CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
6:30 P.M.

REGULAR MEETING December 2, 2020

1. ROLL CALL

2. INTRODUCTION OF NEW COMMISSIONERS
   A. Sara Anderson, First Ward Representative
   B. Tajudeen Bakare, Second Ward Representative

3. APPROVAL of the Motion Summary of the Planning Commission meeting held on October 7, 2020, as recorded and transcribed.

4. REGULAR BUSINESS

   A. Homeport
      (1) 2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
      (2) 2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
      (3) 2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

      Anticipated Process
      a. Staff Presentation
      b. Applicant Presentation
      c. Public comment (public hearing)
         Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.
      d. Commission Action

   B. Conger Elementary School
      (1) 2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on

approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street

(2) 2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)
Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.
d. Commission Action

C. 2020-2476: A request by Delaware City Schools for approval for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)
Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.
d. Commission Action

D. 2020-2477: A request by Delaware City Schools for approval of a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)
Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent

to the meeting.

d. Commission Action

E. 2020-2474: A request by Delaware Stratford Apartments LLC, for approval of a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)
   Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.
d. Commission Action

F. 2020-2445 A request by George Rodman for a Concept Plan Review for Houk Road Condos containing 42 units on approximately 18.78 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)
   Due to the meeting being held virtually, public comment, less than 500 words is requested to be received by 3 p.m. before the meeting through email at emccloskey@delawareohio.net. To request to make a public comment virtually please email emccloskey@delawareohio.net by 3 p.m. prior to the meeting. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.
d. No Commission Action

5. PLANNING DIRECTOR'S REPORT

6. COMMISSION MEMBER COMMENTS AND DISCUSSION

7. NEXT REGULAR MEETING: January 6, 2021

8. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

PLANNING COMMISSION
OCTOBER 7, 2020
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present Virtually: Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held September 2, 2020, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on September 2, 2020, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-2015: A request by Siekmann LLC., for a Preliminary Subdivision Plat for Rutherford Acres and Troy Acres containing 252 single-family lots on approximately 99.70 acres on property zoned R-3 (One Family Residential District) and located east and west of Troy Road just south and east of Smith Park.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a review of the staff report and property location and description. The subject 99.70 acres is located east of west of Troy Road (and railroad tracks) with the developer separating the development into east (Rutherford Acres) and west (Troy Acres) subdivisions. Rutherford Acres encompasses 22.13 acres and Troy Acres encompasses 77.57 acres. He reviewed the access to both sites and discussed the proposed future extension of Merrick Boulevard. The entire development has approximately 27.5 acres of open space with approximately 21.0 acres to be dedicated to the City to extend Smith Park to the south. The proposed development requires a traffic impact study which was preliminarily submitted by the applicant and is is review by the City.

Discussion was held with the Commission regarding the possible need for a NCA, possible fencing along the retention ponds, and access to the developments. Mr. Efland discussed that the applicant does not own all the land to allow for a completion of Merrick Blvd extended east to Troy Road.

b. Applicant Presentation

APPLICANT:
Bob Siekmann
Siekmann LLC
9000 Memorial Parkway
Plain City, Ohio 43064

Steve Martin
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, Ohio 43015

Jim Watkins
Watcon Consulting Engineers and Surveyors
83 Shull Avenue
Gahanna, Ohio 43230

c. Public comment (not a public hearing)

There was no public comment requests or written submission to the Clerk.

d. Commission Action

Motion: Mr. Prall motioned to approve 2020-2015, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. REVIEW OF CAPITAL IMPROVEMENT PLAN (CIP) 2021-2025

Mr. Efland reviewed purpose and process of the CIP.

ITEM 5. PLANNING DIRECTOR REPORT

Mr. Efland provided an update regarding the Comprehensive Plan.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter informed the Commission that he would not be seeking a reappointment on the Planning Commission, but would continue to serve until a new appointment can be made.

Mr. Prall informed staff that the temporary access at Cheshire Road and Glenross South have been utilitized by the public. Ms. Fortman discussed that Public Works was made aware of this concern and was looking into it.

ITEM 7. NEXT REGULAR MEETING: November 4, 2020

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:33 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-2571-2573
REQUEST: Multiple Requests
PROJECT: Homeport
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Homeport
562 East Main Street
Columbus, Ohio 43215

REQUEST
2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

PROPERTY LOCATION & DESCRIPTION
The subject 5.38-acre site is located at 50 Channing Street and is the current location of the Delaware County Building and Engineering Department. The subject site is zoned B-3 (Community Business District). The properties to the north are zoned R-3 (One-Family Residential District) and R-4 while the properties to the east, west and south are zoned R-4.

BACKGROUND/PROPOSAL
The developer is currently working to purchase the 5.38 acre Delaware County Building and Engineering property and redevelop the site into a 52 unit mixed use residential development that would contain 24 apartment units within the current building (Sub-Area 1), 20 attached townhomes located just south of the building (Sub-Area 2) and 8 single family detached homes and lots (Sub-Area 3) located just east of the existing building for a density of 9.66 units per acre. The northeastern portion of the existing building would be demolished while the remainder of the building would be renovated and the storage garage structure to the east of the building would be demolished. The mixed-use residential development would be accessed by two curb cuts on Channing Street and a single curb cut on Vernon Avenue as the site is accessed today that would extend to private streets and parking lots with the streets needing to be constructed to public standards. In total, the development would have 122 parking space for the 52 residential units some of which would be located on the current parking lot on the west side of Channing Street.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Institutional for the subject site in the Near East Sub-Area reflecting the existing institutional use. The current submitted plan did not anticipate a change to this site and the City is progressing with an update to the comprehensive plan currently and there is not a practical reason in changing this future land use designation at this time.

  This proposal is to provide for a mixed unit residential development. This developer, Homeport, would seek tax credits through the Ohio Housing Finance Authority (OHFA). The requirements of OHFA includes providing for a mix of incomes, active and excellent on-site management, as well as numerous other oversight and regulatory requirements for this development. Typically, this involves a minimum of 15-year period of oversight and active management with an additional 15 years (30 total years) period extended thereafter. With a mix of unit types and incomes this could help provide additional market rate, affordable and workforce housing in the community.
- **ZONING:** As previously mentioned, the zoning for the subject site is B-3 and R-4 (the parking lot located west of Channing Street) which does not allow the all proposed residential uses and the applicant is proposing a Planned Mixed Use Overlay District (PMU) to prepare a specific plan and zoning text that is compatible with and provides a reasonable transition to the adjacent residential uses. 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 propose a mixed-use development with buffering and design standards to

complement the existing neighborhood. 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, through a negotiated process, allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The current B-3 zoning district would allow several commercial uses that would likely be more impactful to the neighborhood than the proposed residential development. 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 proposed 52-unit mixed use residential development would not generate enough traffic to require a traffic impact study per the City Engineer. The mixed-use development would be accessed by two curb cuts on Channing Street and a single curb cut on Vernon Avenue that would extend to private streets and parking lots that would need to be constructed to public standards per the City Engineer. In addition, the development shall achieve compliance with minimum Engineering and Fire Department requirements.
- **PEDESTRIAN CONNECTIVITY:** There are not any bike paths proposed in this area per the adopted Bicycle and Pedestrian Master Plan 2027. However, a new sidewalk on the south side of Vernon Avenue along the frontage of the subject property would be required along with maintaining the existing sidewalk on Channing Street. Also, a sidewalk crossing to the 25-space parking lot on the west side of the Channing Street would need to be installed per the City Engineer. Internally, a sidewalk on the southside of the single family lots in Sub-Area 3 would be required along with the private sidewalks proposed throughout Sub-Areas 1 and 2. The interior sidewalk network shall be extended to connect to Channing Street and Vernon Avenue sidewalks in the Final Development Plan.
- **SITE CONFIGURATION:** The proposed mixed-use development would be divided into three Sub-Areas. Sub-Area 1 contains the existing three-story building which would be converted to 24 apartments with 37 parking spaces with 25 additional spaces located across Channing Street to the west. The northeastern portion of the building would be demolished. Sub-Area 2 would contain 20 two-story attached townhouses (in three buildings) with 44 parking spaces located just south of the existing building. In Sub-Area 3, the existing storage garage would be demolished and 8 single family lots with two story detached houses each with an attached garage that would be a minimum 1,500 square feet in size would be constructed in this area. Each house would have a minimum 2 parking spaces. In total, the subject development would have 122 parking spaces for the 52 residential units while only 104 parking spaces are required per the zoning code. As mentioned above, the development would have two curb cuts from Channing Street and one curb cut on Vernon Avenue with street connections between all the sub-areas. There would be open space for play areas between Sub-Areas 1 and 2 and Sub-Areas 1 and 3. Staff also suggests an open space being located just south of the required turnaround area in the eastern portion of Sub-Area 3. A single mailbox cluster area would be located just south of the existing building while staff suggests potentially having a mailbox area within each sub-area. The dumpster is located in the open area between Sub-Area 1 and 2. The dumpster, shall be enclosed by a brick or stone wall that matches the building with wood doors painted or stained to match. Furthermore, the applicant indicated they would install fencing around their property perimeter where appropriate for security purposes. Staff suggests the applicant work with the City to place the dumpster on the site in a location that allows for it be accessible while opening up the current location for additional open space. The dumpster shall be placed internally within the site to allow for access for residents while minim\zing the impact to the adjacent neighboring uses.
- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicants, perhaps the most significant benefits are the control upon the use and the architectural and building material

design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation.

In Sub-Area 1, the existing brick and EFIS building would be preserved with exterior design upgrades and accents that would be provided in the Final Development Plan submittal. In Sub-Area 2, the two-story townhouses would be constructed with a mix of fiber cement siding and Delaware blue view limestone on the front elevation (vinyl siding on the remainder of the elevations) with a pitched roof with dimension shingles. The trim, gutters and downspouts would match the color scheme of the townhouses. Also, the south side of the townhouses elevation's adjacent to the single-family house to the shall be enhanced. A wood fence along the front of attached units would add a landscape design feature to the development. In Sub-Area 3, the two-story detached single-family houses would have a one car garage and a front porch. The houses would be constructed with a mix of Delaware blue vein limestone on the first floor and fiber cement siding on the first and second floors on the front elevations (vinyl siding on the remainder of the elevations) with a pitched roof with dimensional shingles. The trim, gutters and downspouts would match the color scheme of the houses. In conclusion, the proposed building materials for the apartment building, townhouses and single-family houses appear to be consistent with other recently approved single and multi-family developments and Chapter 1171 Residential Design Standards,

- **LANDSCAPING & SCREENING:** The proposed development would require a comprehensive landscape plan that includes street trees, front yard trees, parking lot landscaping, foundation landscaping and perimeter buffering. Street trees would be required along Channing Street, Vernon Avenue and along the single-family lot private street in Sub-Area 3. Also, trees shall be planted along the north side of the private streets to buffer the single family lots to the north. The apartment building in Sub-Area 1 and townhouse in Sub-Area 2 would require front yards trees around the buildings and parking lot landscaping per the zoning code. Also, the developer is proposing a 4 to 6-foot-high mound with landscaping to be located just east of the townhouses to buffer the single-family houses to the east. Also, a continuous screen of landscaping a minimum 6-foot-high shall be located just south of the townhouses to buffer the single-family house to the south. A privacy fence in additional to the landscaping could be added as well. The exact type and location of landscaping and screening shall be determined during the Final Development Plan approval process. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **OPEN SPACE/PARK AREA:** The applicant is proposing a playground/open space area between Sub-Areas 1 and 3 and between Sub-Areas 1 and 2. Also, staff would require an open space just south of the required turn-around area on the private street in eastern portion of Sub-Area 3. Staff would require an open space/park plan with amenities and the like within each open space and play area that would need to be submitted and approved during the Final Development Plan process.
- **TREE REMOVAL & REPLACEMENT:** The subject site has trees scattered throughout the development and the applicant shall provide a tree survey for the entire site that documents the total number of trees and caliper inches on the site. The Final Development Plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with the development text and Chapter 1168 Tree Preservation Requirements. This is a similar approach to other approved PMU developments.
- **GATEWAYS & CORRIDORS PLAN:** Any proposed signage would need to be documented during the Final Development Plan approval process. Also, any monument signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** A lighting plan that identifies light poles and building lights with an illumination plan would need to be submitted during the Final Development Plan approval process. Any light poles would need to be black with a maximum height of 25 feet and have cut off-style light fixtures. All lighting plans would need to be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements. Staff would recommend the use of more, lower and low-light level (cut-off or recessed) light such as carriage lights on the site to better fit with the residential character of the area and minimize lighting on and off the site.
- **REFUSE SERVICE:** The Public Works Department indicated refuse collection for the single-family lots would be public with tip cart service while the apartments and townhouses could be public or private dumpster servie. If public, it would have to meet the minimum City requirements for refuse pick-up.

- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2020-2571 – REZONING AMENDMENT)
Staff recommends approval of a request by Homeport for a Rezoning Amendment from B-3 (Community Business District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres, with following condition that:

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

STAFF RECOMMENDATION (2020-2572– CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Homeport for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.

STAFF RECOMMENDATION (2020-2573– PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Homeport for a Preliminary Development Plan for a 52 mixed-use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. A new sidewalk on the south side of Vernon Avenue along the frontage of the subject property shall be required along with maintaining the existing sidewalk on Channing Street
3. Any dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
4. The proposed apartment building, townhouses and single-family houses shall achieve compliance with the design standards of the approved development text.
5. A building material enhancement on the south elevation of the townhouses shall be required and approved by staff with the Final Development Plan.
6. The applicant shall provide with the Final Development Plan a tree survey for the entire site that documents the total number of trees and caliper inches on the site per the approved development text and Chapter 1168 Tree Preservation Regulations.
7. Street trees shall be installed along Channing Street, Vernon Avenue and along the private street in the single-family development in Sub-Area 3.
8. In Sub-Area 3, trees shall be planted on along the north side of the private street to buffer the single family lots to the north
9. A 4 to 6-foot-high mound (or the highest feasible while accounting for drainage, etc.) with landscaping shall be installed just east of the townhomes (in Section 2) to buffer the single-family houses.
10. A continuous screen of landscaping a minimum 6 feet high shall be located just south of the townhouses to buffer the single-family house to the south.
11. An open space/play area located just south of the required turn-around area on the private street in eastern portion of Sub-Area 3 shall be required.
12. An open space/ park plan with amenities and the like within each open space and play area that shall be submitted and approved during the Final Development Plan process
13. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.

14. A lighting plan shall be reviewed and approved by the City.
15. Any signage shall be documented on the Final Development Plan and achieve compliance with the adopted Gateways and Corridor Plan.
16. The entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.

COMMISSION NOTES:

FILE:
ORIGINAL: **11/23/20**
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
HOMEPORT RESIDENTIAL DEVELOPMENT
50 CHANNING STREET
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Homeport builds and manages high quality housing mixed income levels including low to moderate income individuals, families and seniors. They are proposing to rezone the existing 5.26 acre site which currently accommodates the Delaware County Building and Engineering Departments and County Garage from B-3 (Community Business District) to R-4 (Medium Density Single Family) with a PMU (Planned Mixed Use) Overlay District for a 52 unit mixed use residential development. The developer would renovate the existing office building into 23 apartment units (Sub-Area 1) while the existing garage/storage area would be demolished in addition to a later building addition on the east side of the primary office building. Eight detached single-family lots (Sub-Area 3) would be constructed where the garage/storage area is located, and 20 attached single-family townhouse type units (Sub-Area 2) would be constructed where the current parking lot is located just south of the existing building.

2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of the developer to provide a planned residential mixed income and mixed unit type development with high quality site improvements and architectural design. This Development Text represents the zoning requirements for this development.

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 (FDP).

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 road layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.

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

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the road 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, except in the permanently preserved areas.
(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) If a tree survey is completed for the entire site (preferred method) showing existing trees, their caliper inches and those that will be preserved or removed the schedule above shall be applied for both preserved and removed trees. If no survey is supplied, Chapter 1128 shall be used with the replacement schedule noted above for any trees removed and no credit shall be granted for any trees preserved.
(7) The schedule above shall be applied to the proposed Final Development Plan and tree survey (if supplied) for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. If a tree survey as above is supplied trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there still remains a balance of caliper inches due, the developer shall replant this on site in addition to any required or proposed trees, shall make a payment in lieu of replanting these trees at $100 per caliper inch, or any such combination that achieves a zero balance.

3. SITE PLAN

The subject project is located primarily east of Channing Street and south of Vernon Avenue on the 5.26-acre site of the current Delaware County Building and Engineering Department. The existing building would be renovated (with a later addition on the east side slated for removal) and converted into a 24 unit apartment building, The existing garage/storage area to the east of the main building would also be demolished and converted into an 8 lot detached single-family subdivision while the existing parking lot just south of the main building would be the location of 20 two-story, attached single-family townhouse units (rental). A parking lot is proposed just east of the renovated building while parking for the townhouse units would be located in front of the buildings off the access drives. Two curb cuts from Channing Street would access the site while a curb cut on Vernon Avenue would also be used. A 32-space parking lot connects the curb cuts on Vernon Avenue and Channing Street. An open space with park amenities would be located just east of the parking lot. A dumpster corral for the entire development would be located just south of main apartment building and west of the parking lot. Also, an earthen mound of 4-6 feet, subject to ensuring adequate drainage and sight lines at intersections as well as no more than a 3:1 slope for mowing/maintenance together with landscaping would buffer the townhouse units from the existing single-family detached homes to the east and south.

4. SITE USES

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

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

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses (C) 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 (L) shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text effective upon Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses (A), 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. Accessory minor Home Occupations shall additionally be

considered accessory as they are defined within the current Zoning Code. Major Home Occupations shall not be permitted. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	Uses
(a) Residential	
(1) Single-Family Detached Dwellings – Sub-Area 3	P – Sub-Area 3

Multi-Family Dwellings–
(2) Maximum 24 units within the exiting footprint of the current Delaware County Building and Engineer's Office – Sub-Area 1
(3) Maximum 20 attached single-family townhouse type units (two-story) on approximately 1.33 acres south of the existing building - Sub-Area 2
	For (a)(2) - L – Sub-Area 1
	
	For (a)(3) - L- Sub-Area 2

(b) Office and Professional Services	
(1) Offices – Administrative, Business and Professional	P
(2) Medical/Dental Offices health and allied services	P
(3) Research and development facilities within entirely enclosed buildings	P
(c) Community Facilities	
(1) Day Care Center – child/adult	C
(2) Library	P
(3) Public Safety and Service Facility	P
(d) Recreation	
(1) Public parks and playgrounds	P

L – Limited Use Requirements:

Multi-Family – Homeport owned and actively managed apartments for mixed income including low to moderate income individuals, families and seniors are permitted per the Development Plan approvals. The existing Delaware County Building and Engineering Office building shall contain a maximum 24 apartment units (no expansion to the current site plan and elevation of the building are permitted) while the approximately 1.33 acres south of the existing office building shall contain a maximum 20 two story single-family attached townhouse type units (rental) per the approved Preliminary Development Plan.

However, should Homeport fail to secure their requested Ohio Housing Finance Agency (OHFA) tax credit award for this proposed project any multi-family uses shall not be permitted or cease to be permitted and the zoning shall immediately revert to the proposed land use chart above for all uses except multi-family. Active, responsive, and responsible on-site management shall be an ongoing requirement for any multi-family uses and required common area maintenance on this site in order for the use to remain complaint with this text. Any other land use change in the future shall be permitted only through the normal and customary zone change procedures in effect at the time of application in the City of Delaware.

(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: New, non-small cell** towers are expressly prohibited from the entire Development site

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

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

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

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

Lot Standards	
(1) Minimum lot area – single-family detached lots	7,000 sf or per approved FDP
(2) Minimum lot width -single-family detached lots	52-ft
(3) Single-family attached and Multi-Family lots	As shown on the PDP or altered per an approved FDP
(4) Single-family attached and Multi-Family lots	As shown on the PDP or altered per an approved FDP

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

Minimum Building Setbacks	
(1) Setback from Channing Street	25 ft.
(2) Single-family attached and Multi-Family – Setback from private streets	10 ft or as approved on a FDP whichever is greater
(3) Single-Family Detached Lots – front yard setback from private street	25 ft.
(4) Single-Family Detached Lots – rear yard setback	30ft.
(5) Single-Family Detached Lots – side yard setbacks	7-ft.

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

Minimum Parking Setbacks	
(1) Setback from Channing Street	25 ft.
(2) Setback from adjacent property lines generally. a. Adjacent to single family zoned property to the east, south, and north.	25 ft. 30 ft.

E. **Maximum Building Height.** The maximum height of any new building or structure shall be 30 feet and a maximum of two stories in height except for architectural details such as towers, spires or roof cupulas. The height of the existing office building to be converted to residential use shall not be increased from the current except for screening of any mechanical equipment and the like.

F. **Building Design.** The subject structure shall achieve compliance with City development standards and per the approved development text. All units shall achieve compliance with the R-4 Residential Design Criterial and Performance Standards in Chapter 1171and the following standards to ensure the intent of this regulation to create a cohesive and unified design throughout the entire development while varying colors and materials within a consistent overall design, color pallet, material, and architectural pattern as determined through the Final Development Plan review process that is not significantly dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

(1) Architectural Elements
   A. Similar architectural design elements and details shall be consistent throughout all elevations of the primary structure.
   B. Windows, doors and/or other details must be present on all four sides of the structure in a manner that is consistent but secondary to the treatment used on the front elevation of the primary structure.

C. Side elevations shall have a minimum wrap of 2 feet of materials used on the front elevations of the building corners. No brick or stone shall be required on the rear elevation (this elevation shall not be visible to the public) of any buildings.

(2) Exterior Building Materials
A. A minimum of 25% of the front façade shall be brick, stone, or cultured stone.
B. Cementitious siding (hardie plank) – (preferred)
C. Vinyl shakes in gables and accent areas
D. Horizontal or vertical vinyl siding (higher end) shall be permitted
E. Vinyl or metal window or wood windows
F. Vinyl or plastic detail pieces (i.e. brackets, dentil blocks, etc.)
G. Other materials used as minor accents with administrative approval of Planning and Community Development Director
H. 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.
I. Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

(3) Roof Structures/Materials
A. Gable, hip shed roof structures or combination thereof is permitted
B. All structures shall have a primary roof structure having a 6-1/2 minimum pitch
C. Secondary roof structures shall have a 3-1/2 minimum pitch
D. Eave overhangs shall be a minimum of 12 inches and rake shall be a minimum 6 inches
E. Minimum 30 year, 3-tab roof shingles
F. Standing seam accent roof (minimal use)
G. Dormers (active and inactive)
H. Shingle colors shall be from the color range of natural materials; such as but not limited to wood shakes, slate, etc.

(4) Exterior Colors
A. Siding Colors – applicant shall supply color pallet to be used for review with Final Development Plan
1. Natural earth tones and/or warm neutral colors including white
2. High chroma colors are not permitted
B. Trim Colors - applicant shall supply color pallet to be used for review with Final Development Plan
1. Natural earth tones and/or warm neutral colors including white
2. Complementary or contrasting to siding color
3. High-chroma colors are not permitted

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

(1) The zoning code requires two spaces per unit for each single-family lot, single-family attached unit, or for each multi-family unit.

i. The single-family houses would have a minimum two spaces each with one being a one-car attached garage with each unit.

ii. The 20 attached townhouse units would have 44 parking spaces which achieve compliance with the parking standards,

iii. The three-story 23-unit building would have 37 parking spaces while 46 parking spaces would be required.

A, The applicant is proposing to leave the existing parking lot on the west side of Channing St. as a parking lot for the entire development which would provide an additional approximately 18 parking spaces above requirements for residents and visitors. In total then, the site would have more parking than the Zoning Code requires.

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan; except as otherwise approved on the Final Development Plan.

(1) Street trees shall be required along the private drive with the 8-lot single family detached units.

(2) The single-family detached units shall meet the landscape requirements in Chapter 1171 at building permit approval.

(3) Street trees shall be installed along Channing Street, Vernon Avenue and the private in the single-family lot subdivision.

(4) The 24-unit apartment building shall have a comprehensive landscape plan approved by staff.

(5) The 20-unit, two-story attached townhouse units shall have a comprehensive landscape plan approved by staff.

(6) A 4-6-foot-high earthen mound, the height subject to adjustment based on assuring adequate drainage, sight lines at intersections, and a slope not in excess of 3:1, with landscaping per an FDP shall be installed just east and south of the 20-unit, two-story attached townhouse units adjacent to the single-family homes.

(7) Buffer yard and landscaping shall be included on the north side of the private drive adjacent to the single-family detached units per an FDP.

(8) Parking lot landscaping and screening shall be installed per the zoning code.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current zoning and building code at the submittal of the Final Development Plan.

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.

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

L. **Pedestrian/Bike Path**. The adopted Bicycle and Pedestrian Master Plan 2027 does not identify bike paths in this area. The existing sidewalk on Channing Street shall be maintained or reconstructed. Also, a sidewalk along Vernon Avenue shall be required along the frontage of the subject property. The proposed single-family detached subdivision and the balance of the development site shall have a sidewalk on a least one side of the corresponding streets per the FDP with the sidewalk for the single-family detached units being on the housing unit side of the street. Sidewalk connections shall connect the mix of land uses with the proposed open spaces and to the adjacent Channing Street sidewalk.

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. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

N. **Active Open Space:** There shall be at least 2 active open spaces for the development site with a tot lot, active field space, and other amenities as determined with the FDP. Preliminarily there are 3 potential locations for active open space including to the east of the main parking lot, to the north of the townhouse units, and at the east end of the single-family detached units. Programing all 3 areas is the desire intent.

O. **Common Area Maintenance:** There shall be an association of homeowners/renters for the entire development that shall maintain all common areas, landscaping / mounding / playgrounds / tot lots / active field areas in common areas, street trees on private drives, parking areas, private streets, all sidewalks, and the like.

50 Channing Street Redevelopment

Plan Overview

Homeport proposes to redevelop the existing Delaware County Engineers property at 50 Channing Street, Delaware. There are three components to the concept, as shown on the proposed site plan:

1) The existing two-story office building will be preserved, except for the block garage on the east side. The office space on the first and second floors will be converted into housing, with 24 apartments, a community space for residents and an office for the property manager.
2) We will develop the large parking lot south of the existing office building with 20 two-story townhomes in three rowhouse buildings.
3) Eight detached, for-sale single-family homes are planned for the eastern end of the site, where the County's garage is now located.

The plan incorporates a mixed-income concept designed to meet diverse housing needs in the community for seniors and families. The first two components would utilize the housing tax credit available though the Ohio Housing Finance Agency (OHFA) to develop affordable rental housing. This program seeks to provide the community with energy-efficient, market-rate quality housing at a lower rent than would otherwise be possible. Apartments of each size are set aside for renters at different income levels: 30% of area median income (AMI), 50%, 60% and 80% AMI. Our plan would provide:

# Units	# Bedrooms	Estimated Net Rent Range
15	One	$350-$725
22	Two	$420-$1,000
7	Three	$495-$1,135

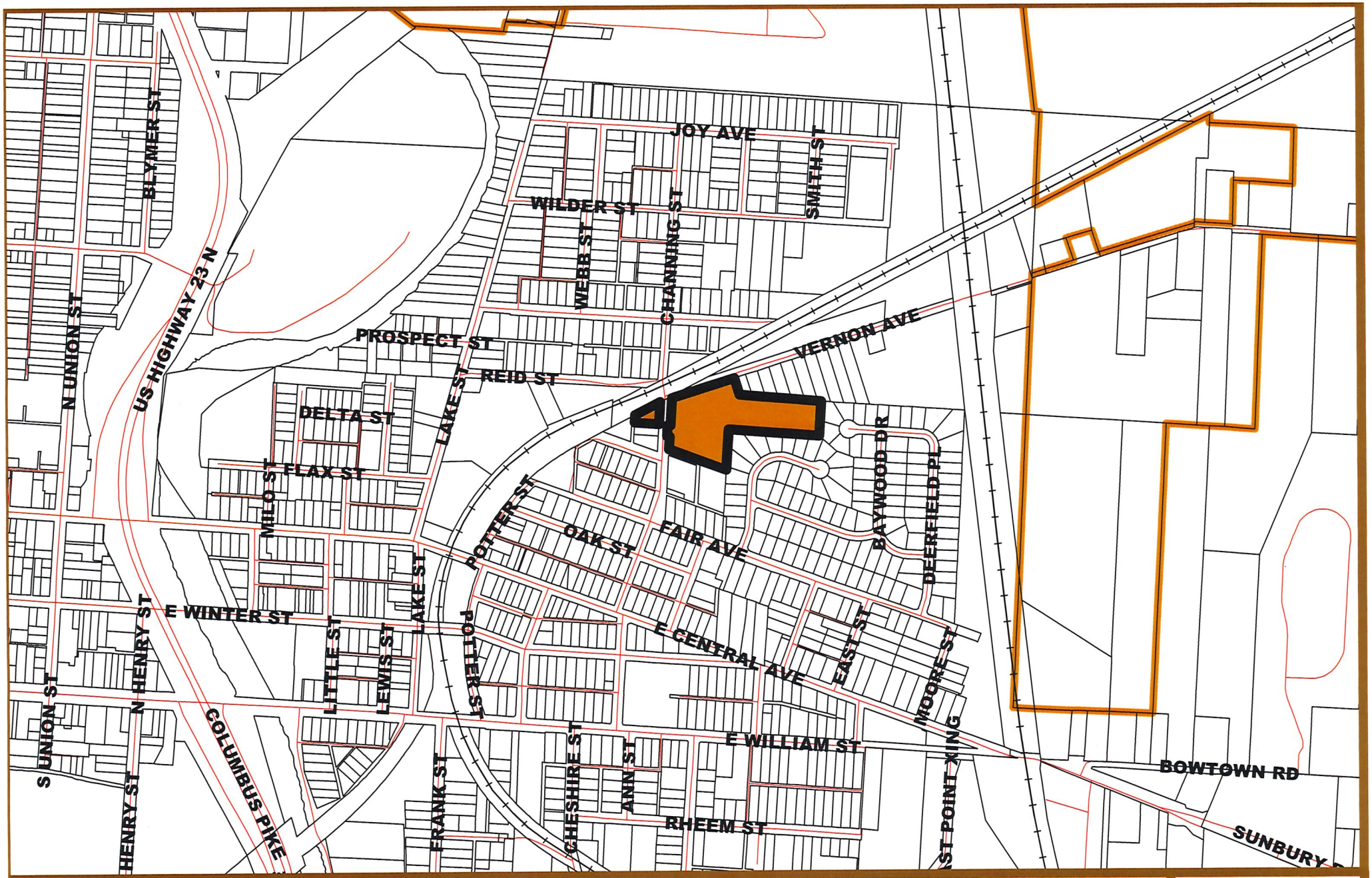
The 2020 income limits for Delaware County, based on household size, are as follows:
One Person $47,150; Two Persons 53,900; Three Persons $60,650; Four Persons $67,350

The budget for development of the rental portion of the plan totals about $10.5MM, with construction estimated at $6.1MM. The budget would be financed with a combination of hard debt, a "soft" loan from OHFA and equity from the tax credit investors estimated at $8MM.

Our third component of the plan for single-family homes assumes the development of eight homes on a new street to be constructed along the north side of the site. Homes in the range of 1500 square feet with an attached garage should fit in well with the surrounding single-family area. Our plan involves selling these homes at market value to families in the area. No income restrictions are assumed.

Development Team

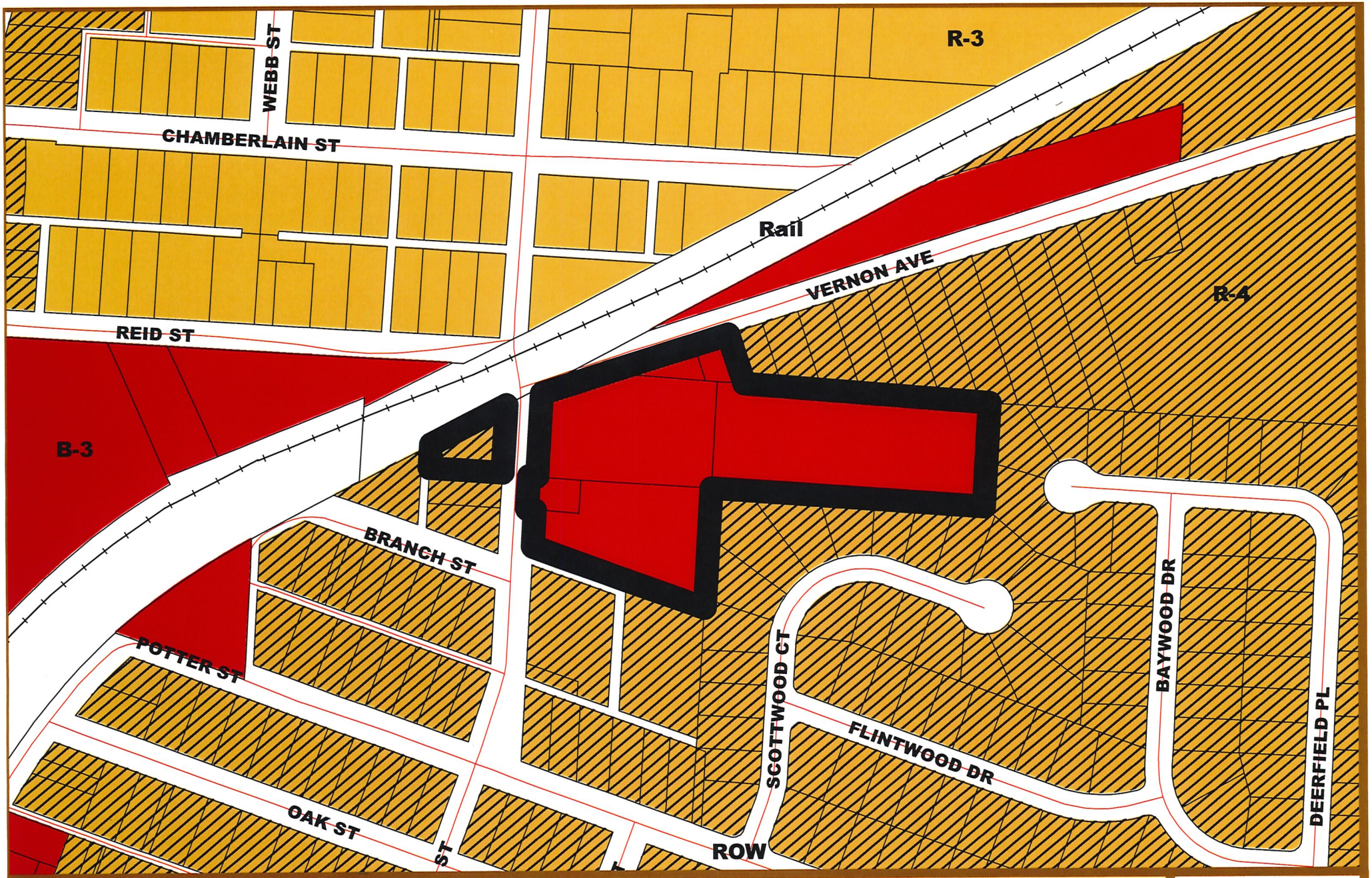
Developer/Owner:	Homeport (see attached information), which has developed affordable housing in central Ohio for 30+ years, with a rental portfolio of more than 2,400 units and a track record of selling about 300 homes.
Architect:	Shremshock Architects & Engineers, New Albany, Ohio
General Contractor:	Not yet selected. Homeport typically works with mid-size central Ohio builders, such as Rockford Homes, Ruscilli Construction, Gorsuch Construction, others.



EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Zoning Map

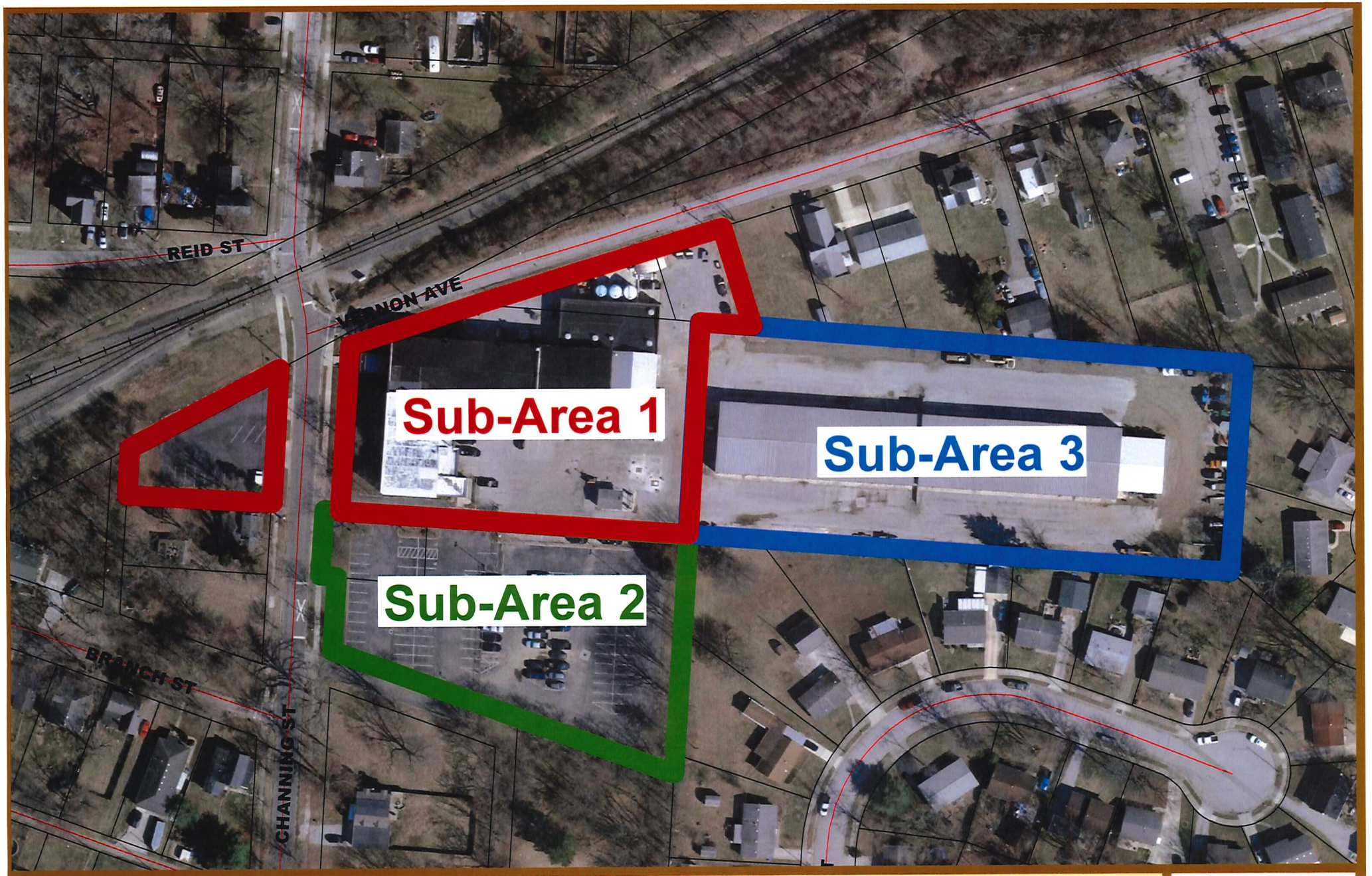
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EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Aerial (2019) Map

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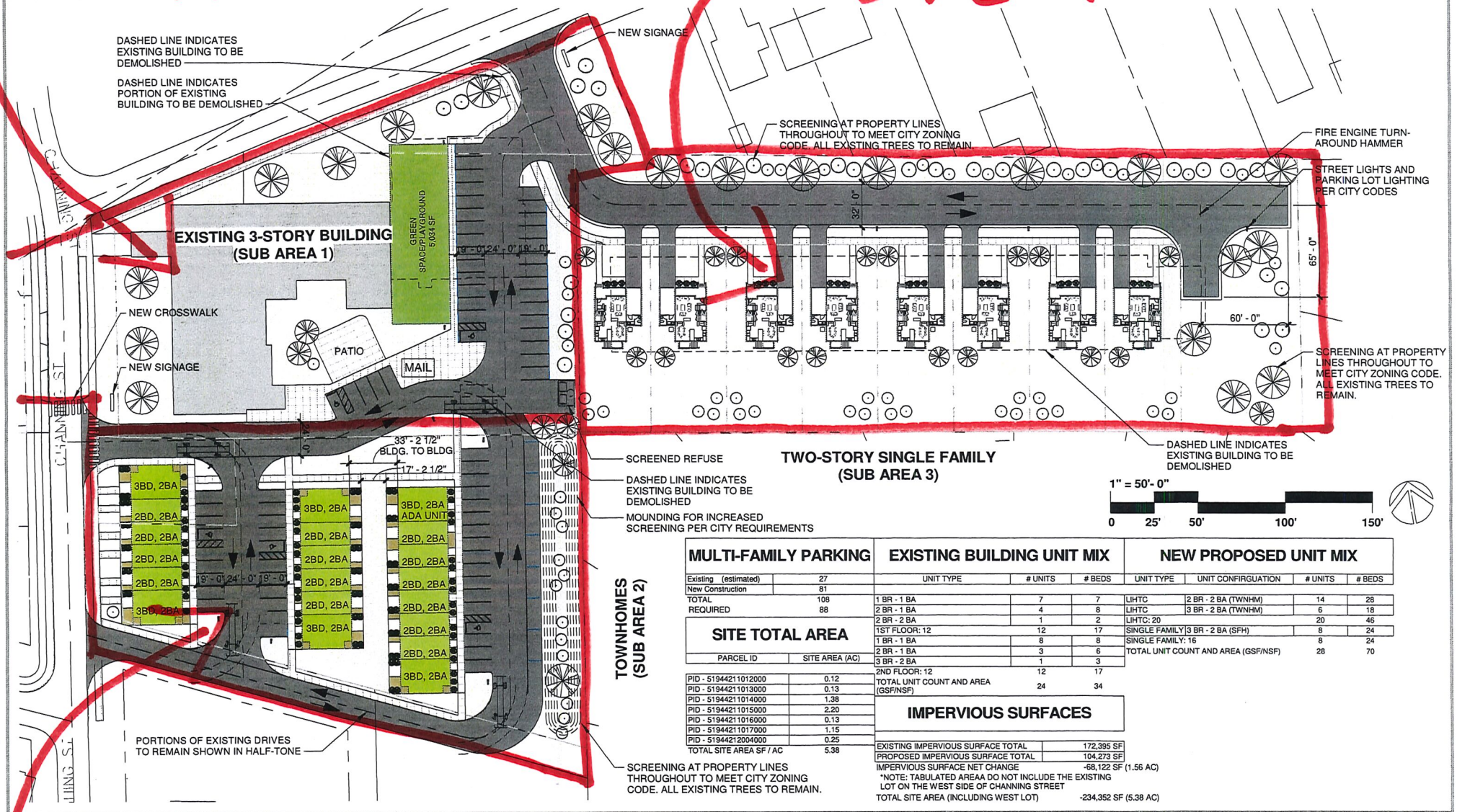
EST 1808
CITY OF
DELAWARE
OHIO

2020-2571-2573
Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan
Homeport - 50 Channing Street
Sub-Area Map

N

SUB-AREA 1

SUB-AREA 3



MULTI-FAMILY PARKING

Existing (estimated)	27
New Construction	81
TOTAL	108
REQUIRED	88

SITE TOTAL AREA

PARCEL ID	SITE AREA (AC)
PID - 51944211012000	0.12
PID - 51944211013000	0.13
PID - 51944211014000	1.38
PID - 51944211015000	2.20
PID - 51944211016000	0.13
PID - 51944211017000	1.15
PID - 51944212004000	0.25
TOTAL SITE AREA SF / AC	5.38

EXISTING BUILDING UNIT MIX

UNIT TYPE	# UNITS	# BEDS
1 BR - 1 BA	7	7
2 BR - 1 BA	4	8
2 BR - 2 BA	1	2
1ST FLOOR: 12	12	17
1 BR - 1 BA	8	8
2 BR - 1 BA	3	6
3 BR - 2 BA	1	3
2ND FLOOR: 12	12	17
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34

NEW PROPOSED UNIT MIX

UNIT TYPE	UNIT CONFIRGUATION	# UNITS	# BEDS
LIHTC	2 BR - 2 BA (TWNHM)	14	28
LIHTC	3 BR - 2 BA (TWNHM)	6	18
LIHTC: 20		20	46
SINGLE FAMILY	3 BR - 2 BA (SFH)	8	24
SINGLE FAMILY: 16		8	24
TOTAL UNIT COUNT AND AREA (GSF/NSF)		28	70

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS SURFACE TOTAL	172,395 SF
PROPOSED IMPERVIOUS SURFACE TOTAL	104,273 SF
IMPERVIOUS SURFACE NET CHANGE	-68,122 SF (1.56 AC)

*NOTE: TABULATED AREAA DO NOT INCLUDE THE EXISTING LOT ON THE WEST SIDE OF CHANNING STREET

TOTAL SITE AREA (INCLUDING WEST LOT) -234,352 SF (5.38 AC)

SUB-AREA 2

SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
7469 West Campus Road Suite 150 New Albany, OH 43054
t 614 545 4566 f 614 545 4565 www.shremshock.com

DCBR MULTIFAMILY CONVERSION

50 CHANNING STREET
DELAWARE. OH 43015

SAI # 200261 11/13/2020

A02
ARCHITECTURAL
SITE

homeport

DCBR Multifamily Conversion
Conceptual Design

SHREMSHOCK

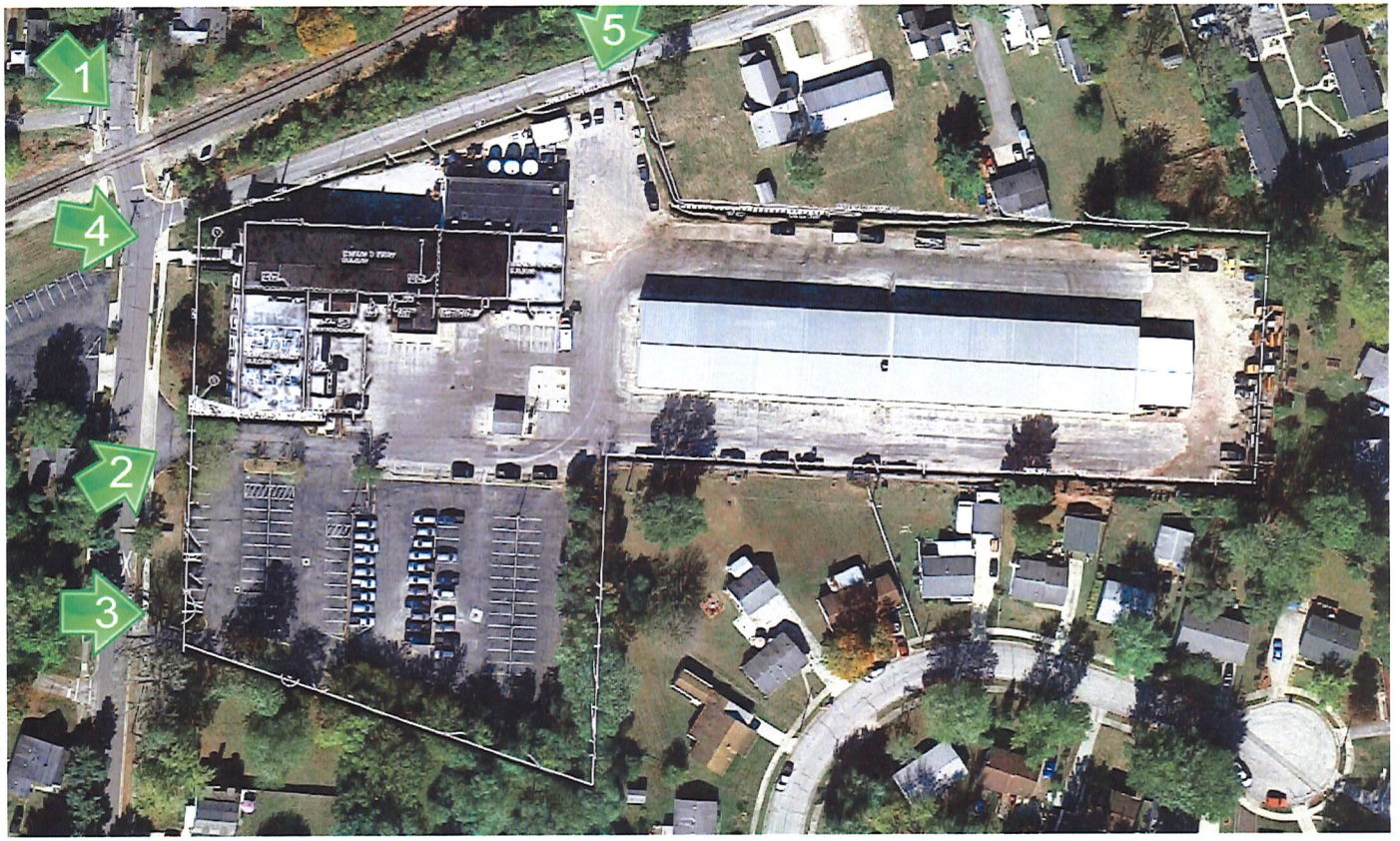
NOVEMBER.25.2020













EXISTING SITE AND CONDITIONS

SHREMSHOCK

HOMEPORT
DCBR Multyfamily Conversion
Concept Design
NOVEMBER.25.2020

CD-1

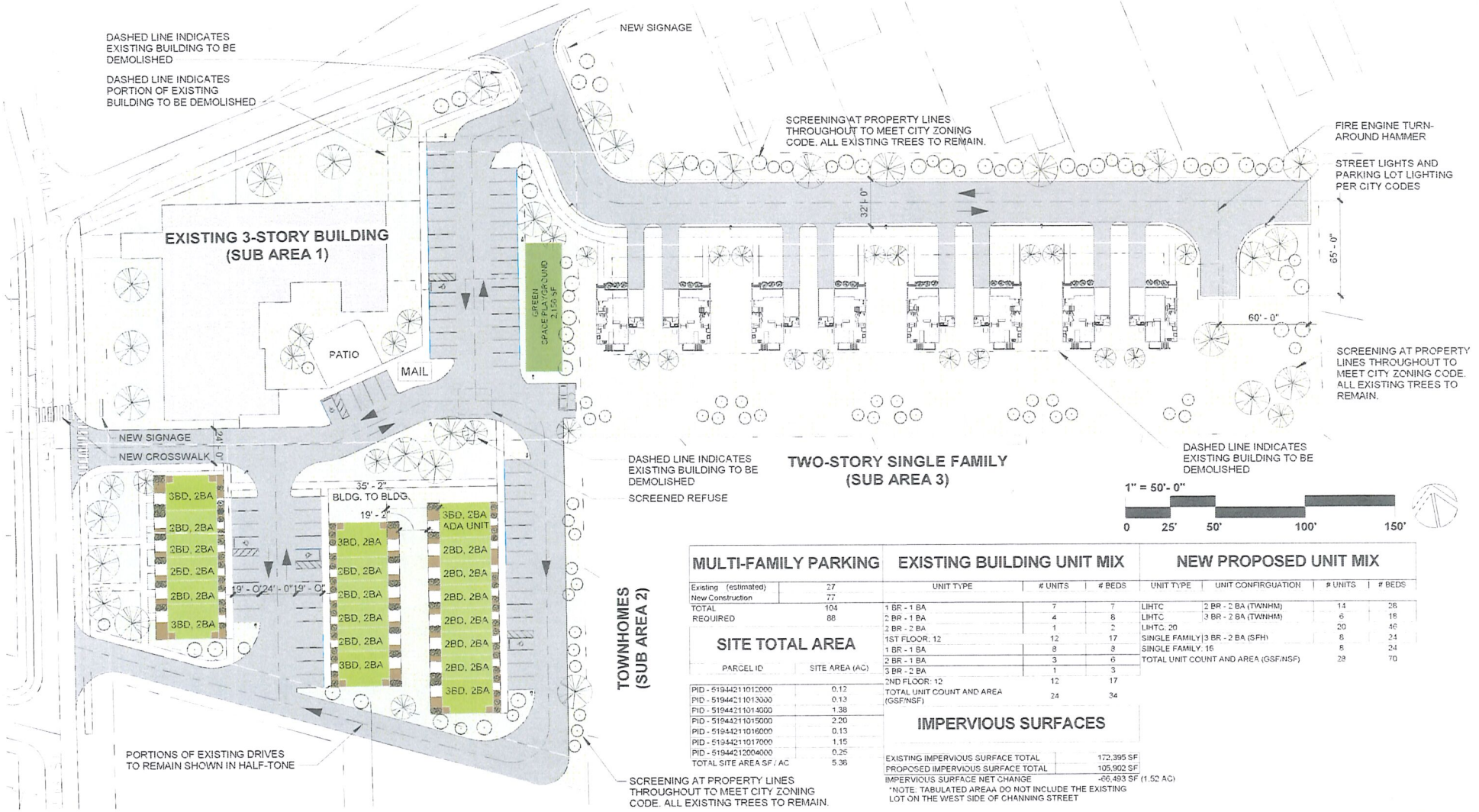
homeport



1" = 80'- 0"

0 40' 80' 160' 240'

OVERALL SITE PLAN



MULTI-FAMILY PARKING

Existing (estimated)	27
New Construction	77
TOTAL	104
REQUIRED	88

SITE TOTAL AREA

PARCEL ID	SITE AREA (AC)
PID - 51944211012000	0.12
PID - 51944211013000	0.13
PID - 51944211014000	1.38
PID - 51944211015000	2.20
PID - 51944211016000	0.13
PID - 51944211017000	1.15
PID - 51944212004000	0.25
TOTAL SITE AREA SF / AC	5.36

EXISTING BUILDING UNIT MIX

UNIT TYPE	# UNITS	# BEDS
1 BR - 1 BA	7	7
2 BR - 1 BA	4	8
2 BR - 2 BA	1	2
1ST FLOOR: 12	12	17
1 BR - 1 BA	8	8
2 BR - 1 BA	3	6
3 BR - 2 BA	1	3
2ND FLOOR: 12	12	17
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34

NEW PROPOSED UNIT MIX

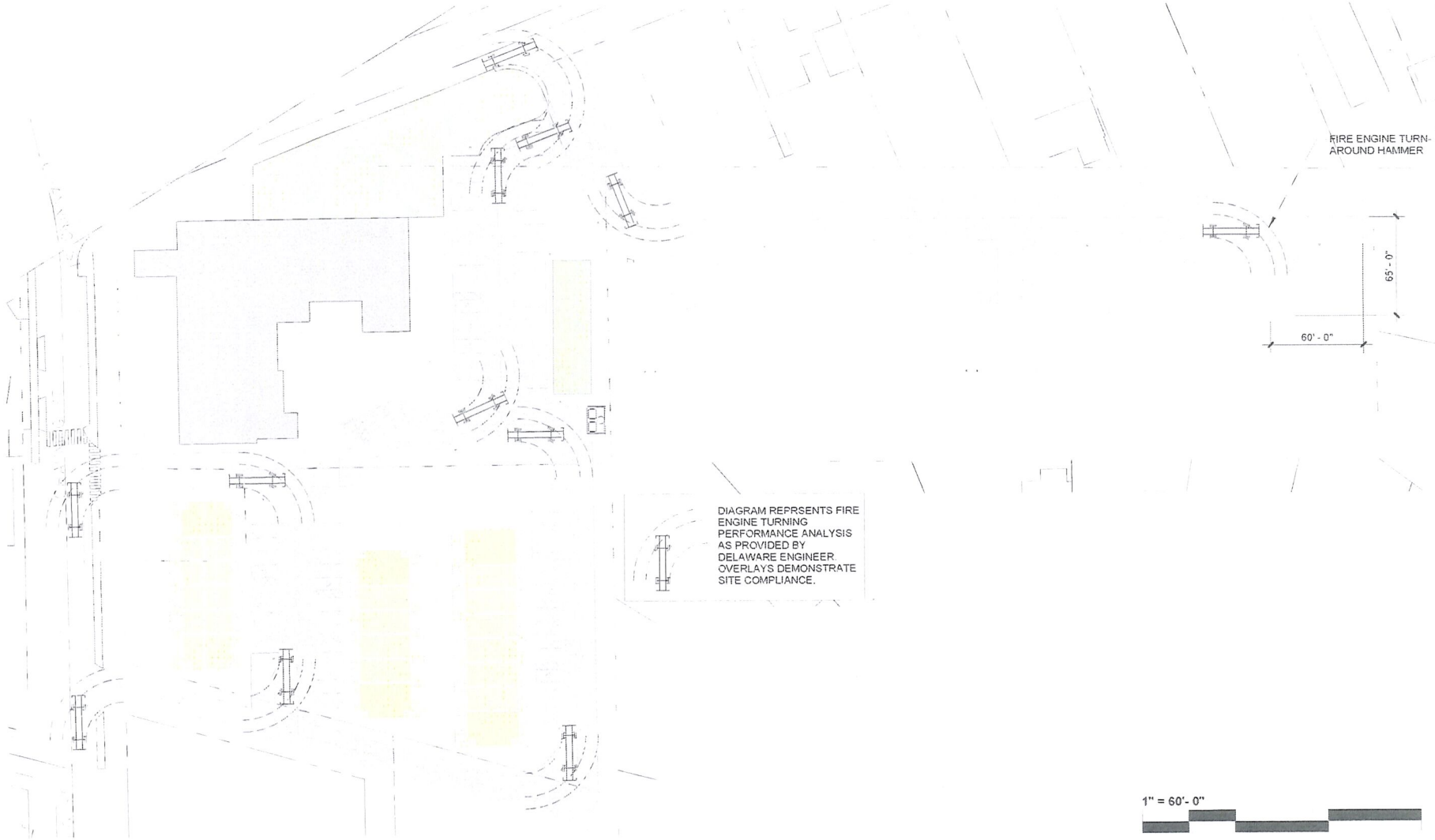
UNIT TYPE	UNIT CONFIRGUATION	# UNITS	# BEDS
LIHTC	2 BR - 2 BA (TWNHM)	14	28
LIHTC	3 BR - 2 BA (TWNHM)	6	18
LIHTC: 20		20	46
SINGLE FAMILY	3 BR - 2 BA (SFH)	8	24
SINGLE FAMILY: 16		8	24
TOTAL UNIT COUNT AND AREA (GSF/NSF)		28	70

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS SURFACE TOTAL	172,395 SF
PROPOSED IMPERVIOUS SURFACE TOTAL	105,902 SF
IMPERVIOUS SURFACE NET CHANGE	-66,493 SF (1.52 AC)

*NOTE: TABULATED AREAA DO NOT INCLUDE THE EXISTING LOT ON THE WEST SIDE OF CHANNING STREET

SITE PLAN



1" = 60'- 0"

SITE FIRE ACCESS PLAN

HOME AREAS

LEVEL	SQUARE FOOTAGE	AREA TYPE
1ST FLOOR	763 SF	LIVING UNITS - 3 BR
1ST FLOOR	210 SF	GARAGE
	973 SF	
2ND FLOOR	690 SF	LIVING UNITS - 3 BR
	690 SF	
TOTAL AREA	1,663 SF	

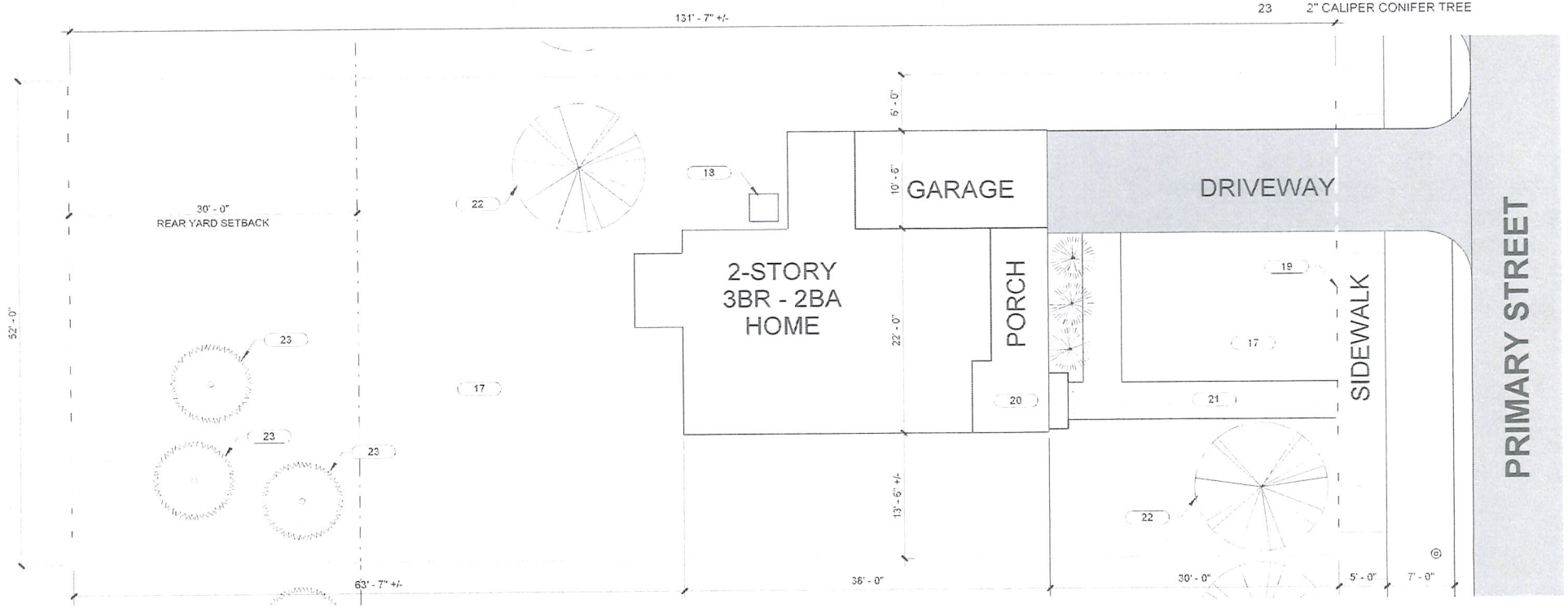
LOT AREA INFORMATION

AREA (SF)	AREA (AC)
6,842	0.16

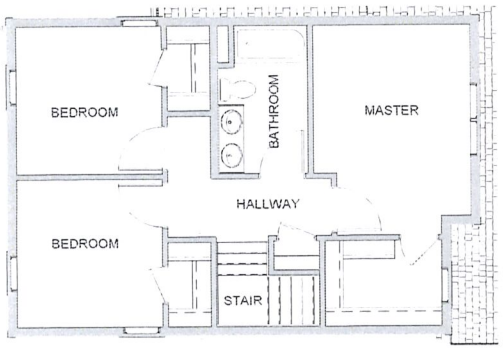
LOT COVERAGE - 15%

KEYNOTE LEGEND

17	ALL YARD AREAS SHALL BE SEEDED AND FERTILIZED
18	4" CONCRETE AIR CONDITIONING UNIT PAD
19	5' CONCRETE SIDEWALK 4" THICK WITH FIBER REINFORCING
20	WOOD FRAMED PORCH, STEPS, AND HANDRAIL WITH CONCRETE PIER FOUNDATIONS
21	4' CONCRETE SIDEWALK 4" THICK WITH FIBER REINFORCING
22	2" CALIPER DECIDUOUS TREE
23	2" CALIPER CONIFER TREE



PLOT PLAN - TYPICAL HOME

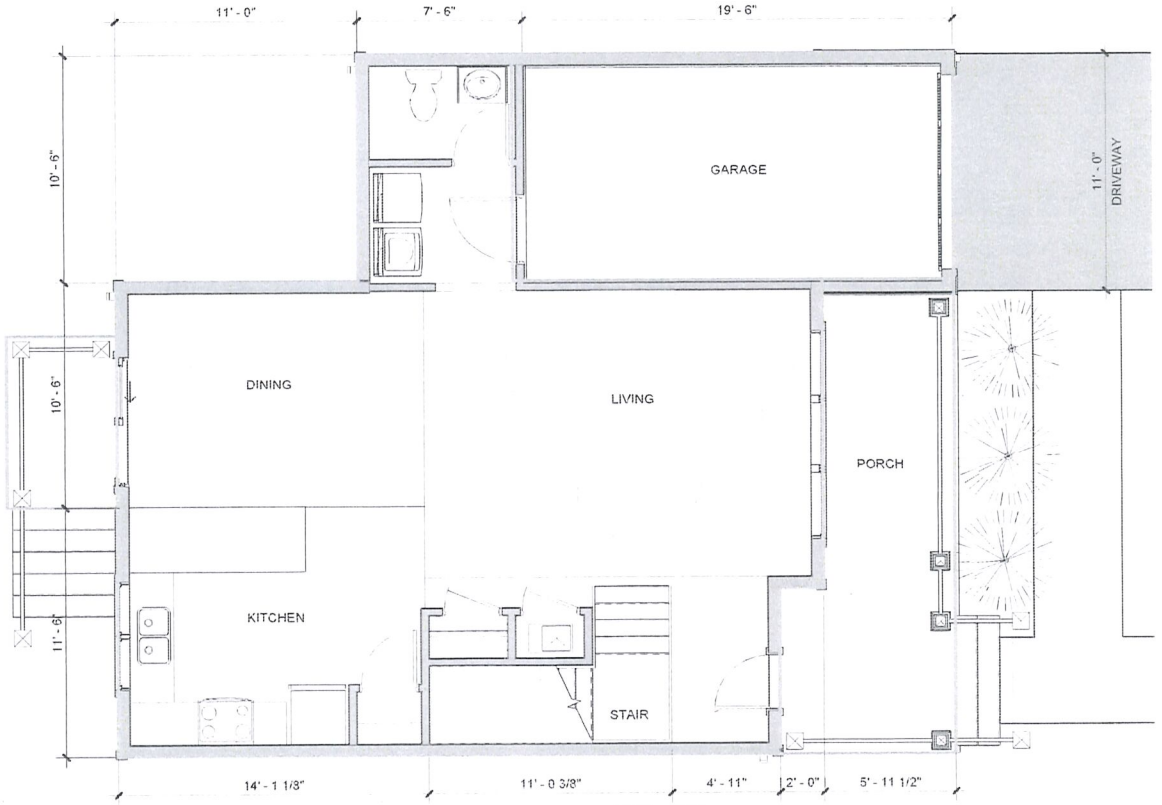


1/8" = 1'-0"

0 8' 12' 16' 20'

SECOND FLOOR

HOME AREAS		
LEVEL	SQUARE FOOTAGE	AREA TYPE
1ST FLOOR	763 SF	LIVING UNITS - 3 BR
1ST FLOOR	210 SF	GARAGE
	973 SF	
2ND FLOOR	690 SF	LIVING UNITS - 3 BR
	690 SF	
TOTAL AREA	1,663 SF	



3/16" = 1'-0"

0 6' 9' 12' 15'

FIRST FLOOR

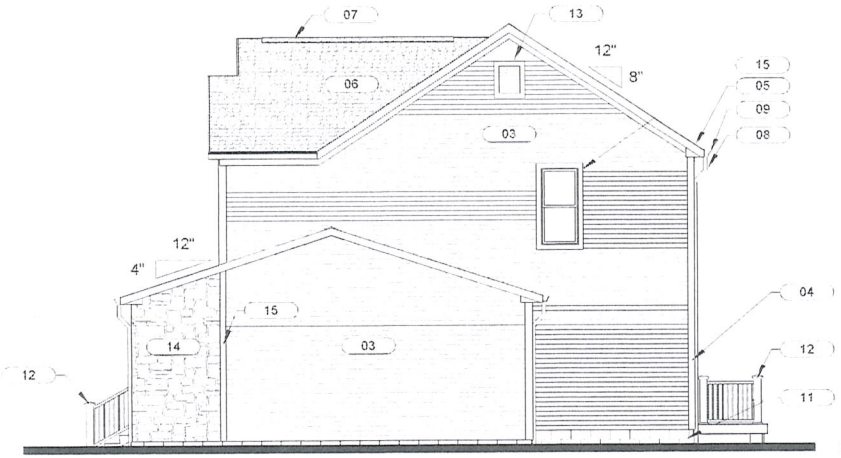
TYPICAL HOME - FLOOR PLANS

SHREMSHOCK

HOMEPORT
DCBR Multyfamily Conversion
Concept Design
NOVEMBER.25.2020

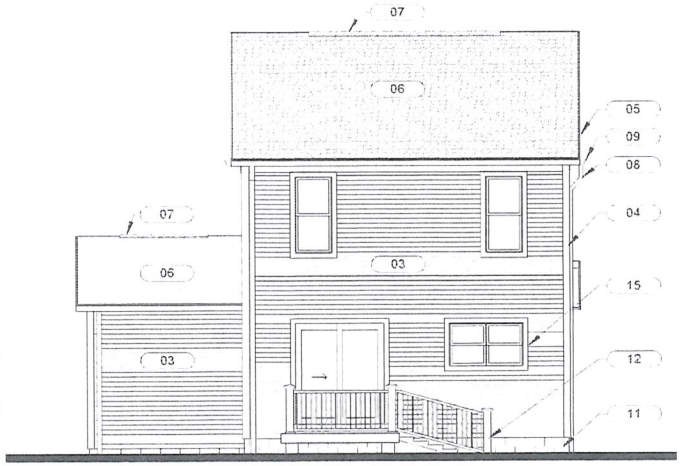
CD-6

homeport



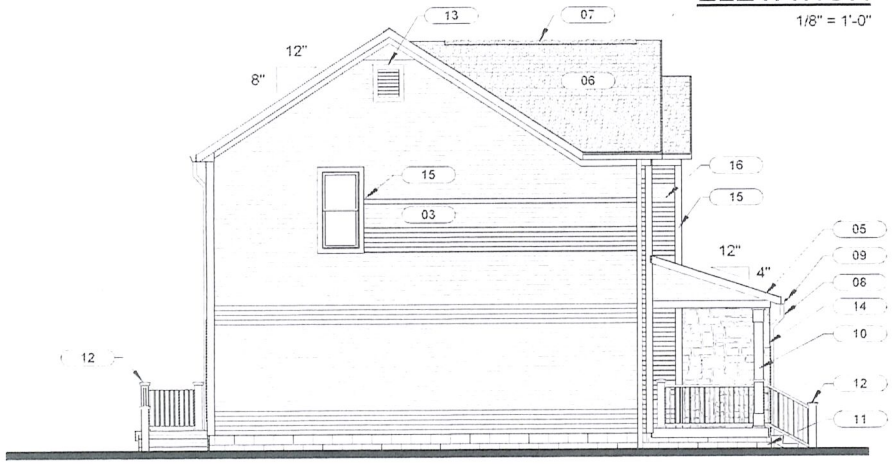
GARAGE SIDE ELEVATION

1/8" = 1'-0"



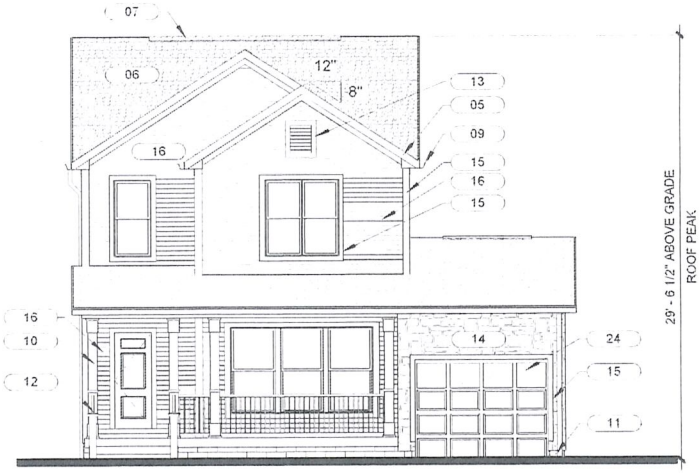
REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND

03 4" VINYL SIDING
04 3-1/2" VINYL CORNER BOARD
05 6" FIBER CEMENT FASCIA
06 DIMENSIONAL SHINGLES
07 RIDGE VENT
08 2X3 ALUMINUM DOWNSPOUT
09 PREFINISHED OGEE ALUMINUM GUTTER
10 CEDAR WRAPPED COLUMNS
11 STAINED EXPOSED CONCRETE FOUNDATION WALL
12 WOOD RAILING
13 LOUVERED SQUARE TOP VENT
14 DELAWARE BLUE VEIN LIMESTONE
15 4" FIBER CEMENT TRIM
16 FIBER CEMENT SIDING - 3"-4" DUTCH LAP W/ 20 YEAR WARRANTY
24 GARAGE DOOR WINDOWS, FULL PANEL

TYPICAL HOME ELEVATIONS



ELEVATION "A"

ELEVATION "B"

ELEVATION "C"

FRONT ELEVATION - TYPICAL SINGLE HOMES



STREETSACPE ELEVATION - SINGLE HOMES



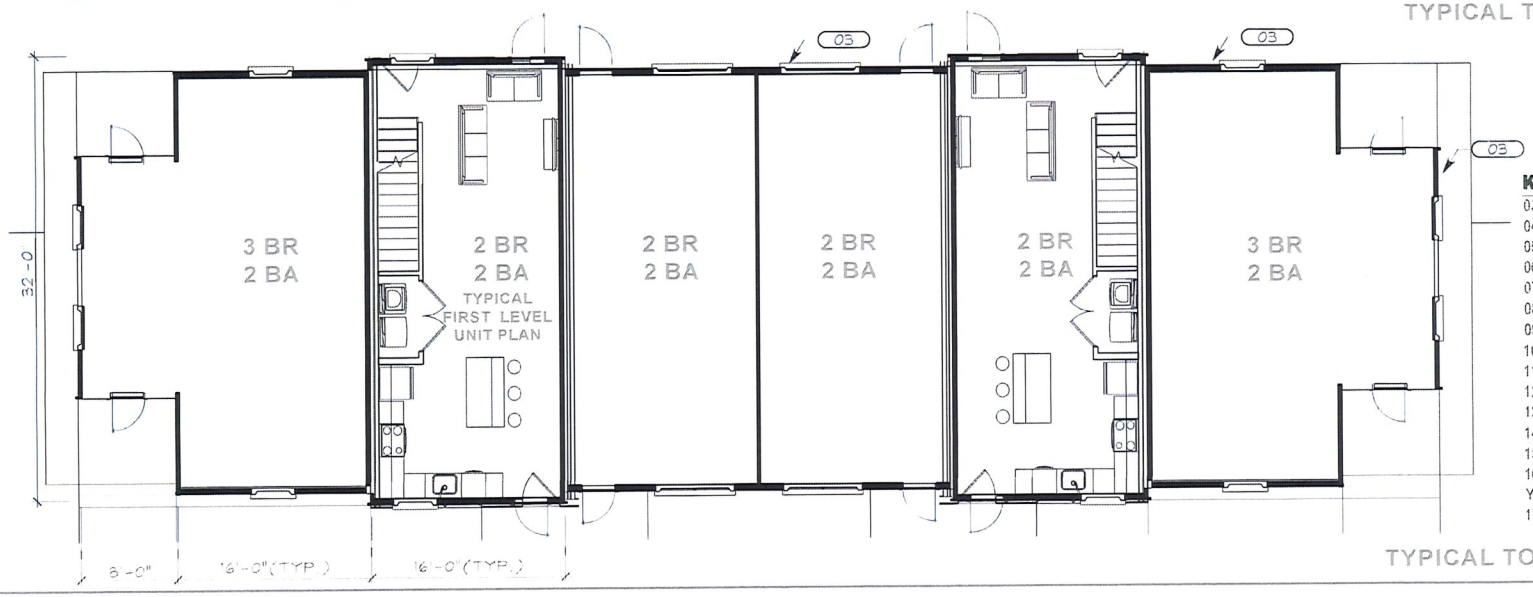
CHANNING ST STREETSCAPE ELEVATION



PROPERTY LINE - SOUTH ELEVATION



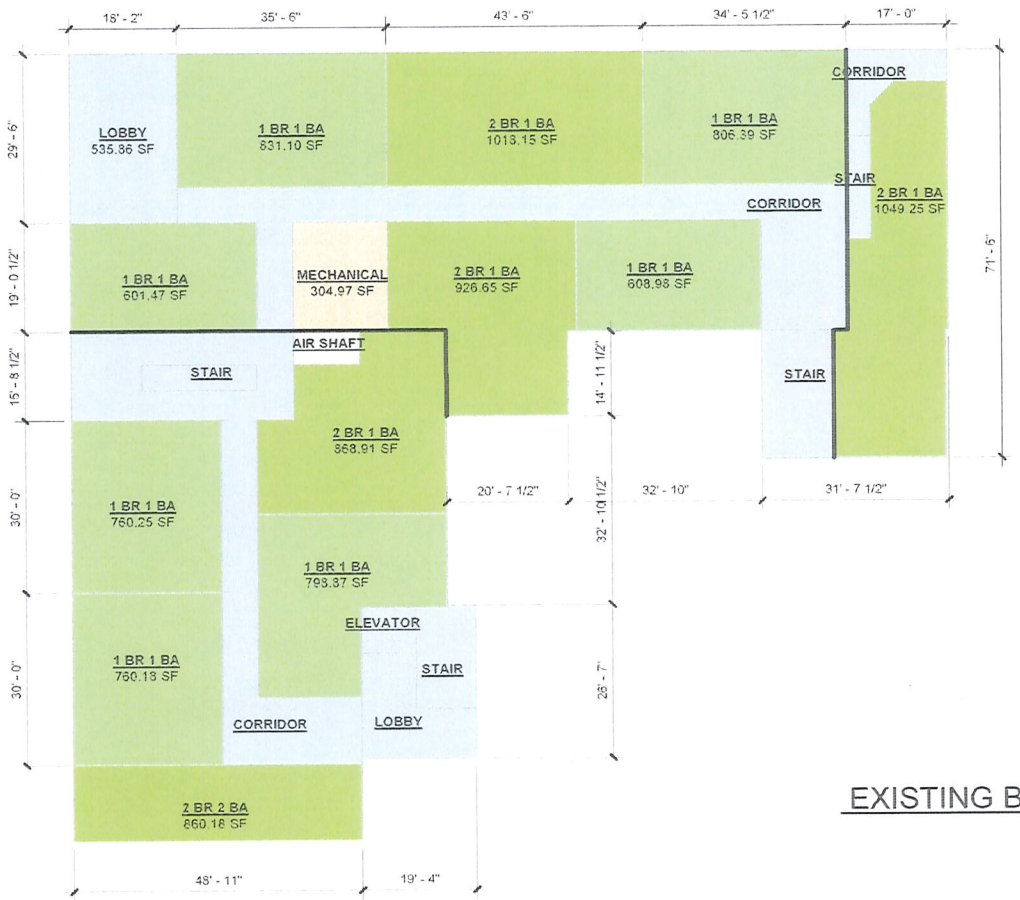
TYPICAL TOWNHOME - ELEVATION



KEYNOTE LEGEND

03 6" VINYL SIDING
04 NOT USED
05 6" FIBER CEMENT FASCIA
06 DIMENSIONAL SHINGLES
07 RIDGE VENT
08 2X3 ALUMINUM DOWNSPOUT
09 PREFINISHED OGEE ALUMINUM GUTTER
10 NOT USED
11 NOT USED
12 WOOD FENCING
13 LOUVERED VENT
14 DELAWARE BLUE VEIN LIMESTONE
15 4" FIBER CEMENT TRIM
16 FIBER CEMENT SIDING - 3"-4" DUTCH LAP W/ 20 YEAR WARRANTY
17 FIBER CEMENT BOARD & BATTEN SIDING

TYPICAL TOWNHOME - FLOOR PLAN



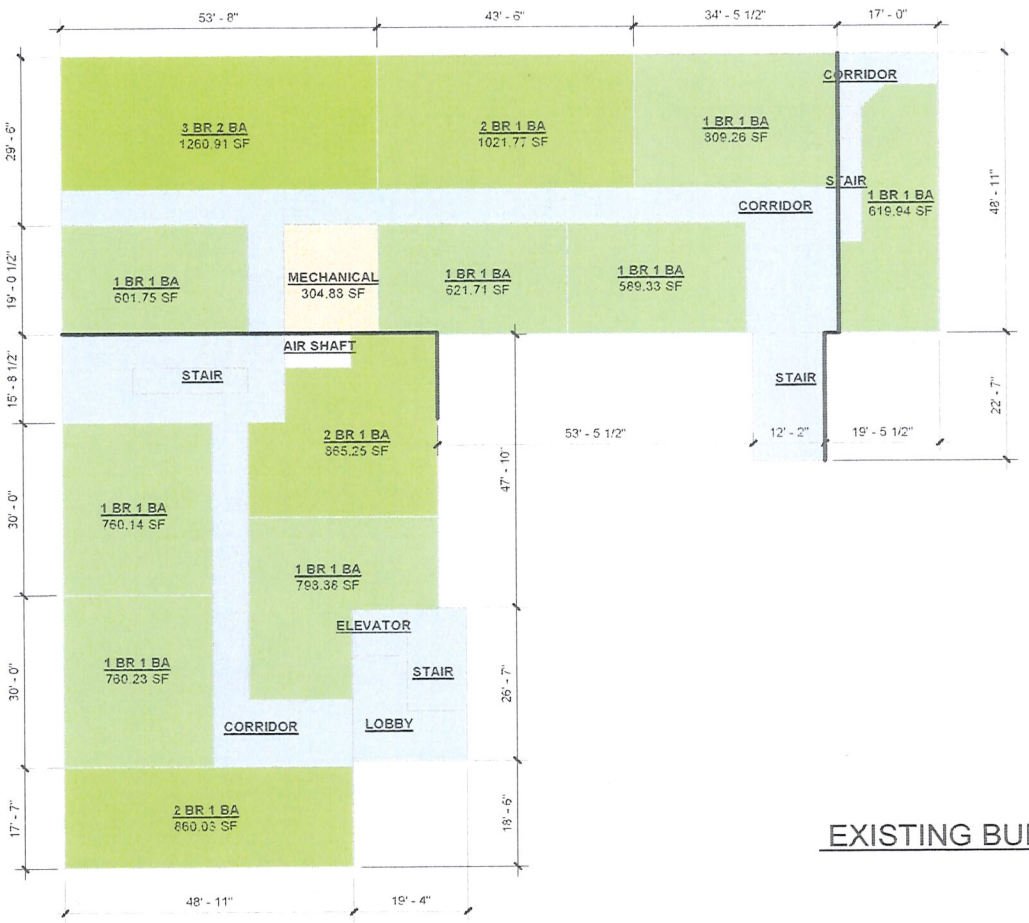
UNIT MIX

UNIT TYPE	# UNITS	# BEDS	UNIT GROSS AREA (GSF)	UNIT NET AREA (NSF +/-)
1 BR - 1 BA	7	7	5167	4840
2 BR - 1 BA	4	8	3863	3628
2 BR - 2 BA	1	2	860	805
1ST FLOOR: 12	12	17	9890	9272
1 BR - 1 BA	6	6	5561	5191
2 BR - 1 BA	3	6	2747	2582
3 BR - 2 BA	1	3	1261	1197
2ND FLOOR: 12	12	17	9569	8970
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34	19460	18242

NOTE
LOWER LEVEL TO BE SHARED COMMUNITY SPACE

EXISTING BUILDING FIRST FLOOR
A
1" = 20'-0"

1" = 20'- 0"
0 10' 20' 40' 60



UNIT MIX

UNIT TYPE	# UNITS	# BEDS	UNIT GROSS AREA (GSF)	UNIT NET AREA (NSF +/-)
1 BR - 1 BA	7	7	5167	4840
2 BR - 1 BA	4	8	3863	3628
2 BR - 2 BA	1	2	360	805
1ST FLOOR: 12	12	17	9390	9272
1 BR - 1 BA	6	6	5561	5191
2 BR - 1 BA	3	6	2747	2582
3 BR - 2 BA	1	3	1261	1197
2ND FLOOR: 12	12	17	9569	8970
TOTAL UNIT COUNT AND AREA (GSF/NSF)	24	34	19460	18242

EXISTING BUILDING SECOND FLOOR

A

1" = 20'-0"

1" = 20'- 0"

0 10' 20' 40' 60

COMMUNITY IMPACT ASSESSMENT

This Community Impact Assessment (CIA) is submitted with the Homeport application for rezoning, preliminary development plan, and conditional use permit (CUP/PMU) applications.

PROJECT SUMMARY

Homeport is proposing a planned residential development on the property located at 50 Channing Street, the long-time location of the Delaware County Engineer's Office. The DCEO is moving to the new Delaware County offices and will be vacating the 50 Channing Street facilities.

Homeport is proposing 3 sub-areas to reflect 3 different residential home styles:

Sub Area 1 - The 1.7 +/- acre area on which the DCEO office building is located. Homeport is proposing an adaptive reuse of the existing office building, and conversion to up to 24 apartments.

Sub Area 2 - the 1.2 +/- area located to the west of the DCEO office building, currently a parking lot. Sub Area 2 is planned for 20 single family attached, townhome style homes.

Sub Area 3 - the 2.2 +/- acre area currently occupied by the DCEO garage facilities building. This garage is located behind the homes along Vernon Avenue. Homeport is proposing 8 single family homes for this Sub Area to match the land use of single-family homes.

HOMEPORT

Columbus Housing Partnership, Inc. dba Homeport is a non-profit corporation with a purpose to provide affordable housing to the Central Ohio community. Homeport develops both single-family for sale and rental housing. The rental portfolio of 38 developments with more than 2,400 units includes scattered site and single site single family rental homes, senior housing and apartments and town home products for families. Although much of the portfolio is in Columbus, Homeport has currently completed developments in Reynoldsburg, Grove City and Whitehall.

SECTION 1191.03 PROJECT DETAILS

Pursuant to Section 1191.03, the CIA must address the anticipated impacts to public service facilities, public uses and other issues which might affect the health, safety, general welfare and quality of life in the City.

The Homeport proposal is an effort to bring new housing stock and investment to this area of the City, including a useful variety of residential uses into the fabric of this established neighborhood. Work force housing is badly needed in the City of Delaware and in Central Ohio

generally. The costs of land, regulations and approvals process and new building construction costs have outpriced most middle-class families. Homeport seeks to bridge that gap to prices of housing, meet the needs of our local work force and ultimately create safe and healthy neighborhoods and communities.

The existing building is outdated and well positioned for an adaptive re-use. The garage is a large facility/actively used. The remaining site is a parking lot for employees and visitors. There is an opportunity to significantly reduce the paved areas/impervious surfaces - and to introduce grassed areas for yards, setbacks and increased landscaping.

The Homeport proposal is not expected to have any negative effects on the public services. All new developments, including those proposed by Homeport, are required to meet the most current and rigorous standards for many areas: buildings meet or exceed the design, building codes; all construction meets current stormwater regulations; all plans are built to required specifications including roads and access points.

The current use of 50 Channing Street is B3, commercial. The commercial office building and parking brings a consistent and daily flow of certain traffic. The development of 8 single family homes, 20 single family townhomes and 24 apartments is not expected to significantly increase traffic. City parking requirements are met (see preliminary plan attached). Access is planned from the existing entrances along Channing and for 8 homes along Vernon Avenue (i.e., existing DCEO Garage access).

The Homeport proposal includes a landscaping plan that provides an emphasis on areas adjacent to existing homes. Location of parking has been specifically contemplated to relate to the proposed uses and buildings, rather than towards the existing neighborhood.

The view from adjacent homes will now reflect homes. The existing building (minus garage component) will remain but with various improvements and will be screened in some degree from Vernon Avenue Homes and westerly Scottwood Court homes with new homes. Again, additional landscaping and screening will assist.

The site is not located within a floodplain. The Homeport development will be designed to meet or exceed all storm water regulations.

There are very few trees currently on the Site. The Homeport development will increase green areas and significantly add trees and landscaping.

Soils are identified as typical mixed urban, with the potential for soil remediation needed, based on prior use. Soils borings will be conducted in the areas of new development to determine proper foundations to support proposed residential structures.

As mentioned above, there is no significant Site ecology to speak of. The Site is paved and developed fully. New environmental features are expected to develop with new green area and

tree lines/storm water management. These items will be more fully defined in the final development plan/final engineering steps.

With regard to noise and pollution, the site generates commercial level sound, and low/no pollution in that regard. The Homeport proposal will add the same and similar land use to the surrounding neighborhood. The sounds and site activities will closely resemble that of the existing residential community.

Sanitary Sewer and Water facilities are available to serve the proposed development.

Police and Fire services are expected to require same/similar demands as the existing residential development. The development will be subject to all local taxes including police and fire services, as may apply.

The homes planned will be in the jurisdiction of the Delaware City Schools. The variety of housing offered is expected to result in a variety of numbers/ages of children, very similar (and less in the case of apartments) as in the surrounding neighborhood.

Architecture/Design will vary between Sub Areas.
Sub Area 1 is the adaptive reuse of the DCEO Office building. The Northeast section of the existing building currently used primarily for vehicle maintenance will be removed. The existing building will be painted, have a new roof, a modified entry on Channing to reflect a more residential entry and likely new windows. The Southeast entry to the building will remain accessible but the exterior area will be turned into a courtyard space with a combination of green area and some shared patio areas. Some of the existing building façade in this area will be modified to reflect a more residential aesthetic complimenting the courtyard area.

Sub Area 2 are the single-family attached Townhome style homes. The townhomes include 2 sets of 6 attached 2 story townhomes and one set of 8 townhomes. There is a total of 6 three-bedroom units, and 12 two-bedroom units. The three-bedroom units are designed with a first level bedroom and a single-story space that helps lower the scale of the buildings at the ends. Each unit will have a roughly 8 ft deep patio space on the back or in the case of the units along Channing they will have a porch/patio space on the Channing Street side bordered by a low picket fence allowing interaction with the streetscape.
The building material will be consistent with the City Codes, consisting of a combination of limestone, board and batten siding and clap board siding. Street or Entry facades will be natural materials or high-quality composite materials and the side and rear facades will be primarily vinyl siding. Efforts are made to break down the scale of each building, so they present on the main facades as a set of individual buildings sharing walls along a streetscape.

Sub Area 3 has 8 traditional single-family detached homes. The single-family homes are designed as 3BR two story homes with single car garages. The homes are a standard floor plan with variations to the exterior roof form, fenestration, material usage and colors to create a variation in the streetscape. The building material will be consistent with the City Codes,

consisting of a combination of limestone, board and batten siding and clap board siding on the streetscape, with primarily vinyl siding and trim on the sides and rear of the homes. The windows and trim are white. The homes are not copies of historical precedence in the City of Delaware but the forms, finishes and materials are consistent with those found in the City.

The estimated project cost is $12,300,000.
The current DCEO facilities are tax exempt, no tax receipts. The development will be subject to all local taxes including real property taxes that will increase the City's tax base.
The workforce housing will allow for new investment in residential areas, with compatible land uses. More reasonably priced housing means a better quality of living in the City and meet the 'housing gap' that has been created by sky rocking home prices.

With regarding to funding, the Homeport project is currently in the process of funding/applications for same. The development is planned at this stage for initial land use and density approvals. Upon approval of this application and subsequent equity funding, Homeport would continue the City process for final plans/approvals with further details and final engineering.

Respectfully submitted,

__/s/ Laura MacGregor Comek___

Enclosures:
Development Plan
Homeport Portfolio examples
–
–
–

EST 1808
CITY OF
DELAWARE
OHIO

PLANNNING COMMISSION.STAFF REPORT
CASE NUMBER: 2020-2475, 2020- 2621
REQUEST: Multiple Requests
PROJECT: Conger Elementary School
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST
2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.
2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

PROPERTY LOCATION & DESCRIPTION
The subject properties owned by the school total 4.05 acres and are zoned R-4 (Medium Density Residential District) and are located between East Central Avenue and East William Street just east of Channing Street. The properties to the north are zoned R-4 and B-3 (Community Business District) while the properties to the east, west and south are zoned R-4.

BACKGROUND/PROPOSAL
The existing 64,148 square foot elementary school was constructed in 1970 and expanded in 2015. Since 2015, the school district has purchased 3 parcels just east of the school for a building expansion and site improvements. The school is proposing an approximate 4,365 square foot building addition on the northeast portion of the building fronting East Winter Street. A new playground area, a new green area and relocating and expanding the parking lot from East William Street to Channing Street would complete the site improvements.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning of the school property is R-4. Under the current zoning, the school addition and site improvements would require a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council. In 2014, Planning Commission and City Council approved a Conditional Use Permit for the school on the residentially zoned property.
- **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 new 50 space parking lot fronting Channing Street would have two full movement curb cuts. The curb cut on East William Street would only access the service area and not the former parking lot which has been converted into a playground. Also, the alley between East William Street and East Winter Street would terminate at the eastern school property line and the fire department is requesting a "T"-turnaround at the western terminus of the alley. Furthermore, the rest of the traffic movements, access locations and parking lots would remain as currently permitted.
- **PEDESTRIAN CONNECTIVITY:** The current sidewalk in and around the school would remain the same with new internal sidewalks connecting the new addition with the playground areas to East William Street.
- **SITE CONFIGURATION:** The one story approximately 4,365 square foot addition on the northeast portion of the building would front East Winter Street. The addition would accommodate 3 classrooms and associated accessory space. The proposed addition would be located between 14 to 43 feet from the property line to the east while the conditional use setback is required to be 40 feet from the adjacent residential property. Therefore, a setback variance reviewed and approved by the Board of Zoning Appeals would be required. Just south of the addition would be the location of a new 11,000 square foot mulched playground area. An approximate 4,150 square foot green space would be located just west of this and an approximate 6,350

square foot green space would be located just south of the new mulched playground area. A detention basin would be located in this area. Just south and west of the aforementioned green spaces is the former parking lot which encompasses approximately 15,750 square foot which is proposed to be an asphalt play area and includes a basketball court. The former asphalt play area fronting Channing Street would be converted into a 50-space parking lot with two curb cuts from Channing Street. A black vinyl coated chain link fence would surround the aforementioned play areas, open spaces and parking lot.

- **BUILDING DESIGN:** The single-story addition along Winter Street would have a pitched roof with shingles with split face concrete block to match the existing building as much as feasible. The doors and windows would be typical aluminum systems. Any roof top mechanical equipment should be screened from public view.
- **TREE REMOVAL & REPLACEMENT:** The applicant has identified the removal of one 14-inch caliper tree on the northeastern portion of the site and would be replaced with 7 two-inch caliper trees along the eastern property line. Therefore, this development would achieve compliance with Chapter 1168 Tree Preservation Requirements.
- **LANDSCAPING & SCREENING:** The applicant is proposing perimeter buffering adjacent to the proposed addition along the eastern property line and parking lot shrubs along Channing Street. Eleven six-foot-high minimum junipers would be located just east of the building addition to buffer the adjacent residential house. Also, seven two-inch caliper trees would be planted just south of the junipers along the eastern property line. Approximately 54 two foot shrubs would be planted just west of the proposed parking lot adjacent to Channing Street per the zoning code. All landscape plans would need to be reviewed and approved by the Shade Tree Commission.
- **SIGNS:** There is no new signage proposed with the additions and site improvements.
- **LIGHTING:** The school is proposing four new light poles on the eastern portion of the new parking lot fronting Channing Street. The light fixtures would be cut-off style and be mounted on 20-foot high light poles. The City would have to review and approve the lighting plans to ensure it achieves compliance with the illumination requirements. Because the parking lot is adjacent to single family houses, staff would suggest the school consider turning off the lights at a reasonable time at night.
- **ALLEY VACATON:** The subject alley right-of-way between East William Street and East Winter Street currently extends into the school property and the school is requesting it to be vacated. In this location the school is proposing open space and playground areas. The Fire Department is requesting a "T" turnaround in this area. The school district would have to work with any entities that may have private easements in the subject alley. Adjacent owners to the east were not notified because the school district owns the property adjacent to the requested alley vacation.

STAFF RECOMMENDATION (2020-2475 – COMBINED PRELIMIMARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Delaware City Schools for a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. All the proposed fencing around the play area, green spaces and parking lot shall be black vinyl coated per the zoning code requirements.
3. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
4. The lighting plan shall be reviewed and approved by the City
5. The building addition materials and color shall match the existing building as much as feasible.
6. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.

7. Any new roof top mechanical equipment shall be screened from public view.
8. The Board of Zoning Appeals shall review and approved a side yard setback variance for the proposed addition.

STAFF RECOMMENDATION (2020-2126– ALLEY VACATION)
Staff recommends approval of a request by Delaware City Schools for an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street, with the following conditions that:

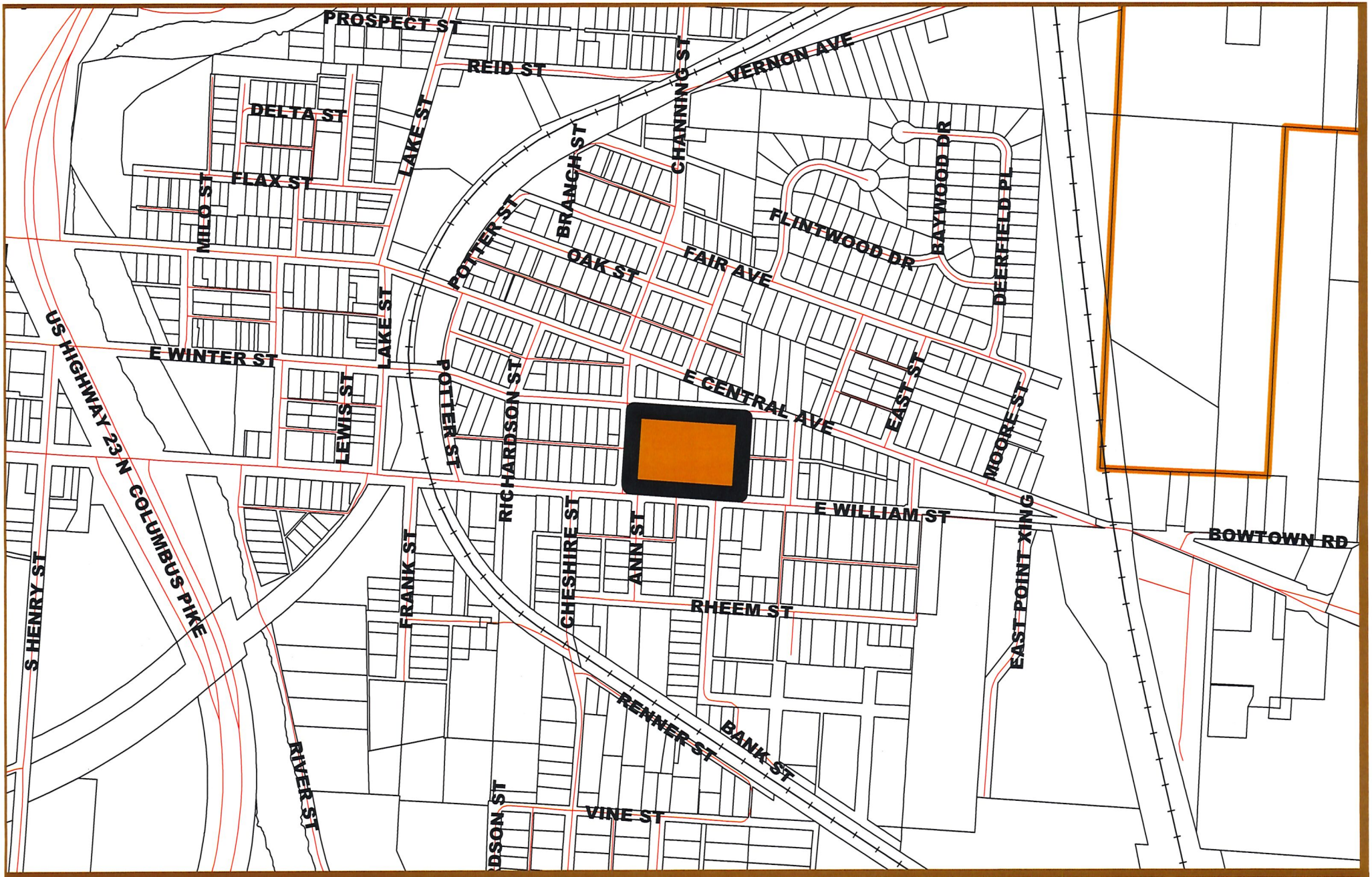
1. A "T" turnaround shall be constructed at the western terminus of the alley per the Fire Department requirements.
2. The school district shall work with any private entities that may have private easements in the subject alley.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

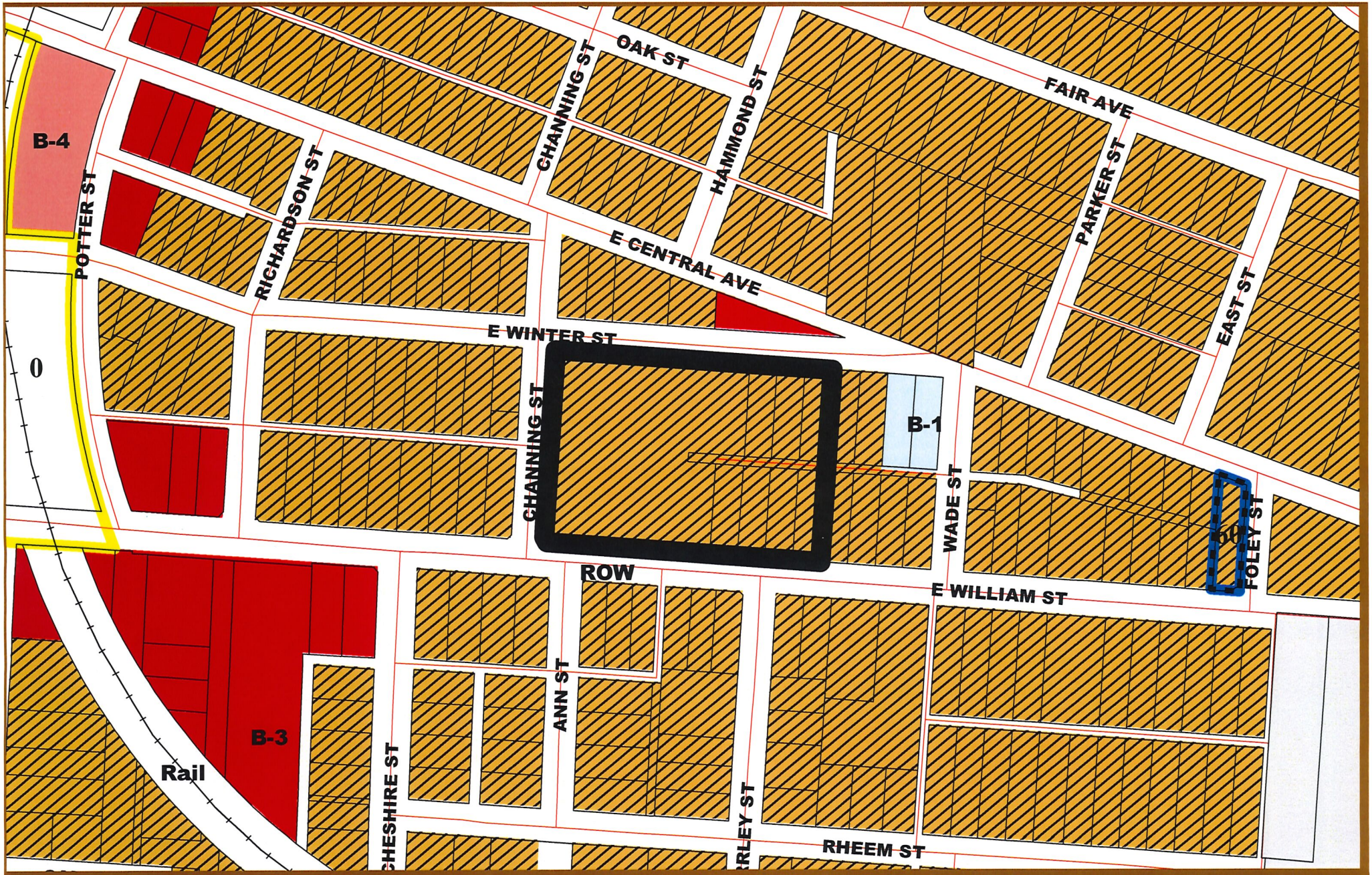
FILE:
ORIGINAL: 11/23/20
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2475
Combined Preliminary and Final Development Plan
Conger Elementary School - 10 Channing Street
Aerial (2019) Map

N

Delaware City Schools
Conger Elementary School Additions and Site Improvements
10 Channing Street
Delaware, OH 43015
City of Delaware Submission
November 4, 2020

NARRATIVE

Delaware City Schools has deemed there is a need to add three additional classrooms at Conger Elementary to meet current enrollment projections. They have also identified site layout issues they would like to address. This submission proposes to address both of those issues with a building addition and site modifications. Delaware City Schools recently acquired three adjacent residential parcels, one on the north half of their site along Winter Street and two on the south half of the site along William Street.

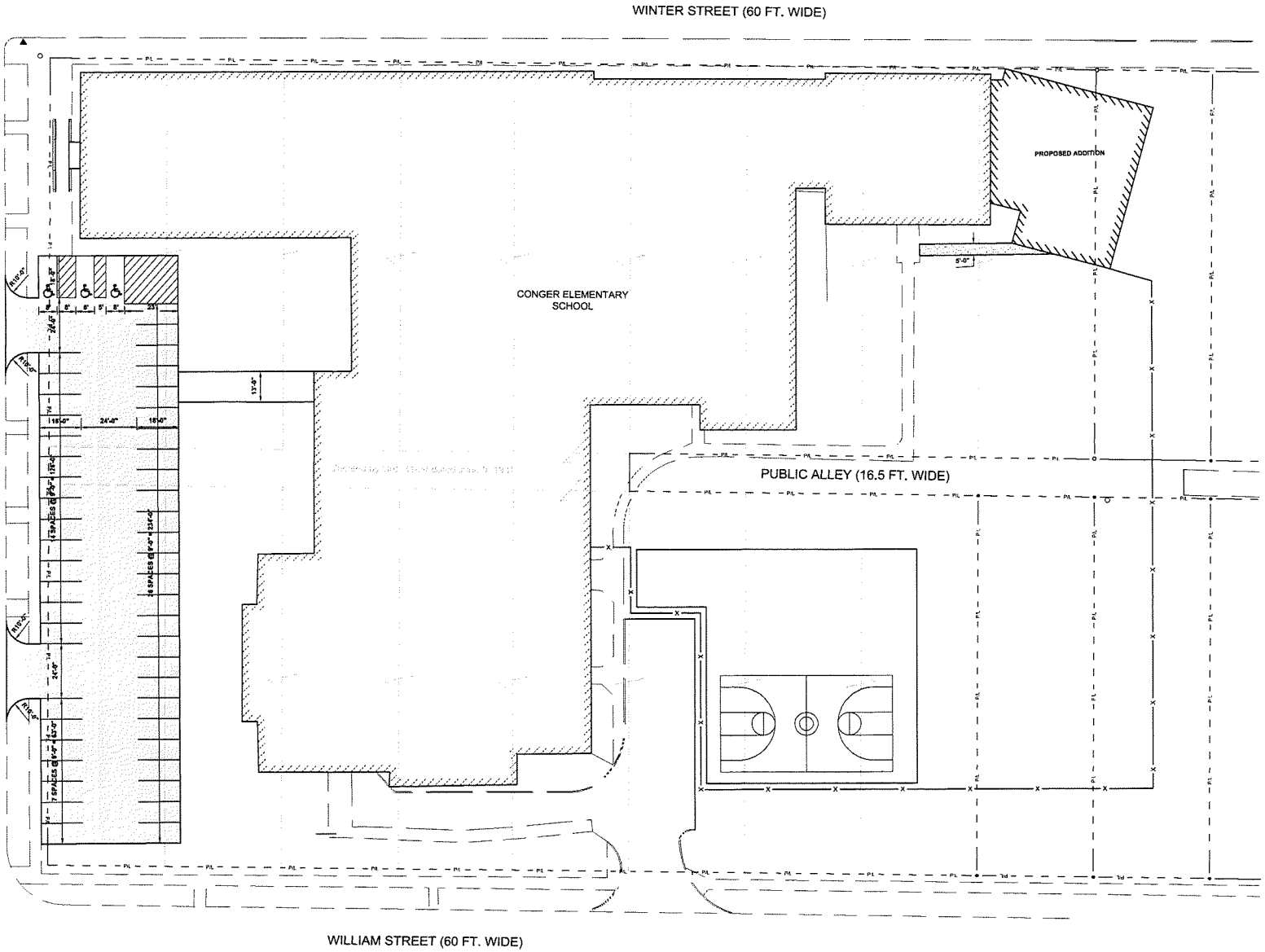
A building addition is proposed at the north east corner of the existing building to contain the needed two additional classrooms plus a third classroom to replace one that is currently in the existing footprint of the building but is being converted to corridor space to the new addition and a set of group restrooms. With this being a prominent side of Conger Elementary, Delaware City Schools would like to construct an addition that takes some aesthetic cues from the various existing portions of the building but provides an interesting end to the building visible from Central Avenue. The proposed addition is scaled to blend with the nearby residences. The proposed addition encroaches over the side yard setback and this application requests a variance for this proposition. Delaware City Schools has been in contact with this residential neighbor and the neighbor is agreeable to the building addition's size and position. Opaque landscape screening is proposed along the east property line to visually separate the building addition and the adjacent residential property.

For site modifications, Delaware City Schools has a desire to reduce the amount of traffic entering or exiting the property from William Street. The existing parking lot along the south portion of the site is for staff parking. This staff parking lot is proposed to be relocated to the west side of the school. This will allow for all staff traffic entering/exiting the site to occur on Channing Street which is less busy than William Street. Landscape screening is proposed at the west side of the parking lot facing Channing Street. Parking lot site lighting as required is proposed.

A portion of the existing parking lot will be repurposed for a service truck turn-around and asphalt play surface. The southeast portion of the site is proposed to be green space for the playground on the added parcels. Between the asphalt play surface, green space along the south and the building to the north, a mulched playground area is proposed. Relocation of the existing storm water retention basin is also proposed for this area.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com



EXISTING

REFER TO SHEET TS1

PROPOSED

- BUILDING/WALL
- STRAIGHT CURB
- PAVEMENT
- WALK
- FENCE
- PAINTED WHEELCHAIR SYMBOL
- SIGN
- HC — HANDICAPPED PARKING SIGN
- 1.5" ASPHALT MILL AND 1.5" SURFACE COURSE OVERLAY, ODOT 441 ASPHALT CONCRETE, TYPE I (448), PG 64-22
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK

0 20 40 60

GRAPHIC SCALE
SCALE IN FEET

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

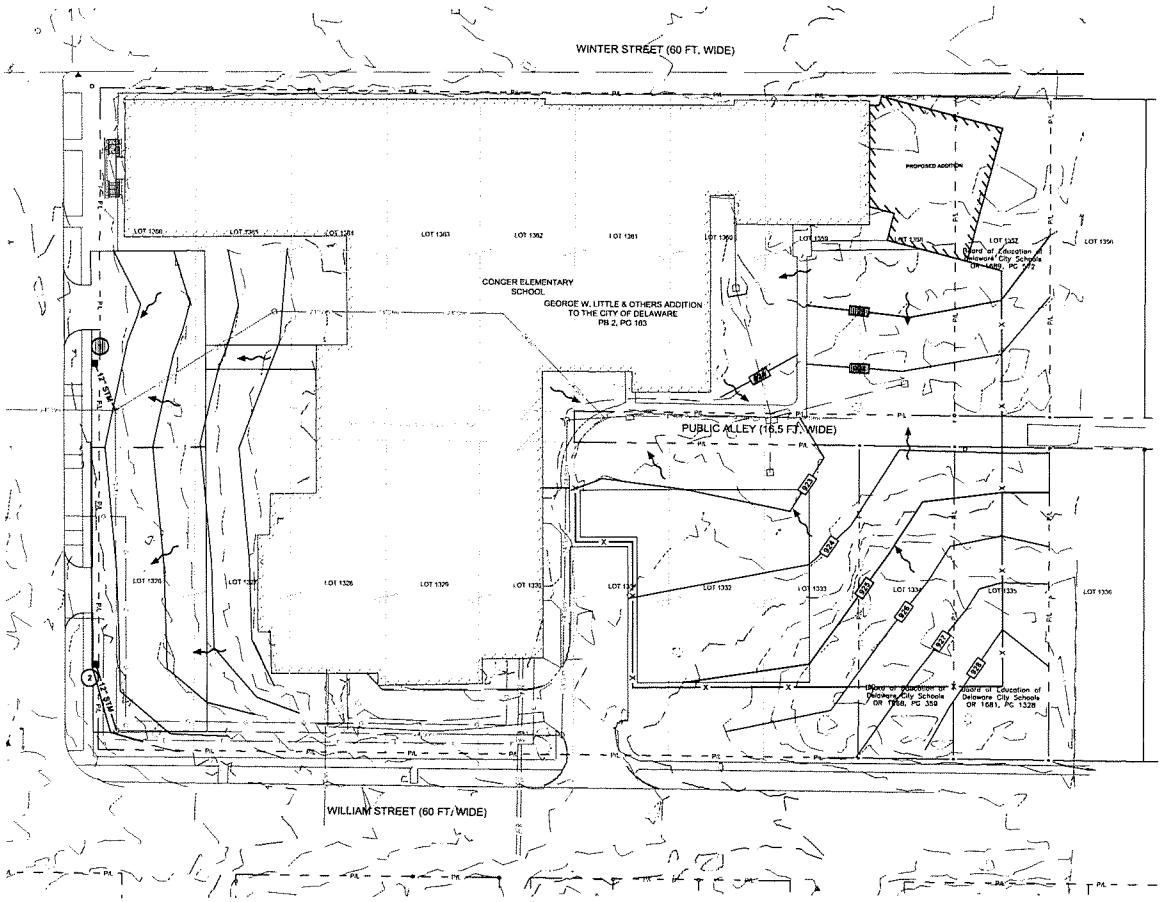
TRIAD
172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission 11/4/2020

DRAWN BY: EJW
CHECKED BY: EJW
PROJECT NUMBER: 1905

C-101
STAKING PLAN

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EXISTING
REFER TO SHEET TS1

PROPOSED

800	INDEX CONTOUR
790	INTERMEDIATE CONTOUR
	BUILDING/WALL
E	UNDERGROUND ELECTRIC LINE
L	UNDERGROUND LIGHTING CIRCUIT
W	WATER LINE
F	FIRE PROTECTION SERVICE LINE
G	GAS LINE
STM	STORM SEWER
UD	UNDERDRAIN
SAN	SANITARY SEWER
	CUT AND PLUG EXISTING UTILITY
(AB)	ABANDON EXISTING UTILITY
(R)	REMOVE EXISTING UTILITY
	CATCH BASIN
	CURB & GUTTER INLET
	MANHOLE
DS	DOWNSPOUT ADAPTER
	GATE VALVE & CURB BOX
PIV	POST INDICATING VALVE
	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
	REMOVE EX. STRUCTURE
XXX	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
708.53	SPOT ELEVATION
TC	TOP OF CASTING
708.00 / 699.50	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
	FLOW DIRECTION ARROW
	HIGH (CROWN) POINT
	EMERGENCY OVERFLOW
ME	MATCH EXISTING ELEVATION

0 30 60 90
GRAPHIC SCALE
SCALE IN FEET

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS
10 CHANNING ST,
DELAWARE, OH 43015

TRIAD
172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission 11/4/2020

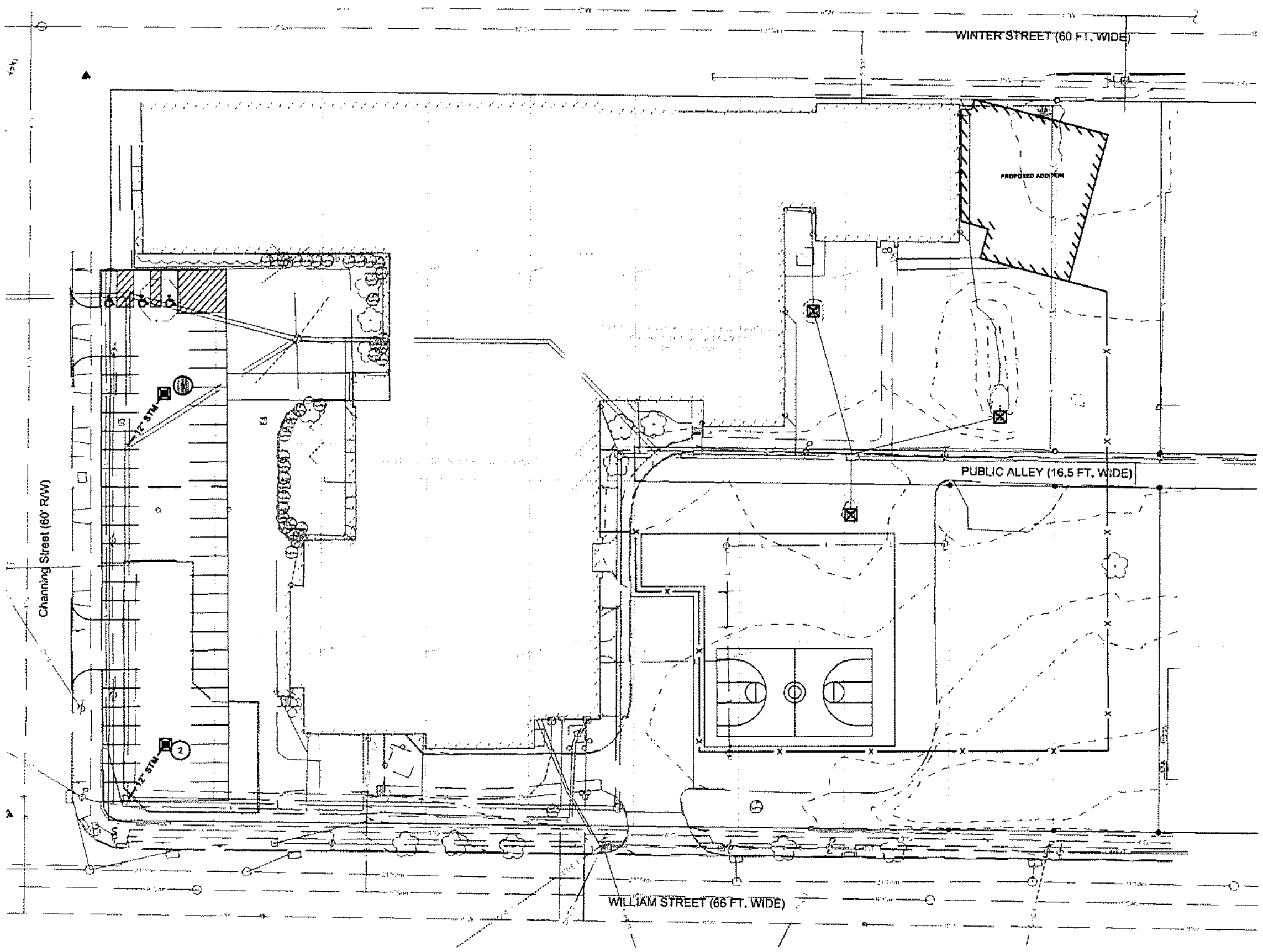
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CHECKED BY: EJW
PROJECT NUMBER: 1905

C-201
GRADING & STORM SEWER PLAN

1905 - CONGER ELEMENTARY

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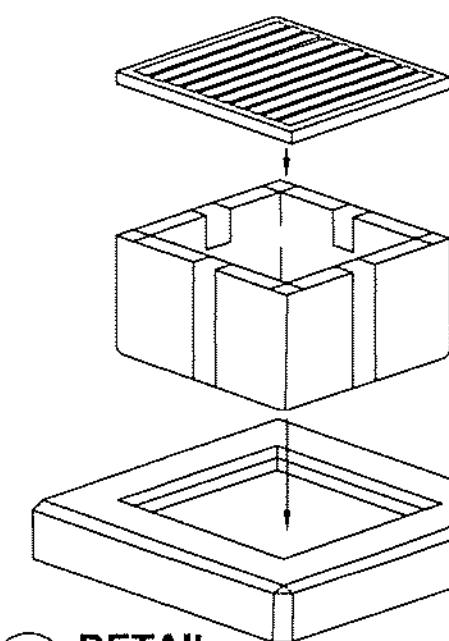


EXISTING
REFER TO SHEET TS1

PROPOSED

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BUILDING/WALL
- STORM SEWER
- CATCH BASIN
- CURB & GUTTER INLET
- MANHOLE
- DOWNSPOUT ADAPTER
- GRADING/SEEDING LIMITS
- EMERGENCY OVERFLOW
- SILT FENCE PER DETAIL E/C2.4
- INLET FILTER PER DETAIL A/C2.4
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE PER DETAIL D/C2.4
- CONCRETE WASHOUT PER DETAIL B/C2.4

GRAPHIC SCALE
SCALE IN FEET
0 30 60 90



INSTALLATION:

1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.

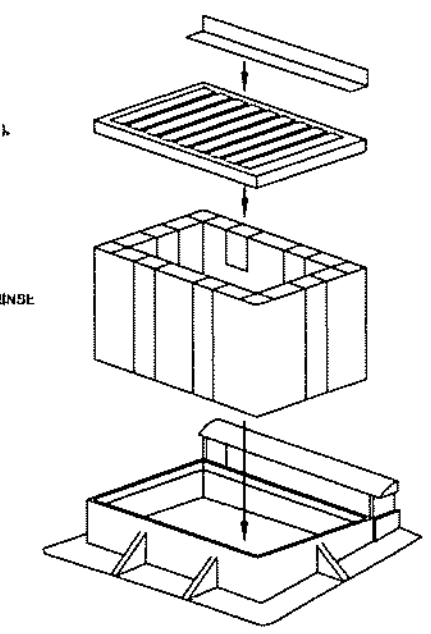
MAINTENANCE:

1. REMOVE GRATE.
2. BAG CAN BE CLEANED SEVERAL WAYS:
 A) PICK UP BAG AND DUMP IT.
 B) SHOVELING DEBRIS OUT OF BAG
 C) VAC-UNIT
3. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
4. REINSTALL BAG.
5. REINSTALL GRATE.

TO BE USED ON STRUCTURES:

EXISTING:

PROPOSED:



INSTALLATION:

1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.
4. INSTALL BONNET GUARD WITH TABS BETWEEN GRATE & BONNET CASTING

MAINTENANCE:

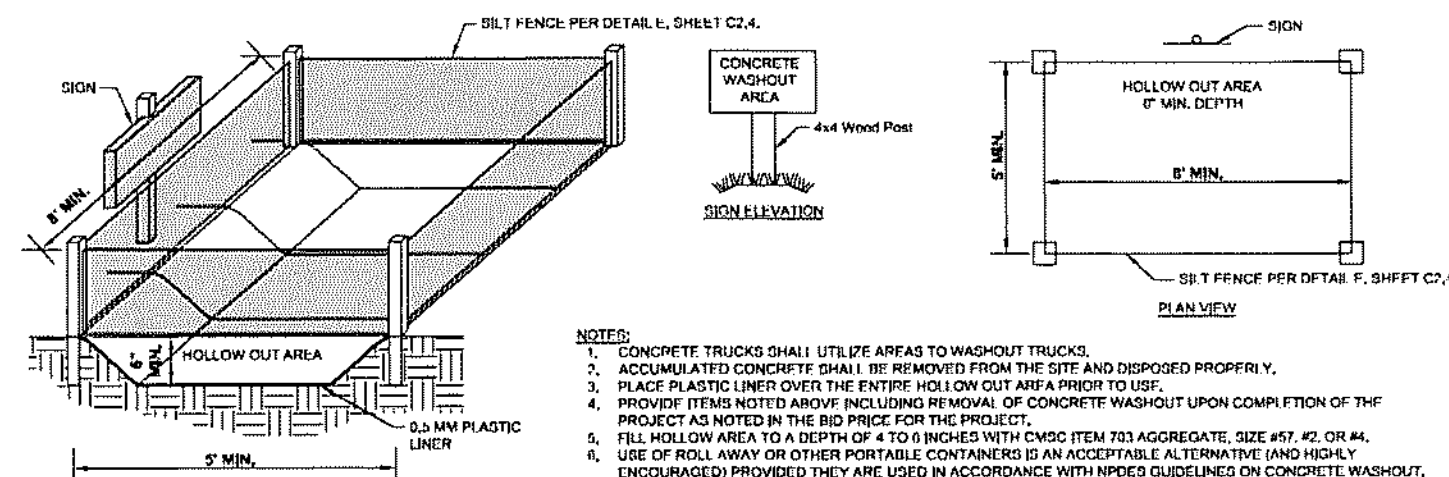
1. REMOVE THE BONNET GUARD.
2. REMOVE GRATE.
3. BAG CAN BE CLEANED SEVERAL WAYS:
 A) PICK UP BAG AND DUMP IT.
 B) SHOVELING DEBRIS OUT OF BAG.
 C) VAC-UNIT
4. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
5. REINSTALL BAG.
6. REINSTALL GRATE.
7. REINSTALL BONNET GUARD.

TO BE USED ON STRUCTURES:

EXISTING:

PROPOSED:

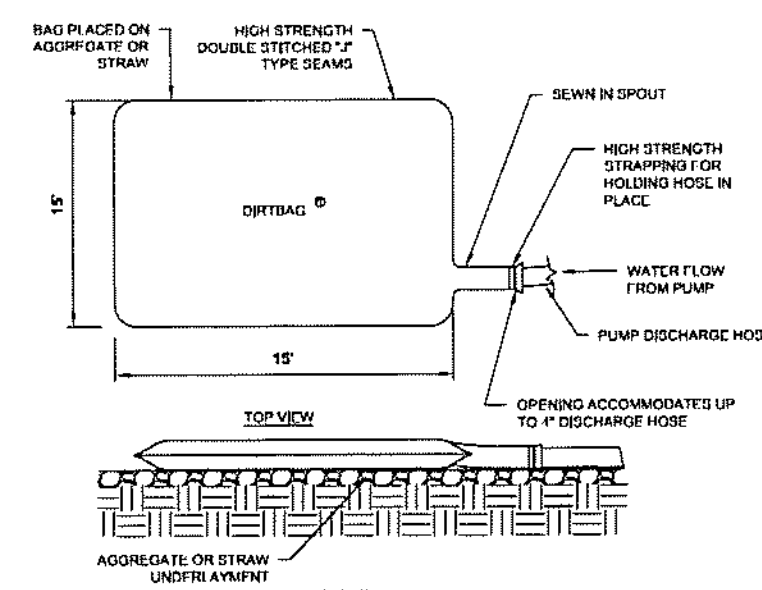
(A) DETAIL
INLET FILTER (BELOW GRATE INLET PROTECTION) N.T.S.



NOTES:

1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
6. USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

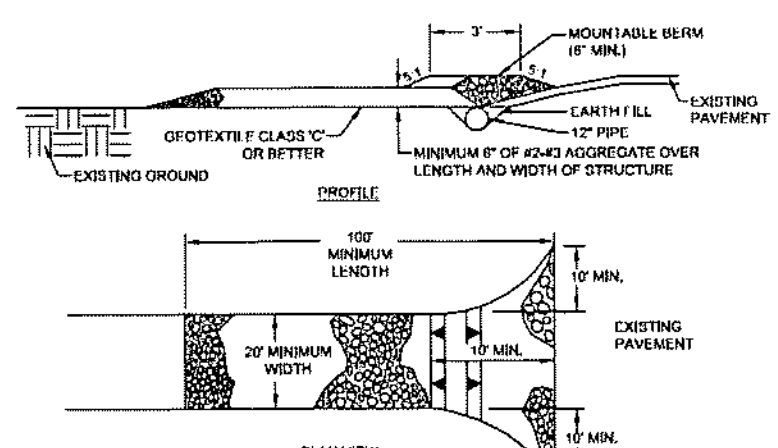
(B) DETAIL
CONCRETE TRUCK WASHOUT AREA N.T.S.



NOTES:

1. THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS.
2. ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.
3. DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL ABOVE OF A TYPICAL SEDIMENT BAG INSTALLATION.

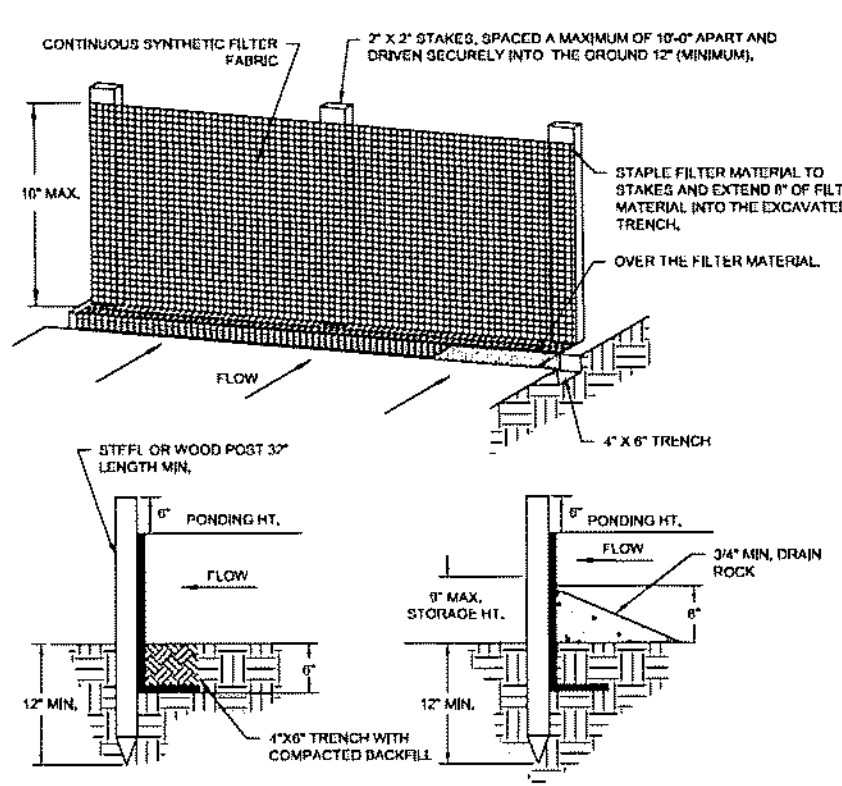
(C) DETAIL
DEWATERING BAG N.T.S.



NOTES:

1. LENGTH - MINIMUM OF 100'
2. WIDTH - 20' MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

(D) DETAIL
STABILIZED CONSTRUCTION ENTRANCE N.T.S.



NOTES:

GENERAL

1. CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
2. BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
3. WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
5. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
8. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
10. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
11. STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.

MAINTENANCE

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

(E) DETAIL
SILT FENCE N.T.S.

CONGER ELEMENTARY

DELAWARE CITY SCHOOLS
10 CHANNING ST,
DELAWARE, OH 43015

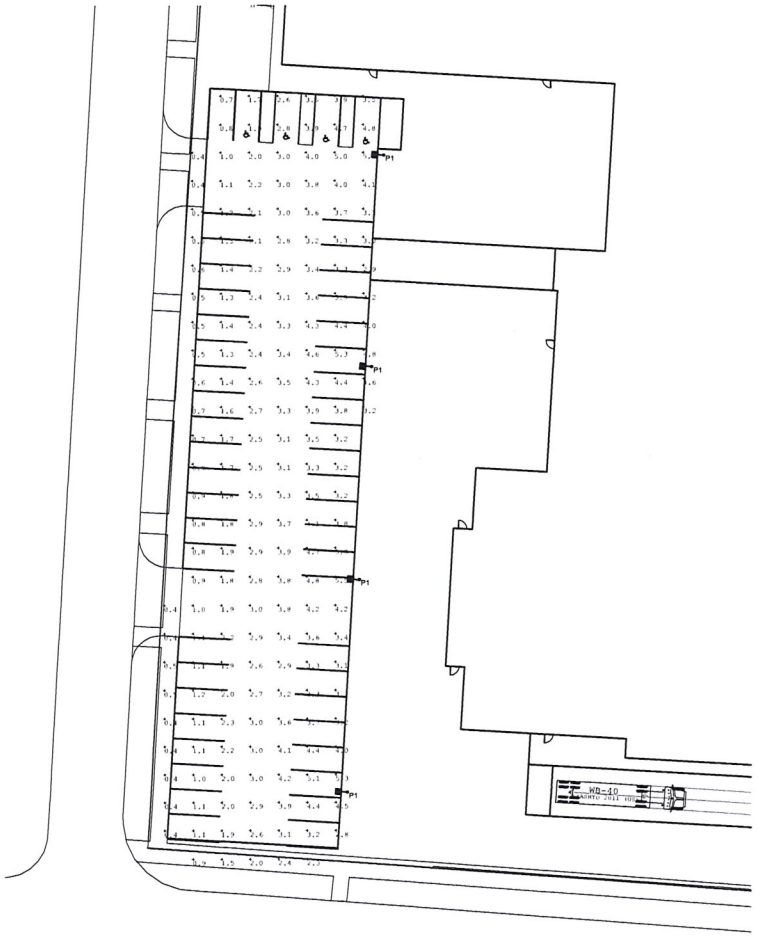
TRIAD
172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: EJW
CHECKED BY: EJW
PROJECT NUMBER: 1905

C-202
EROSION CONTROL PLAN

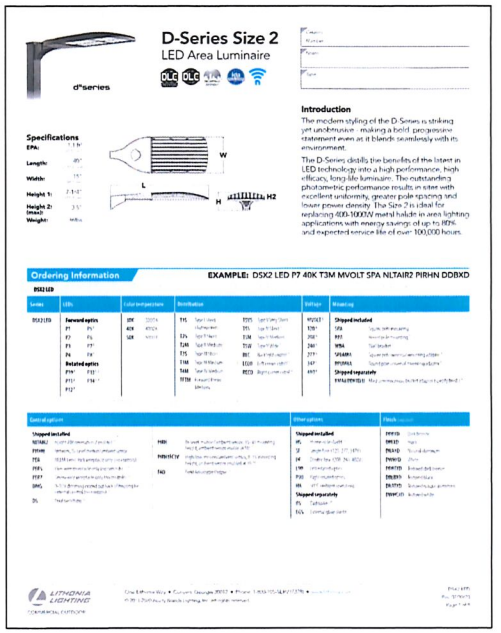
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A SITE PHOTOMETRIC PLAN

1" = 20'-0"
0' 10' 20'

N



D-Series Size 2
LED Area Luminaire

d-series

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Specifications

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

STATISTICS ILLUMINANCE (FOOTCANDLE)	
AVERAGE:	2.65
MAXIMUM	5.5
MINIMUM	0.4
AVG/MIN	6.63

LUMINAIRE SCHEDULE

B: BOLLARD C: CEILING CV: COVE G: GROUND P: POLE R: RECESSED S: SUSPENDED T: TRACK UC: UNDERCABINET W: WALL X: UNIVERSAL

PARTIAL MODEL NUMBERS MAY BE SHOWN AND ARE INTENDED TO INDICATE ACCEPTABLE MANUFACTURER'S PRODUCT LINE. EXACT MODEL NUMBERS MEETING THE FIXTURE DESCRIPTION SHALL BE OBTAINED FROM THE MANUFACTURER'S AGENTS. ALL FIXTURES MAY NOT BE USED - REFER TO PLANS. DIMENSIONS MAY VARY. REFER TO THE SPECIFICATIONS SECTIONS 26 61 13 FOR ADDITIONAL REQUIREMENTS. REFER TO DRAWINGS FOR FIXTURES CIRCUITED AND CONTROL.

TAG	MANUFACTURER	SERIES	MODEL	DIMENSIONS (W x L x D)	DESCRIPTION	SOURCE	VOLTAGE	WATTAGE	COLOR TEMP	LUMENS	DIMMING	HOUSING	MOUNTING	LENS	FINISH/TRIM	OPTIONS	APPROVED MANUFACTURERS
P1	LITHONIA	D-SERIES SIZE 2	DSX2 LED	40" x 16" x 3.6"	SINGLE HEAD SITE AREA	LED	UNV	185W	4000K	18,272	0-10V	DIE-CAST ALUMINUM	POLE MOUNTED	ACRYLIC - TYPE IV	BY ARCHITECT	PROVIDE WITH 20'-0" SQUARE STEEL POLE. PROVIDE WITH HOUSESIDE SHIELD	

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

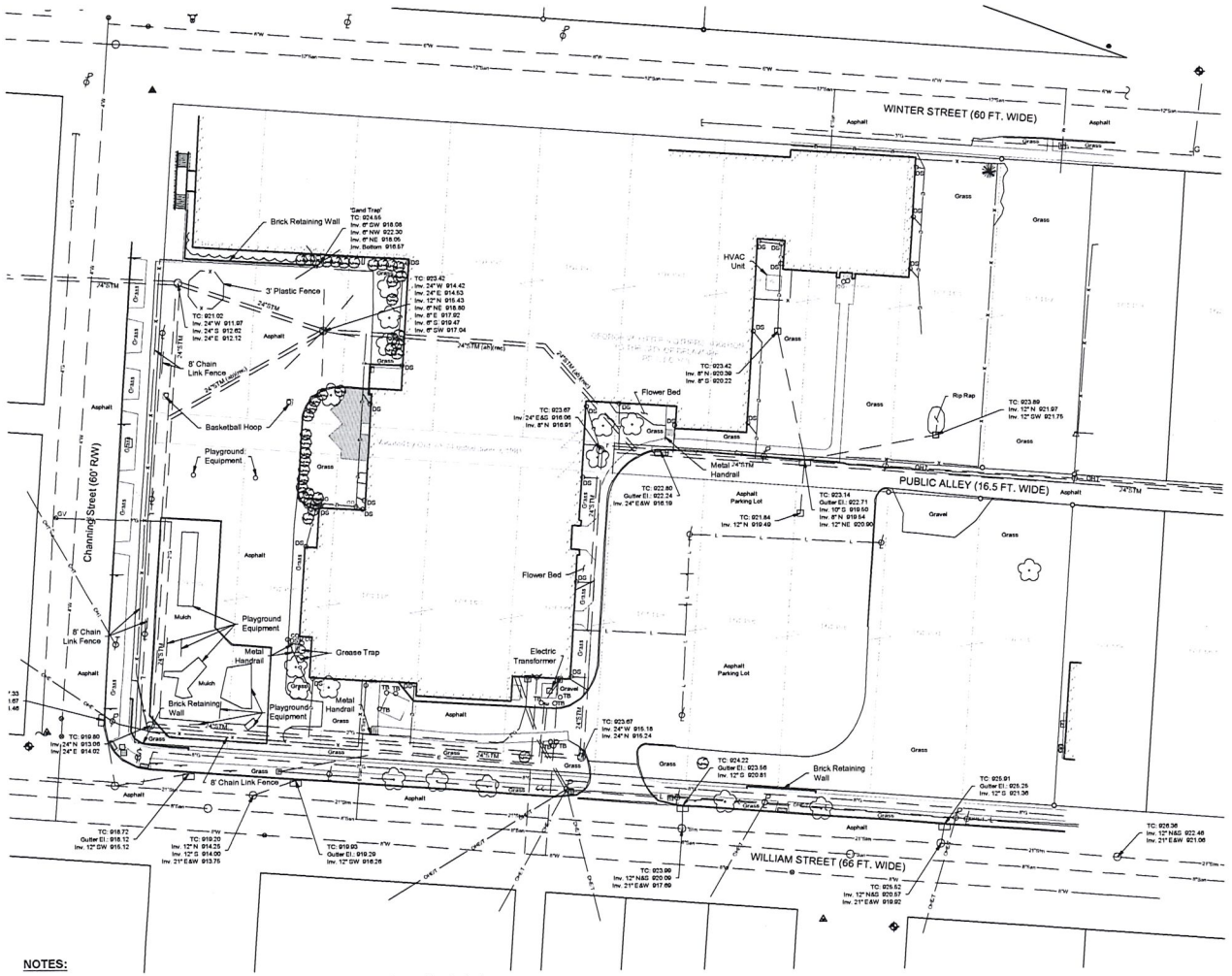
TRIAD
172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: Emily Eppley
CHECKED BY: Rob Jones
PROJECT NUMBER: 1911

ES-100
SITE LIGHTING CALCULATIONS

10/23/2020 2:50:44 PM C:\Users\rachel\Documents\1905_CONGER_SD_CENTRAL_R19_rachelhill828.rvt
10/23/2020 2:50:44 PM
1905 - CONGER ELEMENTARY



CONTROL POINTS

No,	Northing	Easting	Elevation	Description
1	230969.125	1814278.980	926.63	5/8"x30" Iron Pin Set
2	230492.427	1814121.044	925.44	Mag Nail Set
3	230596.453	1813701.083	916.97	Mag Nail Set
4	230947.452	1813760.14	920.72	Mag Nail Found

*The project is based on State Plane Coordinates Ohio North Zone NAD 83 with 2011 NSRS adjustment. Elevations are based on NAVD 1988.

BENCHMARKS

No,	Elevation	Description
1	928.26	Cotton Gin Spike Set in the Telephone/Power Pole located at the westerly intersection of Central Street and Winter Street.
2	929.19	Cotton Gin Spike Set in the Telephone/Power Pole located at the southwesterly intersection of East Williams Street (U.S. 36) and Kurtley Street.
3	916.94	Chiseled Square on the Signal Pole Pad located at the northwesterly corner of East Williams Street (U.S. 36) and Channing Street.

*Elevations are based on NAVD 1988.

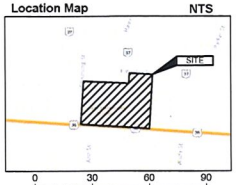
LEGEND

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 Index Contour
- 781 Intermediate Contour
- W Water line
- G Gas Line
- San Sanitary Sewer
- Stm Storm Sewer
- Manhole
- Open Grate Manhole
- or Curb Inlet
- Valve
- E Underground Electric line
- Electric Manhole
- T Underground Telephone
- FO Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR Overhead Signal Line
- TR Underground Traffic Line
- Power Pole
- Light Pole
- Fence
- R/W Right of Way Line
- EGMT Easement Line
- Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees

- Telephone Pull Box/Pedestal
- Electric Pull Box
- Unknown Utility Pull Box
- Traffic Pull Box
- Lighting Pull Box
- Clean Out
- Down Spout
- Siamese/Test Header
- Fire Hydrant
- Gas Line Marker
- TC 708.50 Top of Casting Elevation
- (rec) Information Obtained From Record Plan
- (Ab) Abandoned Utility
- Spot Elevation
- Top of Curb Elevation
- Bottom of Curb Elevation
- Control Point
- OTB Traffic Bollard
- Handicap Ramp
- Sign
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

Location Map NTS



GRAPHIC SCALE
SCALE IN FEET

NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # B029801338-008.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. A title report, containing documentation or easements of record was not provided. Not all easements affecting the property may be shown. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Utility owner list shown is based on information received from the owner through contacting OUPS. This list may not be accurate or complete.

8. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casing at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

9. The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39041C0115L, dated 02/17/16. The property is located in Zone X and are therefore not in a flood hazard area.

10. Trees shown do not indicate dripline or root area.

11. Building overhangs are in an approximate location.

Progress Submittal

We hereby certify that this drawing is representative of a true and accurate survey based on field and record observations made by Korda/Nemeth Engineering, Inc.

Tony W. Meacham — Date
Registered Surveyor No. 7799

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CONGER ELEMENTARY

DELAWARE CITY SCHOOLS

10 CHANNING ST,
DELAWARE, OH 43015

172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: NJD
CHECKED BY: DLG
PROJECT NUMBER: 1905

TS-100
TOPOGRAPHIC SURVEY

1905 - CONGER ELEMENTARY

10/23/2020 2:50:44 PM

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TREES INVENTORY
WITHIN PROJECT LIMITS

TREE INVENTORY SCHEDULE - CARLISLE ELEMENTARY SCHOOL

KEY	TREE SPECIE (COMMON NAME)	DBH	CONDITION	COMMENTS
C-1	SPRUCE	14"	FAIR	REMOVE
C-2	MAPLE	24"	GOOD	PRESERVE
TOTAL TREE CALIPER (DBH) REMOVED = 14"				

GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.

LEGEND

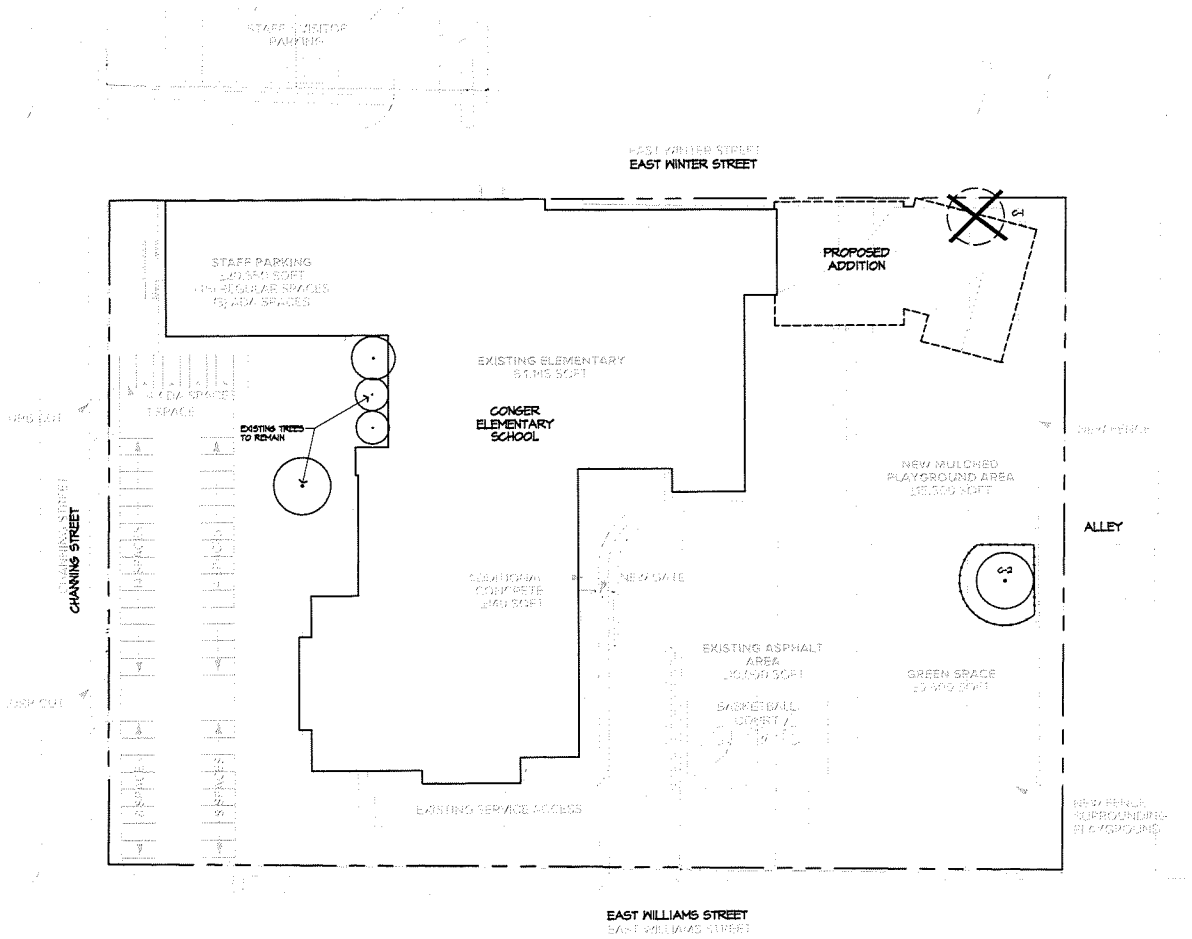
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCE

TREE TO BE PROTECTED

X = 1' PER CALIPER INCH (DBH)



1 CONGER ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60'

NORTH

EDGE
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONGER ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS
599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

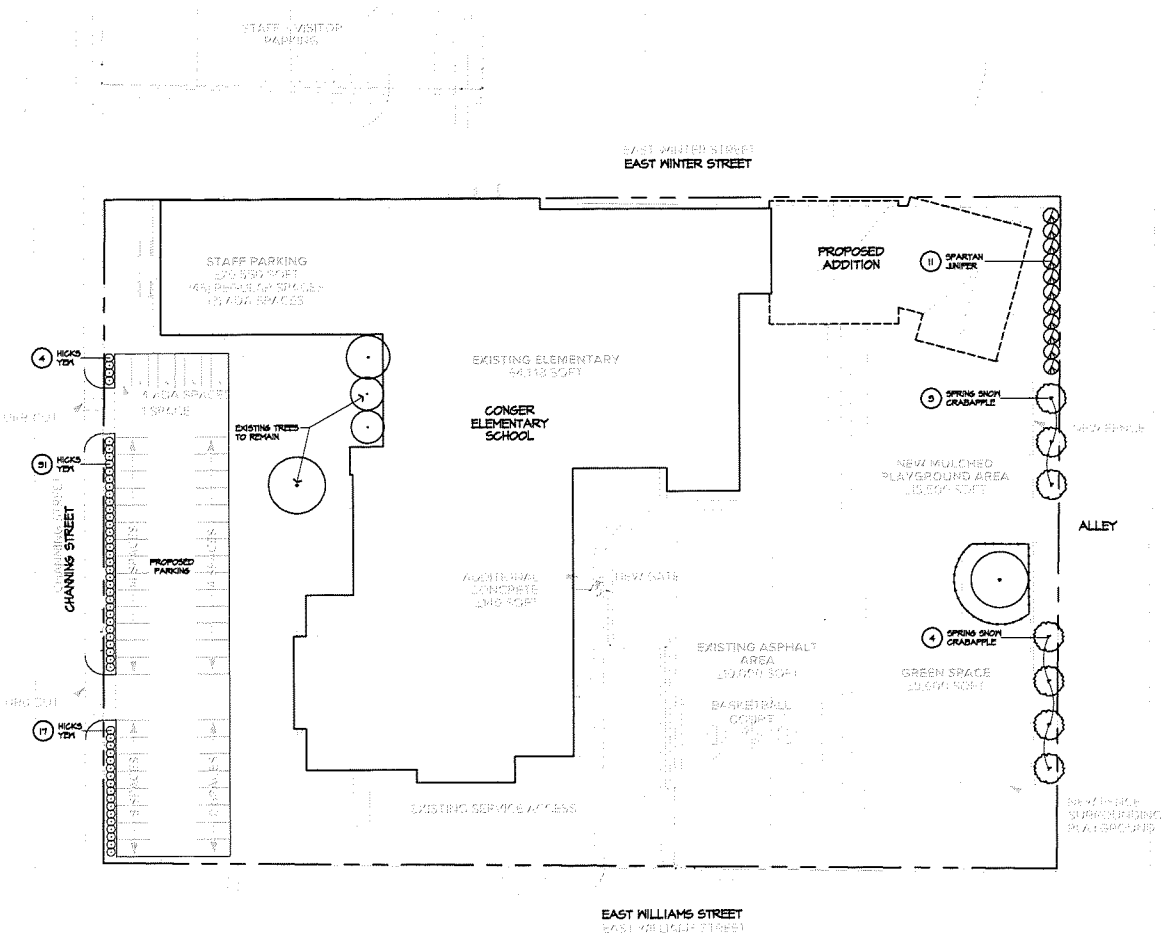
Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 2001h

L-101
TREE PRESERVATION PLAN

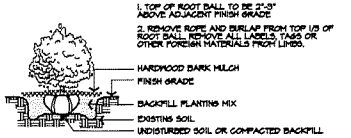
PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	REPLACEMENT TREES				
7	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	2" Cal.	B&B	14' OF REPLACEMENT
	SHRUBS				
32	HICKS YEW	Taxus x media 'Hicksii'	24" Hgt.	B&B	
11	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' Hgt.	B&B	

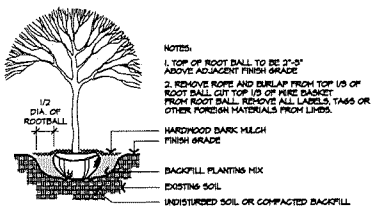


1 CONGER ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60' NORTH



2 SHRUB PLANTING
NTS



3 TREE PLANTING
NTS

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1 LAWN AREA. FILL WITH TOPSOIL OR RE-SPREAD EXISTING STOCKPILED TOPSOIL. MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

LEGEND

EXISTING TREES TO REMAIN

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONGER ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS
599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 2001h

L-102
PLANTING PLAN

DELAWARE CITY SCHOOLS CONGER ELEMENTARY SCHOOL ADDITION
PLANNING COMMISSION SUBMISSION

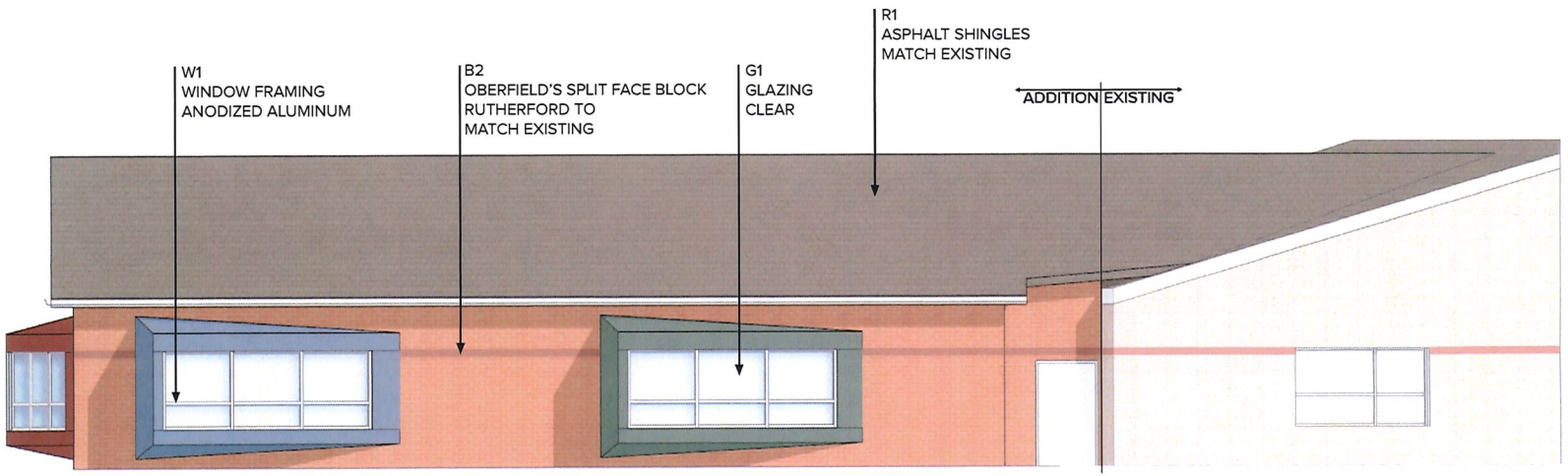
NOVEMBER 04, 2020

TRIAD Architects

SCHEMATIC DESIGN

CONGER ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS



1 NORTH ELEVATION

1/8" = 1'-0"

M3
METAL ROOF AND
WALL PANELS
BRITE RED

M2
METAL ROOF AND
WALL PANELS
SLATE BLUE

M1
METAL ROOF AND
WALL PANELS
EVERGREEN

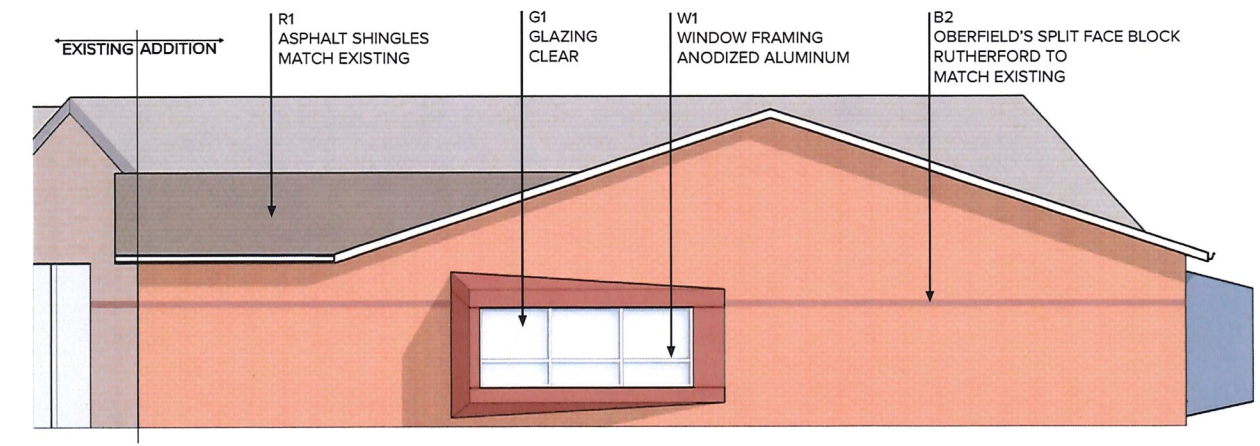
B1
BELDON BRICK
MATCH EXISTING

DELAWARE CITY SCHOOLS
CONGER ELEMENTARY SCHOOL

TRIAD ARCHITECTS

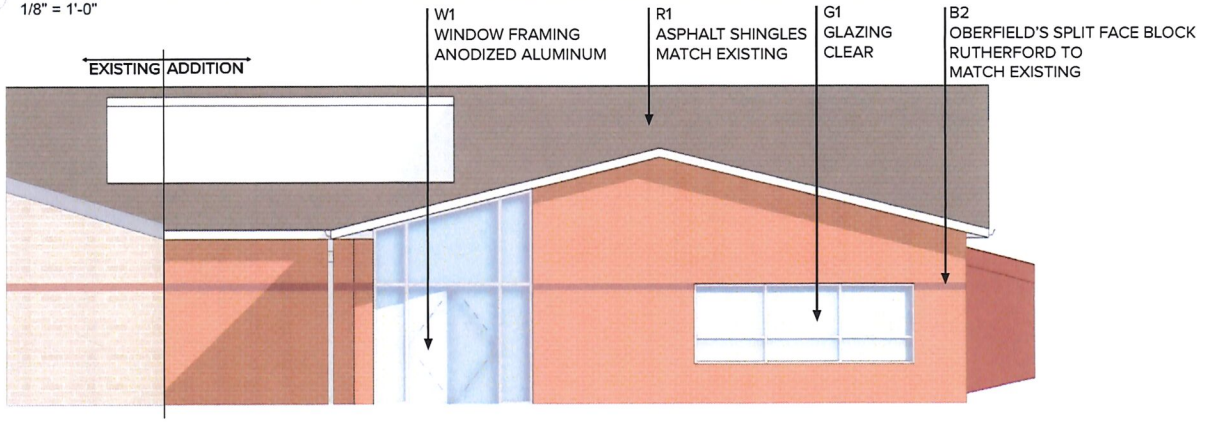
CONGER ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS



2 EAST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

M3
METAL ROOF AND
WALL PANELS
BRITE RED

M2
METAL ROOF AND
WALL PANELS
SLATE BLUE

M1
METAL ROOF AND
WALL PANELS
EVERGREEN

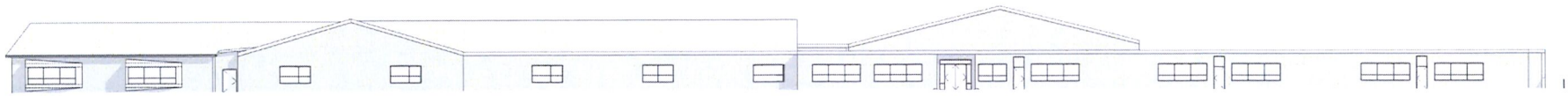
B1
BELDON BRICK
MATCH EXISTING

DELAWARE CITY SCHOOLS
CONGER ELEMENTARY SCHOOL

TRIAD ARCHITECTS



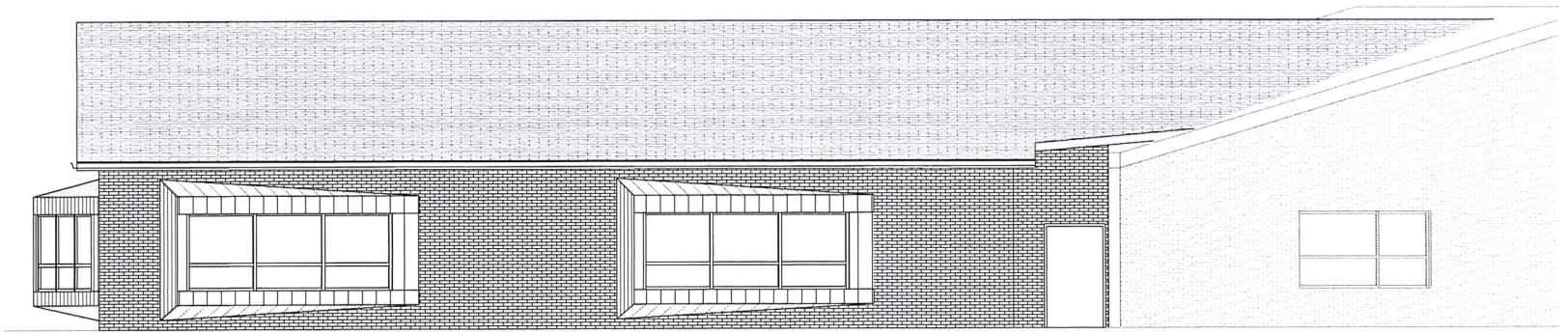
1 WINTER STREET ELEVATION
1/32" = 1'-0"



2 WINTER STREET ELEVATION
1/32" = 1'-0"

CONGER ELEMENTARY SCHOOL

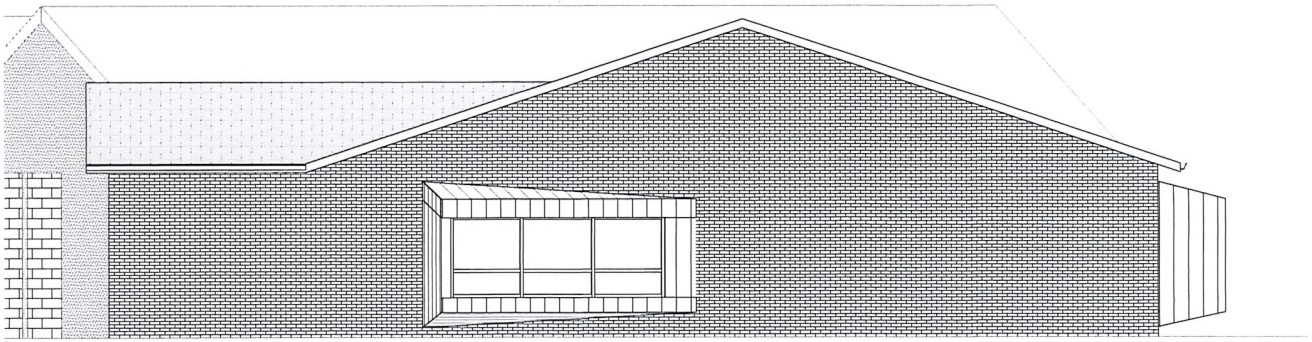
EXTERIOR ADDITION ELEVATIONS



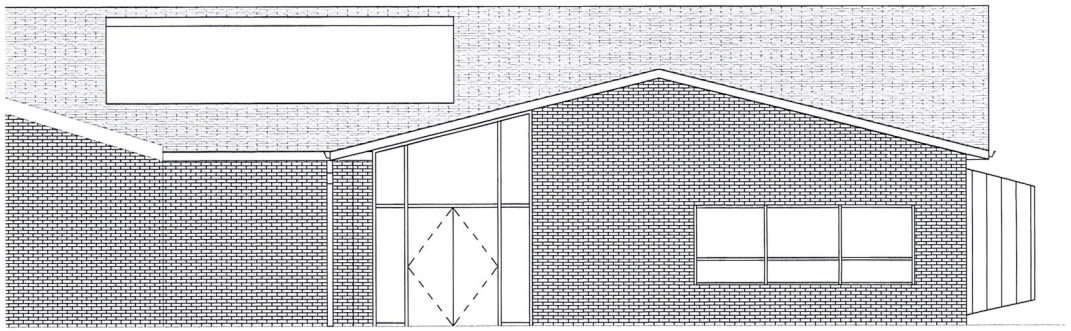
① NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ADDITION ELEVATIONS



3 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Conger Elementary School Address 10 Channing St, Delaware, OH 43015

Acreage 4.05 Square Footage 67,150 Number of Lots _____ Number of Units _____

Zoning District/Land Use R-4 Proposed Zoning/Land Use R-4 Parcel # 519-442-22-008-000

Applicant Name TRIAD Architects Contact Person Kevin Kindy

Applicant Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 74 West William Street

Phone 740-833-1880 Fax 740-833-1799 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney TRIAD Architects Contact Person Kevin Kindy

Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

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

Jason Sherman OBO — Owner Signature

Delaware City Schools — Owner Printed Name

Kevin Kindy — Agent Signature

Kevin Kindy — Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of November, 2020.

Lori L. Stewart — Notary Public

Notary Stamp

LORI STEWART
Notary Public, State of OH
My Comm. Expires 11-21-2024

s/planning/forms

SCHEDULE OF FEES

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

[1] Includes single-family subdivision plats.

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

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-2476
REQUEST: Development Plan Exemption
PROJECT: Woodward Elementary School
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST
2020-2476: A request by Delaware City Schools for approval for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

PROPERTY LOCATION & DESCRIPTION
The 4.5-acre Woodward Elementary School campus encompasses six parcels that is bounded to the north by Bernard Avenue, to the south by Harrison Street, to the east by Washington Street and to the west by Liberty Street. The subject site is zoned R-4 (Medium Density Residential District) as are the surrounding parcels to the north, south, east and west.

BACKGROUND/PROPOSAL
The 54,244 square foot elementary school building was constructed in 1950 and was renovated and expanded in 1985 and 2015 respectively. Now the School District is proposing an approximate 10,730 square foot addition to the existing school for a total square footage of 64,974. Classrooms and office space additions are proposed on the north portion of the building at the main entrance and classroom and accessory space would be added on the southeastern portion of the building.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-4. Under the current zoning, the building addition would require a Development Plan Exemption approval by the Planning Commission. A Conditional Use Permit was approved for the school in 2015 by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed additions are minor revisions to the site plan with minimal additional impervious area and a full set of construction drawings would not be required. Any required engineering drawings would be incorporated with the building permit submittal.
- **ROADS AND ACCESS:** The access to the school would not be revised and remain as currently configured with the proposed additions.
- **SITE CONFIGURATION:** On the northern portion of the building, a one story 5,480 square foot addition near the main entrance into the school would include classroom and office space. On the southwestern portion of the building, a one-story 5,250 square foot addition would be added that would include classrooms and accessory spaces. Just northeast of the addition would be some green space fronting West Harrison Street. Also, within the building there would be conversion of existing classroom and office space.
- **BUIDING DESIGN**: The north side addition would be comprised of split face block except for around the main entrance which would have brick with a bay of several windows to accentuate the main entrance feature. The southwestern addition would be a single story to match the exiting building except the west elevation which would have brick around the entrance. A bay of several windows with various colors of translucent color film would be located on the south and west elevations. All the additions, materials and colors would match the existing building as much as feasible.
- **TREE REMOVAL & REPLACEMENT:** There are eight trees being removed on the northern portion of the site but none of them are qualifying trees (6 caliper inches or larger). Therefore, the development achieves compliance with Chapter 1168 Tree Preservation Regulations.

- **LANDSCAPING & SCREENING:** The school is proposing to plant one red maple tree near the main entrance at the north addition. No other landscaping is proposed nor required per the zoning code. The landscape plan would have to be approved by the Shade Tree Commission.
- **LIGHTING:** No additional site lighting is proposed, and any building lighting would be per the building code requirements.
- **SIGNS:** There is no new signage proposed with the additions.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.
  Section 1129.06(k) Development Plan Exemption. When a minor alteration is proposed to an existing building, structure, use or site arrangement the Director of Planning and Community Development may make a preliminary determination that such a proposal is not contrary to the Zoning Ordinance and will not result in any material adverse impact to the site or surrounding areas. In such case, the Director may further determine that such proposal is not subject to development plan review. Such determination shall primarily apply to small incidental construction on large zoning lots and when the proposed construction is substantially distant and screened from the adjacent roadways and property lines.

  If the Director makes a determination that such a proposal is not a minor alteration, the proposal shall fully comply with the development plan review procedures in Chapter 1129.

  (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:

  A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or

  B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

  The Director finds, preliminarily, that this proposal with the conditions noted, is a minor alteration, with no adverse impacts to the site or surroundings, and is not contrary to the Zoning Code.

STAFF RECOMMENDATION (2020-2476 – DEVELOPMENT PLAN EXEMPTION

Staff recommends approval of a request by Delaware City Schools for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street, with the following conditions:

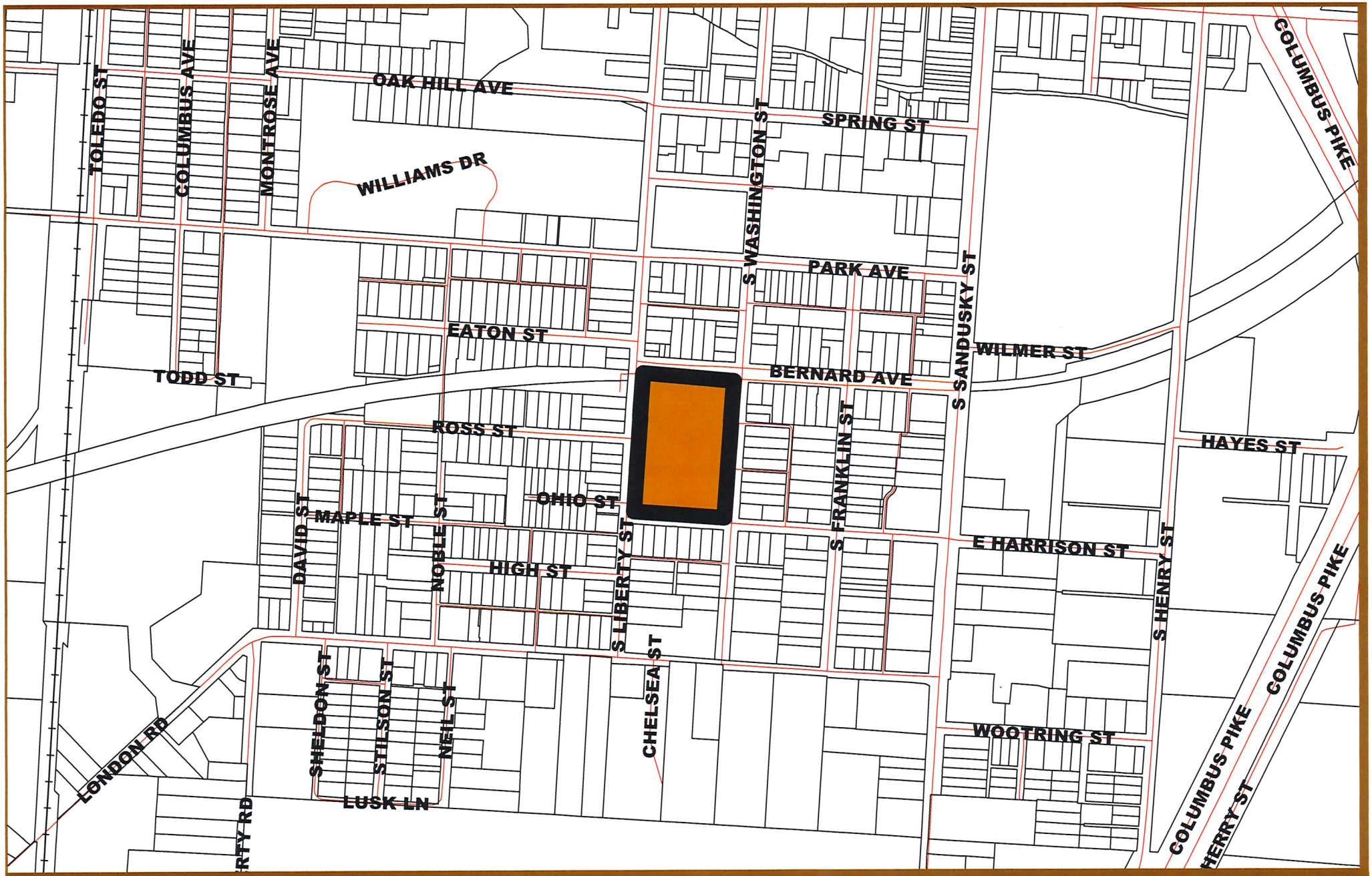
1. Per the Engineering Department, a formal set of drawings would not be required. Any required engineering drawings would be incorporated with the building permit submittal.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
3. Any new roof top mechanical equipment shall be screened from public view.
4. The landscape plans shall be reviewed and approved by the Shade Tree Commission.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

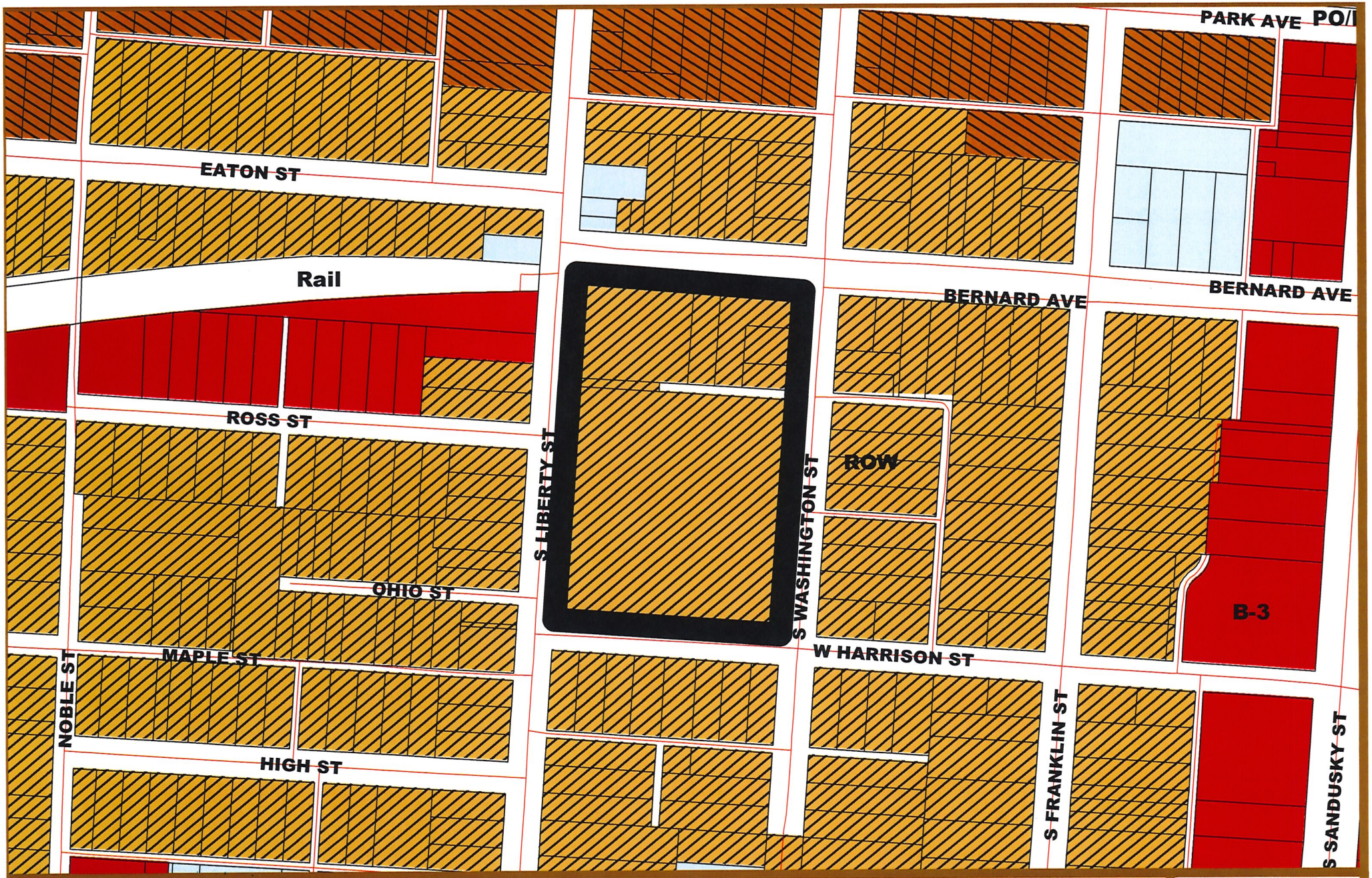
FILE:
ORIGINAL: 11/23/20
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-2476
Development Plan Exemption
Woodward Elementary School - 200 South Washington Street
Location Map

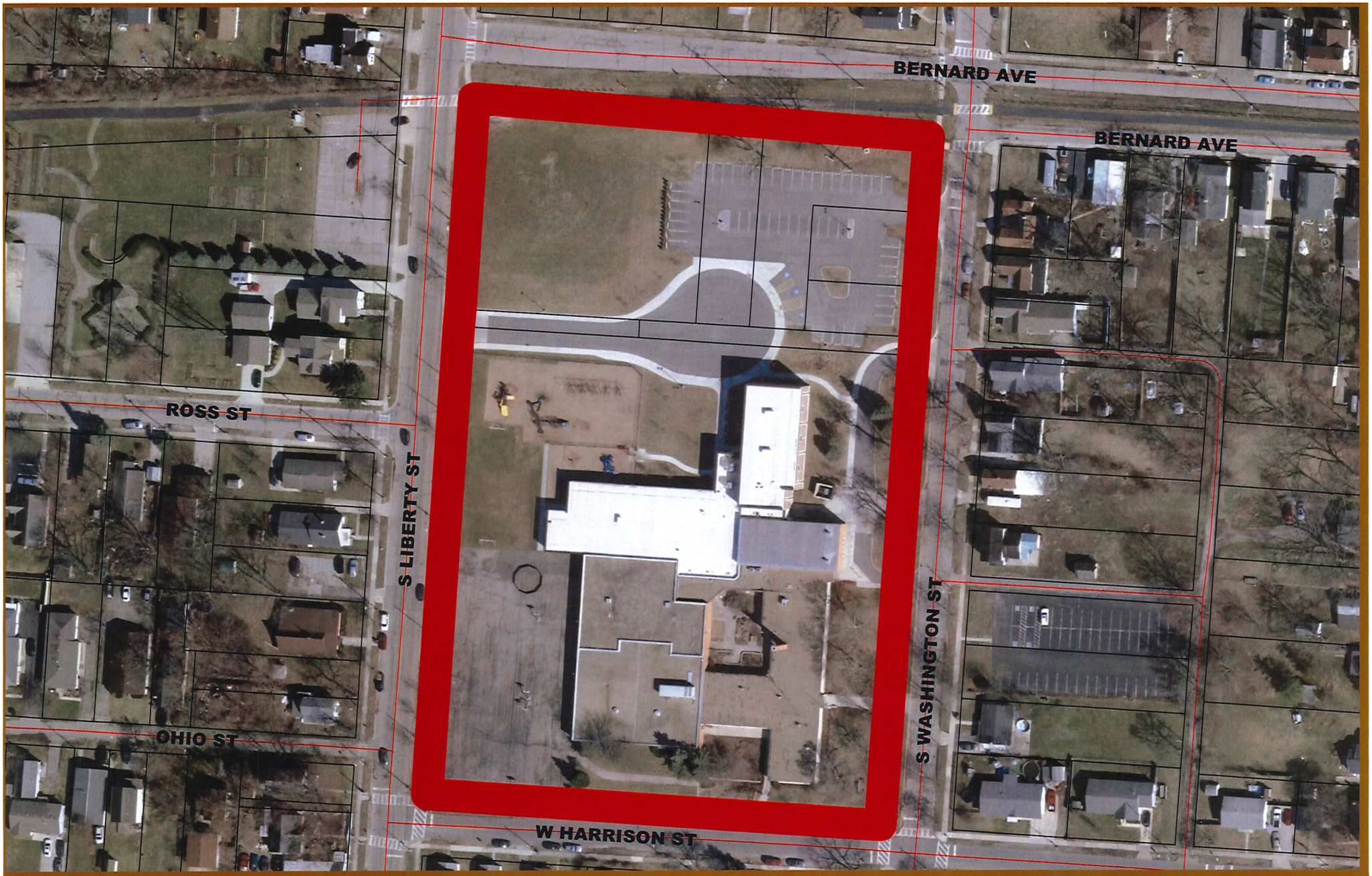
N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2476
Development Plan Exemption
Woodward Elementary School - 200 South Washington Street
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2476
Development Plan Exemption
Woodward Elementary School - 200 South Washington Street
Aerial (2019) Map

N

Delaware City Schools
Woodward Elementary School Additions and Site Improvements
200 South Washington Street
Delaware, OH 43015
City of Delaware Submission
November 4, 2020

NARRATIVE

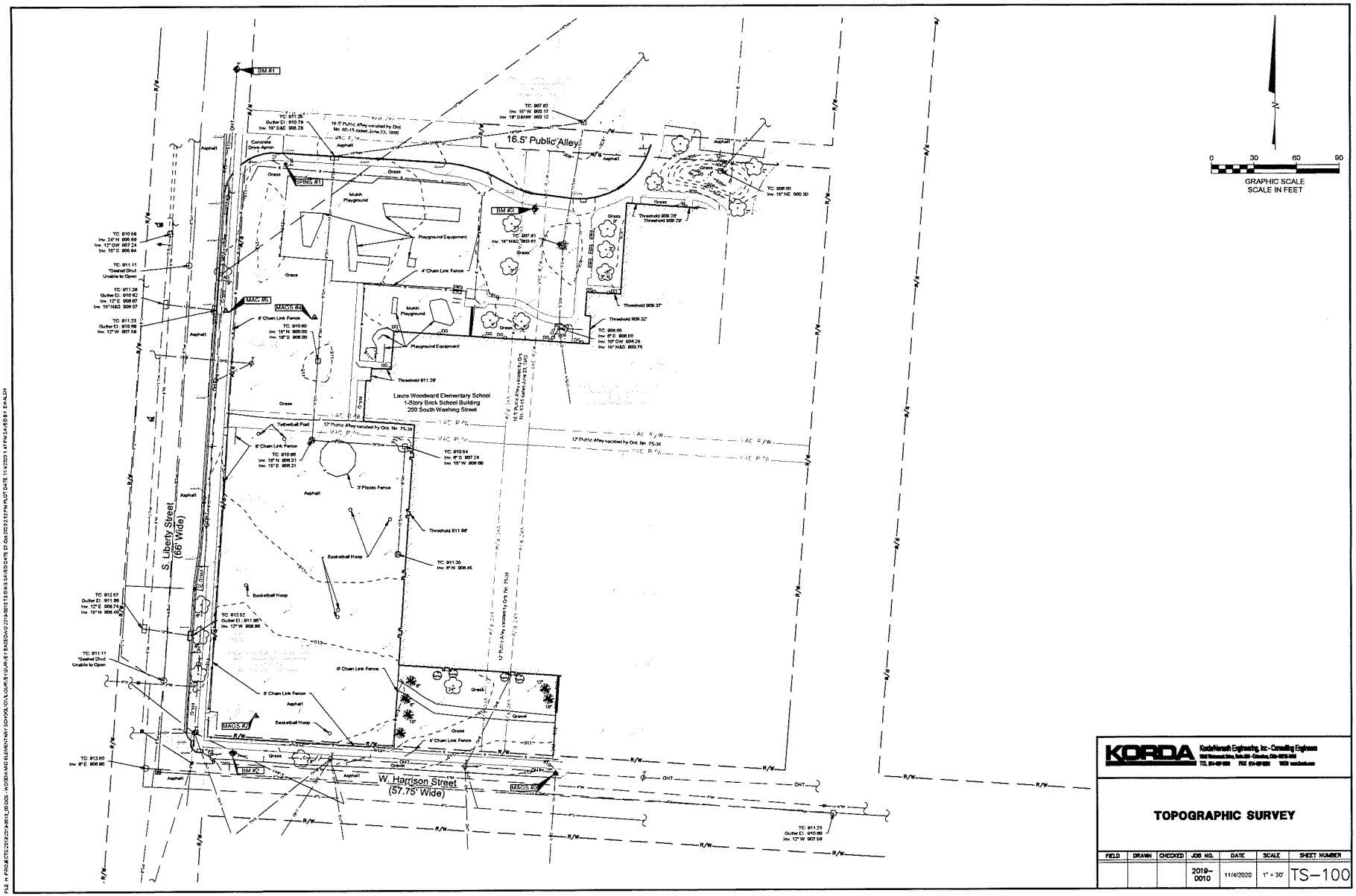
Delaware City Schools has identified a need for two additional Pre-K classrooms, a Pre-K administration area, and art and music classrooms due to increased enrollment projections. Delaware City Schools has also expressed a desire to create a more accessible front entry for the building. This submission proposes to address those needs with two building additions.

The addition proposed for the north side of the building includes a new accessible and secured front entry for visitors and includes the main office for the school. The existing front entry for visitors is on the southeast corner of the building. At its current location, it is far from visitor parking and has exterior steps making it difficult for all visitors to enter. This new location will be at an accessible level and much closer to the visitor parking. This addition also includes two new Pre-K classrooms. A pre-K office will be constructed inside the existing building footprint in an existing classroom.

The addition proposed for the southwest side of the building includes new art and music classrooms as well as one grade-level classroom and staff workroom.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com



KORDA — Korda/Nemeth Engineering, Inc. - Consulting Engineers

TOPOGRAPHIC SURVEY

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
			2019-0010	11/4/2020	1" = 30'	TS-100

FILE: H:\PROJECTS\2019\2019-0010_DWGS_WOODWARD ELEMENTARY SCHOOL\CIVIL\SURVEY\BASE\2019-0010 TOPO.dwg SAVED DATE: 11/4/2020 1:57:53 PM PLOT DATE: 11/4/2020 1:41 PM SAVED BY: EVALICH

TREES INVENTORY
WITHIN PROJECT LIMITS

TREE INVENTORY SCHEDULE - WOODWARD ELEMENTARY SCHOOL

KEY	TREE SPECIE (COMMON NAME)	DBH	CONDITION	COMMENTS
NO EXISTING TREES GREATER THAN 6" CALIPER (DBH) WILL BE IMPACTED BY THIS PROJECT.				
TOTAL TREE CALIPER (DBH) REMOVED = 0"				

GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.

LEGEND

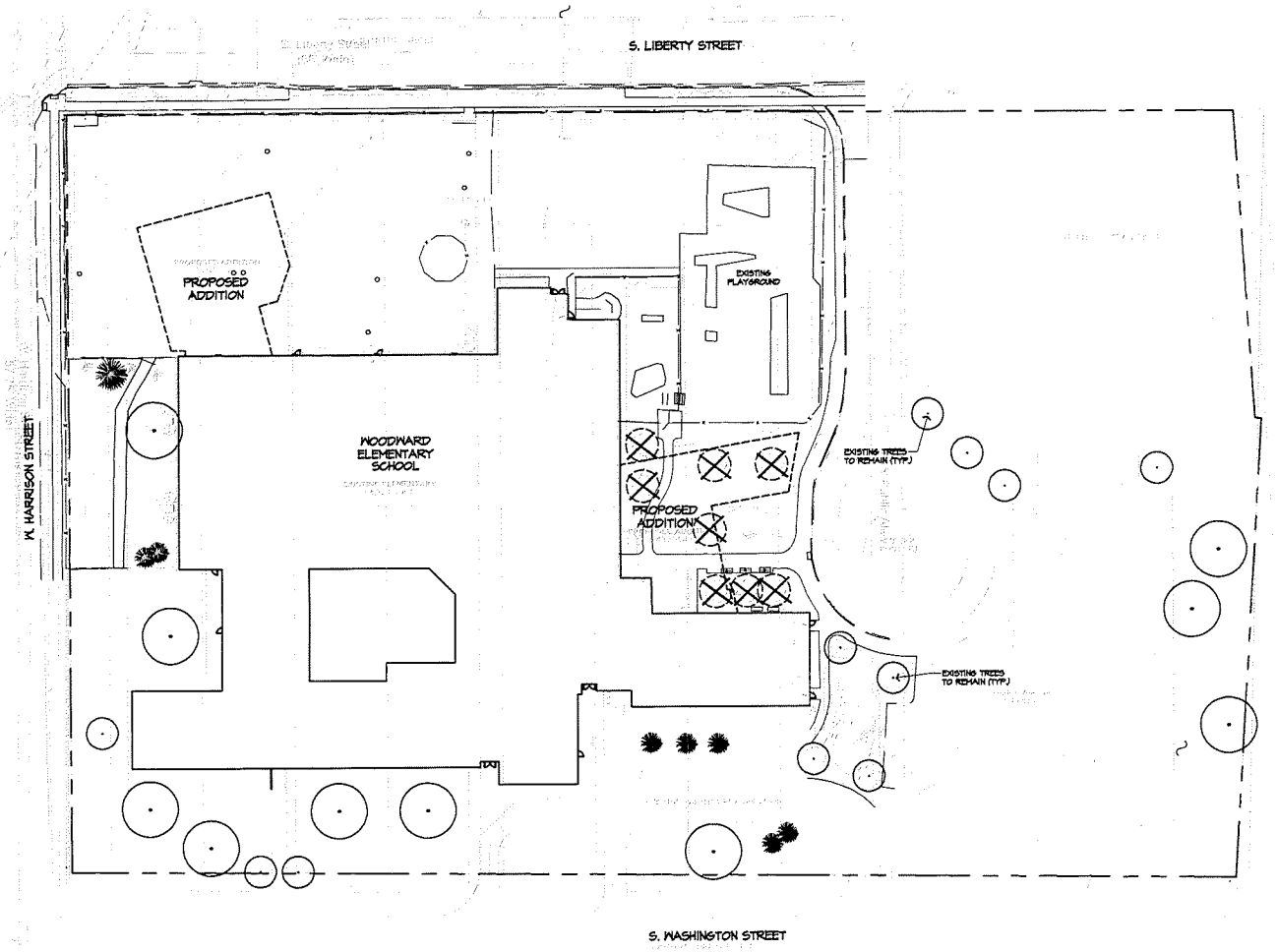
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCE

TREE TO BE PROTECTED

X = 1' PER CALIPER INCH (DBH)



1 WOODWARD ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60' NORTH

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

WOODWARD ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS

599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
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PHONE: (614) 542-1050
MAIN@TRIADARCHITECTS.COM

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11/04/2020

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L-301
TREE PRESERVATION PLAN

PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	SHADE TREES				
1	AUTUMN FLAME RED MAPLE	Acer rubrum 'Autumn Flame'	3" Cal.	B&B	

GENERAL NOTES

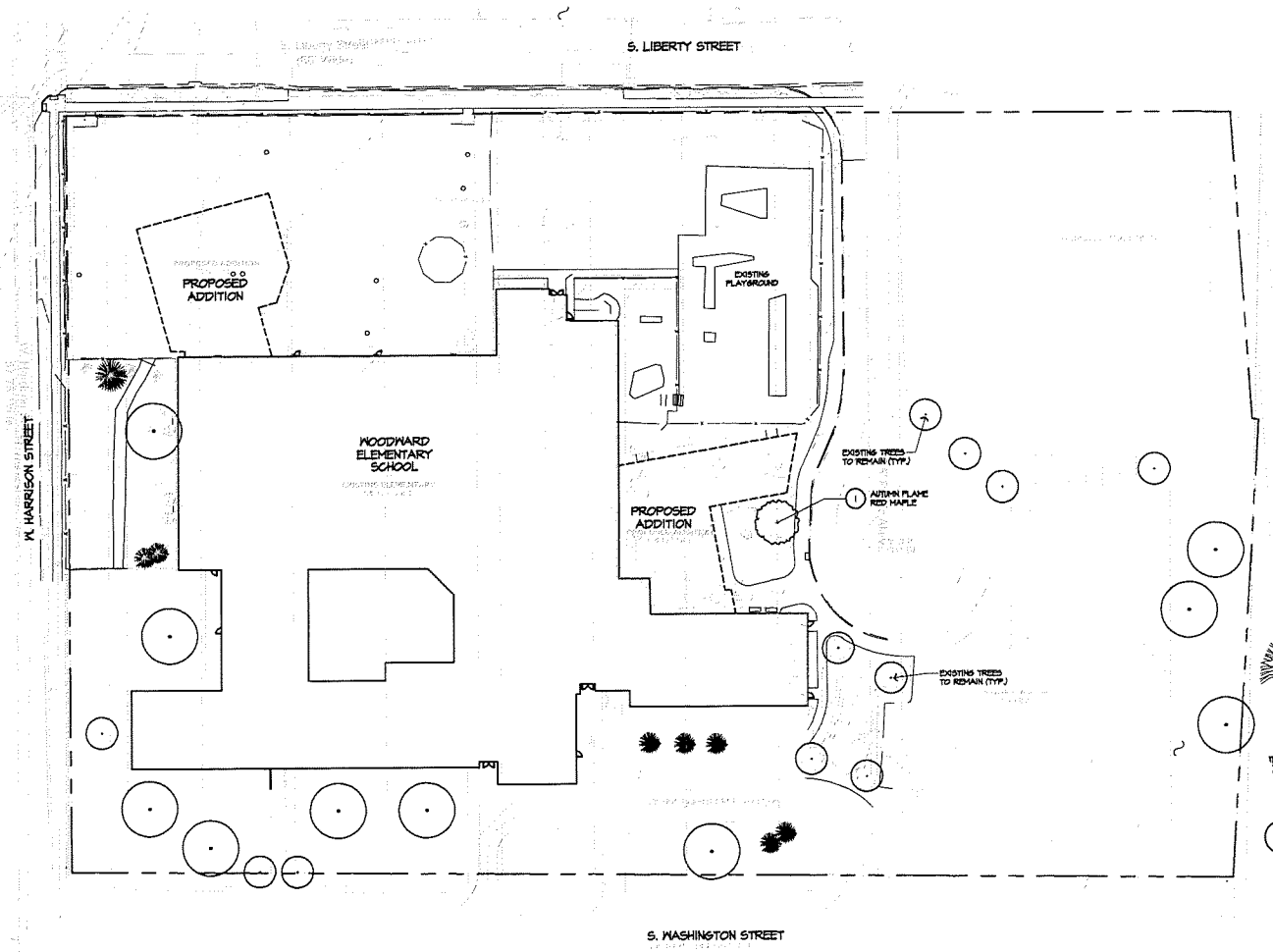
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

(1) LAWN AREA, FILL WITH TOPSOIL OR RE-SPREAD EXISTING STOCKPILED TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

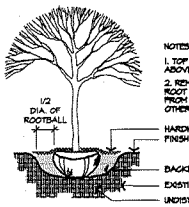
LEGEND

EXISTING TREES TO REMAIN



(1) WOODWARD ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60' NORTH



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL, CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LINER.

(2) TREE PLANTING
NTS

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330 WEST SPRING STREET, SUITE 350
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WOODWARD ELEMENTARY SCHOOL - ADDITIONS

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L-302
PLANTING PLAN

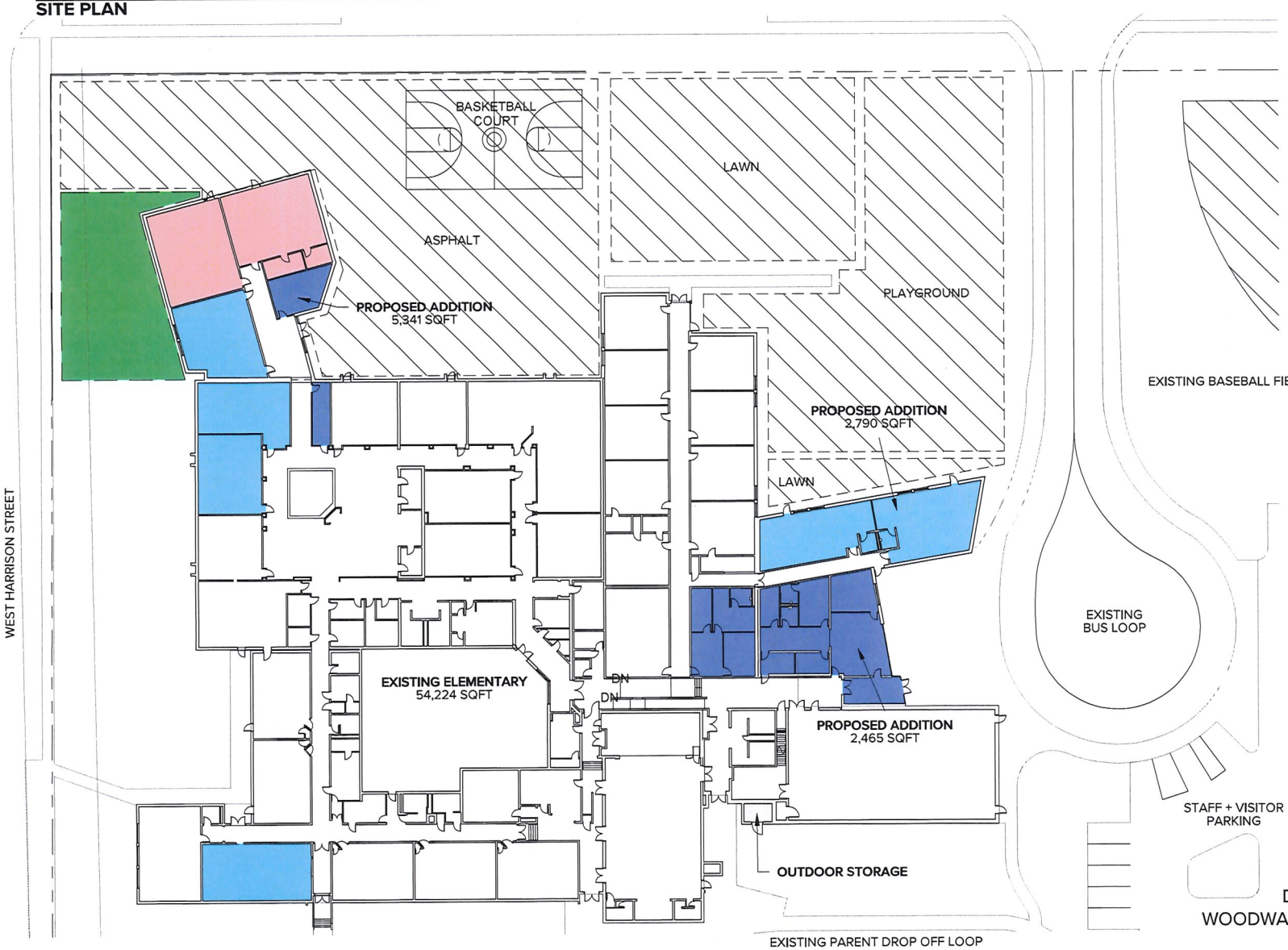
DELAWARE CITY SCHOOLS - WOODWARD ELEMENTARY SCHOOL
PLANNING COMMISSION SUBMISSION

NOVEMBER 04, 2020

TRIAD Architects

SCHEMATIC DESIGN

WOODWARD ELEMENTARY SCHOOL
SITE PLAN



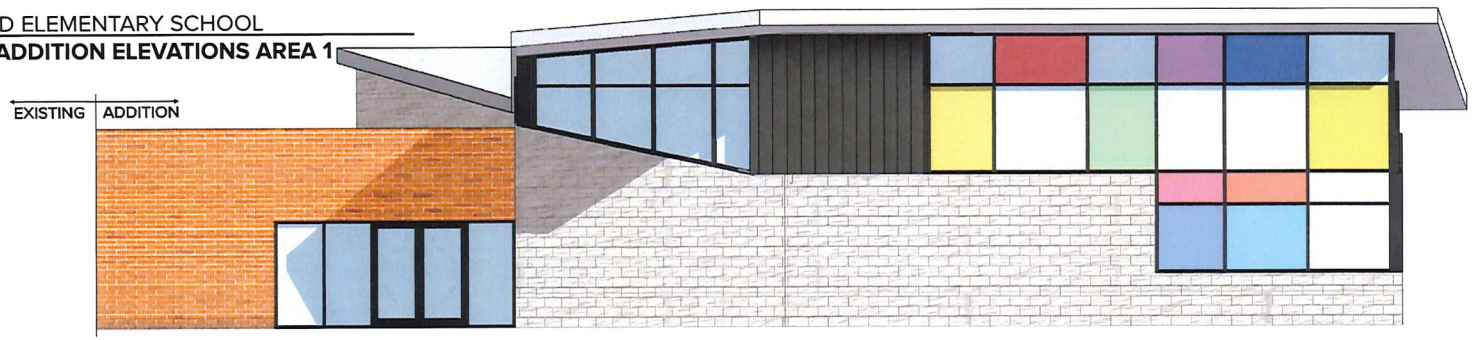
1 SITE PLAN
1" = 40'-0"

DELAWARE CITY SCHOOLS
WOODWARD ELEMENTARY SCHOOL

TRIAD ARCHITECTS

WOODWARD ELEMENTARY SCHOOL

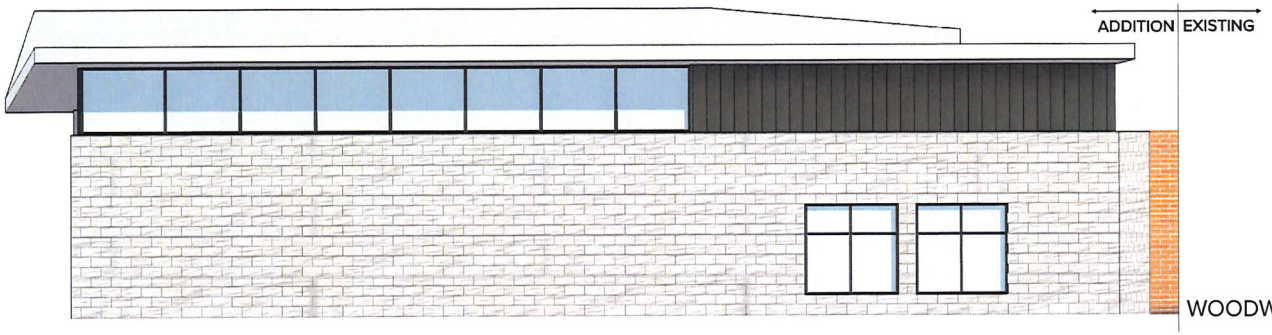
EXTERIOR ADDITION ELEVATIONS AREA 1



1 AREA 1 WEST ELEVATION
1/8" = 1'-0"



2 AREA 1 SOUTH ELEVATION
1/8" = 1'-0"



3 AREA 1 EAST ELEVATION
1/8" = 1'-0"

DARK GREY VERTICAL METAL SIDING

B1
BELDON
BRICK - MATCH EXISTING

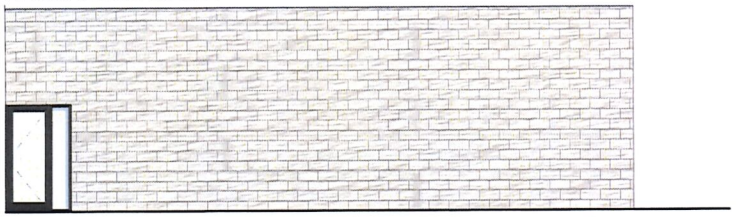
B2
OBERFIELDS
SPLIT FACE CMU - MATCH EXISTING

DELAWARE CITY SCHOOLS
WOODWARD ELEMENTARY SCHOOL

TRIAD ARCHITECTS

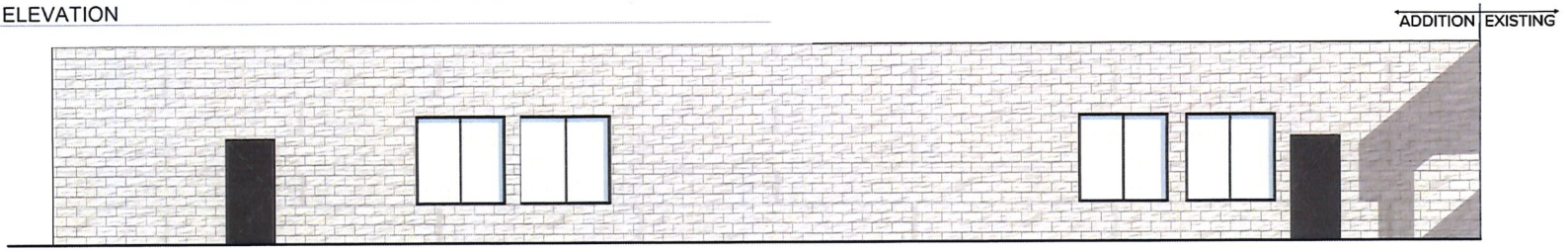
WOODWARD ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS AREA 2



3 AREA 2 WEST ELEVATION

1/8" = 1'-0"



2 AREA 2 EAST ELEVATION

1/8" = 1'-0"



1 AREA 2 ELEVATION

1/8" = 1'-0"

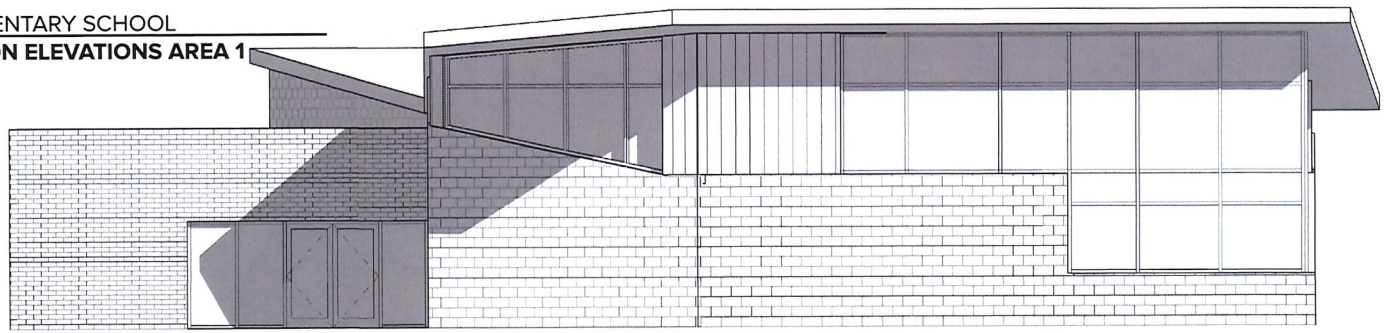
M1
METALS
DARK BRONZE

B1
BELDON
BRICK - MATCH EXISTING

DELAWARE CITY SCHOOLS
WOODWARD ELEMENTARY SCHOOL

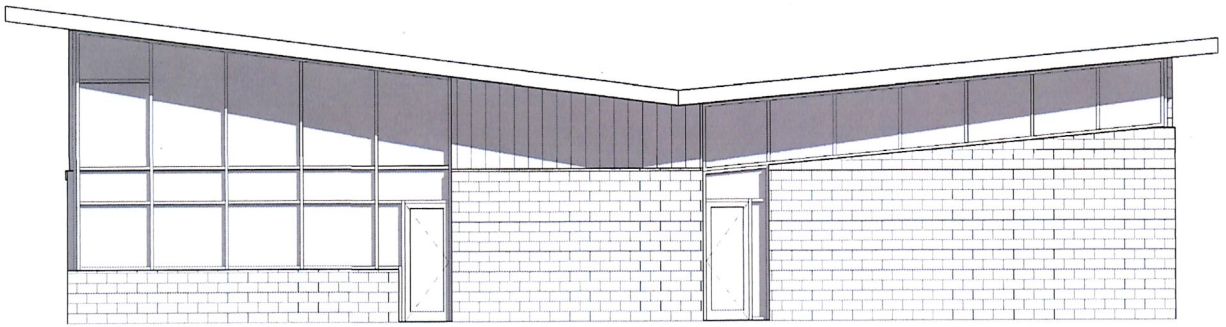
WOODWARD ELEMENTARY SCHOOL

EXTERIOR ADDITION ELEVATIONS AREA 1



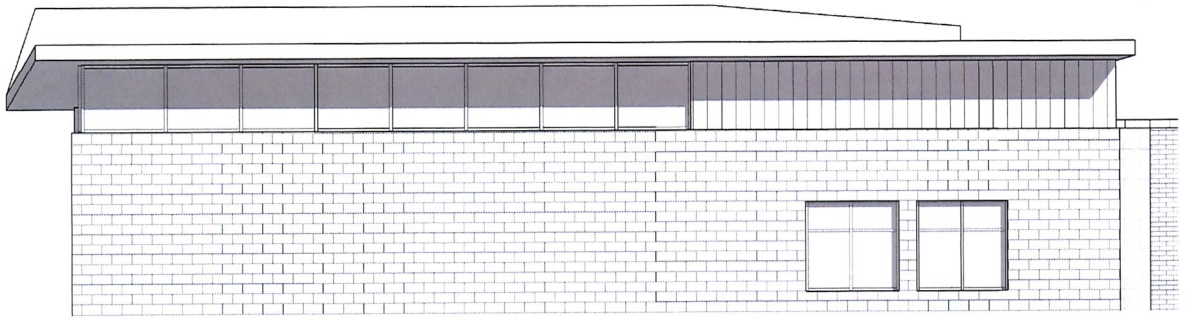
1 AREA 1 WEST ELEVATION

1/8" = 1'-0"



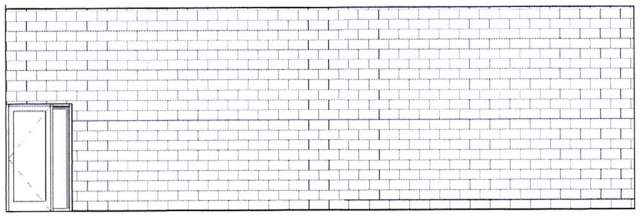
2 AREA 1 SOUTH ELEVATION

1/8" = 1'-0"

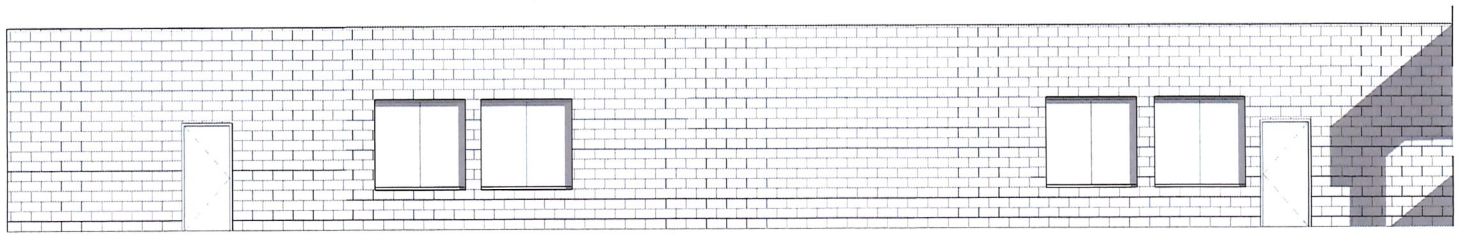


3 AREA 1 EAST ELEVATION

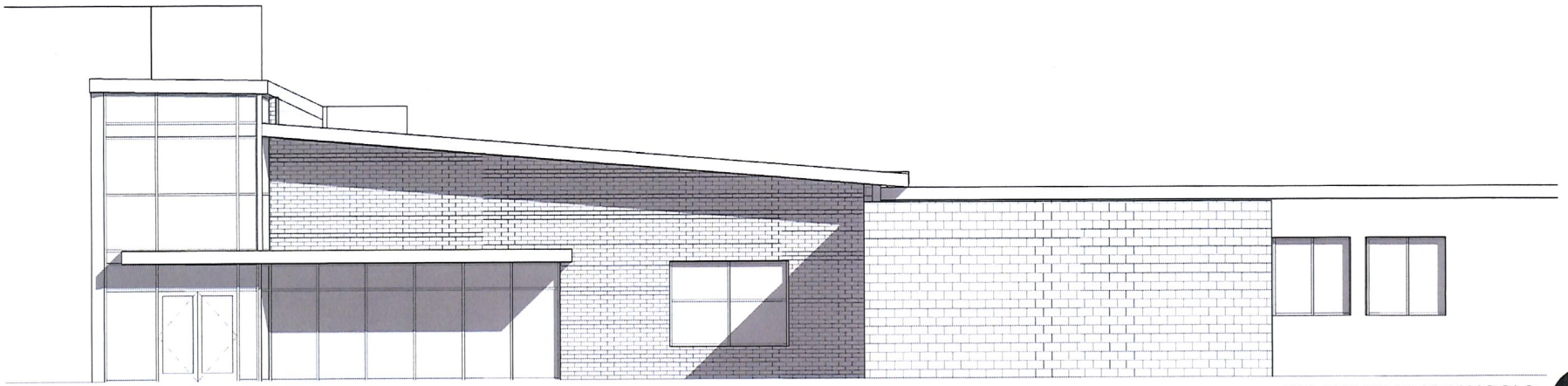
1/8" = 1'-0"



3 AREA 2 WEST ELEVATION
1/8" = 1'-0"



2 AREA 2 EAST ELEVATION
1/8" = 1'-0"



1 AREA 2 ELEVATION
1/8" = 1'-0"

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Woodward Elementary School Address 200 S Washington St, Delaware, OH 43015

Acreage 6.06 Square Footage 64,950 Number of Lots _____ Number of Units _____

Zoning District/Land Use R-4 Proposed Zoning/Land Use R-4 Parcel # 519-443-14-004-000

Applicant Name TRIAD Architects Contact Person Kevin Kindy

Applicant Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 74 West William Street

Phone 740-833-1880 Fax 740-833-1799 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney TRIAD Architects Contact Person Kevin Kindy

Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

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

Jason Sherman OBO Delaware City Schools

Owner Signature Owner Printed Name

Kevin Kindy Kevin Kindy

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of November, 2020

Lori L. Stewart

Notary Stamp Notary Public

LORI STEWART
Notary Public, State of Ohio
My Comm. Expires 11-21-2024

s/planning/forms

SCHEDULE OF FEES

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

[1] Includes single-family subdivision plats.

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

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-2477
REQUEST: Development Plan Exemption
PROJECT: Smith Elementary School
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST
2020-2477: A request by Delaware City Schools for approval of a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

PROPERTY LOCATION & DESCRIPTION
The 3.92 acre Smith Elementary School campus encompasses seven parcels with a northern boundary of West Heffner Street and a southern boundary of Mason Avenue and an eastern boundary of North Liberty Street. The subject site is zoned R-3 (One-Family Residential District) as are the surrounding parcels to the north, south, east and west.

BACKGROUND/PROPOSAL
The 55,010 square foot elementary school building was constructed in 1962 and was remodeled in 2003 and expanded in 2015. Since 2015, the School District has acquired property along West Heffner Street just west of the parking lot and along Mason Avenue just west of the playground for site improvements. Now the School District is proposing site improvements which would include expanding the parking lot on West Heffner Street from 30 to 57 parking spaces and expanding the playground to the west on Mason Avenue by approximately 0.52 acre.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-3. Under the current zoning, the site improvements would require a Development Plan Exemption approved by the Planning Commission. In 2015 Planning Commission and City Council approved a Conditional Use Permit for the school.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed site improvements are minor revisions to the site plan with minimal additional impervious area and a full set of construction drawings would not be required. Any required engineering drawings would be incorporated with the building permit submittal.
- **ROADS AND ACCESS:** The expanded parking lot (from 30 to 57 parking spaces) on West Heffner would have two curb cuts instead of the current one curb cut. The remainder of the access to the school would remain as configured.
- **SITE CONFIGURATION:** The parking lot on West Heffner Street would be expanded west from the current 30 parking spaces to 57 parking spaces which would yield two curb cuts on West Heffner Street. The existing dumpster enclosure would remain at its current location. Also, the playground fronting Mason Avenue would be expanded west by approximately 22,630 square feet (0.52 acre) with a soccer field and expanded playground. A new and expanded mulch playground would be located just east of the existing basketball court fronting Mason Avenue while blacktop would be extended to the eastern portion of the new soccer field.
- **TREE REMOVAL & REPLACEMENT:** The school has identified one 15 caliper inch tree that would be removed along Heffner Street while they are planting 6 trees that yield 15 caliper inches. Therefore, the school district would achieve compliance with Chapter 1168 Tree Preservation Requirements.
- **LANDSCAPING & SCREENING:** The school is installing street trees and parking lot landscaping and buffering per the zoning code, The school has had a conversation with the property owners to the west of the expanded parking lot on West Heffner Street and expanded playground area on Mason Avenue and they are requesting a landscape screen rather than a solid wood fence. Therefore, the school would plant a continuous screen of shrubs adjacent to the parking lot and on West Heffner Street. A chain-link fence would be located

on the western portion of the playground area for safety reasons. Also, two trees would be installed along West Heffner Street along with an interior parking lot tree. The landscape plan would have to be reviewed and approved by the Shade Tree Commission for species, installation size and location.

- **LIGHTING:** The expanded parking lot would have four new 20-foot-high light poles with cut off fixtures. The lighting illumination plan would have to be reviewed and approved by the City.
- **SIGNS:** There is no new signage proposed with the addition and site improvement.
- **DEVELOPMENT PLAN EXEMPTION:** Section 1129.06(k) of the Zoning Code authorizes the Director of Planning and Community Development to exempt small incidental construction, which does not result in an adverse impact to the site or surroundings, from the development plan review process. Should the Director make such a determination, the Planning Commission shall confirm or overturn the determination.
  Section 1129.06(k) Development Plan Exemption. When a minor alteration is proposed to an existing building, structure, use or site arrangement the Director of Planning and Community Development may make a preliminary determination that such a proposal is not contrary to the Zoning Ordinance and will not result in any material adverse impact to the site or surrounding areas. In such case, the Director may further determine that such proposal is not subject to development plan review. Such determination shall primarily apply to small incidental construction on large zoning lots and when the proposed construction is substantially distant and screened from the adjacent roadways and property lines.

  If the Director makes a determination that such a proposal is not a minor alteration, the proposal shall fully comply with the development plan review procedures in Chapter 1129.

  (1) When the Director of Planning and Community Development makes such preliminary determination of administrative approval, the proposal shall be placed on the agenda of the next regularly scheduled Planning Commission meeting. At such meeting, the Planning Commission shall, by motion and majority vote, either:

  A. Confirm the Director of Planning and Community Development's preliminary determination, in which case, the Director may issue a certificate of zoning compliance; or

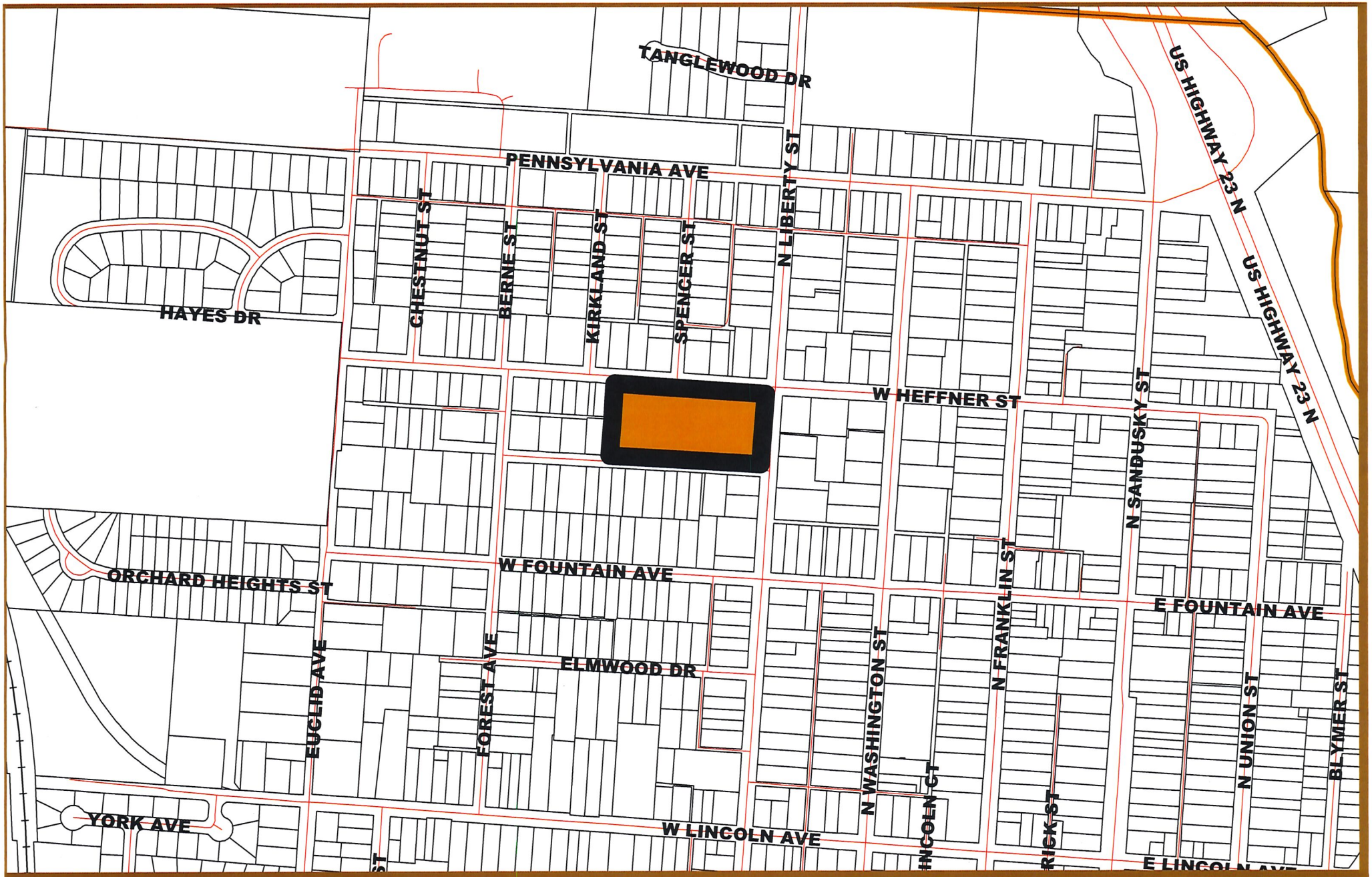
  B. Overturn the Director of Planning and Community Development's determination and, in so doing, require that the proposal fully comply with the development plan review procedures in Section 1129.06.

  The Director finds, preliminarily, that this proposal with the conditions noted, is a minor alteration, with no adverse impacts to the site or surroundings, and is not contrary to the Zoning Code.

STAFF RECOMMENDATION (2020-2477 DEVELOPMENT PLAN EXEMPTION)

Staff recommends approval of a request by Delaware City Schools for a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street, with the following conditions that:

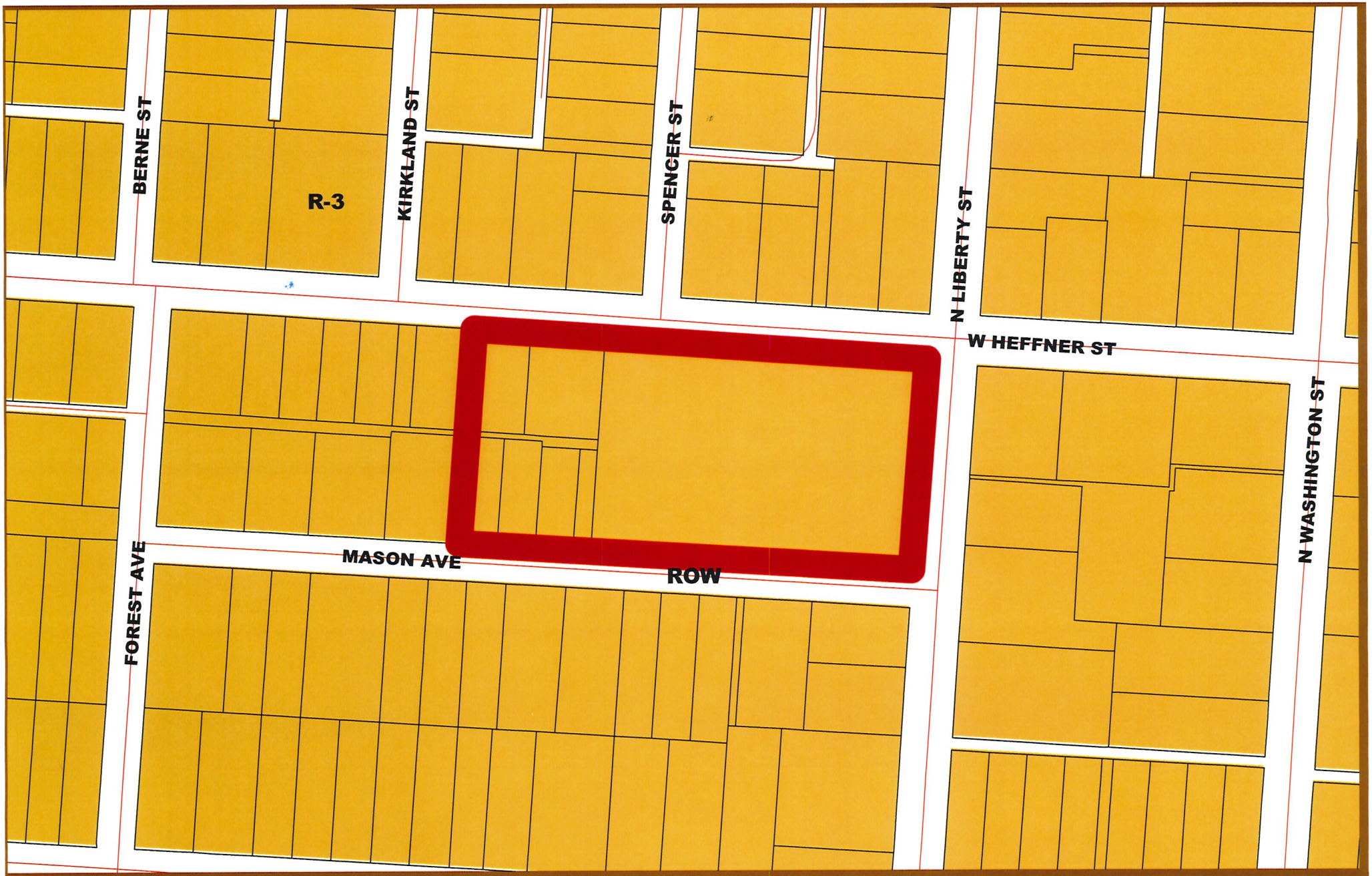
1. Per the Engineering Department, a formal set of drawings would not be required. Any required engineering drawings would be incorporated with the building permit submittal.
2. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
3. A continuous screen of shrubs shall be planted adjacent to the parking lot to the west and north.
4. The lighting plan shall be reviewed and approved by the Chief Building Official.



EST 1808
CITY OF
DELAWARE
OHIO

2020-2477
Development Plan Exemption
Smith Elementary School - 355 North Liberty Street
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2477
Development Plan Exemption
Smith Elementary School - 355 North Liberty Street
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2477
Development Plan Exemption
Smith Elementary School - 355 North Liberty Street
Aerial (2019) Map

N

Delaware City Schools
Smith Elementary School Additions and Site Improvements
355 North Liberty Street
Delaware, OH 43015
City of Delaware Submission
November 4, 2020

NARRATIVE

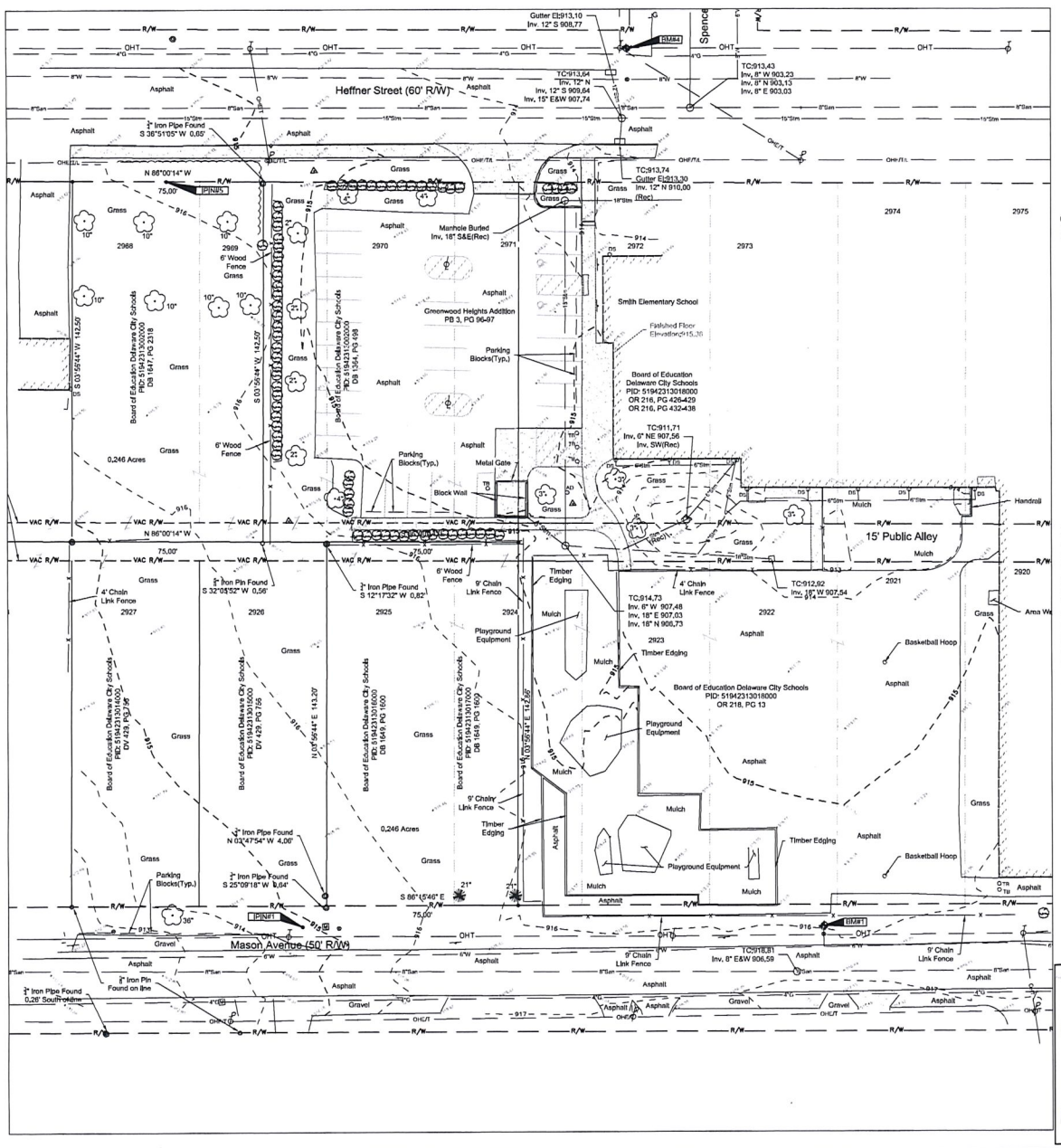
Delaware City Schools has identified a need for additional off-street parking and playground space at Smith Elementary. A parking lot expansion and playground modifications are proposed to meet these needs.

Delaware City Schools recently acquired three adjacent residential parcels, one on the north half of the site along Heffner Street and two on the south portion along Mason Avenue. The existing parking lot on the north half of the site is proposed to be expanded to the west. This additional off-street parking will alleviate staff parking that is occurring along Liberty and Heffner Streets. Landscaping between the parking lot and Heffner Street is proposed to extend the existing landscaping at this property line. Landscape screening is also proposed along the west side of the site to provide visual separation from the neighbor to the west. Delaware City Schools has been in contact with this neighbor and this neighbor prefers landscaping screening to a fence. Parking lot site lighting as required is proposed.

For the playground, Delaware City Schools identified a need for additional greenspace, which is proposed to be located on the west side of the site at the two new parcels. The existing mulched playground and asphalt surface areas will largely remain the same with the exception of some boundary modifications for new playground equipment to replace existing equipment.

TRIAD ARCHITECTS
172 E. State Street, Suite 600 | Columbus, OH 43215

T: 614.942.1050 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com



LEGEND

(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- Index Contour
- Intermediate Contour
- Water line
- Chilled Water line
- Gas Line
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Manhole
- Open Grate Manhole
- Curb Inlet
- Valve
- Underground Electric line
- Steam and Condensation Return line
- Electric Manhole
- Underground Telephone
- Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- Overhead Signal Line
- Underground Traffic Line
- Power Pole
- Light Pole
- Fence
- Right of Way Line
- Easement Line
- Setback Line
- Property Line
- Original Subdivision Lot Lines
- Steam Manhole
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Traffic Pull Box
- Unknown Utility Pull Box
- Lighting Pull Box
- Fiber Optic Pull Box
- Air Conditioning Unit
- Area Drain
- Clean Out
- Down Spout
- Ground Light
- Siamese/Test Header
- Fire Hydrant
- Post Indicator Valve
- Monitoring Well
- Gas Line Marker
- Sanitary Sewer Line Marker
- Telephone Line Marker
- Water Line Marker
- Top of Casting Elevation
- Information Obtained From Record Plan
- Abandoned Utility
- Spot Elevation
- Top of Curb Elevation
- Bottom of Curb Elevation
- Control Point
- Aerial Target
- Boring Location
- Traffic Bollard
- Picnic Table
- Trash Can
- Bench
- Handicap Ramp
- Sign
- Flag Pole
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

0 20 40 60

GRAPHIC SCALE
SCALE IN FEET

NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # A025300953-00A and A025300966-00A.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. A title report, containing documentation or easements of record was not provided. Not all easements affecting the property may be shown. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

8. The lots delineated on this plat are found on non-printed F,E,M,A, community panel No.39041C0112L dated 02/17/16. The property is located in Zone X and are therefore not in a flood hazard area.

9. Trees shown do not indicate dripline or root area.

10. Building overhangs are in an approximate location.

BENCHMARKS

No.	Elevation	Description
1	918.04	Chiseled "X" on the northerly bolt of a fire hydrant on the North side of Mason Ave.
2	911.44	Chiseled "X" on the westerly bolt of a fire hydrant on the Northwest corner of Mason and Liberty
3	913.49	Chiseled "X" on the southerly bolt of a fire hydrant on the Northwest corner of Heffner and Liberty
4	915.59	Chiseled "X" on the southerly bolt of a fire hydrant on the Northwest corner of Heffner and Spencer

*The project is based on State Plane (Grid) Coordinates Ohio North Zone NAD 83 with 2011 NSRS adjustment. Elevations are based on NAVD 1988.

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	234872.38	1808405.54	915.16	Iron Pin Set
2	234640.25	1808669.26	913.64	Iron Pin Set
3	235130.41	1808933.84	910.76	1" Iron Pipe Found
4	235146.60	1808744.65	912.40	Iron Pin Set
5	235169.41	1808372.09	916.68	Iron Pin Set

*The project is based on State Plane (Grid) Coordinates Ohio North Zone NAD 83 with 2011 NSRS adjustment. Elevations are based on NAVD 1988.

STATE OF OHIO
DANIEL L. QUICK
7803
REGISTERED PROFESSIONAL SURVEYOR

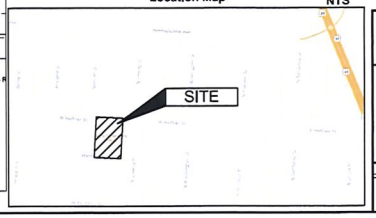
We hereby certify that this drawing is representative of a true and accurate survey based on field and record observations made by Korda/Nemeth Engineering, Inc.

Daniel L. Quick
Registered Surveyor No. 7803

9/18/2020
Date

Location Map

NTS



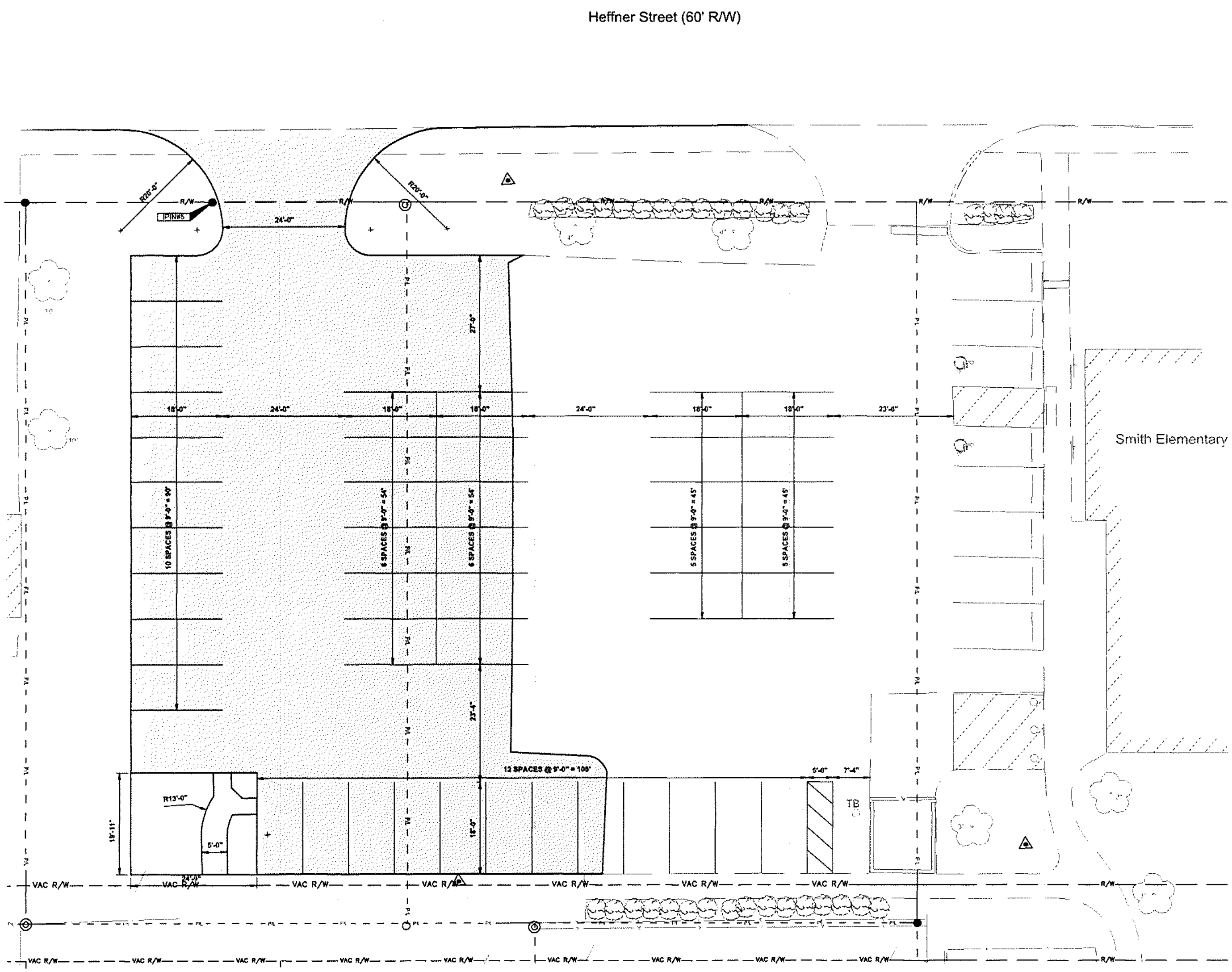
KORDA

Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7026
TEL 614-487-1650 FAX 614-487-1651 WEB www.korda.com

Smith Elementary School
Topographic Survey

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JLL	JRB	DLQ	2019-0015	9/18/2020	1"=20'	TS1

FILE: H:\PROJECTS\2019\2019_0015_SMITH ELEMENTARY SCHOOL\CAD\SURVEY\BASE\2019 ELEMENTARY TS1.DWG SAVED: 9/15/2020 4:58 PM PLOTTED: 9/17/2020 2:58 PM PLOT BY: JSAYLER



STAKING LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

- CURB AND GUTTER
- STRAIGHT CURB
- PAVEMENT
- WALK
- CONSTRUCTION LIMITS
- LIGHT DUTY ASPHALT PER DETAIL A/C1.2
- CONCRETE SIDEWALK PER DETAIL B/C1.2

0 10 20 30

GRAPHIC SCALE
SCALE IN FEET

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 640 AND 641. STRIPING PAINT SHALL BE ODOT ITEM 740.02 TYPE 4 WITHOUT GLASS BEADS. TYPICAL LINE WIDTH SHALL BE 4 INCHES. COLOR WHITE.
4. STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
5. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE ½" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
6. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
7. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
8. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
9. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
10. PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES PER DETAIL E/C1.2.
11. PROVIDE CONTROL JOINTS PER DETAIL C/C1.2. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL D/C1.2 AND PER SPECIFICATIONS.

(X) CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.

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SMITH ELEMENTARY

DELAWARE CITY SCHOOLS
355 N LIBERTY ST,
DELAWARE, OH 43015

TRIAD
172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
Planning Commission Submission: 11/4/2020

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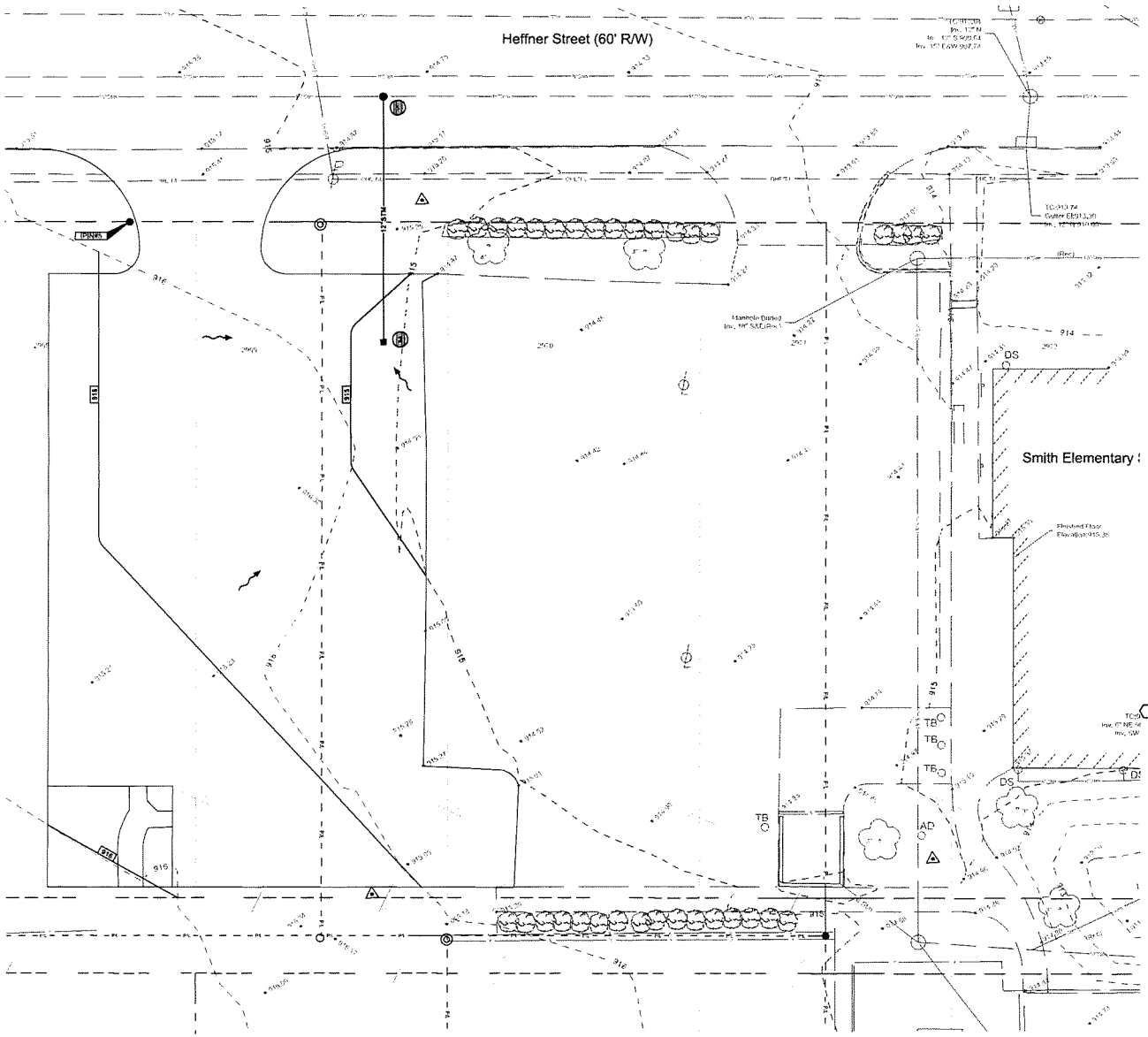
DRAWN BY:
CHECKED BY:
PROJECT NUMBER:

C-101

STAKING PLAN

1905 - CONGER ELEMENTARY

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0 10 20 30
GRAPHIC SCALE
SCALE IN FEET

GRADING LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

920	INDEX CONTOUR
919	INTERMEDIATE CONTOUR
STM	STORM SEWER
UD	UNDERDRAIN
	CATCH BASIN
	MANHOLE
X XXX	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
×705.53	SPOT ELEVATION
TC	TOP OF CASTING
T/C	TOP OF CURB
700.00 / 699.50	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
E/P	EDGE OF PAVEMENT
	FLOW DIRECTION ARROW
	HIGH (CROWN) POINT
	EMERGENCY OVERFLOW
M.E.	MATCH EXISTING ELEVATION

GENERAL NOTES:

1. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT CATCH BASINS IN PAVEMENT.
2. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
3. ADD 900 TO SPOT ELEVATIONS TO OBTAIN U.S.G.S. ELEVATIONS.
4. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
5. PERFORM WORK IN ACCORDANCE WITH CITY OF DELAWARE MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF DELAWARE REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF DELAWARE STANDARDS SHALL GOVERN.
6. SOIL EROSION AND SEDIMENTATION BMP MEASURES, PER SHEET ___, SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF DELAWARE.
7. CONTROL DUST ON THE SITE AND PREVENT TRACKING SOIL OFF SITE. CONTRACTOR SHALL, AT THE END OF EACH WORKING DAY, CLEAN DIRT AND SEDIMENT TRACKED ONTO STREETS.
8. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
9. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR, FINAL CONNECTION BY PLUMBING CONTRACTOR.
11. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
12. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY KORDA NEMETH ENGINEERING, DATED 9/8/2020. REFER TO SHEET TS1.
13. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
14. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
15. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
16. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
17. EXPOSE UTILITIES NOTED THUS EXPOSE PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
18. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
19. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

CODED NOTES

1. BACKFILL WITH COMPACTED BACKFILL PER CMSC ITEM 911
2. BACKFILL WITH COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912
3. CONCRETE ENCASEMENT PER CMSC ITEM 919
4. INSTALL REINFORCED CONCRETE PIPE PER CMSC ITEM 706.02.
5. SEWER PIPE WITH WATERTIGHT JOINTS PER CMSC ITEM 901.15
6. BACKFILL WITH TYPE I FLOWABLE CONTROL DENSITY FILL PER ITEM 613.
8. TAPER FROM FULL HEIGHT CURB TO FLUSH CURB IN 5'-0".

EARTHWORK NOTES:

REFER TO GEOTECHNICAL CONSULTANTS INC, SUBGRADE EXPLORATION REPORT, GCI PROJECT NO. 20-G-24606, DATED OCTOBER 29,2020 FOR SITE SOILS INFORMATION, SITE PREPARATION SHALL BE PER SPECIFICATION SECTION 31 00 00 UNLESS OTHERWISE NOTED IN THESE PLANS. PLEASE NOTE THE FOLLOWING SOIL REMEDIATION PROVISIONS FOR THIS PROJECT:

1. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION, UPON COMPLETION OF FINAL GRADING, THE CONTRACTOR MAY EMBANK ADDITIONAL TOPSOIL WITHIN LAWN AREAS TO HELP EARTHWORK BALANCE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ANY DEWATERING OPERATIONS NECESSARY FOR EARTHWORK ACTIVITIES. AS SPECIFIED IN SPECIFICATION SECTION 31 00 00.

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SMITH ELEMENTARY

DELAWARE CITY SCHOOLS

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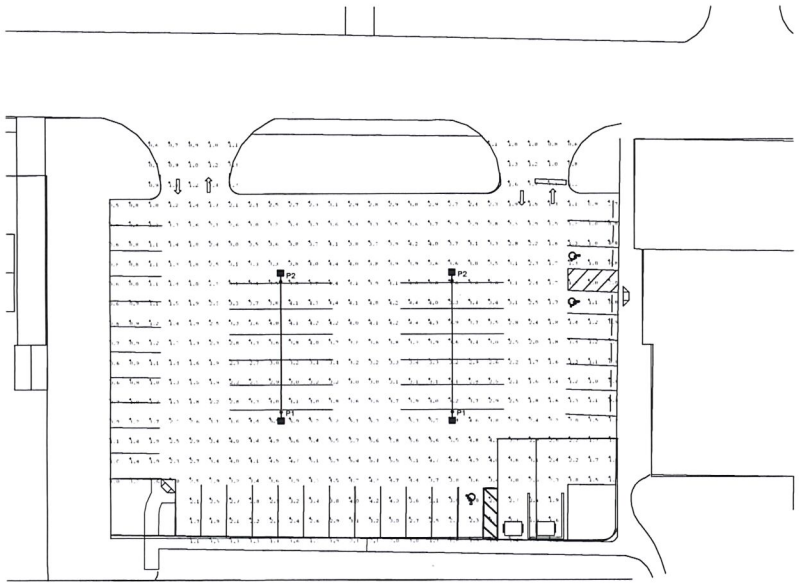
Project Status
Planning Commission Submission: 11/4/2020

DRAWN BY: NK
CHECKED BY: KJW
PROJECT NUMBER: 1955

C-201
GRADING & STORM SEWER PLAN

1955 - CONGER ELEMENTARY

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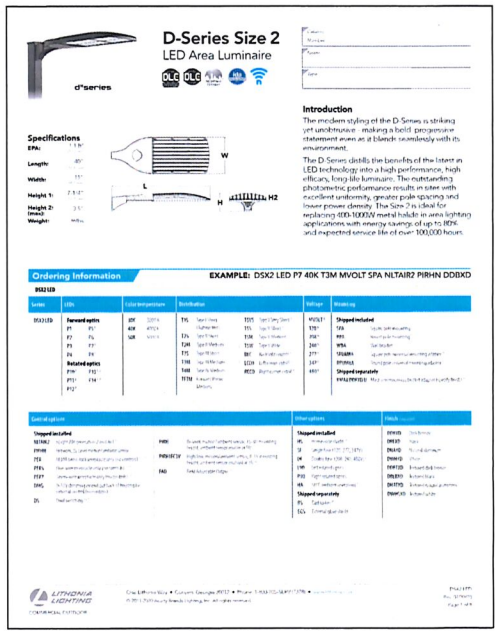


A SITE PHOTOMETRIC PLAN

1" = 20'-0"

0' 10' 20'

N



D-Series Size 2
LED Area Luminaire

d-series

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Specifications

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

LITHONIA LIGHTING

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MAIN@TRIADARCHITECTS.COM

Project Status

Planning Commission Submission: 11/4/2020

LUMINAIRE SCHEDULE

B: BOLLARD C: CEILING CV: COVE G: GROUND P: POLE R: RECESSED S: SUSPENDED T: TRACK UC: UNDERCABINET W: WALL X: UNIVERSAL

PARTIAL MODEL NUMBERS MAY BE SHOWN AND ARE INTENDED TO INDICATE ACCEPTABLE MANUFACTURER'S PRODUCT LINE. EXACT MODEL NUMBERS MEETING THE FIXTURE DESCRIPTION SHALL BE OBTAINED FROM THE MANUFACTURER'S AGENTS. ALL FIXTURES MAY NOT BE USED - REFER TO PLANS. DIMENSIONS MAY VARY. REFER TO THE SPECIFICATIONS SECTIONS 26 51 13 FOR ADDITIONAL REQUIREMENTS. REFER TO DRAWINGS FOR FIXTURES CIRCUITED AND CONTROL.

TAG	MANUFACTURER	SERIES	MODEL	DIMENSIONS (W x L x D)	DESCRIPTION	SOURCE	VOLTAGE	WATTAGE	COLOR TEMP	LUMENS	DIMMING	HOUSING	MOUNTING	LENS	FINISH/TRIM	OPTIONS	APPROVED MANUFACTURERS
P1	LITHONIA	D-SERIES SIZE 2	DSX2 LED	40" x 15" x 3.5"	SINGLE HEAD SITE AREA	LED	UNV	140W	4000K	18,409	0-10V	DIE-CAST ALUMINUM	POLE MOUNTED	ACRYLIC - TYPE III	BY ARCHITECT	PROVIDE WITH 20'-0" SQUARE STEEL POLE.	
P2	LITHONIA	D-SERIES SIZE 2	DSX2 LED	40" x 15" x 3.5"	SINGLE HEAD SITE AREA	LED	UNV	185W	4000K	24,969	0-10V	DIE-CAST ALUMINUM	POLE MOUNTED	ACRYLIC - TYPE V	BY ARCHITECT	PROVIDE WITH 20'-0" SQUARE STEEL POLE.	

STATISTICS ILLUMINANCE (FOOTCANDLE)	
AVERAGE	2.64
MAXIMUM	6.9
MINIMUM	0.5
AVG/MIN	5.28

DRAWN BY: Emily Eppley
CHECKED BY: Rob Jones
PROJECT NUMBER: 1905

ES-100
SITE LIGHTING CALCULATIONS

1905 - CONGER ELEMENTARY

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TREES INVENTORY
WITHIN PROJECT LIMITS

TREE INVENTORY SCHEDULE - SMITH ELEMENTARY SCHOOL

KEY	TREE SPECIE (COMMON NAME)	DBH	CONDITION	COMMENTS
S-1	CRABAPPLE	15"	FAIR	REMOVE
S-2	WHITE OAK	36"	GOOD	PRESERVE
S-3	SPRUCE	21"	FAIR	PRESERVE
S-4	SPRUCE	21"	FAIR	PRESERVE
TOTAL TREE CALIPER (DBH) REMOVED = 15"				

GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.

LEGEND

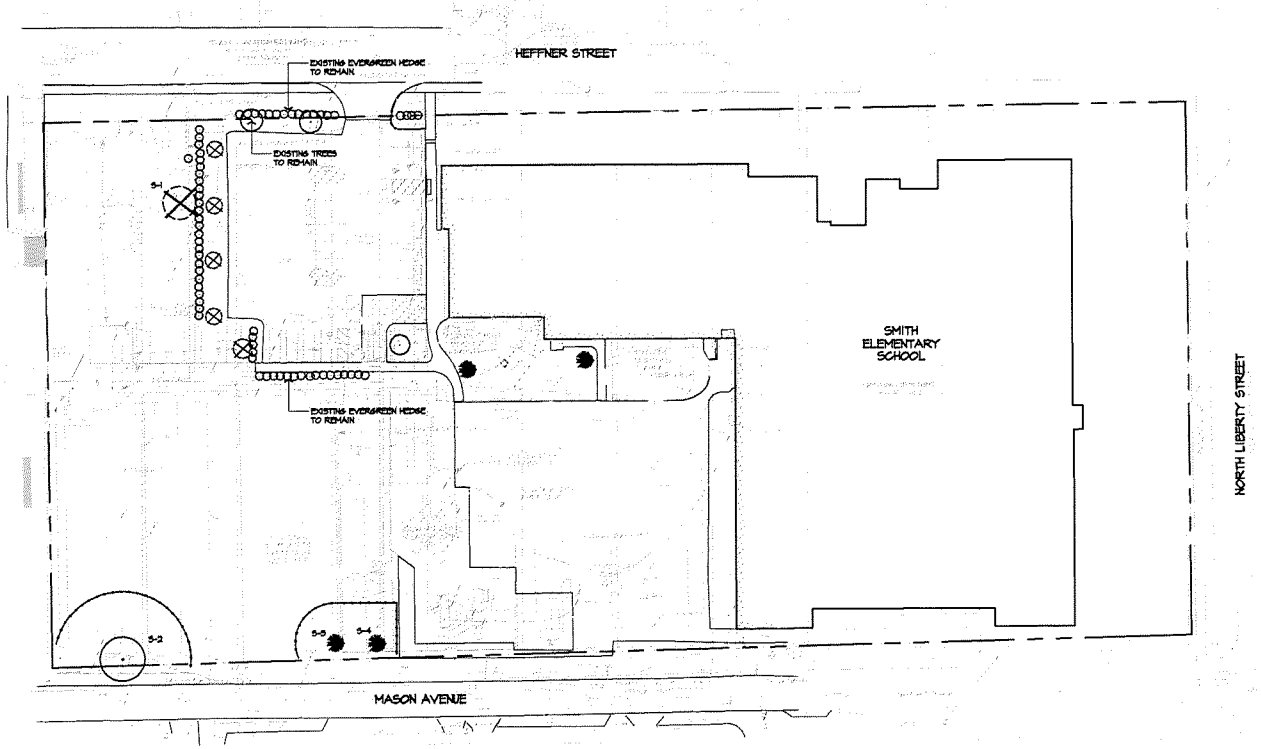
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCE

TREE TO BE PROTECTED

X = 1' PER CALIPER INCH (DBH)



1 SMITH ELEMENTARY SCHOOL
SCALE: 1" = 30'

0' 15' 30' 60'

NORTH

EDGE
PLANNING+LANDSCAPE ARCHITECTURE+URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

SMITH ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS

599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 042-1050
MAIN@TRIADARCHITECTS.COM

Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 2001b

L-201
TREE PRESERVATION PLAN

PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	REPLACEMENT TREES				
5	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal.	B&B	7.5" OF REPLACEMENT
1	PIONEER ELM	Ulmus x hollandica 'Pioneer'	2-1/2" Cal.	B&B	2.5" OF REPLACEMENT
2	SHUMARD OAK	Quercus shumardii	2-1/2" Cal.	B&B	5" OF REPLACEMENT
	SHRUBS				
37	HICK'S YEW	Taxus x media 'Hicksii'	24" Hgt.	B&B	
25	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	

15" OF TOTAL TREE REPLACEMENT

GENERAL NOTES

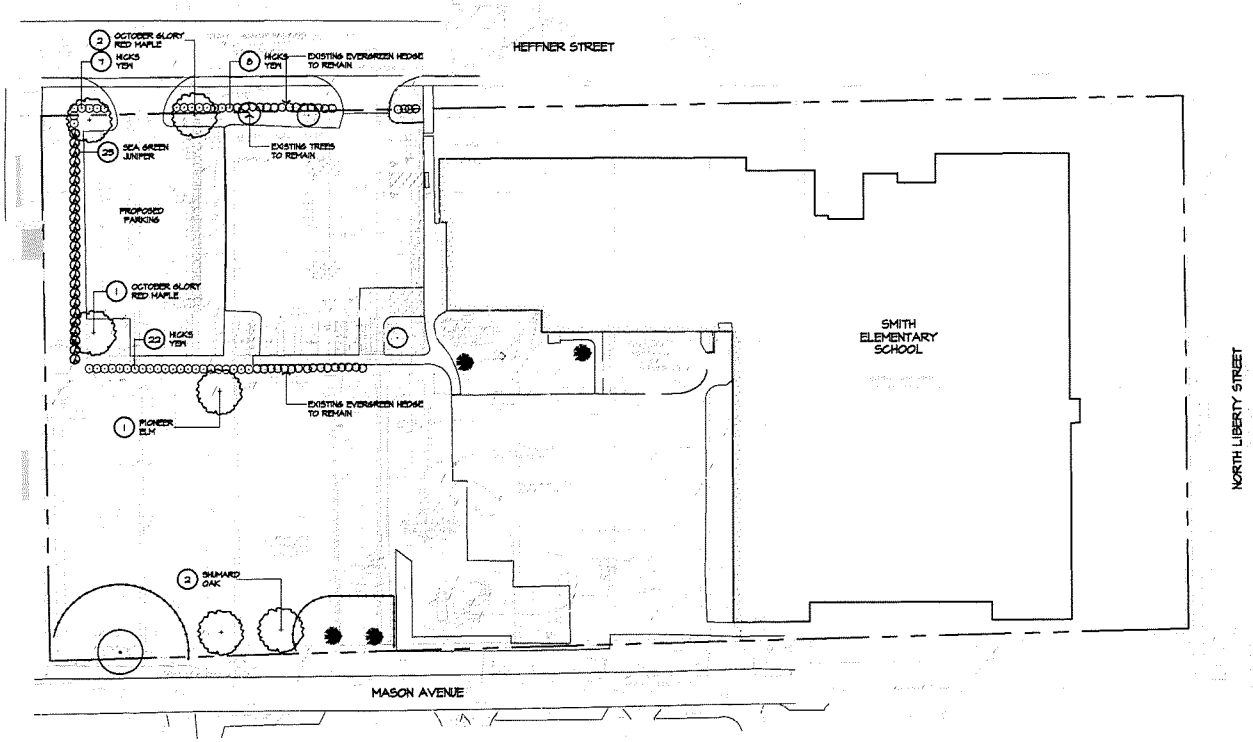
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL OR RE-SPREAD EXISTING STOCKPILED TOPSOIL. MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

LEGEND

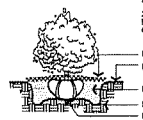
EXISTING TREES TO REMAIN



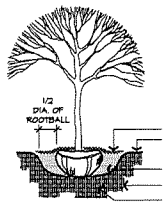
1 SMITH ELEMENTARY SCHOOL
SCALE: 1" = 50'

0' 15' 30' 60'

NORTH



2 SHRUB PLANTING
NTS



3 TREE PLANTING
NTS

EDGE
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

SMITH ELEMENTARY SCHOOL - ADDITIONS

DELAWARE CITY SCHOOLS
599 PENNSYLVANIA AVE,
DELAWARE, OH 43015

172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

Project Status
11/04/2020

DRAWN BY: ME
CHECKED BY: BG
PROJECT NUMBER: 20011

L-202
TREE PRESERVATION PLAN

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Smith Elementary School Address 355 N Liberty St., Delaware, OH 43015

Acreage 3.92 Square Footage 55,010 Number of Lots _____ Number of Units _____

Zoning District/Land Use R-4 Proposed Zoning/Land Use R-4 Parcel # 519-423-23-018-000

Applicant Name TRIAD Architects Contact Person Kevin Kindy

Applicant Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 74 West William Street

Phone 740-833-1880 Fax 740-833-1799 E-mail shermaja@delawarecityschools.net

Engineer/Architect/Attorney TRIAD Architects Contact Person Kevin Kindy

Address 172 East State Street, Suite 600, Columbus, OH 43215

Phone 614-942-1050 Fax _____ E-mail kkindy@triadarchitects.com

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

Jason Sherman OBO — Owner Signature

Delaware City Schools — Owner Printed Name

Kevin Kindy — Agent Signature

Kevin Kindy — Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of November, 2020

Lori L. Stewart — Notary Public

Notary Stamp

LORI STEWART
Notary Public, State of Ohio
My Comm. Expires 1-25-2024

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-2474
REQUEST: Final Development Plan
PROJECT: Coughlin's Crossing Apartments
MEETING DATE: December 2, 2020

APPLICANT/OWNER
Delaware Development Plan LTD
999 Polaris Parkway
Columbus, Ohio 43240

REQUEST
2020-2474: A request by Delaware Stratford Apartments LLC, for approval of a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION
The approximate 9.734 site is located west of Stratford Road, east of Coughlin Lane and north of Meeker Way. The subject site is zoned A-1 PMU as are the properties to the north, south and west while the zoning to the east across Stratford Road is FR-1 in the Township.

BACKGROUND/PROPOSAL
In November 2016, the Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, an Amendment to the Comprehensive Plan, Preliminary Development Plan and Preliminary Subdivision Plat for the proposed mixed-use development.
In May 2017, Planning Commission and City Council approved a Final Development Plan for Phase 1 (Infrastructure), a Final Subdivision Plat and Street Vacation to subdivide the site and initiate construction for the subject development. In September 2018, the developer presented a concept plan of a land use revision to Sub-Area's 5 and 6 pertaining to the location of Reserve Area A (storm water basin) which was favorably received by the Planning Commission.
In November 2019, the Planning Commission and City Council approved a development text amendment to Sub Areas 2, 5, and 6 as well as an amended Preliminary Plan. The subject site is located in Sub Area 2 and was amended from mixed use buildings to the west and residential to the east along Stratford Road to a Romanelli & Hughes apartment development with 178 total units, club house, open space, and several building configurations all of high design and material quality.
Now the developer is proposing a Final Development Plan for Sub-Area 2 to construct 178 apartment units in fifteen buildings on approximately 9.734 acres. The proposed development would have primary access from Stratford Road and Coughlin Lane via Meeker Way and secondary access thru Sub-Area 4 when developed. Regional retention basins are located north and south of the development.

STAFF ANALYSIS

- **ZONING:** The site is zoned A-1 PMU and is located within Sub-Area 2 of the Coughlin's Crossing Development and the proposed apartment development would require 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 proposed development would have full access points from Stratford Road and Coughlin Lane via Meeker Way with secondary access points from Sub-Areas 4 with future development. The full movement curb cut from Stratford Road would have a boulevard entrance with raised paver stones in strategic locations to accentuate the entrance feature into the apartment complex while providing a traffic calming mechanism to discourage any cut through traffic to the other Sub-Areas and enhancing the residential

design for this entrance. The full movement curb cut on Coughlin Lane would be constructed to typical public intersection standards. The internal roads would be private but constructed to public road standards and meet all the fire department requirements.

The developer was required to and constructed significant transportation improvements in this area (US 23, Meeker Way and Stratford Road) based on the 2016 original plan approval and the proposed apartment development would have a minimal impact on the overall traffic in the area (per traffic impact study provided by MS Consultants and approved by the City, County and the State.

- **PEDESTRIAN CONNECTIVITY:** A bike path has been constructed on the west side of Stratford Road just east of the apartment complex per the Bicycle and Pedestrian Master Plan 2027 with private interior sidewalks within the apartment complex connecting to the bike path at the curb cut on Stratford Road. Also, private interior sidewalks would connect the apartment's buildings, amenities and open spaces within the development.
- **SITE CONFIGURATION:** The linear site would yield 174 apartment units that would be contained within 14 buildings and a clubhouse with a pool on approximately 9.743 acres. Of the 14 apartment buildings, there would be 4 two story buildings containing 12 dwelling units with no garages, 3 three-story buildings containing 24 dwelling units each with no garages; two three-story buildings with 24 dwelling units each with 10 garages each and five two-story carriage buildings with 2 dwelling units each with 5 garages each (carriage units located above freestanding garages). The buildings would be layered from east to the west with two story buildings with maximum 12 units fronting Stratford Road to be in scale with the existing single-family homes on the east side of Stratford Road and the three-story buildings located west of the two-story buildings. The typical apartment dwelling unit would range in size from 873 square feet for a one-bedroom unit and 1,241 square feet for a two-bedroom unit. The smaller carriage units would be a minimum of 620 square feet and there would only be 10 of them total. The site would contain 364 parking spaces of which 50 parking spaces would be within 5 garages scattered throughout the development for a ratio of 2.04 parking spaces per unit. The clubhouse with a pool is located along the extreme southern portion site adjacent to the regional detention basin. A trash compactor is located on the extreme north portion of the site that would have to be screened by an enclosure made of brick or stone to match the buildings with wood doors painted or stained to match and is screened with landscaping from Stratford Road. Existing detention basins are located north (also tree preserve) and south of the apartment development.
- **TREE REMOVAL & REPLACEMENT:** The developer is removing 118 caliper inches of tress just north of the development in the tree preservation area because of grading for the northern most apartment building. The developer shall replace the subject trees, make a payment in lieu of replacement of $11,800 or a combination of the both per Chapter 1168 Tree Preservation Requirements and the approved development text. Also, if any additional trees are removed in this area during construction they shall be replaced per the aforementioned schedule. Furthermore, the entire development is subject to the tree replacement requirements established with the approved development text and agreements. This site requires a payment in lieu of planting trees of $44,007.41 (9.734 acres x $4,521 per acre) prior to the approval of construction drawings
- **LANDSCAPING & SCREENING**: The required landscaping and screening along Stratford Road needs to be installed per the Phase 1 infrastructure improvements approved in 2017 (Ordinance 17-35). Also, the developer is proposing a comprehensive landscape plan including street trees, shade trees, interior parking lot landscaping and foundation landscaping that appears to meet the development text and zoning code requirements. All the landscape plans need to be approved by the Shade Tree Commission.
- **OPEN SPACE:** The proposed open space is approximately 0.7 acres called "Stratford Commons", located on the extreme northwestern portion of the site that shall be designed and graded to allow for outdoor activities such as play areas, concerts and the like while maintaining view lines as originally conceived per the approved development text. The proposed dog park in this area shall be relocated elsewhere on the site or eliminated. The design and grading of this area shall be submitted, reviewed and approved by staff prior to construction drawing approval. The developer shall coordinate with the overall site developer to ensure that the open space is completed as originally envisioned.
- **LIGHTING:** The developer is proposing 18 light poles throughout the development that would be on 12-foot-high poles with a Granville classic standard light fixture. The buildings and garages would have wall packs.

The lighting plan would have to achieve compliance with the zoning code and development text and be approved by the City.

- **SIGNAGE:** The developer is proposing a comprehensive sign plan for the development that includes ground signs, street signs building address signage and leasing and miscellaneous signage. The proposed ground sign at the main entrance at Stratford Road achieves compliance with the tertiary development sign for the entire development while the ground sign at the entrance on Coughlin Lane achieves compliance with the individual sign requirements for the subject site Both grounds signs would have a sign area of 32.5 square feet with a Delaware blue vein limestone base that meets the requirements of the approved Comprehensive Sign Plan for the entire development. Also, the proposed street signs, building address signs and leasing and miscellaneous signage appear to be appropriate in material and scale for the proposed development.
- **BUILDINGS:** The developer is proposing two- and three-story apartment buildings, a two-story carriage unit with a garage on the first floor and dwelling units above as well as a pool and clubhouse. The two-story apartment buildings are comprised of a mostly stone first floor with the second floor mostly comprised of horizontal fiber cement siding capped with a hip, high pitched roof with three cupolas. There would be porches/balconies for most of the units and the windows would have vertical and horizontal grids with some windows having shutters The three-story building would be similar but with the second-floor elevation being a mix of stone and fiber cement siding and the third-floor elevation being all fiber cement siding. There would be a hip, high pitched roof but no cupolas. The two-story carriage unit is similar in design and materials to the two-story apartment buildings and has a hip roof with a copula. All the apartment buildings are characterized by an extensive amount of articulation that serves to break up what would otherwise be a large flat building surface and, as a result, makes the scale and mass of the building appear smaller. The clubhouse complements the apartment buildings with stone and fiber cement siding with columns and a hip roof. Staff believes the proposed building design and materials are complimentary and meet the intent of the approved development text building requirements while addressing the expressed concerns to break up an expansive building wall and to fit within the overall surroundings in a sensitive manner.

STAFF RECOMMENDATION (2020-2474 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware Stratford Apartments LLC, for a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The limestone on the building shall achieve compliance with the approved development text.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. All roof top mechanical equipment shall be screened from public view.
5. The applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
6. The trash compactor enclosure shall be constructed of stone to match the building and have wood doors painted or stained to match. The trash compactor shall be screened with landscaping from Stratford Road.
7. The proposed approximate 0.70-acre open space called "Stratford Commons", located on the extreme northwestern portion of the Sub-Area, shall be shall be designed and graded to allow for outdoor activities such as play areas, concerts and the like while maintaining view lines as originally conceived per the approved development text. It shall be a shared open space for the overall mixed-use development as originally envisioned. These plans shall be submitted, reviewed, and approved by staff prior to construction.

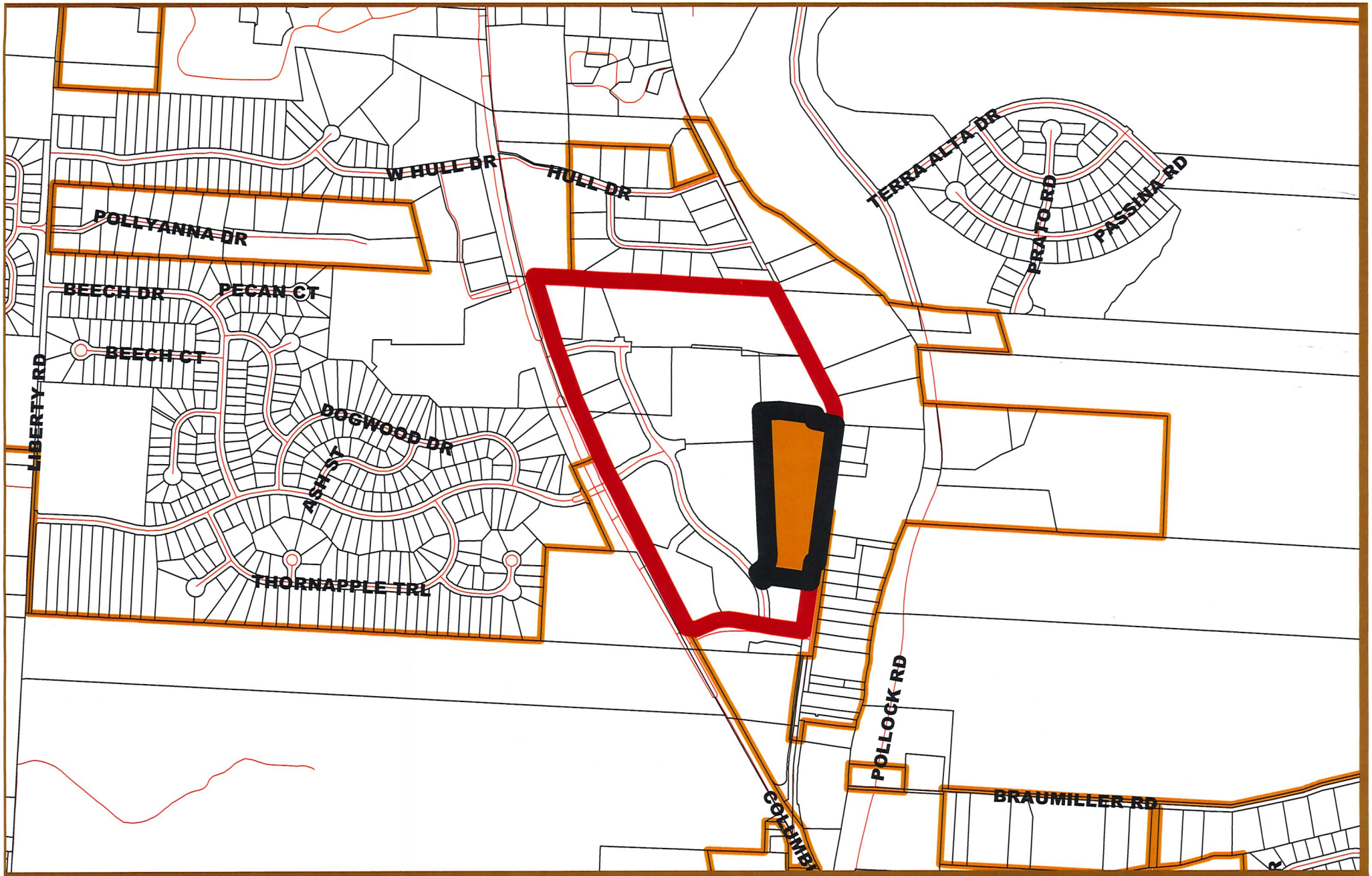
8. The developer shall replace the subject trees, make a payment in lieu of replacement of $11,800 or a combination of the both for the trees removed in the tree preserve location north of the site per Chapter 1168 Tree Preservation Requirements and the approved development text prior to construction drawing approval.
9. The subject site shall require a payment in lieu of planting trees of $44,007.41 (9.734 acres x $4,521 per acre) for tree replacement for the entire Coughlin Crossing Development prior to the approval of construction drawings,
10. All the landscape plans shall be approved by the Shade Tree Commission.
11. The lighting plan shall be reviewed and approved by the City and all lighting shall meet the requirements of the approved development text and the Planning & Zoning Code.
12. All signage including size, material and color shall be submitted and reviewed by staff for approval per the approved Comprehensive Sign Plan.
13. The development shall achieve compliance with all fire department requirements.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

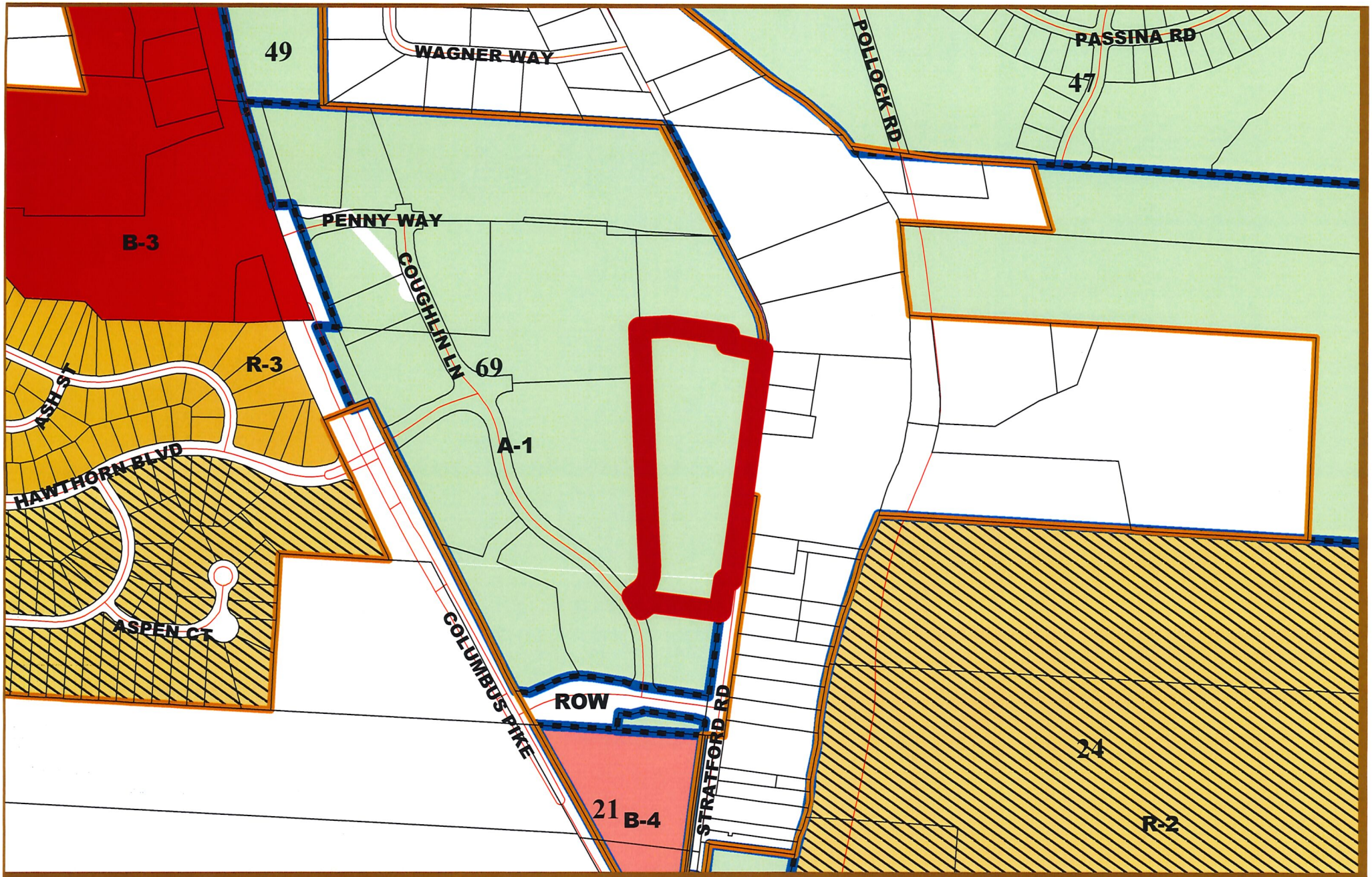
FILE:
ORIGINAL: 11/23/20
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-2474
Final Development Plan
Coughlin's Crossing Apartments
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-2474
Final Development Plan
Coughlin's Crossing Apartments
Zoning Map

N



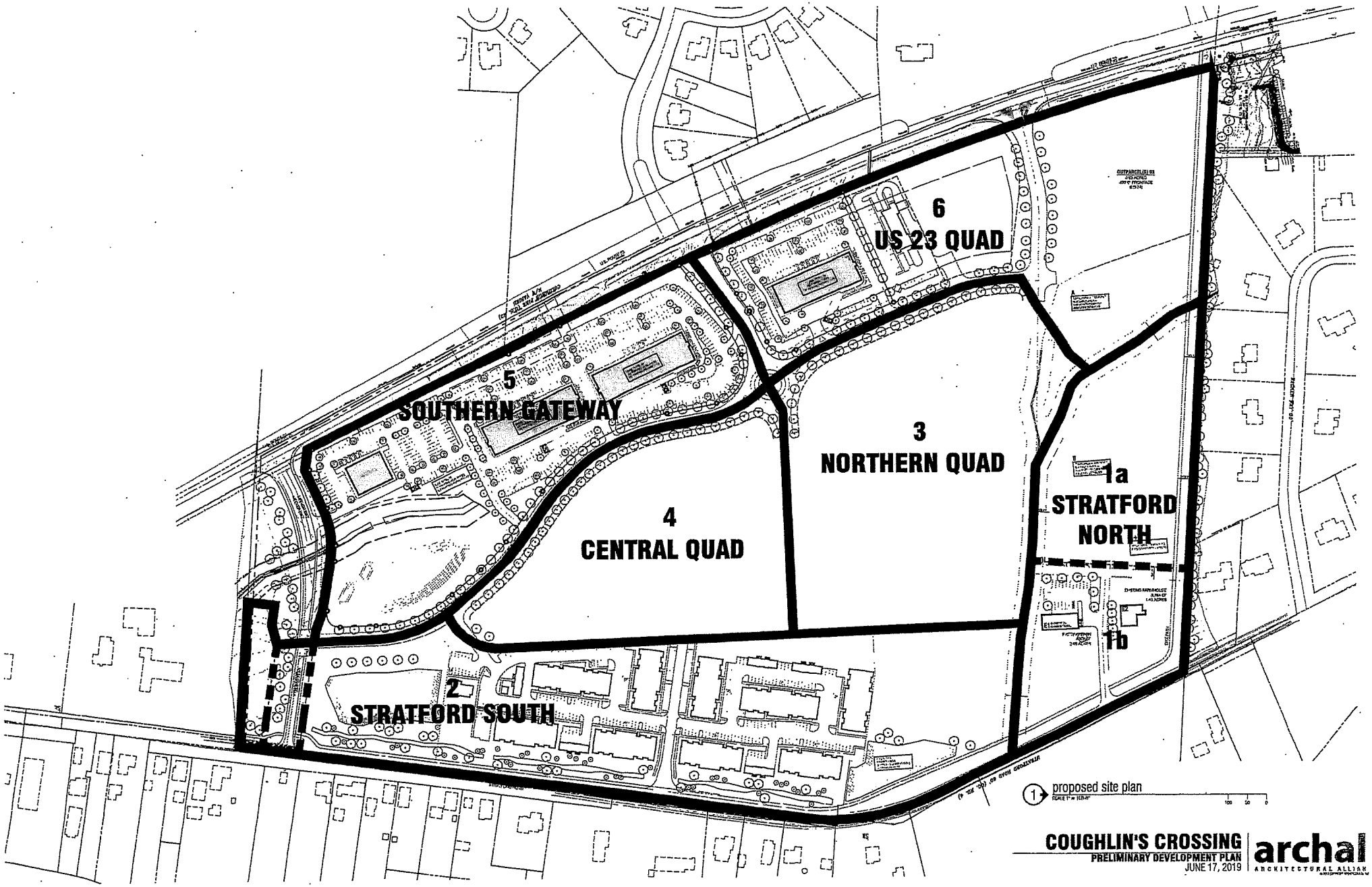
EST 1808
CITY OF
DELAWARE
OHIO

2020-2474
Final Development Plan
Coughlin's Crossing Apartments
Aerial (2019) Map

N

2019 NOVEMBER PLANNING COMMISSION PLAN





1 proposed site plan

COUGHLIN'S CROSSING
PRELIMINARY DEVELOPMENT PLAN
JUNE 17, 2019

archal
ARCHITECTURAL ALLIANCE

COUGHLIN'S CROSSING APARTMENTS

CITY OF DELAWARE, OHIO

PMUD- Subarea 2

Final Development Plan Submission

November 4, 2020

Applicant:

Delaware Stratford Apartments, LLC
Contact: Robert Yoakam

COUGHLIN'S CROSSING APARTMENTS
CITY OF DELAWARE, OHIO

PMUD- Subarea 2
Final Development Plan Application Materials

Section 1: Supplemental Information

- Application
- Final Plat
- Declaration of Covenants and Restrictions
- Declaration of Reciprocal Easements, Covenants and Restrictions

Section 2: Final Development Plan Documents

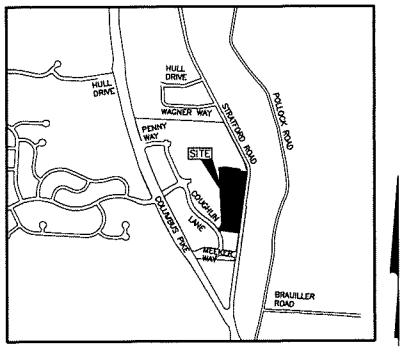
- Cover
- Site Plan
- Utility Plans (2 Sheets)
- Grading Plans (2 Sheets)
- Street Lighting Plan
- Overall Landscape Plan
- Landscape Enlargement Plans (2 Sheets)
- Clubhouse, Pool and Entry Landscape
- Typical Internal Signage Plan
- Site Details (2 Sheets)

Section 3: Architectural Documents

- Two Story Apartment Building
- Three Story Apartment Building
- Carriage House
- Clubhouse

COUGHLIN'S CROSSING APARTMENTS

FINAL DEVELOPMENT PLAN



LOCATION MAP

NO SCALE

DELAWARE STRATFORD APARTMENTS LLC.

999 POLARIS, PARKWAY

COLUMBUS, OHIO 43240

PHONE : (614) 785-0015

SUBMITTAL: NOVEMBER 4, 2020

INDEX OF DRAWINGS

SITE PLAN:	SHEET 1
UTILITY PLAN:	SHEET 2-3
GRADING PLAN:	SHEET 4-5
STREET LIGHTING PLAN:	SHEET 6
LANDSCAPE PLAN:	SHEET L-102 - L-108

CIVIL ENGINEER

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

NOTES:

ALL REGULATORY SIGNS AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE OHIO MANUAL OF UNIFORM TRAFFIC AND CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS WELL AS STATE, AND LOCAL REQUIREMENTS.

THE SUPPORT MANUFACTURER SHALL CERTIFY THAT THE SIGN POSTS, AND PARTS FURNISHED MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO.

CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND ENSURE ALL CURB RAMPS & SIDEWALKS ARE FULLY COMPLIANT WITH ADA REGULATIONS.

ALL BUILDING DIMENSIONS SHOWN HEREON ARE APPROXIMATE.

SITE STATISTICS:

TOTAL ACREAGE:	±9.734 ACRES
TOTAL NUMBER OF BUILDINGS:	15 BUILDINGS
TOTAL NUMBER OF UNITS:	178
TOTAL GROSS DENSITY:	±18.29 LOTS/ACRE
TOTAL NUMBER OF PARKING:	364
GARAGE SPACES:	50
ADA SPACES:	10
SURFACE SPACES:	304
PARKING DENSITY:	±2.04 SPACES / UNIT
TOTAL OPEN SPACE:	±2.0 ACRES (SEE OPEN SPACE PLAN)

LOT COVERAGE CALCULATIONS:

TOTAL SITE AREA:	±423,997 S.F
TOTAL BUILDING AREA:	±105,000 S.F
CLUB HOUSE AREA:	±4,500 S.F
PAVEMENT / PARKING AREA:	±135,000 S.F
BIKE PATH AREA:	±5,500 S.F
SIDEWALK AREA:	±23,000 S.F
POOL DECK AREA:	±5,500 S.F
TOTAL LOT COVERAGE:	±278,500 S.F (±66%)

SUBAREA 2 ZONING REQUIREMENTS:

SITE ZONING:

COUGHLINS CROSSING:	PMUD
SUBAREA 2:	STRATFORD SOUTH
LAND USE CATEGORY:	FLAT APARTMENTS, NONCOMMERCIAL, RECREATIONAL FACILITIES, PATIOS OPEN SPACE

LOT STANDARDS:

MINIMUM LOT AREA:	±9.734 ACRES
MINIMUM LOT WIDTH & FRONTAGE:	AS APPROVED IN PDP
MAXIMUM LOT COVERAGE: (ALL IMPERVIOUS AREAS)	70%

BUILDING SETBACKS:

STRATFORD ROAD:	60'
COUGHLIN LANE:	60'
PERIMETER (NORTH):	0'
PERIMETER (SOUTH):	20'

PARKING SETBACKS:

STRATFORD ROAD:	60'
COUGHLIN LANE:	40'
PERIMETER (NORTH):	0'
PERIMETER (SOUTH):	0'

MINIMUM UNIT SQUARE FOOTAGE:

800 S.F. FOR 1 BEDROOM UNITS
+200 S.F. FOR EACH BEDROOM

MAXIMUM BUILDING HEIGHT:

2 STORY:	35'
3 STORY:	50

BUILDING BREAKDOWN:

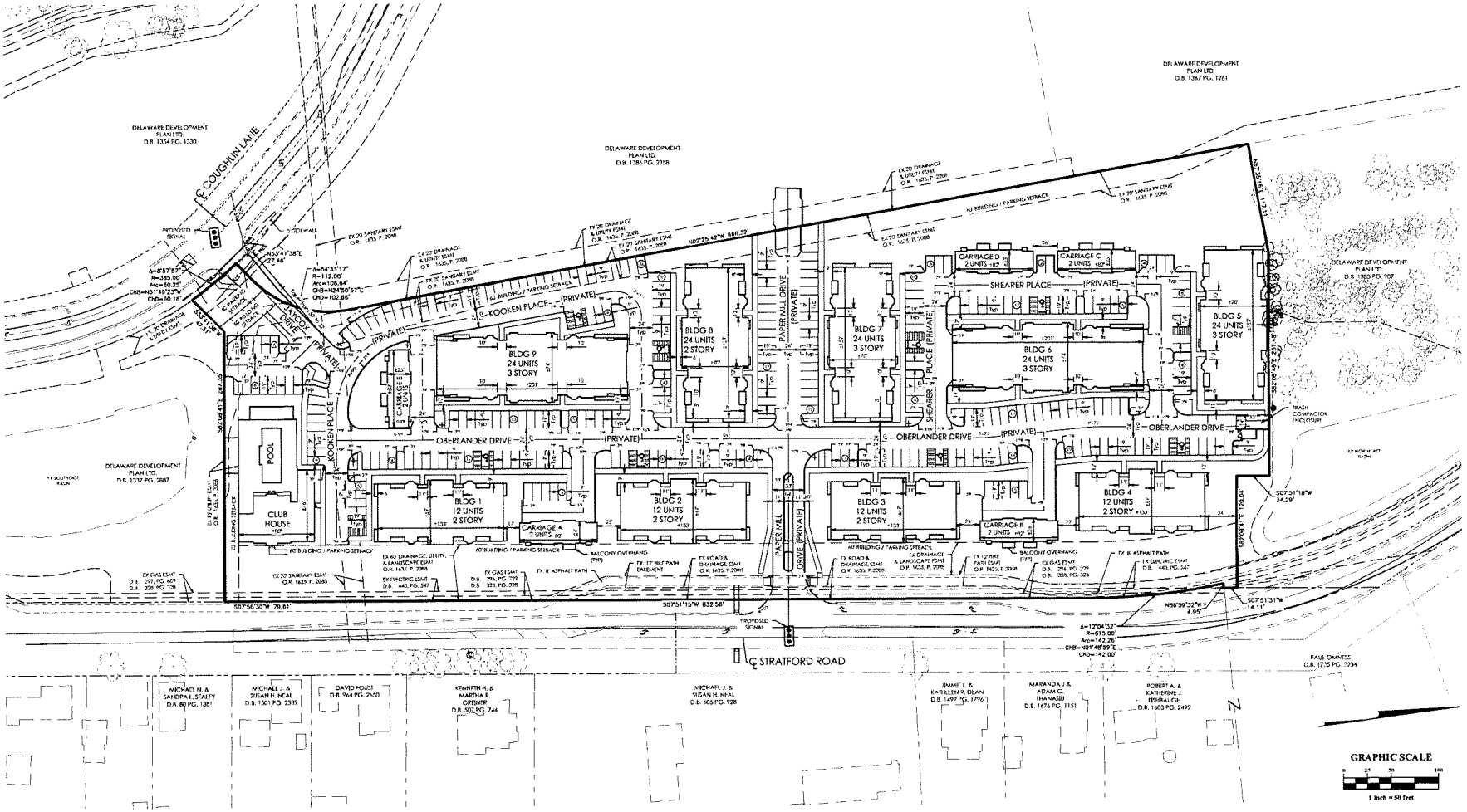
(5) CARRIAGE BUILDINGS, 2 DU/ BLDG = 10 DU'S
- BUILDING A-E
- 6 GARAGES / BUILDING = 30 GARAGES

(4) 2-STORY APARTMENT BUILDINGS, 12 DU/ BLDG = 48 DU'S
- BUILDINGS 1-4
- NO GARAGES

(3) 3-STORY APARTMENT BUILDINGS, 24 DU/ BLDG = 72 DU'S
- BUILDINGS 5, 7 & 8
- NO GARAGES

(2) 3-STORY APARTMENT BUILDINGS, 24 DU/ BLDG = 48 DU'S
- BUILDINGS 6 & 9
- 10 GARAGES / BUILDING = 20 GARAGES

(1) CLUB HOUSE



MARK	DATE	DESCRIPTION
REVISIONS		

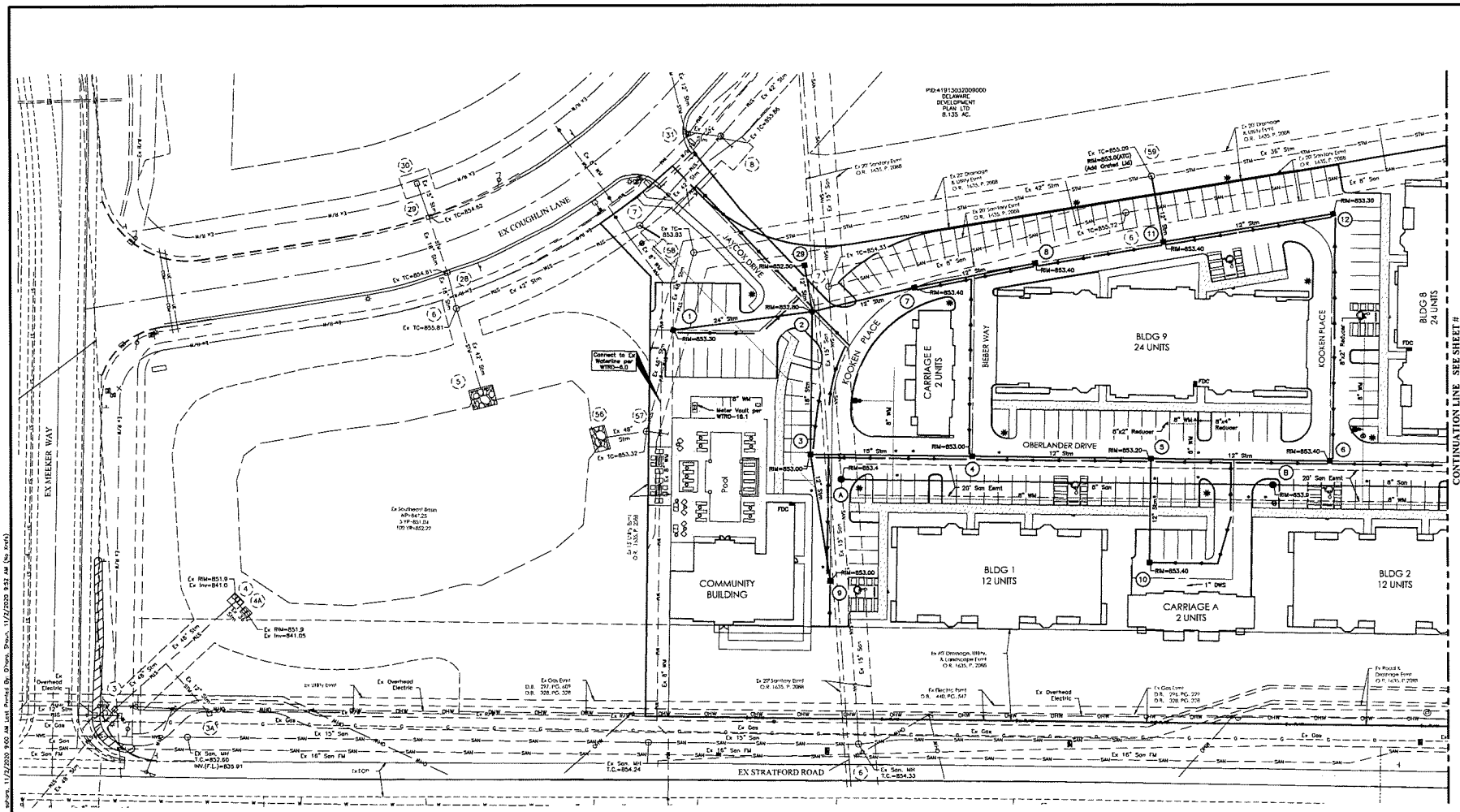
DELAWARE STRATFORD APARTMENTS LLC.
3909 STEPHENS HALL WAY, SUITE 225
COLUMBUS, OHIO 43219
PHONE: (614) 785-0015

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COUGHLIN'S CROSSING APARTMENTS
SITE PLAN

EMHT
Environmental Design Group, Inc.
Planning, Landscape Architecture & Ethics, Inc.
300 West Third Avenue, Columbus, OH 43201
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE: November 4, 2020
SCALE: 1" = 50'
JOB NO.: 20200343
SHEET: 1/6

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LEGEND

Proposed Storm Sewer	
Proposed Sanitary Sewer	
Proposed Watermain	
Existing Storm Sewer	
Existing Sanitary Sewer	
Existing Watermain	
4" Underdrain (See Detail, Sheet 3)	
6' Sidewalk (Combined Curb & Walk Where up against curb)	
5' Sidewalk (Combined Curb & Walk Where up against curb)	
Concrete Dumpster Pad (See Detail, Sheet 3)	
ATC	Adjust To Grade
FDC	Fire Department Connection
DWS	Domestic Water Service
FWS	Fire Water Service
*	Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and structures and all proposed water mains.

GRAPHIC SCALE

1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

DELAWARE STRATFORD APARTMENTS LLC.
P.O. BOX 1488
COLUMBUS, OHIO 43216
PHONE: (614) 785-0915

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COUGHLIN'S CROSSING APARTMENTS
UTILITY PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Fax: 614.775.4800

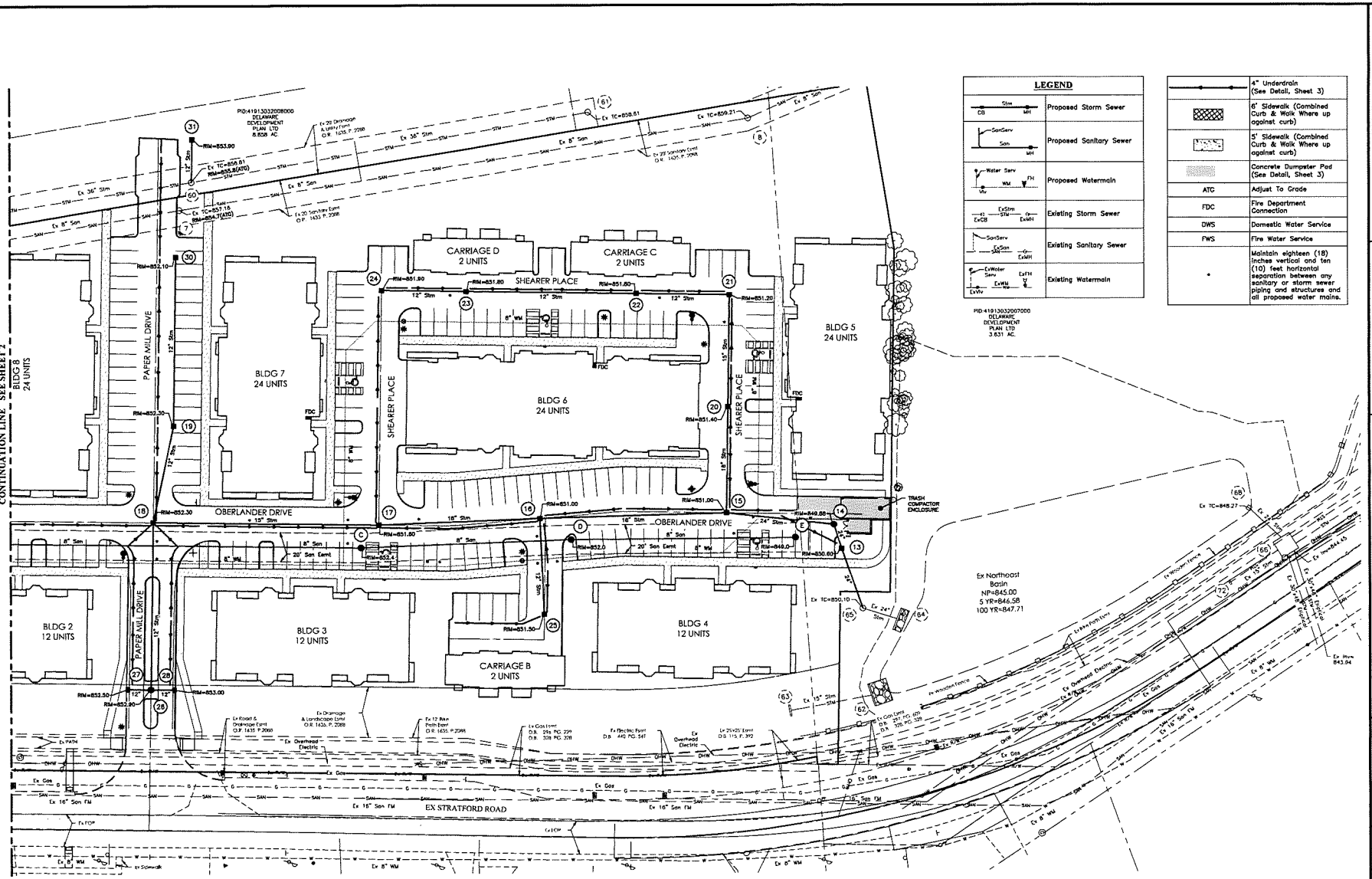
DATE
November 4, 2020

SCALE
1" = 50'

JOB NO.
20200343

SHEET
2/6

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REVISIONS

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DELAWARE STRATFORD APARTMENTS LLC.
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: (614) 785-0115

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COUGHLIN'S CROSSING APARTMENTS

UTILITY PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

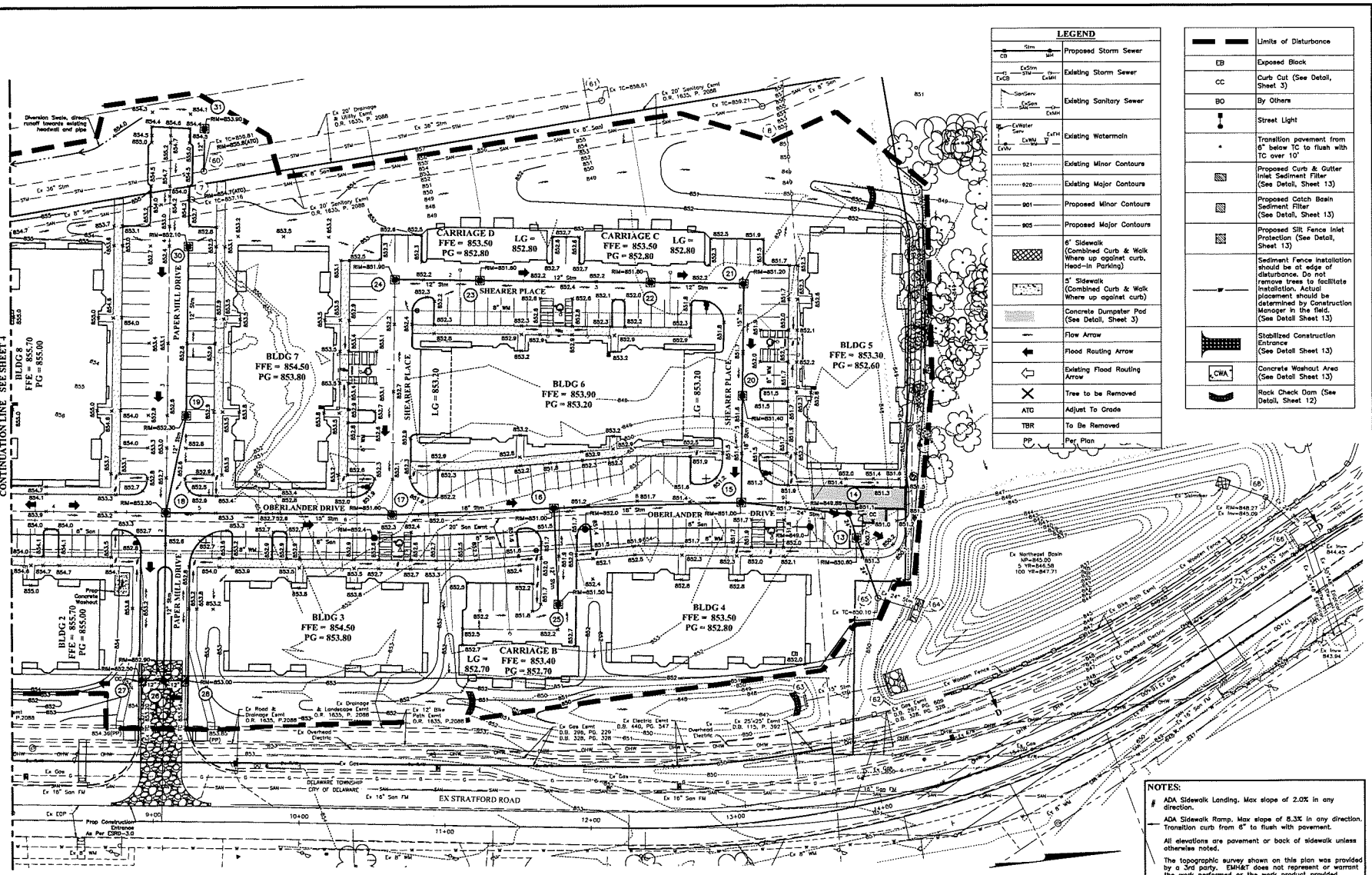
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JOB NO.
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SHEET
3/6

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REVISIONS

MARK	DATE	DESCRIPTION

DELAWARE STRATFORD APARTMENTS LLC.
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: (614) 792-0418

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

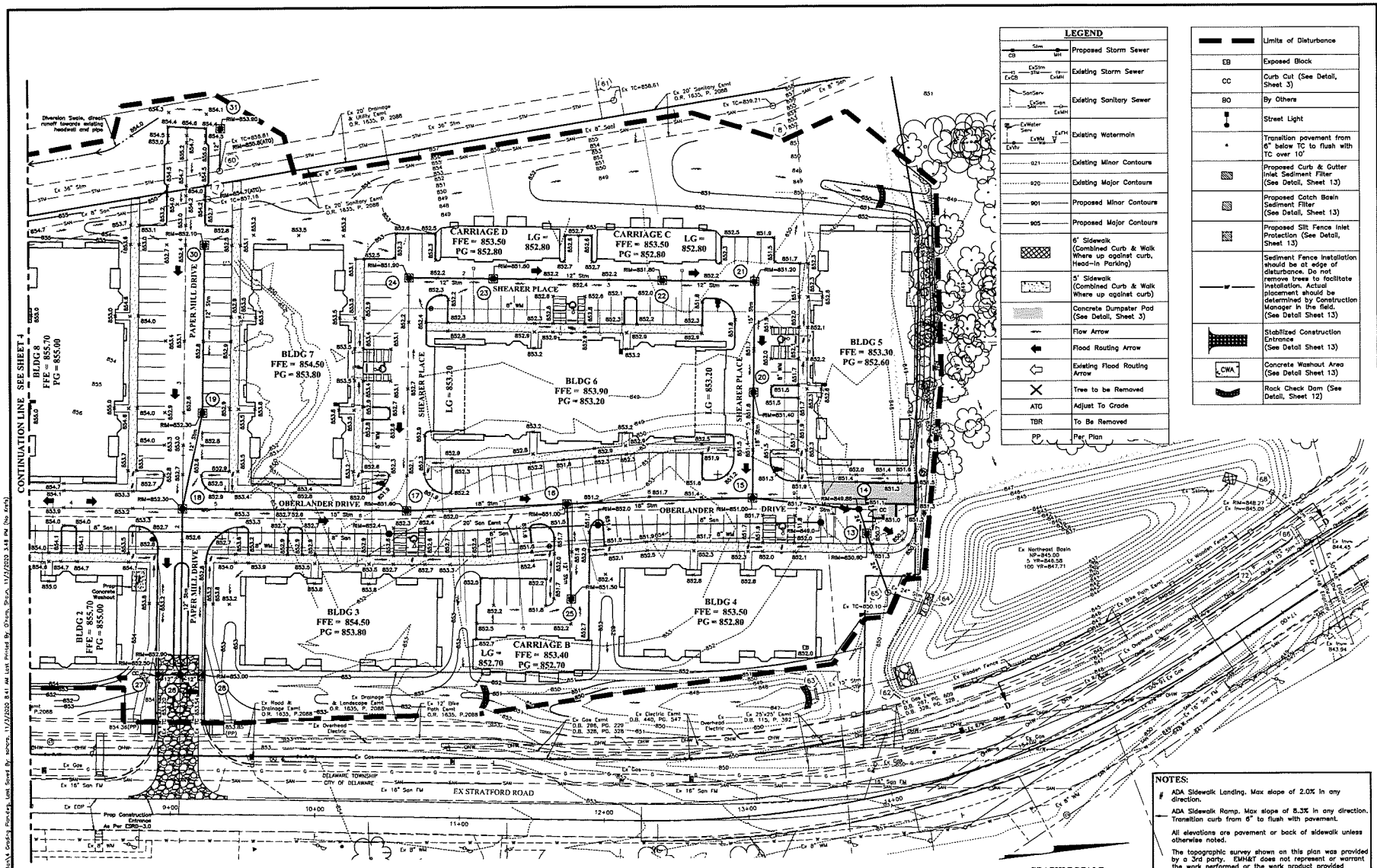
COUGHLIN'S CROSSING APARTMENTS

GRADING PLAN

EMH&T
Engineers, Surveyors, Planners & Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE: November 4, 2020
SCALE: 1" = 30'
JOB NO.: 20200343
SHEET: 5/6

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LEGEND	
Storm CB MH	Proposed Storm Sewer
ExStrm ExCB ExMH	Existing Storm Sewer
SanSew ExSan ExMH	Existing Sanitary Sewer
ExWater Serv ExFH ExWM ExHy	Existing Watermain
021	Existing Minor Contours
020	Existing Major Contours
901	Proposed Minor Contours
905	Proposed Major Contours
	6' Sidewalk (Combined Curb & Walk Where up against curb, Head-in Parking)
	5' Sidewalk (Combined Curb & Walk Where up against curb)
	Concrete Dumpster Pad (See Detail, Sheet 3)
	Flow Arrow
	Flood Routing Arrow
	Existing Flood Routing Arrow
X	Tree to be Removed
ATG	Adjust To Grade
TBR	To Be Removed
PP	Per Plan

	Limits of Disturbance
EB	Exposed Block
CC	Curb Cut (See Detail, Sheet 3)
BO	By Others
	Street Light
	Transition pavement from 6" below TC to flush with TC over 10'
	Proposed Curb & Gutter Inlet Sediment Filter (See Detail, Sheet 13)
	Proposed Catch Basin Sediment Filter (See Detail, Sheet 13)
	Proposed Silt Fence Inlet Protection (See Detail, Sheet 13)
	Sediment Fence Installation should be at edge of disturbance. Do not remove trees to facilitate installation. Actual placement should be determined by Construction Manager in the field. (See Detail Sheet 13)
	Stabilized Construction Entrance (See Detail Sheet 13)
CWA	Concrete Washout Area (See Detail Sheet 13)
	Rock Check Dam (See Detail, Sheet 12)

GRAPHIC SCALE
0 15 30 60
1 Inch = 30 feet

NOTES:

1. ADA Sidewalk Landing. Max slope of 2.0% in any direction.
2. ADA Sidewalk Ramp. Max slope of 8.3% in any direction. Transition curb from 6" to flush with pavement.

All elevations are pavement or back of sidewalk unless otherwise noted.

The topographic survey shown on this plan was provided by a 3rd party. EMH&T does not represent or warrant the work performed or the work product provided associated with the existing topography. The Contractor shall be responsible to verify site conditions and topography prior to the initiation of any site work or disturbance. Initiation of any site work by the Contractor shall be deemed an acceptance of the existing conditions and topography.

REVISIONS

MARK	DATE	DESCRIPTION

DELAWARE STRATFORD APARTMENTS LLC.
99 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: (614) 785-1615

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COUGHLIN'S CROSSING APARTMENTS

GRADING PLAN

EMHT
Envisio, Management & Tech., Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

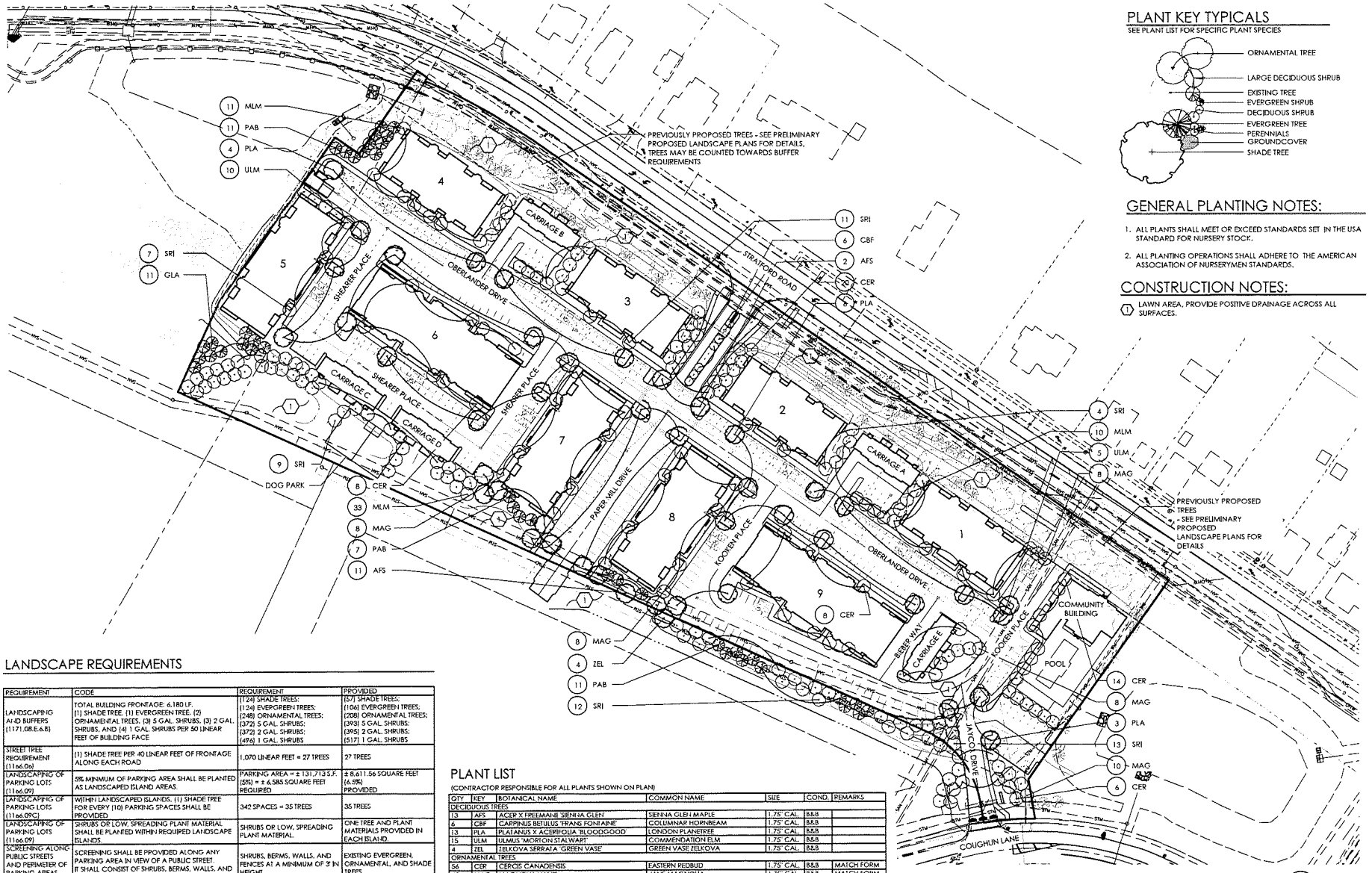
DATE
November 4, 2020

SCALE
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JOB NO.
20200343

SHEET
5/6

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PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

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.

CONSTRUCTION NOTES:

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

LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIREMENT	PROVIDED
LANDSCAPING AND BUFFERS (1171.08.E.6.B)	TOTAL BUILDING FRONTAGE: 6,180 LF. (1) SHADE TREE. (1) EVERGREEN TREE. (2) ORNAMENTAL TREES. (3) 5 GAL. SHRUBS. (3) 2 GAL. SHRUBS, AND (4) 1 GAL. SHRUBS PER 50 LINEAR FEET OF BUILDING FACE	(124) SHADE TREES; (124) EVERGREEN TREES; (248) ORNAMENTAL TREES; (372) 5 GAL. SHRUBS; (372) 2 GAL. SHRUBS; (496) 1 GAL. SHRUBS	(57) SHADE TREES; (106) EVERGREEN TREES; (208) ORNAMENTAL TREES; (393) 5 GAL. SHRUBS; (395) 2 GAL. SHRUBS; (517) 1 GAL. SHRUBS
STREET TREE REQUIREMENT (1166.06)	(1) SHADE TREE PER 40 LINEAR FEET OF FRONTAGE ALONG EACH ROAD	1,070 LINEAR FEET = 27 TREES	27 TREES
LANDSCAPING OF PARKING LOTS (1166.09)	5% MINIMUM OF PARKING AREA SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS.	PARKING AREA = ± 131,713 S.F. (5%) = ± 6,585 SQUARE FEET REQUIRED	± 8,611.56 SQUARE FEET (6.5%) PROVIDED
LANDSCAPING OF PARKING LOTS (1166.09C)	WITHIN LANDSCAPED ISLANDS, (1) SHADE TREE FOR EVERY (10) PARKING SPACES SHALL BE PROVIDED	342 SPACES = 35 TREES	35 TREES
LANDSCAPING OF PARKING LOTS (1166.09)	SHRUBS OR LOW, SPREADING PLANT MATERIAL SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIAL.	ONE TREE AND PLANT MATERIALS PROVIDED IN EACH ISLAND.
SCREENING ALONG PUBLIC STREETS AND PERIMETER OF PARKING AREAS (1166.09)	SCREENING SHALL BE PROVIDED ALONG ANY PARKING AREA IN VIEW OF A PUBLIC STREET. IT SHALL CONSIST OF SHRUBS, BERMS, WALLS, AND FENCES AT A MINIMUM OF 3' IN HEIGHT.	SHRUBS, BERMS, WALLS, AND FENCES AT A MINIMUM OF 3' IN HEIGHT.	EXISTING EVERGREEN, ORNAMENTAL, AND SHADE TREES
SCREENING OF ACCESSORY USES (1166.10a3)	TRASH RECEPTACLES SHALL BE SCREENED ACCORDING TO SECTION (1166.08e)	VEGETATION, WALL, OR FENCE USED TO FORM A SOLID, CONTINUOUS VISUAL SCREEN	MASONRY ENCLOSED

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
DECIDUOUS TREES						
13	AFS	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	1.75" CAL.	B&B	
6	CBF	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	1.75" CAL.	B&B	
13	PLA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	1.75" CAL.	B&B	
15	ULM	ULMUS 'MORTON STALWART'	COMMENDATION ELM	1.75" CAL.	B&B	
4	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	1.75" CAL.	B&B	
ORNAMENTAL TREES						
56	CER	CERCIS CANADENSIS	EASTERN REDBUD	1.75" CAL.	B&B	MATCH FORM
42	MAG	MAGNOLIA 'JANE'	JANE MAGNOLIA	1.75" CAL.	B&B	MATCH FORM
54	MLM	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1.75" CAL.	B&B	MATCH FORM
36	SRI	SYRINGA PETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	1.75" CAL.	B&B	MATCH FORM
EVERGREEN TREES						
29	PAB	PICEA ABIES	NORWAY SPRUCE	5-6 HGT.	B&B	
11	GLA	PICEA GLAUCA	WHITE SPRUCE	5-6 HGT.	B&B	

NORTH
1" = 50'
0 25' 50' 100' 150'

REVISIONS

OVERALL LANDSCAPE PLAN

COUGHLIN'S CROSSING APARTMENTS

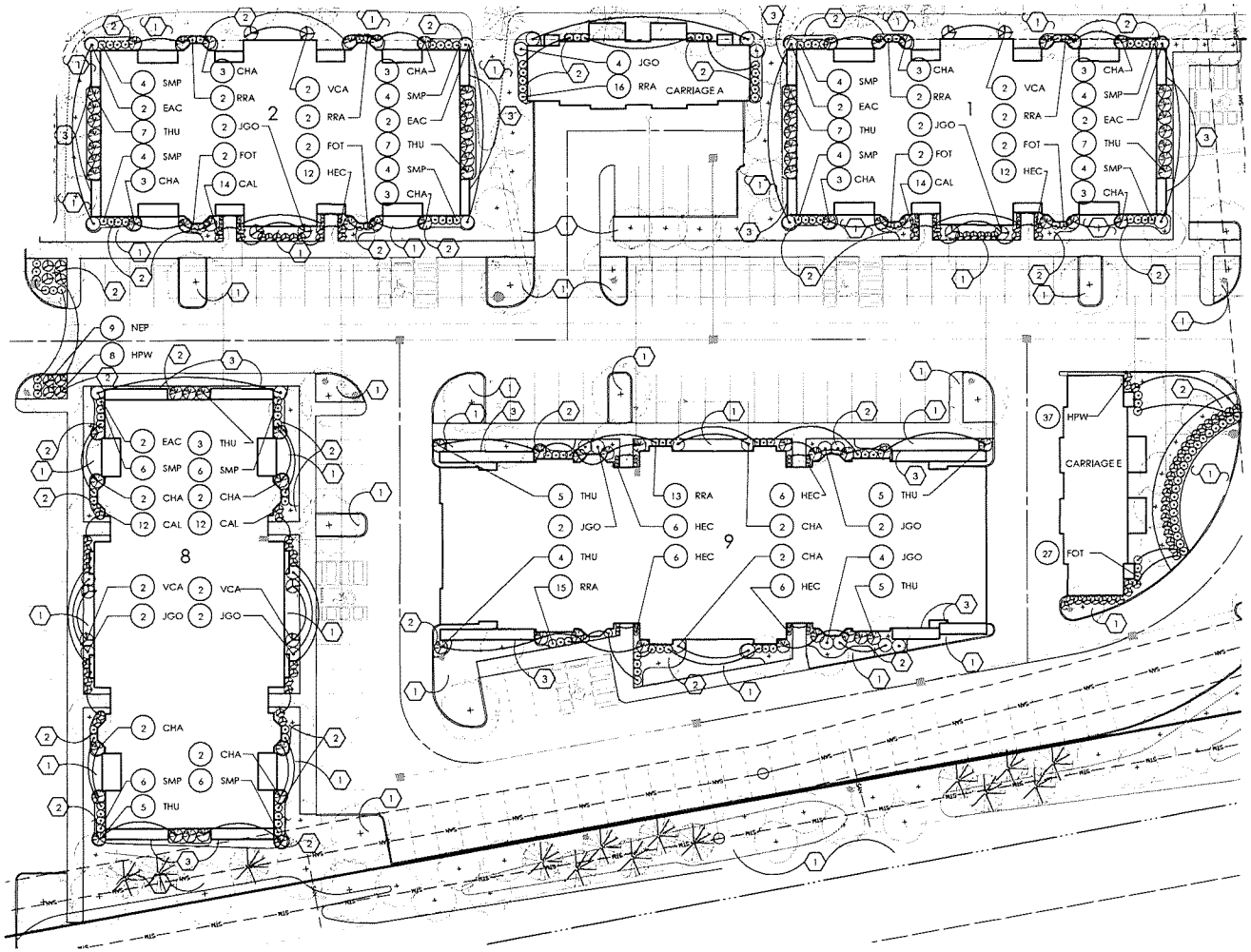
DELAWARE STRATFORD APARTMENTS LLC
JOSEPH P. FEDI
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: 614-785-0315

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

DATE 11/4/20

PROJECT XXXXX

SHEET L102



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.

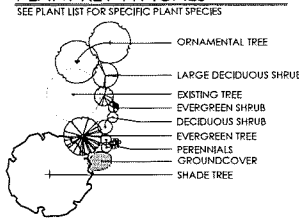
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE 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.

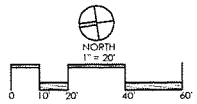
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE - SEE SHEET L107, DETAIL 1



SHEET L103 - PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
SHRUBS						
36	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLD MOP THREADLEAF CYPRESS	5 GAL.	CONT.	
10	EAC	EUONYMUS ALATA 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONT.	
35	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL.	CONT.	
45	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	5 GAL.	CONT.	
20	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL.	CONT.	
52	RRA	ROSA 'RADRAZZ'	RED KNOCK OUT SHRUB ROSE	2 GAL.	CONT.	
56	SMP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL.	CONT.	
55	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 GAL.	CONT.	
8	VCA	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
52	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	
48	HEC	HEMEROCALLIS 'EARLY BIRD CARDINAL'	EARLY BIRD CARDINAL DAY LILY	1 GAL.	CONT.	
9	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	

* ANNUALS TO BE INSTALLED BY OWNER; NOT IN INITIAL LANDSCAPE COSTS.

(CONTRACTOR RESPONSIBLE FOR ALL PLANTINGS SHOWN ON PLAN)

REVISIONS	

BUILDINGS 1,2,8 &9
ENLARGEMENT
PLANS

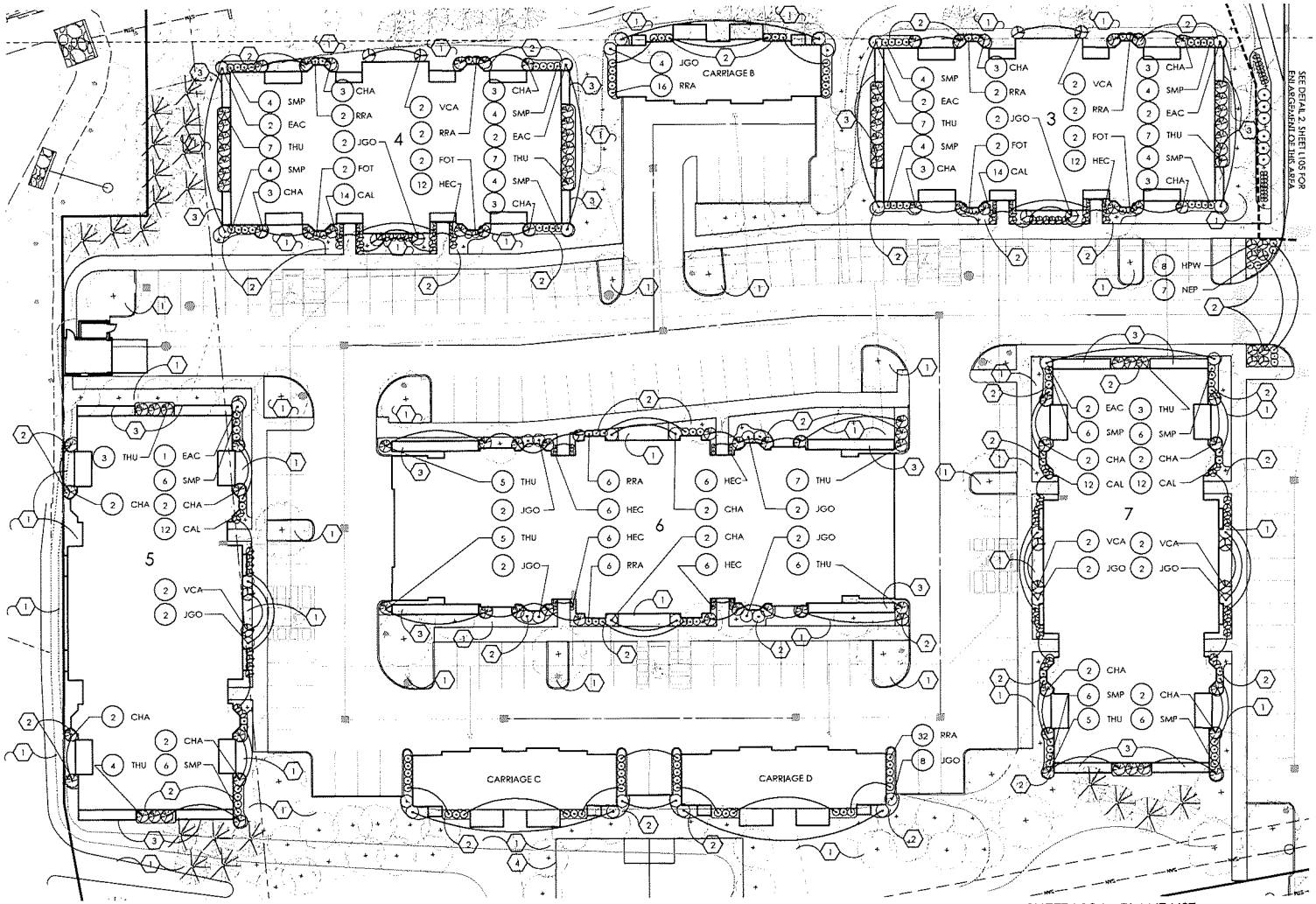
COUGHLIN'S CROSSING
APARTMENTS

DELAWARE STRATFORD APARTMENTS LLC
4567-522-OP
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: 614-785-0015

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2431 E. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/4/20
PROJECT	XXXXX
SHEET	

L103



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.

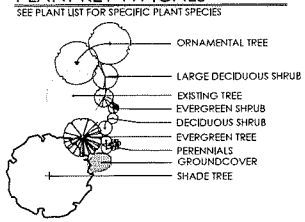
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE 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.

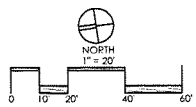
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. A/C CONDENSER SCREENING FENCE - SEE SHEET L107 / DETAIL 2
4. DOG PARK FENCE, SEE DETAIL 2, SHEET 107



SHEET L104 - PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
44	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLD MOP THREADLEAF CYPRESS	5 GAL.	CONT.	
11	EAC	EUONYMUS ALATA 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONT.	
8	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL.	CONT.	
8	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	5 GAL.	CONT.	
30	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL.	CONT.	
68	RRA	ROSA 'RADRAZZ'	RED KNOCK OUT SHRUB ROSE	2 GAL.	CONT.	
68	SMP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL.	CONT.	
66	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 GAL.	CONT.	
10	VCA	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
64	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	
48	HEC	HEMEROCALLIS 'EARLY BIRD CARDINAL'	EARLY BIRD CARDINAL DAY LILY	1 GAL.	CONT.	
7	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	

* ANNUALS TO BE INSTALLED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

(CONTRACTOR RESPONSIBLE FOR ALL PLANTINGS SHOWN ON PLAN)

REVISIONS	

BUILDINGS 3,4,5,6 & 7 ENLARGEMENT PLANS

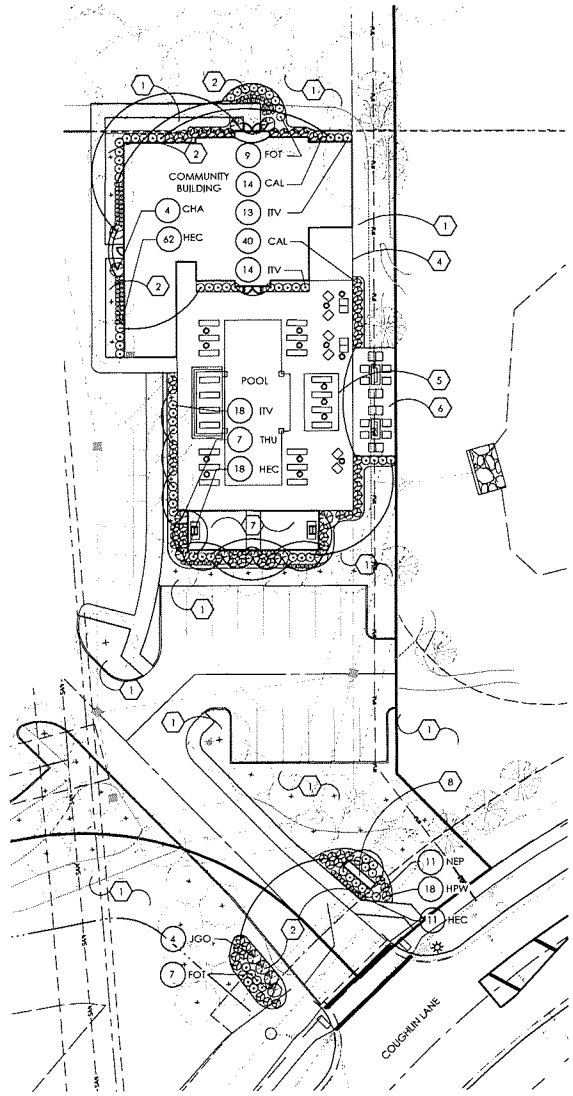
COUGHLIN'S CROSSING APARTMENTS

DELAWARE STRATFORD APARTMENTS LLC
950 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: 614-785-0015

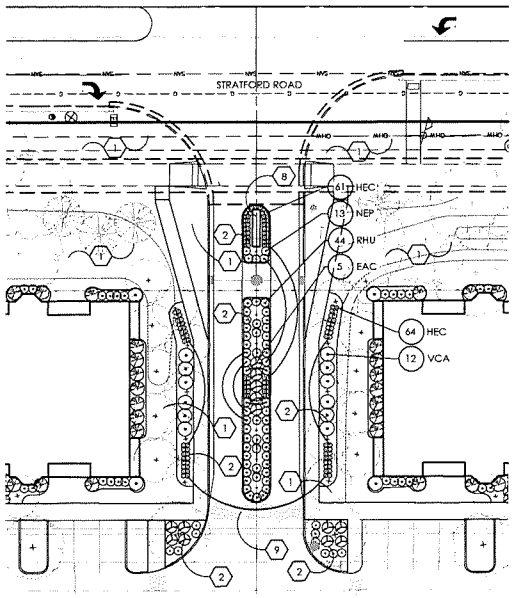
Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2331 1st Street Suite 401 Cuyahoga Falls, OH 44221
p (614) 457-1964 www.farisplanningdesign.com

DATE	11/4/20
PROJECT	XXXXX
SHEET	

L104



1 COUGHLIN LANE ENTRANCE AND POOL ENLARGEMENT
SCALE: 1"=20'



2 STRATFORD ENTRANCE ENLARGEMENT
SCALE: 1"=20'

SHEET L105 - PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
4	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLD MOP THREADLEAF CYPRESS	5 GAL.	CONT.	
5	EAC	EUONYMUS ALATA 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONT.	
16	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL.	CONT.	
18	HPW	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	5 GAL.	CONT.	
45	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	2 GAL.	CONT.	
4	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL.	CONT.	
44	RHU	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	2 GAL.	CONT.	
7	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 GAL.	CONT.	
12	VCA	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	5 GAL.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
54	CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	
21a	HEC	HEMEROCALLIS 'EARLY BIRD CARDINAL'	EARLY BIRD CARDINAL DAY LILY	1 GAL.	CONT.	
24	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	

* ANNUALS TO BE INSTALLED BY OWNER; NOT IN INITIAL LANDSCAPE COSTS.
(CONTRACTOR RESPONSIBLE FOR ALL PLANTINGS SHOWN ON PLAN)

GENERAL PLANTING NOTES:

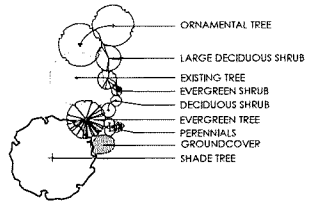
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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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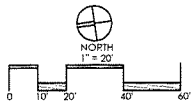
CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
4. POOL FENCE, SEE DETAIL 2, SHEET 107
5. BLACK POWDER COATED METAL PERGOLA
6. OBSERVATION DECK WITH GLASS RAILING
7. SHED STYLE PORCH COVERING GRILL AND BAR AREA
8. ENTRY SIGN, SEE DETAIL 5, SHEET L107
9. BRICK PAVERS, SEE DETAILS 3 & 4, SHEET L107

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





REVISIONS

POOL AND ENTRANCE LANDSCAPE PLANS

COUGHLIN'S CROSSING APARTMENTS
(FKA FOX TROT)
DELAWARE STRATFORD APARTMENTS LLC
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: 614-785-0015

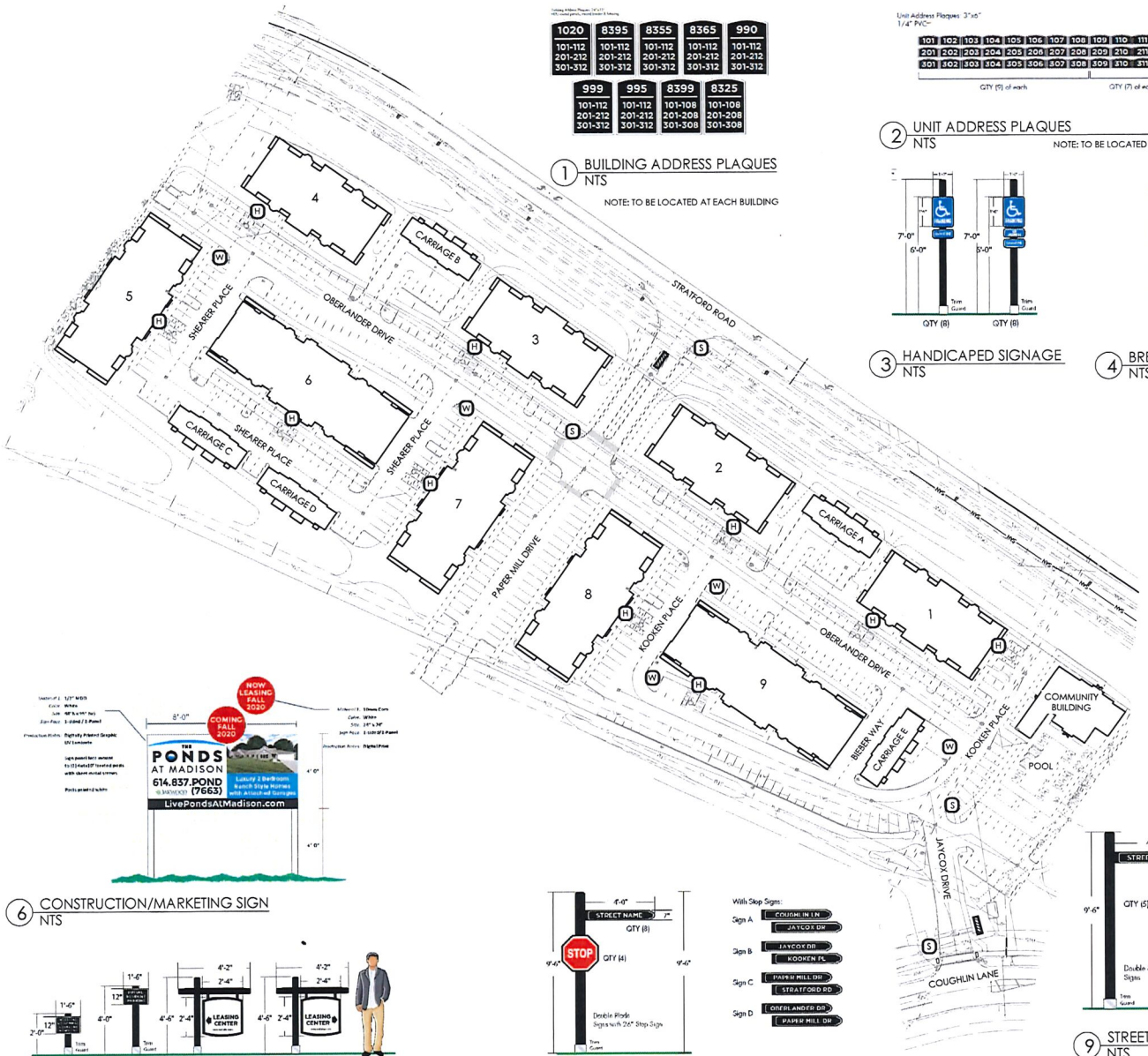
Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2431 Fifth Street Columbus, OH 43215
p (614) 487-1964 Suite 401 www.farisplanningdesign.com

DATE 11/4/20

PROJECT XXXXX

SHEET

L105



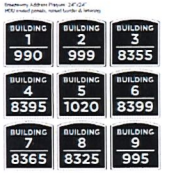
1 BUILDING ADDRESS PLAQUES
NTS

NOTE: TO BE LOCATED AT EACH BUILDING

2 UNIT ADDRESS PLAQUES
NTS

NOTE: TO BE LOCATED AT EACH ENTRANCE TO UNIT/BUILDING

3 HANDICAPED SIGNAGE
NTS



4 BREEZEWAY ADDRESS PLAQUES
NTS

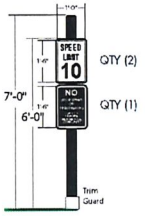
NOTE: TO BE LOCATED AT EACH BUILDING

GENERAL LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN/ 422 BEECHER RD. GAHANNA, OH/ 614.944.5085
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.

LEGEND

- ENTRY SIGN
- (H) HANDICAP SIGN
- (S) STREET SIGN WITH STOP SIGN
- (W) STREET SIGN WITHOUT STOP SIGN

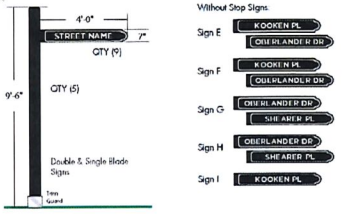


5 SPEED LIMIT SIGN
NTS

6 CONSTRUCTION/MARKETING SIGN
NTS

7 LEASING CENTER AND MISC. SIGNAGE
NTS

8 STREET SIGN DETAILS WITH STOP SIGN
NTS



9 STREET SIGN DETAILS WITHOUT STOP SIGN
NTS

NORTH
1" = 50'
0 25' 50' 100' 150'

REVISIONS

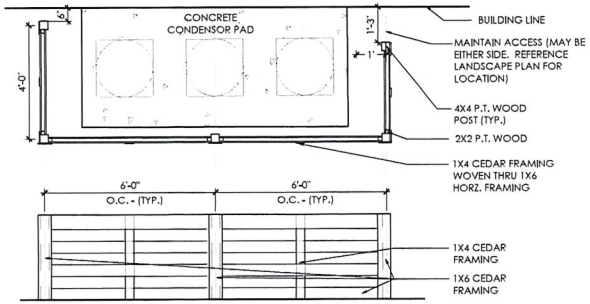
TYPICAL INTERNAL SIGNAGE PLAN

COUGHLIN'S CROSSING
PHASE 2
PREPARED FOR
ROMANELLI AND HUGHES
149 WESTCOCK RD
WESTERVILLE, OHIO 43081

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2431 E. 5th Street Columbus, OH 43219
p. (614) 487-1964 Suite 401 www.farisplanninganddesign.com

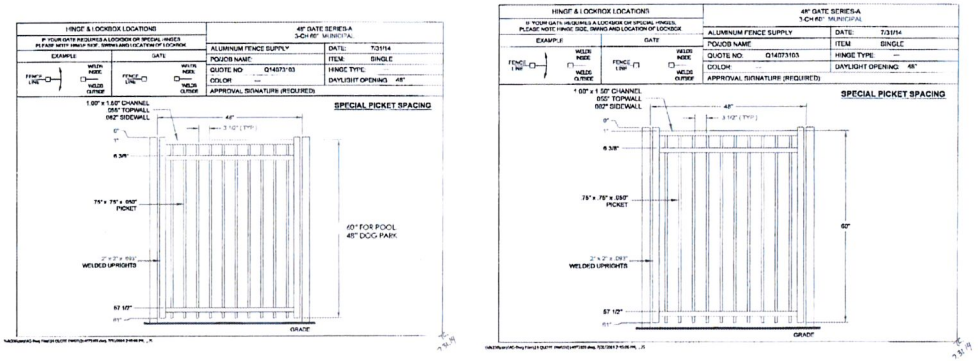
DATE 11/4/20
PROJECT XXXXX
SHEET

L106

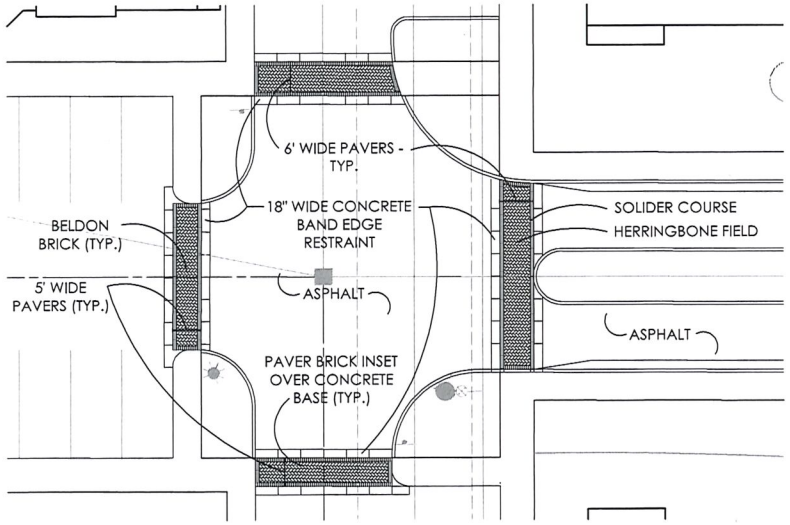


NOTE: FENCE SHALL BE PAINTED TO MATCH SHUTTERS OF ITS ASSOCIATED BUILDING.

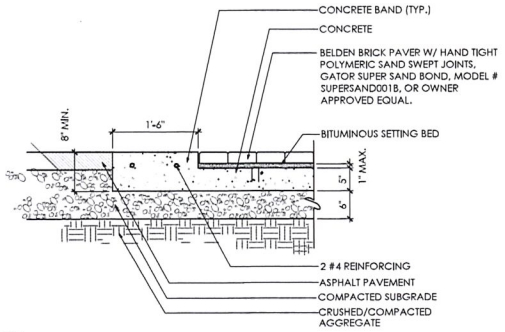
1 A/C CONDENSOR SCREENING FENCE
N.T.S.



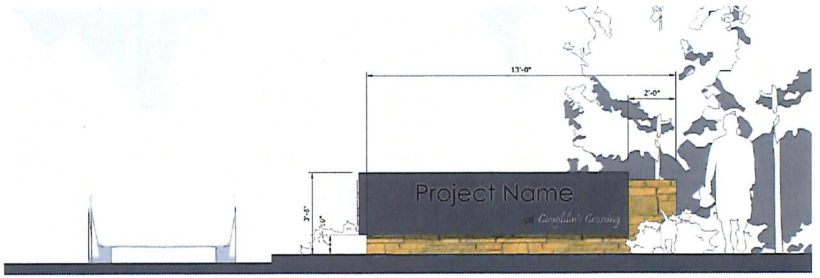
2 POOL/DOG PARK FENCE AND GATE DETAIL
SCALE: N.T.S.



3 BRICK PAVER DETAIL
SCALE: 1"=10'



4 BRICK CROSSWALK 02-2400
N.T.S.



5 ENTRY SIGNAGE DETAIL
SCALE: N.T.S.

REVISIONS	

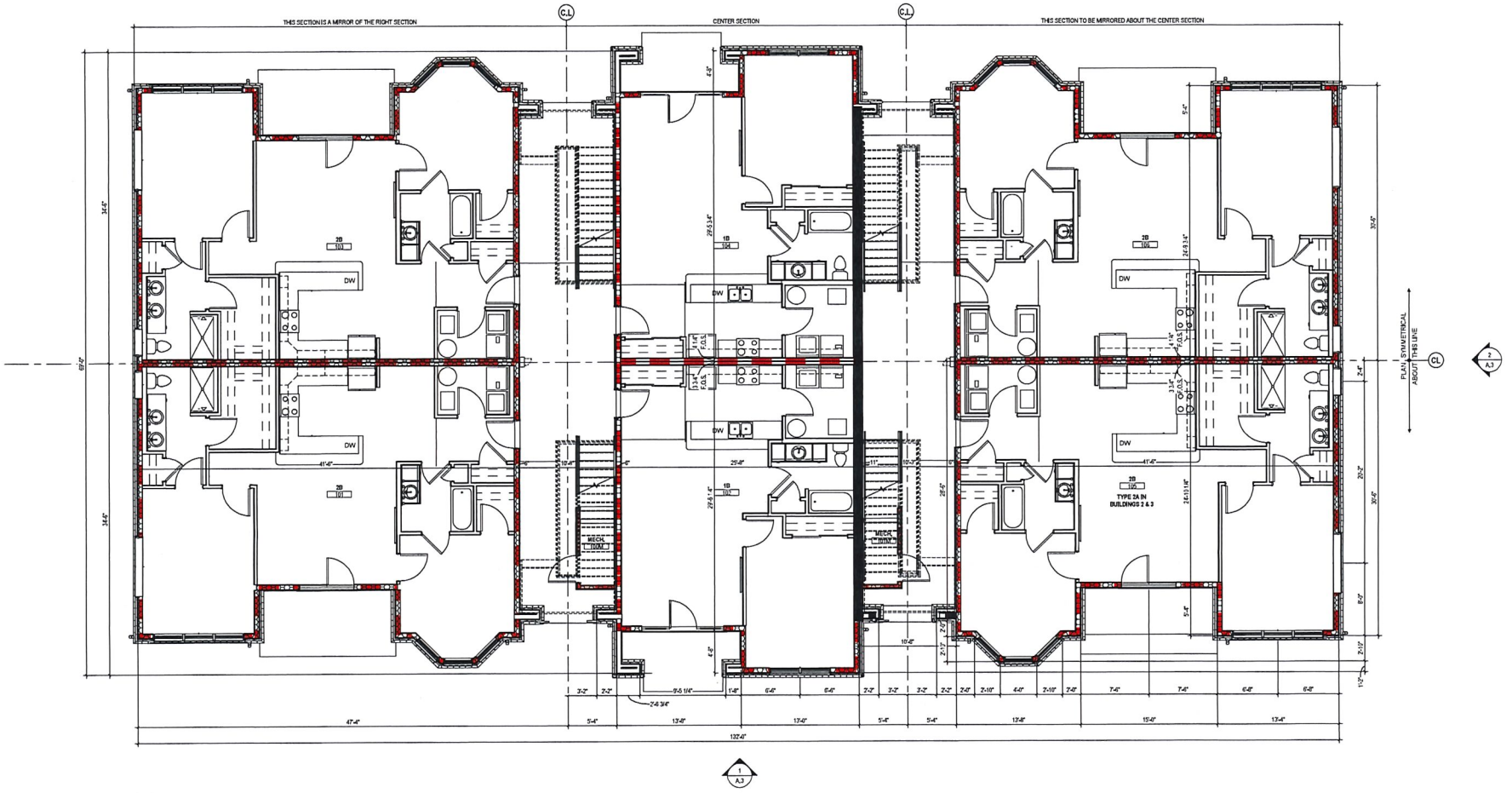
SITE DETAILS 1

COUGHLIN'S CROSSING APARTMENTS
DELAWARE STRATFORD APARTMENTS LLC
PREPARED FOR
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: 614-785-0015

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

DATE	11/4/20
PROJECT	XXXXX
SHEET	

L107



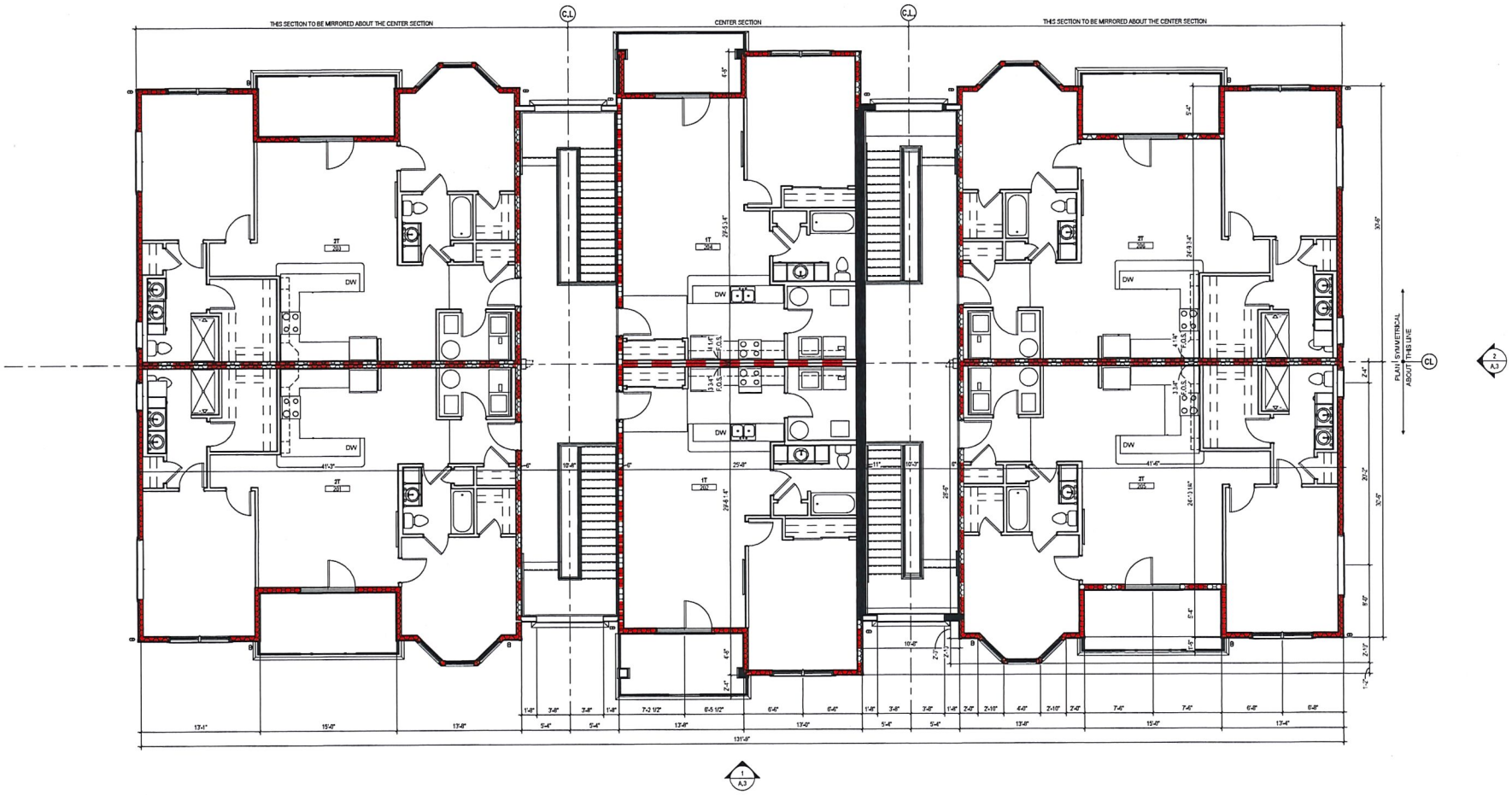
1 **PLAN** FIRST FLOOR
3/16" = 1'-0"

MOODY·NOLAN

A.1 FIRST FLOOR PLAN

COUGHLIN'S CROSSING APARTMENTS - 2 STORY BUILDING

ROCKFORD HOMES



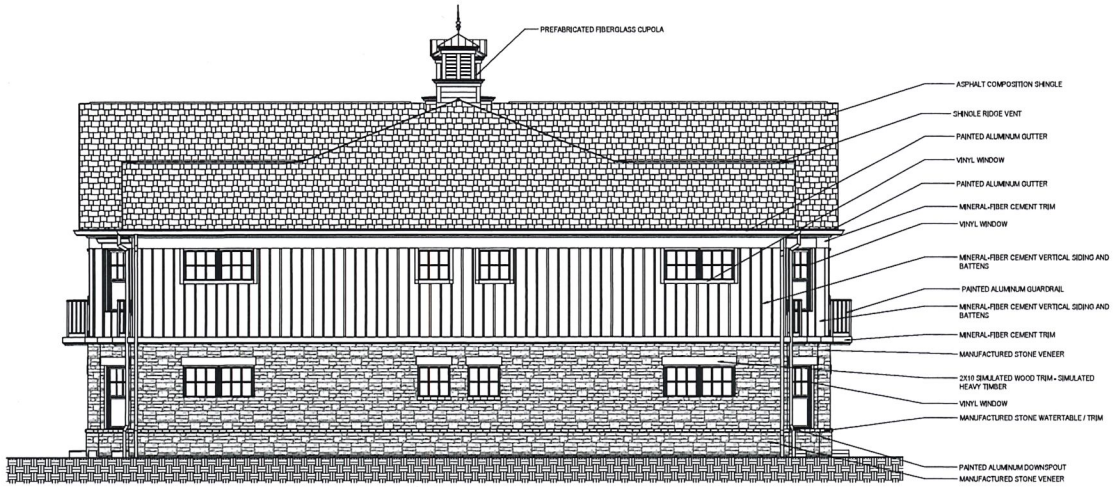
1 **PLAN** SECOND FLOOR
3/16" = 1'-0"

MOODY•NOLAN

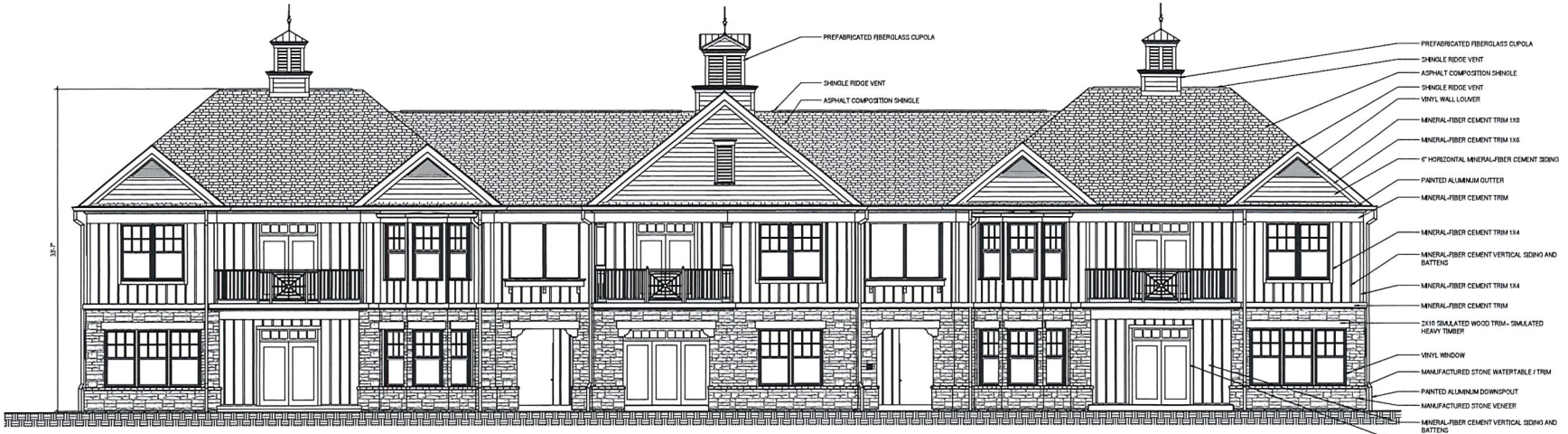
A.2 SECOND FLOOR PLAN

COUGHLIN'S CROSSING APARTMENTS - 2 STORY BUILDING

ROCKFORD HOMES



2 LEFT AND RIGHT SIDES
3/16" = 1'-0"



1 ELEVATION FRONT AND REAR
3/16" = 1'-0" REF: 1 / A101

MOODY·NOLAN

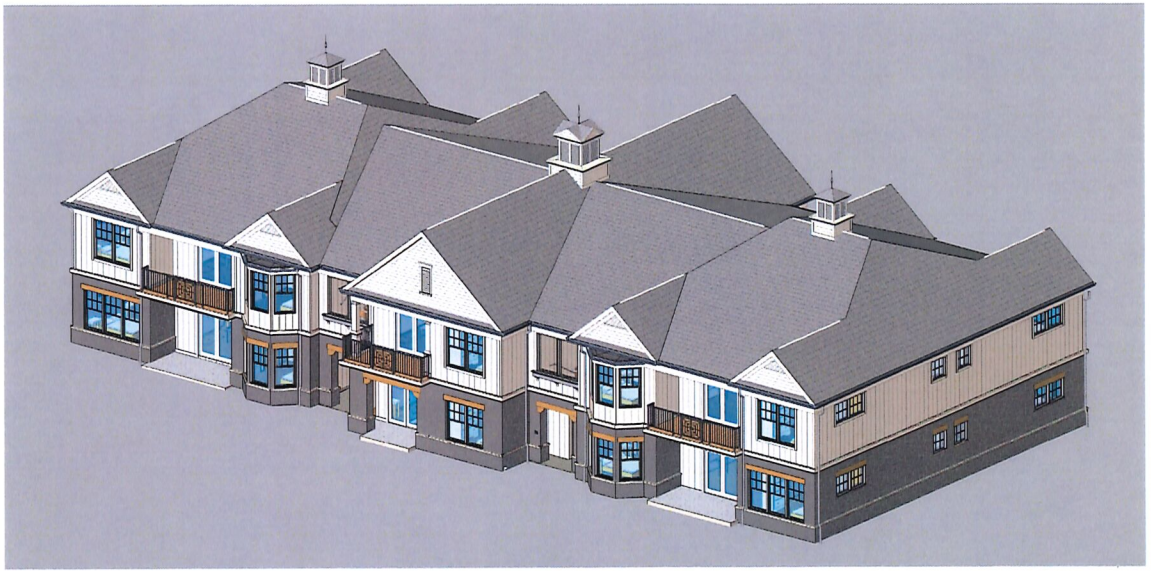
A.3 ELEVATIONS

COUGHLIN'S CROSSING APARTMENTS - 2 STORY BUILDING

ROCKFORD HOMES



2 AXONOMETRIC VIEW 2



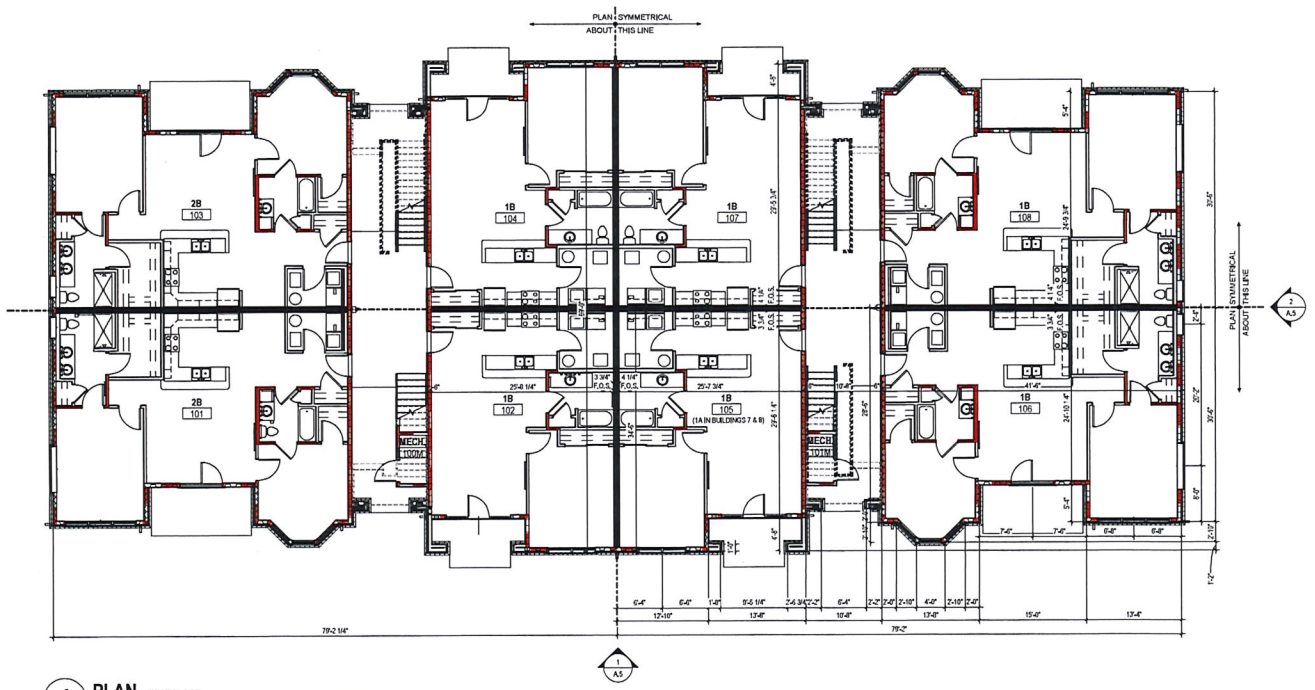
1 AXONOMETRIC VIEW 1

MOODY•NOLAN

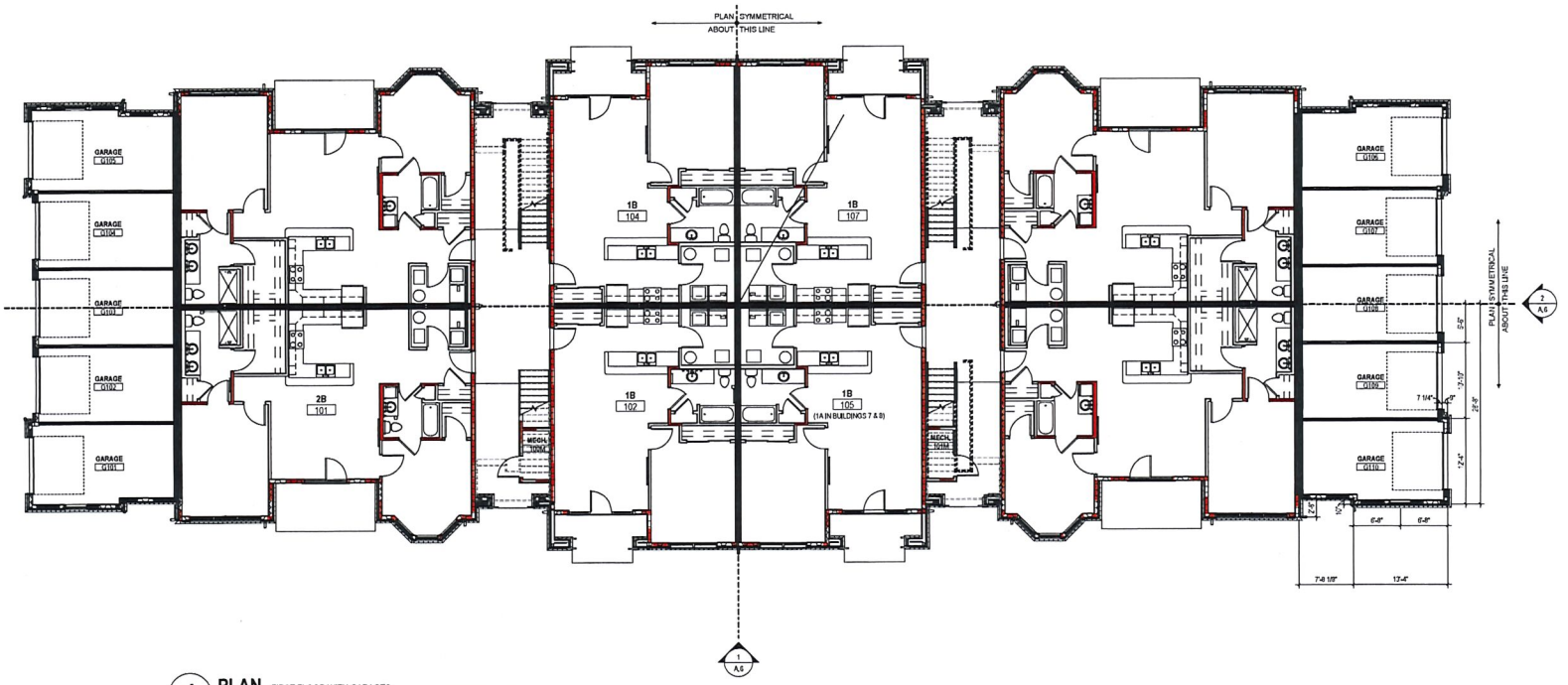
A.4 AXONIMETRIC VIEWS

COUGHLIN'S CROSSING APARTMENTS - 2 STORY BUILDING

ROCKFORD HOMES



1 PLAN FIRST FLOOR
1/8" = 1'-0"



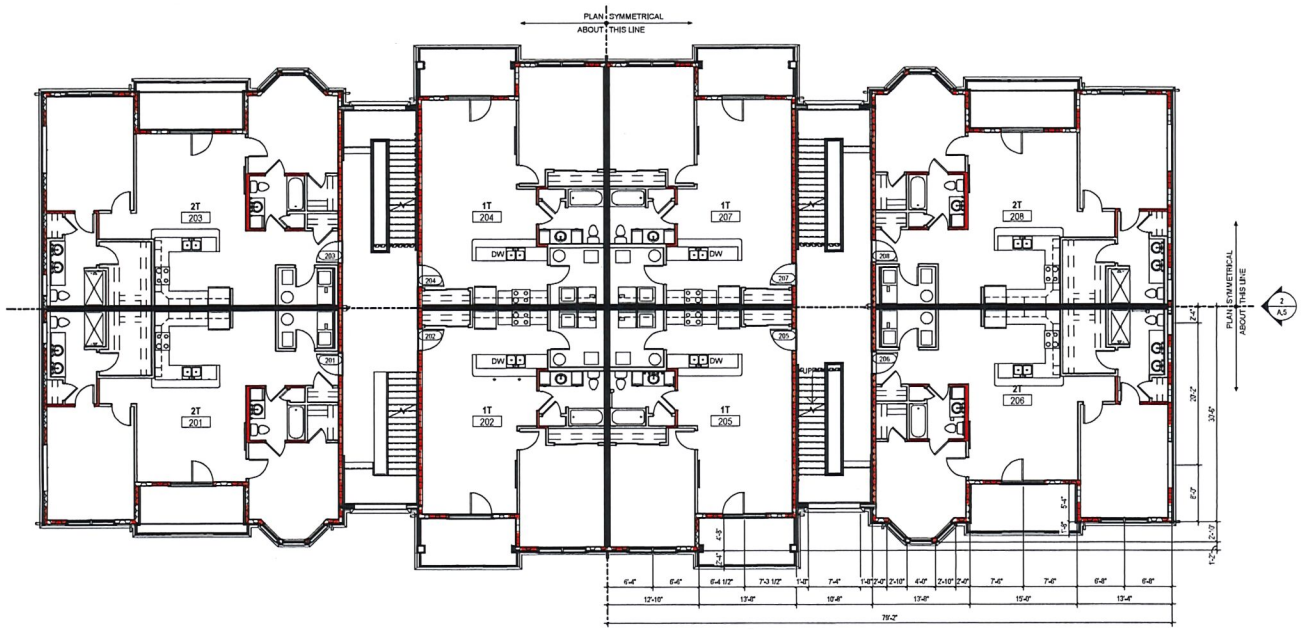
1 **PLAN** FIRST FLOOR WITH GARAGES
1/8" = 1'-0"

MOODY•NOLAN

A.2 FIRST FLOOR PLAN WITH GARAGES

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



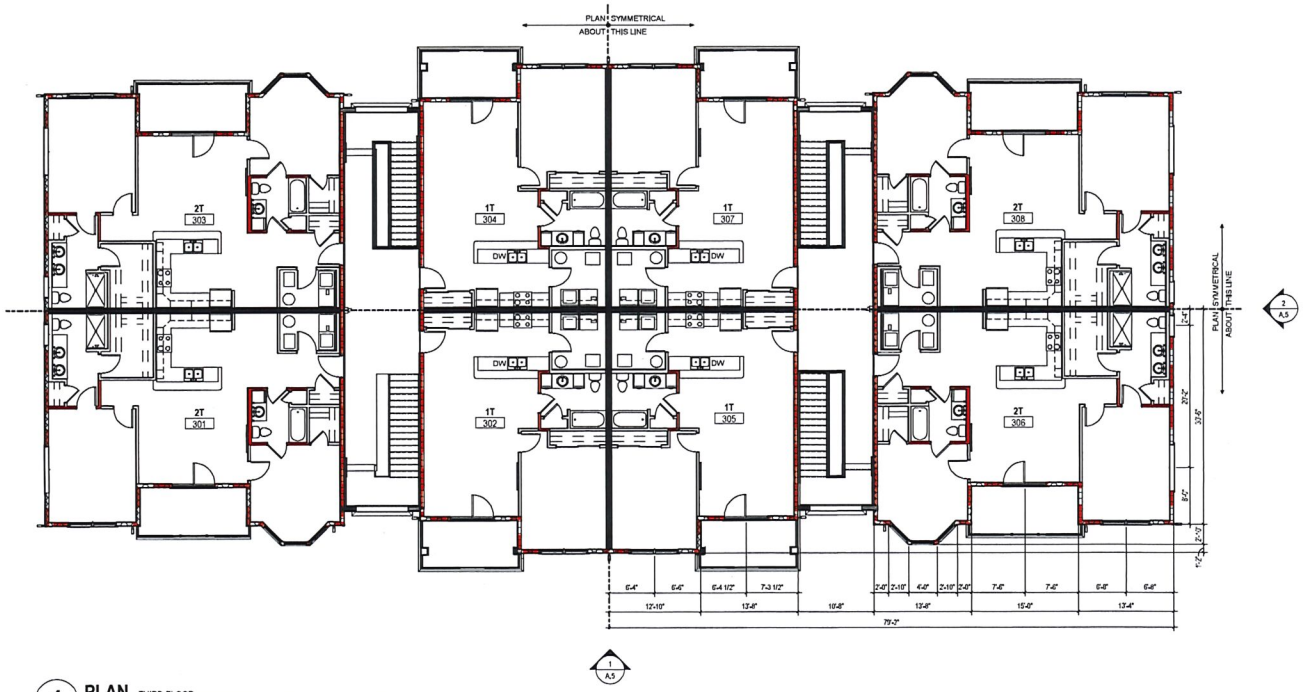
1 **PLAN** SECOND FLOOR
1/8" = 1'-0"

MOODY•NOLAN

A.3 SECOND FLOOR PLAN

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



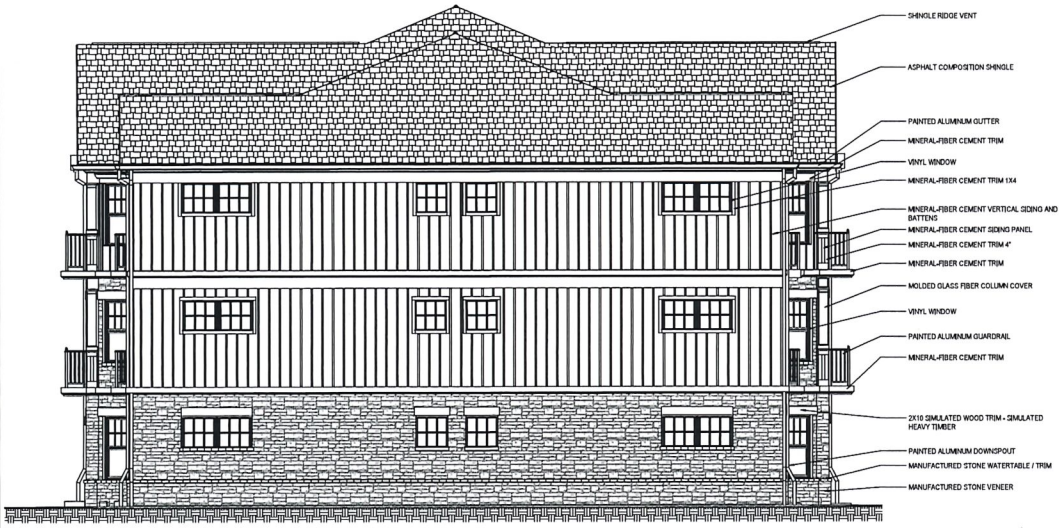
1 **PLAN** THIRD FLOOR
1/8" = 1'-0"

MOODY•NOLAN

A.4 **THIRD FLOOR PLAN**

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



2 ELEVATION SIDE
3/16" = 1'-0" REF: 1 / A102



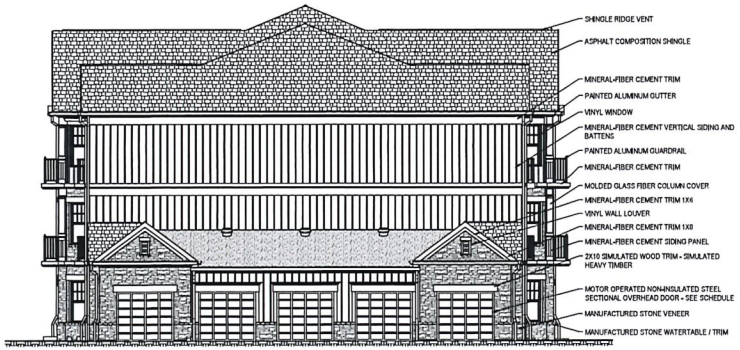
1 ELEVATION FRONT AND REAR
3/16" = 1'-0" REF: 1 / A101

MOODY•NOLAN

A.5 ELEVATIONS

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



2 ELEVATION SIDE WITH GARAGES
1/8" = 1'-0" REF: 2 / A102



1 ELEVATION FRONT / REAR WITH GARAGE
1/8" = 1'-0" REF: 2 / A101

MOODY•NOLAN

A.6 ELEVATIONS WITH GARAGES

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



4 AXONOMETRIC VIEW 2 WITH GARAGES



2 AXONOMETRIC VIEW 1



3 AXONOMETRIC VIEW 1 WITH GARAGES



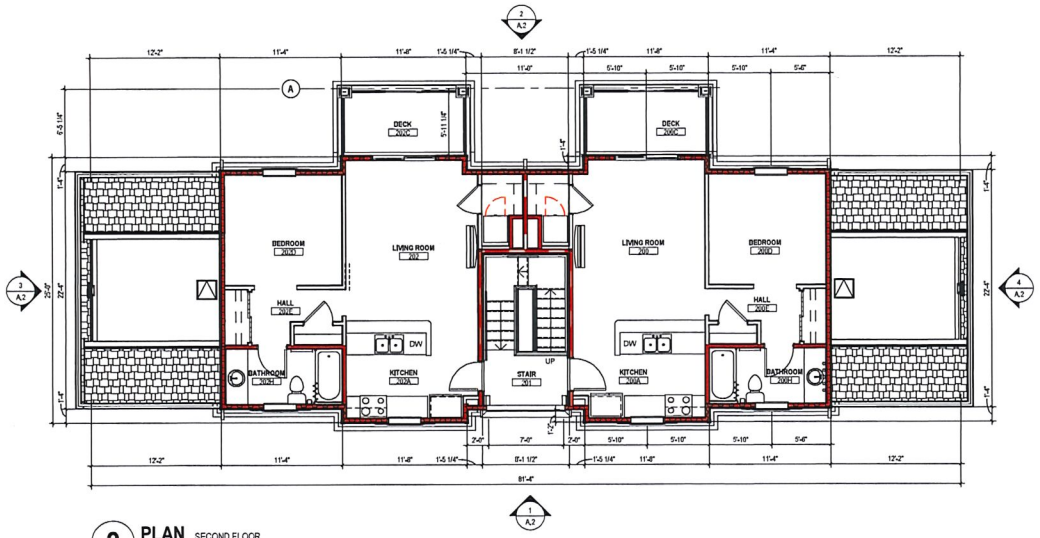
1 AXONOMETRIC VIEW 1

MOODY•NOLAN

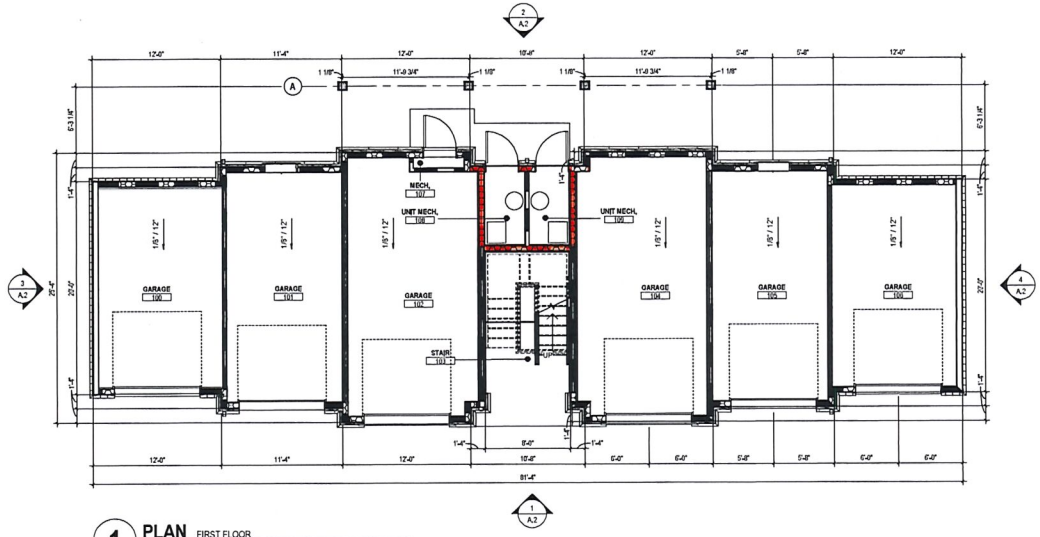
A.7 AXONIMETRIC VIEWS

COUGHLIN'S CROSSING APARTMENTS - 3 STORY BUILDING

ROCKFORD HOMES



2 PLAN SECOND FLOOR
3/16" = 1'-0"



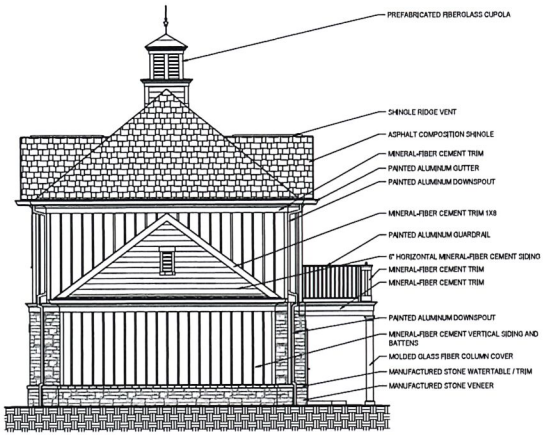
1 PLAN FIRST FLOOR
3/16" = 1'-0"

MOODY·NOLAN

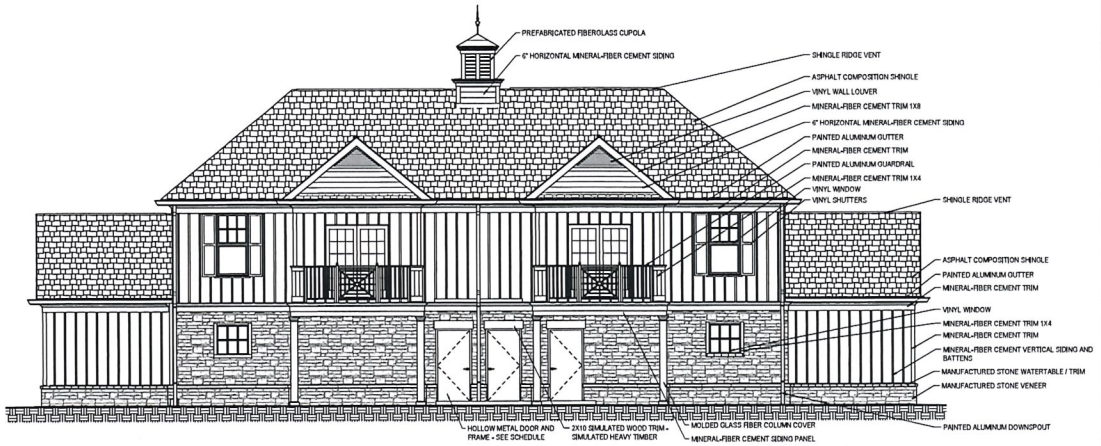
A.1 FLOOR PLANS

COUGHLIN'S CROSSING APARTMENTS - CARRIAGE HOUSE

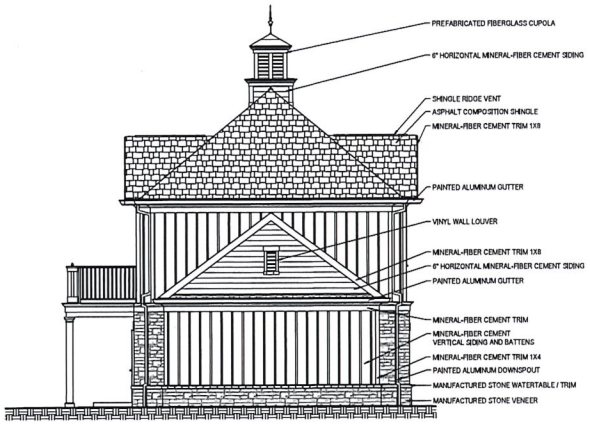
ROCKFORD HOMES



4 ELEVATION RIGHT SIDE
3/16" = 1'-0" REF: 1 / A101



2 ELEVATION REAR
3/16" = 1'-0" REF: 1 / A101



3 ELEVATION LEFT SIDE
3/16" = 1'-0" REF: 1 / A101



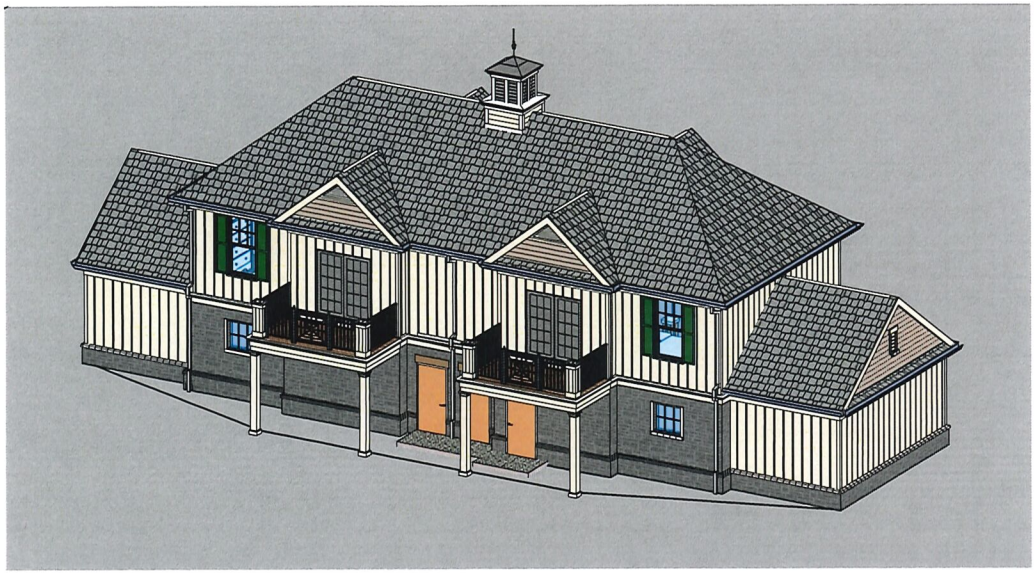
1 ELEVATION FRONT
3/16" = 1'-0" REF: 1 / A101

MOODY•NOLAN

A.2 ELEVATIONS

COUGHLIN'S CROSSING APARTMENTS - CARRIAGE HOUSE

ROCKFORD HOMES



2 AXONOMETRIC BACK LEFT



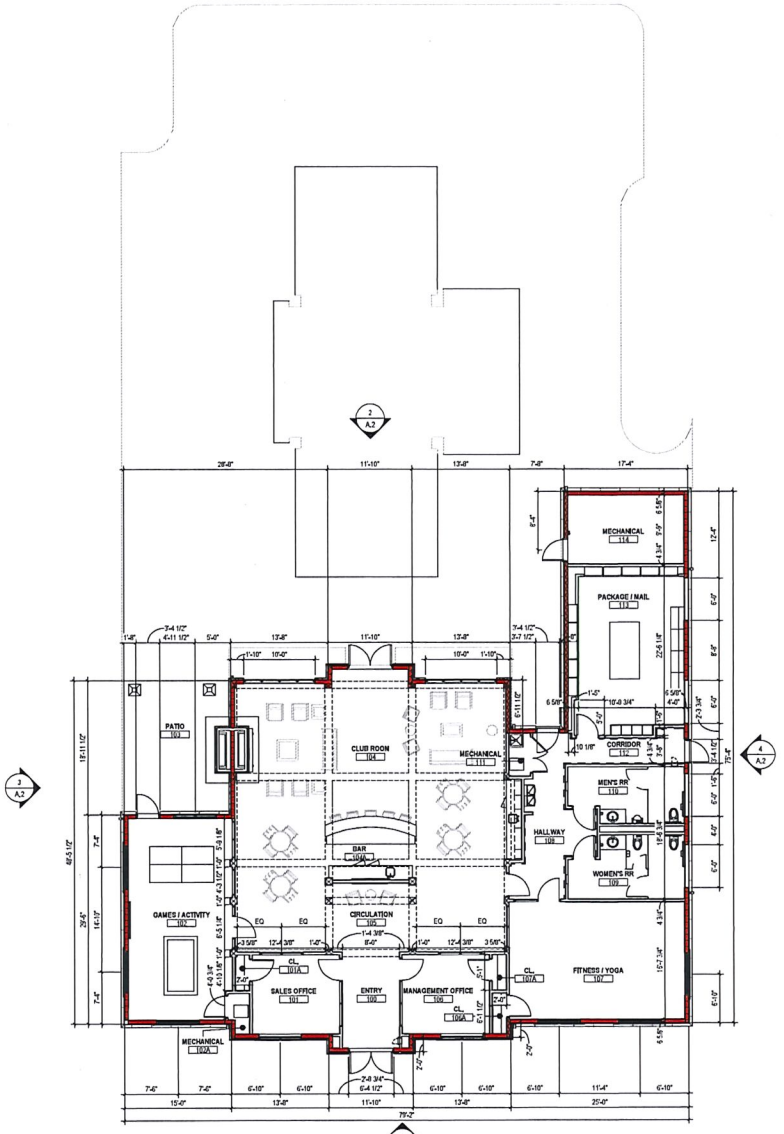
1 AXONOMETRIC FRONT RIGHT

MOODY·NOLAN

A.3 AXONOMETRIC VIEWS

COUGHLIN'S CROSSING APARTMENTS - CARRIAGE HOUSE

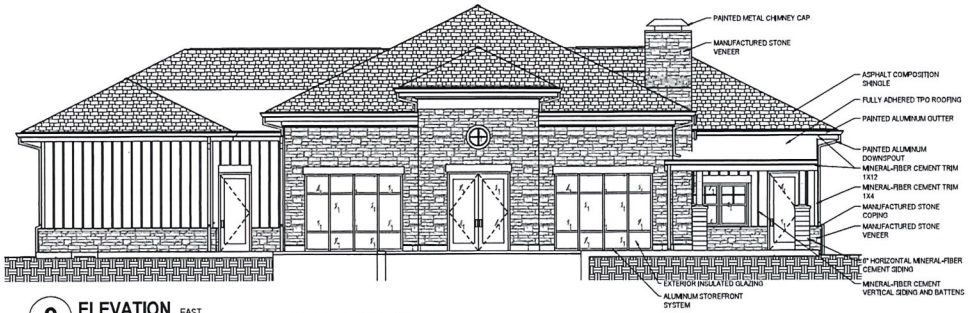
ROCKFORD HOMES



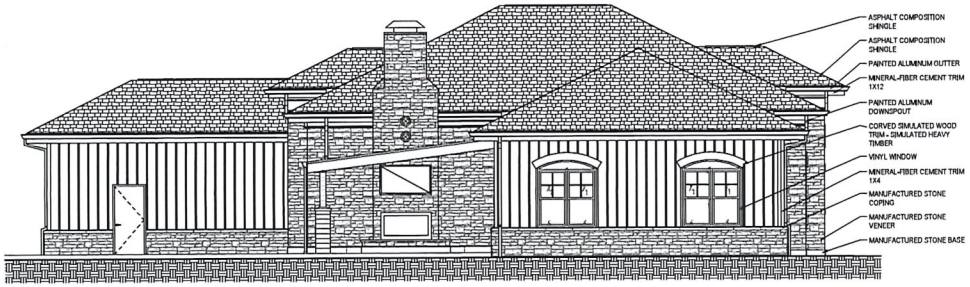
1 FIRST FLOOR
1/8" = 1'-0"



4 **ELEVATION** NORTH
1 : 70 REF: 1 / A901



2 **ELEVATION** EAST
1 : 70 REF: 1 / A.1



3 **ELEVATION** SOUTH
1 : 70 REF: 1 / A901



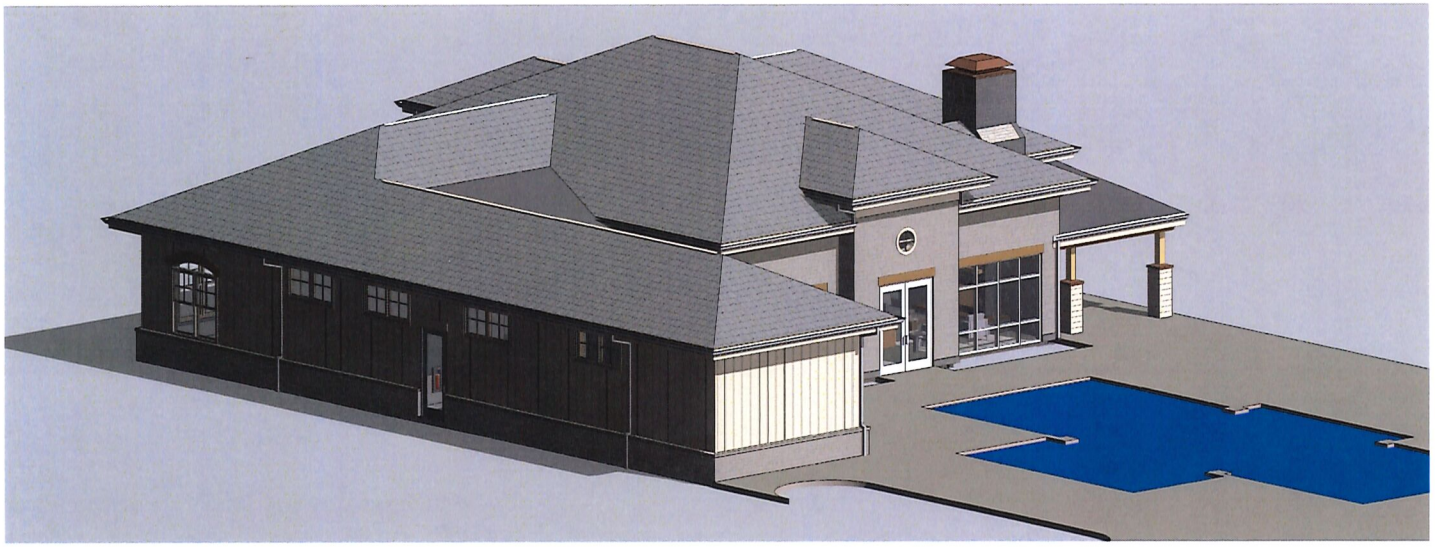
1 **ELEVATION** WEST
1 : 70 REF: 1 / A901

MOODY·NOLAN

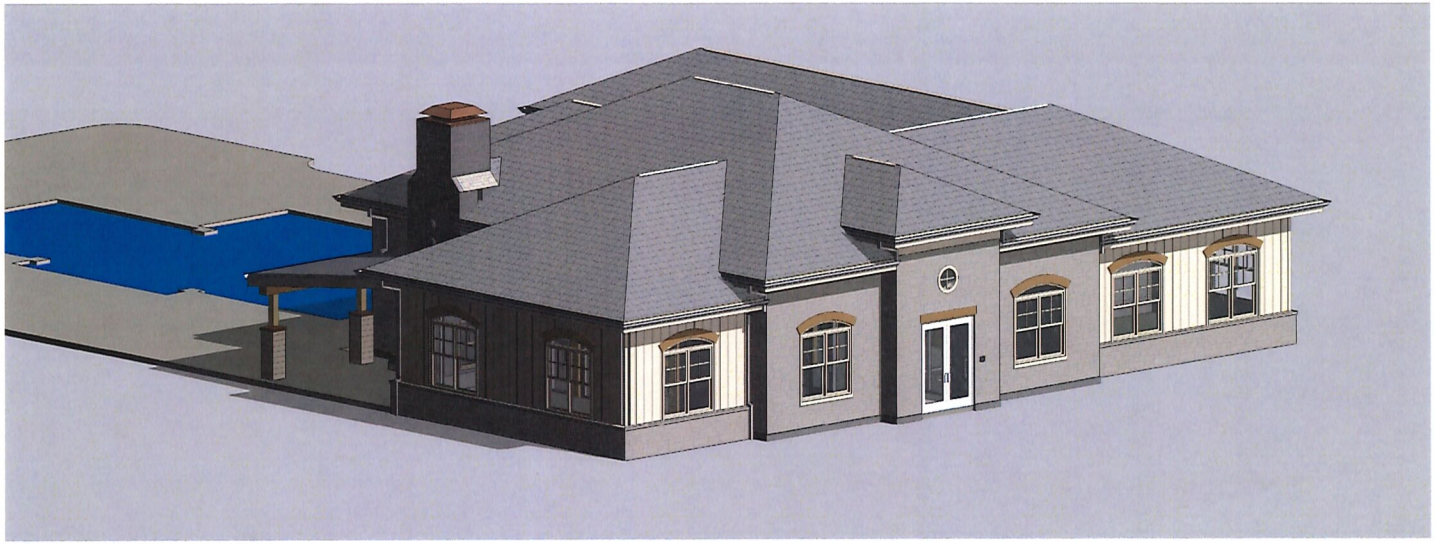
A.2 ELEVATIONS

COUGHLIN'S CROSSING APARTMENTS - CLUBHOUSE

ROCKFORD HOMES



2 AXONOMETRIC VIEW 2



1 AXONOMETRIC VIEW 1

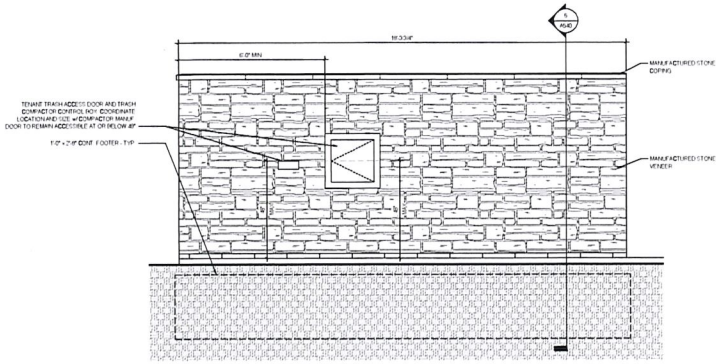
MOODY·NOLAN

A.3 AXONOMETRIC VIEWS

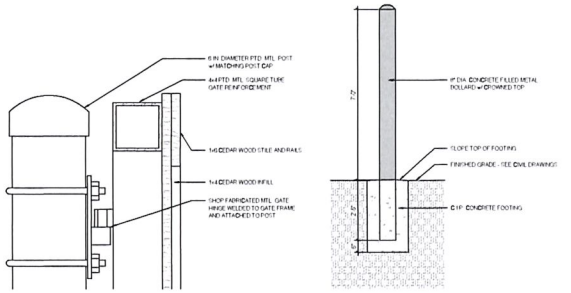
COUGHLIN'S CROSSING APARTMENTS - CLUBHOUSE

ROCKFORD HOMES

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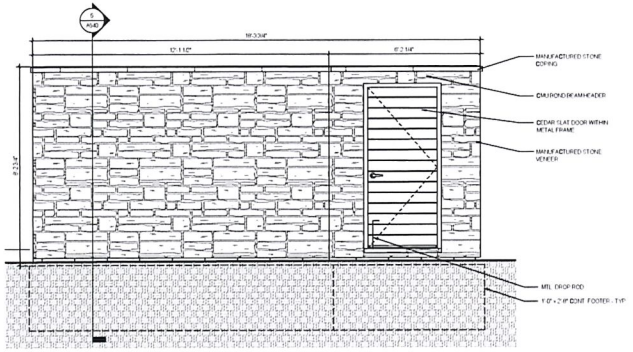


7 **ELEVATION** Elevation 2 - a
1/2" = 1'-0" REF: 1 / A540

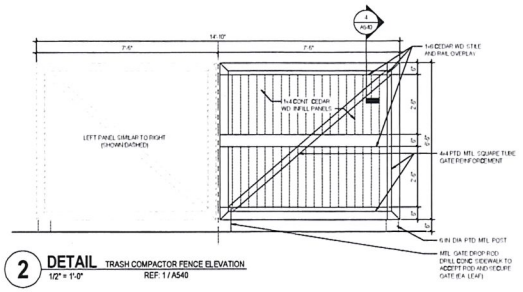


4 **DETAIL** GATE POST HINGE CONNECTION
3" = 1'-0" REF: 2 / A540

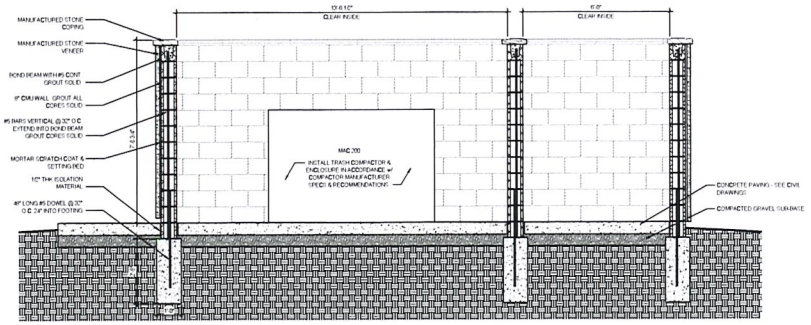
3 **DETAIL** TYPICAL BOLLARD DETAIL
1/2" = 1'-0" REF: 1 / A540



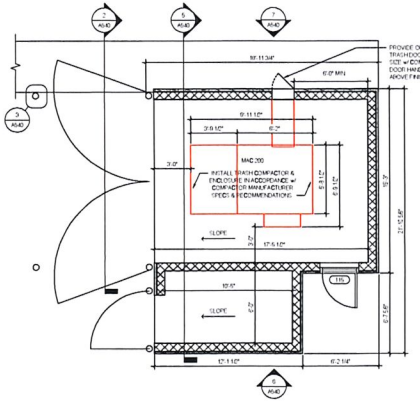
6 **ELEVATION** EAST FACE - TRASH ENCLOSURE
1/2" = 1'-0" REF: 1 / A540



2 **DETAIL** TRASH COMPACTOR FENCE ELEVATION
1/2" = 1'-0" REF: 1 / A540



5 **SECTION** TRASH ENCLOSURE TRANSVERSE
1/2" = 1'-0" REF: 1 / A540



1 **ENLARGED PLAN** TRASH COMPACTOR ENCLOSURE
1/4" = 1'-0" REF: 1 / A301

GENERAL NOTES - WALL SECTIONS

1. x

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 73 16.A1	MANUFACTURED STONE VENEER
04 73 16.A6	MANUFACTURED STONE COPING
04 73 19.B1	MORTAR SCRATCH COAT & SETTING BED
31 30 00.B2	COMPACTED GRAVEL SUB-BASE
32 13 00.B6	CONCRETE PAVING - SEE CIVIL DRAWINGS

#	DATE	CHANGE DESCRIPTION

ROCKFORD HOMES

COUGHLIN'S CROSSING APARTMENTS - CLUBHOUSE
STRAWBERRY RD.
DELAWARE, OH 43015
FOR
R & H COUGHLIN DELAWARE

MOODY•NOLAN
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

DRAWING TITLE
EXTERIOR WASTE ENCLOSURE DETAILS

10/28/20
DRAWN BY: Author CHECKED BY: Checker
19256
A540
PERMIT SET

PROGRESS DRAWING NOT FOR CONSTRUCTION

PRINT DATE: 11/2/2020 9:40:43 PM
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Workflow# 0000184816-0002
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00015658
BK 1644 PG 349-358
SHADE & SHADE BOX

DECLARATION OF COVENANTS AND RESTRICTIONS FOR

PROPERTY LOCATED IN COUGHLIN'S CROSSING

LOCATED IN AND TO BE UNDER THE AUTHORITY OF

THE US23 SUBAREA ASSOCIATION

This DECLARATION OF the US23 Subarea Association is made this 20TH day of June, 2019, by Delaware Development Plan, Ltd. an Ohio limited liability company (hereinafter referred to as "Declarant").

RECITALS

Declarant is the holder of title, in fee simple, to the Property known as Coughlin's Crossing consisting of 67.792 acres, more or less (hereinafter described as the "Property") zoned for mixed-uses to be developed in accordance with the Master Development Plan and Development Text, as described and delineated in the "Coughlin's Crossing Declaration of Reciprocal Easements, Covenants and Restrictions" (the "RECR") recorded at Official Record Book 1644, page 333 in the Delaware County Recorder's Office, Delaware, Ohio; and

Pursuant to the RECR, Declarant desires to declare the portion of the Property identified in the RECR as the "US23 Subarea" including all Tracts and buildings, structures, and improvements thereon, to be in and under the authority of the US23 Subarea Association, and by this Declaration establish covenants and restrictions specific to the Property located in the US23 Subarea; and

The RECR is hereby ratified, confirmed, incorporated herein by reference, and made fully applicable to the Property in the US23 Subarea Association together with covenants and restrictions of this Declaration ("the Declaration").

DECLARATION

The Declarant hereby submits the Property located in the US23 Subarea, being 16.921 acres, more or less, as delineated on Exhibit "A", attached hereto and made a part hereof, together with Tracts and buildings and improvements thereon, and all rights and easements appurtenant thereto, including those created hereafter, to the provisions of the RECR and this Declaration and does hereby make and establish the following covenants and restrictions for Property in the US23 Subarea ("US23 Property" and "US23 Subarea Property"). All definitions delineated in the RECR are incorporated in this Declaration.

ARTICLE I
PERMITTED USES

The US23 Property shall be used in conformance with the Development Text and Master Development Plan for Subareas 5 and 6. Any alterations or variances thereof must first be approved by the Declarant and the City and any other applicable authority.

ARTICLE 2
PARKING REQUIREMENT

Each Tract shall satisfy the parking requirements required by the Site Plan, Development Text and applicable Laws for the Building(s) and areas on such Tract, and unless approved by Declarant and any other applicable authority, shall not rely on the parking spaces situated on another Tract.

Each Tract Owner shall use its reasonable efforts to cause the employees of the Occupants of its Tract to park their vehicles only on such Tract.

ARTICLE 3
MAINTENANCE OF TRACT

Tracts & Cross Access Right of Ways.

Each Tract Owner shall maintain its Tract and the Cross Access Right of Ways on its Tract in a safe and attractive condition and in a good state of repair, including, without limitation, snow and ice removal, periodic parking lot sweeping, all landscaping, any storm water pipes, catch basins and storm water detention facilities, and parking areas. The unimproved portions of a Tract shall be mowed and kept litter-free, and all landscaping and irrigation systems, if any, shall be properly maintained.

Buildings:

Each Tract Owner covenants and agrees to maintain and keep the exterior portion of the Buildings, if any, located on its Tract in first-class condition and state of repair in accordance with all applicable Laws, and in compliance with the provisions of the RECR. Each Tract Owner further agrees to store all trash and garbage on its Tract in adequate containers and to arrange for regular removal of such trash or garbage. All improvements on the Tract shall be repaired or replaced with materials of a quality which are at least equal to the quality of the materials being repaired or replaced.

Repair of Casualty Damage:

If a Building is damaged by fire or other casualty (whether insured or not), the owner of the Building shall, subject to governmental regulations and/or insurance adjustment delay, promptly remove the debris resulting from such event and provide a safety barrier, and within a reasonable time thereafter shall perform one of the following alternatives:

(i) the owner of the Building shall repair or restore the Building to a complete unit, such repair or restoration to be performed in accordance with all applicable provisions of the RECR;

(ii) the owner of the Building shall erect another Building in such location, such construction to be performed in accordance with all applicable provisions of the RECR; or

(iii) the owner of the Building shall demolish the damaged portion and/or the balance of the Building and restore the cleared area to either a hard surface condition or a landscaped condition.

Use of Outdoor Areas:

No merchandise, equipment or services, including, but not limited to, vending machines, promotional devices and similar items, shall be displayed, offered for sale or lease, or stored on the sidewalks in front of or alongside the Buildings without the prior written approval of Declarant, which approval may be granted or withheld in its sole and absolute discretion. Notwithstanding the foregoing restriction, patio dining areas and other outdoor seating areas associated with restaurant operations, together with outdoor sound systems at a reasonable volume that do not constitute a nuisance, shall be permitted in accordance with the Development Text as shall outdoor play spaces associated with and attached to the Building for restaurant operations. The foregoing restriction shall not prohibit the display of automobiles in the parking areas situated on an owner's Tract incidental to the operation of an automobile dealership as permitted and operated in accordance with the Development Text.

Notwithstanding anything to the contrary contained herein, sidewalk displays and sales and sales in certain portions of the parking areas of the US23 Property (to the extent permitted by Declarant and a particular tenant lease) shall be permitted within the US23 Property provided that such displays and sales of merchandise shall comply with the following restrictions:

(A) such displays and sales shall be conducted no more than two (2) times per calendar year and for no more than fifteen (15) consecutive days per time unless approved otherwise by Declarant;

(B) there shall be no displays of sheds, portable buildings or any commodity building materials (e.g., gravel and lumber);

(C) the sales and displays shall be conducted and made solely within the Occupant's Building or the sidewalk directly in front of the Occupant's building and shall occupy no more than fifty percent (50%) of the linear frontage of the sidewalk adjoining such Occupant's building and no more than thirty percent (30%) of the depth of the sidewalk;

(D) all such displays and sales shall be maintained in a neat, clean and orderly condition as determined;

(E) such displays and sales shall not interfere with the pedestrian traffic upon the sidewalk areas; and

(F) there shall be no exterior signs or banners relating to such displays or sales except for normal and customary signs identifying goods and prices and except for temporary promotional signs or banners which are professionally prepared.

Hazardous Materials:

No Tract Owner shall use or permit the use of Hazardous Materials (as hereinafter defined) on, about, under or in the US23 Property, except in the ordinary course of its usual business operations conducted thereon, and any such use shall at all times be in compliance with all Environmental Laws (as hereinafter defined). Each Tract Owner shall Indemnify the other Parties from and against all Claims, including, but not limited to, costs of investigation, litigation and remedial response arising out of any Hazardous Materials used or permitted to be used by such Tract Owner, whether or not in the ordinary course of business. "Hazardous Materials" shall mean petroleum products, asbestos, polychlorinated biphenyls, radioactive materials and all other dangerous, toxic or hazardous pollutants, contaminants, chemicals, materials or substances listed or identified in, or regulated by, any Environmental Law. "Environmental Laws" shall mean all Laws which relate to or deal with human health or the environment, all as may be amended from time to time.

ARTICLE 4
SIGN RESTRICTIONS

Signage and signage approval shall be in accordance with the Master Development Plan and Development Text including the Landscaping and Signage plans as finally approved for the US23 Property by the City.

ARTICLE 5
INSURANCE REQUIREMENTS

Commercial General Liability Insurance:

(A) Each Tract Owner shall maintain or cause to be maintained in full force and effect commercial general liability insurance with a combined single limit of liability of not less than One Million Dollars ($1,000,000.00) ($1,000,000 per Tract) for bodily injury, personal injury and property damage arising out of any one occurrence; and the owner of the other Tracts in the US23 Subarea Property and the US23 Subarea Association shall be "additional insureds" under such policy. Such insurance shall provide that the same may not be canceled without ten (10) days prior written notice to the US23 Subarea Association. Notwithstanding the foregoing, a Tract Owner shall not be required to maintain the amount and type of insurance provided above in this section as to the Tract(s) owned by such Tract Owner until such time as said Tract Owner commences improvements on the Tract(s).

(B) Each Tract Owner shall Indemnify each of the other Tract Owners in the US23 Subarea Property and the US23 Subarea Association from and against all Claims asserted or incurred in connection with or arising from or as a result of the death or injury of any person or damage to the property of any person which shall occur on the Tract of such Tract Owner, except to the extent such claims are caused by the negligence or the willful act or omission of the indemnified Tract Owner or its agents or employees.

Insurance During Construction:

Each Tract Owner, prior to commencing any construction activities within the US23 Subarea Property, shall obtain or require its contractor to obtain and the thereafter maintain so long as such construction activity is occurring, at least the minimum insurance coverages set forth below:

(A) Commercial general liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of liability and coverages:

(a) Required coverages:

(i) Premises and Operations;

(ii) Contractual Liability, insuring the indemnity obligations assumed by the contractor\under the contract documents;

(iii) Broad Form Property Damage (including. Completed Operations);

(iv) Explosion, Collapse and Underground ("XCU") Hazards; and

(v) Personal Injury Liability.

(b) Minimum limits of liability:

(i) $1,000,000 each occurrence (for bodily injury and property damage);

(ii) $1,000,000 for Personal Injury Liability;

(iii) $1,000,000 aggregate for Products and Completed Operations; and

(iv) $2,000,000 general aggregate.

(B) Automobile liability insurance (bodily injury and property damage liability) including coverage for owned, hired, and non-owned automobiles with limits of liability which shall be not less than $1,000,000 combined single limit each accident for bodily injury and property damage combined.

Casualty Loss Insurance.

(A) Effective upon the commencement of construction of any Building on its Tract and so long as such Building exists, a Tract Owner shall carry, or cause to be carried, property insurance providing insurance against loss or damage by fire, lightning, and such other risks as are from time-to-time included in "extended coverage" endorsements in the State of Ohio, in an amount and form so that the proceeds thereof are sufficient to provide for actual replacement in full of the Building and improvements (said amount may exclude foundation and excavation costs and costs of underground flues, pipes and drains).

(B) Each Tract Owner hereby releases and waives for itself, and each Person claiming by, through or under it, and each other Tract Owner from any liability for any loss or damage to all property of such Tract Owner located upon any portion of the US23 Subarea Property, which loss or damage is covered by the insurance required to be maintained under paragraph A above.

ARTICLE 6
ARCHITECTURAL REVIEW

No development of a Tract or alteration of a development on a Tract shall occur until the plans for said development or alteration thereto, including the Site Plan for the Tract development or alteration, are submitted to and reviewed and approved by the Declarant in accordance with the RECR.

ARTICLE 7
MEMBERSHIP IN THE US23 SUBAREA ASSOCIATION

In accordance with the RECR, Membership in the US23 Subarea Association shall be limited to the owners of Tracts in the US23 Subarea Property. In the case of a commercial condominium, the condominium association will be the member of the Subarea association in representation of the condominium unit owners. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a Tract, and transfer of a Tract shall automatically transfer membership to the transferee.

In accordance with the RECR, for issues that may arise or requests by a Tract Owner exclusive to the US23 Subarea Association that require or request alteration to the Master Development Plan and or Development Text for Subareas 5 and 6, unless initiated and/or authorized by the Declarant who at the time of such requested alteration has ownership of a majority of the Tract Acreage in the US23 Subarea Association, the US23 Subarea Association shall have the power to resolve and respond to the request by a vote of the US23 Subarea Tract Owners. Each Tract owner in the US23 Subarea Association shall be entitled to one vote for each acre owned in said Tract and a proportionate part of one vote for ownership of less than an acre. This right of resolution and response amongst the Tract Owners does not apply to the Common Areas located in the US23 Subarea Association which are not subject to alteration by a Subarea Association.

In accordance with the RECR, the US23 Subarea Association shall have all authority and the obligation to manage, maintain, repair, replace, alter and improve the Common Elements located in Subareas 5 and 6 not under the authority of Declarant or the Master Association and assess and collect funds for the payment thereof from the members of the US23 Subarea Association, the Tract owners. Fees collected from each Tract Owner for said payments shall be assessed as follows:

> Tract Owner's acreage (divided by) total Tract acreage in the US 23 Subarea = Percentage of fees owed by Tract Owner

ARTICLE 8
DEFAULT

A Tract Owner shall have committed a default under this Declaration if such Tract Owner fails to observe or perform any of the covenants, conditions or obligations of this Declaration which includes covenants, conditions or obligations established by the RECR, within thirty (30) days after issuance of a notice by the Declarant and/or the US23 Subarea Association specifying the nature of the default claimed. Defaults shall be addressed as provided in the RECR at Article 5.

ARTICLE 9
NOTICES

All notices, demands, requests (collectively, "notices") required or permitted to be given under this Declaration must be in writing and shall be deemed to have been given as of the date such notice is (i) delivered to the Tract Owner intended, (ii) delivered to the last known address of the Tract Owner intended, or (iii) rejected at the last known address of the Tract Owner intended, provided such notice was sent by a nationally recognized overnight delivery service or by United States certified or registered mail, postage prepaid.

Each Tract Owner may designate by notice in writing a new or other address to which such notice shall thereafter be so given or served. A copy of any such notice shall also be contemporaneously delivered in the manner herein specified to any fee mortgagee or tenant who shall have duly registered with any Tract Owner its name and address.

ARTICLE 10

Running with the Land

The terms of this Declaration shall constitute covenants running with the land and shall inure to the benefit of all Tracts included in the US23 Subarea Property, each Tract Owner and their respective successors and assigns, Occupants and Permittees, and shall be binding upon each of the Tracts included in the US23 Subarea Property, each Tract Owner and their respective successors, assigns, Occupants and Permittees. This Declaration is not intended to supersede, modify, amend or otherwise change the provisions of the RECR or any prior instrument legally affecting the land burdened hereby. In the event this Declaration and the RECR conflict on matters not amended or varied in accordance with the RECR and this Declaration, the most restrictive or that imposing the higher standard shall govern.

Severability

Invalidation of any of the provisions contained in this Declaration, or of the application thereof to any Person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other Person and the same shall remain in full force and effect.

Amendments

Except for corrections or revisions to this Declaration required to comply with alterations to or variances from the Development Text and/or Master Development Plan approved by Declarant and the City and made part of an amended RECR, this Declaration may be amended by, and only by, a written agreement signed by Tract Owners whose Tract acreage totals 75% or more of the Tract acreage located in the US23 Subarea Association and shall be effective only when recorded in the real estate records of Delaware County, Ohio.

Captions

The captions preceding the text of each article and section are included only for convenience of reference. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside this Declaration.

Governing Law

This Declaration shall be construed and applied in accordance with the laws of the State of Ohio, except for its principles of conflict of laws.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand this 20 day of June, 2019.

DELAWARE DEVELOPMENT PLAN, LTD.

By: Al Coughlin Jr 6-20-19
Al Coughlin, Jr. Date

STATE OF OHIO
COUNTY OF DELAWARE

The foregoing instrument was acknowledged before me this 20th day of June, 2019, by Al Coughlin, Jr., managing member of Delaware Development Plan, Ltd., an Ohio limited liability company, on behalf of the company.

NOTARIAL SEAL STATE OF OHIO

TERESA J. HUFFMAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-12-2022

Teresa J. Huffman
Notary Public

This instrument prepared by:
Connie J. Klema, Attorney
P.O. Box 991
Pataskala, Ohio 43062-0991
(614) 374-8488

think. create. do.

SUBAREA DATA

01A STRATFORD NORTH
- ACREAGE: 8.48 ACRES
- BUILDING AREA: --
- PARKING PROVIDED: --

01B STRATFORD NORTH
- ACREAGE: 3.34 ACRES
- BUILDING AREA: 7,800 SF (EXIST.)
- PARKING PROVIDED: 22 SPACES

02A STRATFORD SOUTH
- ACREAGE: 7.30 ACRES
- BUILDING AREA: 25 UNITS @ 1,500 SF AVG.
- PARKING PROVIDED: 2 SPACES / UNIT (1 GARAGE)

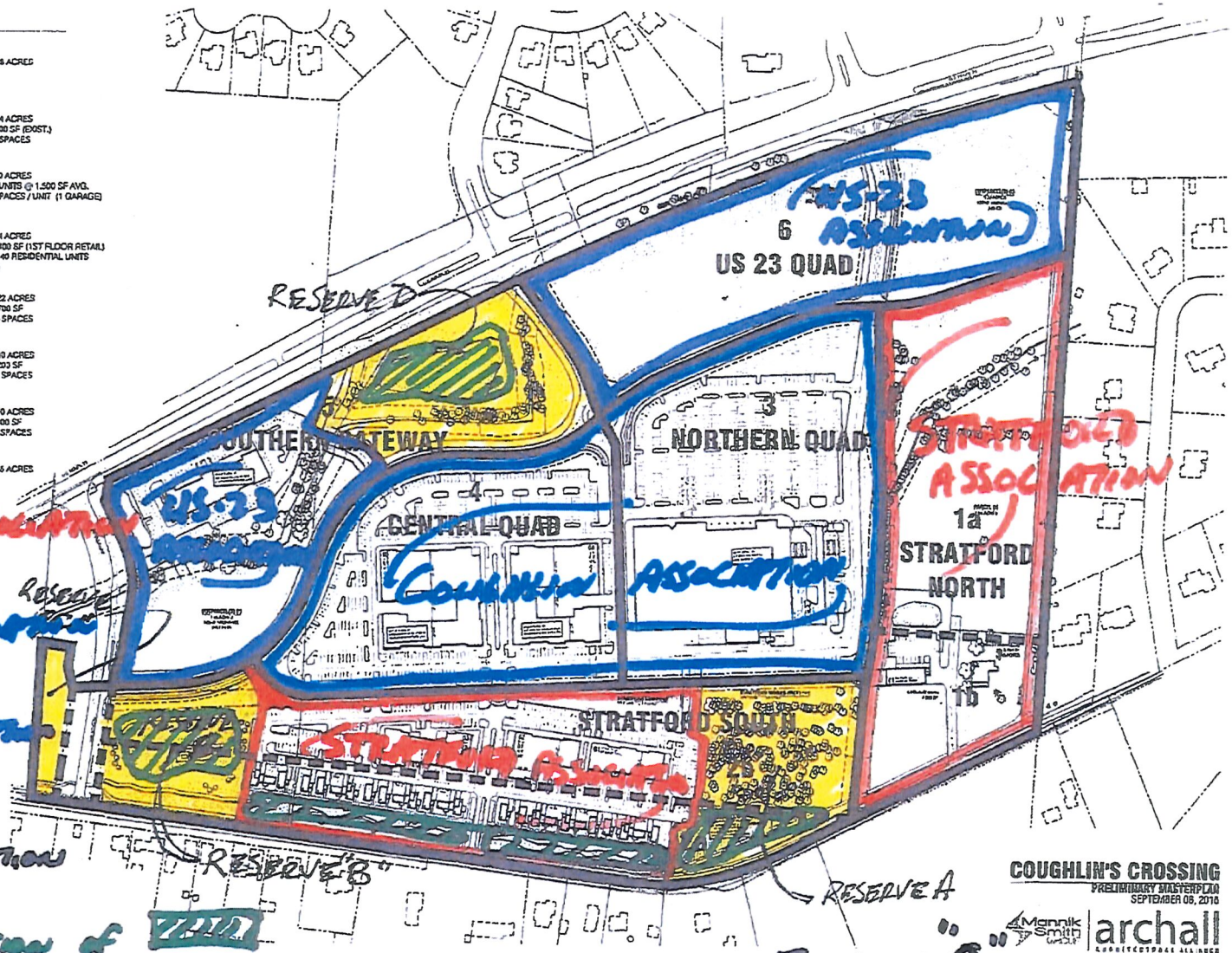
02B STRATFORD SOUTH
- ACREAGE: 8.64 ACRES
- BUILDING AREA: 40,400 SF (1ST FLOOR RETAIL) +/- 40 RESIDENTIAL UNITS
- PARKING PROVIDED: 324

03 NORTHERN QUAD
- ACREAGE: 12.22 ACRES
- BUILDING AREA: 98,700 SF
- PARKING PROVIDED: 476 SPACES

04 CENTRAL QUAD
- ACREAGE: 10.00 ACRES
- BUILDING AREA: 97,200 SF
- PARKING PROVIDED: 423 SPACES

05 SOUTHERN GATEWAY
- ACREAGE: 11.60 ACRES
- BUILDING AREA: 18,000 SF
- PARKING PROVIDED: 112 SPACES

06 US 23 QUAD
- ACREAGE: 11.05 ACRES
- BUILDING AREA: --
- PARKING PROVIDED: --



COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2010

Mannik Smith Group | archall

EXHIBIT "A"
SUBAREA ASSOCIATIONS

COUGHLIN'S CROSSING

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,
TOWNSHIP OF DELAWARE, CITY OF DELAWARE
FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY LANDS, AND BEING LOT 590 OF STRATFORD VIEW AS SHOWN AND DELINEATED IN PLAT BOOK 7, PAGE 257 OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1367, PAGE 1261, LOT 591 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1358, PAGE 1317, LOT 592 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1380, PAGE 281, LOT 593 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1353, PAGE 753, LOT 594 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1372, PAGE 1542, LOT 595 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1354, PAGE 1330, LOT 596 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1352, PAGE 1528, LOT 597 OF SAID STRATFORD VIEW OF WHICH BEING CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1337, PAGE 2887, A 4.675 ACRE TRACT CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1370, PAGE 1550, PART OF A 7.886 ACRE TRACT CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1392, PAGE 784, A 1.00 ACRE TRACT (PARCEL 2) CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1419, PAGE 2142, PART OF A 10.960 ACRE TRACT CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1369, PAGE 2538, PART OF A 32.1695 ACRE TRACT CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1381, PAGE 1250, PART OF A 14.455 ACRE TRACT CONVEYED TO DELAWARE DEVELOPMENT PLAN, LTD., BY DEED OF RECORD IN DEED BOOK 1398, PAGE 1870 AND ALL OF DEDICATED STRATFORD DRIVE (PLAT BOOK 7, PAGE 257), RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, DELAWARE DEVELOPMENT PLAN, LTD., AN OHIO LIMITED LIABILITY COMPANY, BY ALBERT L. COUGHLIN, JR. AND CHRISTINA COUGHLIN, MANAGING MEMBERS, OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COUGHLIN'S CROSSING", A SUBDIVISION CONTAINING LOTS NUMBERED 12721 THROUGH 12734 DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF COUGHLIN LANE, PENNY WAY AND HAWTHORN BOULEVARD (5.338 ACRES OF LAND, MORE OR LESS) SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT" OR "CONSERVATION EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE DELAWARE CITY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREAS ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- ● IRON PIN FOUND
- ▲ CONCRETE MONUMENT FOUND
- ○ REBAR SET
- ◇ MAG NAIL SET
- □ MONUMENT BOX SET

Scott D. Grundel 3/26/19
SCOTT D. GRUNDEL, P.S. DATE
REGISTERED SURVEYOR NO. 8047

STATE OF OHIO · SCOTT D. GRUNDEL · S-8047 · REGISTERED · PROFESSIONAL SURVEYOR

LS GI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 12/18/18 FILE NO. 171874

DRAWN BY: DJH

IN WITNESS WHEREOF, ALBERT L. COUGHLIN, JR. AND CHRISTINA COUGHLIN, MANAGING MEMBERS OF, DELAWARE DEVELOPMENT PLAN, LTD., HAS HEREUNTO SET THEIR HAND THIS ____ DAY, OF ____ 20__.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

DELAWARE DEVELOPMENT PLAN, LTD.

BY A.L. Coughlin Jr
ALBERT L. COUGHLIN, JR., MANAGING MEMBER

BY C. Coughlin
CHRISTINA COUGHLIN, MANAGING MEMBER

STATE OF OHIO
COUNTY OF FRANKLIN SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALBERT L. COUGHLIN, JR. AND CHRISTINA COUGHLIN, MANAGING MEMBERS OF DELAWARE DEVELOPMENT PLAN, LTD., WHO ACKNOWLEDGED THE SIGNING AND FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID DELAWARE DEVELOPMENT PLAN, LTD., FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF ____, 20__.

MY COMMISSION EXPIRES ____

NOTARY PUBLIC, STATE OF OHIO

NOTARIAL SEAL · STATE OF OHIO

STEPHEN R. ANTHONY
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 19, 2019

PC Case No. 2017-0691 approved by the Planning Commission on this 3rd day of May 2017.

Approved and accepted this 22 day of May 2017, by Ordinance No. 17-34, wherein all of Penny Way, Coughlin Lane and Hawthorn Boulevard (5.338 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this 30 Day of April 20 19 — Elaine McCloskey, Acting City Clerk, Delaware, Ohio

Approved this 2 Day of May 20 19 — R. Thomas Homan, City Manager, Delaware, Ohio

Approved this 2 Day of May 20 19 — David M. Efland, AICP, Planning AND Community Development Director, Delaware, Ohio

Approved this 14 Day of April 20 19 — William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this 10 Day of April 20 19 — Blake Jordan, Utilities Director, Delaware, Ohio

Transferred this 13 day of May 20 19 — George Kaitsa TB, Auditor, Delaware County, Ohio

Doc ID: 012914090005 Type: OFF
Kind: PLAT
Recorded: 05/13/2019 at 03:32:57 PM
Fee Amt: $200.00 Page 1 of 5
Workflow# 0000182401-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00011504
BK 1635 PG 2088-2092

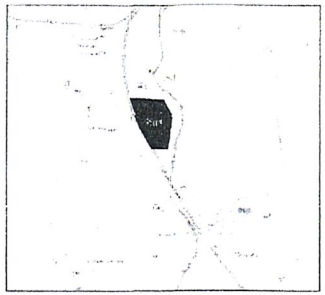
County, Ohio — Melissa Jordan

BASIS OF BEARINGS: THE BEARINGS ON SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 25°58'13" WEST, FOR THE EASTERLY LINE OF COLUMBUS PIKE (U.S. 23), BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION, TAKEN AT DELAWARE COUNTY ENGINEER MONUMENTS 97-129 AND 97-130.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

REBAR: REBAR, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE REBAR, 5/8 INCH DIA. 30 INCHES IN LENGTH, WITH A RED PLASTIC CAP PLACED ON THE TOP END BEARING THE NAME "LANDMARK SURVEY".

PERMANENT MARKERS: PERMANENT MARKERS, WHERE INDICATED HEREON IN THE PUBLIC STREET CENTERLINE, ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, ENCASED IN A STANDARD SURVEY MONUMENT BOX. PINS ARE TO BE SET TO MONUMENT THE POINTS INDICATED, ARE TO BE SET AFTER THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND ARE TO BE SET WITH THE TOP END ONE-FOURTH INCH BELOW THE TOP OF THE PAVEMENT. ONCE INSTALLED, THE TOP OF THE PIN SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. PERMANENT MARKERS, WHERE INDICATED HEREON IN POSITIONS OTHER THAN IN THE PUBLIC STREET CENTERLINE, ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS. PINS ARE TO BE SET TO MONUMENT THE POINTS INDICATED, AND SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED LANDMARK SURVEY ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.



VICINITY MAP
NOT TO SCALE

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "B": THE PURPOSE OF THE PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF THE ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE AND ADOPTED DEVELOPMENT TEXT IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AND ADOPTED DEVELOPMENT TEXT AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE AND ADOPTED DEVELOPMENT TEXT SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "C": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE ENGINEERING SERVICES DEPARTMENT OF THE CITY OF DELAWARE, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT THE HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL SITE PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "D": ALL UTILITIES WITHIN "COUGHLIN'S CROSSING" SHALL BE INSTALLED UNDERGROUND.

NOTE "E": ACREAGE BREAKDOWN:
TOTAL ACREAGE 77.051
ACREAGE IN REMAINING LOTS 56.914
ACREAGE IN RESERVES 10.199
ACREAGE IN RIGHT-OF-WAY 9.259

NOTE "F": AS PER CITY OF DELAWARE ZONING CODE, ALL LOTS WITHIN COUGHLIN'S CROSSING ARE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND SPECIAL ASSESSMENT DISTRICT AS OUTLINED IN THE DEVELOPMENT TEXT FOR COUGHLIN'S CROSSING SAID TEXT BEING APPROVED ON DECEMBER 12, 2016 BY ORDINANCE NO. 16-98, ON FILE AT THE CITY OF DELAWARE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, OR AS AMENDED BY THE CITY OF DELAWARE.

NOTE "G": - LOTS 12731 THROUGH 12734; AS SHOWN AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPROMISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE RESERVES IN THE COUGHLIN'S CROSSING SUBDIVISION FOR THE PURPOSE OF OPEN SPACE AND STORM WATER RETENTION FACILITIES.

NOTE "H": AT THE TIME OF THIS PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "COUGHLIN'S CROSSING" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "I": AN ACCESS AND BIKE PATH EASEMENT ON LOT 12721 SHALL BE PROVIDED. THE ACCESS EASEMENT SHALL BE FROM THE PUBLIC ROADWAY RIGHT-OF-WAY OF PENNY WAY TO THE NORTHERN PROPERTY LINE OF LOT 12721. THE BIKE PATH EASEMENT SHALL BE PROVIDED AT THE TERMINUS OF THE PLATTED BIKE PATH EASEMENT ON LOT 12721 AND SHALL BE PROVIDED TO THE NORTHERN PROPERTY LINE OF LOT 12721. DETERMINATION OF FINAL LOCATION OF ACCESS AND BIKE PATH EASEMENTS SHALL BE DEFINED AT THE TIME OF FINAL DEVELOPMENT PLAN APPROVED BY THE CITY OF DELAWARE, OR A TIME BEFORE SUCH, IF REQUIRED BY THE CITY OF DELAWARE.

NOTE "J": LOTS 590 THRU 597 INCLUSIVE OF STRATFORD VIEW SUBDIVISION AND ANY PLATTED EASEMENTS, OF RECORD IN PLAT BOOK 7, PAGE 279, SHALL BE VACATED UPON THE RECORDING OF THIS PLAT.

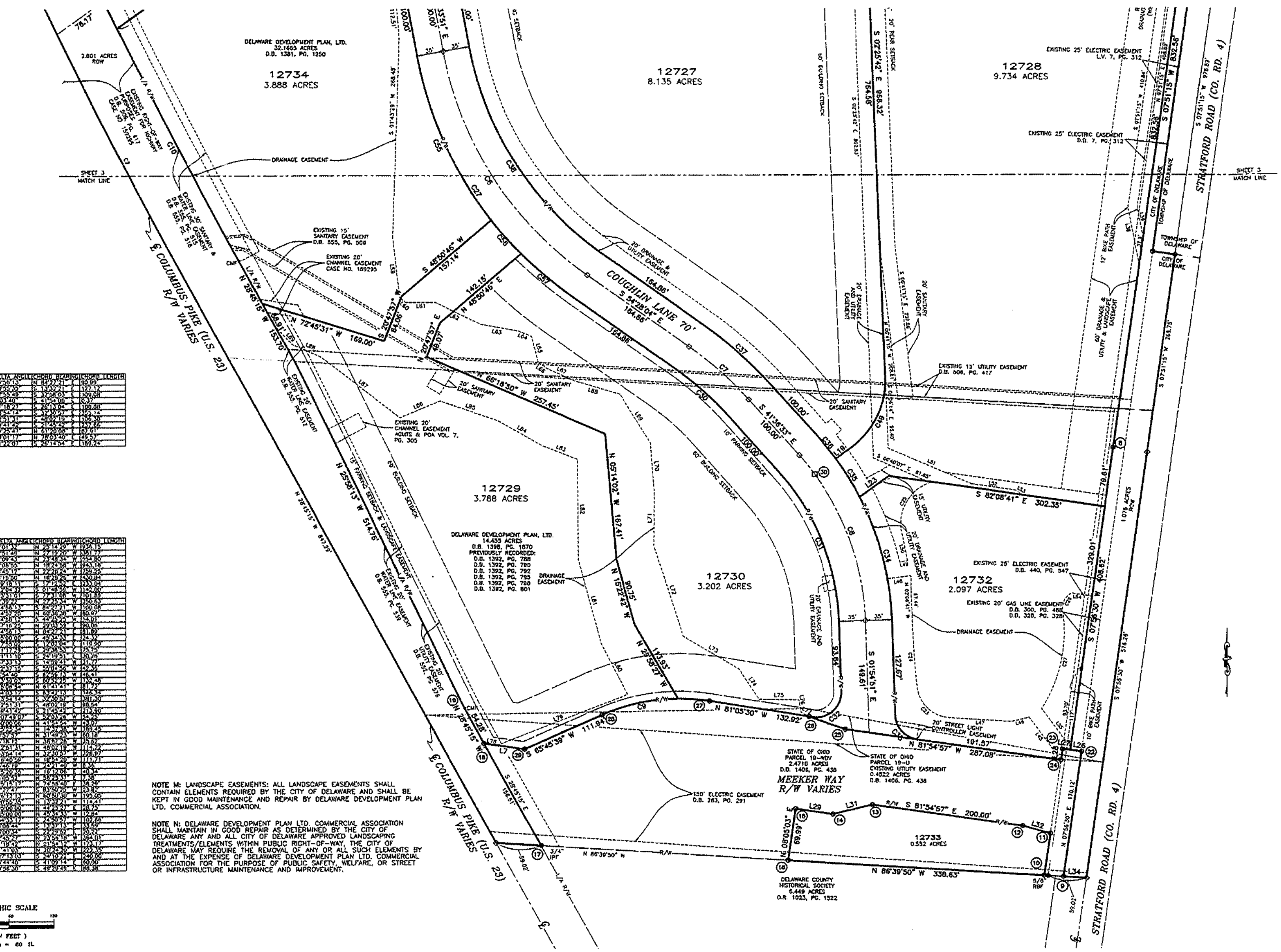
NOTE "K": THE BIKE PATH SHALL BE LOCATED WITHIN AN EASEMENT DEDICATED TO THE CITY OF DELAWARE FOR PUBLIC USE AND SHALL BE MAINTAINED BY DELAWARE DEVELOPMENT PLAN LTD, COMMERCIAL ASSOCIATION.

NOTE "L": THE CONSERVATION EASEMENT(S) SHALL BE OWNED AND MAINTAINED BY DELAWARE DEVELOPMENT PLAN LTD, COMMERCIAL ASSOCIATION IN A "NATURAL STATE" IS INTENDED TO MEAN THAT NO STRUCTURES OR BUILDINGS SHALL BE ERECTED OR PERMITTED AND ANY STREAMS, WATERWAYS, PLANTS, TREES AND ANY OTHER ENVIRONMENTAL FEATURES WITHIN THE CONSERVATION EASEMENT SHALL BE PRESERVED. DEAD OR DAMAGED OR DISEASED TREES WHICH REQUIRE REMOVAL FOR PUBLIC SAFETY MAY BE PERMITTED TO BE REMOVED WITH THE APPROVAL OF THE CITY OF DELAWARE. PEDESTRIAN/BIKEPATHS SHALL BE PERMITTED WITHIN THE CONSERVATION EASEMENT(S).

EXISTING STRATFORD DRIVE (0.815 ACRES, P.B. 7, PG. 279) RIGHT-OF-WAY TO BE VACATED UPON RECORDING OF THIS PLAT, AS APPROVED ON MAY 22, 2017 BY ORDINANCE NO. 17-33, ON FILE AT THE CITY OF DELAWARE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

SEE SHEET 2 OF 5 FOR THE CONTINUATION OF NOTES; M AND N.

PC# SL62



LINE TABLE:

LINE	BEARING		DISTANCE
L1	S 81°55'27"	W	[illegible]
L2	S 03°04'33"	E	15.00
L3	N 86°08'07"	W	52.38
L4	N 34°07'05"	W	49.22
L5	N 20°47'57"	W	24.00
L6	N 20°47'57"	W	29.07
L7	N 81°29'40"	W	54.14
L8	N 01°55'27"	E	[illegible]
L9	N 85°04'33"	W	37.21
L10	N 05°04'33"	W	22.17
L11	S 86°55'27"	W	31.50
L12	N 02°25'42"	W	33.00
L13	[illegible]	W	[illegible]
L14	S 88°04'33"	E	15.00
L15	N 01°55'27"	E	35.19
L16	N 60°38'47"	E	4.54
L17	N 87°51'10"	E	17.00
L19	S 53°41'38"	W	22.46
L20	S 07°51'18"	W	54.29
L21	S 07°51'31"	W	14.11
L22	N 86°59'32"	W	4.95
L23	S 53°41'38"	W	47.51
L24	S 07°51'31"	W	27.44
L25	S 86°08'57"	E	55.20
L26	N 07°26'47"	W	15.00
L27	N 07°26'47"	W	10.00
L28	S 07°56'30"	W	14.01
L29	S 81°54'57"	E	50.00
L31	N 78°14'08"	E	55.35
L32	S 74°17'38"	E	37.60
L34	N 86°39'50"	W	30.10

CENTERLINE CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING		CHORD LENGTH
C1	350.00	91.24	14°56'13"	N 84°27'21"	E	90.99
C2	350.00	127.83	20°55'35"	S 13°52'21"	E	127.12
C3	350.00	109.53	17°55'49"	S 37°24'03"	E	109.08
C4	350.00	0.37	0°03'40"	S 41°24'00"	E	0.37
C5	350.00	191.25	31°18'27"	S 26°15'04"	E	188.88
C6	475.00	363.98	43°54'14"	S 32°20'57"	E	355.14
C7	475.00	106.80	12°53'01"	S 48°02'12"	E	106.58
C8	350.00	242.49	39°41'42"	S 21°45'42"	E	237.66
C9	350.00	88.35	14°27'47"	N 61°20'05"	E	87.91
C10	150.00	49.80	19°01'17"	N 35°03'49"	E	49.57
C12	350.00	191.62	31°22'07"	S 26°14'54"	E	189.24

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING		CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

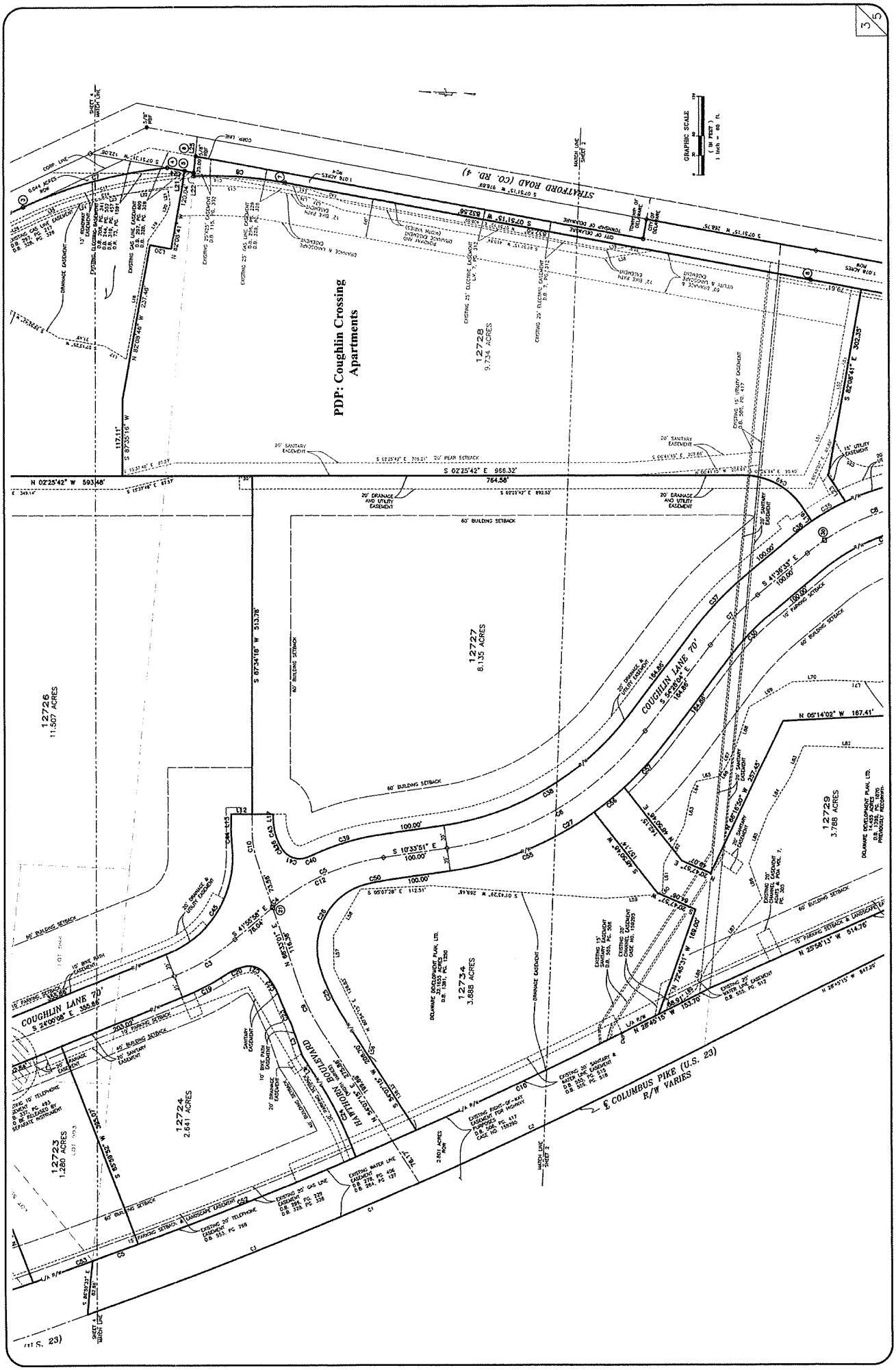
NOTE M: LANDSCAPE EASEMENTS: ALL LANDSCAPE EASEMENTS SHALL CONTAIN ELEMENTS REQUIRED BY THE CITY OF DELAWARE AND SHALL BE KEPT IN GOOD MAINTENANCE AND REPAIR BY DELAWARE DEVELOPMENT PLAN LTD. COMMERCIAL ASSOCIATION.

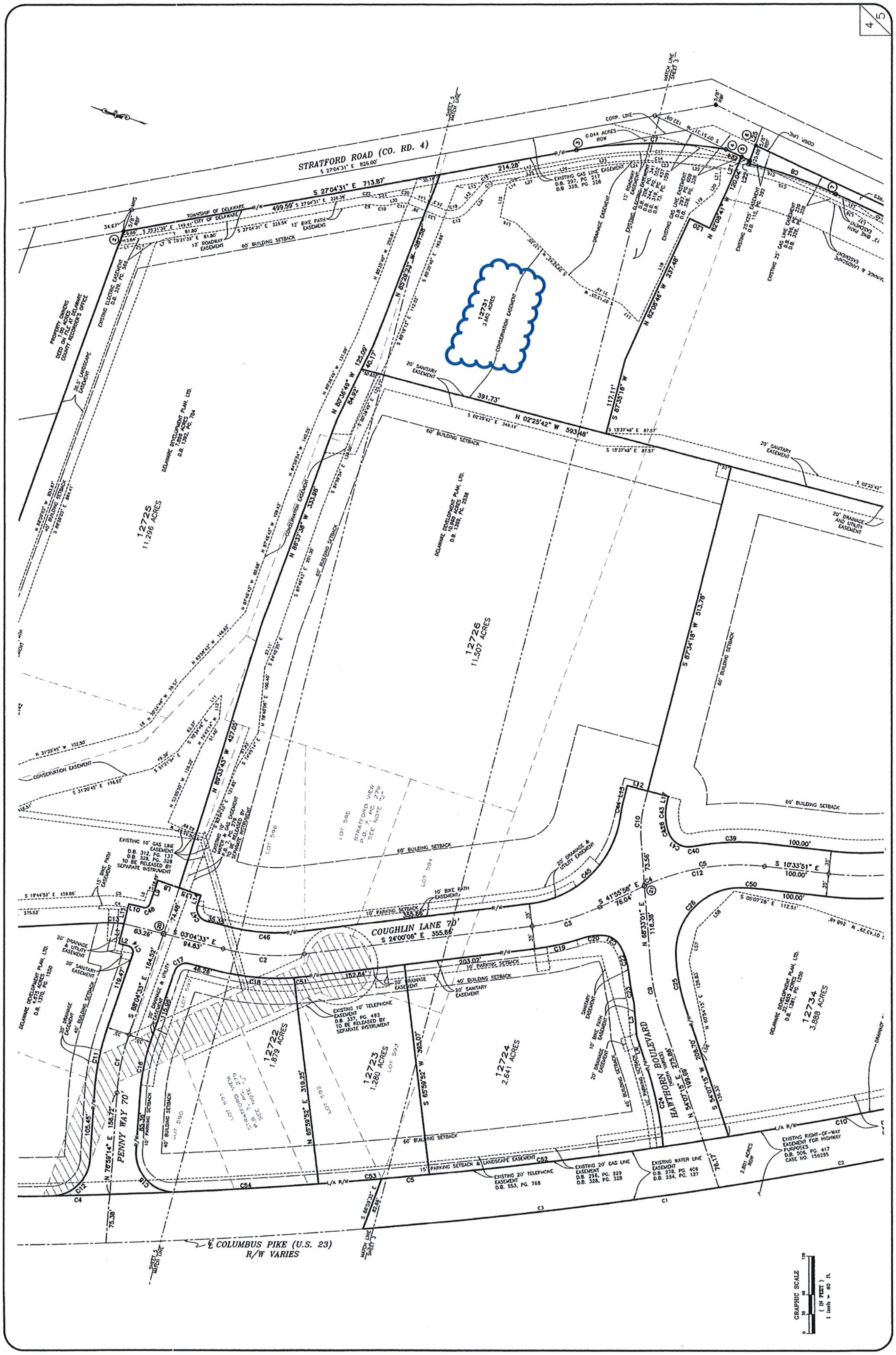
NOTE N: DELAWARE DEVELOPMENT PLAN LTD. COMMERCIAL ASSOCIATION SHALL MAINTAIN IN GOOD REPAIR AS DETERMINED BY THE CITY OF DELAWARE ANY AND ALL CITY OF DELAWARE APPROVED LANDSCAPING TREATMENTS/ELEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF DELAWARE MAY REQUIRE THE REMOVAL OF ANY OR ALL SUCH ELEMENTS BY AND AT THE EXPENSE OF DELAWARE DEVELOPMENT PLAN LTD. COMMERCIAL ASSOCIATION FOR THE PURPOSE OF PUBLIC SAFETY, WELFARE, OR STREET OR INFRASTRUCTURE MAINTENANCE AND IMPROVEMENT.

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.


PDP: Coughlin Crossing Apartments
STRAFFORD ROAD (CO. RD. 4)
COUGHLIN LANE 70'
HAYHURST BOULEVARD
S COLUMBUS PIKE (U.S. 23)
12728
9.734 ACRES
12727
8.135 ACRES
12726
11.507 ACRES
12729
3.786 ACRES
12734
3.888 ACRES
12724
2.641 ACRES
12723
1.280 ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
N 0°25'42" W 593.48'
S 0°25'42" E 968.32'
764.58'
S 87°34'18" W 313.78'
N 82°08'46" W 237.40'
S 82°08'41" E 302.35'
N 25°56'13" W 514.76'
N 05°14'02" W 187.41'
S 24°00'08" E 355.86'
S 41°38'38" E 100.00'
S 54°18'04" E 164.66'
S 41°55'58" E 76.04'
N 26°45'15" W 153.70'
S 0°51'15" W 832.56'
60' BUILDING SETBACK
20' DRAINAGE AND UTILITY EASEMENT
20' SANITARY EASEMENT
15' UTILITY EASEMENT
15' PARKING SETBACK & LANDSCAPE EASEMENT
10' BIKE PATH EASEMENT
DRAINAGE EASEMENT
EXISTING 20' GAS LINE EASEMENT D.B. 378, PG. 129
EXISTING 20' TELEPHONE EASEMENT D.B. 553, PG. 768
EXISTING WATER LINE EASEMENT D.B. 378, PG. 456 D.B. 361, PG. 121
EXISTING 25' GAS LINE EASEMENT D.B. 370, PG. 328
EXISTING 25' ELECTRIC EASEMENT LW. 7, PG. 315
EXISTING 15' UTILITY EASEMENT D.B. 360, PG. 417
EXISTING 30' SANITARY & WATER LINE EASEMENT D.B. 555, PG. 512
EXISTING 20' SANITARY EASEMENT D.B. 555, PG. 508
EXISTING 20' CHANNEL EASEMENT PLAT VOL. 7, PG. 305
EXISTING RIGHT-OF-WAY EASEMENTS FOR HIGHWAY D.B. 556, PG. 517 CASE NO. 159785
EXISTING 15' SANITARY EASEMENT D.B. 555, PG. 508
EXISTING 20' SANITARY EASEMENT CASE NO. 159585
DELAWARE DEVELOPMENT PLAN, LTD. 20.1555 ACRES D.B. 1381, PG. 1280
DELAWARE DEVELOPMENT PLAN, LTD. 14.1555 ACRES D.B. 1381, PG. 1277 PREVIOUSLY REVISED
TOWNSHIP OF DELAWARE
CITY OF DELAWARE
MATCH LINE SHEET 2
MATCH LINE SHEET 4
SHEET 4 MATCH LINE
SHEET 5 MATCH LINE
(U.S. 23)


4
5
STRATFORD ROAD (CO. RD. 4)
S 27°04'31" E 826.00'
S 27°04'31" E 713.87'
12725
11.296 ACRES
12726
11.507 ACRES
12731
3.682 ACRES
CONSERVATION EASEMENT
12722
1.879 ACRES
12723
1.280 ACRES
12724
2.641 ACRES
12734
3.888 ACRES
COUGHLIN LANE 70'
PENNY WAY 70'
HAWTHORN BOULEVARD
COLUMBUS PIKE (U.S. 23)
R/W VARIES
60' BUILDING SETBACK
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name COUGHLIN'S CROSSING APARTMENTS Address 2430 STRATFORD RD.

Acreage 9.734 Square Footage SEE PLANS Number of Lots — Number of Units 178

Zoning District/Land Use PMUD Proposed Zoning/Land Use MULTI FAMILY Parcel # 419130320100000

Applicant Name DELAWARE STRATFORD APARTMENTS, LLC Contact Person ROBERT YOAKAM

Applicant Address 999 POLARIS PARKWAY COLUMBUS OHIO 43240

Phone 614.785.0015 Fax — E-mail reyoakam@rockfordhomes.net

Owner Name SAME AS ABOVE Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMHT Contact Person BRIAN PRENGER

Address 5500 NEW ALBANY RD COLUMBUS OHIO 43054

Phone 614.775.4500 Fax _____ E-mail bprenger@emht.com

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

Robert Yoakam
Owner Signature

Robert Yoakam
Owner Printed Name

_____
Agent Signature

_____
Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of November, 2020

KIMBERLY J. WILCHECK
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 5, 2022

Notary Stamp

Kimberly J. Wilcheck
Notary Public

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-2445
REQUEST: Concept Plan Review
PROJECT: Rodman Property Mixed Use Development
MEETING DATE: December 02, 2020

APPLICANT/OWNER
George Rodman
1191 River Road
Ostrander, Ohio 43061

REQUEST
2020-2445: A request by George Rodman for a Concept Plan Review for Houk Road Condos containing 42 units encompassing approximately 18.73 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

PROPERTY LOCATION & DESCRIPTION
The approximate 19 acres on four existing parcels is located on the west side of Houk Road, east of Hanover Court Condominiums and Troy Road Subdivision #3, south of Troy Road Subdivision #1 and #3 and north of Greenlawn Drive. The subject site is zoned R-3 (One-Family Residential District). The property to the north is zoned Planned Office/Intuitional, the property to the east is zoned B-1 with text limitations (Neighborhood Business District) and the property to the west is zoned R-4 (Medium Density Residential). The properties to the south are zoned residential in the Township.

BACKGROUND/PROPOSAL
The owner is proposing a planned residential development with attached single-family dwellings (similar to the recently approved Enclaves at Adalee type development) for the subject 18.73-acre site. Of the 18.73-acres, 7.8 acres are in the 100-year floodplain which will be preserved (not built upon). The development would have 21 buildings (42 residential dwelling units for a density of 2.24 units per acre) which would be divided into 9 single story ranch type buildings with a full walkout lower level and 12 single story ranch type buildings with a full basement. Attached single-family dwellings (two-family dwellings) are permitted for the R-3 district when part of a Planned Residential District. The proposed development would have each unit on its own for-sale-lot.

In 2001 (Ordinance 01-54), the previous owner of the westernmost 9-acre parcel had a Preliminary Development Plan approved for a 38-unit condominium development that was extended five times until it expired in 2009. In 2017, the current owner submitted a Concept Plan for review for a mixed-use development which included single-family homes, condominiums, and office buildings on the subject site.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The current Comprehensive Plan Map recommends a future land use of Medium Density Single Family (3.25 to 4.75 dwelling units per acre) on the eastern half of the site and Moderate Density Multi-Family (8 to 10 units per acre) on the western half of the site within the Delaware Run Sub-Area. Specific to the overall sub-area in which the properties are located, the current Comprehensive Plan contains the following land use recommendations that are applicable to this site:
    - LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
    - LU27.4 Additional public parkland and private open space is supported along Delaware Run, including the construction of a bike path along the run in a public access easement. Bike paths will also be developed along major arterials and along the Norfolk Southern rail line.
    - LU27.9 Ravines and wooded tracts are preserved and integrated into developments to provide public access while maintaining natural preserves. Conservation easements are dedicated along all streams and ravines. Natural areas connect with the Olentangy River to provide wildlife corridors. Innovative storm water control measures should be used to clean the run-off before it gets to the Olentangy River.

  In summary, the proposed attached single-family dwelling use at a density of 2.24 units per acre is well under the density maximums for this area per the current land use plan. Therefore, it appears the proposed planned residential development could be considered conceptually compatible if the development is of appropriate

size, scale, buffering and building materials to the adjacent single-family residential development to south and preserves the environmental characteristics on the subject site.

Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan. While not yet adopted, it should be noted that this proposed development would also meet the guidance of the "Delaware Together" Comprehensive Plan, in general terms. Per the potential future plan, this property would be located in a character area called an "Activity District" which is a node that provides local and regional destinations for the community. Some of the development types targeted for an Activity District would include, but not be limited to, "Suburban Mixed Residential" and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into a neighborhood with a mix of residential uses and also preserves a notable wooded area. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **ZONING:** As previously mentioned, the zoning for the subject site is R-3 which does permit both two-family dwellings and attached single-family units as part of a Planned Residential District (PRD). The PRD Overlay District allows for creativity while still allowing the City and the Applicant to control the redevelopment of the property. This planned district in the City of Delaware zoning toolbox would allow the Applicant and the City to craft a creative and imaginative zoning solution unique to the site and needs of this development. In this instance, the preservation of a larger wooded area and required buffering adjacent to single family residential uses can be most effectively achieved by using a PRD Overlay District rather than simply applying a different base or overlay district available for consideration under the current Zoning Code. The PRD approach allows the applicant to craft a flexible development pattern while ensuring the project is in the best interest of the City and to preserve sensitive natural areas that contribute to the character of the City of Delaware. If this project moves forward, in the opinion of Staff, this is the appropriate zoning (R-3 PRD Overlay District) for this very unique property though the applicant is always free to submit an application for any change. For a PRD Overlay District approval, the preliminary development plan may be submitted simultaneously with a request for rezoning. In addition, the subject development would require a 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. A preliminary storm water management plan would be required prior to submittal of any preliminary plans for zoning approval.

  The Engineering Department provided some preliminary comments for the Concept Plan proposal: 1.) Future plans will need to meet all engineering design standards; roads must be constructed to public standards, including geometry, whether they are private or public. 2.) Refuse service to be as required by City Ordinance, City provided service via "toters". 3.) Any right-in/right-out access must meet the approval of the City Engineer. 4.) The traffic impact study (TIS) that was completed in 2018 to be reevaluated and finalized as required. 5.) City Staff to evaluate sidewalks/bike paths, and pedestrian crossing and provide more detailed comments in the future when the project may advance, to be coordinated with the arterial bike path project. 6.) In addition, a contribution of $50,000 would be required for the construction of a future center turn lane on Houk Road.

- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck. Adequate water supplies and road infrastructure shall be in place prior to the beginning of building construction. Parking lanes shall be properly marked and required signage shall be in place before the issuance of any certificate of occupancy. The private hydrant system shall meet the fire flow requirements which includes annual maintenance and testing. The Fire Department recommends the installation of a fire sprinkler system.
- **ROADS AND ACCESS:** The TIS submitted in 2018 for the previous project would need to be updated per the City Engineer. The site would have a right-in/right-out curb cut on South Houk Road and two full movement

curb cuts on Greenlawn Drive. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer must approve these curb cuts. City Staff strongly recommends that the two access points along Greenlawn Drive not be aligned directly at a residential house if possible. The 24-foot-wide internal roads would be private but would have to be constructed to public standards along with a sidewalk on one side of the private street. The road network will provide 34 additional parallel parking spaces. The entire private street network would have to achieve compliance with the minimum engineering, public works and fire department requirements.

- **PEDESTRIAN CONNECTIVITY:** A bike path along the stream would be required per the adopted Bicycle and Pedestrians Plan 2017. The City would require an easement by the owner with the exact alignment to be determined by the Parks and Natural Resource and Engineering Departments. Before an application for a preliminary development plan is submitted, Staff would recommend that the applicant meet with the Engineering Department to further evaluate sidewalks/bike paths. Also, public sidewalks would be required on one side of the internal private streets.
- **SITE CONFIGURATION:** The overall layout of the development will protect the northern portion of the site as a reserve area and will have three access points. The access point from Houk Road is a right-in/right-out only which will extend east to west across the site into a cul-de-sac. The two full movement access points from Greenlawn Drive will extend south to north to connect the site. The main retention pond will be located at the middle of the site and a second smaller retention pond will be located on the eastern edge of the site. The 21 buildings will be spaced evenly across the site and the 9 single-story buildings with a full walkout will be located along the northern side of the road network to maximize the site's topography. The existing schoolhouse (now a rental unit) on the southeastern corner of the site will be preserved.
- **BUILDING DESIGN:** The applicant proposes a cohesive and unified design throughout the development where each building will be consistent in overall design, color, material, and architectural pattern. Similarities throughout the development would include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials and building massing. The maximum height of any building or structure with a walkout type of design shall not exceed one-story or 18 feet from the grade at the front of the subject building. If the building or structure does not have a walkout type of design, then the maximum height shall be 30 feet as measured from finish floor elevation to the highest point of the roof. The exterior material color palette shall consist of natural colors including white and while additional colors may be used as accents, they shall not be high gloss colors. The exterior elevations will include some stone or brick on all buildings with EIFS and Stucco or similar products are prohibited, except as accents. Treated lumber shall be painted or stained to be consistent with the development's design. Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around each building and if a shutter or shutters are used than no trim shall be required adjacent to that window. Frieze trim that is a minimum of 3.5 inches wide shall be required under all overhangs and gables. The roofs shall have dimensional asphalt shingles and the principal roof structure shall have an overhang with a minimum of 12 inches. The windows shall be of vertical or square proportion, but accent windows may be circular., half-round, or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall be required to have a minimum of one window. All dwelling units shall have a two-car garage at maximum and the garage doors shall be architecturally upgraded to include design elements consistent with the design of the development. Staff highly recommends that the renderings and development text should be submitted for review prior to any rezoning submittal of the planned residential development.
- **LANDSCAPING & SCREENING:** Per Chapter 1166 Landscaping and Screening Requirements, the applicant shall be required to plant street trees, front yard trees, perimeter buffer, and maintain screening and buffering along its boundaries to the north, south, and west. The applicant proposes a 50-foot buffer to the west which will include existing mature trees to ensure a minimum 6-foot-high buffer. A 60-foot buffer to the south and east are proposed in order to blend in with the existing setbacks along Greenlawn Drive and the condominiums east of Houk Road. Also, a landscape mound 4 to 6 feet high shall be installed along Greenlawn Drive. In addition, the applicant will make every effort to preserve existing trees. The north setback will have a significant screening due to the 7.8 acre preserve area which will provide approximately 350 feet of buffering to the homes north of this development. A comprehensive landscape plan would be required with any rezoning and preliminary development plan and ultimately would have to reviewed and approved by the Shade Tree Commission.

- **TREE REMOVAL & REPLACEMENT:** The site has wooded areas throughout the site and the applicant would have to provide a tree survey for the entire site to document the total number of trees and caliper inches proposed to be preserved and removed. The preliminary development plan would need to identify which trees are being preserved and which trees are being eliminated and any removal and replacement would need to achieve compliance with Chapter 1168 Tree Preservation Requirements and as ultimately required through the PRD process. Staff suggests the owner should consider the option of the making the area within the 100-year flood plain a conservation area or easement. The trees in suggested conservation area could potentially be counted then toward the removal of any trees in the PRD designation.
- **GATEWAYS & CORRIDORS PLAN:** This proposed development would be required to achieve compliance with the adopted Gateways & Corridors Plan pertaining to any ground signs.
- **LIGHTING:** At this point in the process the lighting plans were not submitted, however, they would be required for the private streets at preliminary development plan submittal. All lighting plans would have to achieve compliance with the zoning code and be approved by the City.
- **COMMUNITY IMPACT ASSESSMENT:** A Community Impact Assessment (CIA) will be required with the submittal of a rezoning and preliminary development plan (Section 1191.01(d)).
- **ENVIRONMENTAL ANALYSIS MAP:** Given that a stream is located within the site, there are noticeable elevation changes and there are a number of trees on the site, an Environmental Analysis Map will be required to be submitted with the development plan in accordance with Section 1129.16.

STAFF RECOMMENDATION (2020-2445 – CONCEPT PLAN)
This is a Concept Plan review, so no action is necessary. The Applicant and Staff are seeking comment from the Planning Commission at this time as well as any comment from the public that the Planning Commission deems warranted.

COMMISSION NOTES:

archall
ARCHITECTURAL ALLIANCE

CONCEPT PLAN REVIEW NARRATIVE

PROPOSED PLANNED RESIDENTAL DISTRICT
258 HOUK ROAD
DELAWARE, OHIO

October 28, 2020

1. DESCRIPTION OF DEVELOPMENT

The site is 18.73 acres with 7.8 acres in the 100 year floodplain. The property is zoned R3. The site is contiguous to commercial uses to the north, condominiums to the east and west and single family homes in the township to the south. Two-family dwellings are planned for the site. Two-family dwellings are an approved use in the R3 district. They are approved as a Planned Residential District (PRD). 21 buildings (42 units) are proposed. 9 buildings will be single story ranch type with full walkout lower level. 12 buildings will be single story ranch type with full basement. Units are 1500-2000sf/level, predominantly two bedroom with two car garage. A 25' full width driveway allows for two additional parking spaces per unit. Patios or decks (on walkout units) are proposed. 34 additional parallel parking spaces are provided on the private street. This site and architectural style and design offers a high quality "walkout" type of product that Delaware currently does not have.

2. ROADS AND ACCESS

Two full access points are proposed on Greenlawn Drive and one right in/ right out on Houk Road. Greenlawn is a Township Road and the County Engineer must approve curb cuts. A traffic study will be completed. The private road is 24' wide with corner and cul de sac radiuses per emergency vehicle standards. Trash will be collected by using "tip cans" per City standards.

3. PEDESTRIAN CONNECTIVITY

A bike path will be provided connecting Houk Road to the western edge of the property. The path will be located at the northern portion of the property, away from the proposed homes. Private internal sidewalks will be provided on one side of the private streets to allow for save pedestrian access throughout the development. A public sidewalk will be provided along Houk Road.

4. TREE REMOVAL AND REPLACEMENT

Trees in the 7.8 acre floodplain area will predominantly remain. Efforts will be made to preserve as many trees as possible in the developed area. A tree survey will be completed identifying quantities of preserved and removed trees.

5. OPEN SPACE

Common open space shall be provided per PRD regulations

6. LANDSCAPING, SCREENING, BUILDING SETBACKS AND BUFFERING

- Street trees shall be provided along private streets
- North buffer- Trees in the 7.8 acre preserve area provide buffering from homes 350' away
- South Buffer- 60' setback (matching setback to existing homes south of Greenlawn). Effort to preserve existing trees and supplement with 6' high mounding consisting of evergreens and/or earthen mounding
- East Buffer- 60' setback (similar to condominiums east of Houk). Effort to preserve existing trees and supplement with 6' high mounding consisting of evergreens and/or earthen mounds
- West Buffer- 50' setback (condominiums to west appear to be 25') with landscaping

7. LIGHTING

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

8. SIGNS

A comprehensive sign plan shall be provided and approved in accordance with Section 1165

9. BUILDING DESIGN

The intent of this regulation is to create a cohesive and unified design throughout the development. Each building shall be consistent in overall design, color, material and architectural pattern as determined through the Final Development Plan process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- The architectural design/ patterns of the dwellings 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, 6:1`2 roof pitches, use and mix of exterior materials and building massing

- 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.
- Stone or brick shall be used to some extent on all buildings
- EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- Treated lumber shall be painted or stained
- Trim board around all corners, windows and doors shall be a minimum of 3.5" all around. If a shutter or shutters are used no trim is required adjacent to window.
- Frieze trim a minimum of 3.5" wide shall be required under all overhangs and gables.

- Roofs shall have dimensional asphalt shingles
- The principal roof structure shall have an overhang of not less than 12".
- 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 pair. The rear and side elevations shall have a minimum of one window.
- All dwelling units shall have a two car garage maximum. All garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the development.

10. MAXIMUM BUILDING HEIGHT

The maximum height of any building or structure shall be 30' as measured from finish floor elevation to the highest point of the roof when the subject building does not have a walkout type of design. When the building has a walkout type design the height of the building shall not exceed one-story or 18' from the grade at the front of the subject building. The existing topography lends itself for the opportunity for walkout type building design.

11. PARKING SETBACKS

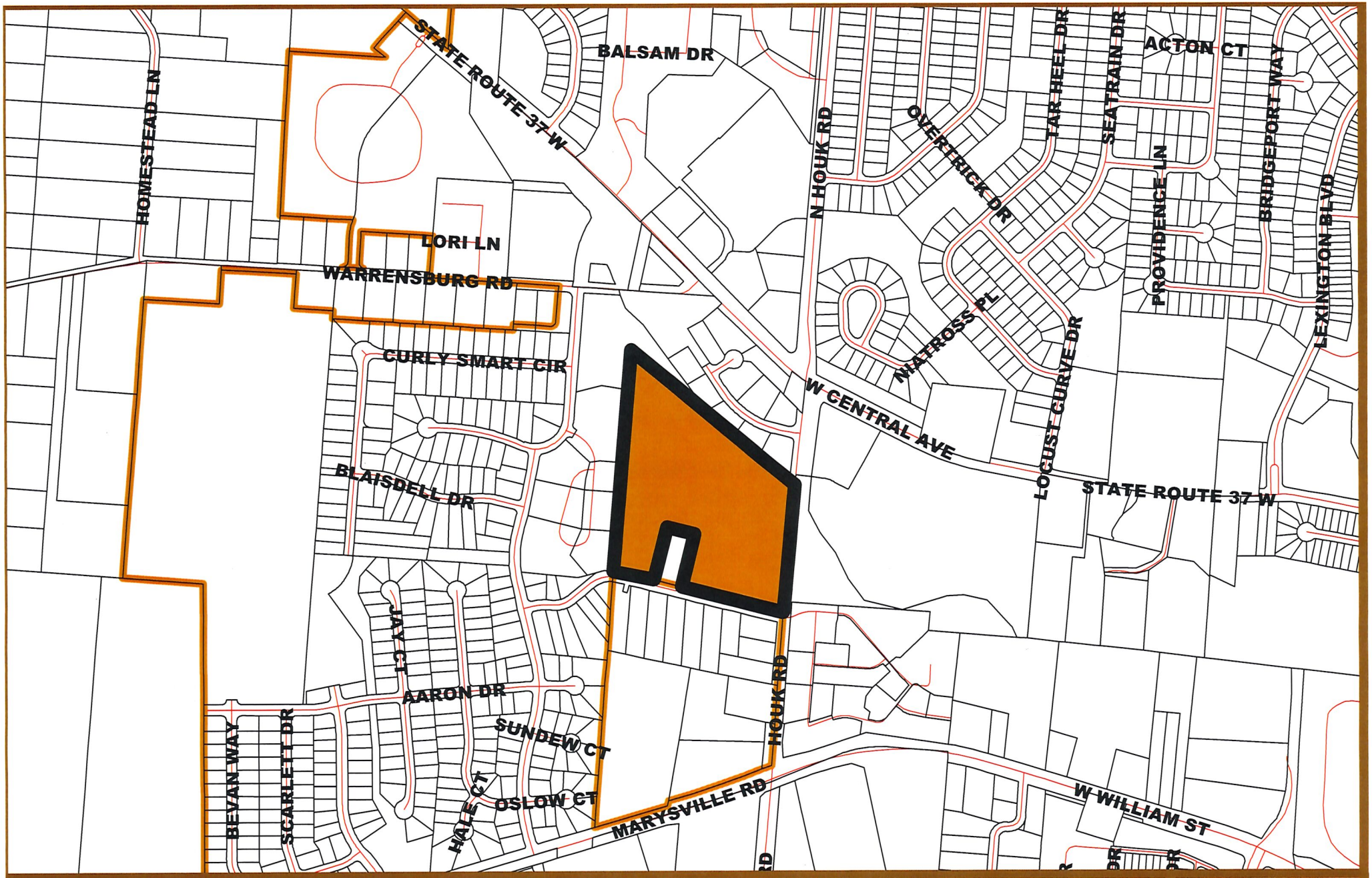
Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

All new utilities to be constructed and/or extended will be private and comply with City minimum requirements.

13. STORM WATER MANAGEMENT

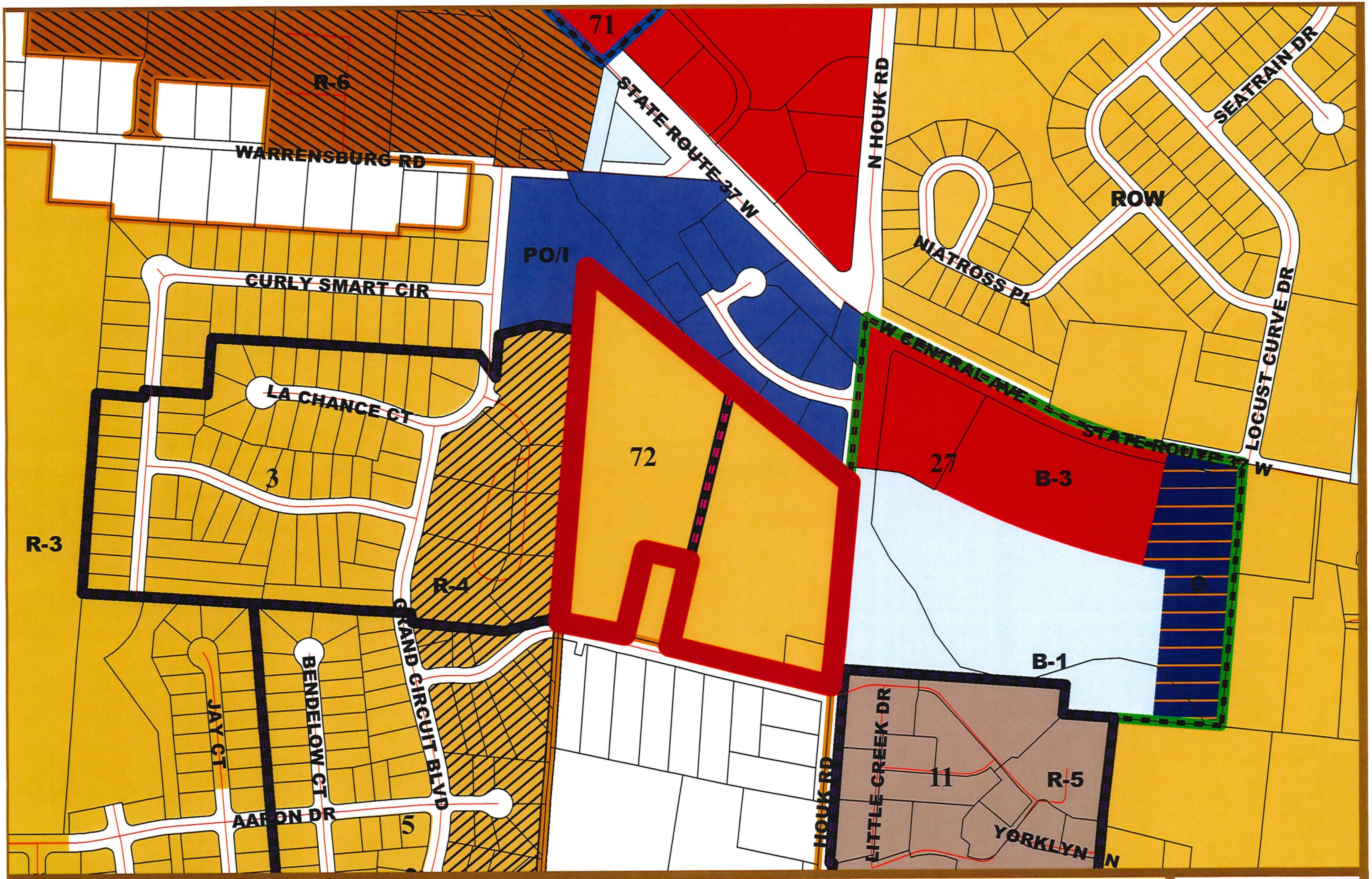
Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply to all City standards.



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2020-2445
Concept Plan
Houk Road Condos
Location Map

N



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2020-2445
Concept Plan
Houk Road Condos
Zoning Map

N



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2020-2445
Concept Plan
Houk Road Condos
Aerial (2019) Map

N



houk road condos

preliminary site concepts for zoning
november 03, 2020

project brief

The houk road development is a buildout of 21 duplex condos (total 42 units) on a 18.73 acre site. As a site in which roughly a half of the site is in a floodplain and therefore unbuildable, we worked to best layout a new development that acts to best preserve unbuildable areas while creating a pleasant, human scaled neighborhood. A large topographical drop-off towards the rear of the property enables the condos on this slope to become 2 story rear walkout ranches. The rest of the buildings are to become 1 story ranch condos.

While designing our sample building masses, we looked to the surrounding rural character to influence the architecture. The condos themselves will be rustic/contemporary with lap siding, stone, and wood accents. While traditional in look and feel - the buildings will still be amendable to a contemporary lifestyle of its inhabitants.

archall

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01.1 // proposed site plan
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N

existing site

SCALE: 1" = 150'-0"

houk road condos

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site data:

building types

- type a (ranch walkouts)	9
- type b (standard ranch)	4
- type b.1 (XL ranch)	8
total buildings:	21
total units:	42
(total walkouts: 18)	
total acres (gross) //	18.73
units per acre //	2.25

N

proposed site

SCALE: 1" = 150'-0"

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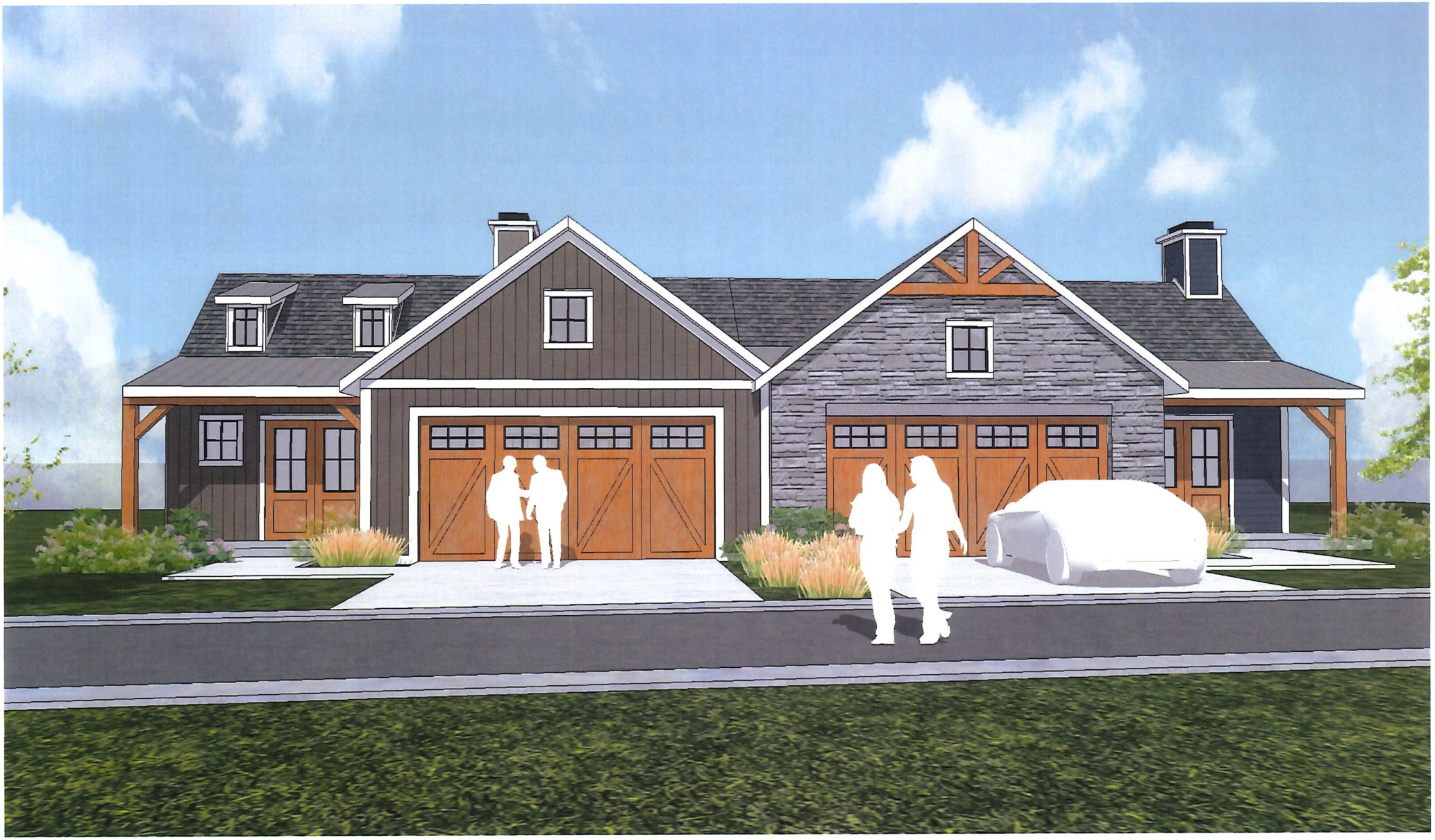


01 **perspective** // sample duplex condo

houk road condos

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02 **perspective** // sample duplex condo

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03 **perspective** // sample duplex walk-out condo

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