed to Nutter Farm Inc., of record in Deed Book 371, Page 744;

Thence, North 86°49'59" West a distance of 19.11 feet, with the south line of said 24.212 acre parcel part of the north line of said 9.695 acre parcel to a point being on the south line of said 24.212 acre parcel and the north line of said 9.695 acre parcel;

Thence, through said 24.212 acre parcel the following three (3) courses:

1. North 68°24'19" West a distance of 216.93 feet to a point;

2. Thence 165.82 feet along the arc of a tangent curve to the left, having a radius of 1035.00 feet, a central angle of 09°10'47", the chord of which bears North 72°59'43" West, a chord distance of 165.65 feet to a point;

3. Thence, North 77°35'06" West a distance of 792.34 feet, to a point on the west line of said 24.212 acre parcel and on the east line of a 7.681 acre parcel of land conveyed to Jim Gill Properties LLC., of record in Deed Book 1403, Page 526;

Thence, North 03°23'34" East, with the west line of said 24.212 acre parcel, part of the east line of said 7.681 acre parcel and the west line of said 1.000 acre parcel, passing over a ¾" iron pin found at 300.00 feet, for a total distance of 594.16 feet, to the **TRUE POINT OF BEGINNING**, containing 18.426 acres of land. Which 9.288 acres lie within Farm Lot 18 and 9.138 acres lie within Farm Lot 28, subject to all easements and documents of record.

Date Prepared: 4/2/2018
File Name: 174901-SV01-SRV-SPLIT 18.426 AC.docx

EXHIBIT B-1

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

For the purpose of this description a bearing of South 85°50'08" East was held on a portion of the centerline of Bowtown Road, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in April of the year 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

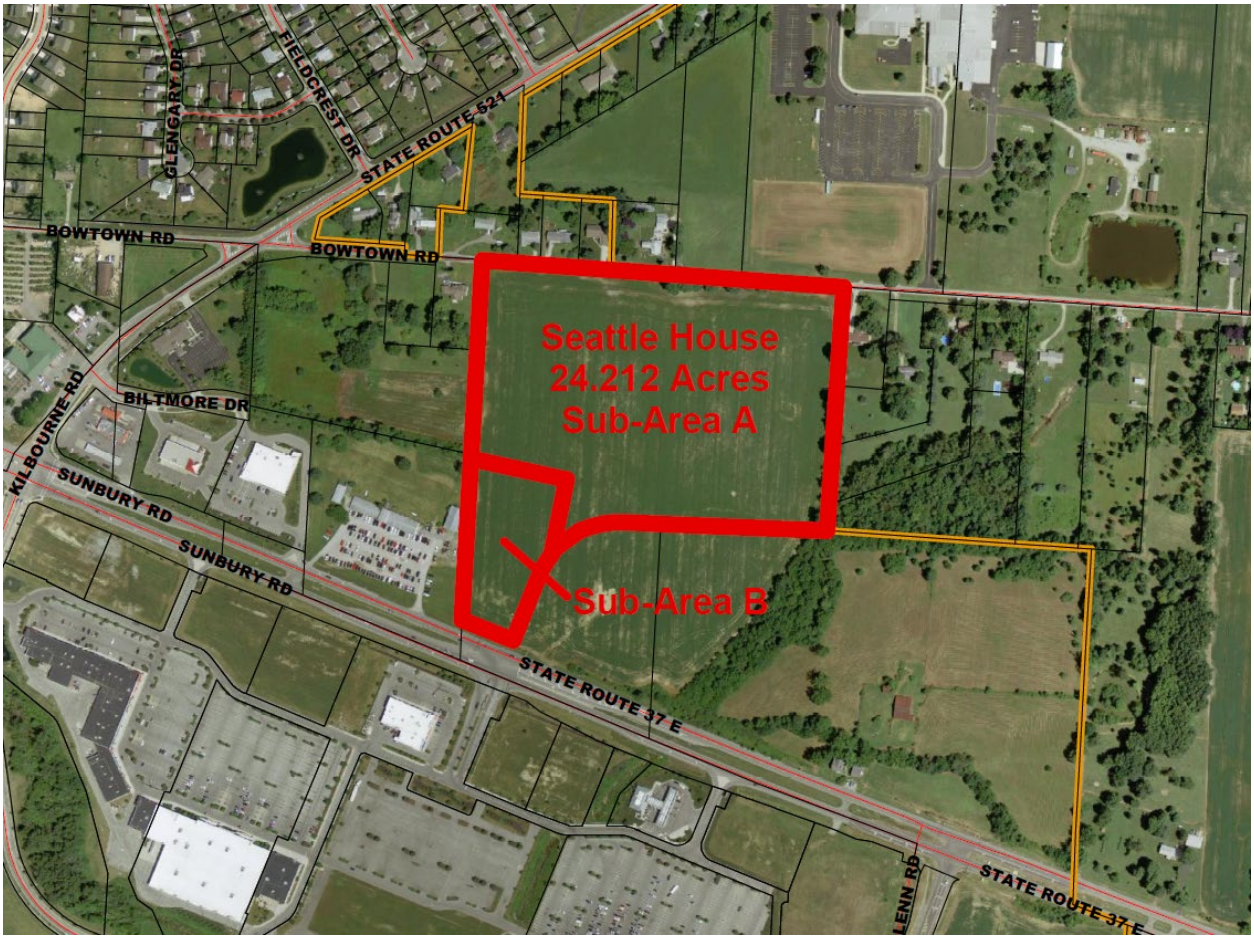
Robert W. Martin 4-2-18

Robert W. Martin, P.S. Date
Registered Surveyor No. 8114

PLANNED MIXED USE DEVELOPMENT TEXT
METRO DEVELOPMENT
SEATTLE HOUSE APARTMENTS
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Metro Development ("Developer") is proposing to rezone the approximate 24.212 acre site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot from R-6 (Multi Family Residential) and B-3 (Community Business District) to R-6 & B-3 PMU (Multi Family Residential and Community Business District with a Planned Mixed-Use Development District) for a 240-unit apartment development on approximately 20.972 acres, a 2.45 acre commercial/retail out lot along US37/SR36 and a 0.79 acre lot of open space just south of Biltmore Drive.



2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Developer to provide a planned multi-family and commercial out lot 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 pe1mitted 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) Per the submitted tree survey, the applicant indicated they are removing 68 caliper inches of trees (3 trees).

(7) Per the submitted tree survey, the applicant indicated they are preserving 505 caliper inches of trees (23 trees).

(8) Therefore, the applicant is preserving a significant amount of more trees than being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.

3. SITE PLAN

The project is located on an approximate 24.212 acres site located on the north of US 36/SR 37 and just east of the Chesrown auto storage lot. The applicant is proposing 240 apartment units on approximately 20.972 acres (Sub-Area A) and a 2.45 acre commercial out lot (Sub-Area B) of the southwestern portion of the site fronting US 36/37. The primary access point would be from a proposed north/south access road at the main Glenwood Common's traffic signal on US 36/37 that would extend north and bisect with the proposed Biltmore Drive that would extend to the east and west property line per the City Thoroughfare Plan. The developer is proposing 240 three-story apartment units in 10 apartment buildings that would be accessed by a looped internal private street network accessed from two Biltmore Drive full movement curb cuts. The apartment complex would include a clubhouse building, mail kiosk, and detached garages. Among the amenities, the developer plans to include a community swimming pool with outdoor

kitchen for residents, as well as internal walking paths through the open spaces. The one and two bedroom apartments would range from at least 678 up to 933 square feet respectviely. Two retention basins would be located along Bowtown Road and Biltmore Drive extension on the east side of the property. Mail delivery will be in a community kiosk, and trash service would be at a centrally located compactor. Open space shall be provided that includes building and parking setback, as well as detention areas, equal to 42 %, or approximately 10.31 acres. An approximately 2.45 acre commercial out lot would be on the west side of the main north/south access road fronting US 36/37 just west of the main Glenwood Common's traffic signal. The commercial out lot would have full access from Biltmore Drive and limited access from the main north/south access road.

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. Uses are allocated between Sub-Area A (multi-family) portion of site and Sub-Area B (commercial out lot).

(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.

SUB- AREA A - Land Use Category	Uses
(a) Residential	
(1) Multi-Family (not to exceed 240 dwelling units) with accessory Club House, community pool, mail kiosk, trash compactor and detached garages.	P

SUB-AREA B - Land Use Category	Uses
(a) Office Professional Services	
1. Offices - Administrative, Business and Professional	P
2. Medical/Dental Offices health and allied services	P
3. Financial Institutions/Banks	P
(b) Retail and Services	
1. Retail and service establishments in a completely enclosed building	P
2. Restaurant-Table Service	P
3. Restaurant- Counter Service	P
4. Funeral Home and related facilities	C
5. Veterinary office (no outside run or kennel)	P
6. Self Service Storage	C
(c) Automotive and Transportation	
1 Gas Station	C
2 Automobile sales and rental	C
3 Automotive Service Station	C

4 Drive-thru associated with any principal permitted or conditionally permitted use	C
5 Car wash	C
6 Parking lots and garages	P
(d) Outdoor Display/Storage	
1 Outdoor Display	C
2 Outdoor Storage	C
(e) Community Facilities	
1.Places of Worship	P
2. Schools, public or private	C
3. Schools, trade, business or cultural arts	C
4. Library	P
5. Public cultural institutions and art galleries	P
6. Hospital	C
7 Day Care Center - child/adult	P
8. Nursing Home	P
9. Public Safety and Service Facility	C
(f) Recreation and Entertainment	
1 Outdoor recreation and amusement	C
2 Indoor recreation and amusement	C
3 Health Club	P

(5) Prohibited Uses.

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

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

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

iii. **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction.

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.

SUB-AREA A & B - 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.

SUB-AREA A - Minimum Building Setbacks	
(1) Setback from Biltmore Drive Extension ROW	50 ft.
(2) Setback from Bowtown Road ROW	25 ft

(3) Setback from private street Apartment Building Garage Building Compactor Clubhouse Mail kiosk	20’ 0’ 0’ 20’ 20’
(4) Setback from parking spaces Apartment Building Garage Building Compactor Clubhouse Mail kiosk	15’ main wall, 10’ end wall 0’ 0’ 10’ 10’
(5) Apartment Building to Apartment building (6) Garage/mail kiosk to main buildings	25 ft. minimum separation 20 ft. minimum separation

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from main north/south access road ROW	50 ft.
(2) Setback from 36/37 ROW	50 ft
(3) Setback from Biltmore Drive extension ROW	50 ft
(4) Setback from west property line	30 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.

SUB-AREA A - Minimum Parking Setbacks	
(1) Setback from adjacent property and/or ROW	50 ft.

SUB-AREA B - Minimum Building Setbacks	
(1) Setback from ROW	20 ft.
(2) Setback from west property line	5 ft

E. Maximum Building Height. The maximum height of any building or structure in Sub-Area A shall be 42 feet as measured from finished floor elevation to the highest point of the structure and the maximum height of any building or structure in Sub-Area B shall be 45 feet as measured from finished floor elevation to the highest point of the structure.

F. Building Design

SUB-AREA A. The intent of this regulation to create a cohesive and unified design throughout the entire development, each multi-family building (dwellings and clubhouse 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 Clubhouse 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, 6:12 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 comers, 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 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 side elevations will not require windows.
(12) Parking shall be provided at a minimum rate of 2.0 spaces per unit, and detached garages shall contain architectural elements consistent with the design of the apartment and development. Developer shall use white garage doors.
(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.

SUB-AREA B – The intent of this regulation is for the commercial building(s) to be consistent with other recently approved commercial buildings in the corridor and would have to achieve compliance with the following requirements:

(1) Commercial buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts.

(2) Buildings shall be oriented to a street whenever possible.

(3) 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.

(4) Exterior materials shall include brick, cultured stone, limestone, wood or similarly approved products on all elevations visible to the general public.

(5) Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.

(6) Painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials..

(7) Unless otherwise approved in the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and shall be articulated with recesses, pilasters, fenestration, and/or material changes. Compositions of similar building materials shall be used on all building elevations visible to public view..

(8) EIFS, Stucco, or similar products are prohibited as an exterior material, except as accents.

(9) Treated lumber shall be painted or stained

(10) All exposed foundation walls shall be faced with brick or stone.

(11) Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around except where shutters directly abut windows.

(12) Frieze trim a minimum of 4 inches wide shall be required under all overhangs and gables.

(13) Standing seam metal roofs are allowed in natural colors. Any asphalt shingles shall be dimensional.

(14) Primary Roofs shall have a minimum pitch of 6:12

(15) Accessory structures such as enclosures for dumpsters, refrigeration and freezing units, and other similar structures shall consist of brick and stone or similar approved products as the exterior material. Any such accessory structure shall be designed to be consistent and cohesive with the principal building it serves. Doors shall be included with dumpster corrals and areas and shall be metal or wood painted or stained to match the primary building materials.

(16) Rooftop or ground mounted mechanical equipment shall be completely screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate.

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

(1) SUB-AREA A – Multi-Family

- The apartment development shall have a minimum 480 parking spaces (360 surface parking spaces and 60 garage parking spaces).

(2) SUB-AREA B – Commercial Out Lot

- The parking shall meet the minimum standards of Chapter 1161 Off-Street Parking and Loading Requirements.

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) SUB-AREA A – Multi-Family

- Street trees shall be required along Biltmore Drive and the north/south access road.
- The proposed landscaping of the Preliminary Development shall be required along with the following supplemental landscaping and mounding:
- The apartment frontage along Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- The several mature trees along Bowtown Road shall be preserved along with constructing a minimum 10 foot high mound with minimum 6 foot high evergreens planted in a soldier course manner along Bowtown Road to provide a consistent year round buffer. The subject mound shall wrap around the eastern portion of the site to screen the adjacent single family house.
- The parking islands within the apartment development shall be planted with street trees.
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

(2) SUB-AREA B – Commercial Out Lot

- The subject development shall comply with all the requirements of Chapter 1166 Landscaping and Screening for commercial uses along with the following supplemental requirements:
- The apartment and the commercial out lot frontage along the north/south access road and Biltmore Drive shall require street and shade trees along with a 2-3 foot high undulating mounding with landscaping (a mixture of deciduous trees, evergreen trees and shrubs).
- All landscape plans shall be reviewed and approved by the Shade Tree Commission.

I. Lighting. Building, site, and accent lighting shall be provided in accordance with the current zoning and building code for the multi-family and commercial out lot development.

J. 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 for the multi-family and commercial out lot development.

K. Roads. The following roadway improvements shall be required per the City Thoroughfare Plan and City Engineer:

(1) The north/south access road shall be constructed per the plan and City Engineer.

(2) The Biltmore Drive extension shall be constructed per the plan and City Engineer.

(3) The multi-family private street network shall be constructed to public standards per the City Engineer.

L. Pedestrian/Bike Path. The following multi use paths and sidewalk shall be required per the adopted Bicycle and Pedestrians Master Plan 2027:

1. A bike path shall be constructed on the north side of Biltmore Drive and a sidewalk would be required on the south side of Biltmore Drive.
2. A sidewalk shall be constructed on the south side of Bowtown Road.
3. The developer shall make a payment of in lieu of constructing a sidewalk on the west side of the north/south connector road. The City Engineer shall determine the required payment in lieu prior to Final Development Plan approval.

M. 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.