



Sketch Plan Application
Delaware County, Ohio
 (for unincorporated areas only)

RPC Sketch Plan Number
24-04-5
 (RPC Staff will assign)

PROJECT	Alum Creek Landing	(circle one) Residential <input checked="" type="radio"/> Commercial
TOWNSHIP	Berlin Township	70-unit Multifamily Development

APPLICANT/ CONTACT	Name Spire Development, Inc.	Phone 614-350-0391
	Address 330 W Spring Street, Ste 430	E-mail Sean@livespired.com
	City, State, Zip Columbus, OH 43215	

PROPERTY OWNER	Name Gary Kenneth Will	Phone
	Address 3351 Cheshire Road	E-mail
	City, State, Zip Delaware, OH 43015	

SURVEYOR/ ENGINEER	Name TBD	Phone
	Address	E-mail
	City, State, Zip	

LOCATION	Property Address 6601 US-36, Berlin Township, OH 43017 (PIDN: 41811001048000)	
	(circle one) <input checked="" type="radio"/> N <input type="radio"/> S <input type="radio"/> E <input type="radio"/> W side of	US-36 Road/Street
	approx. <input checked="" type="radio"/> N <input type="radio"/> S <input type="radio"/> E <input type="radio"/> W of	US-36 Road/Street

DETAILS	Number of Lots 1	Septic Systems <input checked="" type="radio"/> yes <input type="radio"/> no
	Total Acreage 12.6 +/-	Central Sanitary System <input checked="" type="radio"/> yes <input type="radio"/> no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	One (1) copy of Sketch Plan (max. 11" x 17") including:
	Approximate lot dimensions and acreage;
	Information to locate site (complete section above: LOCATION);
	North Arrow (scale preferred also);
	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	Completed and Signed Application;
	Fee (Refer to Fee Schedule) \$ 600

3-22-2024

Owner (or agent for owner) and Date



ALUM CREEK LANDING

Berlin Township, Ohio

Project Name: Alum Creek Landing
Address: 6601 US-36
Berlin Township, Ohio 43074

Owner: Alum Creek Landing L.P.
Developer: Spire Development, Inc.
Co-Developer: County Corp
Architect: Kontogiannis & Associates

Sustainable Development:

Alum Creek Landing will strive to achieve green building certification from Leadership in Energy & Environmental Design (LEED), Silver.

Resident Amenities:

Alum Creek Landing will include a property management office, small supportive services office, interior and exterior security cameras, outdoor playground area designed for children, exercise room, and 400 square foot, 100% covered, outdoor patio area (20'x20' picnic shelter).

Among other unit amenities, Alum Creek Landing will feature the following in each resident unit: (1) Energy Star-certified washer and dryer in all units, (2) microwave, (3) range, (4) refrigerator, (5) garbage disposal, (6) Energy Star-certified dishwasher, (7) vinyl plank flooring.

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BUILDING UNIT MIX / AREA SUMMARY

UNIT	GROSS UNIT AREA	BUILDING A/1	BUILDING B/2	BUILDING C/3	BUILDING D/4	BUILDING E/5	TOTAL UNITS	TOTAL GROSS UNIT AREA
A - ONE BEDROOM APT.	802 SQ.FT.	1	1	4	1	5	12	9,624 SQ.FT.
A - ONE BEDROOM APT. (SENSORY)	802 SQ.FT.	1			1		2	1,604 SQ.FT.
A1 - ONE BEDROOM APT. (504)	802 SQ.FT.	1	1	1		1	4	3,208 SQ.FT.
ONE BEDROOM SUB-TOTAL		3	2	5	2	6	18	14,436 SQ.FT.
B - TWO BEDROOM APT.	904 SQ.FT.	3					3	2,712 SQ.FT.
B1 - TWO BEDROOM APT. (504.)	904 SQ.FT.			1	1	1	3	2,712 SQ.FT.
B2 - TWO BEDROOM APT.	902 SQ.FT.			2		2	4	3,608 SQ.FT.
B3 - TWO BEDROOM APT.	927 SQ.FT.			3		4	7	6,489 SQ.FT.
B4 - TWO BEDROOM APT.	904 SQ.FT.		3	9	7	5	24	21,696 SQ.FT.
TWO BEDROOM SUB-TOTAL		3	3	15	8	12	41	37,217 SQ.FT.
C - THREE BEDROOM APT.	1,029 SQ.FT.	6	4				10	10,290 SQ.FT.
C1 -THREE BEDROOM APT. (504)	1,057 SQ.FT.		1				1	1,057 SQ.FT.
THREE BEDROOM SUB-TOTAL		6	5				11	11,347 SQ.FT.
TOTAL		12	10	20	10	18	70	63,000 SQ.FT.

APPLICABLE BUILDING CODES

2017 OHIO BUILDING CODE
 2017 OHIO PLUMBING CODE
 2017 OHIO MECHANICAL CODE
 2017 NATIONAL ELECTRIC CODE (NEC)
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

ACCESSIBILITY

2010 ADA
 ICC A117.1-2009 ACCESSIBLE & USEABLE BUILDING & FACILITIES
 504 UNITS (UFAS)
 FAIR HOUSING ACT

8 - MOBILITY (504) UNITS = 10% OF TOTAL UNIT COUNT
 2 - SENSORY UNITS = 2% OF TOTAL UNIT COUNT

BUILDING AREA BREAKDOWN

RESIDENTIAL UNITS	63,000 SQ.FT.
<u>CIRCULATION:</u>	
BLDG A/1 BREEZEWAY	1,047 SQ.FT.
BLDG B/2 BREEZEWAY	970 SQ.FT.
BLDG C/3 BREEZEWAY	1,967 SQ.FT.
BLDG D/4 BREEZEWAY	971 SQ.FT.
BLDG E/5 BREEZEWAY	1,895 SQ.FT.
TOTAL BREEZEWAY	6,850 SQ.FT.

<u>SUPPORT AREAS:</u>	
SPRINKLER ROOMS	348 SQ.FT.
STORAGE	307 SQ.FT.
MAINTENANCE	258 SQ.FT.
MAIL	141 SQ.FT.
SOCIAL SERVICE OFFICE	114 SQ.FT.
RENTAL OFFICE	233 SQ.FT.
OFFICE STORAGE	105 SQ.FT.
EMPLOYEE RESTROOM	40 SQ.FT.
TOTAL	1,546 SQ.FT.

<u>RESIDENT COMMON AREAS:</u>	
EXERCISE	343 SQ.FT.
TOTAL	343 SQ.FT.
GRAND TOTAL	71,739 SQ.FT.

BUILDING GROSS AREA SUMMARY

BUILDING A/1	12,372 SQ.FT.
BUILDING B/2	10,549 SQ.FT.
BUILDING C/3	19,683 SQ.FT.
BUILDING D/4	9,891 SQ.FT.
BUILDING E/5	17,703 SQ.FT.
BUILDING F/3	1,541 SQ.FT.
TOTAL	71,739 SQ.FT.

COMMON (PUBLIC) + CIRCULATION = 7,193 SQ.FT. / 71,739 SQ.FT. = 10.03% OF TOTAL AREA

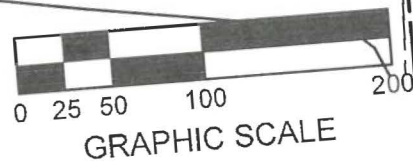


SITE AERIAL

SCALE: N.T.S.



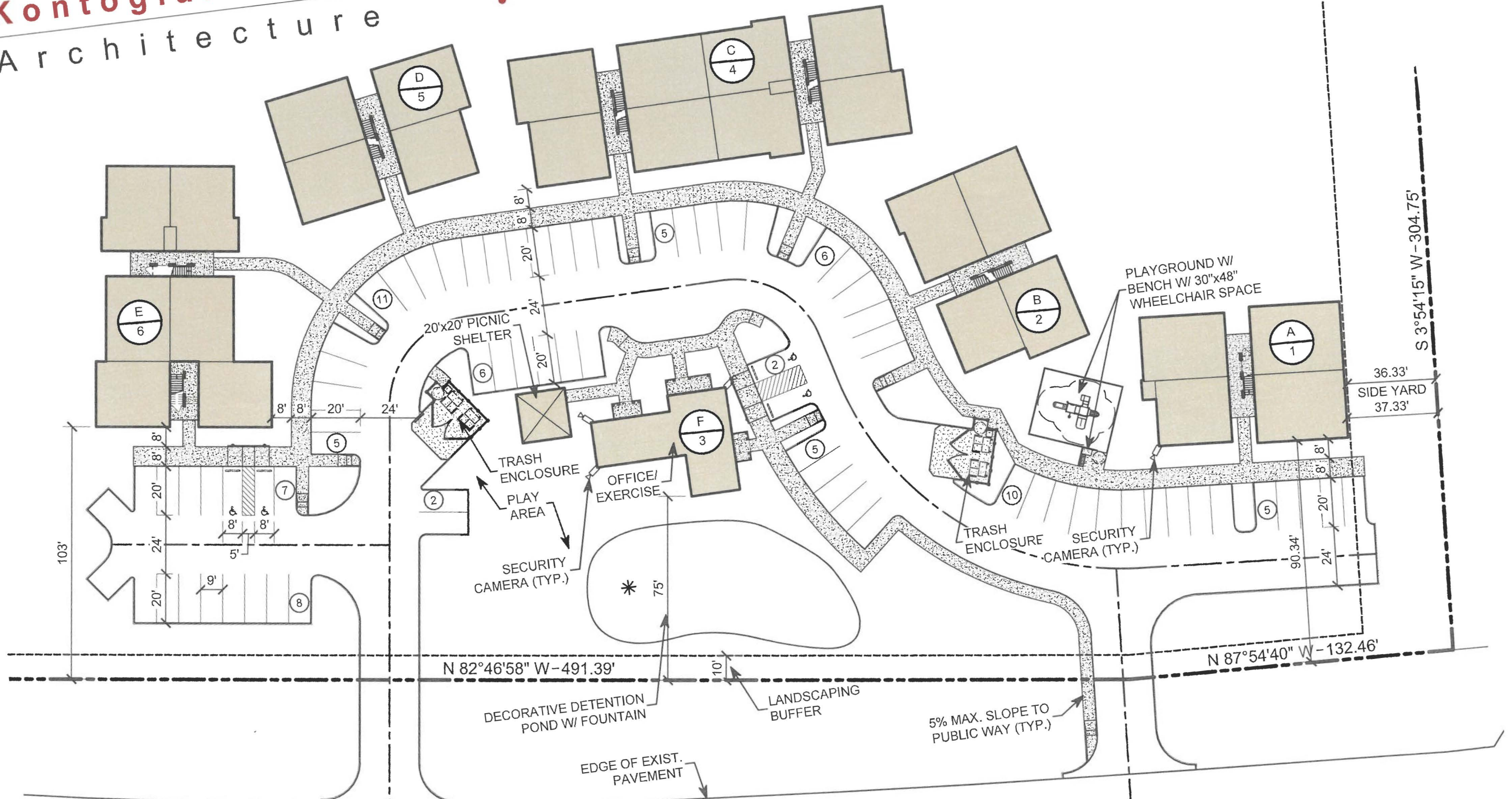
NORTH



OVERALL SITE PLAN

SCALE: 1" = 100'

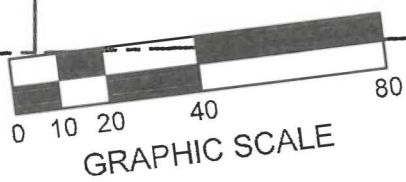
ALUM CREEK LANDING



PARKING SUMMARY

REGULAR SPACES =	68
HANDICAPPED SPACES =	4
TOTAL =	72

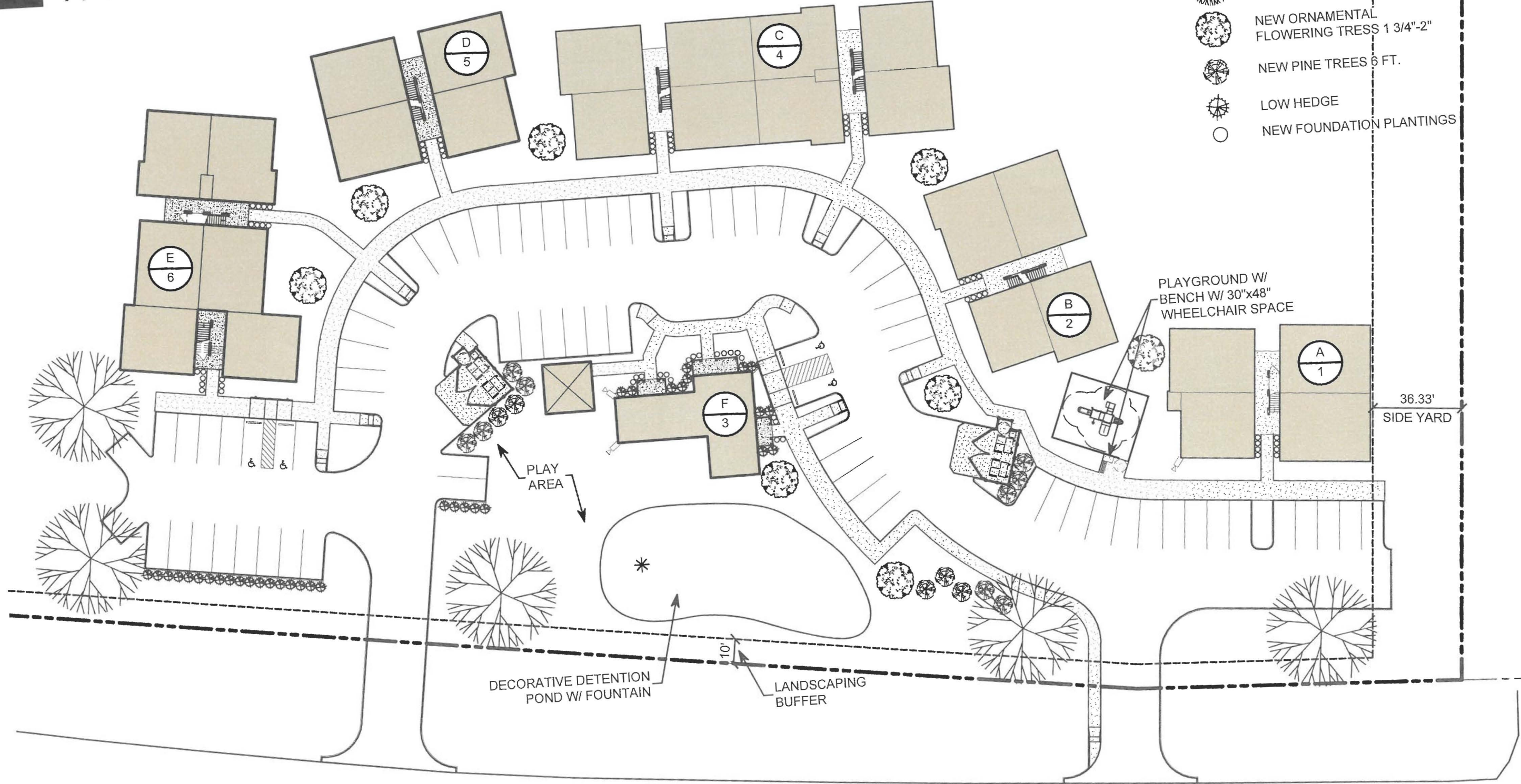
OH-36/37



SITE PLAN

SCALE: 1" = 40'

ALUM CREEK LANDING



- NEW SHADE TRESS 2"-2 1/2"
- NEW ORNAMENTAL FLOWERING TRESS 1 3/4"-2"
- NEW PINE TREES 6 FT.
- LOW HEDGE
- NEW FOUNDATION PLANTINGS

OH-36/37



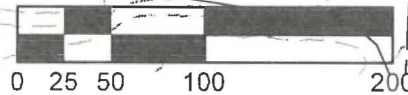
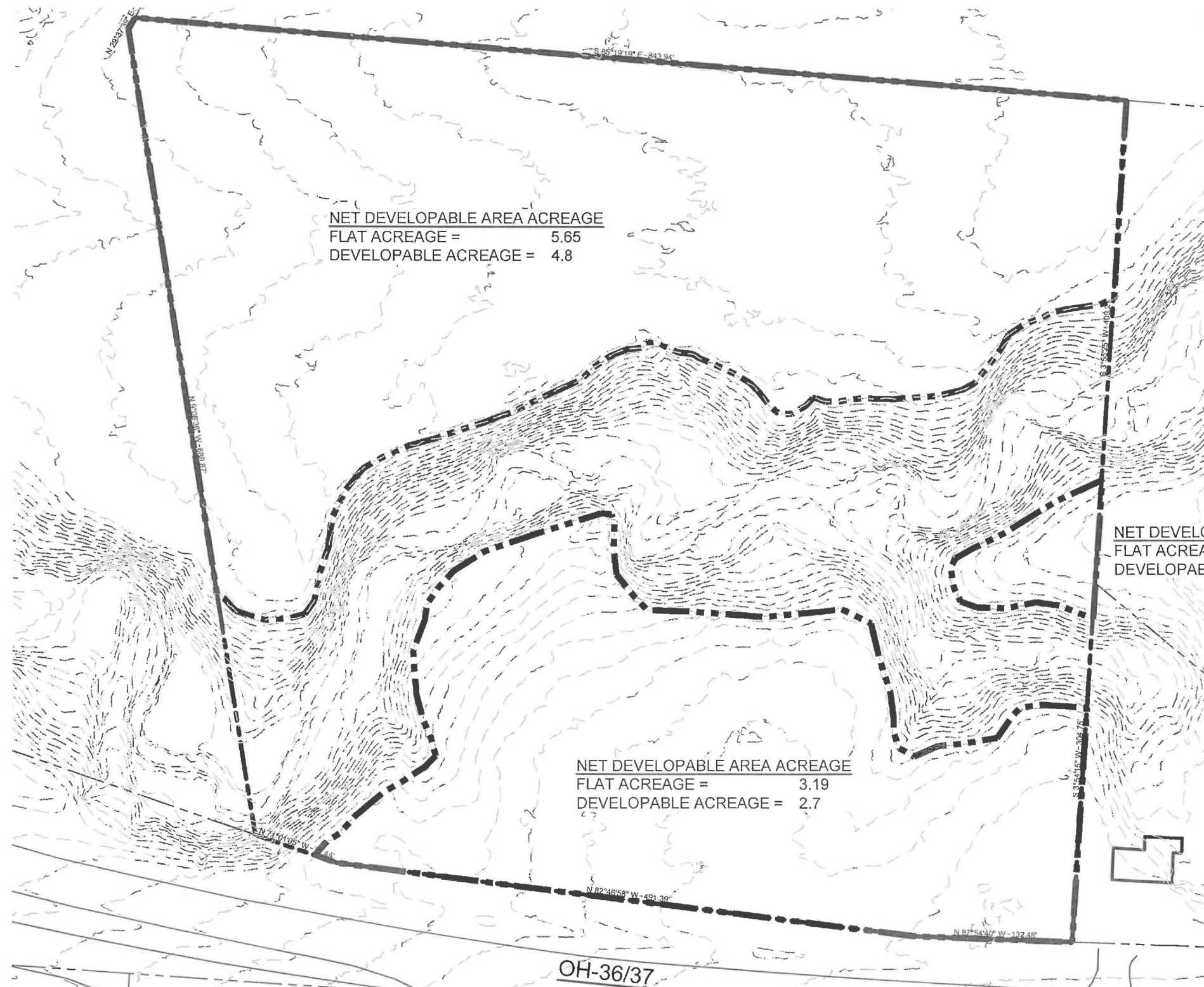
NORTH



SITE LANDSCAPING PLAN

SCALE: 1" = 40'

ALUM CREEK LANDING



GRAPHIC SCALE

NET DEVELOPABLE AREA PLAN

SCALE: 1" = 100'