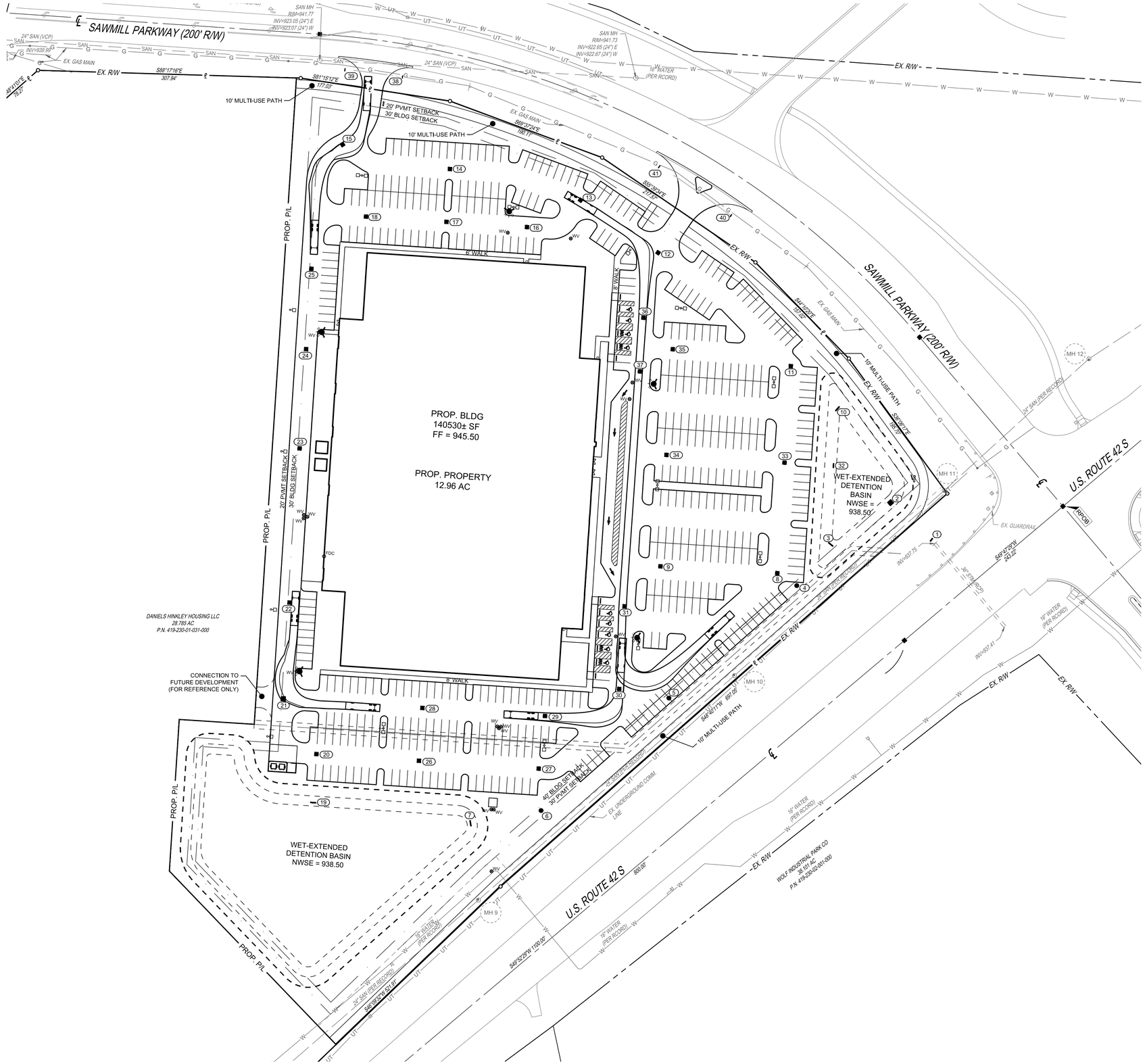
INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



ZONING

THE PROPERTY IS LOCATED AT THE INTERSECTION OF SAWMILL PARKWAY AND US ROUTE 42 S. THE ZONING OF THE SITE IS C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT). SURROUNDING ZONING IS C-PUD.

FLOOD DESCRIPTION

PROPOSED SITE ON SAWMILL PARKWAY IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0113K, DATED APRIL 16, 2009.

PROP. BUILDING USAGE

PROPOSED BUILDING IS INTENDED TO BE USED AS INDOOR SPORTS ARENA (ICE RINK).

PARKING COUNT

PARKING REQUIREMENT:
1 SPACE FOR EVERY 4 SEATS OR FOR EVERY 10 LINEAR FEET OF BENCH SEATING SPACE OR 1 SPACE FOR EVERY 150 SQUARE FEET OF FLOOR AREA (FOR FACILITIES WITHOUT FIXED SEATS).

HOCKEY FACILITY:
RINK 1 = 243 SEATS
RINK 2 = 802 SEATS
RINK 3 = 243 SEATS
TOTAL SEATS = 1,288
PARKING REQUIRED = 1,288 / 4 = 322 SPACES

PROPOSED PARKING:
470 STANDARD SPACES
9 ADA SPACES

TOTAL PROVIDED PARKING = 479 SPACES

SITE DATA

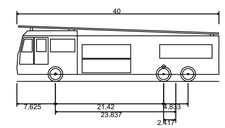
SITE AREA			
BUILDINGS/STRUCTURES	3.23 ACRE(S)	25	% OF TOTAL AREA
PAVEMENT	5.31 ACRE(S)	41	% OF TOTAL AREA
GREEN/OPEN SPACE	4.42 ACRE(S)	34	% OF TOTAL AREA
	12.96 ACRE(S) TOTAL		

BUILDING SETBACKS	REQUIRED	PROVIDED
SAWMILL PARKWAY	30 FT.	30 FT.
U.S. ROUTE 42 S	40 FT.	40 FT.
PRIVATE STREET	30 FT.	30 FT.
SIDE YARD	0 FT.	0 FT.

PARKING SETBACKS	REQUIRED	PROVIDED
SAWMILL PARKWAY	20 FT.	20 FT.
U.S. ROUTE 42 S	30 FT.	30 FT.
PRIVATE STREET	20 FT.	10 FT.
SIDE YARD	0 FT.	0 FT.

PROPOSED LEGEND

- (33) CATCH BASIN
- (4) STORM MANHOLE
- (40) HEADWALL
- FIRE HYDRANT
- WV WATER VALVE



City of Delaware, OH - Fire Truck

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	39.830ft

OHIO811.org Before You Dig

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CIVIL ENGINEERING
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www.kleingers.com
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Suite H
Westerville, OH 43082
614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
1	08/11/2026	SCHEMATIC DESIGN

OBJ + THE BATTERY HOCKEY AT MARIDEL

SAWMILL PARKWAY
DELAWARE, OHIO

PROJECT NO: 240051.002
DATE: 09-23-2026
SCALE: 0 30 60 120

SHEET NAME:
OVERALL SITE PLAN & TRUCK MANEUVERABILITY

SHEET NO.
1/7

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ZONING NOTES

1. PER DELAWARE, OH ZONING CODE:

1121.05 STREET TREE PLANTING REQUIREMENTS

(a) Species and Location Requirements

"(2) Location: The development plan provides the total permitted trees that can be planted but is not intended to be an exact reference for planting location or quantity. The following specifications should be used to determine planting locations within each lot and throughout the development. A lot may receive less trees than depicted in the development plan or none at all if spacing does not permit.
(3) Large Trees
Height = 50 ft. or taller
Spacing = 50 ft. between trees
Tree Lawn Requirements = 8 ft. or larger"

Sawmill Parkway Frontage = 942.4 ft.
Required Trees = (1 tree / 50 ft.) x (942.4 ft.) = 19 trees
Proposed Trees = 17 trees

US 42 Frontage = 964.3 ft.
Required Trees = (1 tree / 50 ft.) x (964.3 ft.) = 20 trees
Proposed Trees = 19 trees

Due to the proposed and existing site conditions, a total of 36 street trees have been provided instead of the required 39 street trees. All proposed street trees are large trees and will meet the 1.75" cal. and 6 ft. height requirements at the time of installation.

1121.06 LANDSCAPE REQUIREMENTS FOR FRONT YARDS

"Except for lots devoted to single-family dwellings and two-family dwellings, all areas within the required building and parking setback, excluding driveway openings, shall be landscaped and maintained in compliance with the following:
(a) One (1) shade tree shall be provided for every fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
(b) Each tree at the time of installation shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet....
(c) One (1) landscape shrub shall be provided for every ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
(d) All areas not devoted to trees and shrubs shall be planted with grass, ground cover, or other live landscape treatment.
(e) Foundation plantings shall be distributed evenly around the base of the primary structure(s).
(f) The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials."

Sawmill Parkway Frontage (exc. drives) = 893.4 ft.
Required Trees = (1 tree / 50 ft.) x (893.4 ft.) = 18 trees
Proposed Trees = 18 trees
Required Shrubs = (1 shrub / 10 ft.) x (893.4 ft.) = 90 shrubs
Proposed Shrubs = 90 shrubs

US 42 Frontage (no drives) = 964.3 ft.
Required Trees = (1 tree / 50 ft.) x (964.3 ft.) = 20 trees
Proposed Trees = 20 trees
Required Shrubs = (1 shrub / 10 ft.) x (964.3 ft.) = 97 shrubs
Proposed Shrubs = 97 shrubs

1121.08 LANDSCAPING AND SCREENING OF PARKING LOTS

(a) Landscaping on the Interior of Parking Lots

"All new parking spaces and their associated driving aisles shall be defined by landscaped curbed islands. In addition to those parking lot islands, larger parking lots shall provide additional intervening or midway islands to break up large expanses of asphalt, to provide shade for cars and pedestrians, and to be areas to absorb run-off. As such, additional interior landscaping of parking lots shall be provided in accordance with the following requirements:
(3) Within the landscaped islands, one (1) shade tree shall be provided for every fifteen (15) off-street parking spaces. Each tree, at the time of installation, shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet....
A. At a minimum, 75% of all parking lot islands shall be planted with perennials and shrubs, not exceeding two feet in height. The remaining 25% may be covered by grass or mulch."

Parking Spaces = 479 spaces
Required Trees = (1 tree / 15 spaces) x (479 spaces) = 32 trees
Proposed Trees = 32 trees

(c) Landscape Strip Requirements

"When a parking lot in any zoning district is located adjacent to a public right-of-way, a landscape strip shall be provided on the property between the parking lot and the right-of-way. The landscape strip may not include any paved areas except sidewalks or side paths perpendicular to the roadway. In any district where a greater parking lot setback is required, the greater setback shall prevail. To meet this requirement, any of the following treatments may be used:
(3) Provide a minimum ten (10) foot wide landscaped strip between the right-of-way and the parking lot to be planted with a minimum of one (1) shade tree and ten (10) screening shrubs per thirty-five (35) linear feet of frontage, excluding driveway openings.
(4) Provide a berm, the top of which is at least two and one-half feet higher than the elevation of the adjacent parking lot pavement. The slope of the perm shall not exceed 3:1. Berms should be graded to appear smooth, rounded, and naturalistic with varying heights, not linear in design. Plant with a minimum of one (1) shade tree per thirty-five (35) linear feet of frontage, excluding driveway openings."

Parking Frontage = 369 ft.
Required Trees = (1 tree / 35 ft.) x (369 ft.) = 12 trees
Proposed Trees = 12 trees

A berm has been provided along the southeast parking that fronts US 42.

1122.03 ADMINISTRATION

"(b) A party seeking to develop a real property to which this chapter applies shall be required to submit a tree canopy management plan to the Director prior to commencing site disturbance activities... The tree canopy management plan shall include:
(3) A map or maps, drawn to scale, of the proposed development layout, which shall include:
A. Delineation of proposed canopy cover, at the time of completion of the site development, with an accompanying table of planned composition of the proposed tree canopy cover, and providing no more than thirty percent (30%) of newly planted trees on site may be represented by one tree family, twenty percent (20%) in any one tree genus, and ten percent (10%) in any one species..."

The proposed trees on site shall comply with the 30-20-10 rule as described by Section 1122.03.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	BD	13	Dura Heat® River Birch / Betula nigra 'BNMTF'	B & B	Multi-stem	10-12`
	GP	16	Princeton Sentry® Maidenhair Tree / Ginkgo biloba 'PNI 2720'	B & B	3"Cal	
	GT	3	Honey Locust / Gleditsia triacanthos	B & B	3"Cal	
	PA	5	London Plane Tree / Platanus x acerifolia	B & B	3"Cal	
	QA	11	Aurea Northern Red Oak / Quercus rubra 'Aurea'	B & B	1.75"Cal	
	QM	7	Scarlet Letter Columnar Oak / Quercus x 'Scarlet Letter'	B & B	3"Cal	
	TS	11	Satin Shadow® Linden / Tilia tomentosa 'Shashazam'	B & B	3"Cal	
	UC	13	Frontier Elm / Ulmus x 'Frontier'	B & B	1.75"Cal	
	UP	15	Pioneer Elm / Ulmus x 'Pioneer'	B & B	3"Cal	
	ZB	12	Burgundy Vase Japanese Zelkova / Zelkova serrata 'Burgundy Vase'	B & B	1.75"Cal	
SHRUBS						
	JF	149	Sea Green Juniper / Juniperus chinensis 'Sea Green'	B & B	24" HT MIN	
	JP	83	Kallay Compact Pfitzer Juniper / Juniperus chinensis 'Kallays Compact'	B & B	12" HT MIN	
	TA	11	North Pole® Arborvitae / Thuja occidentalis 'Art Boe'	B & B	6' HT MIN	
	TD	113	Dense Anglo-Japanese Yew / Taxus x media 'Densiformis'	B & B	24" HT MIN	
	TE	93	Everlow Anglo-Japanese Yew / Taxus x media 'Everlow'	B & B		
	VJ	55	Judd Viburnum / Viburnum x juddii	B & B	24" HT MIN	
	WT	49	My Monet Purple Effect® Weigela / Weigela florida 'Verweig8'	3 gal		
PERENNIALS						
	SC	281	Carousel Little Bluestem / Schizachyrium scoparium 'Carousel'	2 gal		
	SS	63	The Blues Little Bluestem / Schizachyrium scoparium 'The Blues'	2 gal		

PLANIT
760 Lakeview Plaza Blvd. Ste. 500
Worthington, OH 43085
planitstudios.com

20 YEARS
2006-2026

OBJ + THE BATTERY
HOCKEY AT MARIDEL

SAWMILL PARKWAY
DELAWARE, OH 43015

ISSUANCES

NO.	DESCRIPTION	DATE
1	ZONING	08.05.26
2	SD	08.11.26
3	ZONING	9.23.26

PROJECT NO.
026-074

DRAWN BY
NMM

CHECKED BY
ESM

NOT FOR CONSTRUCTION

SHEET NAME
Landscape Site Plan

SHEET NUMBER
L101

Architecture | Rendering From Entry



Architecture | Rendering From Route 42



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Architecture | Rendering From Entry



Architecture | Rendering From Route 42

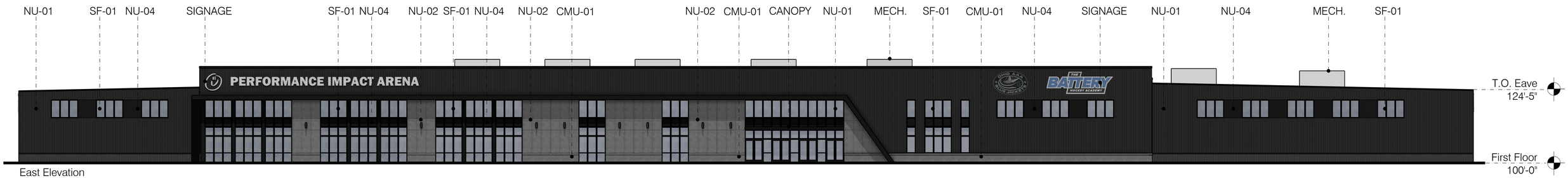


OBJ + The Battery Hockey at Maridel // Minor Mods to Existing Development Plan

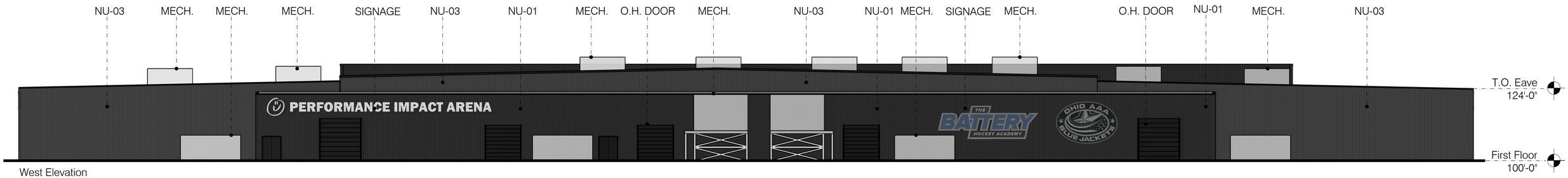
SEPTEMBER 23, 2026

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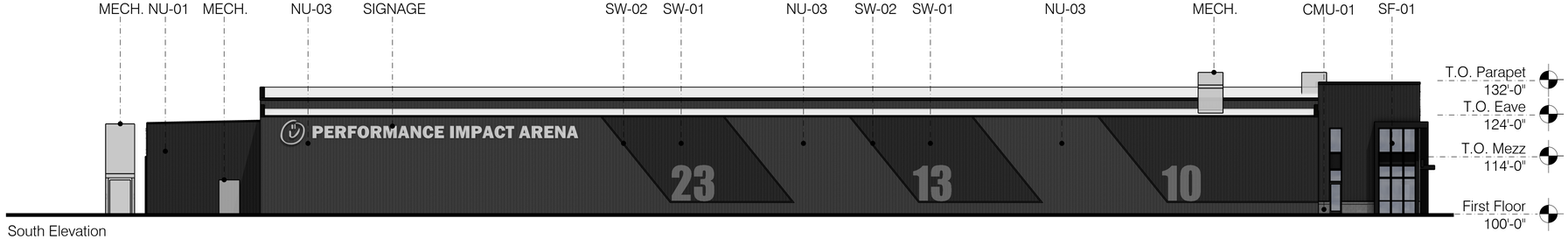
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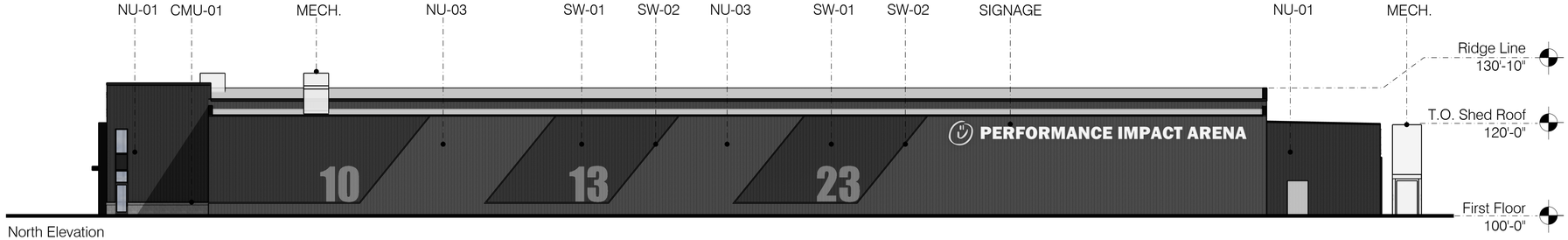
East Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"

NU-01
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: dark gray metallic

NU-02
material: CF Tuff-Cast
manufacturer: Nucor - Metl-Span
style: smooth textured insulated metal panel
color: light gray

NU-03
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: carbon gray

NU-04
material: CF Architectural Wall Panel
manufacturer: Nucor - Metl-Span
style: smooth insulated metal panel
color: dark gray metallic

CMU-01
material: concrete masonry unit
manufacturer: tbd
style: split face running bond
color: to match NU-02

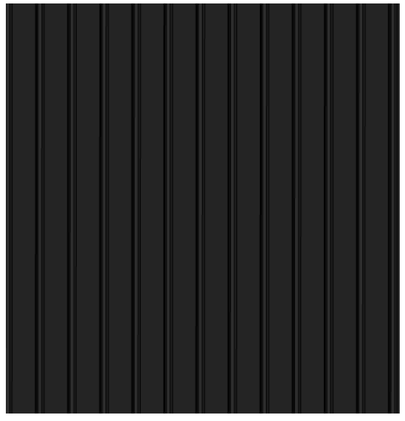
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manufacturer: tbd
color: sherwin-williams iron ore

SW-01
manufacturer: sherwin-williams
color: to match NU-01

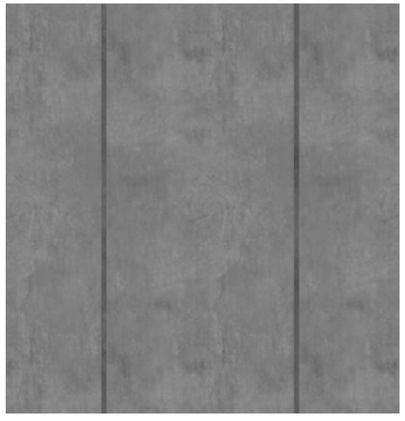
SW-02
manufacturer: sherwin-williams

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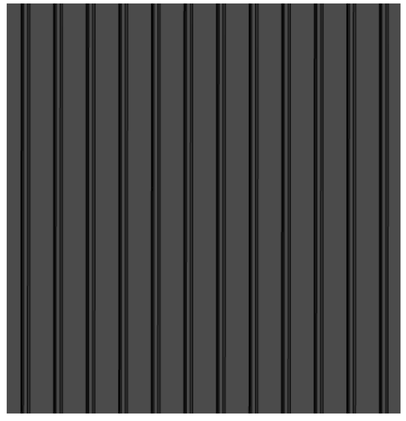
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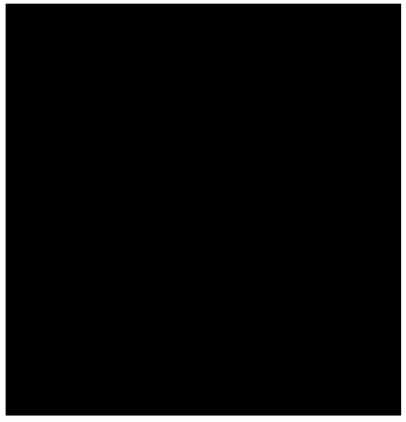
NU-01
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manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: dark gray metallic



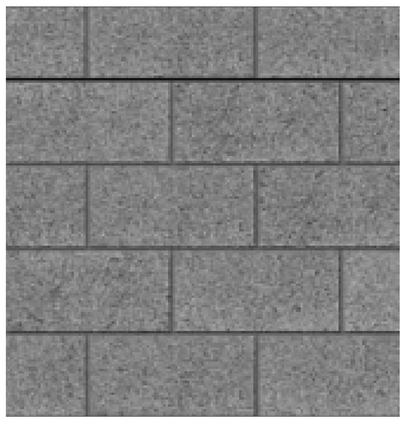
NU-02
material: CF Tuff-Cast
manufacturer: Nucor - Metl-Span
style: textured insulated metal panel
color: light gray



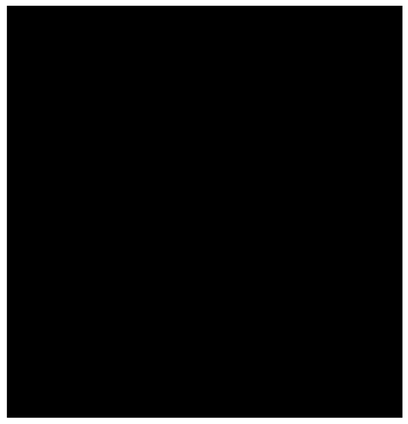
NU-03
material: CF 7.2 Insul-Rib Wall Panel
manufacturer: Nucor - Metl-Span
style: ribbed insulated metal panel
color: carbon gray



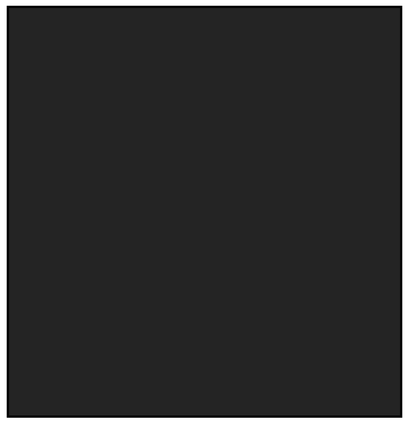
NU-04
material: CF Architectural Wall Panel
manufacturer: Nucor - Metl-Span
style: smooth insulated metal panel
color: dark gray metalic



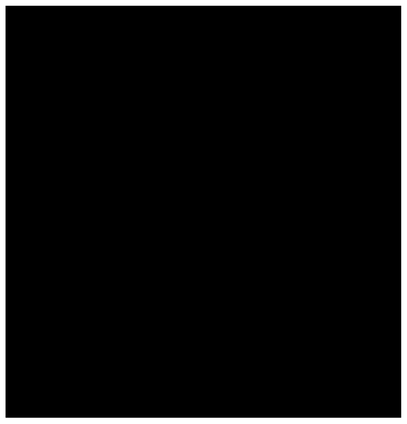
CMU-01
material: concrete masonry unit
manufacturer: tbd
style: split face running bond
color: to match NU-02



SF-01
material: aluminium storefront system
manufacturer: tbd
color: sherwin-williams iron ore



SW-01
manufacturer: sherwin-williams
color: to match NU-01



SW-02
manufacturer: sherwin-williams
color: iron ore

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