



November 12th, 2024

Planning  
Urban Design  
Landscape Architecture

Robin Duffee  
Director of Development and Zoning  
Email: RDuffee@orangetwp.org

**Columbus Office**  
100 Northwoods Boulevard  
Suite A  
Columbus, Ohio 43235  
p614.255.3399

RE: Vision Home & High Rezone Application Staff Report– Comment Response Letter

**Cincinnati Office**  
20 Village Square #3  
Cincinnati, Ohio 45246  
p614.360.3066

Dear Mr. Duffee:

This letter is in response to your plan review for the Vision Home & High Rezone Application Staff Report dated 10/22/2024. We have your comments indicated in black with our responses indicated in red. This letter will be supplemental to the supporting documents we also submitted to you on 11/12/2024. Please review and let us know if you have any questions, thanks!

**Robin Duffee, Director of Development and Zoning**

### Staff Comments

1. Because the Delaware County Regional Planning Commission has not yet reviewed this application, staff does not recommend that the zoning commission vote on this matter at the current time.
  - a. Vision Development submitted plans on 11/12 to be heard at DCRPC 11/21 meeting.
2. The development text should be edited to make it explicit that no more than 220 multi-family units shall be permitted.
  - a. The development text has been updated to explicitly state no more than 220 multi-family units be permitted.
3. The building siding materials for the large buildings should be clarified, and the vinyl siding removed from the garage buildings, or a divergence should be requested.
  - a. Building elevations have been updated to more clearly state building materials. No vinyl siding is being proposed.
4. The light fixtures should be changed to be completely down-lit to match code.
  - a. The light fixtures proposed will be completely down-lit.
5. The shrubs should meet the code requirement of 3' in height.
  - a. The landscape plan has been revised to show the 3' tall shrubs.
6. More detail should be given regarding the amenity area.



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- a. The amenity area is not fully designed at this time. However, we anticipate the amenity area to have a resort style pool, outdoor kitchen, outdoor lounge seating areas, covered pergola seating areas, volleyball / pickleball courts, and a dog park, etc.. We have provided precedent imagery of other Vision projects which show the character and amenities that can be expected at this project.
7. The site is well screened from Columbus Pike right-of-way. Staff recommends that similar screening be considered for the Gooding Boulevard right-of-way, including evergreen trees and possible mounding, as the greatest visual impact on existing residents will be from the west sightline.
- a. Significant changes have been made to the site plan and landscape design in order to provide more screening and buffering along the Gooding Boulevard right-of-way. Below is a list of the changes that were made:
    - i. Increased buffering distances on parcel 3 along Gooding Boulevard. Previous setbacks were a 10' parking setback and a 30' building setback. The revised plan includes a 45' parking and building setback along Gooding Boulevard.
    - ii. Moved (3) carriage garage buildings to the western portion of our site to provide buffering.
    - iii. Rotated all the larger multi-family (50 unit and 54 unit) buildings so that all main facades run perpendicular to Gooding Boulevard. This reduces the number of units that face our neighbors to the west.
    - iv. Added earthen mounds 3-5' tall along the Gooding Boulevard frontage with additional landscape material. See landscape plans sheet L2.0 - L2.3 for details.

If you have any questions or need further information, please contact me at (937) 672-6148.

Sincerely,

Ryan Young, PLA, ASLA  
Project Manager



# CLEAR CREEK

## Planned Commercial and Office District

Orange Township, Delaware County, Ohio

## Zoning Map Amendment and Development Plan

### Applicant

Vision Acquisitions LLC  
2935 Kenny Road  
Columbus, Ohio 43221

Home High LLC c/o Brad Block  
545 Metro Place South, Suite 100  
Dublin, Ohio 43017

### Landscape Architect / Land Planner

POD Design  
100 Northwoods Boulevard Suite A  
Columbus, Ohio 43235

### Civil Engineer

EP Ferris & Associates, Inc.  
2130 Quarry Trails Drive 2<sup>nd</sup> floor  
Columbus, Ohio 43228

### Architect

DSA Architects  
72 Mill Street  
Gahanna, Ohio 43230



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# Section 1

Rezone Application

Survey / Legal Description

Development Plan Amendment Area – Exhibit L0.1

Setbacks Density and Access Plan – Exhibit L0.2

Building Heights Plan – Exhibit L0.3



Zoning Department  
Michele Boni, Planning and Zoning Director

# Rezoning Application

Page 1 of 6



Property Information		
Site Address: <b>Parcels located NW &amp; SW of the intersection of Home Rd &amp; US 23</b>		
Parcel ID(s): <b>31823002001002 &amp; 31823002001003</b>		
Total Acreage: <b>31.1</b>	Subdivision: <b>N/A</b>	Lot #: <b>N/A</b>

Property Description	
Acres to be rezoned: <b>31.1</b>	
Current Land Use: <b>Agriculture</b>	

Surrounding Land Uses:	
North	<b>All Shepherds Luthern Church</b>
South	<b>Delaware County District Library - Orange Branch</b>
East:	<b>US23, Mount Carmel, Slate Ridge</b>
West	<b>The Courtyards at Clear Creek (Epcn Communities SFPRD)</b>

Rezoning Request	
Current Zoning District:	<b>Planned Commercial &amp; Office District (PC)</b>
Proposed Zoning District:	<b>Planned Commercial &amp; Office District (PC)</b>
Proposed Land Use:	<b>Commercial &amp; Multi-Family Uses</b>
Request:	<b>Amend existing PC zoning to new PC zoning district to include Multi-Family residential uses.</b>

Decision Dates	
Staff Technical Review:	
Delaware County Regional Planning Commission (DCRPC):	
Zoning Commission:	
Board of Trustees:	

Staff Use Only	
ZON #	
Date Filed:	
Fee Paid:	
Payment:	
Received By:	

Hearings	Decision
Tech Review:	
DCRPC Date:	
ZC:	
BOT:	

Checklist	
<input type="checkbox"/>	Fee Payment (check or money order only)
<input type="checkbox"/>	Completed Application
<input type="checkbox"/>	Notarized Signatures
<input type="checkbox"/>	Available Utilities (see page 4)
<input type="checkbox"/>	Development text (see page 4)
<input type="checkbox"/>	Development Map (see page 5)
<input type="checkbox"/>	Legal Description & Survey (see page 5)

Water & Wastewater	
Water Supply	
<input type="checkbox"/>	Public (Central)
<input type="checkbox"/>	Private (On-site)
<input type="checkbox"/>	Other

Wastewater Treatment	
<input type="checkbox"/>	Public (Central)
<input type="checkbox"/>	Private (On-site)
<input type="checkbox"/>	Other

Submittal Options	
Drop off: 1680 E Orange Road Lewis Center, OH 43035	
Mail in: 1680 E Orange Road Lewis Center, OH 43035	



Zoning Department  
Michele Boni, Planning and Zoning Director

# Rezoning Application

Page 2 of 6



**Applicant Information**  Same as applicant

Name: **Vision Acquisitions LLC &** **Home High LLC c/o Brad Block**

Individual  Corporation (If so State: )  Other

Address: **2935 Kenny Road** **545 Metro Place South, Suite 100**  
**Columbus, Ohio 43221** **Dublin, Ohio 43017**

Phone # **216-712-2849** Fax#

Email: **pete@visioncompanies.com**

Owner Authorization attached:  Yes  No

**Agent Information**  Same as applicant

Name: **Ryan Young / POD Design LLC**

Individual  Corporation (If so State: )  Other

Address: **100 Northwoods Boulevard suite A.**  
**Columbus, Ohio 43235**

Phone # **937-642-6148** Fax#

Email: **ryoung@poddesign.net**

Owner Authorization attached:  Yes  No

**Property Owner Information**  Same as applicant

Name: **Home High LLC c/o Brad Block**

Individual  Corporation (If so State: )  Other

Address: **655 Metro PI S Ste 600 Dublin, Ohio 43017**

Phone # **614-793-2233** Fax#

Email: **brad@mtbdev.com**



### Affidavit

I hereby certify that the facts, statements, and information presented within this application form and any subsequent documents attached hereto are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the Township. I hereby certify that I have read and fully understand all the information required in this application form and all applicable requirements of the Orange Township Zoning Resolution.

### Applicant/Authorized Agent Affidavit

I, Ryan Young (Print Name), hereby certify that all information provided is true and accurate. I agree to be bound by all provisions of the Orange Township Zoning Resolution.

[Signature]  
Individual Applicant's/Agent's Signature

09-24-2024  
Date

Individual subscribed and sworn in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



Kathryn S. Hindall  
Notary Public, State of Ohio  
My Commission Expires 09-27-26, Notary Public

Non-Individual Applicant's/Agent's Signature

Date

Non-Individual subscribed and sworn in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ both personally and on behalf of \_\_\_\_\_.

Notary Public

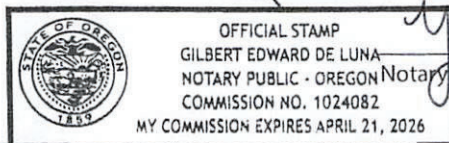
### Property Owner's Signature

I, Brad Block (Print Name), hereby authorize the applicant/agent listed above to file this application on my behalf and agree to amendment of the same as they deem appropriate.

[Signature]  
Individual Property Owner's Signature

9/20/24  
Date

Individual subscribed and sworn in my presence this 16 day of September, 2024.



[Signature]  
Notary Public

Non-Individual Property Owner's Signature

Date

Non-Individual subscribed and sworn in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ both personally and on behalf of \_\_\_\_\_.

Notary Public

## Rezoning/Text Amendment Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in their entirety. Please consult with the Zoning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues and zoning regulations addressed in plan and/or text form.

- At the time of filing, applicant must submit the following:
  - Completed application form
  - Ten (10) copies of all maps/plans (24" X 36" maximum)
  - Ten (10) reduced-scale copies of all maps/plans (11" X 17")
  - Ten (10) copies of development text and supplemental information
  - Digital Copy (pdf format) of all materials noted above
  - Fee (see current fee schedule)
  
- Basic Content of Development Text
  - Development Plan text (appropriate font & margins, cover page, table of contents, individual page #s and author)
  - Name of development
  - Most recent Zoning Resolution text (applicable articles) used as a presentation template (with Disclaimer)
  - Date of text and all subsequent revisions
  - Text shall address all standards in the respective zoning district
  - Detailed overview of the project
  - Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
  - Location/Area map. Base maps to scale (example: 1"= 100') are required. You can obtain this information and print a copy of the map on <http://www.delco-gis.org/auditor/>
  - All information that pertains to water, sanitary sewer, gas, electric and telecommunications must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Delaware General Health District (or appropriate agency) must be provided.
  - Permitted, conditional and prohibited uses
  - Development plan procedure
  - Development standards
  - Gross Density/Lot Coverage
  - Phasing plans (if applicable)
  - Site development and easement agreements
  - List of divergences from Zoning Resolution provisions (if any) being requested (list code sections)
  - Any additional information or exhibits deemed necessary for proper consideration of the application by the Zoning Department, Zoning Commission and Board of Township Trustees

## Rezoning/Text Amendment Application Requirements Cont.

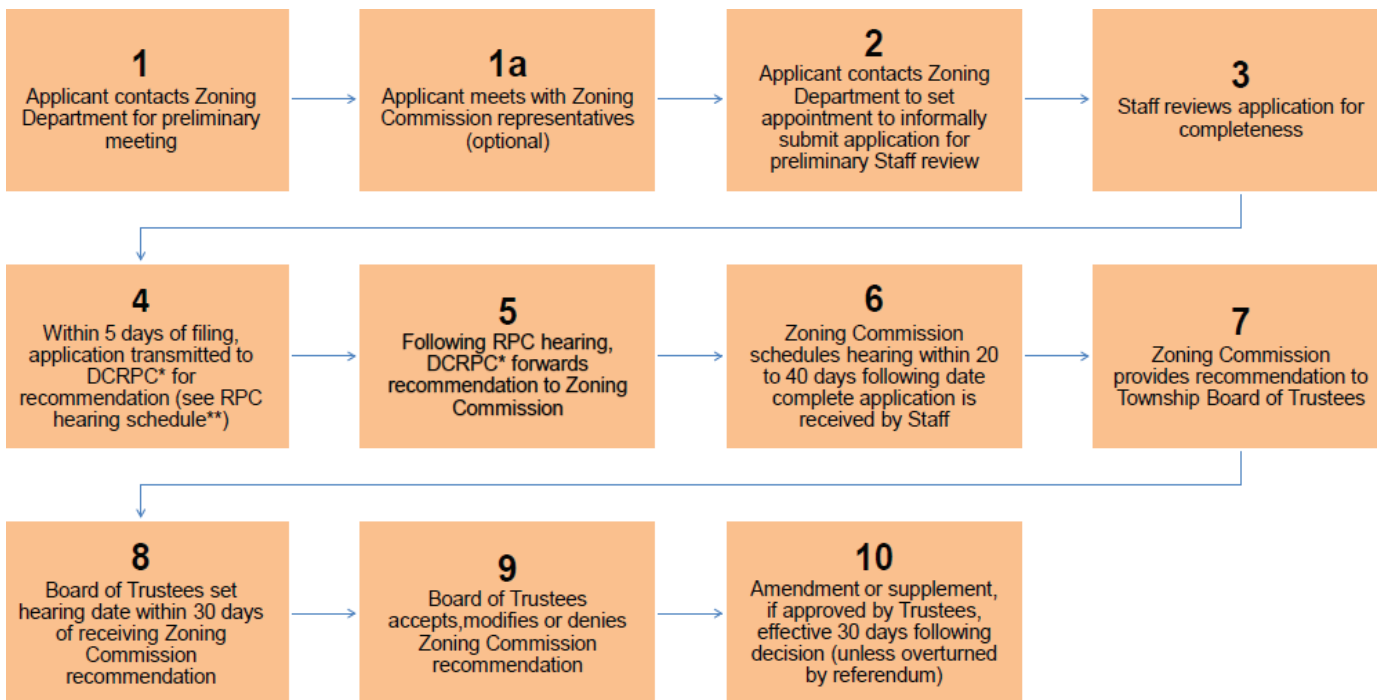
- Maps, Plans and Exhibits
  - Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
  - Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
  - Current zoning and use of each adjacent property.
  - North arrow on site plan(s).
  - Scale of drawing. Please use a suitable standard scale (i.e. 1"=100')
  - Dimensions, bearings and location of:
    - Property lines on all sides
    - All perimeter setback lines (front, rear, side, building and parking) and building separation (if applicable)
    - Existing and proposed building/s with size and height
    - Dumpster location/s
    - Proposed curb cuts, access drives and sidewalk locations (if any)
    - Existing sidewalks, curbs, alleys, streets, and service or frontage roads
    - Open space areas (no build/no disturb zones)
    - Lot size/s with acreage amount shown
    - Landscaping (plant species & quantities, planting details)
    - Lighting (photometrics, cut sheets)
    - Parking (space calculations required vs. proposed, parking stall dimensions)
    - Signage, including all details (in color)
    - Pedestrian/bikeway trails & easements
  - Parcel and building area in square feet
  - Density and lot coverage (gross & net)
  - Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
  - Existing and proposed traffic circulation pattern.
  - Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
  - Dimensions and location of existing and proposed sanitary wastewater system/s, water supply system/s and other utilities.
    - A letter approving on-site system/s is required from Delaware County General Health District
  - Phasing plans (if applicable)
  - Site development and easement agreements
  - Building Elevations (in color)
    - Architectural standards and exhibits including color chart and building materials
  - Any additional information or exhibits deemed necessary for proper consideration of the application.



## Rezoning/Text Amendment Application Requirements Cont.

- Supplemental Information
  - Copy of Deed and/or Covenants
  - Zoning exhibit (legal description and survey)
  - Engineering feasibility (i.e traffic impact study, stormwater management)
  - Any additional correspondence from appropriate federal, state and local agencies.

### Application Procedure



\*Delaware County Regional Planning Commission (DCRPC)

\*\* [DCRPC Calendar](#)



Doc ID: 012900910005 Type: OFF  
Kind: DEED  
Recorded: 05/01/2019 at 08:09:37 AM  
Fee Amt: \$52.00 Page 1 of 5  
Workflow# 0000181684-0009  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2019-00010191

BK **1632** PG **2663-2667**

TALON TITLE AGENCY (BOX)  
570 POLARIS PKWY STE 140  
WESTERVILLE, OH 43082

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 4/30/19 Transfer Tax Paid 0  
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~  
Delaware County Auditor By TJS

Talon Box-C

LIMITED WARRANTY DEED

18580814-TM (4)

HOME HIGH, LLC, an Ohio limited liability company, for value received, grants, with limited warranty covenants, to HOME HIGH, LLC, an Ohio limited liability company, whose tax mailing address is 545 Metro Place S., Ste. 100, Dublin, OH 43017-5353, the following described real property:

SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF

Except for the following and subject to all of which this conveyance is made: easements, covenants, restrictions, conditions, and reservations of record, if any, limitations imposed by zoning ordinances, legal highways, rights of way, and real estate taxes and assessments, both general and special, and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Tax district and parcel number: Split from 318-230-02-001-000  
Street address of property: U.S. Rt. 23 and Home Rd.  
Delaware, Ohio  
Prior instrument reference: Official Record Book 1335, pp. 2836-2838,  
Recorder's Office, Delaware County, Ohio.

Signed this 24 day of April 2019.

HOME HIGH, LLC,  
an Ohio limited liability company

By: Klondike Holdings, LLC,  
an Ohio limited liability company,  
Manager

By: [Signature]  
Bradley Block  
Sole Member

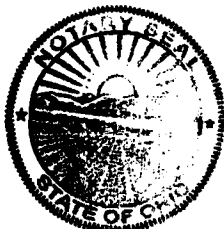
STATE OF OHIO :  
Delaware :  
COUNTY OF ~~FRANKLIN~~ :

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April 2019 by Bradley Block, sole member of Klondike Holdings, LLC, an Ohio limited liability company, the manager of Home High, LLC, an Ohio limited liability company, on behalf of the companies.

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY:

Richard L. Levine Co., L.P.A.  
447 E. Main St., Ste. 200  
Columbus, OH 43215-5661



JEFFREY A. AUKER,  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
*(My Commission has no expiration date.)*  
Section 147.03 R.C.

Exhibit "A"

25.476 ACRES

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot 6, Section 2, Township 3, Range 18, United States Military Lands and being out of that 74.036 acre tract conveyed to Home High, LLC by deed of record in Official Record 1335, Page 2836 (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and being described as follows:

BEGINNING at a 1" iron pin found in the southerly line of said 74.036 acre tract, at the northeasterly corner of the northerly terminus of Gooding Boulevard by record in Plat Cabinet 3, Slide 304 and at the northwesterly corner of Lot 6606 of that subdivision entitled "North Orange, Section 1, Phase 2, Part B, Lot 6606, Division Number 1" of record in Official Record 880, Page 2413;

Thence across said 74.036 acre tract, the following courses and distances:

North 11° 30' 06" West, a distance of 581.74 feet to an iron pin set;

with the arc of a curve to the left, having a central angle of 27° 21' 07", a radius of 435.00 feet, an arc length of 207.66 feet, a chord bearing of North 25° 10' 40" West and chord distance of 205.69 feet to an iron pin set;

North 38° 51' 13" West, a distance of 536.72 feet to an iron pin set;

with the arc of a curve to the right, having a central angle of 74° 39' 05", a radius of 365.00 feet, an arc length of 475.56 feet, a chord bearing of North 01° 31' 40" West and chord distance of 442.63 feet to an iron pin set;

North 35° 47' 52" East, a distance of 6.32 feet to an iron pin set in the line common to said 74.036 acre tract, the southerly line of that 9.914 acre tract as conveyed to Home High, LLC by deed of record in Official Record 1335, Page 2839 and the southerly right of way line of Relocated Home Road (County Road 124) as recorded in Official Records 1327, Page 2209, 1336, Page 589, 1342, Page 118 and 1336, Page 585;

Thence with the common line of said 74.036 acre, 9.914 acre tracts and said southerly right of way line, the following courses and distances:

South 54° 12' 08" East, a distance of 29.94 feet to a 5/8" rebar found;

North 35° 47' 52" East, a distance of 15.00 feet to an iron pin set;

South 54° 12' 08" East, a distance of 135.32 feet to a 5/8" rebar found;

with the arc of a curve to the left, having a central angle of 37° 52' 47", a radius of 791.00 feet, an arc length of 522.95 feet, a chord bearing of South 73° 08' 32" East and chord distance of 513.48 feet to a 5/8" rebar found (bent);

North 87° 55' 04" East, a distance of 137.14 feet to an iron pin set;

South 52° 39' 51" East, a distance of 62.84 feet to an iron pin set in the westerly right of way line of U.S. Route 23 as shown on the 1953 right-of-way plans DEL-23-(3.79-8.69);

Thence North 78° 07' 55" East, across the right of way of said U.S. Route 23, a distance of 86.14 feet to a magnetic nail set at a northeasterly corner of said 74.036 acre tract and the southeasterly corner of said 9.914 acre tract, being in the centerline of said U.S. Route 23;

Thence South 11° 51' 45" East, with the easterly line of said 74.036 acre tract and with said centerline, a distance of 1443.15 feet to a magnetic nail set at a southeasterly corner of said 74.036 acre tract;

Thence North 86° 33' 18" West, across the right of way of said U.S. Route 23 and with the southerly line of said 74.036 acre tract and the northerly line of said Lot 6606, passing a 1" iron pin found at 78.40 feet, a total distance of 655.06 feet to the POINT OF BEGINNING, containing 25.476 acres, more or less, of which, 2.409 acres are located within the existing right-of-way of U.S. 23.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

DESCRIPTION FOR CLOSING ONLY  
 RPC Approval Required  
 Municipal Approval Required  
Delaware County Engineer  
4-17-19

DESCRIPTION APPROVED FOR TRANSFER  
Chris Bauserman  
Delaware County Engineer  
4-30-19

25.476 ACRES

-2-

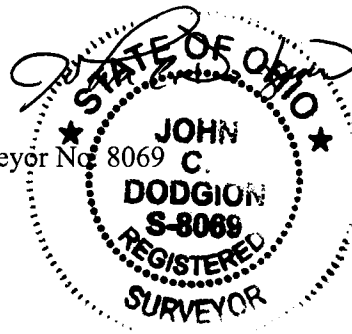
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (CORS96). A bearing of South 11° 51' 45" East was held for a portion of the centerline of U. S. Route 23, the same being the east line of the 74.036 acre tract of record in Official Record 1335, Page 28365.

This description was prepared using document of record, prior plats of survey and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor No. 8069



03/01/2019

Date

JCD:td  
25\_476 ac 20180672-VS-BNDY-01.docx



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

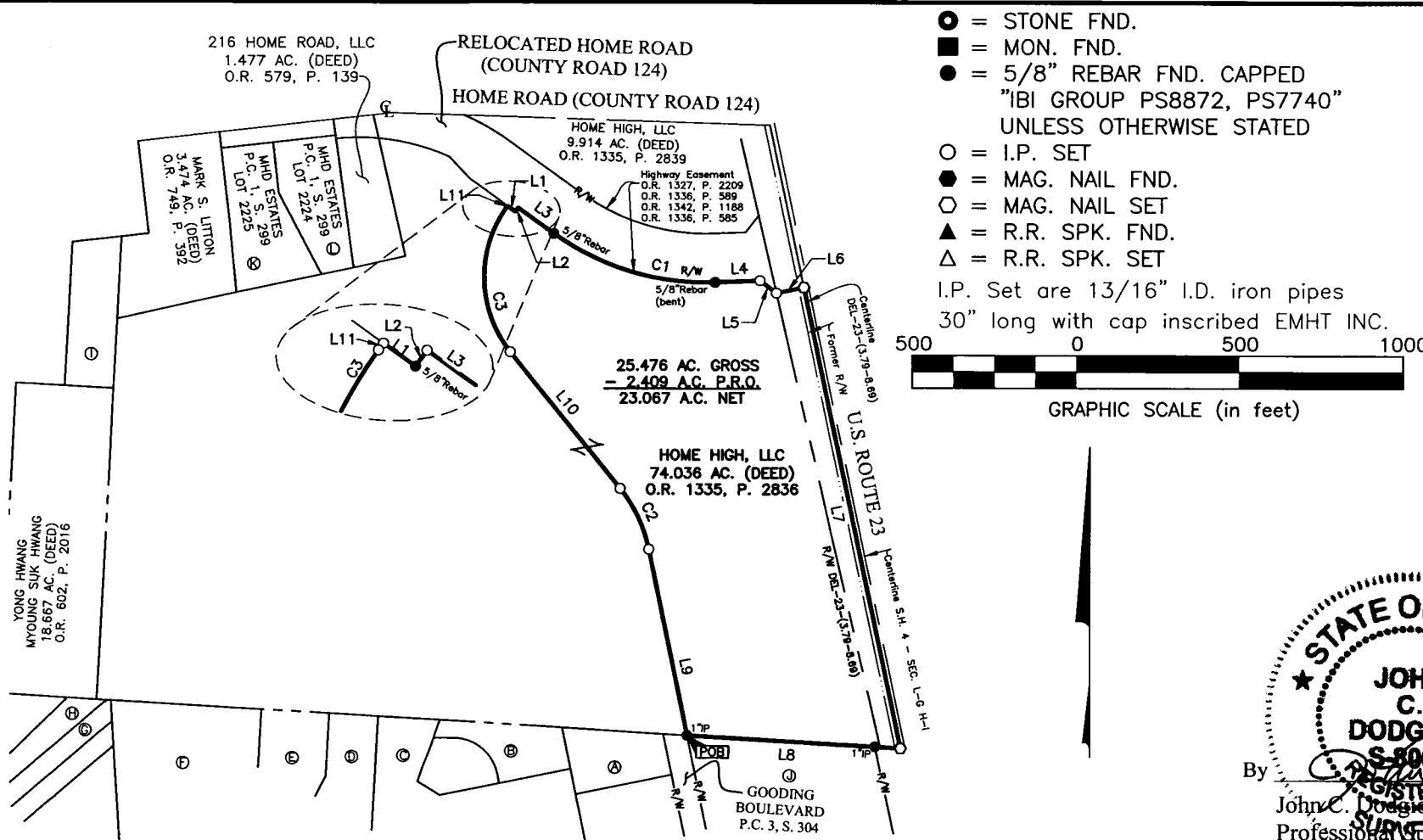
# SURVEY OF ACREAGE PARCEL

FARM LOT 6, SECTION 2, TOWNSHIP 3, RANGE 18  
 UNITED STATES MILITARY LANDS  
 TOWNSHIP OF ORANGE, COUNTY OF DELAWARE, STATE OF OHIO

Date: April 17, 2019

Scale: 1" = 500'

Job No: 2018-0672



- = STONE FND.
- = MON. FND.
- = 5/8" REBAR FND. CAPPED  
"IBI GROUP PS8872, PS7740"  
UNLESS OTHERWISE STATED
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET

I.P. Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.

500 0 500 1000  
 GRAPHIC SCALE (in feet)

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**  
 The bearings shown hereon are based on the Ohio State Plane Coordinate System (North Zone), NAD83 (CORS96). A bearing of South 11°51'45" East was held for the centerline of U.S. Route 23, the same being the east line of the 74.036 acre tract of record in Official Record 1335, Page 2836.

STATE OF OHIO  
 JOHN C. DODGION  
 S-8069  
 REGISTERED SURVEYOR  
 By: *John C. Dodgion*  
 John C. Dodgion  
 Professional Surveyor No. 8069

*04/17/2019*  
 Date

SHEET 1 OF 2

J:\20180672\DWG\04SHEETS\BOUNDARY\20180672-VS-BNDY-04.DWG plotted by MASTON, JOHN on 4/17/2019 12:01:38 PM last saved by JMASON on 4/17/2019 10:54:12 AM  
 Xrefs: 20180672-VG-TOPO-ALTA-E.DWG



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

# SURVEY OF ACREAGE PARCEL

## FARM LOT 6, SECTION 2, TOWNSHIP 3, RANGE 18

### UNITED STATES MILITARY LANDS

## TOWNSHIP OF ORANGE, COUNTY OF DELAWARE, STATE OF OHIO

Date: April 17, 2019

Scale: N/A

Job No: 2018-0672

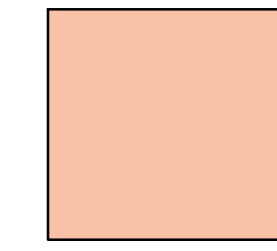
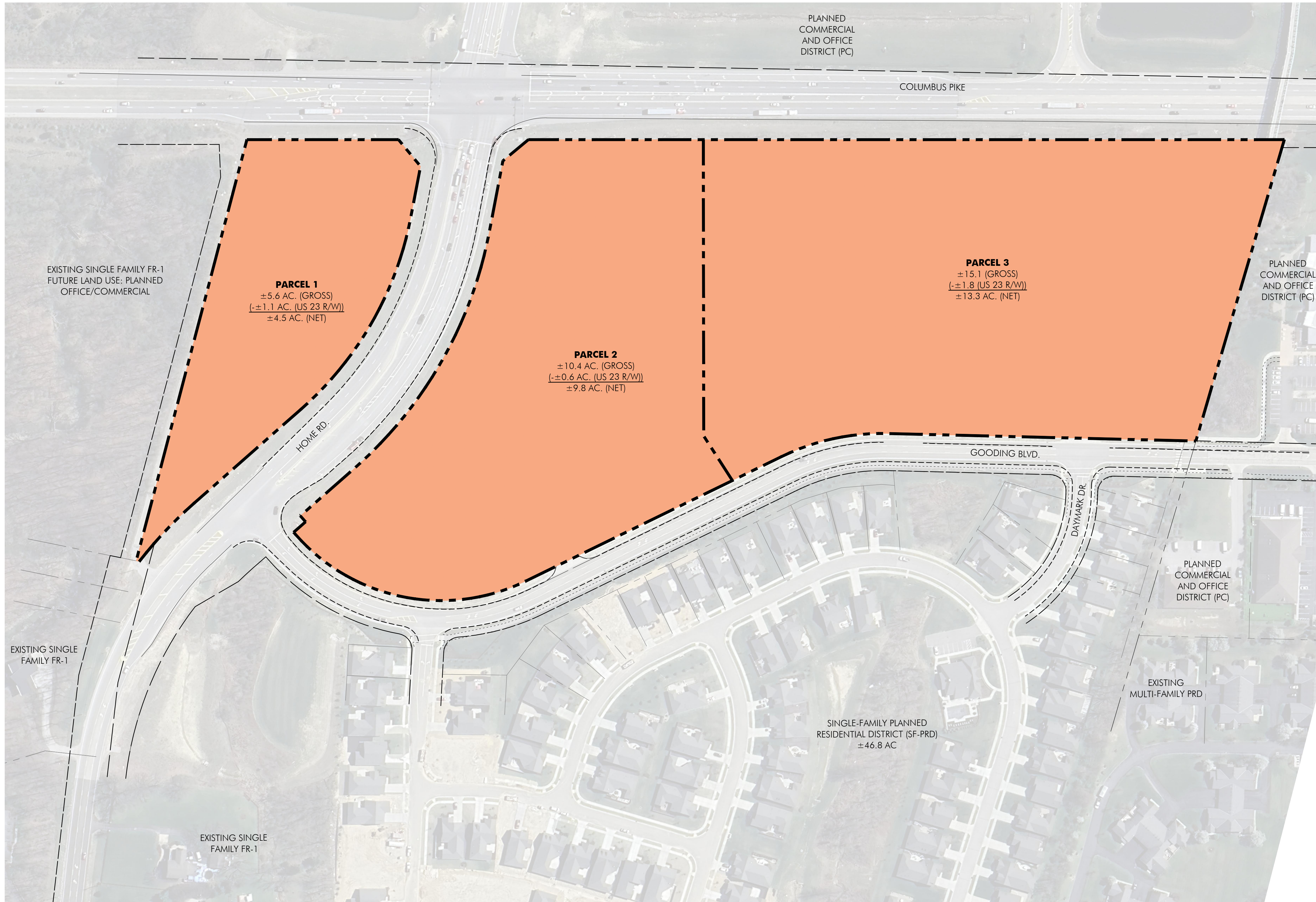
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°12'08"E	29.94'
L2	N35°47'52"E	15.00'
L3	S54°12'08"E	135.32'
L4	N87°55'04"E	137.14'
L5	S52°39'51"E	62.84'
L6	N78°07'55"E	86.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S11°51'45"E	1443.15'
L8	N86°33'18"W	655.06'
L9	N11°30'06"W	581.74'
L10	N38°51'13"W	536.72'
L11	N35°47'52"E	6.32'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	37°52'47"	791.00'	522.95'	S73°08'32"E	513.48'
C2	27°21'07"	435.00'	207.66'	N25°10'40"W	205.69'
C3	74°39'05"	365.00'	475.56'	N01°31'40"W	442.63'

- Ⓐ BARBARA J. WILCOX, TRUSTEE  
1.152 AC. (DEED)  
O.R. 1320, P. 1435
- Ⓑ THE VILLAGE AT NORTH FALLS CONDOMINIUM  
FOURTEENTH AMENDMENT  
O.R. 970, P. 979
- Ⓒ THE VILLAGE AT NORTH FALLS CONDOMINIUM  
THIRTEENTH AMENDMENT  
O.R. 981, P. 2273
- Ⓓ THE VILLAGE AT NORTH FALLS CONDOMINIUM  
TWELFTH AMENDMENT  
O.R. 931, P. 451
- Ⓔ THE VILLAGE AT NORTH FALLS CONDOMINIUM  
NINTH AMENDMENT  
O.R. 799, P. 2530
- Ⓕ THE VILLAGE AT NORTH FALLS CONDOMINIUM  
ELEVENTH AMENDMENT  
O.R. 937, P. 1959
- Ⓖ SLATE CREEK AT NORTH ORANGE  
CONDOMINIUM COMMUNITY  
FIFTH AMENDMENT  
C.P.B. 1267, P. 2773
- Ⓗ SLATE CREEK AT NORTH ORANGE  
CONDOMINIUM COMMUNITY  
SEVENTH AMENDMENT  
C.P.B. 1322, P. 109
- Ⓘ JERRY D. LITTON  
1.56 AC. (DEED)  
D.B. 582, P. 586
- Ⓚ NORTH ORANGE, SECTION 1,  
PHASE 2, PART B, LOT 6606,  
DIVISION #1  
O.R. 880, P. 2413
- Ⓛ EDWARD HAAS AND  
MEGAN PRESTON  
O.R. 1397, P. 351
- Ⓜ ADAM HESLER  
O.R. 1046, P. 2705





**PC AMENDMENT AREA**  
 ±31.1 AC. (GROSS) /  
 ±27.6 AC. (NET OF U.S. 23  
 & HOME ROAD R.O.W.)



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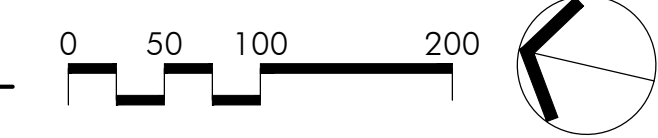
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 Project # 23028  
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 By GM / RY  
 Scale As Shown

**Revisions**

**Sheet Title**  
**DEVELOPMENT  
 PLAN  
 AMENDMENT  
 AREA**

Development Plan Amendment Area  
 SCALE: 1" = 100'-0"



Sheet #  
**L0.1**





**LEGEND**

- FUTURE 5' SIDEWALK IN ROW
- EXISTING 5' SIDEWALK IN ROW
- EXISTING 10' PEDESTRIAN PATH
- - - FUTURE 10' PEDESTRIAN PATH IN ROW

\*FINAL ACCESS POINTS TO BE APPROVED BY DELAWARE COUNTY ENGINEER

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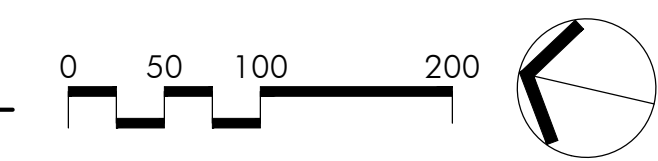
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**Revisions**

**Sheet Title**  
**SETBACKS,  
DENSITY, AND  
ACCESS PLAN**

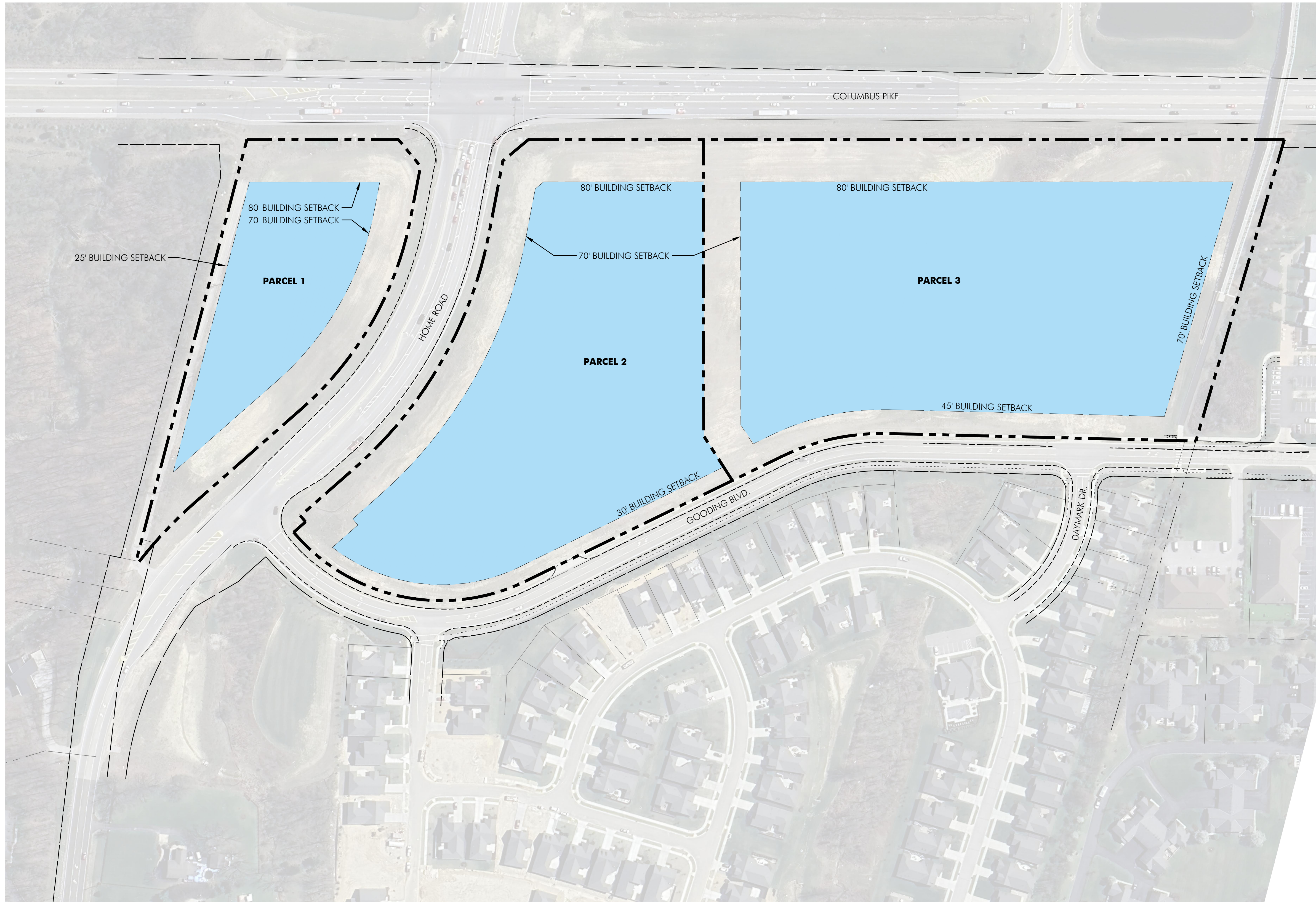
Setbacks, Density, And Access Plan  
SCALE: 1" = 100'-0"



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Before You Dig

Sheet #  
**L0.2**





50' MAXIMUM BUILDING HEIGHT



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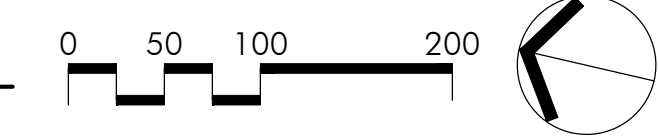
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**Revisions**

**Sheet Title**  
**BUILDING HEIGHTS PLAN**

Building Heights Plan  
SCALE: 1" = 100'-0"



Sheet #  
**L0.3**



## Section 2

Existing Conditions Plan – Exhibit C1

Illustrative Site Plan – Exhibit L1.0

Site Layout Plan – Exhibit C2

Site Utility & Grading Plan – Exhibit C3

Open Space Plan- Exhibit L1.1

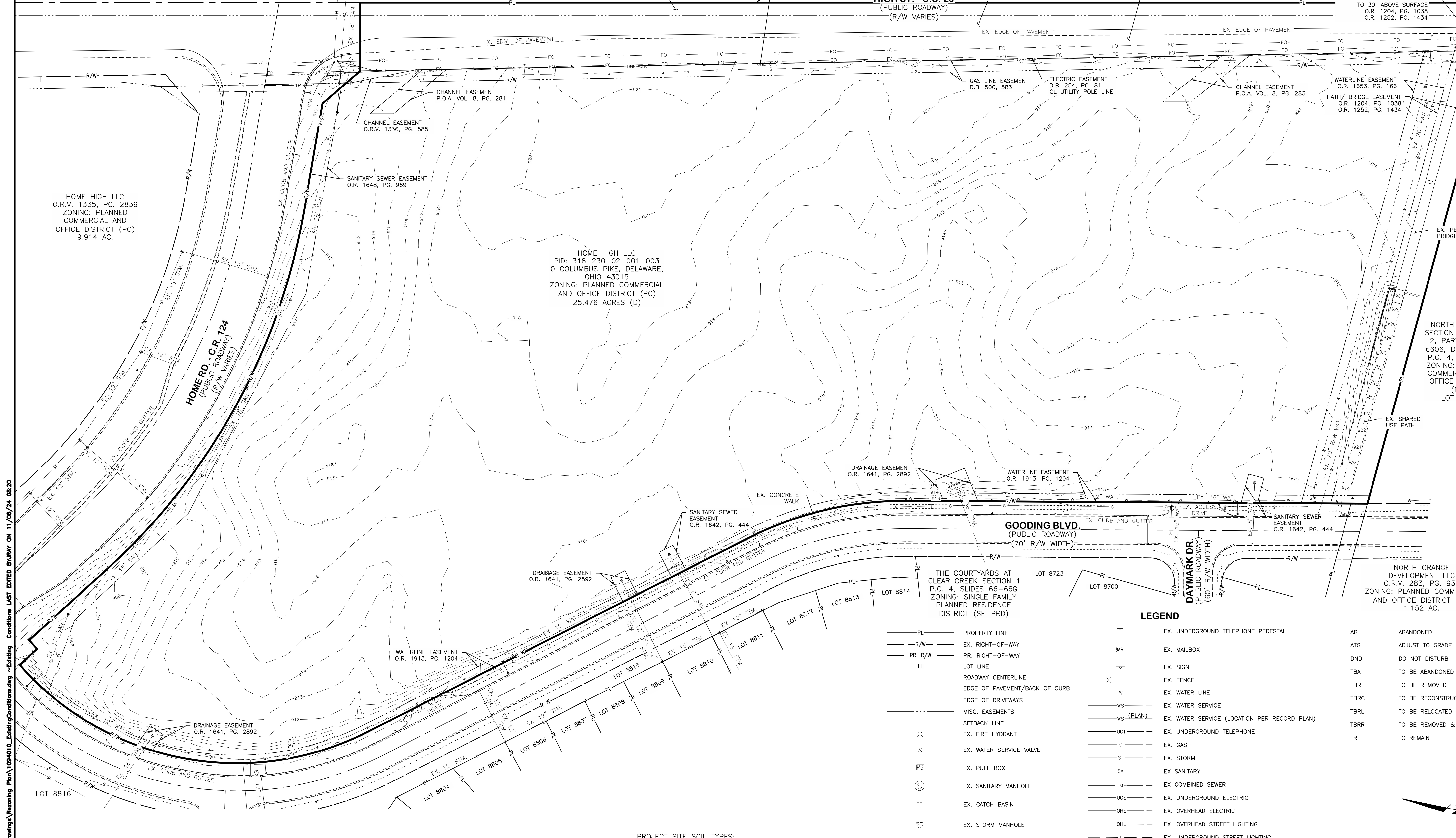
Pedestrian Connectivity Plan – Exhibit L1.2

Landscape Plan - Exhibit L2.0 – L2.3

Landscape Details – L3.0-L3.1

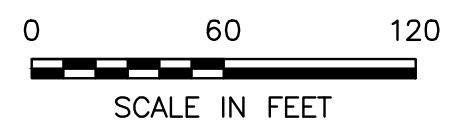
Site Signage Plan – L4.0/L4.1

Site lighting Plans – SL-1 – SL-3



PROJECT SITE SOIL TYPES:  
 THE SOIL TYPES PRESENT ON THE SITE INCLUDE BLOUNT SILT LOAM (6%), GLYNWOOD SILT LOAM (72%), GLYNWOOD CLAY LOAM (21%), AND PEWAMO SILT CLAY LOAM (1%).

LEGEND	
— PL —	PROPERTY LINE
— R/W —	EX. RIGHT-OF-WAY
— PR. R/W —	PR. RIGHT-OF-WAY
— LL —	LOT LINE
— — —	ROADWAY CENTERLINE
— — —	EDGE OF PAVEMENT/BACK OF CURB
— — —	EDGE OF DRIVEWAYS
— — —	MISC. EASEMENTS
— — —	SETBACK LINE
⊕	EX. FIRE HYDRANT
⊕	EX. WATER SERVICE VALVE
⊕	EX. PULL BOX
⊕	EX. SANITARY MANHOLE
⊕	EX. CATCH BASIN
⊕	EX. STORM MANHOLE
⊕	EX. STORM CURB INLET
⊕	EX. UTILITY POLE
⊕	EX. LIGHT POLE
⊕	EX. UNDERGROUND TELEPHONE PESTAL
⊕	EX. MAILBOX
⊕	EX. SIGN
⊕	EX. FENCE
— W —	EX. WATER LINE
— WS —	EX. WATER SERVICE
— WS (PLAN) —	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
— UGT —	EX. UNDERGROUND TELEPHONE
— G —	EX. GAS
— ST —	EX. STORM
— SA —	EX. SANITARY
— CMS —	EX. COMBINED SEWER
— UGE —	EX. UNDERGROUND ELECTRIC
— OHE —	EX. OVERHEAD ELECTRIC
— OHL —	EX. OVERHEAD STREET LIGHTING
— L —	EX. UNDERGROUND STREET LIGHTING
— FO —	EX. FIBER OPTIC
— 876 —	EX. MINOR CONTOUR ELEVATION
— 875 —	EX. MAJOR CONTOUR ELEVATION
AB	ABANDONED
ATG	ADJUST TO GRADE
DND	DO NOT DISTURB
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRC	TO BE RECONSTRUCTED
TBRL	TO BE RELOCATED
TBRR	TO BE REMOVED & REPLACED
TR	TO REMAIN



M:\1094010\_Home&High\DWG\Production Drawings\Reasoning Plan\1094010\_ExistingConditions.dwg -Existing Conditions LAST EDITED BY JAR ON 11/08/24 08:20

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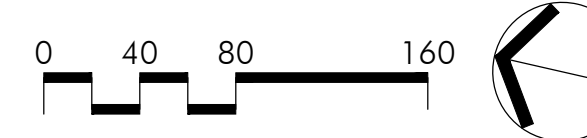
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APPROVED BY:	CLP
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**EXISTING CONDITIONS**  
 SCALE:  
 1" = 60'  
 SHEET NO. **C1** OF 3





Illustrative Site Plan  
SCALE: 1" = 80'-0"



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**Sheet Title**

**ILLUSTRATIVE  
SITE PLAN**



**Sheet #**

**L1.0**



M:\1094010\_Home&High\DWG\Production Drawings\Reasoning Plan\1094010\_SiteLayoutPlan.dwg --Site Layout LAST EDITED BURAY ON 11/11/24 13:13

OLD RIGHT-OF-WAY LINE  
 ODOT PLAN "DEL-23-(3.79-8.69)"

HIGHWAY EASEMENT  
 D.B. 248, PG. 7  
 S11°51'24"E 1114.61'

HIGH ST. - U.S. 23  
 (PUBLIC ROADWAY)  
 (R/W VARIES)

THE COLUMBUS, DELAWARE AND  
 MARION ELECTRIC RAILROAD CO.  
 D.B. 115, PG. 353

THE COLUMBUS, DELAWARE AND  
 NORTHERN TRACTION COMPANY  
 D.B. 115, PG. 555

AIR RIGHTS EASEMENT  
 45' WIDE-15' ABOVE SURFACE  
 TO 30' ABOVE SURFACE  
 O.R. 1204, PG. 1038  
 O.R. 1252, PG. 1434

ELECTRIC EASEMENT  
 L.B. 7, PG. 287

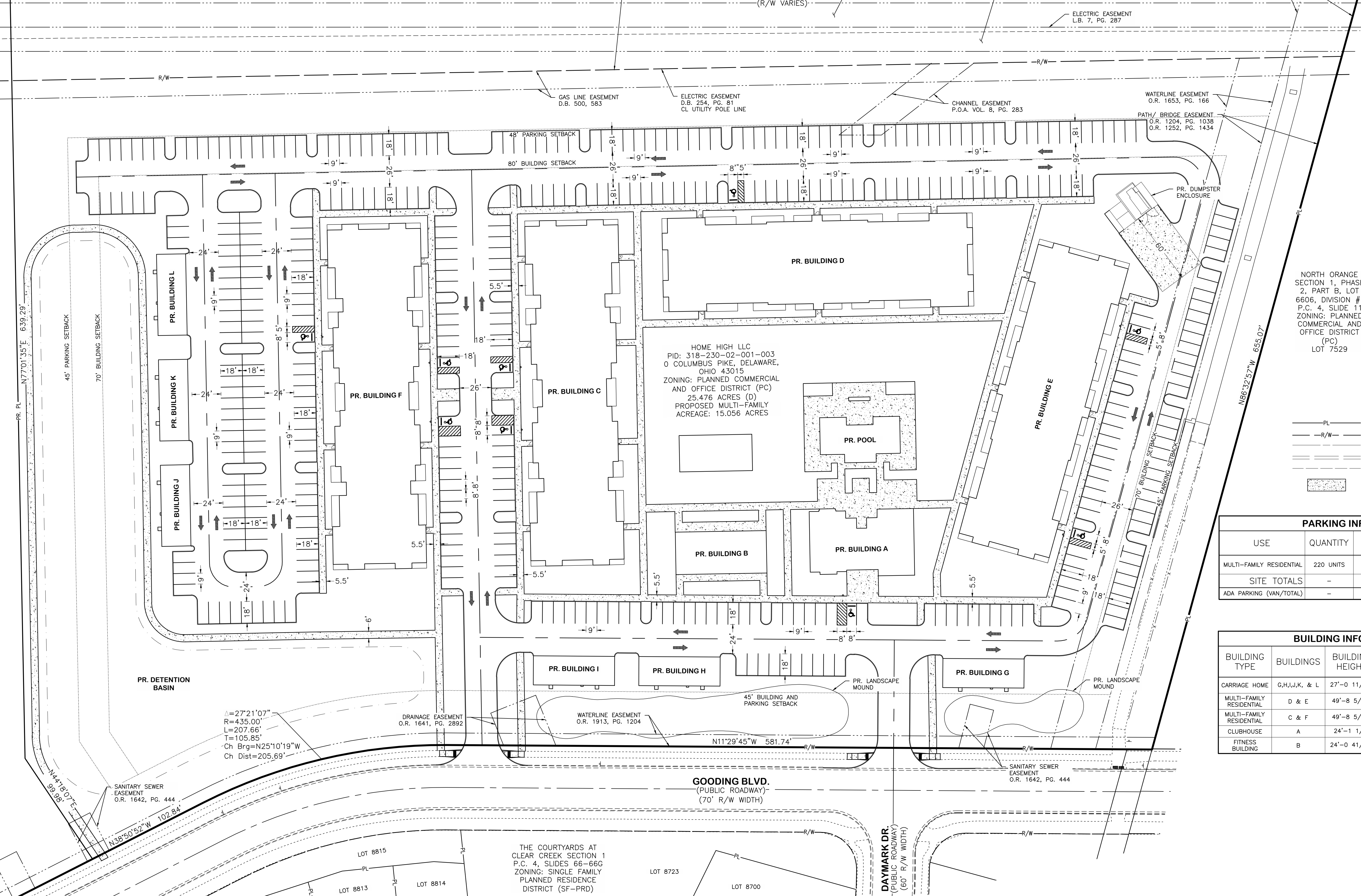
GAS LINE EASEMENT  
 D.B. 500, 583

ELECTRIC EASEMENT  
 D.B. 254, PG. 81  
 CL UTILITY POLE LINE

CHANNEL EASEMENT  
 P.O.A. VOL. 8, PG. 283

WATERLINE EASEMENT  
 O.R. 1653, PG. 166

PATH/ BRIDGE EASEMENT  
 O.R. 1204, PG. 1038  
 O.R. 1252, PG. 1434



NORTH ORANGE  
 SECTION 1, PHASE  
 2, PART B, LOT  
 6606, DIVISION #1  
 P.C. 4, SLIDE 11  
 ZONING: PLANNED  
 COMMERCIAL AND  
 OFFICE DISTRICT  
 (PC)  
 LOT 7529

**LEGEND**

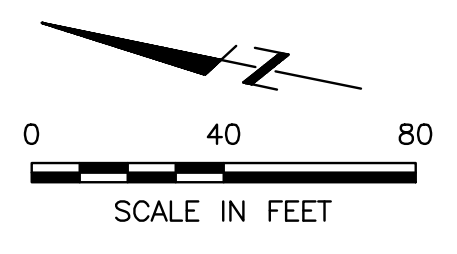
- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- PR. CONCRETE WALK

**PARKING INFORMATION**

USE	QUANTITY	SPACE /UNIT	REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL	220 UNITS	3 SPACES PER UNIT	660	422 SURFACE 36 GARAGE
<b>SITE TOTALS</b>	-	-	660	458
ADA PARKING (VAN/TOTAL)	-	-	-	3 / 9

**BUILDING INFORMATION**

BUILDING TYPE	BUILDINGS	BUILDING HEIGHT	BUILDING FOOTPRINT	UNIT COUNT
CARRIAGE HOME	G, H, J, K, & L	27'-0 11/16"	1,608 S.F.	12
MULTI-FAMILY RESIDENTIAL	D & E	49'-8 5/16"	17,383 S.F.	108
MULTI-FAMILY RESIDENTIAL	C & F	49'-8 5/16"	18,612 S.F.	100
CLUBHOUSE	A	24'-1 1/2"	4,745 S.F.	N/A
FITNESS BUILDING	B	24'-0 41/64"	2,625 S.F.	N/A



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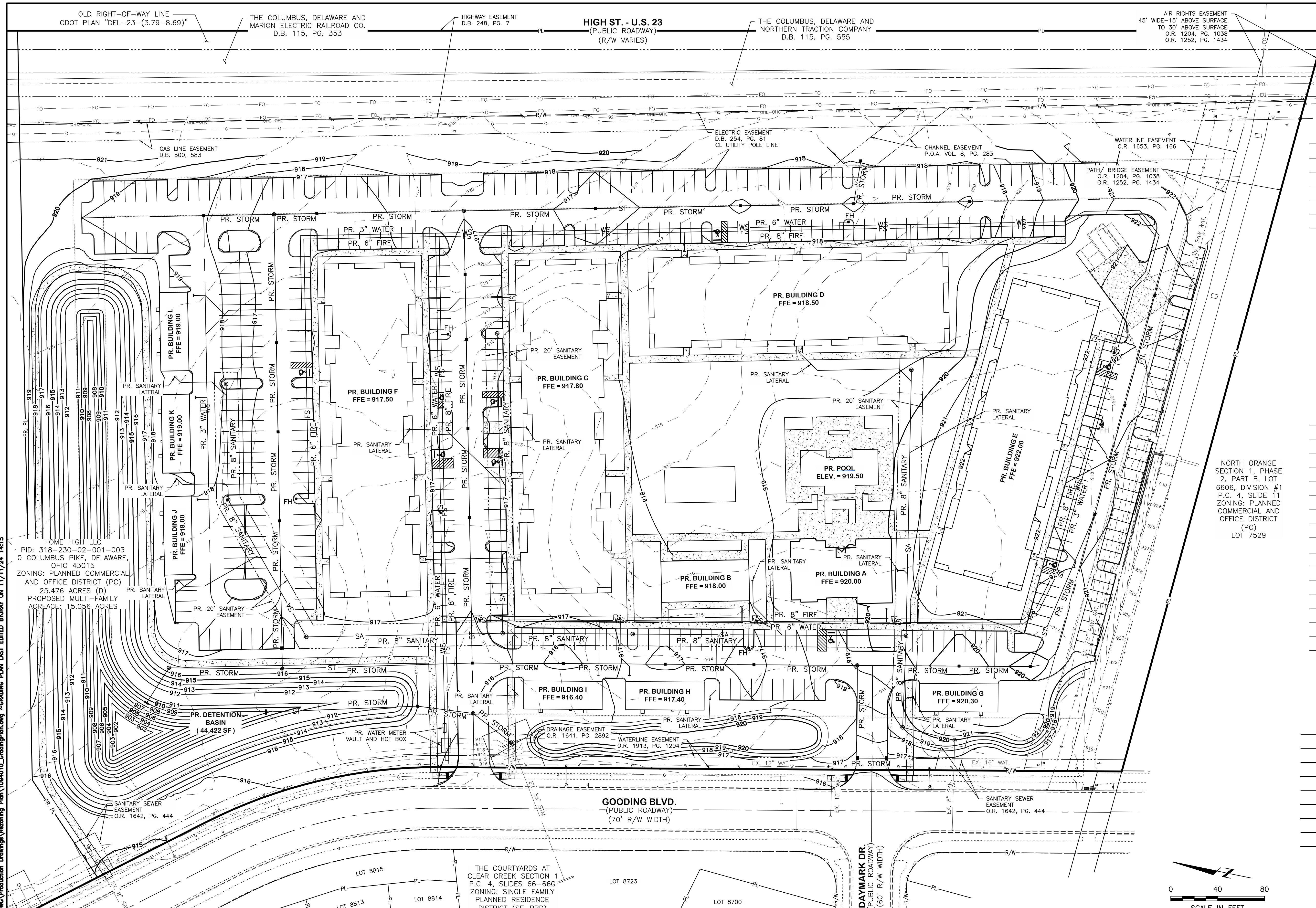
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CHECKED BY:	CLP
APPROVED BY:	CLP
DATE:	11/12/2024

**SITE LAYOUT PLAN**

SCALE:  
 1" = 40'

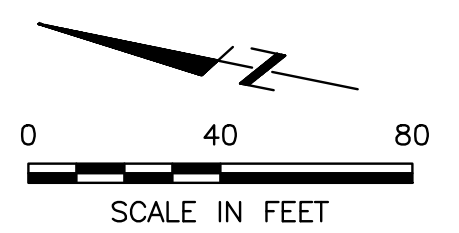
SHEET NO.	OF
C2	3





- LEGEND**
- PL — PROPERTY LINE
  - R/W — EX. RIGHT-OF-WAY
  - PR. R/W — PR. RIGHT-OF-WAY
  - LL — LOT LINE
  - — ROADWAY CENTERLINE
  - — MISC. EASEMENTS
  - — SETBACK LINE
  - ⊙ — EX. FIRE HYDRANT
  - ⊕ — EX. WATER SERVICE VALVE
  - ⊕ — EX. PULL BOX
  - ⊕ — EX. TREE
  - ⊕ — EX. SANITARY MANHOLE
  - ⊕ — EX. CATCH BASIN
  - ⊕ — EX. STORM MANHOLE
  - ⊕ — EX. STORM CURB INLET
  - ⊕ — EX. UTILITY POLE
  - ⊕ — EX. LIGHT POLE
  - ⊕ — EX. UNDERGROUND TELEPHONE PEDESTAL
  - ⊕ — EX. MAILBOX
  - ⊕ — EX. SIGN
  - W — EX. WATER MAIN
  - WS — EX. WATER SERVICE
  - FS — EX. FIRE SERVICE
  - UGT — EX. UNDERGROUND TELEPHONE
  - GM — EX. GAS MAIN
  - ST — EX. STORM SEWER
  - SA — EX. SANITARY SEWER
  - SS — EX. SANITARY SERVICE
  - CMS — EX. COMBINED SEWER (CMS)
  - E — EX. UNDERGROUND ELECTRIC
  - OHE — EX. OVERHEAD ELECTRIC
  - OHL — EX. OVERHEAD STREET LIGHTING
  - L — EX. UNDERGROUND STREET LIGHTING
  - FO — EX. FIBER OPTIC
  - 776 — EX. MINOR CONTOUR ELEVATION
  - 775 — EX. MAJOR CONTOUR ELEVATION
  - — PR. YARD DRAIN
  - — PR. CATCH BASIN
  - ⊕ — PR. STORM MANHOLE
  - ⊕ — PR. STORM CURB INLET
  - ⊕ — PR. SANITARY MANHOLE
  - ST — PR. STORM SEWER
  - DS — PR. DOWNSPOUT LINE
  - SA — PR. SANITARY SEWER
  - SS — PR. SANITARY SERVICE
  - W — PR. WATER MAIN
  - WS — PR. WATER SERVICE
  - FS — PR. FIRE SERVICE
  - GM — PR. GAS MAIN
  - C — PR. TELECOM
  - ⊕ — PR. CONCRETE WALK/DRIVE
  - 776 — PR. MINOR CONTOUR ELEVATION
  - 775 — PR. MAJOR CONTOUR ELEVATION

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SECTION 1, PHASE  
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P.C. 4, SLIDE 11  
ZONING: PLANNED  
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LOT 7529



HOME HIGH LLC  
PID: 318-230-02-001-003  
0 COLUMBUS PIKE, DELAWARE,  
OHIO 43015  
ZONING: PLANNED COMMERCIAL  
AND OFFICE DISTRICT (PC)  
25.476 ACRES (D)  
PROPOSED MULTI-FAMILY  
ACREAGE: 15.056 ACRES

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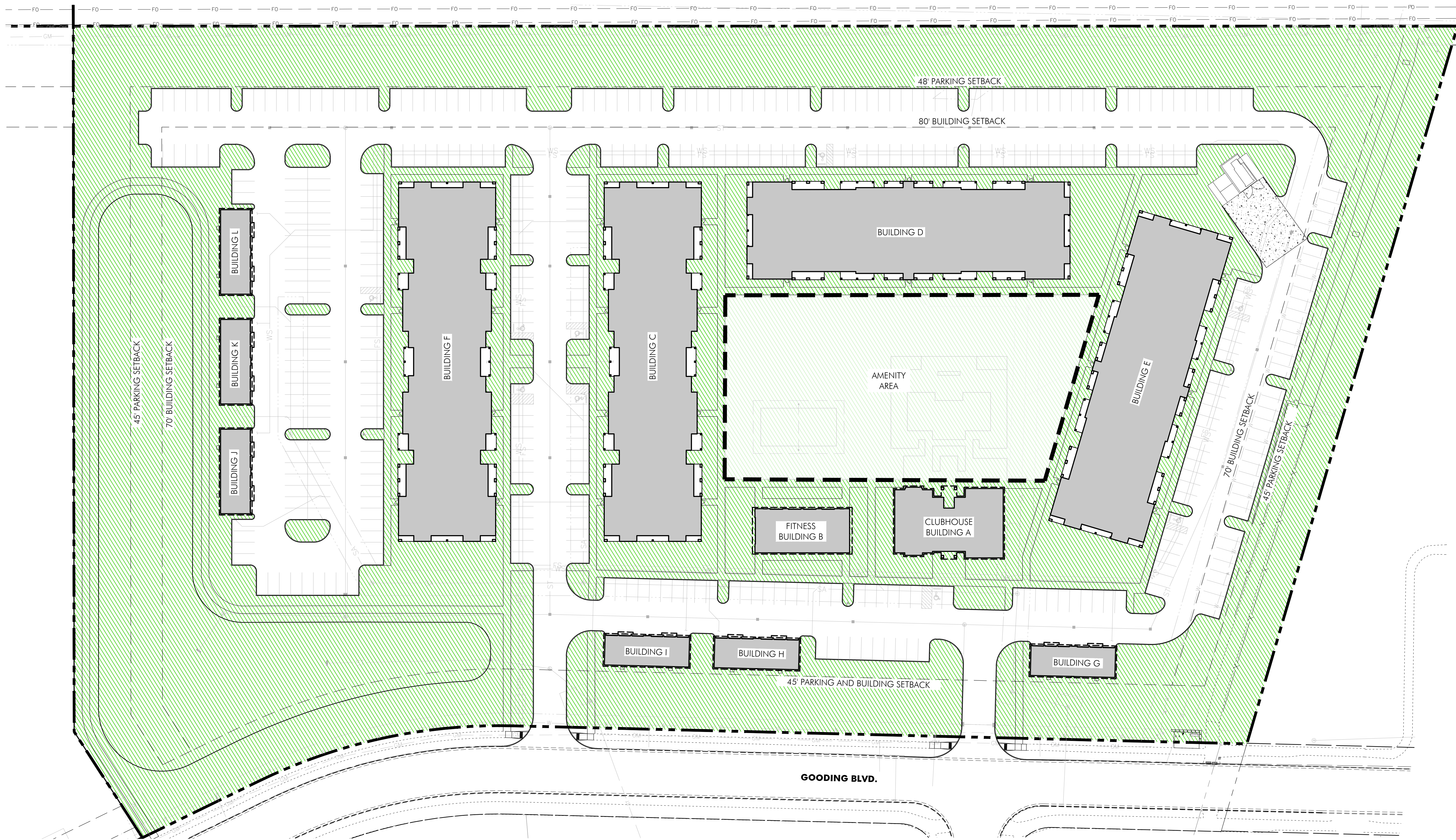
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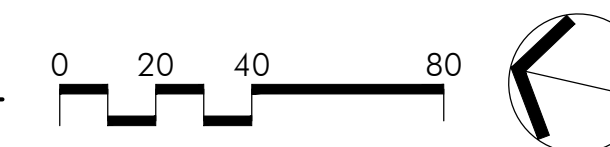
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SCALE:	
1" = 40'	
SHEET NO.	OF
C3	3





Open Space Plan  
SCALE: 1" = 40'-0"



**LEGEND**

- PROPERTY LINE
- OPEN SPACE

**ORANGE TOWNSHIP CODE REQUIREMENTS**

SITE DENSITY (EXISTING PC)	PERMITTED	PROVIDED
BUILDING SF SHALL NOT EXCEED 18,000sf PER ACRE	LOT SIZE = 13.3 AC = 239,400 BUILDING SQUARE FOOTAGE PERMITTED	88,205 SF
OPEN SPACE SHALL BE A MINIMUM OF 25% OF THE TOTAL LOT OF TRACT	LOT SIZE = 13.3 AC (579,348sf) = 3.3 AC (144,837sf) OPEN SPACE REQ.	±7.5 AC (327,949sf) = ±57% OPEN SPACE PROVIDED



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By GM / RY  
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**Sheet Title**

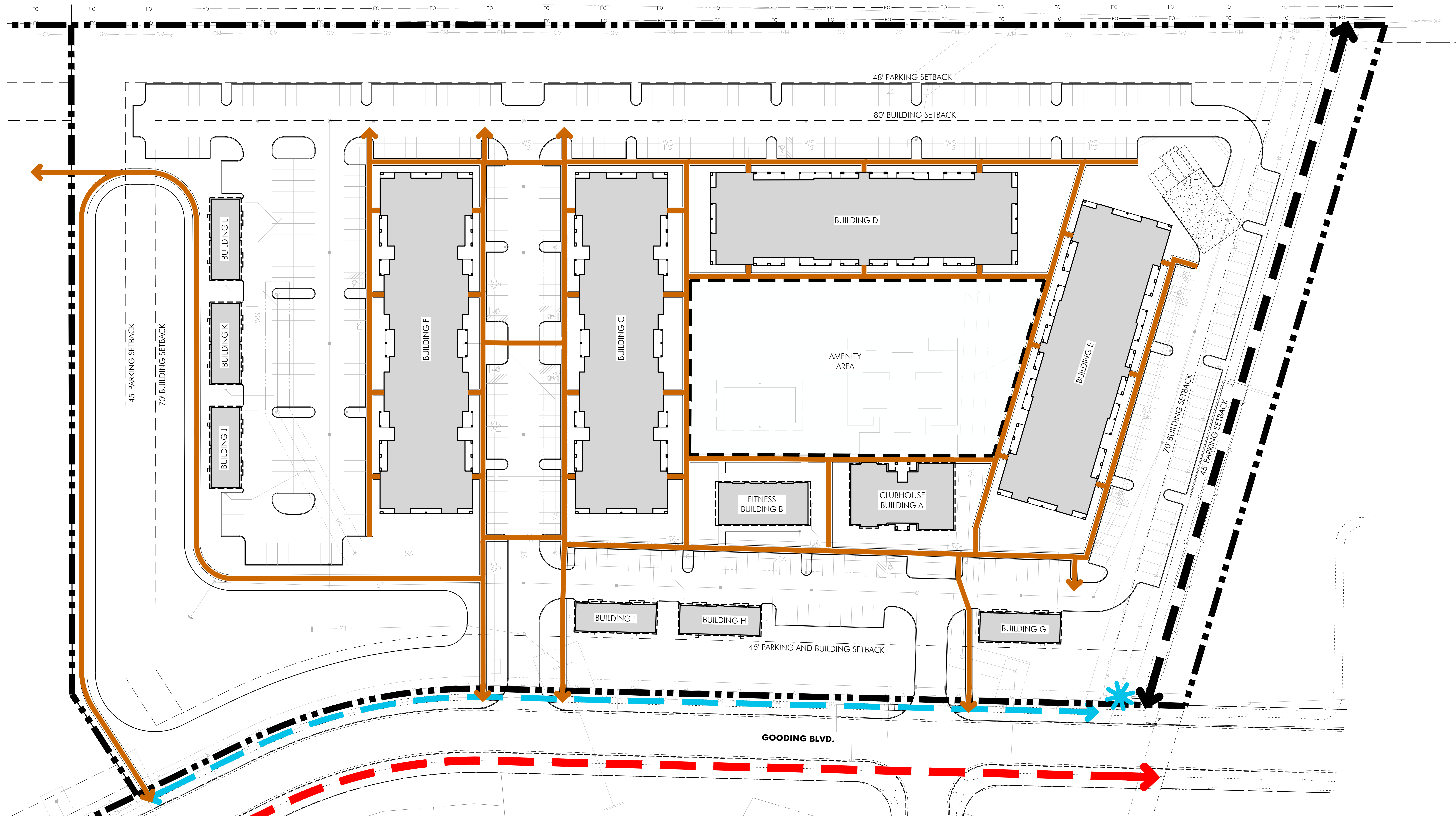
**OPEN SPACE  
PLAN**



Sheet #

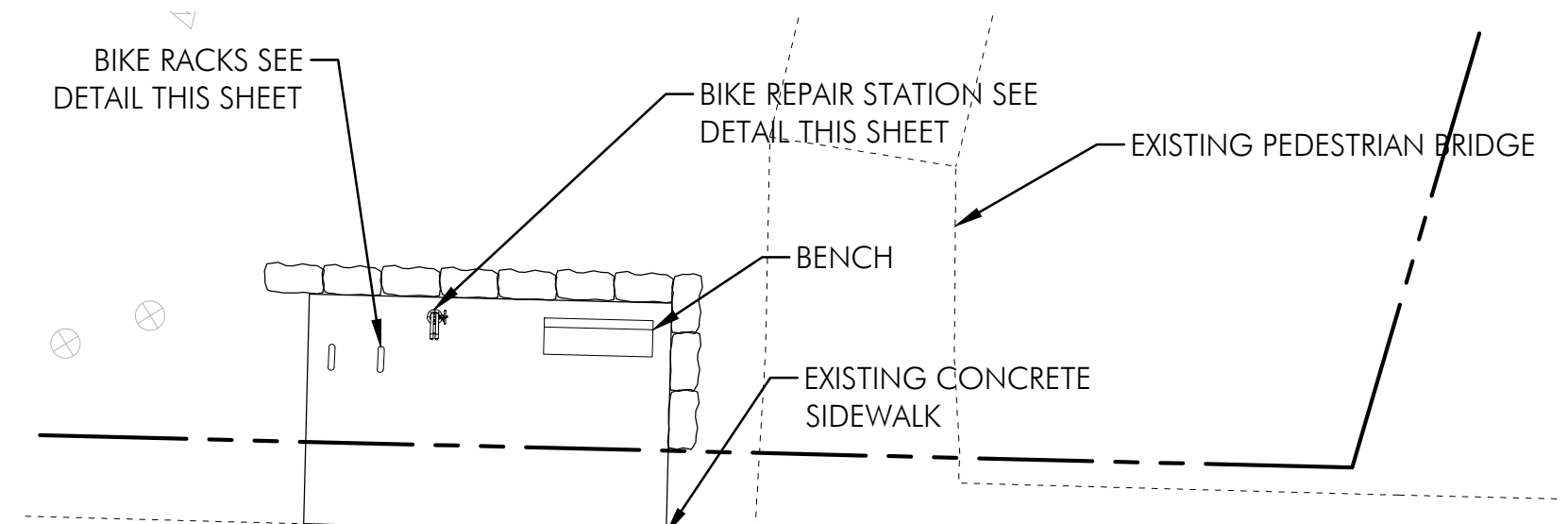
**L1.1**





**Pedestrian Connectivity Plan**  
SCALE: 1" = 40'-0"

- LEGEND**
- PROPERTY LINE
  - EXISTING 10' BIKE PATH
  - EXISTING PEDESTRIAN BRIDGE
  - COMMUNITY BIKE HUB, SEE DETAILS THIS SHEET
  - EXISTING 4' PEDESTRIAN WALK
  - PROPOSED INTERNAL PEDESTRIAN WALK



**Community Bike Hub Enlargement**  
SCALE: 1" = 10'-0"

**FURNISHINGS**



**FIX IT STATION**  
TOTAL: 1  
DERO FIX IT PLUS  
Air Kit Prime  
Color: Powder Coat - Black

Dero  
www.Dero.com



**Bike Rack**  
TOTAL: 2  
Streetside 3-Bike/1-Loop Bike Rack  
Powder Coated  
Surface Mount  
Color: Black

Anova  
www.anovafurnishings.com



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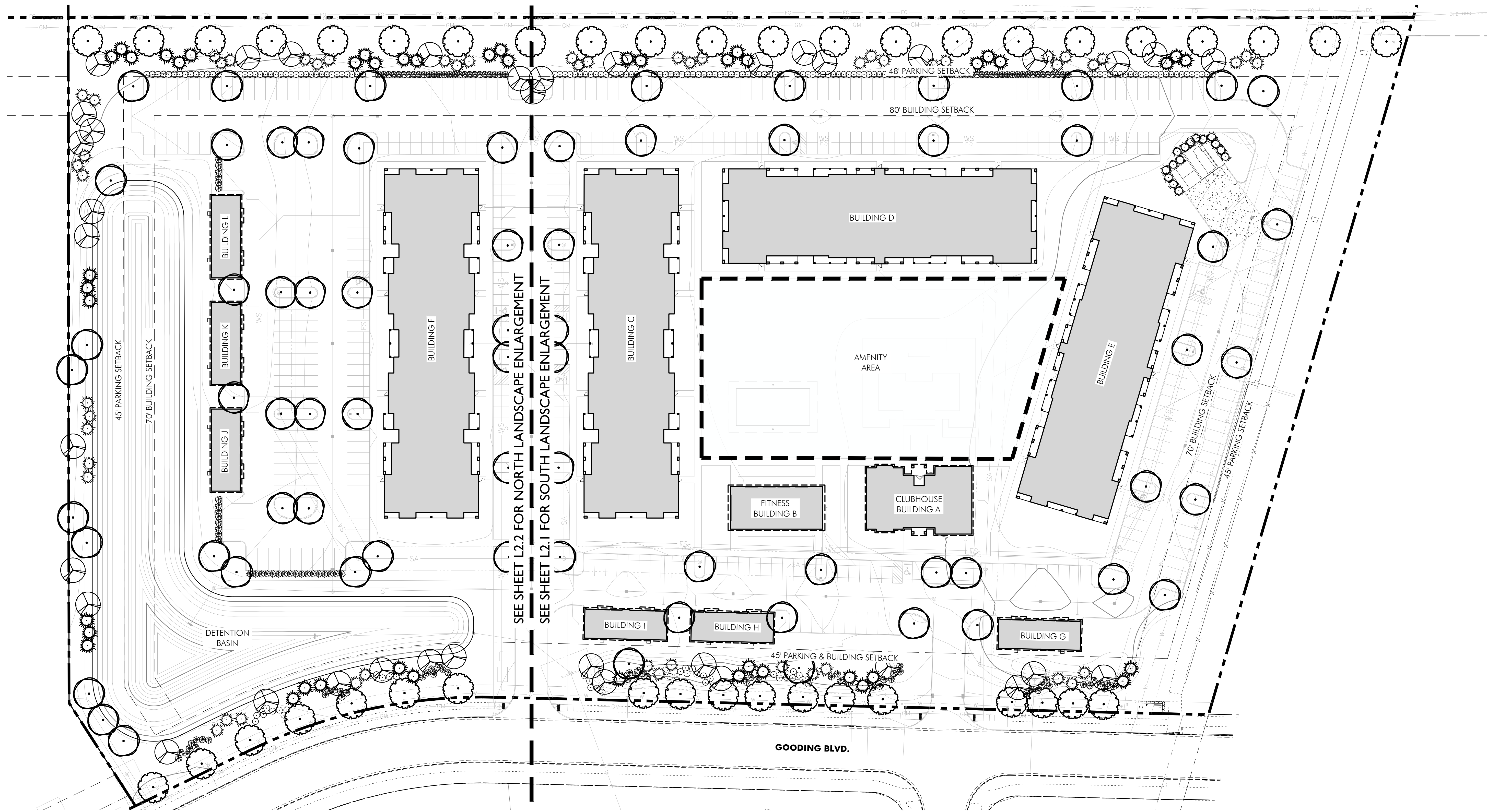
**Revisions**

**Sheet Title**  
**PEDESTRIAN CONNECTIVITY PLAN**

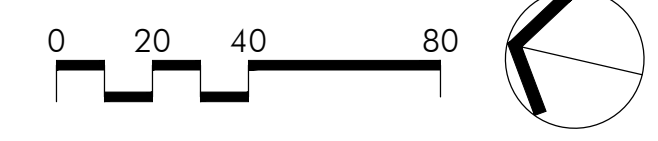


**Sheet #**  
**L1.2**





Landscape Reference Plan  
SCALE: 1" = 40'-0"



**GENERAL NOTES**  
1. SEE SHEET L3.0 FOR GENERAL PLANTING NOTES

ORANGE TOWNSHIP CODE REQUIREMENTS		
SECTION 14.07(k): LANDSCAPE BUFFER		
	REQUIRED	PROVIDED
COLUMBUS PIKE: STREET TREES (MIN 2" CAL.) EVERY 50 LF AND CONTINUOUS 3' TALL SCREENING/ BUFFER ALONG ALL PARKING SPACES	1,100 LF OF FRONTAGE = 22 STREET TREES + 3' TALL PARKING LOT SCREENING	22 STREET TREES (MIN 2" CAL.) 102 SHRUBS (3' TALL)
GOODING BOULEVARD: STREET TREES (MIN 2" CAL.) EVERY 50 LF + A CONTINUOUS 3' TALL SCREENING/ BUFFER ALONG ALL PARKING SPACES	895 LF OF FRONTAGE = 18 STREET TREES + 3' TALL PARKING LOT SCREENING	18 STREET TREES (MIN 2" CAL.) 45 FT BUFFER CONTAINING: 3-5 FT TALL MOUNDING + 16 DECIDUOUS TREES, 28 EVERGREEN TREES & 91 SHRUBS (3' TALL)
SECTION 14.07(k) PARKING LOT LANDSCAPING		
INTERIOR PARKING ISLANDS: 100 SF OF LANDSCAPE AREA REQ. PER 20 PARKING SPACES 458 PARKING SPACES	2,300 SF OF LANDSCAPE ISLANDS	9,795 SF OF LANDSCAPE ISLANDS
PARKING LOT TREES: 1 TREE REQUIRED FOR EVERY 20 PARKING SPACES 458 PARKING SPACES	23 TREES	47 TREES



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**Project Name**  
**Home & High**  
Orange Township,  
Delaware County, Ohio



**Prepared For**  
Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**  
Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

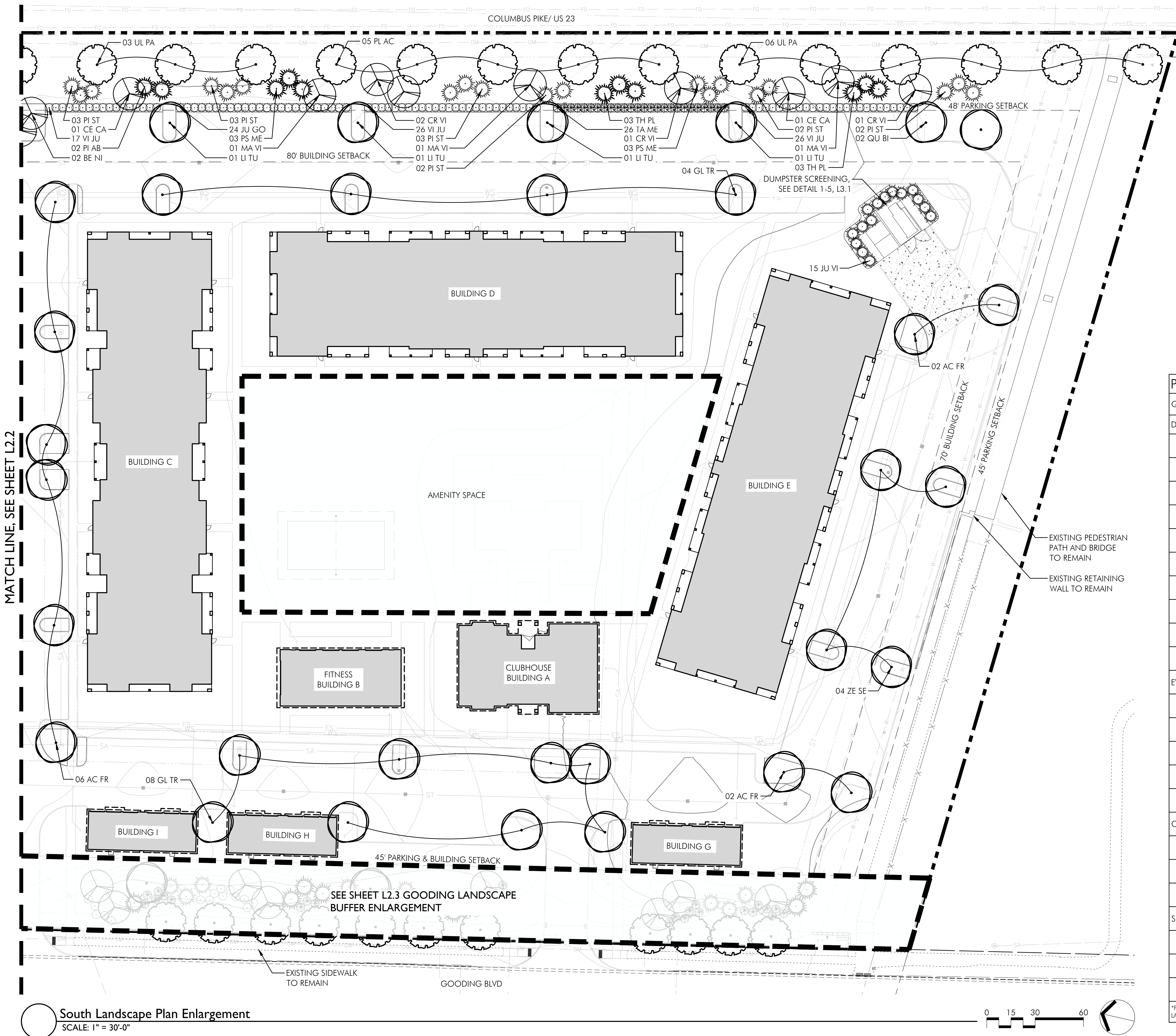
**Revisions**

**Sheet Title**  
**LANDSCAPE REFERENCE PLAN**



**Sheet #**  
**L2.0**



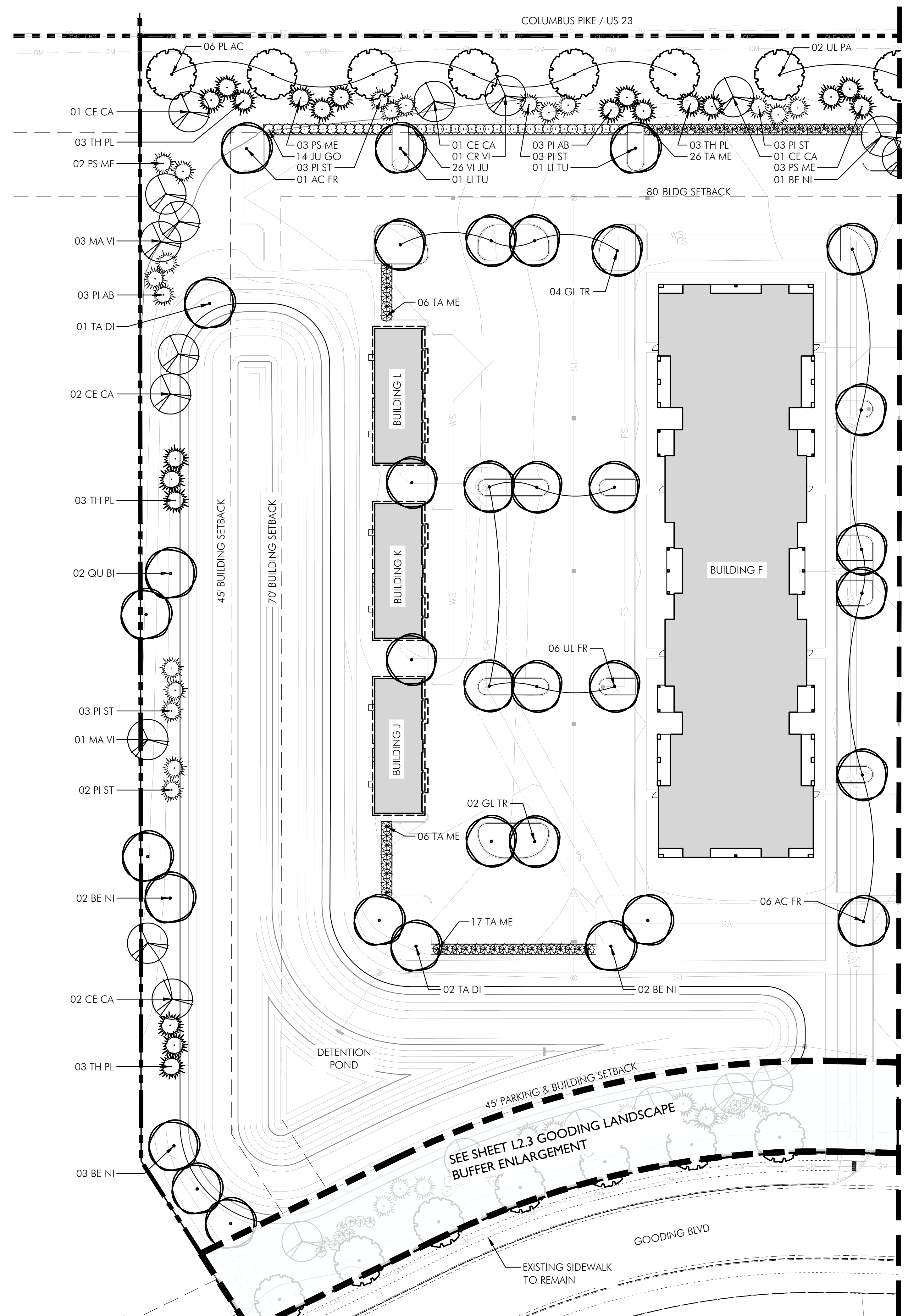


QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
<b>DECIDUOUS TREES</b>					
	AC FR	<i>Acer x freemanii</i> 'Jeffersred' Autumn Blaze Red Maple	3" CAL.	B&B	
	BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch	12' HT.	B&B	4 Stem-Min.
	GL TR	<i>Gleditsia triacanthos</i> 'Skycole' Skyline Honey Locust	3" CAL.	B&B	
	LI TU	<i>Liriodendron tulipifera</i> Tulip Tree	3" CAL.	B&B	
	PL AC	<i>Plantanus x acerfolia</i> 'Morton Circle' Exclamation London Planetree	3" CAL.	B&B	
	QU BI	<i>Quercus bicolor</i> Swamp White Oak	3" CAL.	B&B	
	QU RU	<i>Quercus rubra</i> Red Oak	3" CAL.	B&B	
	UL PA	<i>Ulmus parvifolia</i> Chinese Elm	3" CAL.	B&B	
	UL FR	<i>Ulmus parvifolia</i> 'Frontier' Frontier Elm	3" CAL.	B&B	
	ZE SE	<i>Zelkova serrate</i> 'Green Vase' Green Vase Zelkova	3" CAL.		
<b>EVERGREEN TREES</b>					
	TH PL	<i>Thuja plicata</i> 'Spring Grove' Spring Grove Arborvitae	6' HT.	B&B	
	JU VI	<i>Juniperus virginiana</i> 'Burkii' Burkii Juniper	6' HT.	B&B	
	PI AB	<i>Picea abies</i> Norway Spruce	6' HT.	B&B	
	PI ST	<i>Pinus strobus</i> Eastern White Pine	6' HT.	B&B	
	PS ME	<i>Pseudotsuga menziesii</i> Douglas Fir	6' HT.	B&B	
<b>ORNAMENTAL TREES</b>					
	CE CA	<i>Cercis Canadensis</i> Eastern Redbud	2" CAL.	B&B	
	CR VI	<i>Crataegus viridis</i> 'Winter King' Winter King Hawthorn	2" CAL.	B&B	
	MA VI	<i>Magnolia virginiana</i> 'Jim Wilson' Moonglow Magnolia	8' HT.	B&B	MULTI-STEM
<b>SHRUBS</b>					
	JU GO	<i>Juniperus virginiana</i> 'Grey Owl' Grey Owl Juniper	36" ht.	B&B	
	TA ME	<i>Taxus x media</i> 'Densiformis' Dense Yew	36" ht.	B&B	
	VI JU	<i>Viburnum x juddii</i> Judd Viburnum	36" ht.	B&B	

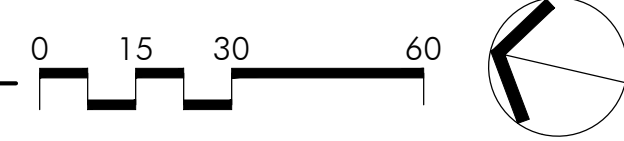
\*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

South Landscape Plan Enlargement  
SCALE: 1" = 30'-0"





North Landscape Enlargement Plan  
SCALE: 1" = 30'-0"



QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
<b>DECIDUOUS TREES</b>					
	AC FR	<i>Acer x freemanii</i> 'Jeffersred' Autumn Blaze Red Maple	3" CAL.	B&B	
	BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch	12' HT.	B&B	4 Stem-Min.
	GL TR	<i>Gleditsia triacanthos</i> 'Skycole' Skyline Honey Locust	3" CAL.	B&B	
	LI TU	<i>Liriodendron tulipifera</i> Tulip Tree	3" CAL.	B&B	
	PL AC	<i>Plantanus x acerfolia</i> 'Morton Circle' Exclamation London Planetree	3" CAL.	B&B	
	QU BI	<i>Quercus bicolor</i> Swamp White Oak	3" CAL.	B&B	
	TA DI	<i>Taxodium distichum</i> Bald Cypress	3" CAL.	B&B	
	UL PA	<i>Ulmus parvifolia</i> Chinese Elm	3" CAL.	B&B	
	UL FR	<i>Ulmus parvifolia</i> 'Frontier' Frontier Elm	3" CAL.	B&B	
<b>EVERGREEN TREES</b>					
	TH PL	<i>Thuja plicata</i> 'Spring Grove' Spring Grove Arborvitae	6' HT.	B&B	
	PI AB	<i>Picea abies</i> Norway Spruce	6' HT.	B&B	
	PI ST	<i>Pinus strobus</i> Eastern White Pine	6' HT.	B&B	
	PS ME	<i>Pseudotsuga menziesii</i> Douglas Fir	6' HT.	B&B	
<b>ORNAMENTAL TREES</b>					
	CE CA	<i>Cercis Canadensis</i> Eastern Redbud	2" CAL.	B&B	
	CR VI	<i>Crataegus viridis</i> 'Winter King' Winter King Hawthorn	2" CAL.	B&B	
	MA VI	<i>Magnolia virginiana</i> 'Jim Wilson' Moonglow Magnolia	8' HT.	B&B	MULTI-STEM
<b>SHRUBS</b>					
	JU GO	<i>Juniperus virginiana</i> 'Grey Owl' Grey Owl Juniper	36" ht.	B&B	
	TA ME	<i>Taxus x media</i> 'Densiformis' Dense Yew	36" ht.	B&B	
	VI JU	<i>Viburnum x juddii</i> Judd Viburnum	36" ht.	B&B	

\*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



**Columbus**  
100 Northwoods Blvd, Ste A  
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**Cincinnati**  
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Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**Home & High**  
Orange Township,  
Delaware County, Ohio



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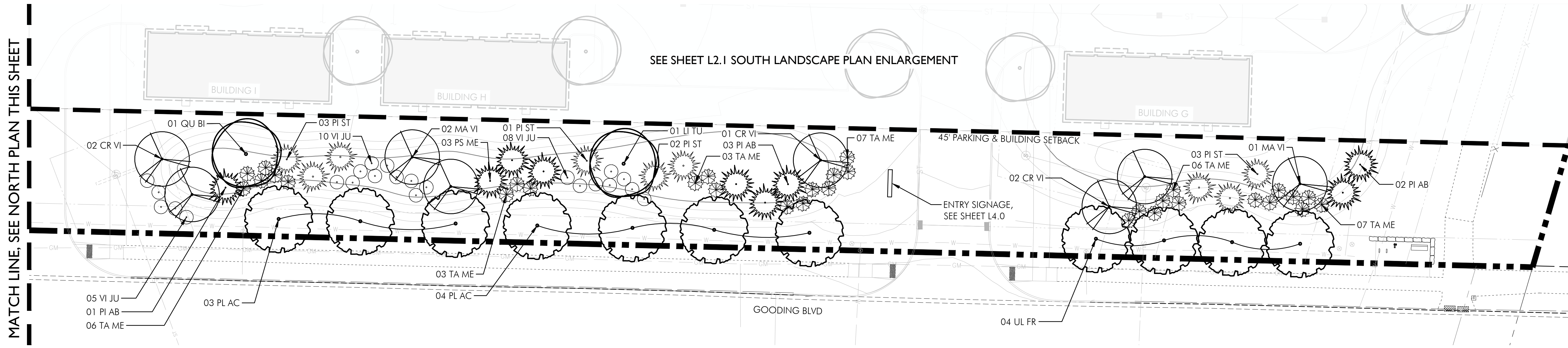
**Revisions**

**Sheet Title**  
**NORTH  
LANDSCAPE  
ENLARGEMENT  
PLAN**

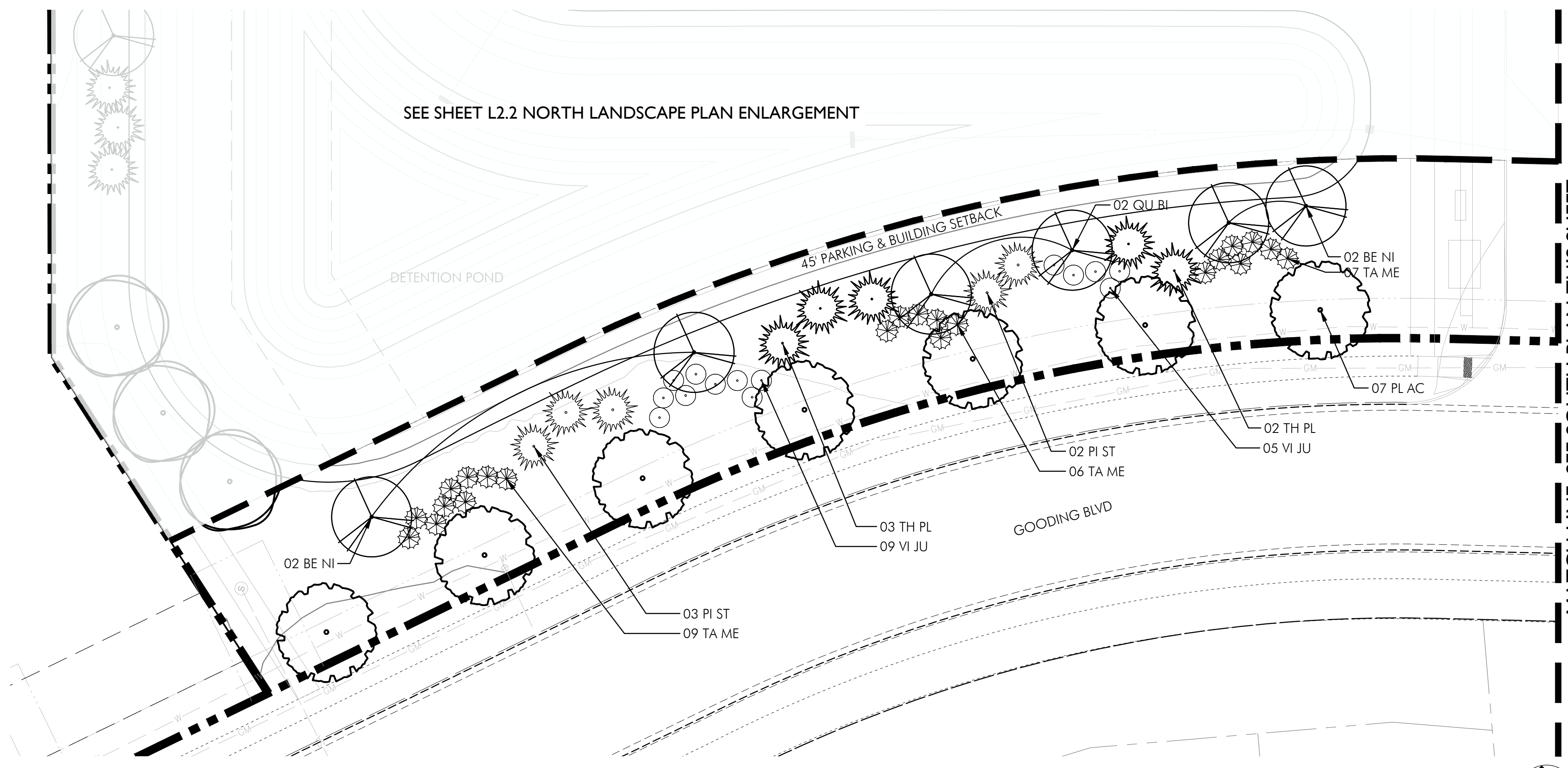


**Sheet #**  
**L2.2**





South Gooding Buffer Landscape Plan Enlargement  
SCALE: 1" = 20'-0"



North Gooding Buffer Landscape Plan Enlargement  
SCALE: 1" = 20'-0"

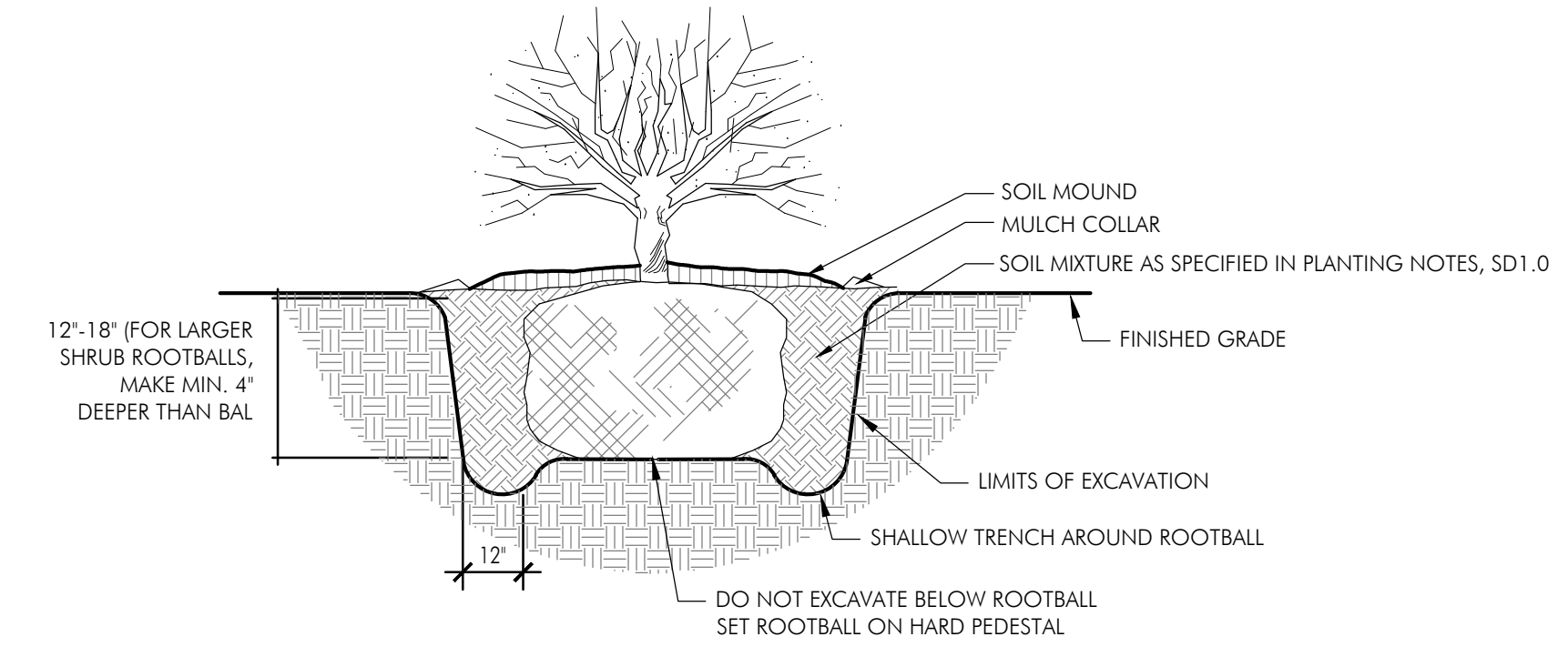
QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
<b>DECIDUOUS TREES</b>					
	BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch	12' HT.	B&B	4 Stem-Min.
	LI TU	<i>Liriodendron tulipifera</i> Tulip Tree	3" CAL.	B&B	
	PL AC	<i>Plantanus x acerfolia</i> 'Morton Circle' Exclamation London Planetree	3" CAL.	B&B	
	QU BI	<i>Quercus bicolor</i> Swamp White Oak	3" CAL.	B&B	
	UL FR	<i>Ulmus parvifolia</i> 'Frontier' Frontier Elm	3" CAL.	B&B	
<b>EVERGREEN TREES</b>					
	TH PL	<i>Thuja plicata</i> 'Spring Grove' Spring Grove Arborvitae	6' HT.	B&B	
	PI AB	<i>Picea abies</i> Norway Spruce	6' HT.	B&B	
	PI ST	<i>Pinus strobus</i> Eastern White Pine	6' HT.	B&B	
	PS ME	<i>Pseudotsuga menziesii</i> Douglas Fir	6' HT.	B&B	
<b>ORNAMENTAL TREES</b>					
	CR VI	<i>Crataegus viridis</i> 'Winter King' Winter King Hawthorn	2" CAL.	B&B	
	MA VI	<i>Magnolia virginiana</i> 'Jim Wilson' Moonglow Magnolia	8' HT.	B&B	MULTI-STEM
<b>SHRUBS</b>					
	TA ME	<i>Taxus x media</i> 'Densifomis' Dense Yew	36" ht.	B&B	
	VI JU	<i>Viburnum x juddii</i> Judd Viburnum	36" ht.	B&B	

\*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



- NOTES:
- DO NOT PRUNE SHRUBS DURING INSTALLATION
  - MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
  - SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.

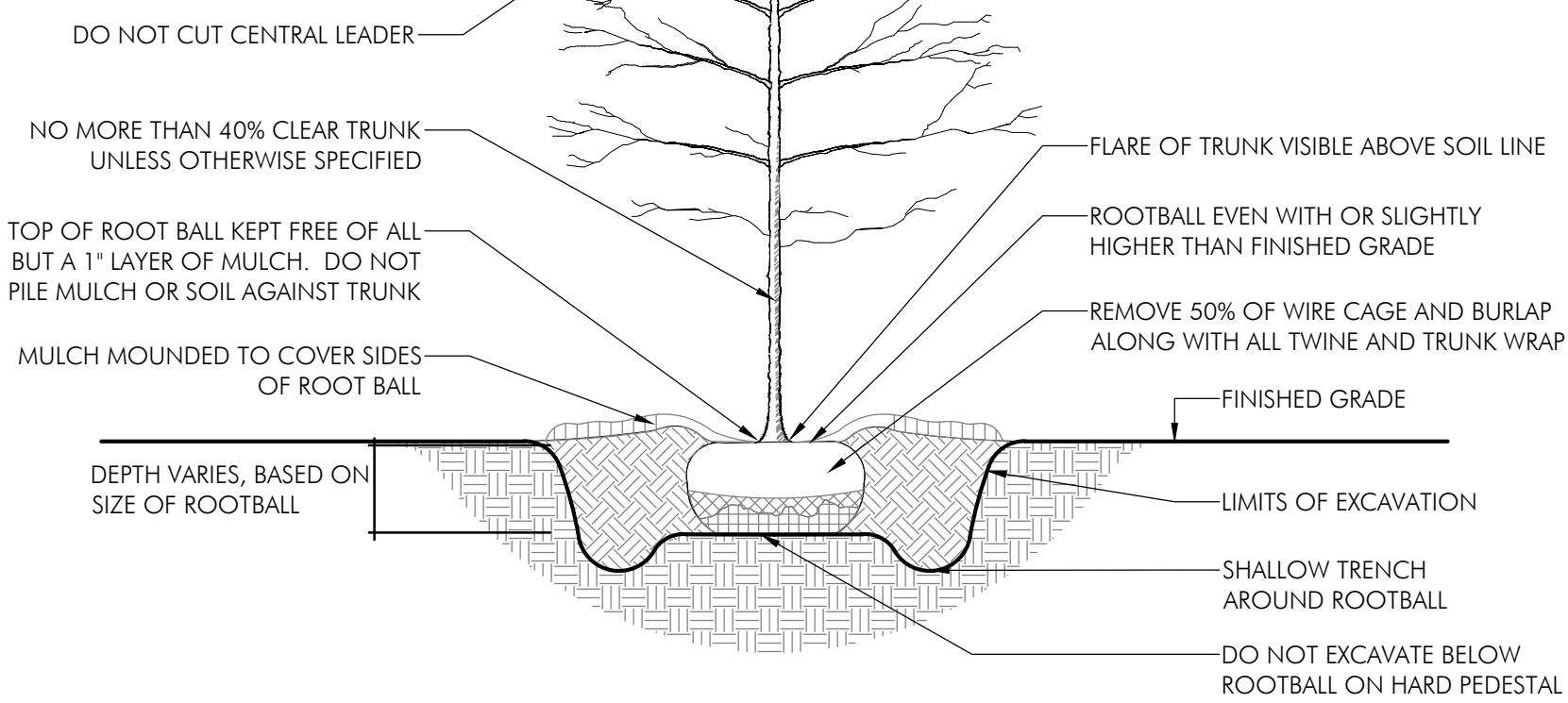
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.



**3 Shrub Planting**

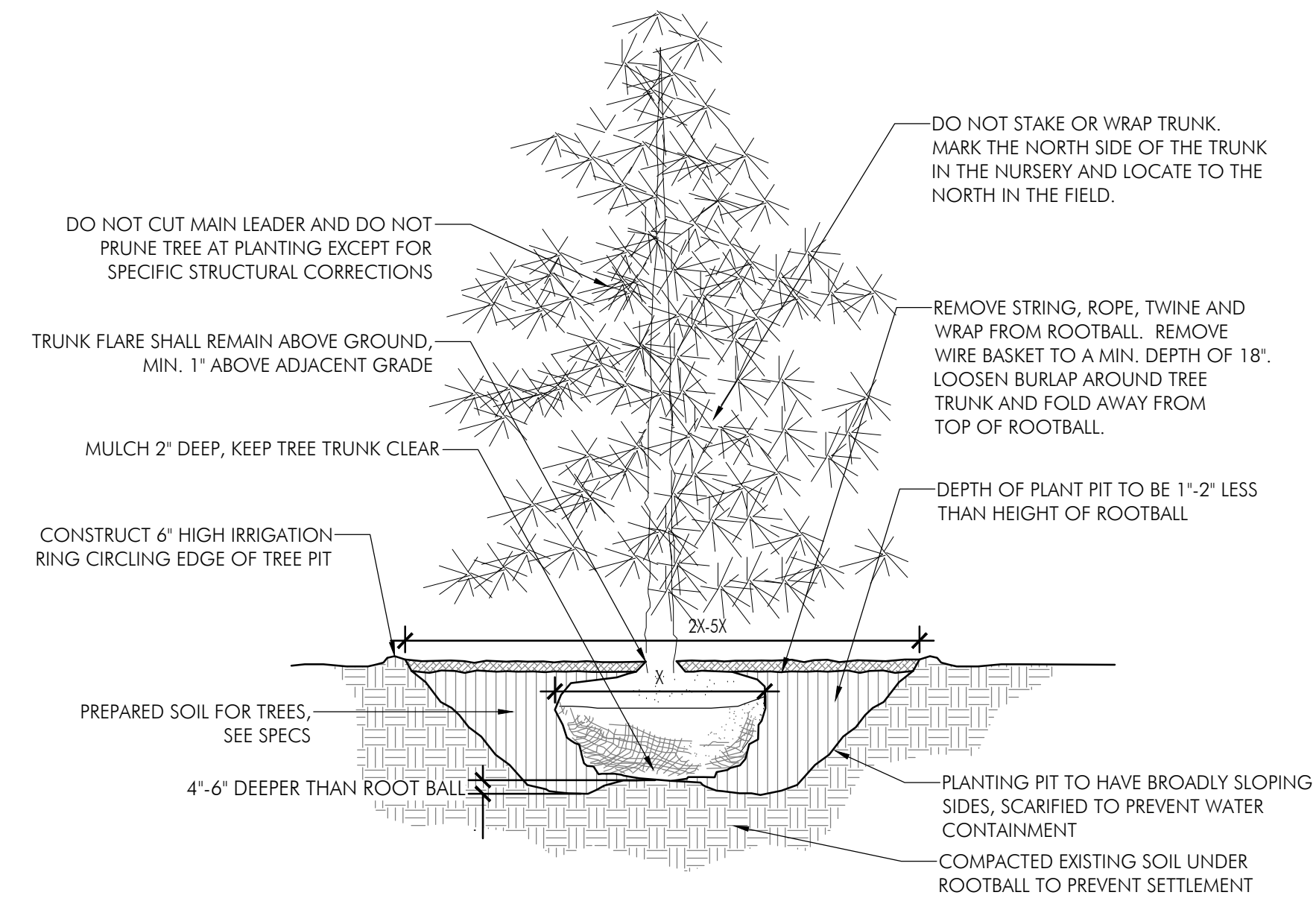
N.T.S.

- NOTES:
- TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
  - MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL. DO NOT DISTURB AREA UNDERNEATH ROOTBALL
  - STAKING IS AS REQUIRED



**2 Tree Planting**

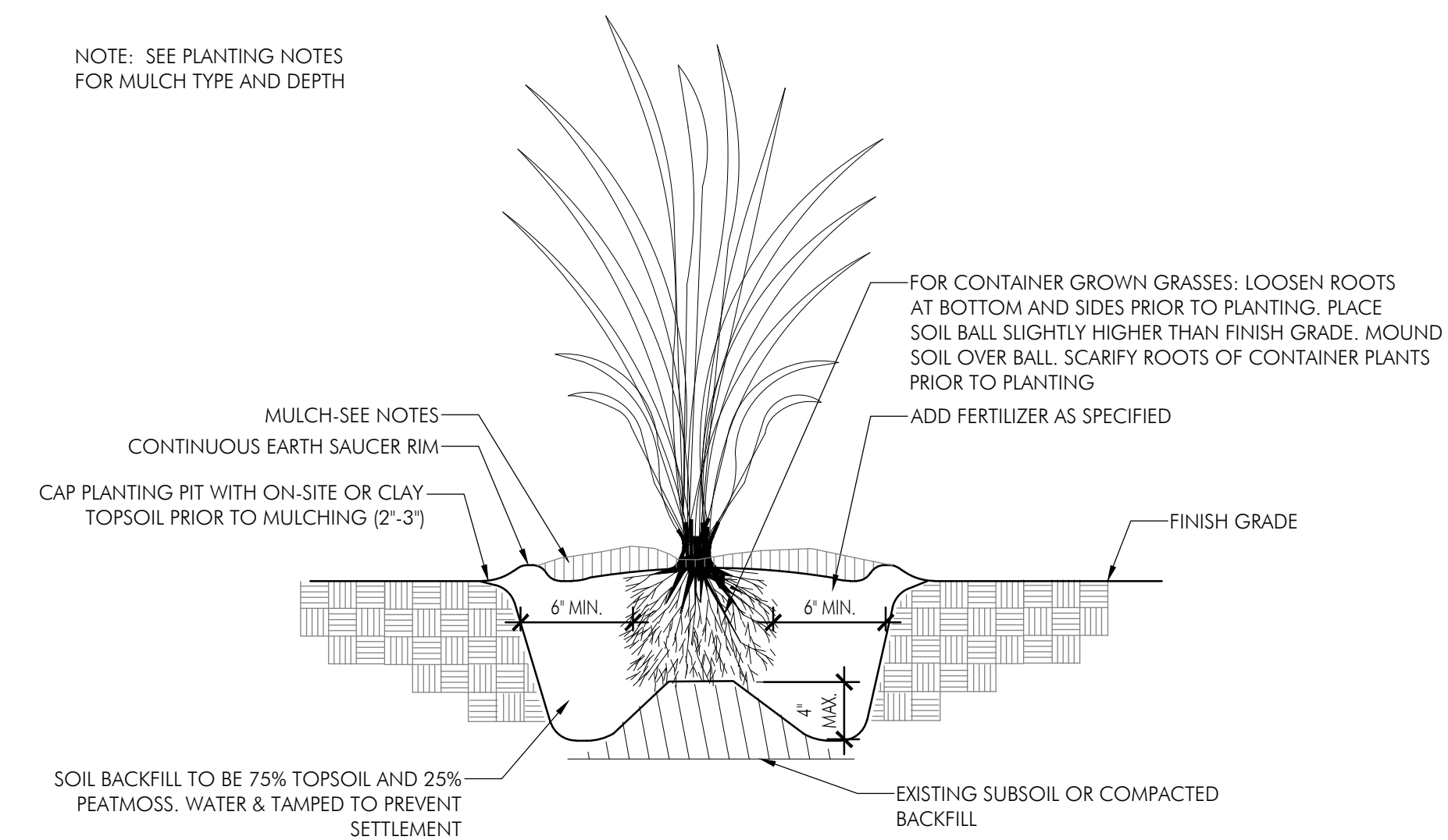
N.T.S.



**1 Evergreen Tree Planting**

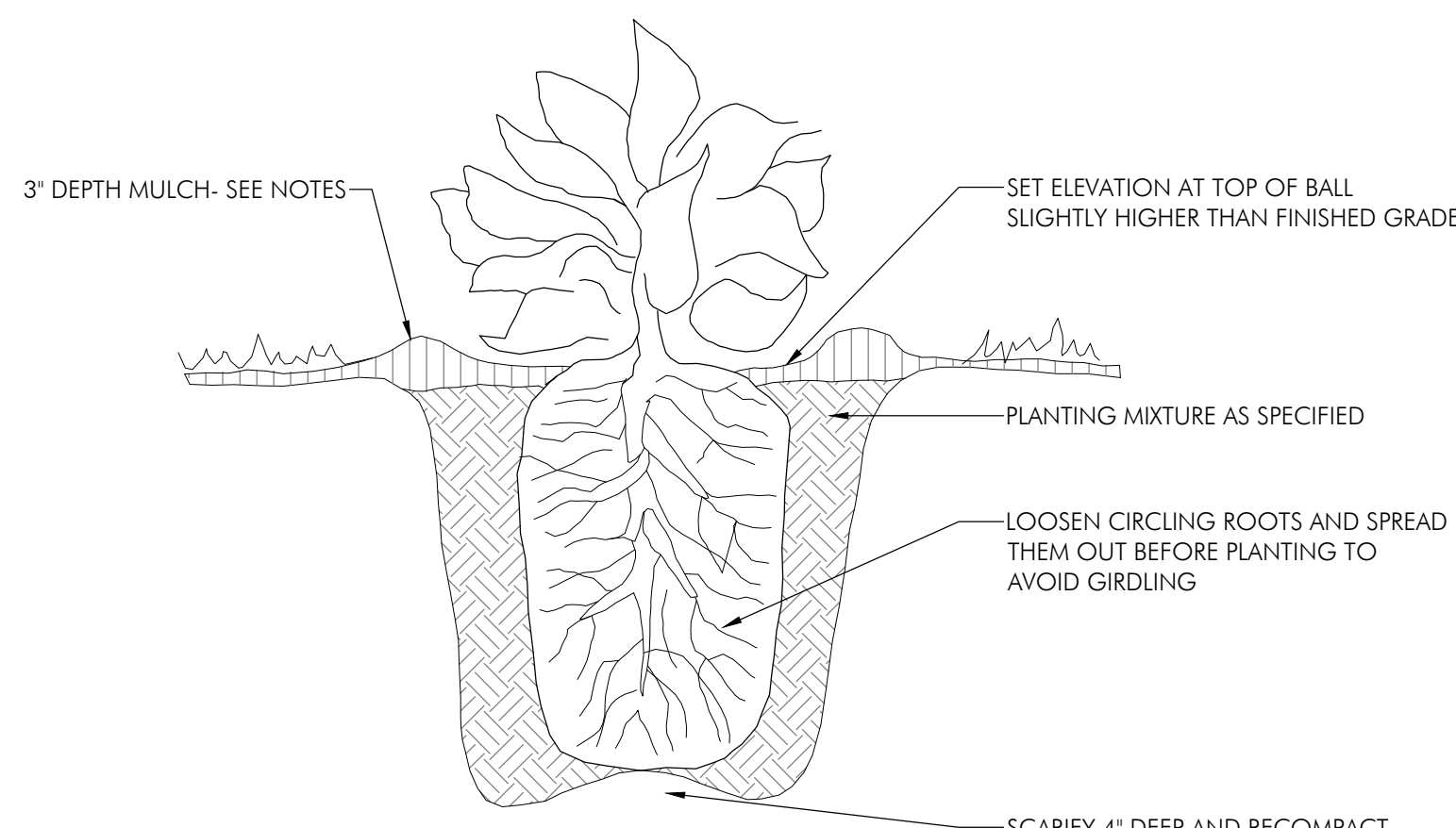
1"=1'-0"

NOTE: SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



**4 Grass Planting**

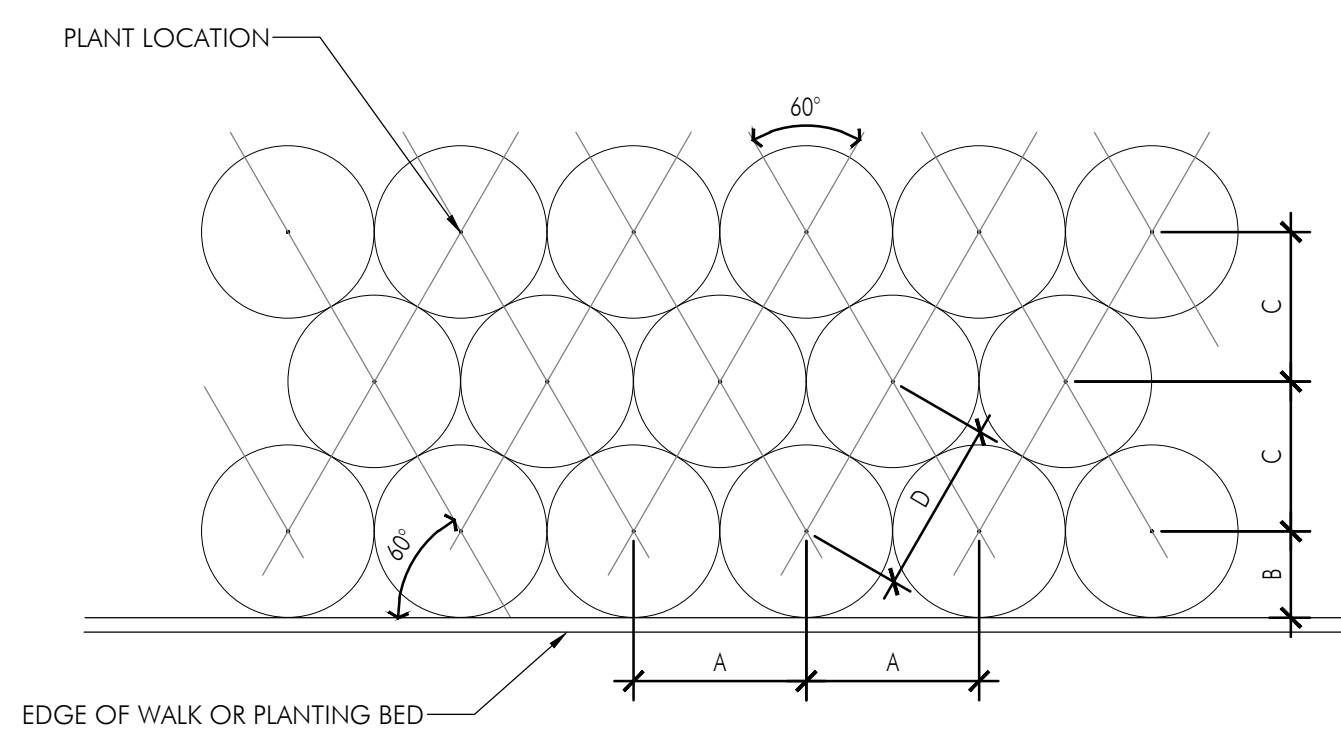
1 1/2"=1'-0"



**5 Perennial Planting**

1 1/2"=1'-0"

SPACING	A	B	C	D	A=	SPACING
12"	12"	6"	10"	12"	B=	SP/2
18"	18"	8"	15"	18"	C=	SP/1.2
24"	24"	10"	20"	24"	D=	SPACING
36"	36"	18"	31"	36"		
48"	48"	21"	41"	48"		



**6 Perennial Spacing**

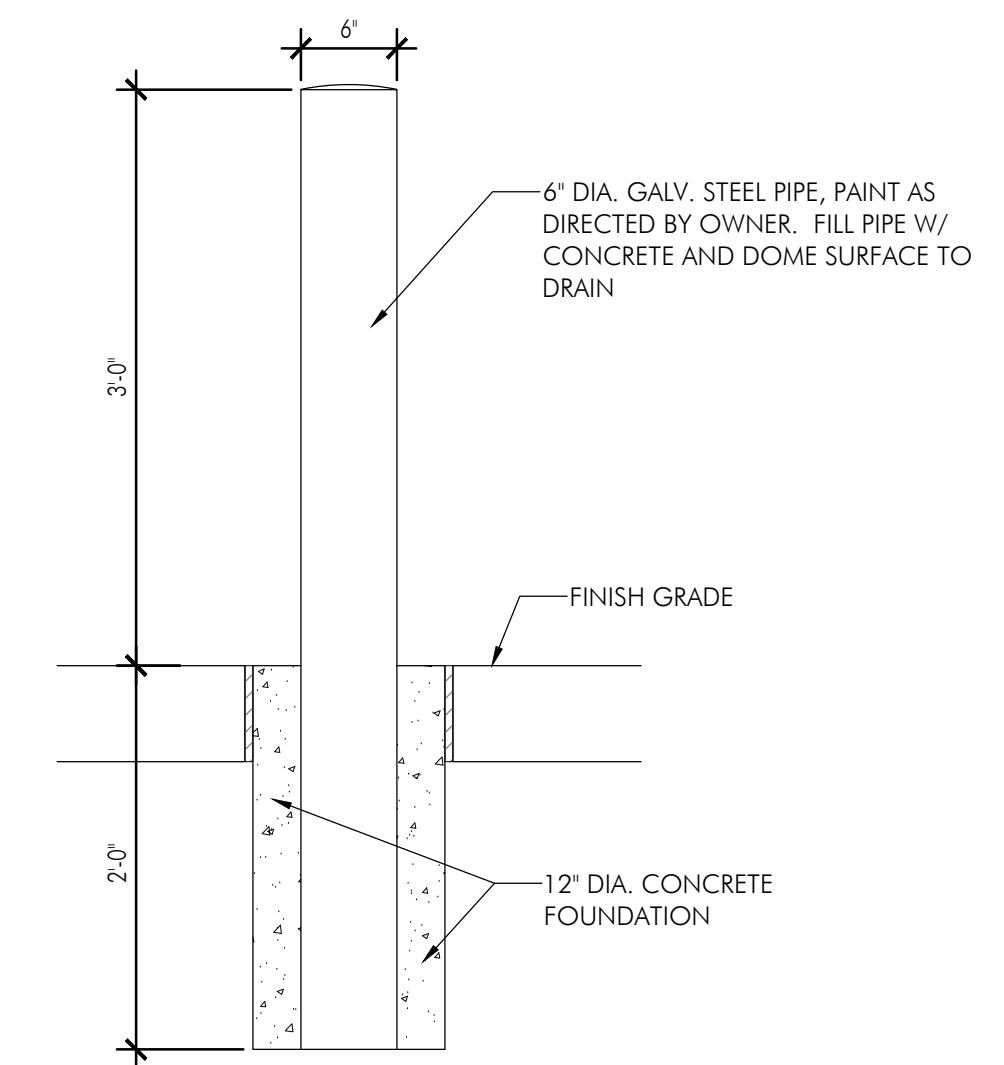
N.T.S.

**PLANT INSTALLATION NOTES**

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:  
SOIL AMENDMENT:  
'COM-TIL' ORGANIC COMPOST (OR EQUAL)  
7000 STATE ROUTE 104  
SOUTH LOCKBOURNE, OHIO 43137  
(614) 645-3152  
  
PERENNIAL BED AREAS:  
SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.  
  
TREES AND SHRUBS:  
MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.  
  
TURF: TBD
- ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SODDED AS SHOWN AND NOTED .
- FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.  
A. MOWING - MINIMUM ONCE PER WEEK.  
B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.  
C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.  
D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

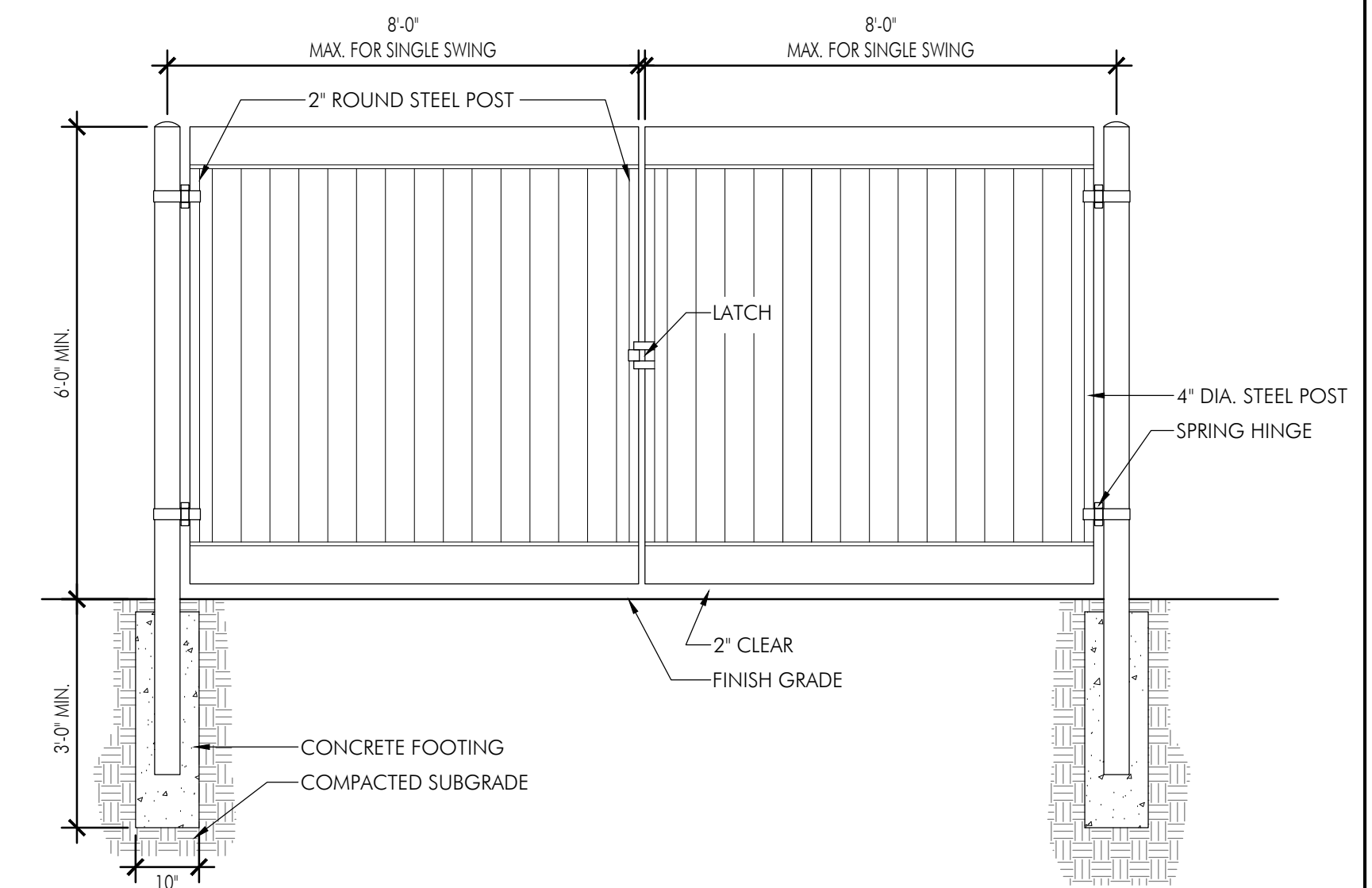


NOTE:  
COLOR TO BE SELECTED BY THE OWNER  
FROM STANDARD PAINT PALLETTE



**3 Concrete-Filled Pipe Bollard**

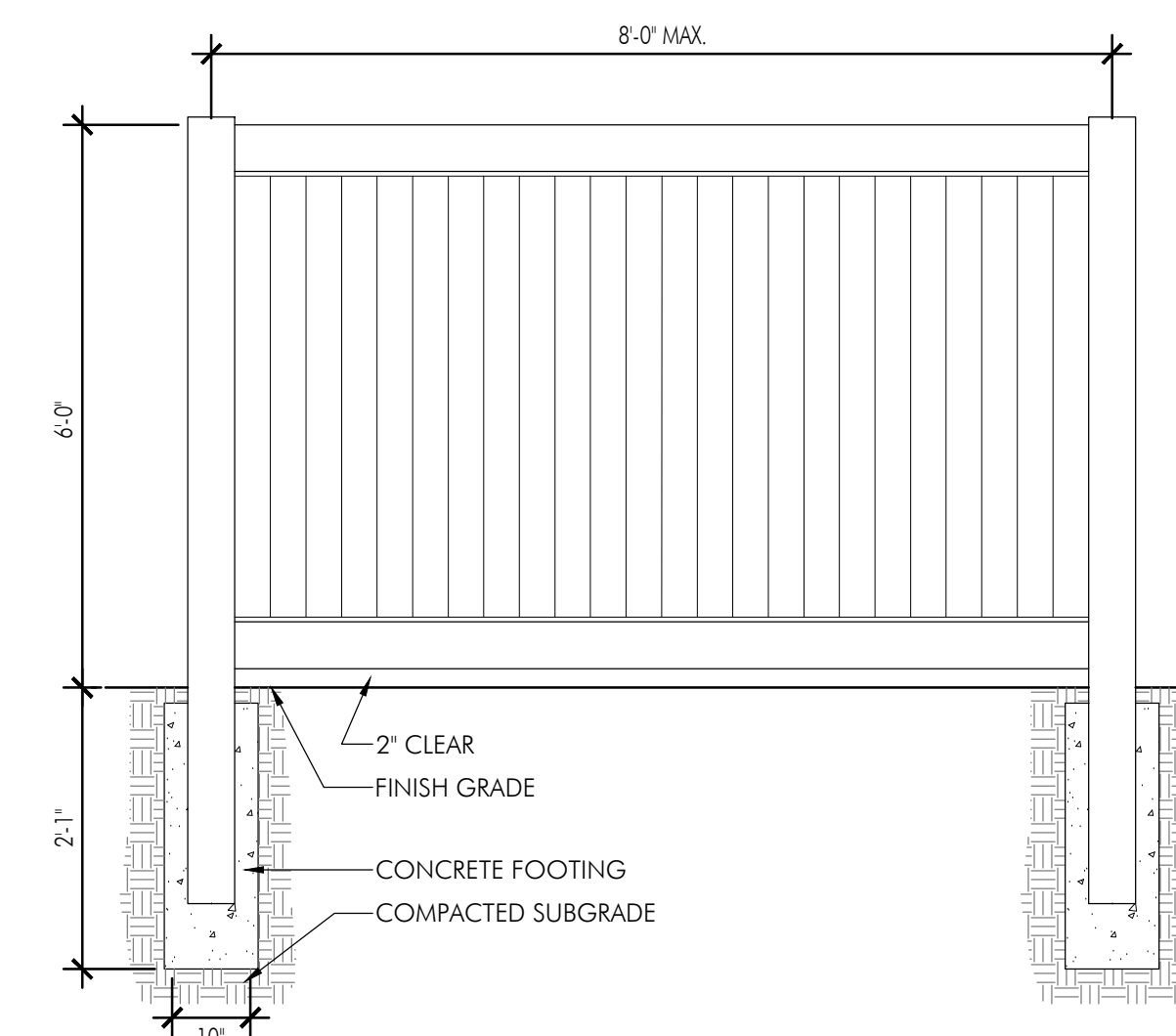
1"=1'-0"



**4 Compactor/Dumpster Vinyl Double Swing Gate**

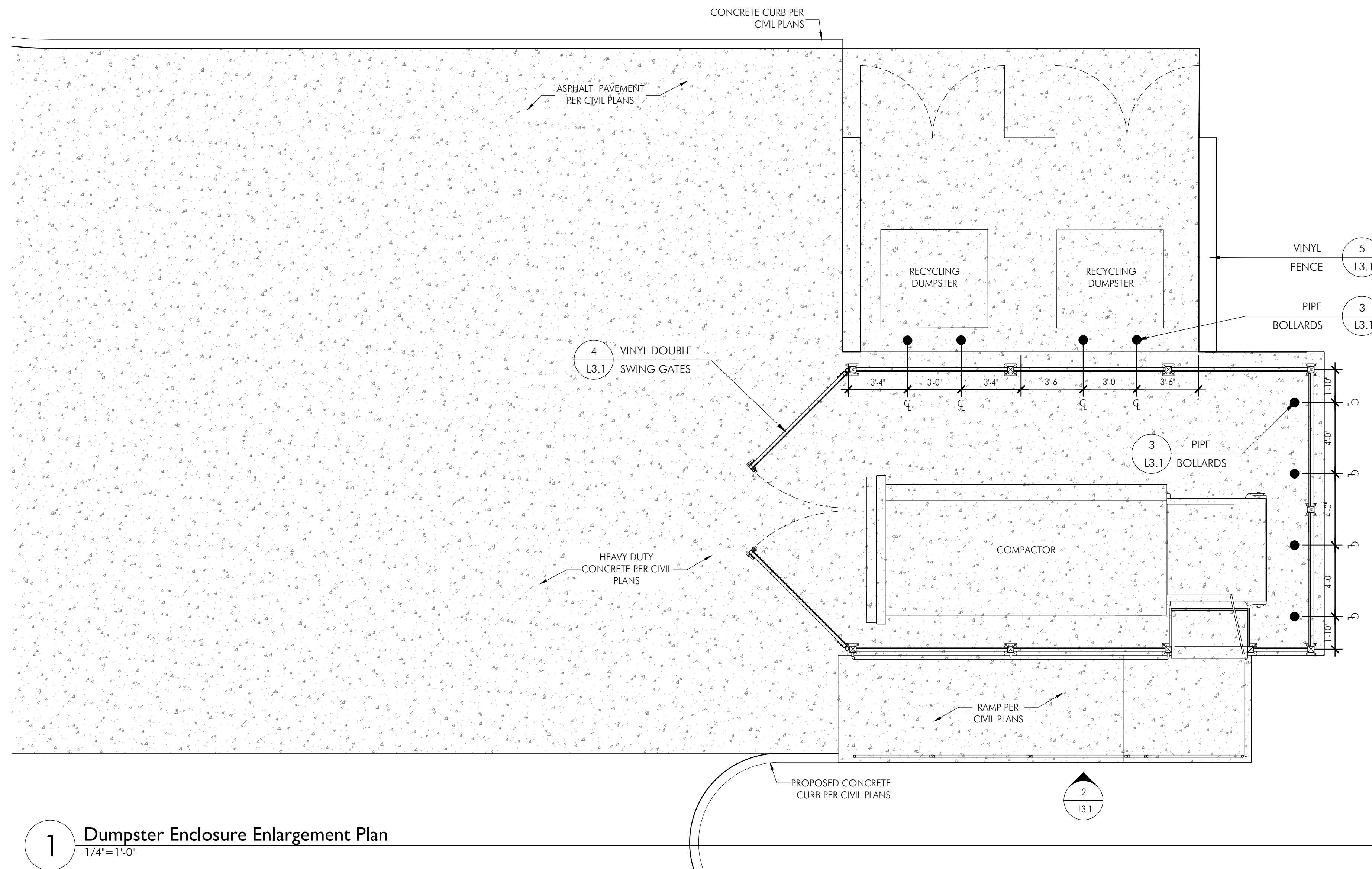
1/2"=1'-0"

- NOTES:
- FENCE: LEXINGTON VINYL PRIVACY FENCE BY CERTAINTEEED OR APPROVED EQUAL COLOR: TBD  
AVAILABLE FROM: CERTAINTEEED (800) 333-0569 WWW.CERTAINTEEED.COM
  - FENCE TO BE A MINIMUM 6' HIGH
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO SCALE FOR OWNER REVIEW AND APPROVAL



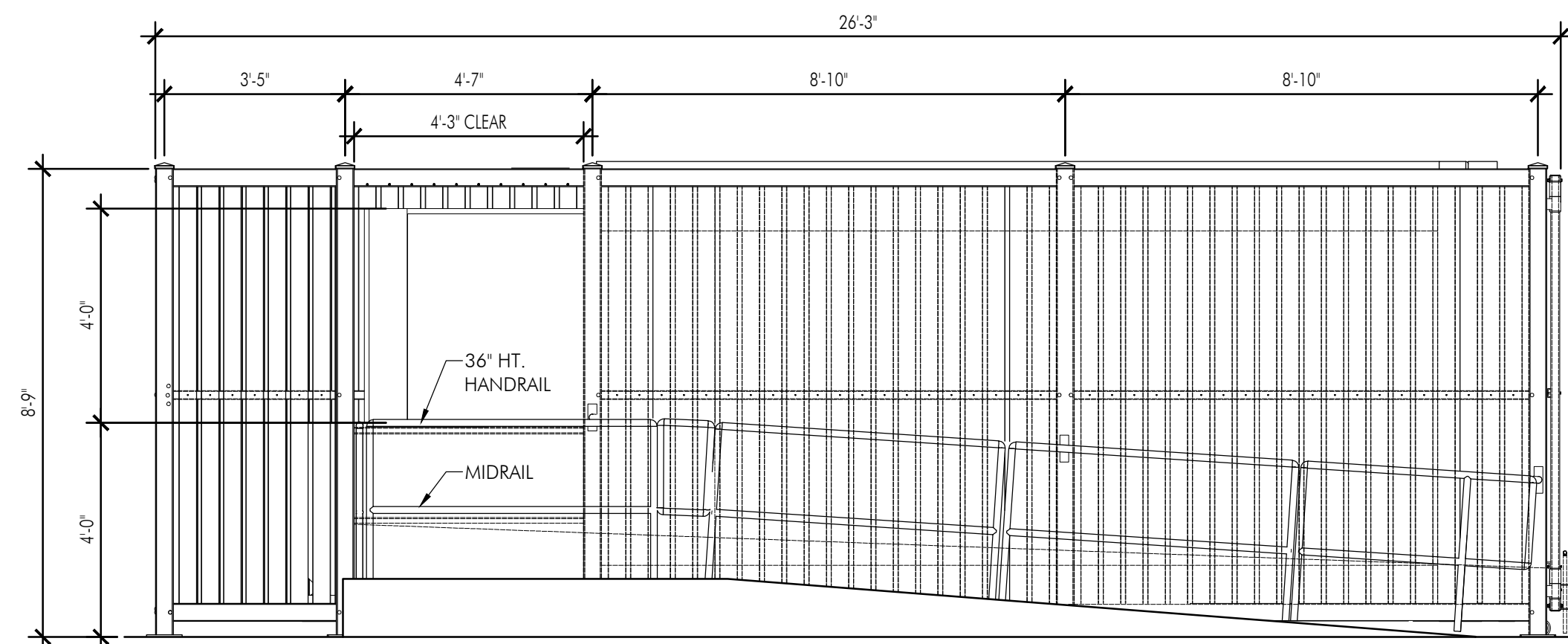
**5 Compactor/Dumpster Vinyl Privacy Fence**

1/2"=1'-0"



**1 Dumpster Enclosure Enlargement Plan**

1/4"=1'-0"



**2 Compactor Enclosure Elevation**

3/8"=1'-0"

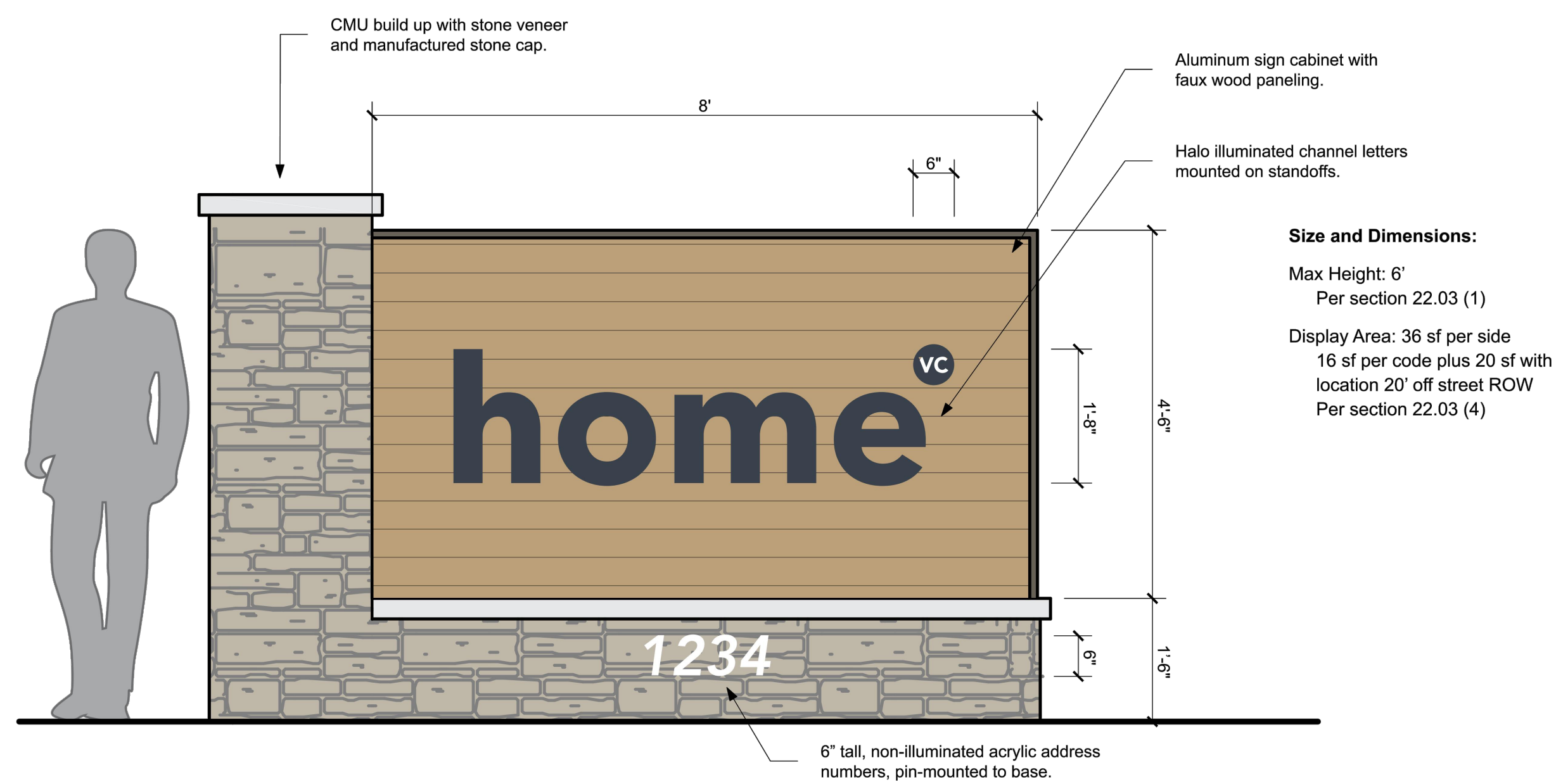








**1** Building D Sign Elevation  
3/32"=1'-0"

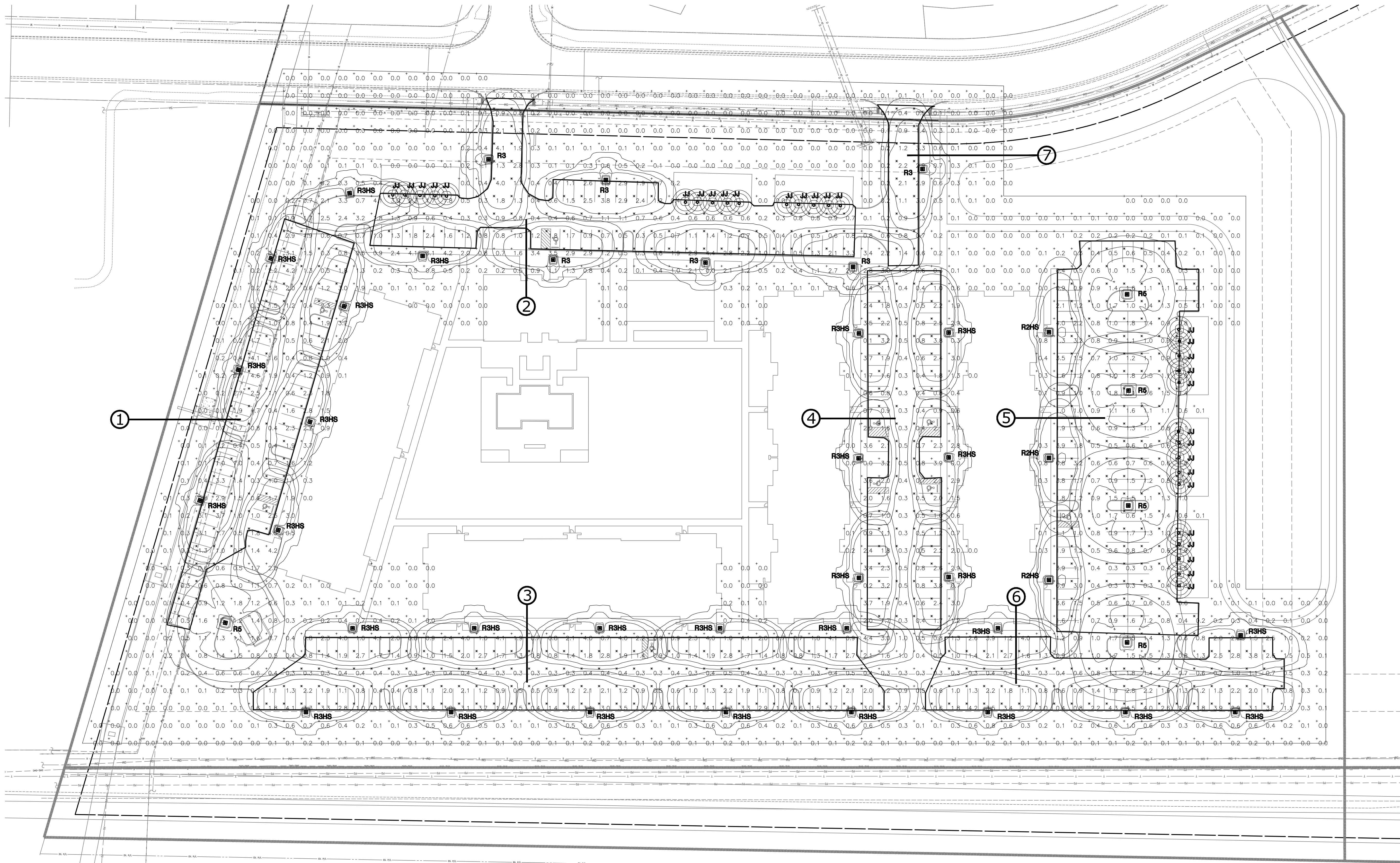


**2** Entry Detail  
SCALE: NTS



**3** Building D Sign Detail  
SCALE: NTS





NORTH  
**PHOTOMETRIC PLAN**  
 SCALE: 1" = 40'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
STATISTICAL AREA 1	✕	1.5 fc	4.6 fc	0.3 fc	15.3:1	5.0:1
STATISTICAL AREA 2	✕	1.3 fc	4.4 fc	0.2 fc	22.0:1	6.5:1
STATISTICAL AREA 3	✕	1.4 fc	4.1 fc	0.3 fc	13.7:1	4.7:1
STATISTICAL AREA 4	✕	1.1 fc	3.8 fc	0.3 fc	12.7:1	3.7:1
STATISTICAL AREA 5	✕	1.0 fc	3.2 fc	0.1 fc	32.0:1	10.0:1
STATISTICAL AREA 6	✕	1.7 fc	4.5 fc	0.3 fc	15.0:1	5.7:1
STATISTICAL AREA 7	✕	1.5 fc	3.3 fc	0.4 fc	8.3:1	3.8:1
Calc. Zone #1	+	0.9 fc	4.6 fc	0.0 fc	N/A	N/A



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 Ste A  
 Columbus, Ohio 43235  
 p 614.255.3399

Cincinnati  
 20 Village Square, Floor  
 3  
 Cincinnati, Ohio 45246  
 p614.360.3066

PODdesign.net

Project Name  
 Home & High  
 Orange Township,  
 Delaware County, Ohio

**McMULLEN ENGINEERING CO., INC.**  
 MECHANICAL AND ELECTRICAL ENGINEERS  
 100 South State Street, Westerville, Ohio 43081  
 614-895-9408 FAX:614-895-9450  
 E-Mail: meci@mculleneng.com  
 Web: http://www.mculleneng.com

Prepared For



Vision Development  
 3300 Riverside Drive  
 Suite 100  
 Upper Arlington, Ohio,  
 43221

Project Info

Project # 2416-E  
 Date 11/11/2024  
 By meci  
 Scale As Shown

Revisions

Sheet Title

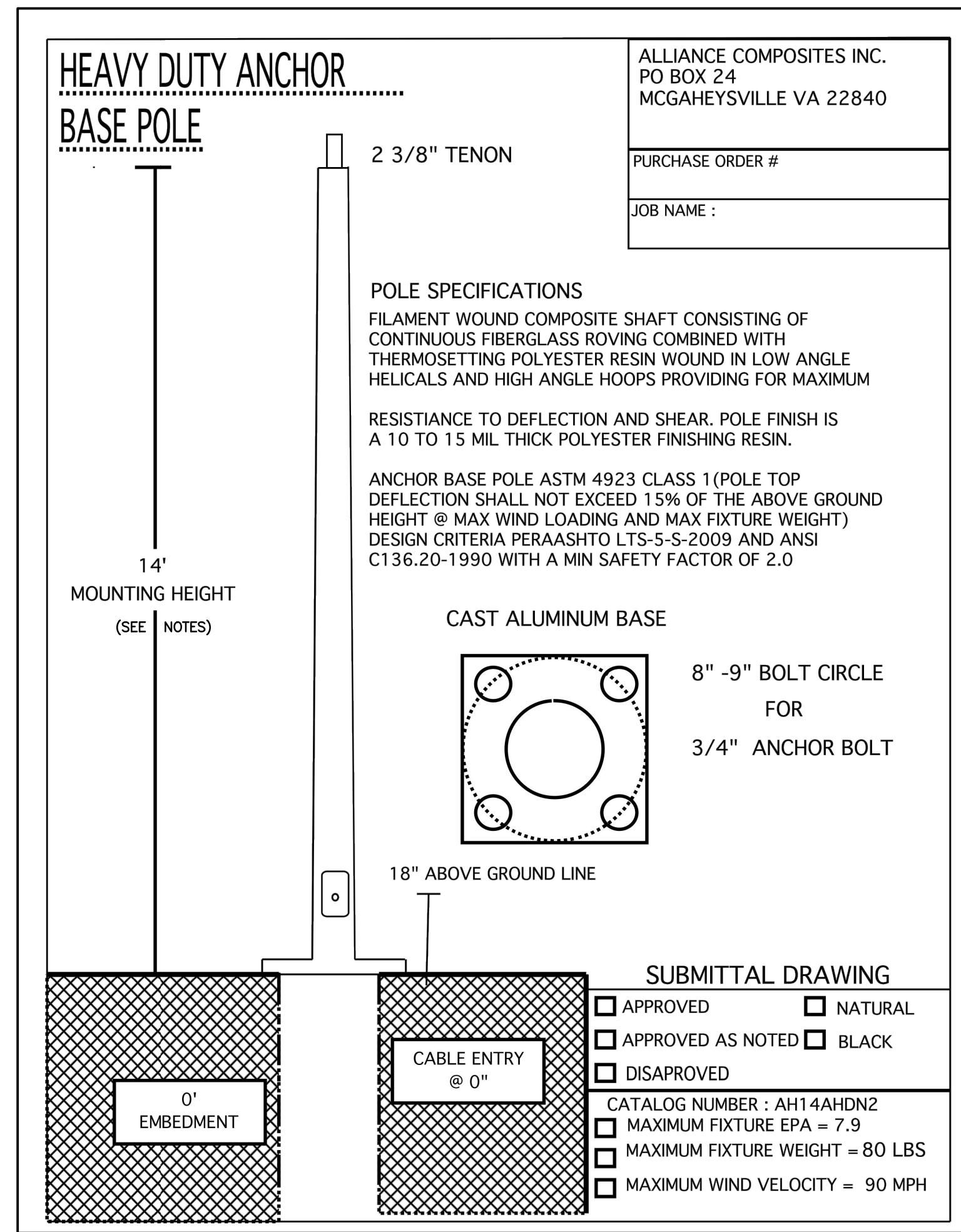
Photometric  
 Plan  
 Point by Point  
 Analysis



Sheet #

SL-1





### American Revolution Full Cutoff LED Series 247CL

#### PRODUCT OVERVIEW

**Features:**

- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fourteen (14) LED performance packages deliver just the right amount of light for any given application up to 9,300 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Three (3) distinct light distribution options provide design flexibility, available in Type II, Type III and Type V
- Die-cast aluminum housing, engineered for sturdy lifelong performance
- Luminaire is rated for 3g vibration per ANSI C138.31
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Complies with all applicable ANSI C138 standards.
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C82.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/9kA). 20kV Option exceeds ANSI/IEEE C82.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

**Applications:**  
Streetscapes  
Walkways  
Pathways  
Parks

**LED** **US** **RoHS**

#### DIMENSIONS

Effective Projected Area (EPA)  
The EPA for the American Revolution Series 247 is 1.6 sq. ft.  
Fixture weight = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.  
American Revolution Series 247CL LED

**AEL** American Electric Lighting

### American Revolution LED Series 247CL

#### ORDERING INFORMATION

Example: 247CL P154 MVOLT 30K R3 BK SCC PR7

Series	Performance Package	Voltage	Color Temperature (CCT)
247CL American Revolution LED	Package Input Watts Lumens (nominal)	MVOLT 120-277V MVOLT 347-480V XVOLT 277-480V with enhanced power quality protection	27K 2700K 30K 3000K 40K 4000K
P101	25 2,200		
P102	30 3,100		
P103	40 4,000		
P104	49 4,800		
P151	30 3,500		
P152	40 4,300		
P153	50 5,200		
P154	60 6,000		
P155	70 6,800		
P201	70 7,400		
P202	80 8,100		
P301	60 7,000		
P302	70 7,800		
P303	80 8,600		

Distribution	Paint (smooth gloss)	Cupola	Photocontrol Receptacle
R2 Type II	BK Black	SCC Standard cupola	NR No photocontrol receptacle
R3 Type III	GY Gray	SNC Smart node cupola	PR3 3 pin NEMA photocontrol
R5 Type V	DDB Dark Bronze	XC No cupola	PR7 7 pin NEMA photocontrol
	WH White		
	BZ Bronze		

#### Options

Options	Miscellaneous	Prewired leads	Accessory
PC1L Solid State Long Life Photocontrol, 120-277V (fall off)	SS Stainless steel hardware	L1H 1.5 ft. prewire leads	House Side Shield shipped separately and installed in the field
P34 Solid State Long Life Photocontrol, 347V (fall off)	TL Tool-less trigger latch entry	L03 3 ft. prewire leads	FHSSLEM10-15R2/R5 P10x or P15x package, R2 or R5 optic
P48 Solid State Long Life Photocontrol, 480V (fall off)	NL1X1 1" x 1" NEMA label	L20 20 ft. prewire leads	FHSSLEM10-15R3 P10x or P15x package, R3 or R5 optic
PCSS Solid state photocontrol, 120-277V (Not CSA Listed) (fall on)	NL2X2 2" x 2" NEMA label	L25 25 ft. prewire leads	FHSSLEM20-30R2/R5 P20x or P30x package, R2 or R5 optic
SH Shorting cap	XL Not CSA Listed	L30 30 ft. prewire leads	FHSSLEM20-30R3 P20x or P30x package, R3 or R5 optic
AO Field adjustable output module	LDR Ladder Rest		FHSSLEM20-30R5 P20x or P30x package, R3 or R5 optic
DALI DALI driver (RFD required)	CR Epoxy Pre-Coat Finish		FHSSLEM45R2/R5 P45x package, R2 or R5 optic
	20kV 20kV/10kA surge protection device		FHSSLEM45R3 P45x package, R3 or R5 optic
	House-Side Shields		
	HSS House Side Shield		

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions.

**AEL** American Electric Lighting  
AEL Headquarters, 3885 Columbus Road, Granville, OH 43023  
www.americanelectriclighting.com  
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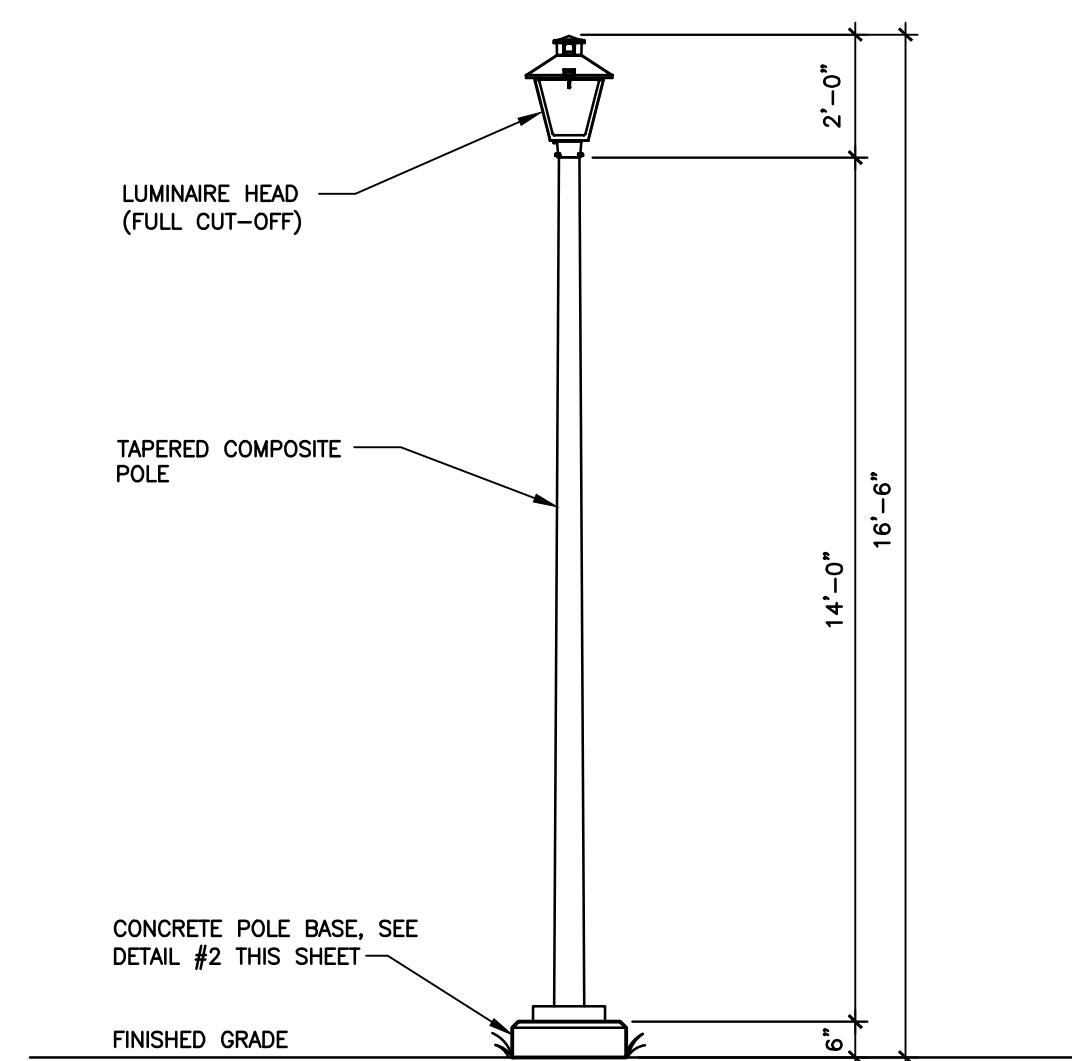
Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty located at: [www.aelighting.com/support/customer-support/terms-and-conditions](http://www.aelighting.com/support/customer-support/terms-and-conditions)  
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.  
Please contact your sales representative for the latest product information.

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	R2H S		3	American Electric Lighting	247CL P303 XXXX 30K R2 HSS	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R2 Distribution, with House Side Shield	1	7529	0.9	79.9822	
□	R3		6	American Electric Lighting	247CL P303 XXXX 30K R3	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R3 Distribution,	1	8593	0.9	79.9822	
□	R3H S		29	American Electric Lighting	247CL P303 XXXX 30K R3 HSS	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R3 Distribution, with House Side Shield	1	7928	0.9	79.9822	
□	R5		5	American Electric Lighting	247CL P303 XXXX 30K R5	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R5 Distribution,	1	8874	0.9	79.9822	
○	JJ		30	Lithonia Lighting	OLVTWM	OUTDOOR LED VAPOR TIGHT WALL MOUNT WITH 4000K LEDS WITH CAST ALUMINUM HOUSING	1	588	0.9	15.4	

LIGHT FIXTURE SCHEDULE	
R2HS	AEL #247CL-P303-MVOLT-30K-R2-COLOR-SCC-NR-HSS MOUNT TO 14' POLE
R3	AEL #247CL-P303-MVOLT-30K-R3-COLOR-SCC-NR MOUNT TO 14' POLE
R3HS	AEL #247CL-P303-MVOLT-30K-R3-COLOR-SCC-NR-HSS MOUNT TO 14' POLE
R5	AEL #247CL-P303-MVOLT-30K-R5-COLOR-SCC-NR MOUNT TO 14' POLE
JJ	WALL MOUNTED DECORATIVE LIGHT WITH 600 LUMENS. TO BE DETERMINED BY ARCHITECT/OWNER.

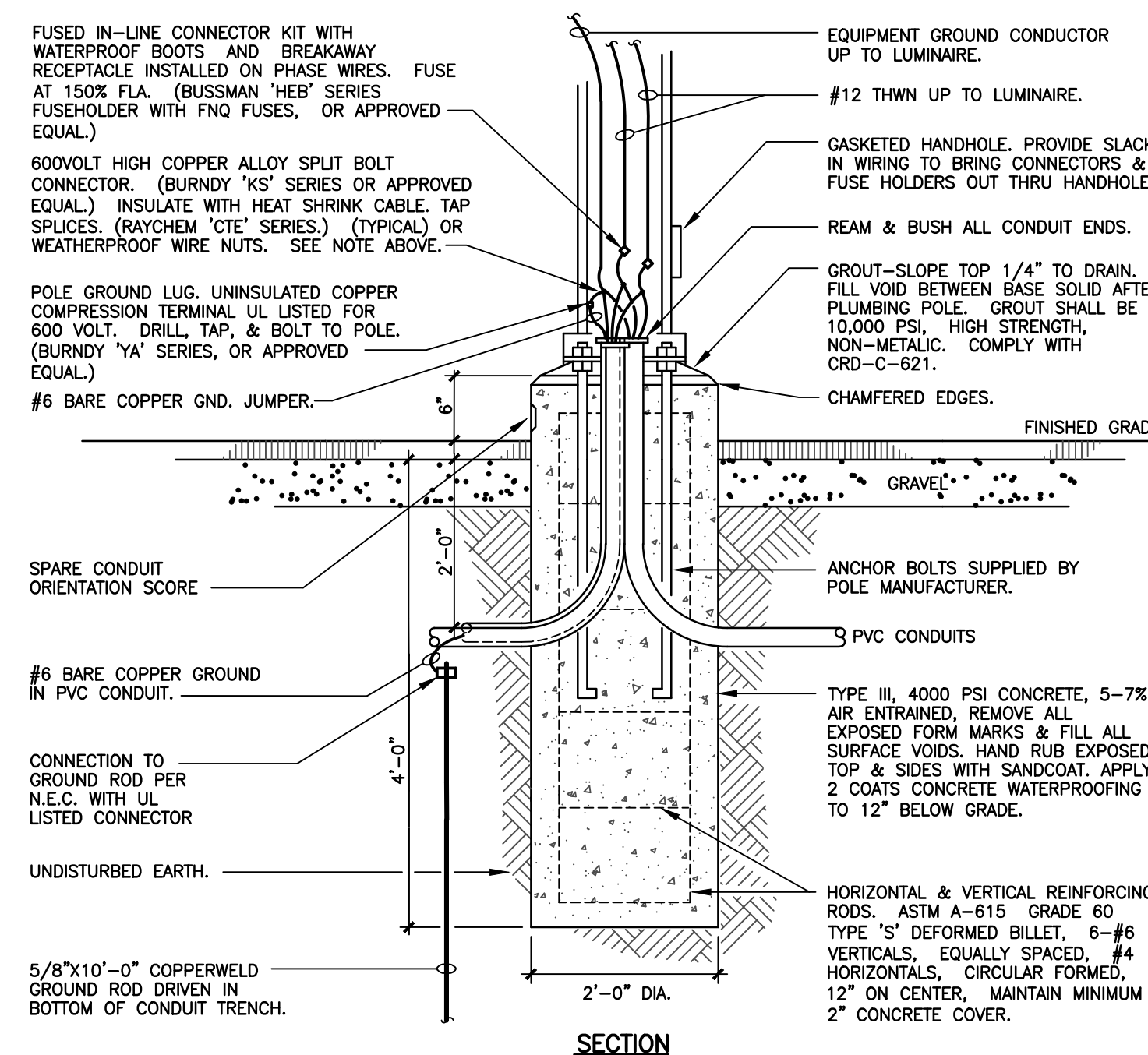
NOTE:  
POLE AND LIGHT FIXTURE HEAD COLOR DETERMINED BY ARCHITECT/OWNER.





**1 LIGHTING FIXTURE WITH 6" POLE BASE ELEVATION**  
SL-3 NO SCALE (LIGHT FIXTURES R2HS, R3, R3HS, R6)

NOTE:  
THIS STANDARD DETAIL COVERS VARIOUS INSTALLATIONS. PROVIDE IN-LINE FUSES FOR EACH "HOT" WIRE ONLY (120 OR 277 VOLT - ONE FUSE, 208 OR 480 VOLT SINGLE PHASE - TWO FUSES).  
WIRE CONNECTORS INSIDE POLE AT HANDHOLE MAY BE WEATHERPROOF TYPE WIRE NUTS FOR #12 AND #10 WIRE. FOR LARGER WIRE SIZES, CONNECTORS SHALL BE SPLIT BOLT CONNECTORS AS NOTED ON DETAIL.



**2 6" POLE BASE DETAIL**  
SL-3 NO SCALE

NOTE: ALL POLES, FIXTURES, ARMS, AND OTHER LIGHTING ACCESSORIES ARE SHOWN FOR DESIGN INTENT ONLY. FINAL MANUFACTURER MAY VARY AND WILL BE COORDINATED WITH THE MASTER DEVELOPER AND STAFF.

Prepared For



Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio,  
43221

Project Info

Project # 2416-E  
Date 11/11/2024  
By meci  
Scale As Shown

Revisions

Sheet Title

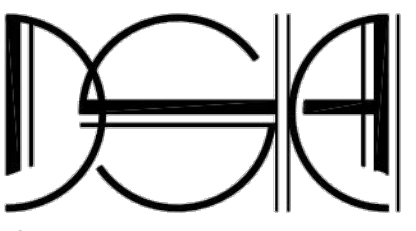
Pole Base &  
Pole  
Elevations

Sheet #

## Section 3

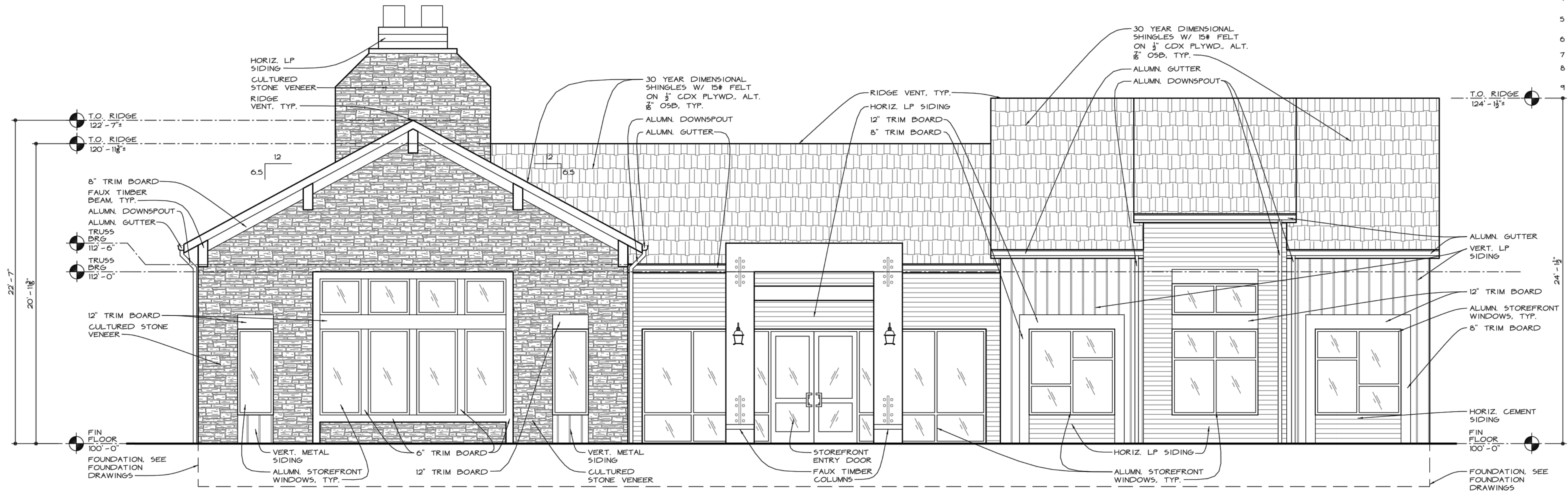
Architectural Elevations and Renderings A1.0- A5.1

Amenity Space Precedent Imagery AS1.0



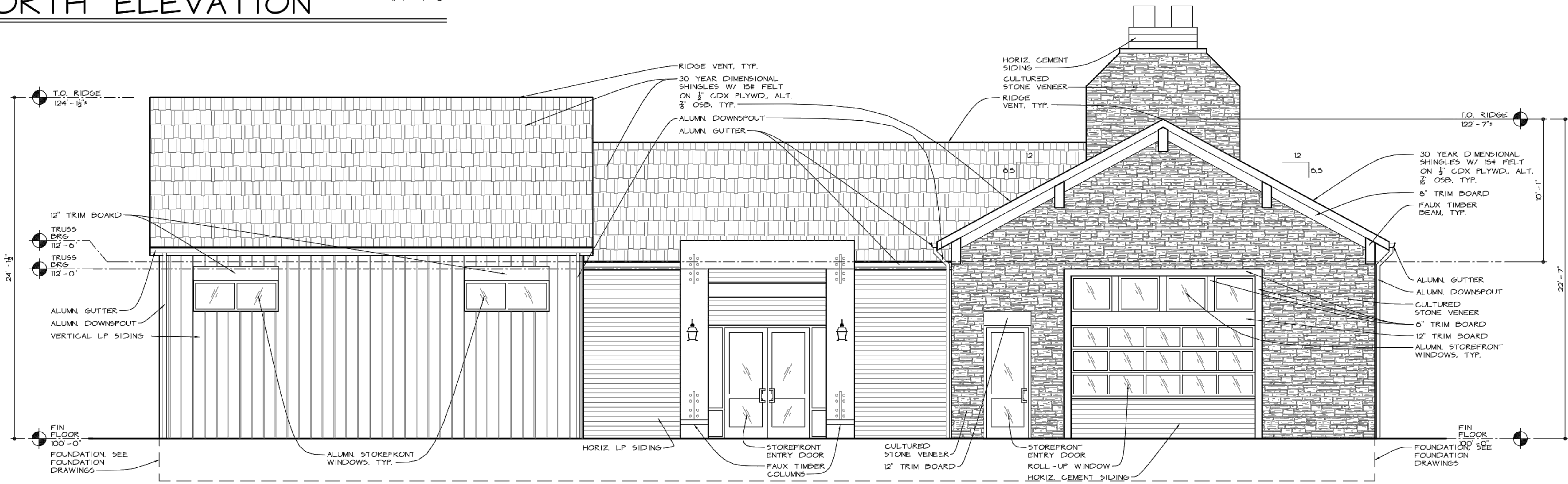
### GUTTERS + DOWNSPOUTS

- 1 GUTTERS TO BE ANCHORED 2'-0" OC
- 2 GUTTERS TO BE SLOPED FROM MIDPOINT BETWEEN DOWNSPOUTS TO DOWNSPOUT
- 3 MAXIMUM HORIZ. PROJECTED ROOF AREA PER DOWNSPOUT TO BE 700 SQ. FT. REGARDLESS OF WHAT IS SHOWN ELSEWHERE IN THESE PLANS
- 4 ANCHOR DOWNSPOUTS AT TOP AND BOTTOM AND AT EACH JOINT - MAX 10'-0" OC
- 5 GUTTER TO BE STANDARD 5" OGEE ALUMINUM GUTTER ALL JOINTS SEALED
- 6 DOWNSPOUT TO BE 2 3/8" X 3 1/4" CORR ALUM.
- 7 PROVIDE SCREENS AT DS IN GUTTER
- 8 PROVIDE SPLASH GUARDS ON INSIDE CORNERS & VALLEYS
- 9 DOWNSPOUTS TO USE SPLASH BLOCKS



## NORTH ELEVATION

1/4" = 1'-0"



## SOUTH ELEVATION

1/4" = 1'-0"

NO.	REVISIONS

**HOME & HIGH APARTMENTS**  
 NEW CLUBHOUSE  
 HOME AND HIGH  
 DELAWARE, OHIO 43015

**D S A A R C H I T E C T S**  
 72 MILL ST. - GAHANNA, OH 43230  
 WWW.DSAARCHITECTSINC.COM  
 T. 614.840.0986  
 F. 614.840.0989

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CH	A1.0
COMM. NO.	DATE
24174	11/12/2024





NORTH ELEVATION



SOUTH ELEVATION



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**Home & High**  
Orange Township,  
Delaware County, Ohio



**Prepared For**  
Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**  
Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

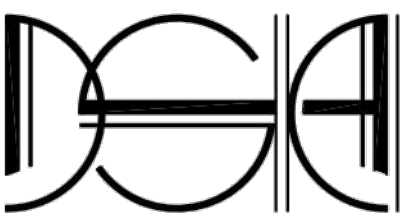
**CLUBHOUSE  
RENDERED  
ELEVATIONS**



Sheet #

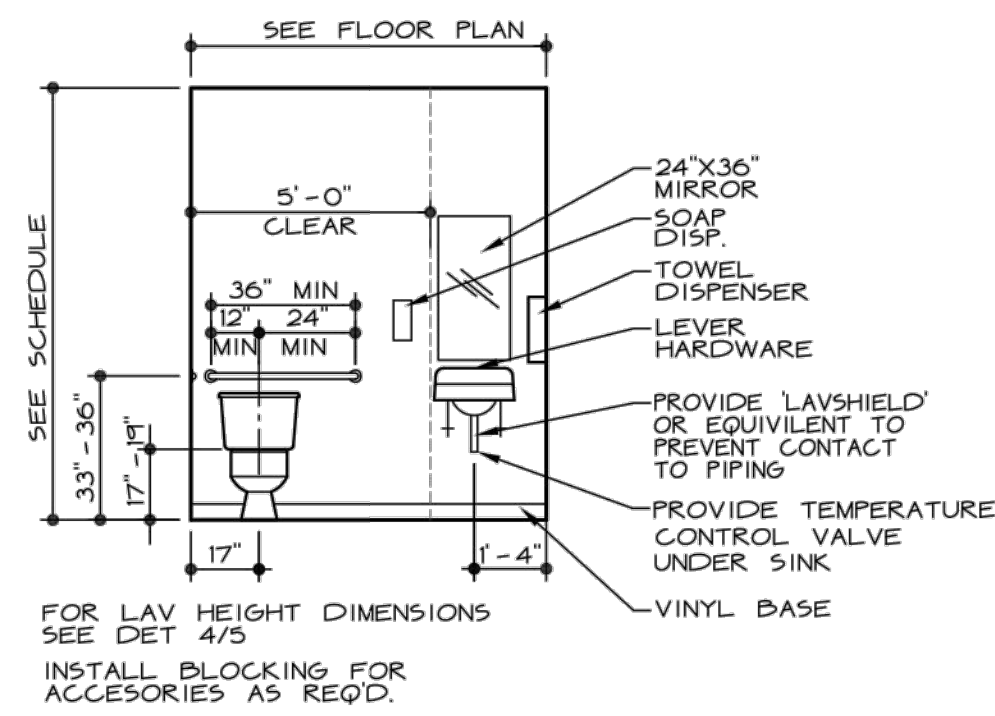
**A1.1**





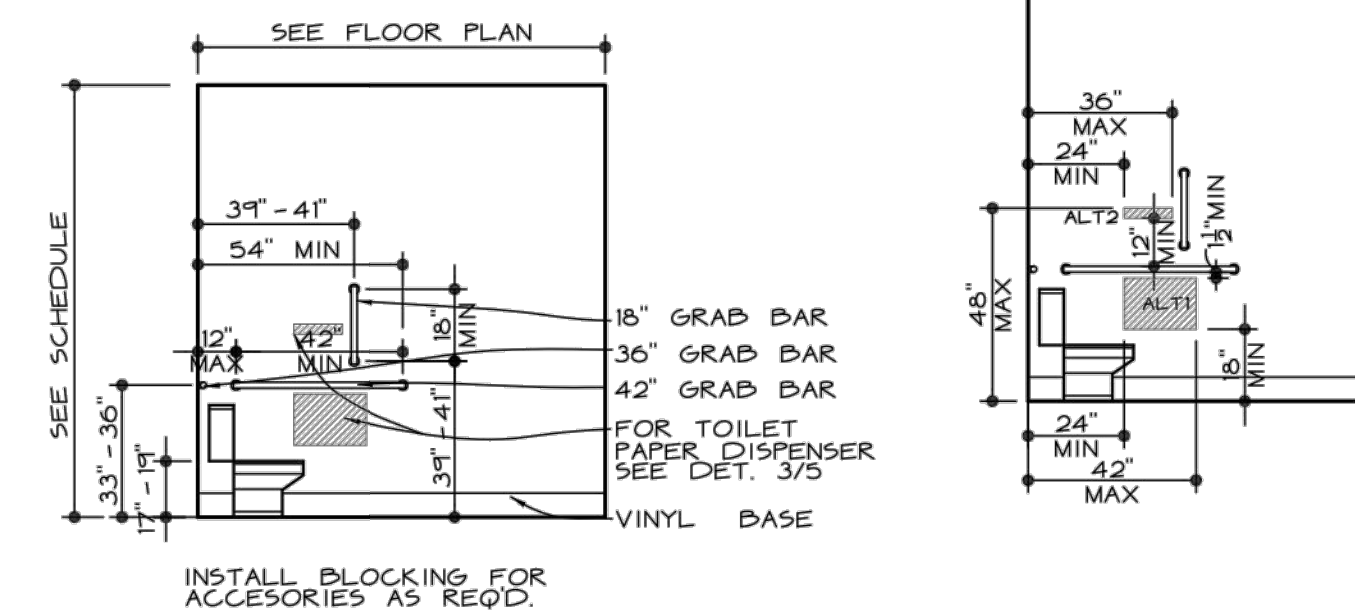
### GUTTERS + DOWNSPOUTS

- 1 GUTTERS TO BE ANCHORED 2'-0" OC
- 2 DOWNSPOUTS TO DOWNSPOUT
- 3 MAXIMUM HORIZL. PROJECTED ROOF AREA PER DOWNSPOUT TO BE 700 SQ. FT. REGARDLESS OF WHAT IS SHOWN ELSEWHERE IN THESE PLANS
- 4 EACH JOINT, MAX 10'-0" OC
- 5 GUTTER TO BE STANDARD 5" OGEE ALUMINUM GUTTER ALL JOINTS SEALED
- 6 DOWNSPOUT TO BE 2 3/8" X 3 1/4" CORR ALUM.
- 7 PROVIDE SCREENS AT DS IN GUTTER
- 8 PROVIDE SPLASH GUARDS ON INSIDE CORNERS @ VALLEYS
- 9 DOWNSPOUTS TO USE SPLASH BLOCKS



### ELEVATION

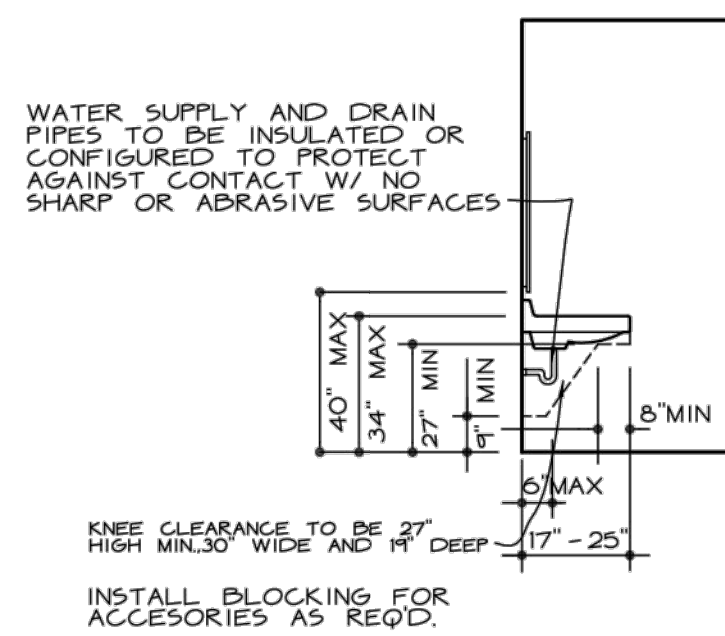
1/4" = 1'-0"



### ELEV

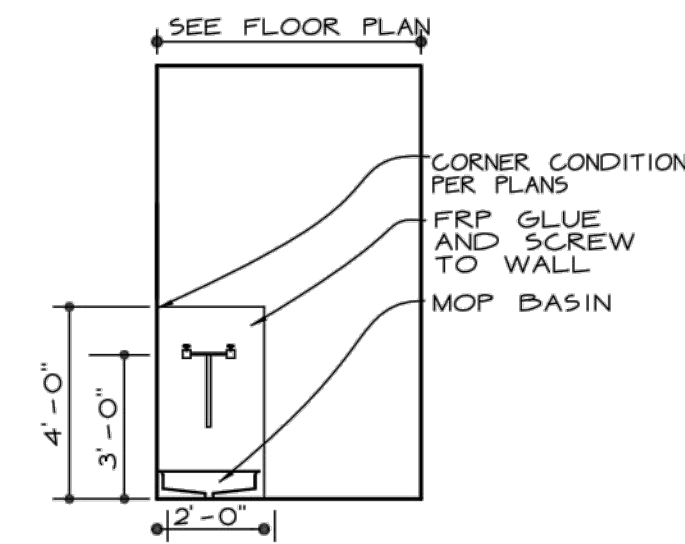
2/4" = 1'-0"

TOILET PAPER DISPENSER LOC.

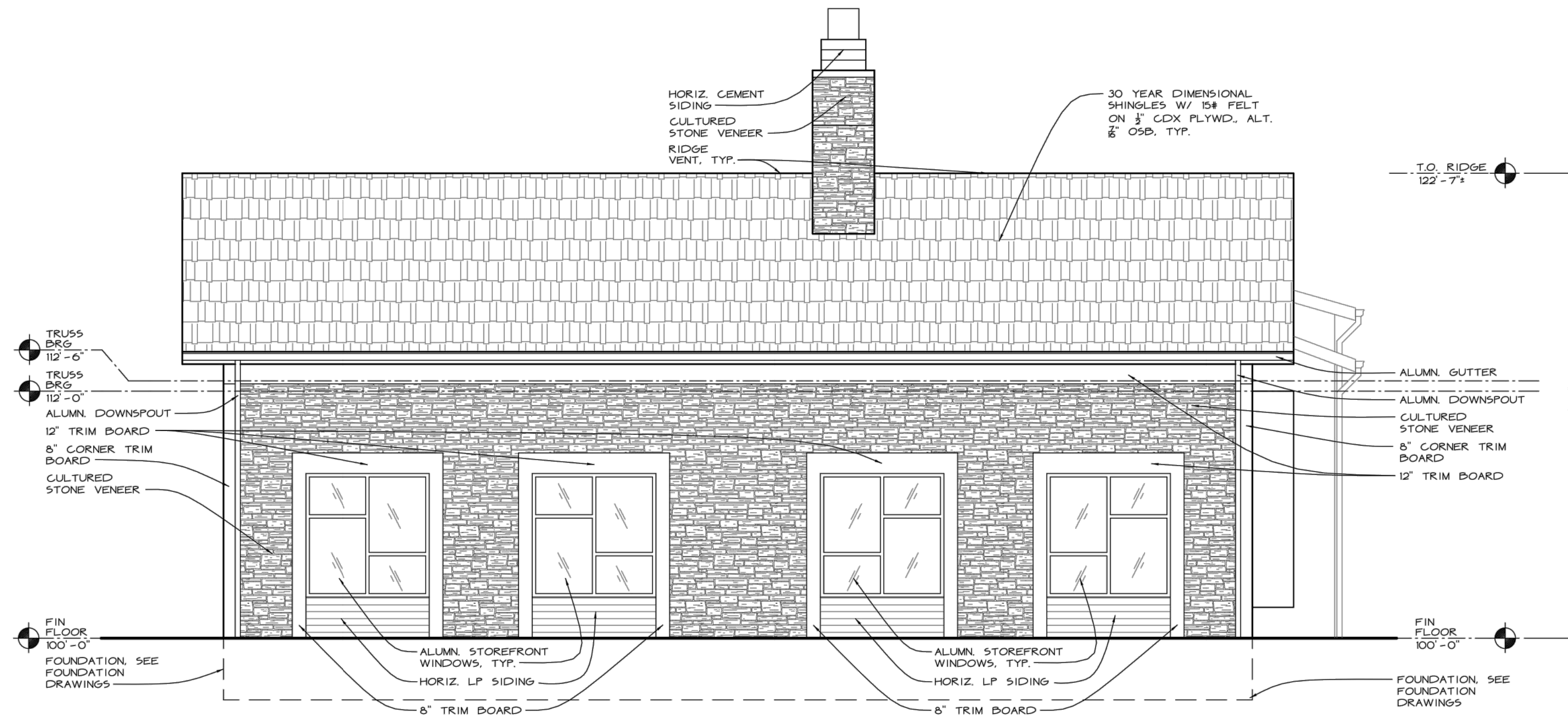


### DETAIL

4/4" = 1'-0"

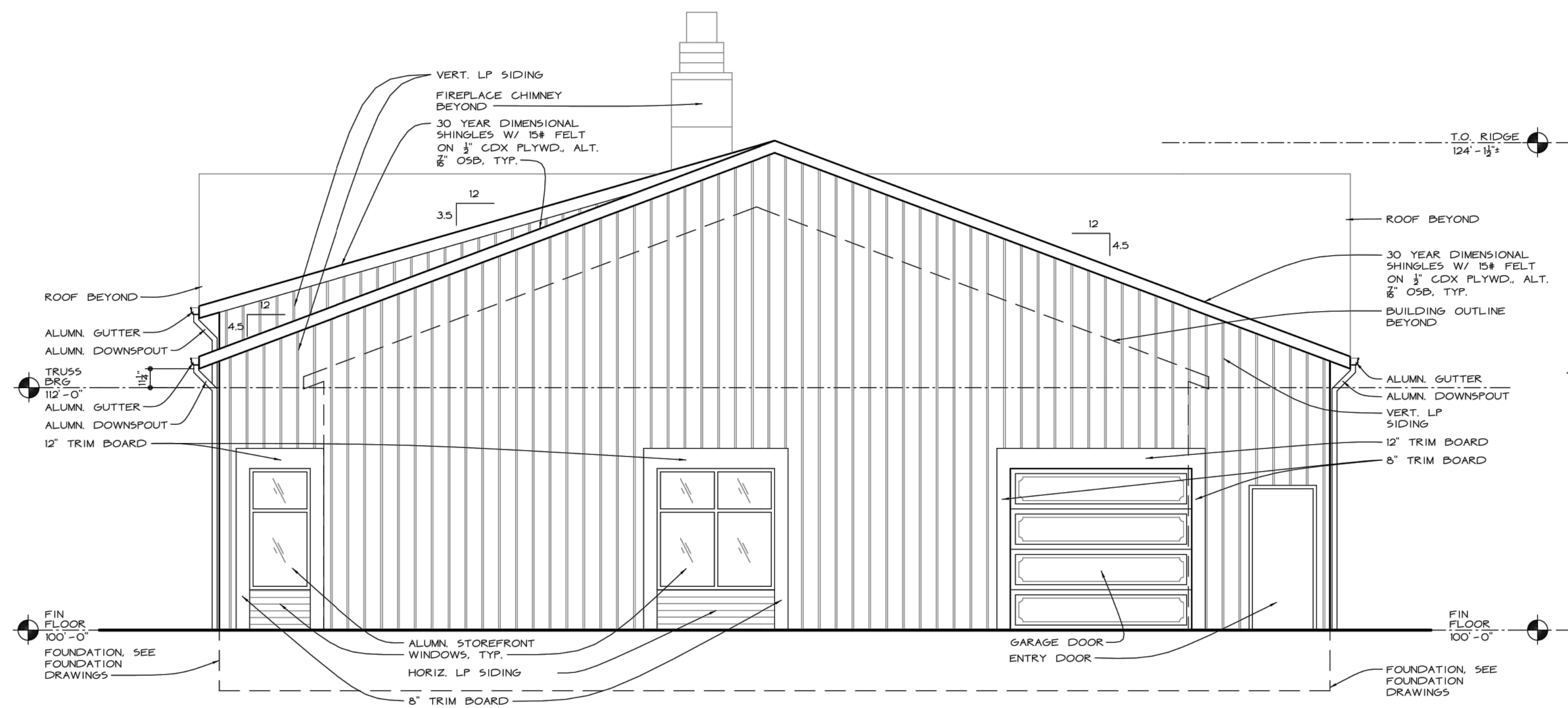


ELEV. 5/4" = 1'-0"



### EAST ELEVATION

1/4" = 1'-0"



### WEST ELEVATION

1/4" = 1'-0"

REVISIONS

**HOME & HIGH APARTMENTS**  
 NEW CLUBHOUSE  
 HOME AND HIGH  
 DELAWARE, OHIO 43015

**D S A ARCHITECTS**

72 MILL ST. - GAHANNA, OH 43230  
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 WWW.DSAARCHITECTSINC.COM  
 F. 614.840.0989

DWG. TYPE	SHEET NO.
CH	A1.2
COMM. NO.	DATE
24174	11/12/2024





EAST ELEVATION



WEST ELEVATION



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
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**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
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PODdesign.net

**Project Name**

**Home & High**

Orange Township,  
Delaware County, Ohio



**Prepared For**

Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**

Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

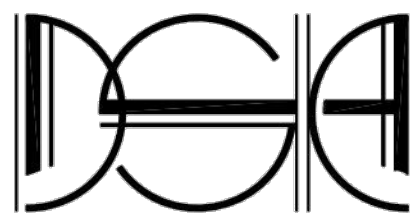
**CLUBHOUSE  
RENDERED  
ELEVATIONS**



**Sheet #**

**A1.3**

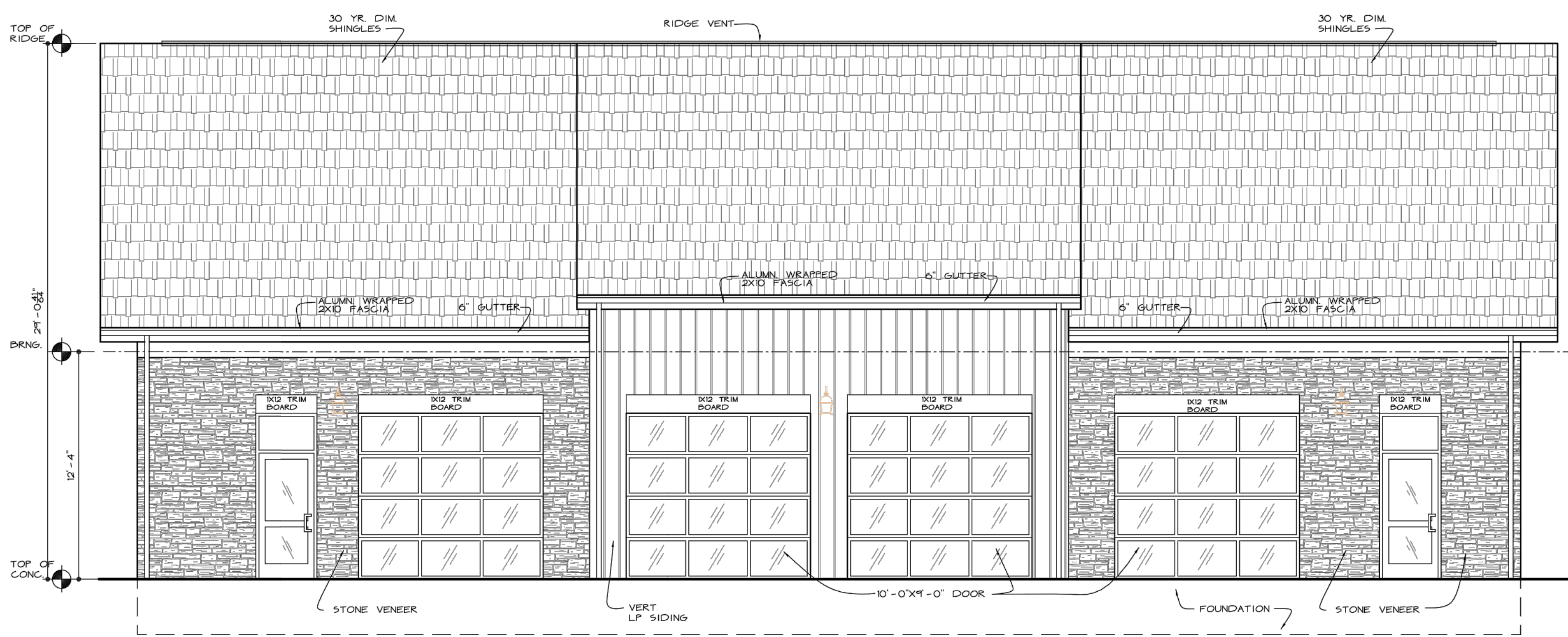




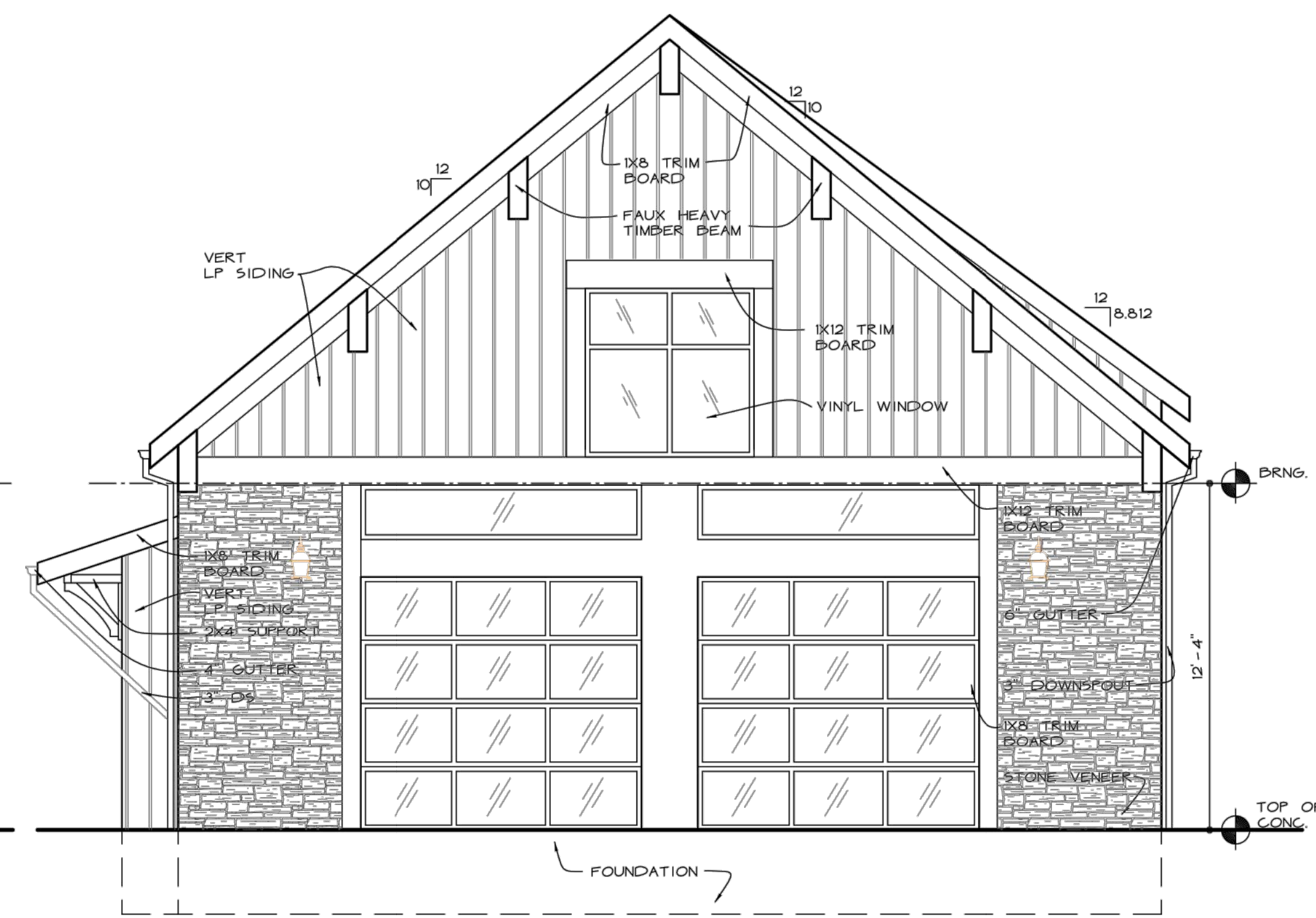
**HOME & HIGH APARTMENTS**  
 NEW FITNESS FACILITY  
 HOME AND HIGH  
 DELAWARE, OHIO 43015

**D S A A R C H I T E C T S**  
 72 MILL ST. — GAHANNA, OH 43230 T. 614.840.0986  
 WWW.DSAARCHITECTSINC.COM F. 614.840.0989

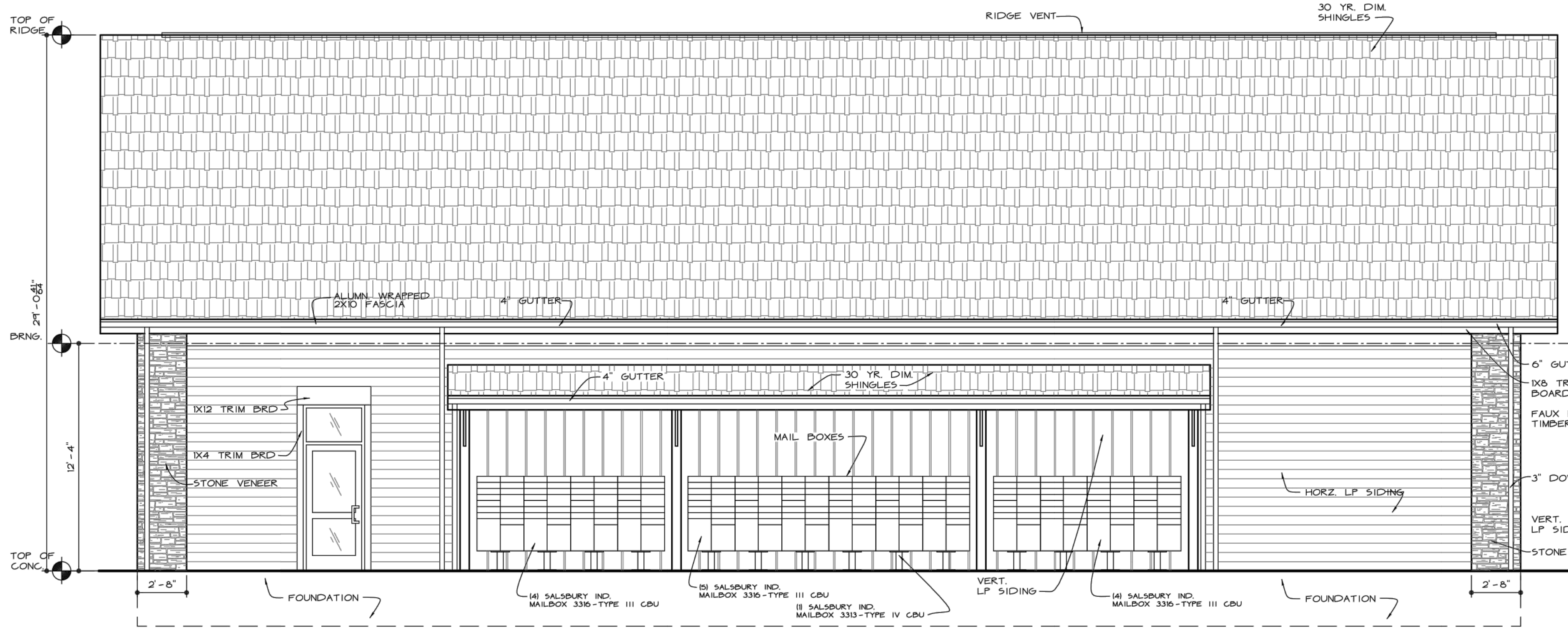
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F	A2.0
COMM. NO.	DATE
24174	11/12/2024



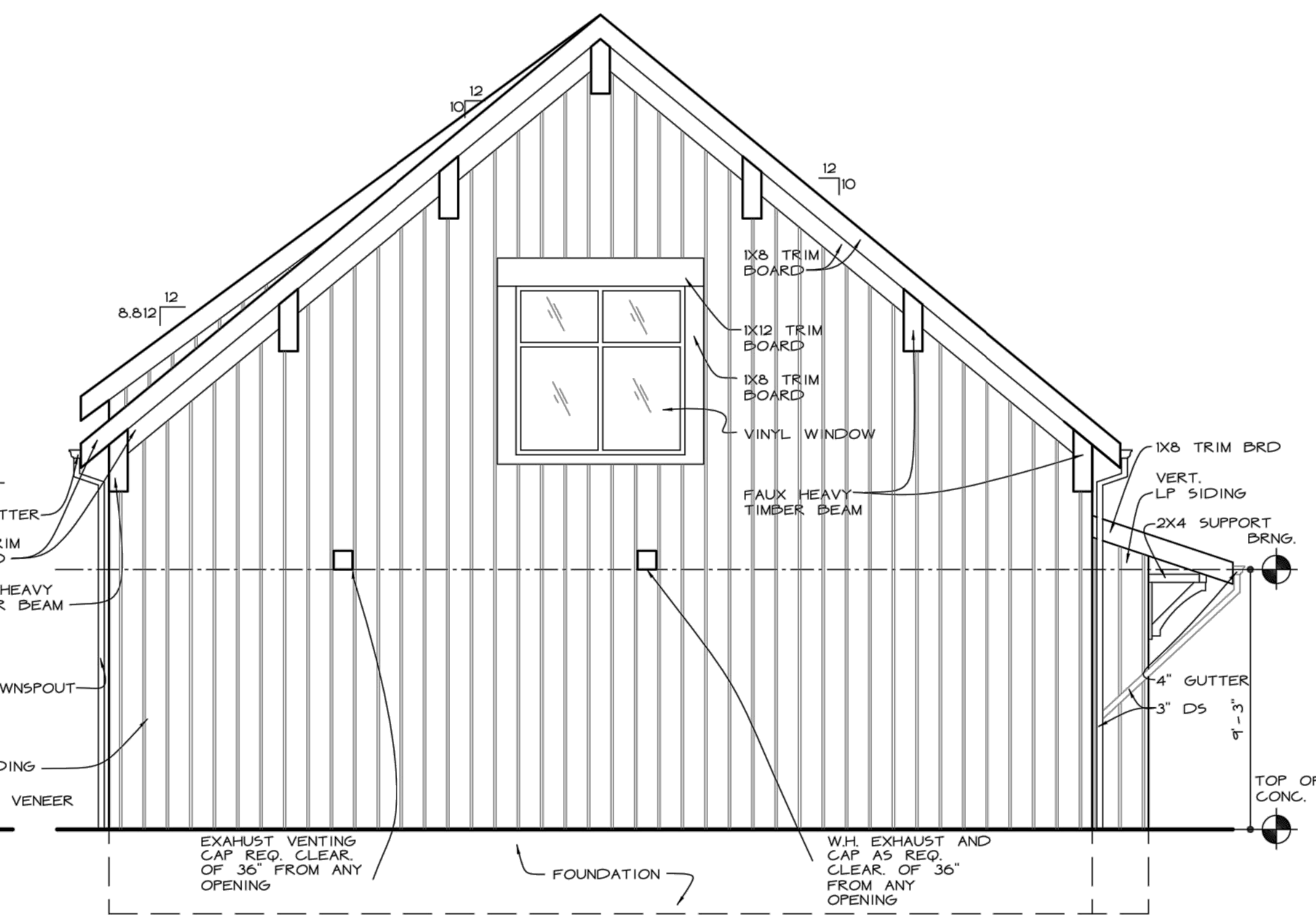
**NORTH ELEVATION** 1/4" = 1'-0"



**EAST ELEVATION** 1/4" = 1'-0"



**SOUTH ELEVATION** 1/4" = 1'-0"



**WEST ELEVATION** 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

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**Project Name**

**Home & High**

Orange Township,  
Delaware County, Ohio



**Prepared For**

Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**

Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

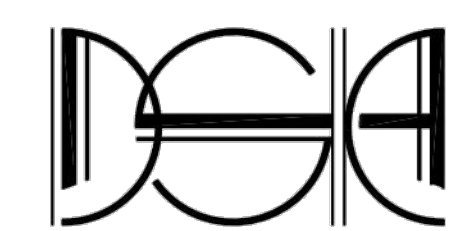
**FITNESS  
BUILDING  
RENDERED  
ELEVATIONS**



**Sheet #**

**A2.1**

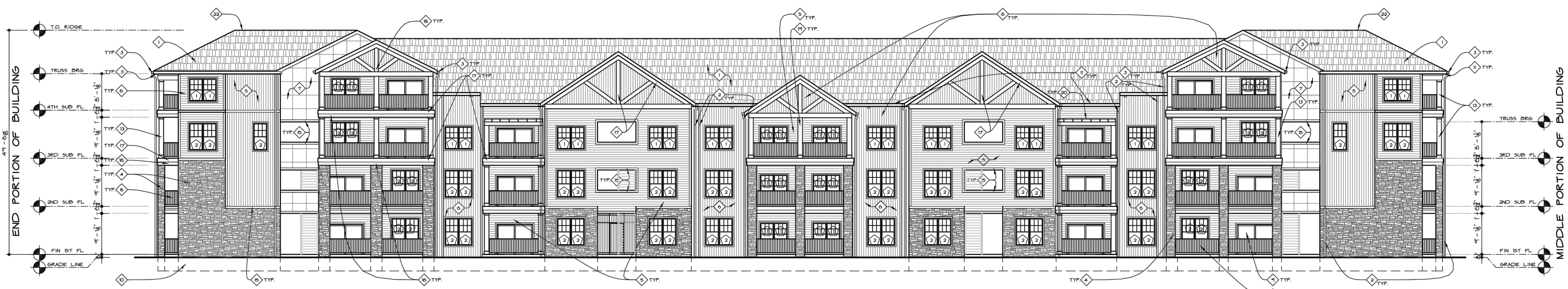




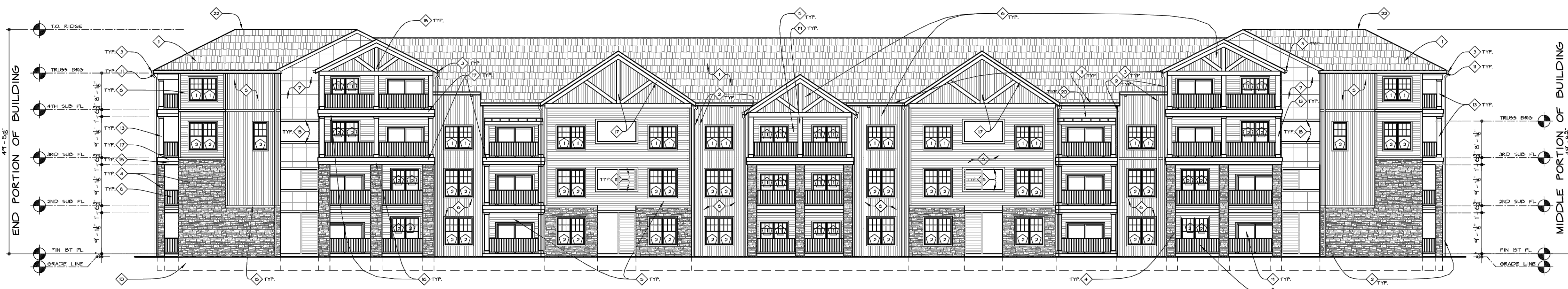
**HOME & HIGH APARTMENTS**  
 NEW APARTMENT DEVELOPMENT  
 HOME AND HIGH  
 DELAWARE, OHIO 43015

**D&A ARCHITECTS**  
 72 MILL ST. - GAHANNA, OH 43230  
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 T. 614.840.0986  
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DWG. TYPE: SHEET NO.  
**A3.0**  
**50-UNIT**  
 COMM. NO. DATE  
 24174 11/12/2024



**VC LANE-50 - FRONT ELEVATION - BLDG. TYPE 2** 3/32"x1'-0"



**VC LANE-50 - REAR ELEVATION - BLDG. TYPE 2** 3/32"x1'-0"

ELEVATION CODED NOTES	
1 SHINGLES	15 STUD FRAMED COLUMN WRAPPED WITH ROUGH LUMBER
2 ALUMINUM DOWNSPOUT	16 1X4 TRIM
3 6" ALUM. GUTTER	17 1X6 TRIM
4 STONE VENEER	18 1X8 TRIM
5 HORIZONTAL LP SIDING	19 1X10 TRIM
6 VERTICAL LP SIDING	20 PRE-ENG. TRUSS WRAPPED WITH ROUGH LUMBER
7 CEMENT BOARD PANELS	21 2X10 BEAM WRAPPED WITH ROUGH LUMBER
8 42" RAILING	22 2X8 @24" O.C.
9 PATIO SLIDING DOOR	23 CANOPY
10 FOUNDATION WALL AND FOOTING	24 RIDGE VENT
11 2X8 ALUM WRAPPED FASCIA BOARD	25 SIDE LITE
12 NOT USED	26 VENT NET FREE AREA 217 SQIN

**GENERAL NOTES**

- 1 VENT PIPES AND FLUES AND WALL GRILLES
- 2 ALL METAL VENT PIPES AND FLUES ARE TO BE PAINTED TO MATCH ROOF SHINGLES. COLOR TO BE SELECTED BY ARCHITECT
- 3 ALL EXPOSED METAL FLASHING SHALL BE FACTORY PRE-FINISHED WITH COLORS SELECTED BY THE OWNER OR ARCHITECT. NO FIELD PAINTING IS ACCEPTABLE UNLESS ABSOLUTELY NECESSARY. GALVANIZED OR PRE-FINISHED ELEMENTS THAT ARE NOT COLOR COORDINATED SHALL BE PREPARED, PROMED AND PAINTED W/ APPROPRIATE COATINGS TO MATCH ADJACENT FINISHES AND APPROVED BY THE ARCHITECT
- 4 ALL HAT VENTS TO BE PRE-FINISHED ALUM. COLOR PER ARCHITECT OR OWNER
- 5 VALLEYS TO RECEIVE 36" WIDE ICE SHIELD FROM EAVE TO 24" UP FROM INSIDE FACE OF EXTERIOR WALL
- 6 ALL JOINTS IN TYVEK TO BE TAPED. ALL TYVEK TO BE CUT IN AND TAPED AROUND WINDOWS PER MANUFACTURER'S RECOMMENDATIONS

**GUTTERS AND DOWNSPOUTS**

- 1 GUTTERS TO BE ANCHORED 2'-0" O.C.
- 2 GUTTERS TO BE SLOPED FROM MIDPOINT BETWEEN DOWNSPOUTS TO DOWNSPOUT MIN. 1/8" PER FOOT
- 3 MAX HORIZ. PROJECTED ROOF AREA PER DOWNSPOUT TO BE 700 SQUARE FEET REGARDLESS OF WHAT IS SHOWN ELSEWHERE IN THESE PLANS
- 4 ANCHOR DOWN SPOUTS AT TOP AND BOTTOM AND AT EACH JOINT
- 5 GUTTER TO BE STANDARD 6" OGEE ALUM GUTTER ALL JOINTS SEALED
- 6 DOWN SPOUT (DS) TO BE 3" X 4" CORR. ALUM.
- 7 PROVIDE SCREENS AT DS IN GUTTER
- 8 PROVIDE SPLASH GUARDS ON INSIDE CORNERS @ VALLEYS
- 9 DOWN SPOUTS TO DRAIN ONTO SPASH BLOCKS AT EACH DOWN SPOUT THIS BUILDING



**VC LANE-50 - SIDE ELEV. - BLDG. TYPE 2** 3/32"x1'-0"





FRONT & REAR ELEVATION



SIDE ELEVATION



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**

**Home & High**

Orange Township,  
Delaware County, Ohio



**Prepared For**

Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**

Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

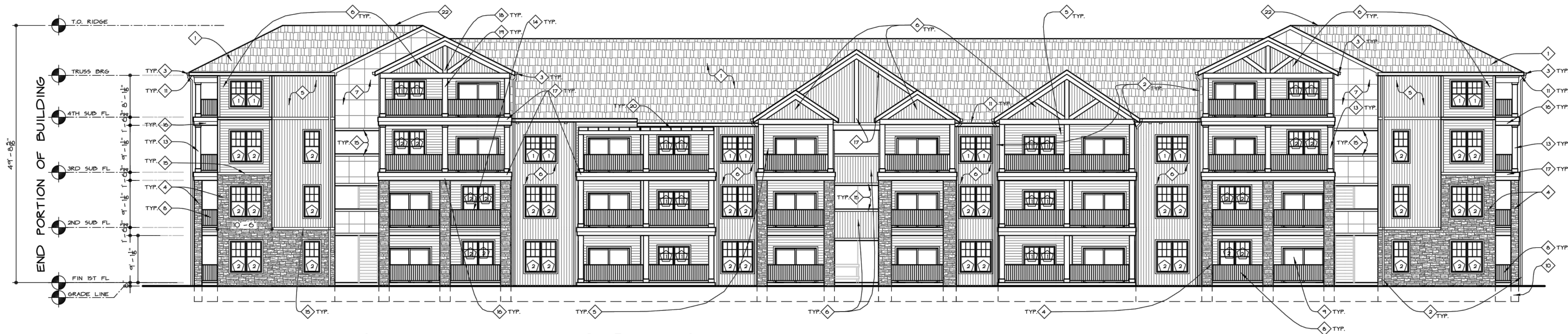
**50 UNIT  
BUILDING  
RENDERED  
ELEVATIONS**



**Sheet #**

**A3.1**





VC LANE-54- FRONT ELEVATION - BLDG. TYPE 1 3/32"=1'-0"



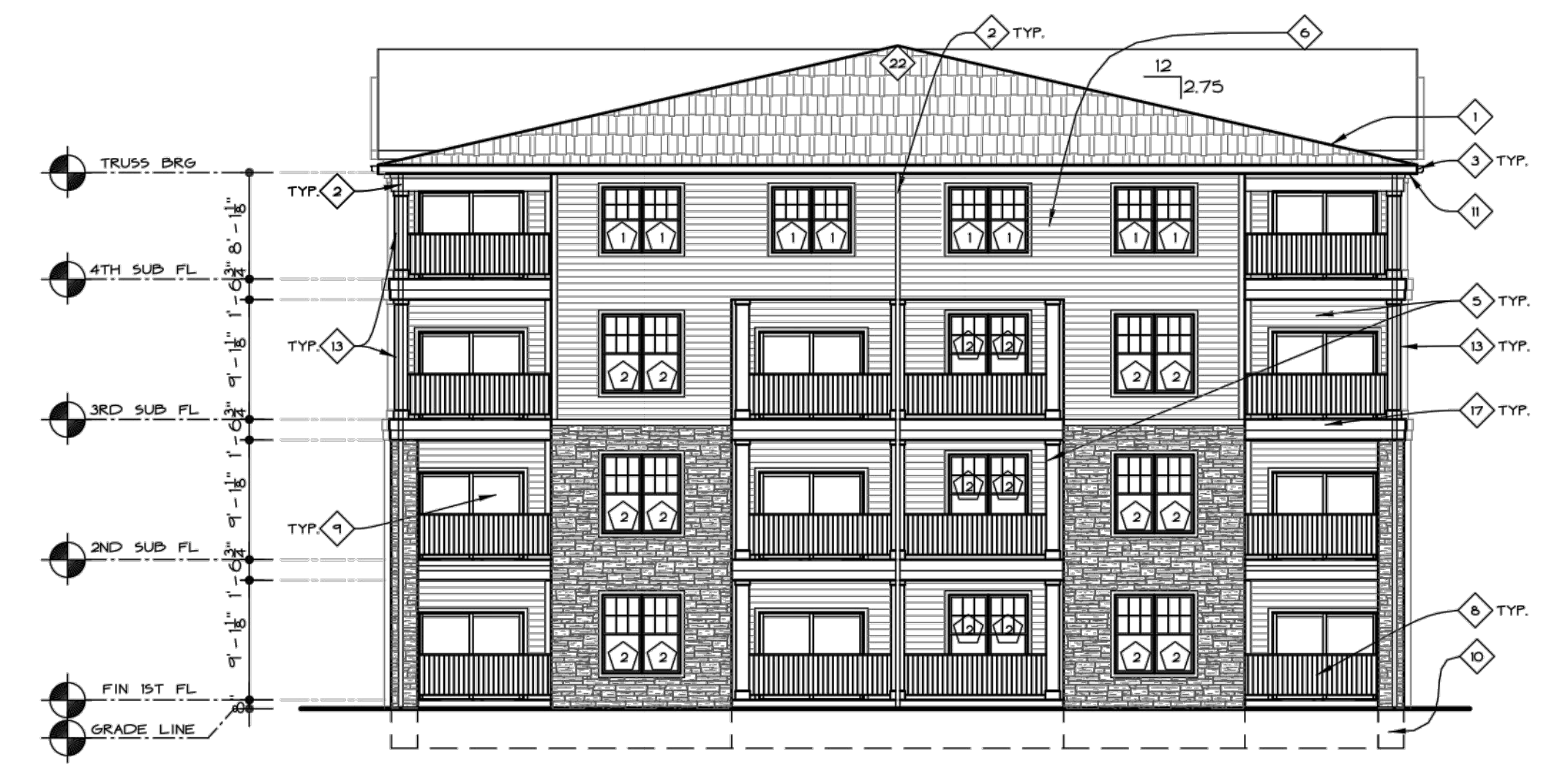
VC LANE-54- REAR ELEVATION - BLDG. TYPE 1 3/32"=1'-0"

**GENERAL NOTES**

- 1 VENT PIPES AND FLUES AND WALL GRILLES
- 2 ALL METAL VENT PIPES AND FLUES ARE TO BE PAINTED TO MATCH ROOF SHINGLES. COLOR TO BE SELECTED BY ARCHITECT
- 3 ALL EXPOSED METAL FLASHING SHALL BE FACTORY PRE-FINISHED WITH COLORS SELECTED BY THE OWNER OR ARCHITECT. NO FIELD PAINTING IS ACCEPTABLE UNLESS ABSOLUTELY NECESSARY. GALVANIZED OR PRE-FINISHED ELEMENTS THAT ARE NOT COLOR COORDINATED SHALL BE PREPARED, PROMED AND PAINTED W/ APPROPRIATE COATINGS TO MATCH ADJACENT FINISHES AND APPROVED BY THE ARCHITECT
- 4 ALL HAT VENTS TO BE PRE-FINISHED ALUM. COLOR PER ARCHITECT OR OWNER
- 5 VALLEYS TO RECEIVE 36" WIDE ICE SHIELD FROM EAVE TO 24" UP FROM INSIDE FACE OF EXTERIOR WALL
- 6 ALL JOINTS IN TYVEK TO BE TAPED. ALL TYVEK TO BE CUT IN AND TAPED AROUND WINDOWS PER MANUFACTURER'S RECOMMENDATIONS

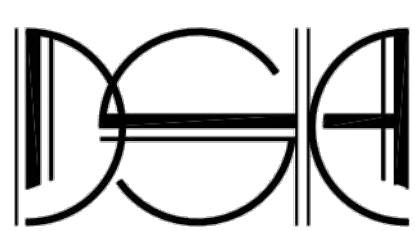
**GUTTERS AND DOWN SPOUTS**

- 1 GUTTERS TO BE ANCHORED 2'-0" O.C.
- 2 GUTTERS TO BE SLOPED FROM MIDPOINT BETWEEN DOWN SPOUTS TO DOWNSPOUT (MIN 1/8" PER FOOT)
- 3 MAX HORIZ. PROJECTED ROOF AREA PER DOWNSPOUT TO BE 700 SQUARE FEET REGARDLESS OF WHAT IS SHOWN ELSEWHERE IN THESE PLANS
- 4 ANCHOR DOWN SPOUTS AT TOP AND BOTTOM AND AT EACH JOINT
- 5 GUTTER TO BE STANDARD 6" Ogee ALUM. GUTTER ALL JOINTS SEALED
- 6 DOWN SPOUT (DS) TO BE 3" X 4" CORR. ALUM.
- 7 PROVIDE SCREENS AT DS IN GUTTER
- 8 PROVIDE SPLASH GUARDS ON INSIDE CORNERS @ VALLEYS
- 9 DOWN SPOUTS TO DRAIN ONTO SPASH BLOCKS AT EACH DOWN SPOUT THIS BUILDING



VC LANE-54- SIDE ELEVATION - BLDG. TYPE 1 3/32"=1'-0"

ELEVATION CODED NOTES	
1 SHINGLES	11 STUD FRAMED COLUMN WRAPPED WITH ROUGH LUMBER
2 ALUMINUM DOWNSPOUT	12 1X4 TRIM
3 6" ALUM. GUTTER	13 1X6 TRIM
4 STONE VENEER	14 1X8 TRIM
5 HORIZONTAL LP SIDING	15 1X10 TRIM
6 VERTICAL LP SIDING	16 PRE-ENG. TRUSS WRAPPED WITH ROUGH LUMBER
7 CEMENT BOARD PANELS	17 2X10 BEAM WRAPPED WITH ROUGH LUMBER
8 42" RAILING	18 2XB @24" O.C.
9 PATIO SLIDING DOOR	19 CANOPY
10 FOUNDATION WALL AND FOOTING	20 RIDGE VENT
11 2XB ALUM WRAPPED FASCIA BOARD	21 SIDE LITE
12 NOT USED	22 VENT NET FREE AREA 217 SQIN



**HOME & HIGH APARTMENTS**  
 NEW APARTMENT DEVELOPMENT  
 HOME AND HIGH  
 DELAWARE, OHIO 43015

**DSAA R C H I T E C T S**  
 72 MILL ST. - GAHANNA, OH 43230  
 WWW.DSAAARCHITECTSINC.COM  
 T. 614.840.0986  
 F. 614.840.0989

DWG. TYPE	SHEET NO.
	A4.0
54-UNIT	
COMM. NO.	DATE
24174	11/12/2024





FRONT & REAR ELEVATION



SIDE ELEVATION



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**

**Home & High**

Orange Township,  
Delaware County, Ohio



**Prepared For**

Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**

Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

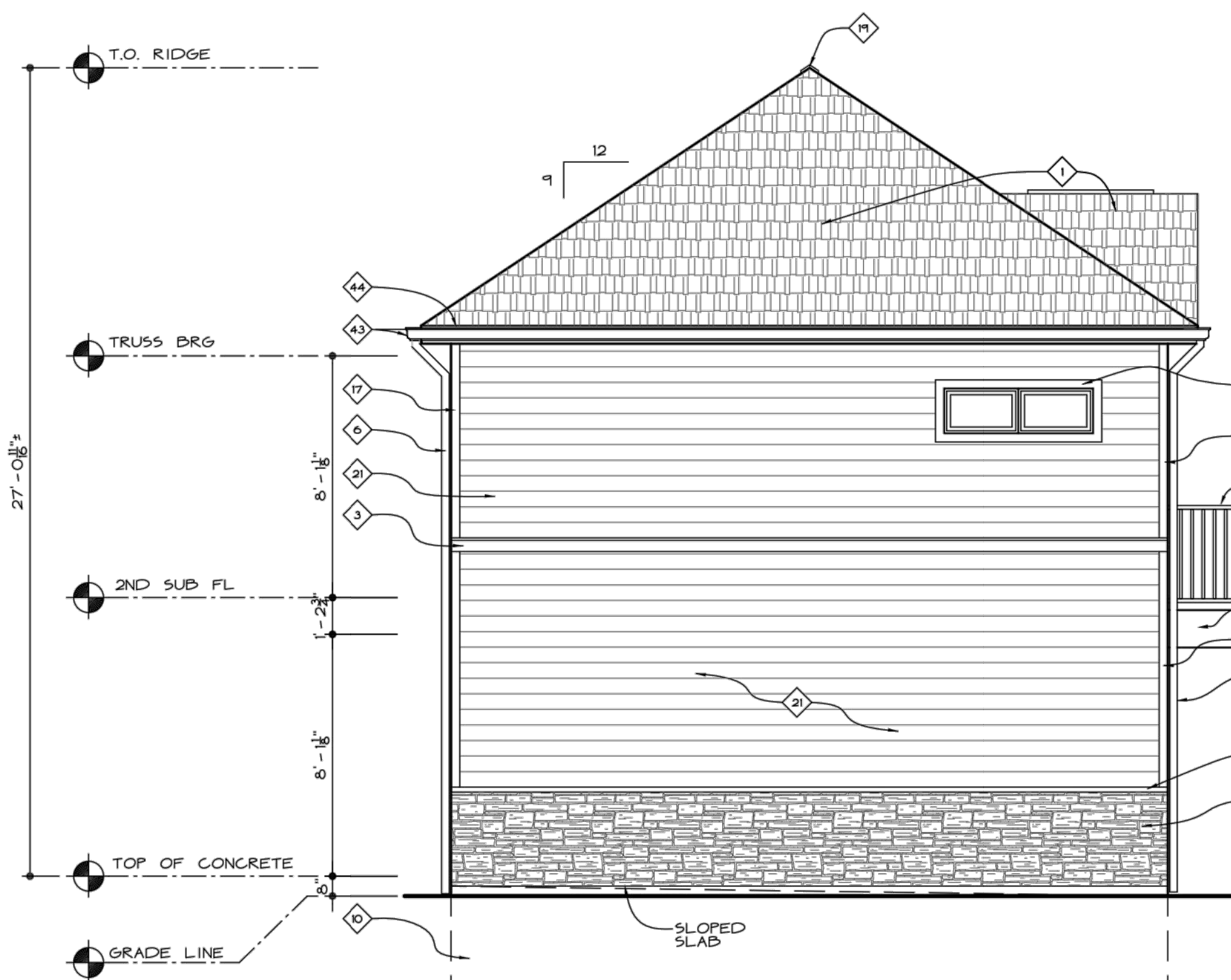
**54 UNIT  
BUILDING  
RENDERED  
ELEVATIONS**



**Sheet #**

**A4.1**

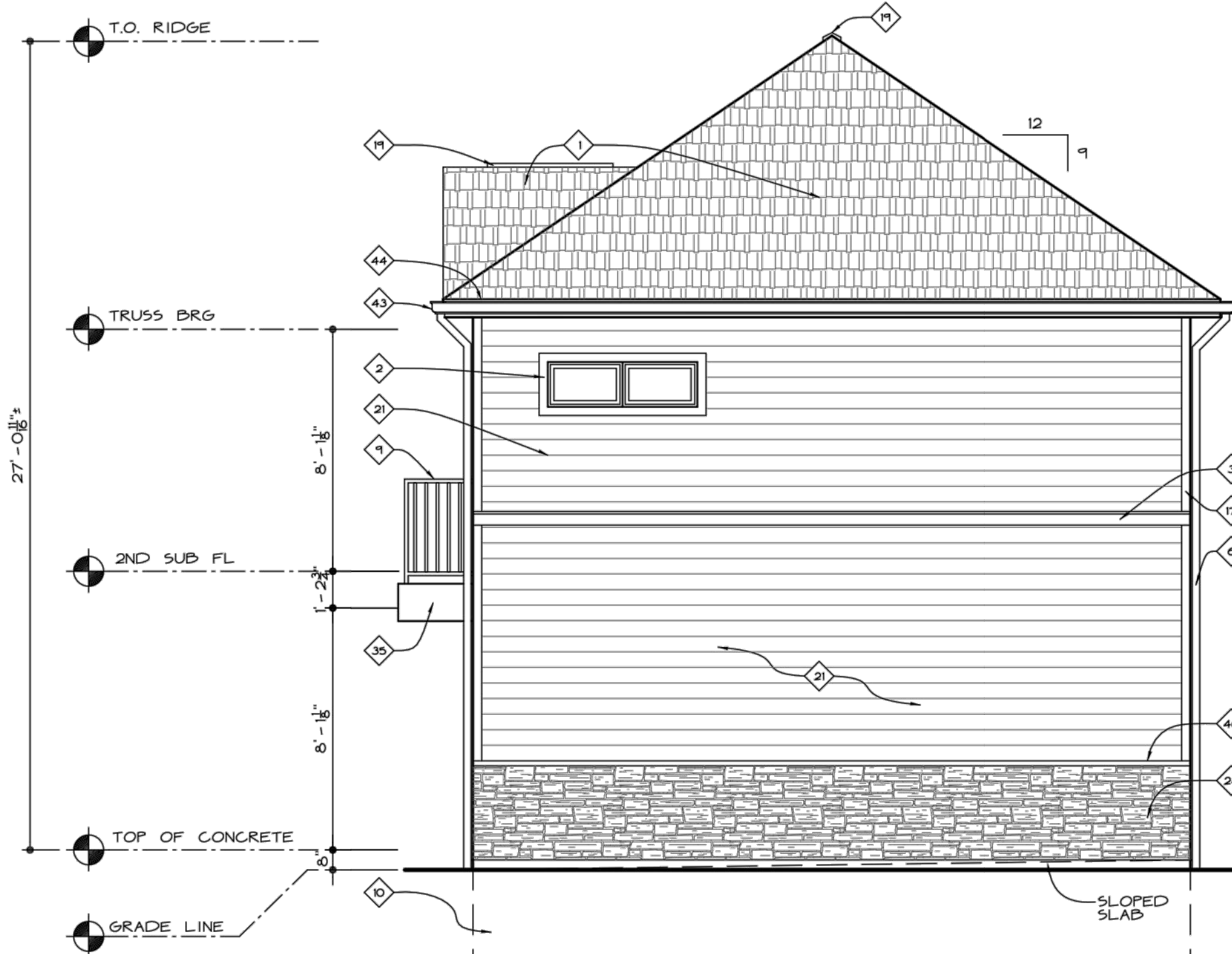




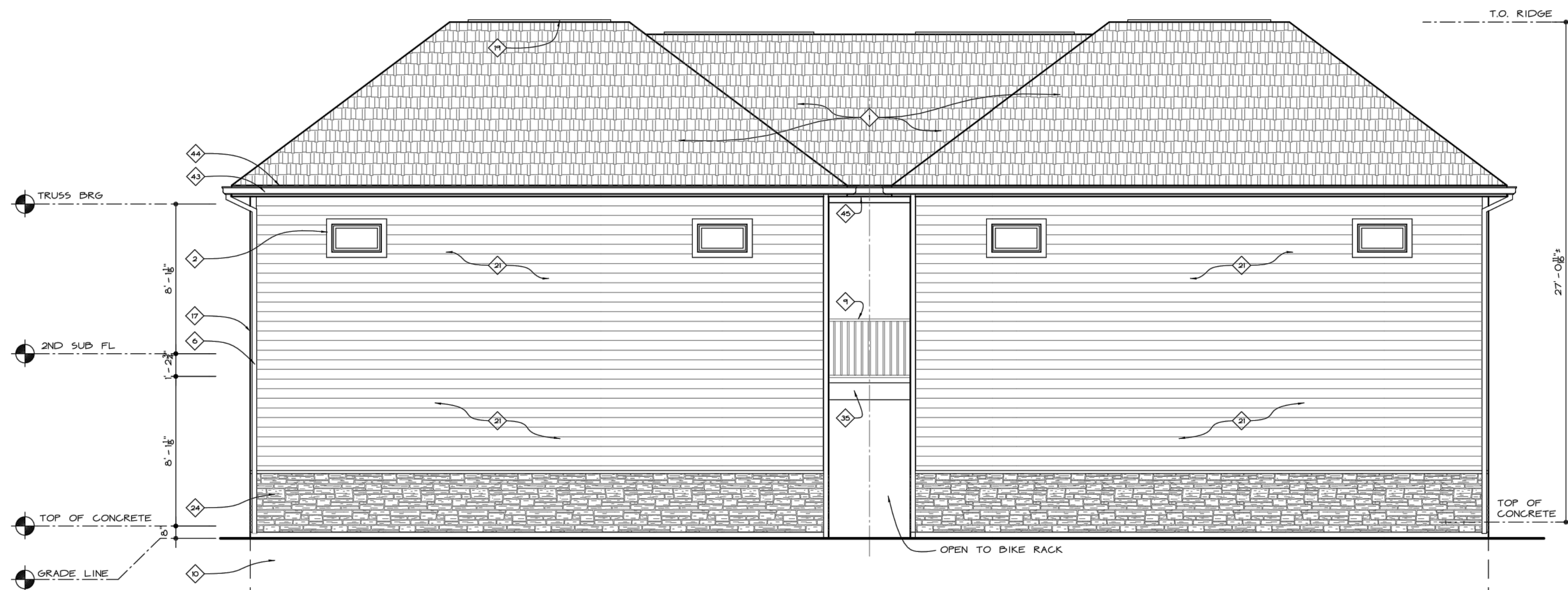
SF-CARRIAGE HOUSE  
SIDE ELEVATION -  
BLDG. TYPE 3  
1/4"=1'-0"



SF-CARRIAGE HOUSE FRONT  
ELEVATION - BLDG. TYPE 3  
1/4"=1'-0"



SF-CARRIAGE HOUSE  
SIDE ELEVATION -  
BLDG. TYPE 3  
1/4"=1'-0"



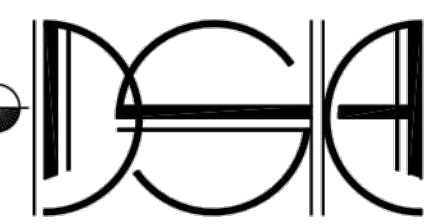
SF-CARRIAGE HOUSE REAR  
ELEVATION - BLDG. TYPE 3  
1/4"=1'-0"

BALCONY RAILINGS, AND BREEZEWAY GUARDRAILS ARE SHOWN GRAPHICALLY IN NATURE, VERIFY EXACT FINISHES AND CONFIGURATION IN FIELD.

SEE SHEET A1-2.3 FOR MATERIAL SPECIFICATIONS

ELEVATION CODED NOTES					
1 SHINGLES	11 UTILITY ROOM CPL. METAL DOOR. LP SIDING, SHINGLE ROOF.	21 HORIZONTAL LP SIDING	31 5'-0" X 3'-2" OVAL LOUVER	41 IX TRIM (RIPPED)	
2 IX4 TRIM	12 SQUARE COLUMN A - 1'-4"	22 NOT USED	32 2'-0" X 3'-4" LOUVER	42 3'-0"X1'-6" 6/12 GABLE END LOUVER	
3 IX6 TRIM	13 SQUARE COLUMN B - 7 1/4"	23 SIDING (SHINGLES)	33 8'-6" X 5'-8" GABLE END LOUVER	43 6" ALUM GUTTER	
4 IX8 TRIM	14 ROUND COLUMN A - 9 1/4"	24 SIDING (STONE)	34 2'-10" X 5'-4" ARCHED TOP LOUVER	44 2X8 ALUM WRAPPED FASCIA BOARD	
5 IX10 TRIM	15 ROUND COLUMN B - 1'-2 5/8"	25 2X6 ALUM WRAPPED FASCIA BOARD	35 VINYL TRIM	45 ALUM TRIM	
6 ALUMINUM DOWNSPOUT	16 ROUND COLUMN C - 8 1/2"	26 6'-0" X 2'-0" LOUVER	36 SHINGLES - COMPOSITION PER MANF. RECOMMENDATION	46 CAP BY STONE MANUFACTURER	
7 FRENCH DOOR	17 CORNER TRIM	27 1'-6" X 3'-4" LOUVER	37 IX10 ARCHITECTURAL CROSSHEAD		SEE MATERIAL SPEC. CHART FOR ADDITIONAL INFO ON SHEET A/15B
8 FALSE SHUTTER	18 LIGHT FIXTURE	28 2'-1" X 3'-11" LOUVER	38 3'-0" X 1'-10" FAUX OVAL LOUVER		
9 42" RAILING	19 RIDGE VENT	29 1'-3" X 2'-0" LOUVER	39 GARAGE DOOR: PRE FINISHED (WHITE) NON INSULATED 8'-0" X 7'-0"		
10 FOUNDATION WALL AND FOOTING	20 HAT VENT	30 4'-0" X 2'-6" OVAL LOUVER	40 STAIRWELL. SEE PLAN.		

SF-CARRIAGE HOUSE EXTERIOR ELEVATIONS



REVISIONS

**HOME & HIGH APARTMENTS**  
NEW APARTMENT DEVELOPMENT - CARRIAGE HOUSES  
HOME AND HIGH  
DELAWARE, OHIO 43015

**DS A R C H I T E C T S**  
72 MILL ST. - GAHANNA, OH 43230  
WWW.DSAARCHITECTSINC.COM  
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F. 614.840.0989  
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DRWG. TYPE	SHEET NO.
A5.0-2UNIT	CARRIAGE
COMM. NO.	DATE
24174	10/25/2024





SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**

**Home & High**

Orange Township,  
Delaware County, Ohio



**Prepared For**

Vision Development  
3300 Riverside Drive  
Suite 100  
Upper Arlington, Ohio, 43221

**Project Info**

Project # 23028  
Date 11/12/2024  
By GM / RY  
Scale As Shown

**Revisions**

**Sheet Title**

**2 UNIT  
CARRIAGE  
HOUSE  
RENDERED  
ELEVATIONS**



**Sheet #**

**A5.1**





SITE ARRIVAL



TYPICAL AMENITY SPACE



POOL



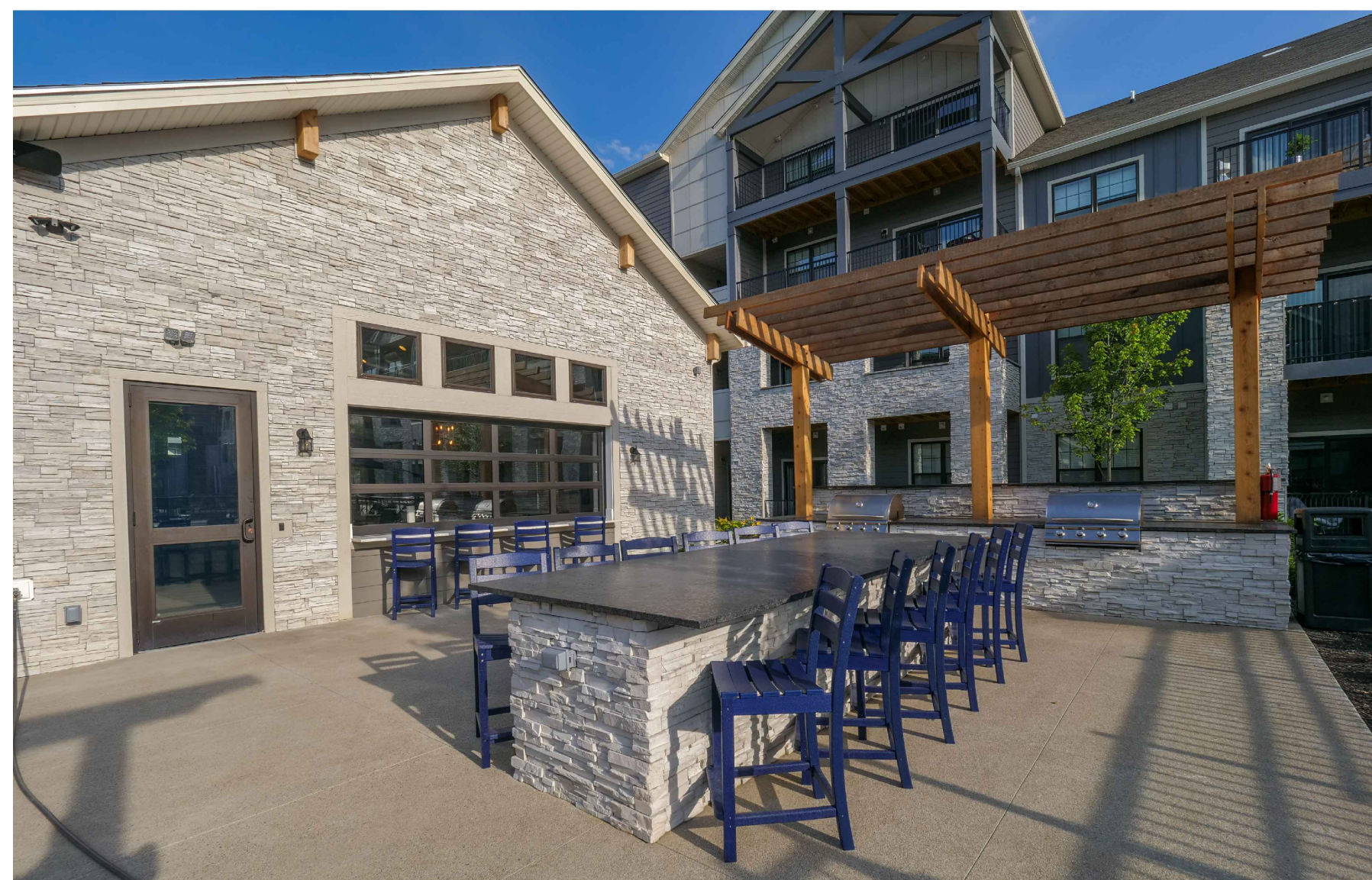
LOUNGE SEATING AREAS



FIRE TABLE



CASUAL SEATING



OUTDOOR KITCHENS



VOLLEYBALL



GYM / FITNESS



**Columbus**  
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p 614.255.3399

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Date 11/12/2024  
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Scale As Shown

**Revisions**

**Sheet Title**

**AMENITY  
REFERENCE  
IMAGES**



Sheet #

**AS1.0**



# Section 4

Development Text

Utility & Feasibility Letters

Traffic Study Memorandum of Understanding



**CLEAR CREEK  
Planned Commercial and Office District (PC)  
Development Text**

**November 12, 2024**

Disclaimer: The restatement or summarizing of any portion of the text of the currently effective Orange Township Zoning Resolution (July 1, 2022) is presented in this application for format and informational purposes and to allow comparative analysis and interpretation of any presented reply; no change or modification of the base Zoning Resolution text itself is intended or will occur as a result of the consideration or approval of this application. **Bolded** text following the currently effective Zoning Resolution text indicates proposed standards, responses, clarifications, divergences or additional restrictions, etc. related to the particular code provision. Unless specifically contradicted or modified, the provisions of the Zoning Resolution shall control this development.

**ARTICLE XIV - PLANNED COMMERCIAL AND OFFICE DISTRICT (PC)**

**SECTION 14.01 - PURPOSE:** The township recognizing that with increased urbanization and population growth comes increased demands for well organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the township hereby provides for the Planned Commercial and Office District, intending hereby to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health, safety and general welfare of the inhabitants of Orange Township.

The PC designation in the Orange Township Zoning Resolution is a Planned District or PUD classification under Ohio Law. The Township's PUD enabling statute is ORC 519.021 Planned-unit development regulations. The Township derives its authority for zoning from the Ohio Revised Code.

- ORC 519.021 states in part, "...Planned-unit development regulations shall apply to property only at the election of the property owner... The planned-unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. Within a planned-unit development, the township zoning regulations, where applicable, need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety, morals, and the other purposes of this section."
- Thus, the Revised Code enables the Township to establish its Planned District regulations to promote and accomplish:



## Orange Township Zoning Resolution – Effective July 21, 2022

- Innovation;
- All types of development products and modern development planning;
- The encouragement of departure from uniformity and regulatory standards sameness; And the emphasis on variation with such standards to promote efficient land use, efficiency of public utility usage and other resources.

Home High, LLC, and Vision Acquisitions, LLC present this PC text with its own written standards for the subject property in a manner consistent with the provisions of the Revised Code enabling statute, the purpose of this Section 14.01 and Planned District law in general. This will allow innovation via specifically written standards, and variety in design and development standards, without the strict adherence to base code limitations. As written, such base code provisions by themselves are not consistent with “contemporary land use concepts”. Without alteration, the base code is not flexible and will not meet market demands. This misses the purpose and point of planned districts.

**SECTION 14.02 - APPLICATION:** The owner of any parcel within the township, regardless of the size, may submit an application for change in the zoning under the provisions of this Article of the Zoning Resolution.

The Clear Creek PC consists of ±31.1 acres gross and 27.6 acres net of the US 23 and Home Road rights of way (the “Property”). See attached Vicinity Map for site location and orientation. See attached Legal Description, Survey and Development Plan exhibits. The Clear Creek PC is divided into three (3) Parcels, each referred to herein as “Parcel 1”, “Parcel 2” and “Parcel 3”.

**SECTION 14.03 - PERMITTED USES:** Within the Planned Commercial and Office District (PC) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted as delineated below only on the Parcels identified with each use. The precise use or type of use of the tract shall be specified in the plan as submitted and approved.

The following uses shall be permitted uses in Parcel 1, Parcel 2, and Parcel 3 as developed and maintained in accordance with the approved development plan:

- a) Commercial and office establishments of all types (Parcel 1 and Parcel 2).
- b) Community facilities such as libraries, offices or educational facilities operated by a public agency, government or private entity (Parcel 1 and Parcel 2).
- c) Commercial establishments normally associated with and intended to service the traveling public including restaurants, service stations and convenience stores with gasoline sales provided (Parcel 1 and Parcel 2) however, only one service station or one convenience store with gasoline sales shall be permitted on Parcel 1 and Parcel 2. Service stations and convenience stores with gasoline sales shall have a maximum of eight (8) gasoline dispensers (each dispenser serves two vehicles).



Orange Township Zoning Resolution – Effective July 21, 2022

- d) Medical facilities, including those that perform surgeries solely on an outpatient basis, nursing homes, hospices, convalescence homes and outpatient services (Parcel 1 and Parcel 2).
- e) Medical, dental and optical laboratories (Parcel 1 and Parcel 2).
- f) Kindergarten or child care facilities (Parcel 1 and Parcel 2).
- g) Temporary non-residential structures such as construction trailers and temporary buildings of a non-residential character may be used incident to construction work on the Parcel 1, Parcel 2, and Parcel 3 or on adjacent public projects or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed at the discretion of the zoning inspector on finding of reasonable progress toward completion of the permanent structure or project. The zoning inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply. The fees for such permit and renewals thereof shall be established by the Orange Township Board of Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit, and/or the issuance of the zoning Certificate of Compliance regarding such permanent structure. In no event shall such temporary structure be utilized for any residential use.
- h) Parking structures shall be permitted to serve permitted uses within this PC District (Parcel 1, Parcel 2, Parcel 3).
- i) **Multi-family residential apartments including community center(s), clubhouse(s), swimming pool(s), work-out facilities, and other such accessory uses (Parcel 3).**

**A divergence from Section 14.03 is requested to permit 220 multi-family residential apartment and accessory uses on Parcel 3 as delineated in Exhibit L0.1.**

SECTION 14.04 - CONDITIONAL USES: Provisions for conditional uses are unnecessary under this article because, in effect, each application for plan approval is a conditional use granted by the Zoning Commission and/or the Orange Township Board of Trustees.

SECTION 14.05 - PROHIBITED USES: Within the Planned Commercial and Office District (PC) the following uses shall be prohibited on Parcel 1, Parcel 2, and Parcel 3:

- a) **Any use not specifically authorized by the express terms of this Article of the Zoning Resolution except as delineated above in Section 14.03.**
- b) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to new or used motor



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vehicles stored or displayed pursuant to a legal sales or repair activity if such activities are carried out in compliance with the approved plan.

- c) Except as provided in the plan of development no trailer of any type, no boats, no motor homes and no equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the Property the building line shall be the front wall of the structure, even if said structure is located behind the minimum building line established by this code, the restriction in the plat or deed or the development plan.
- d) No sales trailers of any type shall be permitted. Construction trailers will be permitted in accordance with Section 14.03 g), but shall not be used for sales activities or any residential use.
- e) Except as specifically permitted in Section 14.03 (g) or in the approved development plan, no mobile home or mobile office structure shall be placed or occupied in this district.
- f) No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any other garbage, refuse or junk shall be permitted to accumulate on any lot or portion thereof which creates an eyesore, hazard or nuisance to the neighborhood or general public. All trash, debris, discarded materials vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container.
- g) Junk, scrap or salvage yards.
- h) Bars, taverns, cabarets and/or any business whose primary basis of business is alcohol; this exclusion shall not include restaurants whose business is at least 50% food related.
- i) Any type of video game parlor or pool room where the entire business is based thereon.
- j) Bus or truck terminal or refueling.
- k) Adult book stores, adult motion picture theater or any adult only business where it is clear that the intention is to promote materials, magazines or movies that are sexually graphic and explicit.
- l) Billboards or graphics advertising off premise services.
- m) Any type of truck service center.
- n) Tractor or tractor equipment sales or services.



Orange Township Zoning Resolution – Effective July 21, 2022

- o) Any type of business facility whose entire business is drive-through or drive-in related with the exception that a financial institution may elect to have a total drive-through concept.
- p) Automotive or truck garage repair or related body or paint shops.
- q) Gasoline service stations that offer mechanical services, repair services.
- r) No outdoor storage per the Orange Township Zoning Resolution section 14.07 p).
- s) Tire repair, tire changing shop, or tire shop
- t) Car washes except automated car washes integral to adjacent uses.
- u) Satellite dish sales or display (exterior dishes permitted as ongoing operation of business establishment as long as screened from view).
- v) Storage or self-storage for rent to the public.
- w) Accessory buildings used for drive-up or walk-up service. Includes automated teller machines (ATMS) unless located on the same lot as the bank it serves.
- x) Unenclosed new or used car sales lots.
- y) The display of vehicles for purpose of sale in all parking areas

SECTION 14.06 - PROCEDURE: In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone property to this district shall follow the procedures hereinafter set forth:

- a) Application - One or more of the owners or lessees of property within an area of contiguous property located within the township may request that the zoning map be amended to include such area in the Planned Commercial and Office District in accordance with the provisions of this Resolution.
  - 1) The applicant is encouraged to engage in informal consultations with the Zoning Commission and the Delaware County Regional Planning Commission prior to formal submission of a development plan and request for an amendment of the zoning map, it being understood that no statement by officials of the township or county shall be binding upon either.

The applicants, Home High, LLC and Vision Acquisitions, LLC have engaged in meetings or discussions with Planning Commission members, Township staff, the DCRPC and neighbors prior to initial hearings on this PC zoning district.

- b) Development Plan - Fifteen (15) copies of the development plan, together with one (1) electronic version on compact disk in Adobe (.pdf) format, or



such other format as is acceptable to the zoning inspector, shall be submitted with the application, which plan shall include in the text and map form:

- 1) The size and location of the property proposed to be rezoned to this Planned Commercial and Office District.

**This PC zoning district shall include +/- 31.1 acres contained in three Parcels. Parcel 1 is +/-5.6 acres gross and +/- 4.5 acres net, located west of US 23 and north of Home Road. Parcel 2 is +/- 10.4 acres gross and +/- 9.8 acres net, located west of US 23, south of Home Road. Parcel 3 is +/- 15.1 acres gross and +/- 13.3 acres net, located west of US 23 and south of Parcel 2.**

- 2) The general development character of the property proposed to be rezoned to this Planned Commercial and Office District, including the limitations or controls to be placed on all uses, with probable lot sizes, minimum set back requirements and other development features including landscaping.

General Development Character:

The Property will contain a mixed-use development with special attention given to Home Road and U.S. 23 frontages to create a unified character in both architecture and the use of landscape materials. The development text is intended to encourage flexibility, innovation, and creativity in site and development design allowing variation from the otherwise applicable zoning district development standards.

**In this development, the mixing of office, commercial and retail uses in Parcel 1 and Parcel 2 and a maximum of 220 multi-family residential units in Parcel 3 shall be permitted.** In return for maximum flexibility in site design and development, the development is expected to deliver an exceptional quality product, provide above average amenities, incorporate creative design in the layout of buildings and circulation, assure compatibility with surrounding land uses and upscale character, and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. Because of the large scale of the development, the infrastructure and improvements may occur over several years and be conducted in multiple phases.

Special attention will be given to the Gooding Boulevard frontage. The area along Gooding Boulevard will be designed with some buildings fronting it, screened parking and attractive buffers to the adjacent residential uses.

In Parcel 1 and Parcel 2, the orientation of the structures shall have their primary/front elevation facing U.S. 23, Gooding Boulevard, or Home Road. The above notwithstanding, any structures within one hundred twenty (120) feet of the right of way of US 23 shall have its primary/front elevation facing US 23.



## Orange Township Zoning Resolution – Effective July 21, 2022

A single, double-loaded parking aisle may be located between the right-of-way of U.S.23 and any structure with its primary/front elevation facing U.S.23 with all other parking located at the side or rear of the structure. Parking areas located in front or to the side of structures with primary/front elevations facing U.S.23 shall meet or exceed the buffer/screening requirements stated elsewhere in this Text.

### Lot Sizes:

The minimum lot size for any lot in Parcel 1 and Parcel 2 with shared parking shall be (1/2) one half acre. The minimum lot size for any lot without shared parking shall be (1) acre. Parcel 3 will not be divided into separate lots.

### Property Density:

The building square footage shall not exceed 18,000 square feet per acre for a total of 81,000 square feet in Parcel 1. The maximum ground floor area of any single structure shall not exceed 70,000 sf in Parcel 1.

The building square footage shall not exceed 18,000 square feet per acre for a total of 415,800 square feet in Parcel 2 and Parcel 3. The maximum ground floor area of any single structure shall not exceed 100,000 sf in Parcel 2 and Parcel 3.

The maximum square footage for the PC shall not exceed a total of 496,800 square feet.

(The above square footage calculations do not include acreage contained within the Columbus Pike/ US 23, Home Road or Gooding Boulevard rights of way.)

### Perimeter Setbacks:

Setbacks shall be measured from the PC boundary or right of way established at the time of platting. Perimeter Setbacks can be seen on the Setbacks, Density and Access Plan. There shall be no limitation to the extension of utilities, location of utility structures, or pavement to serve these and other necessary infrastructure improvements in and through the setbacks indicated below. Driveways through setback areas for access to parcels from public rights of way shall be permitted.







## Orange Township Zoning Resolution – Effective July 21, 2022

minimum 10' separation between buildings on adjoining lots. No separation shall be required for buildings (including parking structures) located on lot lines that share a common party wall or structural building connector constructed of materials compatible to the adjacent buildings. Any other building (including parking structures) shall be located a minimum of 10' from another building.

No parking shall be permitted to be located on Parcel 3 closer than 45' from the boundary of Parcel 2 and no building shall be permitted to be located on Parcel 3 closer than 70' from the boundary of Parcel 2. No setback from the boundary of Parcel 3 shall be required for parking or buildings located on Parcel 2.

Zero lot lines and grouping of buildings (including parking structures) on a single parcel is permitted. Appurtenances to structure including, but not limited to, awnings, canopies, and blade signs can extend into the setback areas.

Shared parking areas may extend over lot lines. Shared parking areas and parking areas serving solely the use(s) on the lot where the parking is located, shall have minimum internal front, side and rear parking setbacks of six (6) feet.

### Maximum Building Heights:

Buildings shall not exceed the following height limitations measured from the PC parcel lines:

- a) Buildings in Parcel 1, Parcel 2, and Parcel 3 shall be limited to a maximum height of 50'.
- b) The roof / building heights shall be measured from the finished grade established not closer than 15' to the exterior wall to the highest point of the structure. The measurement of height shall not include architectural elements and features including but not limited to towers, antennas, cupolas, domes, etc.

See Maximum Building Heights Plan.

- 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

### Architectural Design Criteria:

- 1) Articulation: All exterior walls of a building shall be articulated with a consistent style and materials. Buildings shall use consistent materials and details on all sides that front public streets, pedestrian ways and trails. All buildings shall be given equivalent design treatment to all sides so as to provide "four-sided" architecture.



- 2) Base and Top Treatments. All facades shall have:
  - a. A recognizable "base" consisting of (but not limited to): thicker walls, richly textured materials (e.g. tile or masonry treatments), special materials such as ceramic tile, granite, glass and marble, contrasting colored materials, mullion, and/or panels.
  - b. A recognizable "top" consisting of (but not limited to): cornice treatments, roof overhangs with brackets, stepped parapets, richly textured materials (e.g. tile or masonry treatments), and/or differently colored materials; colored "stripes" are not acceptable as the only treatment.
- 3) Storefronts. Display windows shall encompass a minimum of 40% and a maximum of 80% of a storefront's linear frontage at retail locations.
- 4) Entries: Primary pedestrian entries shall be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch, hard canopy, or portico.
- 5) Awnings: The use of awnings is encouraged to provide individuality to each tenant storefront. Awnings are permitted over tenant storefronts and entry doors. Awning span must break at the neutral piers and not span across them. Awnings must project a minimum of 3' from the face of the building minimum. Awnings shall be non-reflective.
  - a. All awnings are subject to Orange Township administrative approval. The location, size, color and profile of all awnings shall be approved prior to installation. The awning colors are limited to the list of approved awning colors in Section 14.06 b)3)8). High chroma colors are not permitted except for tenant logos applied to the awnings.
  - b. All tenant canvas awnings are to be selected from the following color ranges listed, or of similar appearance based on "Sunbrella" Fabric System or similar manufacturer approved equal by Orange Township.
    - i. Navy Blue
    - ii. Charcoal Tweed
    - iii. Hemlock Tweed
    - iv. Cadet Gray
    - v. Obsidian
    - vi. Olympic Range
    - vii. Moderate White
    - viii. Blueblood
    - ix. Forest Green
    - x. Black Cherry
    - xi. Burgundy



- xii. Black
- xiii. Royal Blue
- xiv. Radish
- xv. Pure White
- xvi. Brilliant Gold

6) Roof Form:

- a. Pitched or mansard roofs will be required on all buildings, except for those thirty feet (30') in height or greater. The minimum slope on roofs as visible from roadways, parking lots or adjacent properties shall be 6:12. A pitched roof can be accomplished with a donut design (pitched roof appearance on all four sides and a flat roof interior to the perimeter of the pitched roof). Attention shall be given to the upper parapet detailing to maintain a consistent level of architectural detailing on all four (4) sides of the building(s).
  - b. Notwithstanding the foregoing, structures less than thirty feet (30') in height are permitted use of a flat roof in conjunction with a cornice treatment, provided that (i) the cornice treatment consists of integrally textured materials or differently colored materials, rather than just colored “stripes” or “bands,” (ii) the cornice treatment is 3-dimensional and articulated, and (iii) all flat roofs shall have a cornice on all facades or walls.
  - c. All cornices, parapets and sloped roof areas shall be sufficiently high to screen all roof mounted equipment on all sides from view from all public streets and private driveways. Mechanical equipment shall be integrated into the overall mass of a building by screening with materials or elements compatible with the building.
  - d. Roof and building façade colors shall be coordinated to complement each other.
  - e. Sloped roof materials shall include metal standing seam roof systems, dimensional asphalt shingles or synthetic slate shingles.
- 7) Screening: Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment and overhead service and garage doors shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping or walls. Screening shall be at least six (6) inches taller than the height of any containers or equipment that may be in these areas, shall have the same or complementary material as the building exterior and be architecturally compatible with the building and building architecture.



- 8) Color Palette: Earth tones, muted and natural tones are required. High chroma colors shall be limited to logos within permitted signage or on permitted awnings. Munsell Charts indicating the permitted color palette ranges are provided in Section III of the Development Plan. These color palettes shall be utilized for all awnings, building roofs and exterior building facades.
- 9) Exterior cladding, permitted materials:
  - a. Buildings shall utilize natural materials such as brick, wood, stone, manufactured stone, stucco, glass and EIFS or cementitious siding. The use of metal panels is permitted to be used as an accent material only and shall be no more than 20% of an individual façade of a structure. All-glass building facades are prohibited. No concrete block shall be permitted. No split face concrete units shall be permitted.
  - b. Structured parking shall have finished material cladding on all four sides of the building to complement the architectural finishes of the adjacent buildings. Parking structures shall be no more than 3 stories in height including the ground level. Parking structures are not permitted to be free-standing buildings, but must be connected to an adjacent building or buildings that it serves either with a bridge or covered walkway. All parking garage lighting shall meet requirements outlined in this document.
  - c. Canopies and support columns associated with businesses as well as any secondary structures within the development will need to adhere to the same architectural requirements as the main buildings. For example, any service station and their associated canopies will be required to comply with the four-sided architectural requirements of the zoning application. Any support columns or canopy for a building shall be of the same materials as or complementary materials to the building itself. The orientation of the structures on Parcel 1 and Parcel 2 shall have their primary/front elevation facing U.S. 23, Gooding Boulevard, or Home Road. The above notwithstanding, any structure on Parcel 1 and Parcel 2 within one hundred and twenty (120) feet of the right of way of US 23 shall have its primary/front elevation facing US 23.
  - d. The use of highly reflective exterior materials is prohibited. Reflective glass is prohibited.
  - e. Accessory buildings, enclosures and any structures that are appurtenant to any building shall be of similar or compatible design, materials and construction.



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

10) Signs – Refer to Section XXII

- 4) A lighting plan conforming to the requirements and standards of Section 21.12 of this zoning resolution.

**All lighting in the Planned Commercial and Office District on Parcel 1 and Parcel 2 and Parcel 3 shall conform to Section 21.12 of the Orange Township Zoning Resolution with the exception that all lighting on Parcel 3 shall have a light uniformity ratio of no more than 16:1.**

**A divergence is requested from Section 21.12(h)(3)(b) for the light uniformity ratio of no more than 16:1 in Parcel 3.**

No area lighting shall be permitted which causes any direct illumination of adjacent properties. All exterior lighting shall be downlighting. The color temperature of any LED lighting shall not exceed 2,700 to 3,000 Kelvin.

No street lighting shall be permitted.

Additionally, each building site shall have adequate exterior lighting for its intended use while minimizing glare and without creating lighting that would be disturbing to other sites. All exterior lighting shall be designed and specified as not to glare into adjacent parcels. The height of pole lighting shall be limited to twenty (20) feet to the top of the fixture as measured from grade. All light poles will be down-lit shoebox-style lighting.

The maximum height of wall washers shall be 20 feet to the top of the fixture as measured from grade.

All exterior lighting within each parcel shall be uniform in color and no neon or other exposed tube lighting shall be permitted. No traveling, flashing or intermittent lighting of any kind shall be permitted.

- 5) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

**Sanitary Sewer**

**An eight inch (8") sanitary sewer exists south east of the intersection of Gooding Blvd and Daymark Dr. on the southwest corner of the Property site. There is also an eight inch (8") sanitary sewer located on the northwest portion of the Property site and just east of Gooding Blvd. Both sewers provide gravity sanitary sewer service to the Property that lies within Orange Township. The**



**existing sanitary sewer lines will have sufficient capacity and depth to provide service to the Property.**

**Water Service**

**Water service will be obtained by tapping into an existing twelve inch (12”) water line located along the east side of Gooding Blvd. The proposed site construction will include the extension of a six inch (6”) domestic and eight inch (8”) fire service line from the existing twelve inch (12”)water line to the proposed development. There will be a private fire loop around the development for fire suppression.**

**Storm Sewer**

**The proposed multi-family development will direct its drainage into a proposed stormwater basin located on the northwest portion of the Parcel 3. The proposed stormwater basin will provide best management practices that will comply with all Orange Township and Ohio EPA requirements through detention. The drainage for the multi-family development will ultimately be directed west to an existing 36” storm line located within the limits of Gooding Blvd.**

III. Surface Drainage

The development drains from east to west with significant changes in elevation. Appropriate stormwater management facilities will be designed and constructed to serve the development, meeting the current requirements set forth by the Delaware County Engineer’s Office (DCEO) and the Ohio EPA. Storm water will outlet from appropriate storm water management facilities into tributaries to the Olentangy River. The Ohio EPA will require post-construction water quality treatment for all storm water runoff from the Property.

Except as otherwise provided in this text, the above water, sanitary sewer and stormwater facilities, along with other utilities serving the Clear Creek Property, shall be permitted through setback areas, conservation, preservation and areas otherwise meant to be no build zones.

All utilities will be underground except for electric and telephone pedestals and/or other similar appurtenances necessary to service the development.

- 6) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

Private drives and sidewalks shall be extended internally through the PC Parcels.



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The Property will be accessed from U.S. 23, Home Road and Gooding Boulevard.

Parcel 1 will have direct access from Home Road and Gooding Boulevard through one full service curb cut located at the intersection of Home Road and Gooding Boulevard and one right-in or right-in/right-out curb cut along Home Road.

Parcel 2 will have one right-in or right-in/right-out curb cut along Home Road and Parcel 2 and Parcel 3 will jointly have up to 4 full service curb cuts along Gooding Boulevard. Parcel 3 will have one right-in or right-in/right-out curb cut along Columbus Pike/US 23.

All of the above enumerated curb cut locations/access points or any modifications thereof along U.S. 23, Home Road, and Gooding Boulevard shall be subject to approval by the appropriate governmental agency, i.e., ODOT or Delaware County.

All private drives shall be posted for speed limits of 25 M.P.H. or less. All necessary traffic control signs on public roads or private drives, including stop signs, street signs, no parking signs, and speed limit signs shall be installed by the developer and comply with the new National Standard for retro reflectivity.

The applicants will provide pedestrian circulation routes as follows:

- A ten (10) foot wide asphalt trail shall be installed on the south side of Home Road, inside the right of way, extending from the western-most point of the Property to the eastern-most point adjacent to U.S. 23.
  - A four (4) foot wide sidewalk shall be installed on the east side of Gooding Boulevard inside the right of way to complete the connection between the sidewalk's current northern terminus and the ten (10) foot asphalt trail on the south side of Home Road.
  - All trails shall be built to Orange Township specifications.
- 7) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.

The Orange Township Land Use Plan identifies the Property as Planned Office and Commercial as well as the land east of the Property along U.S. 23 and north of the Property along the old Home Road. The PC amendment is consistent with existing commercial and residential uses along the U.S. 23 corridor.

Parcel 1, Parcel 2, and Parcel 3 provide an appropriate transition between US 23 and the SFPRD and residential uses along Home Road.



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The Epcon Communities SFPRD provides a logical transition from the MFPRD use to the south and adjacent single family residential to the west.

- 8) Location of parks and other public facility sites, if any.

The Orange Township pedestrian/multi use bridge is located within a 40' easement given by the developer to Orange Township, on the south boundary line of Parcel 3. Just south of the bridge is a branch of the Delaware County Library.

North Orange Park and the Orange Township Fire Station are located approximately ½ mile south of the Property along Gooding Boulevard.

Olentangy High School and Middle School are located less than a mile northeast of the Property.

- 9) The proposed time schedule for development of the Property including streets, buildings, utilities and other facilities.

It is estimated that the development will be completed in fifteen (15) years depending on market conditions.

- 10) If the proposed timetable for development includes developing the property proposed to be rezoned to this Planned Commercial and Office District in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases. Each phase, including the first, shall include a minimum of five (5) acres of property or the whole property, whichever is smaller.

**Parcel 1 and Parcel 2 will be developed in phases depending on market conditions. It is the intent of the applicants to initiate and complete development of Parcel 3 in one phase. The development will not meet the requirement that Phase 1 and Phase 2 include a minimum of 5 acres or the whole Property, whichever is smaller. However, each phase in Parcel 1 and Parcel 2 including the first, shall include a minimum of one (1) acre of property or the whole property, whichever is smaller. A phasing plan for users cannot be provided at this time.**

- 11) The ability of the applicant or applicants to carry forth the development plan by control of the property proposed to be rezoned to this Planned Commercial and Office District and the engineering feasibility of the development plan.

The applicants can carry forth the development plan and have control/ownership of the PC amendment area.



- 12) Specific statements of divergence from the development standards in Articles XXI, XXII and/or this Article, or existing county regulations or standards, and the justification therefore. Unless a variation from these development standards is specifically approved the same shall be complied with.

Statement of Divergences:

1. **A divergence from Section 14.03: To permit multi-family residential apartment and accessory uses including but not limited to community center(s), clubhouse(s), swimming pool(s), work-out facilities, and other such accessory uses on Parcel 3 as delineated in Exhibit L0.1.**

**As of the year of this application, a mix of residential uses with commercial and office uses is conducive to a balanced development that better serves the community and its surrounding areas than an exclusive commercial center.**

2. **A divergence from Section 21.12(h)(3)(b): To permit the light uniformity ratio to be no more than 16:1 in Parcel 3 as shown on exhibit SL-1.**

**The residential uses in this PC support the need for a variation of light uniformity different from the requirements of commercial uses.**

3. A divergence from 14.06 b) 10): If the proposed timetable for development includes developing the property proposed to be rezoned to this Planned Commercial and Office District in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases. Each phase, including the first, shall include a minimum of five (5) acres of property or the whole property, whichever is smaller.

The phasing plan for this development has not been determined due to the size of the project and the inability to predict market conditions and the timetable for completion of the project. It is estimated that the development will be completed in fifteen (15) years depending on market conditions. However, each phase of Parcel 1 and Parcel 2, including the first, shall include a minimum of one (1) acre of property or the whole property, whichever is smaller.”

4. A divergence from 21.01 a) Dimensions: All parking spaces shall be not less than 9 feet wide by twenty feet long. Such spaces shall be measured rectangular and shall be served by aisle ways of sufficient width to permit easy and smooth access to all parking areas.

Parking space and drive aisle dimensions have been provided in 14.07 l). A divergence shall permit a reduction in parking space dimensions from 9' wide by 20' deep to 9' wide by 18' deep for ninety degree spaces. These dimensions are sufficient to park a vehicle in the development and also reduce the amount of pavement.



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5. A divergence from 21.01 b) Paving: Except in the Farm Residential District (FR- 1) and the Agricultural Preservation District (A-1) all common parking areas and adjacent aisles or driveways shall be paved with asphaltic material or cement.

In addition to all common parking areas and adjacent aisles or driveways to be paved with asphaltic material or concrete, concrete pavers, brick pavers or permeable pavers which are all reasonable and acceptable paving methods that allow diversity in paving patterns and provide another option for stormwater management shall be permitted subject to the prior written approval of the Orange Township Fire Department.

6. A divergence from 21.01 d) Parking Area Location:– Except in the single family districts (A-1), (FR-1), (R-2), and (SFPRD), no parking lot or parking area shall be located nearer than six (6) feet to the side or rear line of the tract on which the structure is located and parking in front of the main structure may be permitted only if not more than forty percent (40%) of the front set back area outside of the right-of-way is occupied by parking. All parking spaces required herein shall be located on the same lot with the buildings or use served. The remaining sixty percent (60%) of the front setback outside of the road right-of-way shall be green space adjacent to the road(s) frontage(s).

Elimination of interior lot line parking setbacks shall be permitted in areas where shared parking is utilized. All other parking areas shall comply with 21.01d).

7. **A divergence from 21.01(e) for Parcel 3: Multi-Family residential apartments require three (3) parking spaces per unit. A divergence to permit .two (2) parking spaces per unit.**
8. A divergence from 21.10: Nonresidential uses except parking shall not be located closer than 100 feet to any lot line of a residential district.

A divergence for Parcel 1 shall permit buildings to be located a minimum of 25' from the north Property line. The north Property line is adjacent to All Saints Lutheran Church which is zoned FR-1 but indicated as Planned Office and Commercial in the Orange Township land use plan. To the northwest corner of the north Property line is existing residential. These lots are very deep and there is a large ravine and woods that mitigates the impact of future buildings. As a practical matter, it would be difficult for a building to be constructed in this triangular corner of the parcel.

A divergence for Parcel 2 shall permit buildings to be located a minimum of 30' from the eastern right of way of Gooding Boulevard and for Parcel 3 to be located a minimum of 45' from the eastern right of way of Gooding Boulevard which is the western boundary of the SFPRD zoning immediately to the west of Gooding Boulevard (Rezoning Application #ZON-18-02). The combination of the 30' and 45' building setbacks in this PC, the 70' width of the Gooding Boulevard right of way, plus the 20'



reserve/buffer and 15' rear yard setback in the SFPRD, creates a minimum distance of 135' between a building in the PC Parcel 2 & 3 and a residential home in the SFRPD development.

A divergence for Parcel 2 and Parcel 3 shall permit buildings and parking to be located such that no buildings would be constructed on Parcel 3 closer than 70' from the boundary of Parcel 2, no parking would be permitted on Parcel 3 closer than 45' from the boundary of Parcel 2, and no setbacks for buildings or parking would be required on Parcel 2 from the boundary of Parcel 3 recognizing that the northernmost portion of Parcel 3 will be reserved for buffer and open space due to stormwater management requirements, and this will also allow the uses on Parcel 2 to incorporate some of the open space amenities in Parcel 3.

- 9. A divergence from section 22.03(c)(1) for Parcel 3 to permit a sign to be mounted to a building at most, 40-ft above finish grade. See exhibit L4.0-L4.1 for details.**

**The residential development on Parcel 3 requires signage that can be viewed from US23. This variance is exclusive to signs mounted to exterior walls of residential structures facing US23.**

- 13) Evidence of the applicants' ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.

At the time the approval of final engineering plans and subdivision plat(s) for any and all phases, the developer of such phase will submit a letter of credit to Delaware County, if applicable.

- c) Criteria for Approval - In approving an application for a Planned Commercial and Office District the reviewing authorities shall determine:
- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.
  - 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
  - 3) If the proposed development advances the general welfare of the township and the immediate vicinity.

This PC conforms to the Orange Township Comprehensive Plan and advances the welfare of the township and immediate vicinity.

Effect of Approval - The development plan as approved by the Orange Township Board of Trustees shall constitute an amendment to the Zoning Resolution as it applies to the Property included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats, if required by



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the Subdivision Regulations of Delaware County, Ohio. Where the Property is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan.

d) Extension of Time or Modification - An extension of the time limit or a minor change to the approved development plan may be approved by the Orange Township Board of Trustees. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such change or extension is not in conflict with the general health, welfare and safety of the public or development standards of the district.

1) No extension of time shall be granted except on application filed with the zoning inspector not later than ninety (90) days before the expiration of the then current time limit.

2) Unless approved by a unanimous resolution of all the members elected to the Orange Township Board of Trustees, adopted at a public meeting, the following shall not be considered to be a minor change to the approved development plan:

(a) A change in the use or character of the development;

(b) An increase in overall lot coverage of structures and off-street parking;

(c) An increase in the density;

(d) An increase in the problems of traffic circulation and public utilities;

(e) A reduction in approved open space;

(f) A reduction of off-street parking and loading space;

(g) A reduction in required pavement widths;

(h) A reduction of the acreage in the planned development;

(i) Any other departure from the approved development plan which is deemed not to be in substantial compliance with the approved development plan.

3) Application: Seven (7) copies of an application for an extension of the time limit or a minor change to the approved development plan shall be submitted on such forms as designated and/or approved by the Orange Township Board of Trustees. No application shall be considered unless the same is fully completed and accompanied by all required information on said application together with plot plans or drawing as necessary.



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- 4) Hearing: The Orange Township Board of Trustees shall fix a reasonable time for the public hearing of an application for an extension of the time limit or a minor change to the approved development plan. At this hearing, any party may appear in person or by attorney.
- 5) Notice: Notice of the application for a request for an extension of the time limit or a minor change to the approved development plan and the hearing thereon shall be given by the Orange Township Board of Trustees as follows:
- (a) Written notice by ordinary mail shall be sent to all property owners within two hundred (200) feet of the exterior boundaries of the land subject to the approved development plan.
- (b) Signage shall be posted at the property that is subject to the approved development plan at least ten (10) days prior to the date of such hearing.
- (c) Notice of the hearing shall be posted on the Orange Township web site at least ten (10) days prior to the date of such hearing.
- (d) The failure of delivery of any of the above notice shall not invalidate the decision of the Orange Township Board of Trustees regarding the application.
- e) Plat Required - In the Planned Commercial and Office District, no use shall be established or changed and no structure shall be constructed or altered until the subdivision plat, if required, has been prepared and recorded in accordance with Subdivision Regulations for Delaware County, Ohio, and these regulations. The subdivision plat, if required, shall be in accord with the approved development plan and shall include:

This PC, if required, will meet the following plat requirements

- 1) Site arrangement, including building setback lines and space to be built within the Property; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and property reserved for non-highway service use with indication of the nature of such use.
- 2) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the Property, the improvements thereon, and the activities of occupants.
- 3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the appropriate public officers in a satisfactory amount assuring expeditious completion of said facilities within one (1) year after the recording of said plat.



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In no event, however, shall any certificate of compliance be issued for any building or use until such time as the facilities, including but not limited to water, sanitary sewer and surface drainage improvements, and public and private streets, for the phase in which the building or use is located are completed.

- g) Administrative Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the zoning inspector, the Zoning Commission and the Orange Township Board of Trustees or their designated technical advisors for administrative review to insure substantial compliance with the development plan as approved.

**SECTION 14.07 - DEVELOPMENT STANDARDS:** In addition to any other provisions of this Resolution the following standards are required in this district.

- a) Fire and Explosion Hazards - All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against the hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.

This PC will meet this requirement.

- b) Air Pollution - No emission of air pollutants shall be permitted which violate the Clean Air Act Amendments of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.

This zoning district will meet this requirement.

- c) Glare, Heat and Exterior Light - Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other, shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.

This PC will meet this requirement.

- d) Dust and Erosion - Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.

This PC will meet this requirement.

- e) Liquid or Solid Wastes - No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.



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This PC will meet this requirement.

- f) Vibrations and Noise - No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Environmental Protection Agency shall be adhered to.

This PC will meet this requirement.

- g) Odors - No use shall be operated so as to produce the continuous, frequent, or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Environmental Protection Agency shall be adhered to.

This PC will meet this requirement.

- h) Setbacks - The physical relationships of the structures or use areas and their minimum yard spaces shall be developed in strict compliance with the development plan or the provisions of Article XXI unless variance therefrom is approved.

Refer to setbacks in 14.06 b) 2) & Setbacks, Density and Access Plan.

- i) Building Height Limits - No building or structure in this district shall exceed fifty (50) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Elevator shafts, aerials and antennas may be constructed to any safe height.

Refer to building heights 14.06 b) 2) and Maximum Building Heights Plan.

- j) Building Dimensions - Buildings may contain such area of floor space as is approved in the development plan.

See Setbacks, Density and Access Plan for maximum density per parcel and Section 14.06 b) 2). Property Density

- k) Landscaping - All yards, front, side and rear, shall be landscaped and all organized open spaces or non-residential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat. All such landscaping shall be maintained and kept in accordance with the landscape plan as submitted, and such maintenance and upkeep shall be the responsibility of the owner of such yard, space or area. All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage onto adjoining lands.



Landscaping shall be provided as follows:

#### U.S. 23 Landscape Buffer

In Parcels 1 & 2 & 3, forty eight (48) feet from the US 23 right of way shall be landscaped with street trees (minimum 2" caliper) located 50' on center. A continuous, uniform, 3' tall perimeter buffer/screening shall be provided along all public streets for parking areas. Perimeter buffer/screening may be accomplished through any singular or combination of earth mounding, walls, fencing or landscaping along the entire U.S. 23 frontage. See US 23 and Home Road Parcel 1 and Parcel 2 Landscape Buffers.

#### Home Road Landscape Buffer

In Parcels 1 and 2, street trees (minimum 2" caliper) shall be planted 50' on center. A continuous, uniform, 3' tall perimeter buffer/screening shall be provided for parking areas located along the public street. See Home Road Landscape Buffer

#### Gooding Boulevard Landscape Buffer

In Parcel 2 and Parcel 3, street trees (minimum 2" caliper) shall be planted 50' on center. A continuous, uniform, 3' tall perimeter buffer/screening shall be provided to screen parking areas along all public streets. See Landscape Plan. .

#### Parcel 1 Western Parking Setback/Landscape Buffer

Within the parking setback located 100' from the western most point of Parcels 1 landscaping shall be provided to include a minimum of (6) evergreen trees planted at a minimum height of 6'. This landscape shall be in addition to the street trees required in each Parcel. See US 23 & Home Road Landscape Buffers.

#### Parking Lots

Surface parking lots shall include landscape islands and trees for the purpose of reducing heat buildup, providing shade and breaking up large expanses of pavement. Islands shall be provided at a ratio of one hundred (100) square feet of landscape area per twenty (20) parking spaces. The islands may be singular or grouped to create a larger island provided, however, no island shall exceed sixteen hundred (1,600) square feet in size. Islands shall, at a minimum, include grass maintained in a lawn condition or other landscape plantings. Trees shall be planted in the parking lot islands or in the perimeter areas around parking lots at a ratio of one deciduous tree per twenty (20) parking spaces. At least fifty percent (50%) of the parking lot trees shall be required to be planted in parking lot islands. Trees shall be a minimum two (2) inch caliper at installation.



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### Location of Landscape

All landscaping shall be located outside of the public right of way.

l) Parking - Off street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan the provisions of Article XXI of this Resolution shall, when appropriate, be incorporated.

Off street parking shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. Shared parking shall be permitted between users and calculated based on the ULI standards set forth in the book 'Shared Parking' by Marcy Smith (January 2005 edition). Parking spaces that are shared shall be a maximum distance of 800 feet from the building to the front door.

Shared Parking Standards will be determined by the peak hours for each use. Weekday peak uses can share with weekend peak uses and evening peak uses. The owner will provide a shared parking analysis showing the amount of base parking needed if parking was provided separately for each use in the development, and the amount of parking needed if parking was shared amongst the uses in the development.

Drives, aisles and parking spaces shall conform to the applicable Orange Township requirements with the following deviations for Private Drives, Parking Drive Aisles, and Parking Spaces (provided the same are approved by the Orange Township Fire Department):

- a) Two way private drives shall be 22' in width with 8' wide (measured to the face of curb) by 22'-6" long parallel parking spaces on either side. This is adequate for a two way drive.
- b) One way private drives shall be 16' width with 8' wide (measured to the face of curb) by 22'-6" long parallel spaces on either side. This is adequate for a one way drive.
- c) The minimum permitted turning radius at intersections within the private streets of the development shall be 15'-0".
- d) Parking spaces shall be a minimum of 9'-0" wide x 18'-0 long, except for parallel parking spaces indicated above. Drive aisles in parking lots shall be a minimum of 22'-0" wide.
- m) Signs - Signs identifying or advertising uses within this district shall be in strict compliance with the regulations imposed by Article XXII of this Resolution.

See Article XXII for Signs.



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n) Tract Coverage - The ground area occupied by all the buildings and structures shall not exceed in the aggregate forty-five percent (45%) of the total area of the lot or tract. The ground area occupied by all the buildings, structures, driveways, traffic circulation areas, parking areas and sidewalks shall not exceed in the aggregate seventy-five percent (75%) of the total area of the lot or tract.

The development of the Property shall meet this requirement; provided, however, an additional five percent (5%) of the total area of the lot or tract (for a total maximum lot coverage area of eighty percent (80%)) may be occupied by pervious pavement/pavers in parking areas.

o) The Zoning Commission and/or the Orange Township Board of Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

Any deed restrictions placed upon the property shall contain the following Governmental Regulations Statement:

“Each building site is subject to all present and future applicable laws, ordinances, rules, regulations and orders of the United States Government, the State of Ohio, Delaware County, Orange Township, and any other political subdivision and any administrative agency of any of the foregoing. Nothing herein shall be construed as permitting any action or condition prohibited by such applicable laws, ordinances, rules, regulations, and orders. In the event of any conflict between any such applicable laws, ordinances, rules, regulations and orders and these Protective Covenants, the most restrictive provisions shall govern and control.”

p) The outside display of materials, merchandise or products for advertising, merchandising or storage purposes is prohibited.

This PC will meet this requirement.

q) All storm water basins will be designed in accordance to Delaware County and Ohio EPA minimum requirements.

r) Any impacts to streams will be permitted through the U.S. Army Corps of Engineers (USACE) and the Ohio EPA, as well as the Delaware County Engineer. If future development impacts any wetlands, permits will be sought and secured through the USACE.



## Orange Township Zoning Resolution – Effective May 1, 2013

### ARTICLE XXI – General development standards

SECTION 21.00 – GENERAL: It is the purpose of these development standards to set forth certain general rules to be adhered to regardless of the type or classification of development. They are designed to insure that the general welfare of citizens of Orange Township are protected and enhanced. These development standards apply throughout the township. If a conflict exists between these standards and more specific standards prescribed in any individual zoning district the specific provisions of the zoning district in question shall prevail. The standards set forth herein are to be considered minimum standards to be augmented by standards set forth elsewhere in this Resolution or prescribed or agreed to by the land owner in any rezoning or variance.

SECTION 21.01 – PARKING: Wherever parking areas are to be provided as required by the provisions of this Zoning Resolution the following conditions shall apply:

- a) Dimensions – Parking space and drive aisle dimensions have been provided in 14.07 I). A divergence is provided to permit these dimensions.
- b) Paving – Except in the Farm Residential District (FR-1) and the Agricultural Preservation District (A-1) all common parking areas and adjacent aisles or driveways shall be paved with asphaltic material or cement.

Except in the Farm Residential District (FR-1) and the Agricultural Preservation District (A-1) all common parking areas and adjacent aisles or driveways shall be paved with asphaltic material, concrete, concrete, brick or permeable pavers. A divergence shall permit concrete pavers, brick pavers or permeable pavers subject to the written approval of the Orange Township Fire Department.

- c) Driveways – All driveways serving parking lots for five (5) or more vehicles shall be served by a driveway not less than twenty (20) feet in width but adequate in width to permit easy access to parking spaces. No driveway shall be located so that it enters a public road within forty (40) feet of the intersection of the rights-of-way of any two (2) public roads. If there are two (2) driveways serving the lot, or one driveway involving two entries upon a public road, one drive or entry shall be located not less than forty (40) feet from the said intersection and the other shall be located not less than one hundred (100) feet from the said intersection. All driveways shall be located and the adjoining lots graded so that vehicular traffic entering a public road has an unobstructed sight distance of at least three hundred (300) feet. The leading edge of all driveways paved with asphaltic material or cement shall be no higher than the grade of the roadway for a distance of the two (2) feet immediately preceding the junction of the driveway and the public road.

The zoning district will meet this requirement.



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- d) Parking Area Location - Except in the single family districts (A-1), (FR-1), (R-2), and (SFPRD), no parking lot or parking area shall be located nearer than six (6) feet to the side or rear line of the tract on which the structure is located and parking in front of the main structure may be permitted only if not more than forty percent (40%) of the front set back area outside of the right-of-way is occupied by parking. All parking spaces required herein shall be located on the same lot with the building or use served. The remaining sixty percent (60%) of the front setback outside of the road right-of-way shall be green space adjacent to the road(s) frontage(s).

Parking in front of the main structure on a lot is permitted along Gooding Boulevard, Home Road and U.S.23 as depicted on the Setbacks, Density and Access Plan and further defined in Section 14.06 b) 2), *General Development Character* description. All required parking shall be located on the same lot as the buildings or uses served unless cross-easements for shared parking are provided. A divergence is provided to permit these standards (see 14.06 b) 12).

- e) Required Off-Street Parking Spaces - The user of any tract shall provide the minimum number of off-street parking spaces for all employees, customers, visitors and invitees per the following standards unless a shared parking analysis is provided per 14.07 l) and approved by the Orange Township Zoning Department.

USE	REQUIRED PARKING SPACES
1) Single family residential (FR-1) and (A-1)	Four (4) per dwelling unit.
2) Independent Living (PERD)	Two (2) per dwelling unit
3) All other residential	<b>2 per dwelling unit.</b> A divergence is required
4) Hotels, lodges (without public meeting facilities)	One (1) per rental unit plus one (1) per employee on the largest shift plus one (1) for each four seats in the dining room or restaurant area.
5) Hotels, lodges, exhibition halls and public assembly areas (except churches)	One (1) per rental unit plus one (1) per employee on the largest shift plus one (1) per 75 square feet of floor area used for exhibition or



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	assembly purposes plus one (1) per four (4) seats in any restaurant therein.
6) Churches or places of public assembly	One (1) for each three (3) seats or one (1) for each forty-five (45) square feet of assembly area, whichever is greater.
7) Assisted living and Nursing Homes (PERD and Non-PERD)	One (1) for each two (2) beds plus one (1) for each employee on the largest shift.
8) Museums, libraries, etc.	One (1) for each four hundred (400) square feet of area open to the public plus one for each employee on the largest shift.
9) Primary or elementary schools	Four (4) for each classroom.
10) Secondary schools, colleges, trade schools, etc.	Four (4) for each classroom plus one (1) for each four (4) students.
11) Restaurants	One (1) for each two (2) seats plus one (1) for each employee on the largest shift. Not less than (25) parking spaces shall be provided.
12) Offices	One for each four hundred (400) square feet of floor area plus one (1) for each employee.
13) Funeral Homes	One (1) for each twenty-five (25) square feet of public area.
14) Retail stores	Five (5) plus one (1) for every four hundred (400) square feet of floor space.
15) All industrial, warehousing	Twenty (20) plus one (1) for each two (2)



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	employees plus one (1) for each vehicle maintained on the premises.
16) Day care facilities	One (1) for each employee on the largest shift plus one (1) for each five (5) children.

Any application for initial construction or use or for the expansion of any structure or use shall include plans for adequate off-street parking as required herein.

**SECTION 21.02 – HEIGHT LIMITATIONS:** The building height limitations set forth in this Resolution shall not apply to church spires, domes, chimneys, cooling towers, elevator shafts, fire towers, belfries, monuments, stacks, derricks, conveyors, stage towers, tanks, water towers or necessary mechanical appurtenances which may be erected to any safe and lawful height. Windmills, aerials, antennas or towers if otherwise permitted may be constructed to a height not greater than the distance from the center of the base thereof to the nearest property line of said tract.

The maximum building heights for each Parcel are outlined in 14.06.

**SECTION 21.03 – STRUCTURE SEPARATION:** No principal structure shall be located closer than twenty-five (25) feet to another principal structure unless the adjacent walls of both structures are masonry in which said principal structures shall be no closer than fifteen (15) feet. No principal structure shall be located closer than fifteen (15) feet to another principal structure unless one of said structure has, as its exterior facing wall, a fire wall, free of any opening and capable of stopping the spread of any fire.

The zoning district will meet this requirement.

**SECTION 21.04 – SANITARY SEWER REQUIREMENTS AND POLLUTION CONTROL:** All uses shall be conducted in conformance with regulations promulgated by the Environmental Protection Agency and the Delaware County Department of Health. Prior to the issuance of any zoning permit, evidence of compliance with said regulations shall be presented to the zoning inspector.

The zoning district will meet this requirement.

**SECTION 21.05 – WATER IMPOUNDMENTS:** All water impoundments such as ponds, lakes or swimming pools shall be constructed and developed in compliance with the following standards:

- a) Except adjacent to U.S. Route 23 no impoundment shall be located closer than twenty-five (25) feet to the right-of-way of any adjacent improved road. No impoundment shall be located closer than fifty (50) feet to the right-of-way of U.S. Route 23.



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The zoning district will meet this requirement. Except adjacent to U.S. Route 23, no impoundment shall be located closer than twenty-five (25) feet to the right-of-way of any adjacent improved public road or any residential district. No impoundment shall be located closer than fifty (50) feet to the right-of-way of U.S. Route 23. No impoundment shall be located closer than ten (10) feet to private drives or aisles unless a guard rail or wall is provided.

- b) No impoundment shall be located in the front yard except the FR-1 or A-1 district except upon issuance of a Conditional Use Permit pursuant to Article XXVIII of this Resolution or as approved in plans of development or approved subdivision plats.

The zoning district will meet this requirement.

- c) All swimming pools, or the property upon which such pools are located, shall be walled or fenced to prevent uncontrolled access by individuals from the street or from adjacent properties. Said fence or wall shall be not less than five (5) feet in height and shall be maintained in good condition with a gate and lock. Wading pools with a maximum depth potential of eighteen (18) inches shall be exempt from this requirement.

The zoning district will meet this requirement.

**SECTION 21.06 – LANDSCAPING:** All uses and improvements in the township should pay close attention to maintenance of proper landscaping as soon as possible after completion of construction and of the principal structures or improvements. Maintenance of ground cover at all times is encouraged to prevent erosion. Replacement of trees, removed during land clearing, should be accomplished as soon as possible. All vacant lots/lands shall be kept seeded and maintained (mowed).

See Landscaping requirements in 14.06 b) 2) and Landscape Sheets L2.0 through L2.3.

Section 21.07 – Repealed.

**SECTION 21.08 – FLOODPLAIN REGULATION:** Certain limited areas of the township lie within the floodplain of the Olentangy River, and Alum Creek. Inundation of those areas during periods of high water can impose great loss of property value unless controls are imposed to insure that land uses within those areas consider such risks and minimize the impact of such flooding. Further, the addition of fill material to, or the dredging of, the Olentangy River, Alum Creek and bordering wetlands imposes additional risks of flooding and threaten their loss as irreplaceable township natural resources and as areas of scenic and natural beauty. In an effort to control such uses, in the best interest of the township, and in addition to all other provisions of this zoning resolution, the following regulations shall be imposed.

- a) The zoning inspector shall maintain on file for public examination: the Flood Insurance Rate Maps (FIRM) for Delaware County, Ohio and



## **Orange Township Zoning Resolution – Effective May 1, 2013**

incorporated areas published by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP) and all revisions and amendments thereto, as applicable to Orange Township, delineating the boundaries within the township of all lands designated "floodplain." In the event a property owner contests the boundaries of such floodplain he shall be given reasonable opportunity to present technical evidence to support his position

- b)** Open space uses shall be permitted within the floodplain to the extent that they are permitted within the zoning district controlling use of said land and provided they do not require structures, fill or storage of material or equipment.
- c)** No structure otherwise permitted under this zoning resolution shall be erected or altered within the floodplain, and no use otherwise permitted under this zoning resolution shall be permitted within the floodplain, which will adversely affect the efficiency or which will unduly restrict the capacity of the channel or floodway of any tributary to the main stream, drainage ditch or other drainage facility or system.
- d)** No fill shall be deposited within the floodplain without permission from the Board of Zoning Appeals. Showing must be made that such fill is for some beneficial purpose and will be protected against erosion by rip-rap, vegetation cover or bulkheading. No dredging shall be permitted of the channel or floodway unless the applicants provide evidence to the Board of Zoning Appeals that all State and Federal permits are issued as required by law.

The zoning district will meet this requirement.

**SECTION 21.09 – SETBACK REGULATIONS:** No building or parking area (except signs) shall be located closer to adjoining streets, roads, highways or approved private roadways than the distances set forth in the Section 14.06 b) and as shown on the Setbacks, Density and Access Plan. Divergences to setbacks are indicated in 14.06 b) 12).

**Minimum Setback Distances** Minimum setback distances are provided in 14.06 b) and as shown on the Setbacks, Density and Access Plan.

**SECTION 21.10 – REQUIREMENTS FOR NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS:** The purpose of this section is to mitigate the effects of noise, light, and other nuisances emanating from a non-residential use abutting a residential district. Nonresidential buildings or uses except parking shall not be located nor conducted closer than one hundred (100) feet to any lot line of a residential district. Such one hundred (100) foot area shall include at or near its perimeter, acceptable landscaping or screening as approved in the planned district plan of development or, in the case of property located outside of a planned district, as approved by the zoning inspector.



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See Setbacks outlined in 14.06 b) 2) and the Setback, Density and Access Plan.

**SECTION 21.11 – INSTALLATION OF SATELLITE SIGNAL RECEIVING EARTH STATIONS:** Installation of disk or dish type Satellite Signal Receiving Earth Stations shall be governed by the following regulations:

This district will meet the following requirements

- a)** Unless approved by the Board of Zoning Appeals, no disk or dish having a diameter of greater than one meter (39.37") may be located on the roof of any residential structure or accessory building on a residential or agricultural lot. The top of any disk or dish greater than one meter (39.37") in diameter may not be more than twelve (12) feet above the ground level in any residential district.
- b)** No disk or dish shall be permitted within the township which exceeds twelve (12) feet in diameter unless the same is specifically approved as part of the development plan in the PC or PI districts.

**SECTION 21.12 LIGHTING REGULATIONS:** Lighting standards for all exterior lighting are hereby established to: protect the public health and safety, and in the interest of the public convenience, comfort, prosperity and general welfare. The purpose of this section is to control the installation of exterior lighting fixtures to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the township and the lawful nighttime use and enjoyment of property located within it.

This zoning district shall meet the requirements of this section.

- a)** Specifically, these provisions are intended to achieve, among others, the following purposes:
  - 1)** Establish performance standards to ensure an environment free from elements that may jeopardize the health or safety of the general public, be adverse to the interest of the public convenience, comfort, prosperity or general welfare, or degrade the quality of life in the township.
  - 2)** Establish exterior lighting standards to:
    - (a)** Control the installation of exterior lighting fixtures to prevent light pollution in the forms of light trespass and glare.
    - (b)** Provide safe roadways and pleasing community vistas free from distracting and debilitating glare.
    - (c)** Protect the Perkins Observatory and scientific research conducted at the facility by reducing unnecessary exterior lighting and light pollution.



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b) Appropriate site lighting, including lights for signs, buildings and streets, shall be arranged so as to: provide safety, utility and security; control light trespass and glare on adjacent properties and public roadways; and reduce atmospheric light pollution so as to protect Perkins Observatory and its scientific research from light pollution in any form. All existing and future uses on which exterior lighting is installed or changed shall conform to the standards set forth in this section.

c) Lighting plan. A lighting plan is required for all applications submitted under Articles X, XI, XIV or XVII of this resolution, which plan shall be evaluated according to the procedure set forth in the applicable article. The lighting plan shall demonstrate compliance with the exterior lighting standards of this section and shall include the following items:

- 1) A site plan showing location of all exterior light fixtures, controllers and transformers.
- 2) Property boundaries, building location(s), parking lot layout, pedestrian paths, adjacent rights-of-way, north arrow and scale.
- 3) Specifications and drawings or photographs for all exterior light fixture types, poles, conduit and appurtenant construction.
- 4) Lamp wattage of all proposed luminaires.
- 5) Information that indicates a minimum light level of 0.5 footcandles at grade in all vehicular use areas and connecting pedestrian paths.
- 6) Cut sheets for all proposed exterior light fixtures and poles.
- 7) Point-to-point plot with light levels meeting the light uniformity ratio standards of subsection 21.12 h) 3).
- 8) Any other information and data reasonably necessary to evaluate the required lighting plan.

d) General requirements.

- 1) All exterior fixtures shall be full cut-off fixtures.
- 2) No portion of a lamp, reflector, lens, or refracting system may extend beyond the housing or shield so as to be visible from off-site or cause disabling glare.
- 3) All light fixtures shall be directed downward. Uplighting is prohibited, except for accent lighting for buildings or signs, which may be approved as part of a development plan.



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- 4) Exterior residential lights are exempt from subsections 1), 2) and 3) above when the initial lumen output does not exceed 2850 lumens (equivalent to a 150 watt incandescent a lamp).
- 5) All outdoor light poles shall be constructed of metal, fiberglass or finished wood.
- 6) All developments with ten (10) or more parking spaces are required to provide exterior lighting for all vehicular use areas including entrance and exit access drives and pedestrian paths connecting parking areas and principal buildings.
- 7) Automobile-oriented uses such as gasoline stations, automotive service stations and drive-through facilities shall install recessed ceiling fixtures in any canopy. The maximum allowable foot candle at 3.5 feet above grade under the canopy shall not exceed 35.
- 8) Except as permitted in Section 22.02 h), no exposed neon lighting, exposed neon look-alike lighting, exposed light emitting diode (LED) lighting or other exposed tube or tube-type lighting shall be permitted. This prohibition shall extend to and include, but not be limited to, all exterior signage, and signage or other accents placed in a window.
- e) Maximum height requirements.

The total height of exterior lighting fixtures shall not exceed a maximum height of twenty (20) feet measured from the finished grade established not closer than fifteen (15) feet to the lighting fixture.

- f) Extinguishment requirement. All office, business, industrial, recreational and institutional use exterior lighting (i.e., sign illumination, illumination for decorative effects, recreational facility or sports field illumination) shall be equipped with automatic timing devices and/or extinguished no later than one (1) hour after closing, with the exception of security lighting.
- g) Light pollution standards.
  - 1) Lighting required exclusively for the illumination of entrance/exit access drives and pedestrian ways from the public right-of-way shall be permitted to illuminate to the far limit of the right-of-way.
  - 2) Artificially produced light that strays beyond property boundaries shall be considered a public nuisance when intensity levels exceed the following maximum illumination levels at or beyond five (5) feet into the adjoining property:

MAXIMUM LIGHT POLLUTION ILLUMINANCES
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RECEIVING AREA CLASSIFICATION	MAXIMUM HORIZONTAL (FOOTCANDLES) AT GRADE BEYOND THE PROPERTY LINE	MAXIMUM VERTICAL (FOOTCANDLES) AT THE STRUCTURE HEIGHT
Residential	0.4	0.8
Office and Business	2.0	2.0
Industrial	2.0	2.0
Note: when two differing area classifications abut, the lower light level value shall take precedence along the common boundary		

h) Measurement

1) Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.

2) Measurements shall be taken at a height of three and one-half (3.5) feet above the ground.

3) Light uniformity ratios.

(a) For any one luminary, the light uniformity ratio shall comply with the following ratio: maximum to minimum: 10:1.

(b) The average light uniformity ratio for all luminaires located on a site shall comply with the following ratio: average to minimum: 4:1.

**A divergence is required from Section 21.12(h)(3)(b) for the light uniformity ratio of no more than 16:1 in Parcel 3.**

i) Exemptions. The following luminaires are exempt from the provisions of this section:

1) Luminaires required by the Ohio Building Code that operate only in an emergency mode.

2) Outdoor light fixtures that produce light directly from fossil fuel, such as kerosene lanterns or gas lamps.

3) Residential low-voltage lighting in residential zoning districts and holiday lighting.

4) Illuminated poles for governmental or institutional flags.



## **Orange Township Zoning Resolution – Effective May 1, 2013**

5) Lighting required by federal regulation such as, but not limited to communication towers or airports.

j) In addition to the provisions of this section, all exterior lighting fixtures shall be installed in conformity with all other applicable provisions of this resolution.

The zoning district will meet this requirement.

**SECTION 21.13 – DISPLAY OF PROPERTY ADDRESS:** Prior to occupancy each building or premises shall display its street or house number, doing so in such a manner and the number being of such a size that the same is readable from the street or road. Such street or house number may be affixed to the building, the street mailbox for the same, or otherwise displayed upon the premises. Such street or house number shall be displayed using numerals not less than three inches (3”) in height and shall otherwise be in conformance with the requirements of Article XXII of this Resolution.

The zoning district will meet this requirement.

**SECTION 21.14 – TEMPORARY USES – ZONING PERMIT APPROVAL BY ORANGE TOWNSHIP BOARD OF TRUSTEES REQUIRED:** Unless otherwise permitted by the provisions of this zoning resolution or an approved development plan, no temporary use, such as a fair, festival, holiday celebration or other temporary sales or service activity, shall be commenced until a zoning permit and certificate of compliance for the same have been issued by the zoning inspector. Issuance of the zoning permit shall only occur at the direction of the Orange Township Board of Trustees and in compliance with the procedures, requirements and limitations listed below:

This zoning district will comply with these requirements

a) Prior to commencement of the temporary use:

1) Permission shall be obtained from the appropriate township, county, state or federal agencies; and

2) Permission shall be obtained from the owner(s) of the property upon which the temporary use is proposed. The permission shall be obtained in writing and presented with the application for the zoning permit.

b) The application for a zoning permit under this section shall be filed with the zoning inspector and accompanied by two (2) site plans, together with a listing of all property owners within two hundred (200) feet of the premises on which the temporary use is planned as the same are listed on the county auditor's current tax list and such fee as prescribed by the Orange Township Board of Trustees. It must be submitted within eight (8) weeks of, but not later than four (4) weeks in advance of, the



## **Orange Township Zoning Resolution – Effective May 1, 2013**

proposed temporary use. The site plans shall contain and depict the following:

- 1) The intended ingress and egress of traffic - The design shall provide for a safe and orderly flow of vehicular and pedestrian traffic and shall not interfere with the proper functioning of adjacent public roadways.
- 2) The width of driveways and aisles and the location of any barriers - The design shall provide a safe vehicular and pedestrian traffic pattern for the anticipated attendance.
- 3) The dimensions and locations of any and all temporary buildings, structures and/or tents on the premises and the width between the same - The design shall comply with all applicable fire or building codes and provide a safe environment for attendees.
- 4) A first aid facility - The size and design shall be appropriate to the anticipated attendance.
- 5) Litter containers - The size, number and location of containers shall be appropriate to the anticipated attendance and adequate to provide for convenient litter disposal, so as to avoid litter being scattered about the premises or adjacent areas.
- 6) The location of all vendors - To the extent possible, the design shall distance the vendors generating noise or using artificial lighting from adjacent property.
- 7) The location of the office - The location shall be clearly identified and easily accessible to the public.
- 8) The location of parking facilities - The design shall provide parking for the anticipated attendance and shall provide attendees safe pedestrian access from the parking facilities to the proposed temporary use.
- 9) The location of restroom facilities - The number and location of facilities shall be adequate for the anticipated attendance and located for convenient access from all locations on the property.
- 10) The lighting plan - The lighting plan shall comply with Section 21.12 of the zoning resolution.
- 11) The sound amplification plan - The plan shall be designed to prevent sound emanating from the temporary use from being discernible beyond the bounds of the property.
- 12) The signage plan - The plan shall depict the size, dimensions, number, type and location of all signs on the premises. The signage plan shall be adequate to advise attendees of activities, services or goods



## **Orange Township Zoning Resolution – Effective May 1, 2013**

available on the premises, shall be in harmony with buildings on the Property and shall not detract from the appearance of the general neighborhood in which the premises is located. Further, the signage plan shall not constitute a traffic hazard or contribute to traffic problems through confusion with traffic control devices, interference with the field of vision of motorists using street or driveways in the area, or the creation of visual distraction for such motorists.

c) The following information shall also be provided on the site plans:

- 1) The name, address and telephone number of the property owner(s);
- 2) The name, address and telephone number of the office and of the chairman, manager or operator of the temporary use;
- 3) The address and township section number of the property upon which the temporary use is to be held;
- 4) The dates and times of operation of the temporary use; and
- 5) A written narrative completely describing the temporary use, including all features and details of its presentation.

d) All signs erected under this section shall comply with subsections a) through i) of Section 22.06 of the zoning resolution, excepting that portable signs, banners, pennants, streamers, flashing lights, string of lights, "a" frame signs, air-activated attraction devices, portable search lights with generator (to be aimed at the sky), balloons, or air filled figures may be incorporated into the temporary use.

e) The application shall be transmitted by the zoning inspector to the Orange Township Board of Trustees, who shall cause a public hearing to be held.

f) Notice of the application for a zoning permit for the temporary use and the hearing thereon shall be given to all property owners within two hundred (200) feet of the premises on which the temporary use is planned. Notice shall be given by ordinary mail. In addition thereto, one notice of said meeting shall be published in a newspaper of general circulation within the township not less than ten (10) days prior to the scheduled hearing. All notices shall be issued by the zoning secretary on behalf of the Orange Township Board of Trustees.

g) Following the public hearing, the application for a zoning permit may be approved by the Orange Township Board of Trustees, and the zoning inspector directed to issue the zoning permit, upon its determination that the application complies with the following:



## **Orange Township Zoning Resolution – Effective May 1, 2013**

- 1) That the proposed use is an approved temporary use under this section;
- 2) That the proposed use complies with this section and makes adequate provision for the public health, safety, convenience, comfort and general welfare as regards the following:
  - (a) The safe ingress and egress of traffic;
  - (b) The width of driveways and aisles and the location of any barriers;
  - (c) The dimensions and locations of any and all temporary buildings, structures and/or tents on the premises and the width between the same;
    - (d) The first aid facility;
    - (e) The litter containers;
    - (f) The location of all vendors;
    - (g) The location of the office;
    - (h) The location of parking facilities;
    - (i) The location of restroom facilities;
    - (j) The proposed lighting plan;
    - (k) The sound amplification plan; and
    - (l) The signage plan.
- 3) That the proposed temporary use will not be disruptive to residential uses in the area.
  - h) The Orange Township Board of Trustees shall make its decision within a reasonable time after the hearing. In the event the board approves the application for a zoning permit, it may impose such reasonable conditions as it deems necessary to insure that the use will be conducted in the best interest of the community.
  - i) A zoning permit issued under this section of the zoning resolution shall not be transferable and shall be subject to the following:
    - 1) It shall authorize the presentation of the temporary use for a maximum period of three (3) consecutive days, after which time it must be discontinued;



## **Orange Township Zoning Resolution – Effective May 1, 2013**

- 2) It shall also authorize the twenty-four (24) hour periods immediately prior to, and after, the presentation of the temporary use to be used, respectively, for preparing and removing the temporary use; and
- 3) No activity regarding the temporary use shall occur outside of the above stated periods and it must be totally removed from the property within the twenty-four (24) hours following its presentation.
- j) Following approval of a zoning permit by the Orange Township Board of Trustees, no temporary use shall be commenced until a certificate of compliance for the same has been issued by the zoning inspector, as provided in Section 25.05 of the zoning resolution.

### **ARTICLE XXII - SIGN AND BILLBOARD REGULATION**

**A divergence from section 22.03(c)(1): to permit a sign to be mounted to a building at most, 40-ft above finish grade. See exhibit L4.0-L4.1 for details.** Otherwise, the planned district shall comply with the standards of this article.



September 17, 2024

**Vision Development, Inc.**  
2935 Kenny Road  
Columbus, Ohio 43221

Re: **Home & High St.**  
Project No. 1094.010

Vision Development, Inc. has proposed the construction of a 13.3 acre multi-family development located southwest of the intersection of Home Rd. and High St. (U.S. 23) and in Orange Township, Delaware County , Ohio. The following is a summary of the utilities available to this proposed development:

Sanitary Sewer

A eight inch (8") sanitary sewer is existing south east of the intersection of Gooding Blvd and Daymark Dr. on the southwest corner of the project site. There is also an eight inch (8") sanitary sewer located on the northwest portion of the project site and just east of Gooding Blvd. Both sewers provide gravity sanitary sewer service to the proposed multi-family development that lies within Orange Township. The existing sanitary sewer lines will have sufficient capacity and depth to provide service to the proposed development.

Water Service

Water service will be obtained by tapping into an existing twelve inch (12") water line located along the east side of Gooding Blvd. The proposed site construction will include the extension of a six inch (6") domestic and eight inch (8") fire service line from the existing twelve inch (12") water line to the proposed development. There will be a private fire loop around the development for fire suppression.

Storm Sewer

The proposed multi-family development will direct its drainage into a proposed stormwater basin located on the northwest portion of the property. The proposed stormwater basin will provide best management practices that will comply with all Orange Township and Ohio EPA requirements through detention. The drainage for the proposed development will ultimately be directed west to an existing 36" storm line located within the limits of Gooding Blvd.

Sincerely,  
E. P. FERRIS & ASSOCIATES, INC.



Christopher Post, PE  
Project Manager





# Delaware County

## Regional Sewer District

Director/Sanitary Engineer  
Tiffany M. Maag, P.E.

March 20, 2024

Christopher L. Post, P.E.  
E.P. Ferris & Associates, Inc.  
2130 Quarry Trails Drive, 2<sup>nd</sup> Floor  
Columbus, OH 43228

sent via email: [cpost@epferris.com](mailto:cpost@epferris.com)

Re: **Serviceability Request**  
Home & High St  
Parcel: 31823002001003

Dear Mr. Post:

Pursuant to your request for a sanitary sewer service letter for the aforementioned parcels, we offer the following conditional sanitary sewer availability:

### **Availability**

The Delaware County Sanitary Engineer's Office can confirm that public sanitary sewer is available to serve the above referenced parcel provided that the development obtain sanitary service via the existing 8" sanitary sewer on the western side of the property.

### **Capacity**

Capacity is available to serve the proposed development. Capacity for the proposed development is **not reserved** until such time that all the requirements for the sewer extension or commercial tap permit have been fulfilled. Sewer capacity is dynamic and subject to decrease pending ongoing development.

If you should have any questions or concerns about this correspondence, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Thiel".

Kelly Thiel  
Staff Engineer III





An **AEP** Company

BOUNDLESS ENERGY™

2/28/24

**Christopher L. Post, P.E.**  
**E.P. Ferris & Associates, Inc.**  
**2310 Quarry Trails Dr, 2<sup>nd</sup> Floor**  
**Columbus, OH 43228**  
**Cpost@epferris.com**  
**(567) 644-9672**

**RE: AEP Ohio Electric Service for Commercial and Residential Development  
(P.I.D.31823002001003)**

Dear Chris,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located on the southwest corner of **Home Rd and Columbus Pike in Delaware, OH.**

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

*A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than \$1,000,000 in total project costs and/or requesting over 10MW.*

If you should have any questions regarding the electric service at this location, please feel free to contact me at (614) 883-7963 or [eschaas@aep.com](mailto:eschaas@aep.com). To initiate the construction and service process please call **888-710-4237**.

Sincerely,

*Erik Schaas*

**Erik M. Schaas**  
**Customer Design Supervisor**  
**AEP Ohio**



## Chris Post

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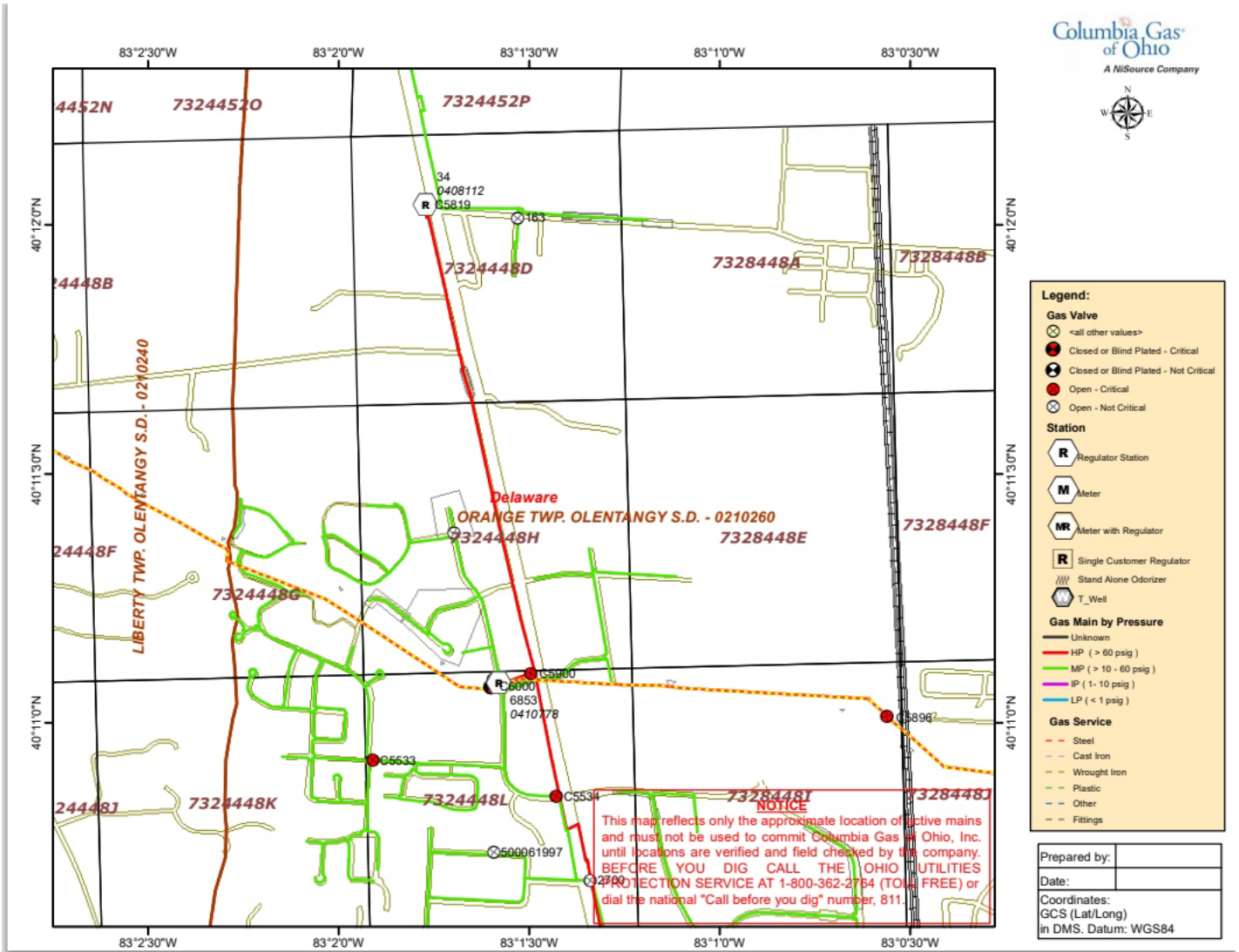
**From:** Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>  
**Sent:** Wednesday, March 20, 2024 11:15 AM  
**To:** Chris Post  
**Subject:** RE: Home Road & S.R. 23 - Proposed Development  
**Attachments:** Residential Subdivision Load Form.pdf

We no longer sent out will serve letters unless we have been able to run an engineering project. To do this, I will need this load form filled out. Another option is I have provided a gas plot showing our Medium Pressure System. We will need to extend the MP main into the development. The red line means High Pressure and we cannot extend that line into a residential development.

When final plans have been submitted, I can work with my engineering team on design and to see if any up front cost needs paid by customer. The mainline would need extended into the development. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary





**Todd Schwarz**  
**Project Manager**  
**Columbia Gas of Ohio**  
**614-506-7023**

**From:** Gibson \ Donyel \ T <DGibson@nisource.com>  
**Sent:** Wednesday, March 20, 2024 10:32 AM  
**To:** Chris Post <cpost@epferris.com>  
**Cc:** Schwarz \ Todd \ Patrick <TSchwarz@nisource.com>  
**Subject:** FW: Home Road & S.R. 23 - Proposed Development

Chris,

Unfortunately I do not handle this area. I have copied Todd Schwarz on this email. Todd will be able to assist you.

Thank you,  
 Donyel Gibson | Columbia Gas of Ohio | Sr Project Manager New Business  
 290 W Nationwide Bv, Columbus, OH 43215 | 614-623-2644  
 Email: [dgibson@nisource.com](mailto:dgibson@nisource.com)



*Officers*

**PAMALA L. HAWK**  
*President*  
**PERRY K. TUDOR**  
*Vice President*  
**ROBERT W. JENKINS**  
*Secretary*  
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**GLENN MARZLUF**  
*General Manager/CEO*  
**BRIAN COGHLAN**  
*Chief Operating Officer*



**6658 OLENTANGY RIVER ROAD**  
**DELAWARE, OHIO 43015**  
**www.delcowater.org**  
Phone (740) 548-7746 • (800) 521-6779

*Directors*

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**DAVID A. BENDER**  
  
**DOUGLAS D. DAWSON**  
  
**TIMOTHY D. MCNAMARA**  
  
**MICHAEL (NICK) D. SHEETS**

March 14, 2024

Chris Post:

Via Email: [cpost@epferris.com](mailto:cpost@epferris.com)

Dear Mr. Post:

Please know that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: Commercial, Parcel 318-230-020-010-03  
Location: Columbus Pike  
Land Size: ±25.48 acres

This site can be served from an existing 12-inch water main on Gooding Blvd.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,  
DEL-CO WATER COMPANY, INC.

A handwritten signature in blue ink, appearing to read "Darrell Miller".

Darrell S. Miller, P.E.  
Capital Projects Manager



P.O. Box 2553  
Columbus, Ohio 43216  
Tel. (614) 481-5263  
Fax (614) 255-6428



May 24, 2024

Christopher Post  
EP Ferris & Associates, Inc.  
2130 Quarry Trails Dr, 2<sup>nd</sup> Floor  
Columbus, OH 43228

RE: Home Rd between US23 and Gooding Blvd

Dear Mr. Post:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the proposed Home Rd between US23 and Gooding Blvd. OH project.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss this project with you.

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich".

Kevin D. Rich  
Construction Manager  
kevin.rich1@charter.com





# Orange Township Fire Department Fire Prevention Bureau

---

Date: March 18, 2024

To: Christopher L. Post PE  
E.P. Ferris & Associates, Inc  
2130 Quarry Trails Drive 2nd Floor  
Columbus, Ohio 4228

Referenced Project Name: Courtyards at Clear Creek

Location of Project: Home & State Route 23 Intersection (Southwest of the intersection)

Orange Township Fire Department can provide service to the proposed site listed above.

Please remember that our review is only of the conceptual layout for zoning purpose, and formal approval of the purposed development shall comply with the Orange Township Specific Provisions related to the 2017 Ohio Fire Code. Plans will need to be submitted for approval of this project.

A handwritten signature in blue ink, appearing to read "Michael J. Clark".

---

Michael J. Clark - Lieutenant of Fire Prevention





Waste & Recycling Services

1191 Fields Avenue, Columbus, OH 43201  
Phone (800) 828.8171 Fax (614) 421.2797



Christopher L. Post PE

Project Manager

E.P. Ferris & Associates, Inc.

Home & High Street Concept Plan

For nearly a century, the Rumpke Family has operated one of the nation's largest waste and recycling companies providing residential and commercial trash and recycling services to Ohio, Kentucky, Indiana, West Virginia and Illinois. Keeping your hometown clean is our job. Innovation to preserve the planet is our mission.

Rumpke of Ohio, Inc is ready and able to provide trash and recycling services to the Home & High Street Concept Plan. Whether you choose Cart service for the 220 apartments / condos or FL service for the complex we can handle. MSW only or MSW and Co-Mix Recycling is not a problem, we do both in this area.

We will have to check as a home might fall into the Orange County Municipal Plan.

I will be happy to meet on site or via teams to discuss options (container size, service frequency) to best fit this sites needs.

Thank You

Scott Karlquist

New Business Sales Representative

---



## Memorandum of Understanding

**To:** William Ferguson III, PE, Delaware County Engineer's Office  
Mike Love, PE, Delaware County Engineer's Office

**Cc:** Pete LaRose, Vision Development  
Scott Morgan, Vision Development  
Chris Post, PE, E. P. Ferris  
Chris Lescody, PE, E.P. Ferris

**From:** David L. Samuelson, PE, E.P. Ferris & Associates, Inc.  
[dsamuelson@epferris.com](mailto:dsamuelson@epferris.com)

**Date:** September 5, 2024

**Re:** Traffic Impact Study Scope  
US 23 and Home Development, Southwest corner of US 23 and Home Road  
Orange Township, Delaware County, Ohio

-Since the commercial area is not part of this study, remove proposed commercial drives from the site plan  
-provide documentation that the right-in on US23 has been approved by ODOT

### Attachments

---

This scope of work has been updated from an earlier MOU dated February 27, 2024. See attached site plan. Future retail north of the residential is not proposed at this time and will be evaluated separately in the future.

#### 1. Study Area

Intersections to be studied include:

- Gooding Boulevard and Home Road
- Gooding Boulevard and Site Drive 1
- Gooding Boulevard and Site Drive 2 at Daymark Drive (full access, stop controlled)

No site drive is proposed along US 23 or along Home Road.

← site plan shows site drive on US23

#### 2. Opening and Design Year, Peak Hours

The study will analyze No Build (existing volumes with background growth rate applied) and Build (No Build plus site traffic) for the Opening Year (2025) and Opening Year +20 (2045). The weekday AM and PM peak hours will be analyzed.

#### 3. Field Data Collection

Turning movement counts was collected on an average weekday for Home Road at Gooding Boulevard and Gooding Boulevard at Corduroy Road from 7-9 AM and 3-6 PM on an average weekday. School was in session. See attached.

#### 4. Traffic Growth Rate

Annual linear growth rates will be used to project traffic volumes to future years and will be requested from MORPC.



**5. Trip Generation and Development Phasing**

Site trips are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, and summarized as follows. See also the attached spreadsheets. Analysis of the site is Opening Day 2025 Opening Day + 20 (2045).

Land Use	Size	Weekday AM Peak		Weekday PM Peak		Weekday	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>Land Use Code 220 – Multifamily Housing (Low-Rise)– Not Close to Rail or Transit</b>	220 d.u.	22	69	73	42	743	743

**6. Trip Distribution**

Global distribution of site trips will follow existing traffic flows. Traffic turning to and from Daymark Drive opposite Site Drive 2 will be estimated from a combination of traffic data collected to the north and south, and the use of ITE Trip Generation assumptions of traffic entering and exiting the existing subdivision on the west side of Gooding Boulevard.

**7. Analysis**

- a. Since turn lanes are present at all proposed drives and existing intersections, no turn lane warrants will be conducted. Build turn lane lengths will be calculated to determine if existing lengths are exceeded.
- b. Synchro 11 software will be used for unsignalized capacity analysis at the study intersection and site drives. Level of Service “C” or better will be the benchmark for acceptable operation.
- c. No crash analysis will be performed.
- d. Sight distance exhibits will be provided at the site drives.
- e. Report content will summarize the analysis and recommendations, if any.

Please confirm your acceptance of this MOU with your signature below.

Sincerely,

**E. P. FERRIS & ASSOCIATES, INC.**



David L. Samuelson, PE  
Senior Traffic Engineer

---

**Authorized Signature**

Date

---

**Printed Name**

Title

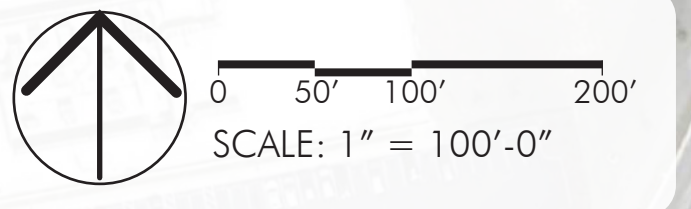


SITE DATA	
TOTAL AC: (EXCLUSIVE OF R.O.W)	±23.06 AC
MULTI-FAMILY	±13.28 AC
COMMERCIAL	±9.78 AC
ZONED	PC
TOTAL PROPOSED UNITS	220



**\*SITE PLAN IS CONCEPTUAL IN NATURE AND FOR DEMONSTRATION OF DESIGN INTENT DURING ZONING ENTITLEMENT APPROVAL. FINAL SITE PLAN WILL BE APPROVED DURING FINAL DEVELOPMENT PLAN PROCESS**

Verify with ODOT







E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Home  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 1

### Turning Movement Data

Start Time	Home Rd Westbound				Gooding Blvd Northbound				Home Rd Eastbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:00 AM	86	12	0	98	5	3	0	8	8	106	0	114	220
7:15 AM	97	10	0	107	5	4	0	9	11	103	0	114	230
7:30 AM	75	9	0	84	11	5	0	16	13	147	0	160	260
7:45 AM	94	11	0	105	8	2	0	10	7	193	0	200	315
Hourly Total	352	42	0	394	29	14	0	43	39	549	0	588	1025
8:00 AM	91	17	0	108	7	5	0	12	10	120	0	130	250
8:15 AM	73	8	0	81	7	3	0	10	13	130	0	143	234
8:30 AM	72	13	0	85	8	5	0	13	7	103	0	110	208
8:45 AM	86	12	0	98	11	8	0	19	3	97	0	100	217
Hourly Total	322	50	0	372	33	21	0	54	33	450	0	483	909
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	108	19	0	127	6	7	0	13	1	89	0	90	230
3:15 PM	99	11	0	110	15	6	0	21	10	89	0	99	230
3:30 PM	105	11	0	116	12	6	0	18	11	116	0	127	261
3:45 PM	122	15	0	137	17	7	0	24	10	90	0	100	261
Hourly Total	434	56	0	490	50	26	0	76	32	384	0	416	982
4:00 PM	132	13	0	145	5	8	0	13	11	108	0	119	277
4:15 PM	112	12	0	124	3	11	0	14	11	109	0	120	258
4:30 PM	168	16	0	184	6	16	0	22	11	117	0	128	334
4:45 PM	158	10	0	168	6	20	0	26	16	94	0	110	304
Hourly Total	570	51	0	621	20	55	0	75	49	428	0	477	1173
5:00 PM	212	11	2	225	9	19	0	28	10	135	0	145	398
5:15 PM	209	11	0	220	3	17	0	20	8	137	0	145	385
5:30 PM	195	13	0	208	6	17	0	23	10	127	0	137	368
5:45 PM	194	13	0	207	3	13	0	16	6	130	0	136	359
Hourly Total	810	48	2	860	21	66	0	87	34	529	0	563	1510
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	2488	247	2	2737	153	182	0	335	187	2340	0	2527	5599
Approach %	90.9	9.0	0.1	-	45.7	54.3	0.0	-	7.4	92.6	0.0	-	-
Total %	44.4	4.4	0.0	48.9	2.7	3.3	0.0	6.0	3.3	41.8	0.0	45.1	-
Lights	2414	244	2	2660	152	178	0	330	182	2293	0	2475	5465
% Lights	97.0	98.8	100.0	97.2	99.3	97.8	-	98.5	97.3	98.0	-	97.9	97.6
Buses	31	3	0	34	1	3	0	4	4	14	0	18	56
% Buses	1.2	1.2	0.0	1.2	0.7	1.6	-	1.2	2.1	0.6	-	0.7	1.0



Trucks	43	0	0	43	0	1	0	1	1	33	0	34	78
% Trucks	1.7	0.0	0.0	1.6	0.0	0.5	-	0.3	0.5	1.4	-	1.3	1.4









E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Home  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 4

### Turning Movement Peak Hour Data (7:30 AM)

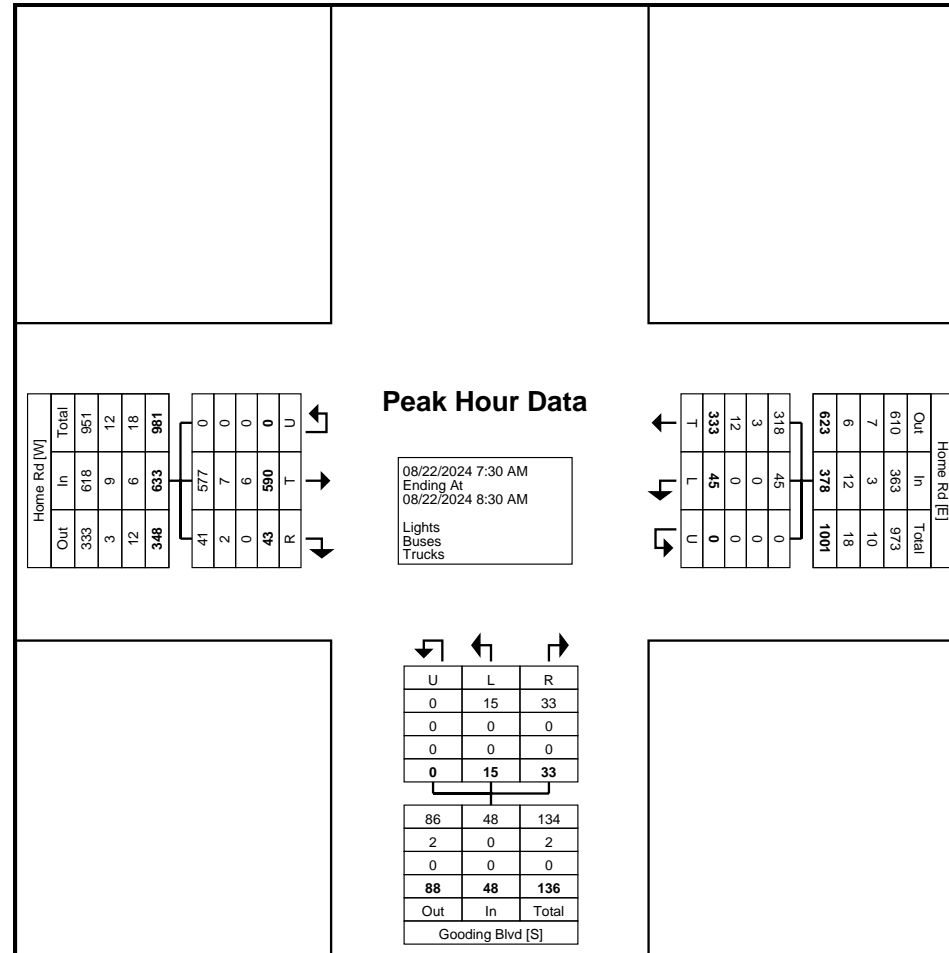
Start Time	Home Rd Westbound				Gooding Blvd Northbound				Home Rd Eastbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:30 AM	75	9	0	84	11	5	0	16	13	147	0	160	260
7:45 AM	94	11	0	105	8	2	0	10	7	193	0	200	315
8:00 AM	91	17	0	108	7	5	0	12	10	120	0	130	250
8:15 AM	73	8	0	81	7	3	0	10	13	130	0	143	234
Total	333	45	0	378	33	15	0	48	43	590	0	633	1059
Approach %	88.1	11.9	0.0	-	68.8	31.3	0.0	-	6.8	93.2	0.0	-	-
Total %	31.4	4.2	0.0	35.7	3.1	1.4	0.0	4.5	4.1	55.7	0.0	59.8	-
PHF	0.886	0.662	0.000	0.875	0.750	0.750	0.000	0.750	0.827	0.764	0.000	0.791	0.840
Lights	318	45	0	363	33	15	0	48	41	577	0	618	1029
% Lights	95.5	100.0	-	96.0	100.0	100.0	-	100.0	95.3	97.8	-	97.6	97.2
Buses	3	0	0	3	0	0	0	0	2	7	0	9	12
% Buses	0.9	0.0	-	0.8	0.0	0.0	-	0.0	4.7	1.2	-	1.4	1.1
Trucks	12	0	0	12	0	0	0	0	0	6	0	6	18
% Trucks	3.6	0.0	-	3.2	0.0	0.0	-	0.0	0.0	1.0	-	0.9	1.7





E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Home  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 5



Turning Movement Peak Hour Data Plot (7:30 AM)





E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Home  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 6

### Turning Movement Peak Hour Data (5:00 PM)

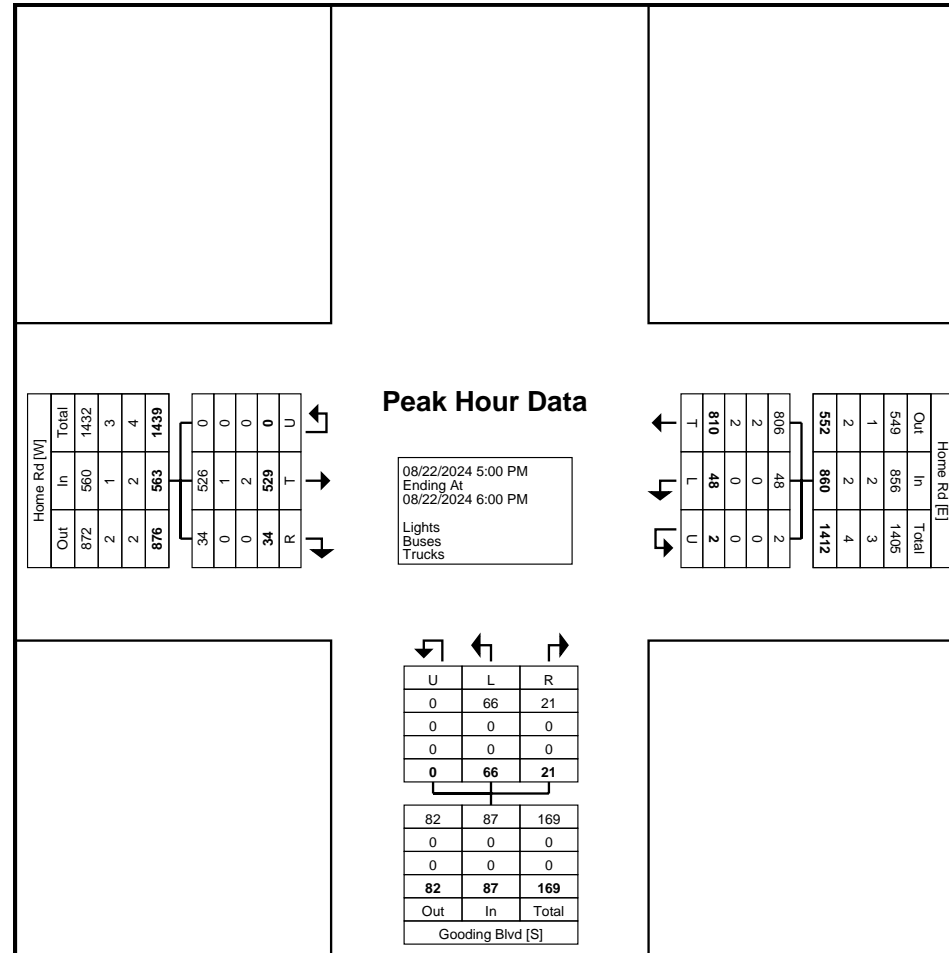
Start Time	Home Rd Westbound				Gooding Blvd Northbound				Home Rd Eastbound			Int. Total	
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn		App. Total
5:00 PM	212	11	2	225	9	19	0	28	10	135	0	145	398
5:15 PM	209	11	0	220	3	17	0	20	8	137	0	145	385
5:30 PM	195	13	0	208	6	17	0	23	10	127	0	137	368
5:45 PM	194	13	0	207	3	13	0	16	6	130	0	136	359
Total	810	48	2	860	21	66	0	87	34	529	0	563	1510
Approach %	94.2	5.6	0.2	-	24.1	75.9	0.0	-	6.0	94.0	0.0	-	-
Total %	53.6	3.2	0.1	57.0	1.4	4.4	0.0	5.8	2.3	35.0	0.0	37.3	-
PHF	0.955	0.923	0.250	0.956	0.583	0.868	0.000	0.777	0.850	0.965	0.000	0.971	0.948
Lights	806	48	2	856	21	66	0	87	34	526	0	560	1503
% Lights	99.5	100.0	100.0	99.5	100.0	100.0	-	100.0	100.0	99.4	-	99.5	99.5
Buses	2	0	0	2	0	0	0	0	0	1	0	1	3
% Buses	0.2	0.0	0.0	0.2	0.0	0.0	-	0.0	0.0	0.2	-	0.2	0.2
Trucks	2	0	0	2	0	0	0	0	0	2	0	2	4
% Trucks	0.2	0.0	0.0	0.2	0.0	0.0	-	0.0	0.0	0.4	-	0.4	0.3





E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Home  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 7



Turning Movement Peak Hour Data Plot (5:00 PM)





E.P. Ferris & Associates, Inc.  
 2130 Quarry Trails Drive, 2nd Floor  
 Columbus, Ohio, United States 43228  
 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Corduroy  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 1

### Turning Movement Data

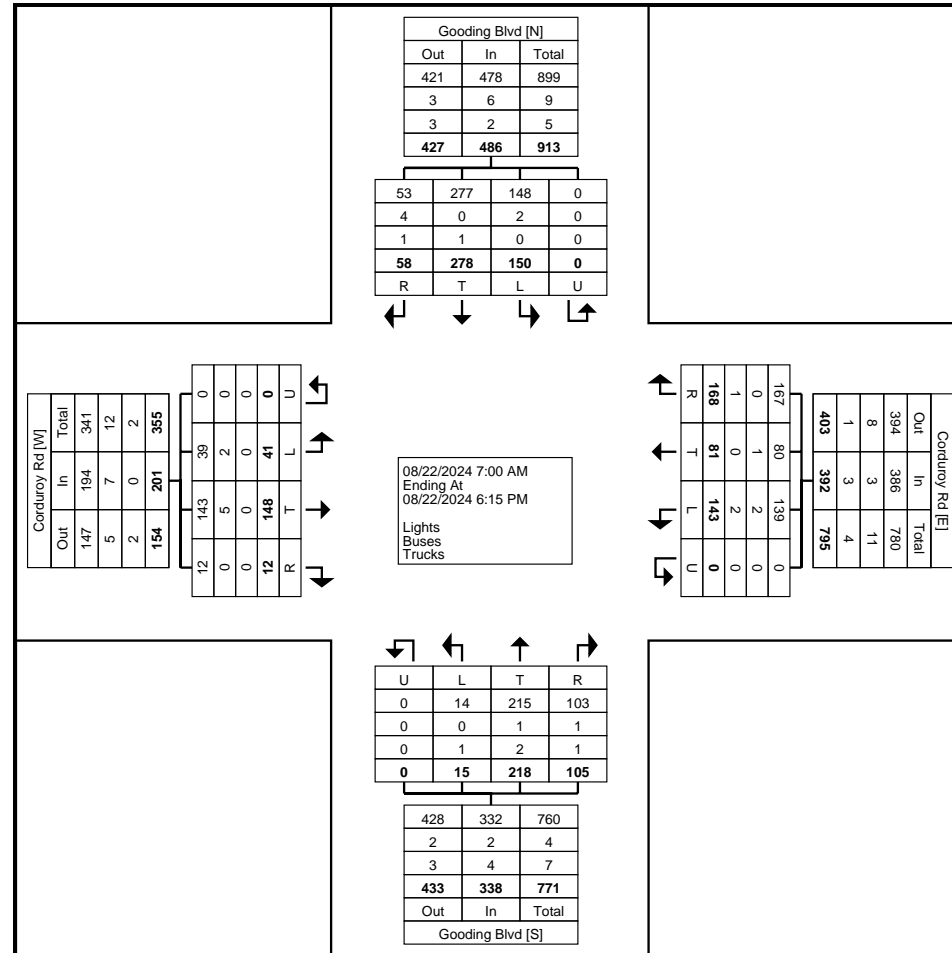
Start Time	Gooding Blvd Southbound					Corduroy Rd Westbound					Gooding Blvd Northbound					Corduroy Rd Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:00 AM	5	7	4	0	16	4	3	6	0	13	3	3	0	0	6	1	14	0	0	15	50
7:15 AM	2	17	9	0	28	5	4	9	0	18	5	3	1	0	9	0	8	3	0	11	66
7:30 AM	2	22	5	0	29	5	1	11	0	17	3	6	0	0	9	0	9	2	0	11	66
7:45 AM	1	16	9	0	26	5	2	7	0	14	9	4	0	0	13	1	18	4	0	23	76
Hourly Total	10	62	27	0	99	19	10	33	0	62	20	16	1	0	37	2	49	9	0	60	258
8:00 AM	1	16	5	0	22	5	4	10	0	19	5	6	0	0	11	0	5	2	0	7	59
8:15 AM	1	15	7	0	23	5	1	5	0	11	3	5	1	0	9	2	4	1	0	7	50
8:30 AM	3	9	10	0	22	3	1	3	0	7	7	6	3	0	16	2	7	3	0	12	57
8:45 AM	2	9	2	0	13	5	1	9	0	15	13	7	1	0	21	0	13	2	0	15	64
Hourly Total	7	49	24	0	80	18	7	27	0	52	28	24	5	0	57	4	29	8	0	41	230
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	2	15	11	0	28	9	7	5	0	21	3	15	1	0	19	0	4	3	0	7	75
3:15 PM	6	9	4	0	19	16	2	3	0	21	3	13	0	0	16	0	6	1	0	7	63
3:30 PM	3	7	6	0	16	4	1	6	0	11	8	12	0	0	20	0	7	0	0	7	54
3:45 PM	5	16	9	0	30	10	8	7	0	25	3	11	1	0	15	0	8	2	0	10	80
Hourly Total	16	47	30	0	93	39	18	21	0	78	17	51	2	0	70	0	25	6	0	31	272
4:00 PM	7	15	7	0	29	9	9	8	0	26	7	10	1	0	18	1	5	0	0	6	79
4:15 PM	2	16	11	0	29	11	4	4	0	19	8	17	1	0	26	0	3	1	0	4	78
4:30 PM	3	16	5	0	24	10	1	1	0	12	6	18	0	0	24	1	7	6	0	14	74
4:45 PM	2	21	6	0	29	17	7	13	0	37	5	19	1	0	25	1	1	1	0	3	94
Hourly Total	14	68	29	0	111	47	21	26	0	94	26	64	3	0	93	3	16	8	0	27	325
5:00 PM	3	12	11	0	26	10	7	14	0	31	7	20	1	0	28	1	3	2	0	6	91
5:15 PM	3	13	10	0	26	9	6	11	0	26	4	16	2	0	22	1	9	1	0	11	85
5:30 PM	3	13	7	0	23	13	7	7	0	27	2	13	1	0	16	1	10	3	0	14	80
5:45 PM	2	14	12	0	28	13	5	4	0	22	1	14	0	0	15	0	7	4	0	11	76
Hourly Total	11	52	40	0	103	45	25	36	0	106	14	63	4	0	81	3	29	10	0	42	332
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	58	278	150	0	486	168	81	143	0	392	105	218	15	0	338	12	148	41	0	201	1417
Approach %	11.9	57.2	30.9	0.0	-	42.9	20.7	36.5	0.0	-	31.1	64.5	4.4	0.0	-	6.0	73.6	20.4	0.0	-	-
Total %	4.1	19.6	10.6	0.0	34.3	11.9	5.7	10.1	0.0	27.7	7.4	15.4	1.1	0.0	23.9	0.8	10.4	2.9	0.0	14.2	-
Lights	53	277	148	0	478	167	80	139	0	386	103	215	14	0	332	12	143	39	0	194	1390
% Lights	91.4	99.6	98.7	-	98.4	99.4	98.8	97.2	-	98.5	98.1	98.6	93.3	-	98.2	100.0	96.6	95.1	-	96.5	98.1
Buses	4	0	2	0	6	0	1	2	0	3	1	1	0	0	2	0	5	2	0	7	18
% Buses	6.9	0.0	1.3	-	1.2	0.0	1.2	1.4	-	0.8	1.0	0.5	0.0	-	0.6	0.0	3.4	4.9	-	3.5	1.3
Trucks	1	1	0	0	2	1	0	2	0	3	1	2	1	0	4	0	0	0	0	0	9
% Trucks	1.7	0.4	0.0	-	0.4	0.6	0.0	1.4	-	0.8	1.0	0.9	6.7	-	1.2	0.0	0.0	0.0	-	0.0	0.6





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 614-299-2999 wsiegel@epferris.com

Count Name: Gooding at Corduroy  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 2



Turning Movement Data Plot





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Count Name: Gooding at Corduroy  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 3

### Turning Movement Peak Hour Data (7:15 AM)

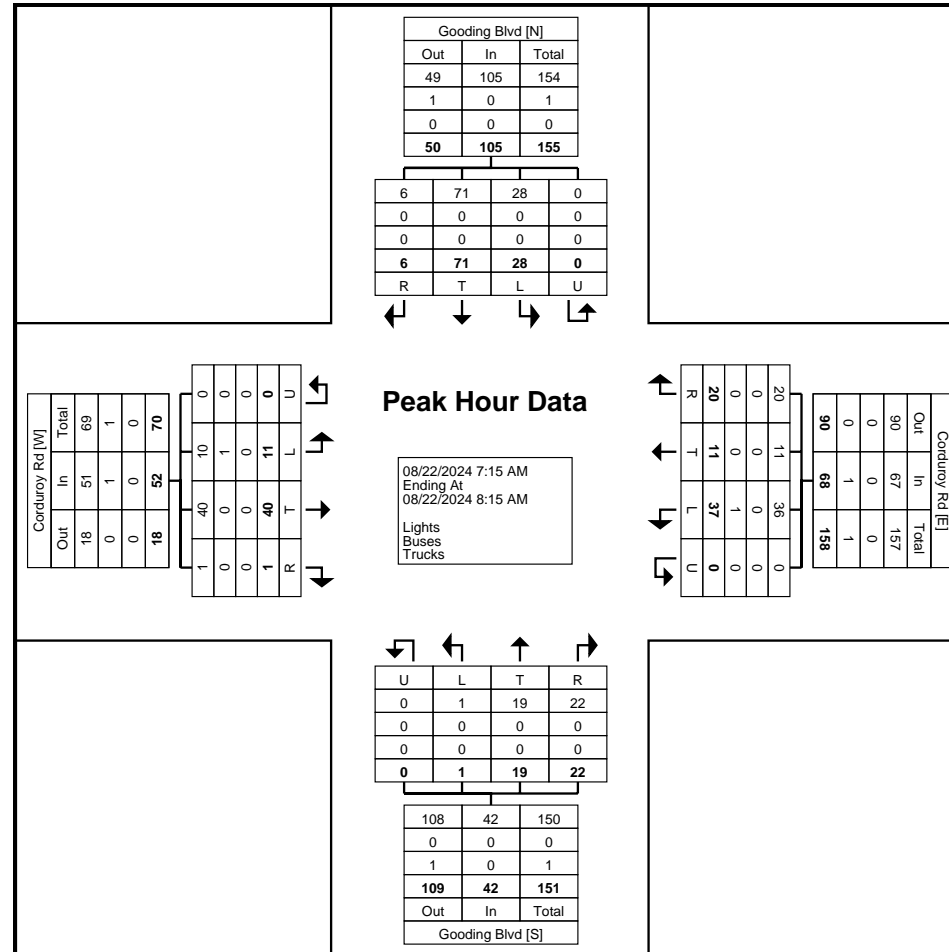
Start Time	Gooding Blvd Southbound					Corduroy Rd Westbound					Gooding Blvd Northbound					Corduroy Rd Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:15 AM	2	17	9	0	28	5	4	9	0	18	5	3	1	0	9	0	8	3	0	11	66
7:30 AM	2	22	5	0	29	5	1	11	0	17	3	6	0	0	9	0	9	2	0	11	66
7:45 AM	1	16	9	0	26	5	2	7	0	14	9	4	0	0	13	1	18	4	0	23	76
8:00 AM	1	16	5	0	22	5	4	10	0	19	5	6	0	0	11	0	5	2	0	7	59
Total	6	71	28	0	105	20	11	37	0	68	22	19	1	0	42	1	40	11	0	52	267
Approach %	5.7	67.6	26.7	0.0	-	29.4	16.2	54.4	0.0	-	52.4	45.2	2.4	0.0	-	1.9	76.9	21.2	0.0	-	-
Total %	2.2	26.6	10.5	0.0	39.3	7.5	4.1	13.9	0.0	25.5	8.2	7.1	0.4	0.0	15.7	0.4	15.0	4.1	0.0	19.5	-
PHF	0.750	0.807	0.778	0.000	0.905	1.000	0.688	0.841	0.000	0.895	0.611	0.792	0.250	0.000	0.808	0.250	0.556	0.688	0.000	0.565	0.878
Lights	6	71	28	0	105	20	11	36	0	67	22	19	1	0	42	1	40	10	0	51	265
% Lights	100.0	100.0	100.0	-	100.0	100.0	100.0	97.3	-	98.5	100.0	100.0	100.0	-	100.0	100.0	100.0	90.9	-	98.1	99.3
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
% Buses	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	9.1	-	1.9	0.4
Trucks	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
% Trucks	0.0	0.0	0.0	-	0.0	0.0	0.0	2.7	-	1.5	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.4





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Count Name: Gooding at Corduroy  
 Site Code:  
 Start Date: 08/22/2024  
 Page No: 4



Turning Movement Peak Hour Data Plot (7:15 AM)





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Count Name: Gooding at Corduroy  
Site Code:  
Start Date: 08/22/2024  
Page No: 5

### Turning Movement Peak Hour Data (4:45 PM)

Start Time	Gooding Blvd Southbound					Corduroy Rd Westbound					Gooding Blvd Northbound					Corduroy Rd Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:45 PM	2	21	6	0	29	17	7	13	0	37	5	19	1	0	25	1	1	1	0	3	94
5:00 PM	3	12	11	0	26	10	7	14	0	31	7	20	1	0	28	1	3	2	0	6	91
5:15 PM	3	13	10	0	26	9	6	11	0	26	4	16	2	0	22	1	9	1	0	11	85
5:30 PM	3	13	7	0	23	13	7	7	0	27	2	13	1	0	16	1	10	3	0	14	80
Total	11	59	34	0	104	49	27	45	0	121	18	68	5	0	91	4	23	7	0	34	350
Approach %	10.6	56.7	32.7	0.0	-	40.5	22.3	37.2	0.0	-	19.8	74.7	5.5	0.0	-	11.8	67.6	20.6	0.0	-	-
Total %	3.1	16.9	9.7	0.0	29.7	14.0	7.7	12.9	0.0	34.6	5.1	19.4	1.4	0.0	26.0	1.1	6.6	2.0	0.0	9.7	-
PHF	0.917	0.702	0.773	0.000	0.897	0.721	0.964	0.804	0.000	0.818	0.643	0.850	0.625	0.000	0.813	1.000	0.575	0.583	0.000	0.607	0.931
Lights	11	59	34	0	104	49	27	45	0	121	18	68	5	0	91	4	23	7	0	34	350
% Lights	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0







# Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

**DATA SOURCE:**  
Trip Generation Manual, 11th Ed

**SEARCH BY LAND USE CODE:**  
220

**LAND USE GROUP:**  
(200-299) Residential

**LAND USE :**  
220 - Multifamily Housing (Low-Rise)

**LAND USE SUBCATEGORY:**  
Not Close to Rail Transit

**SETTING/LOCATION:**  
General Urban/Suburban

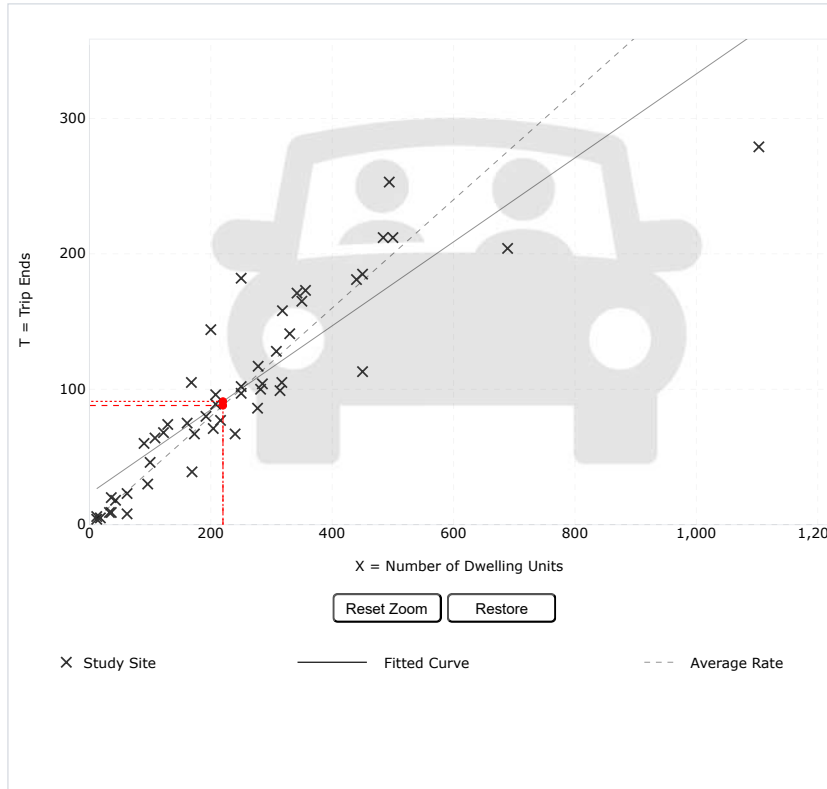
**INDEPENDENT VARIABLE (IV):**  
Dwelling Units

**TIME PERIOD:**  
Weekday, Peak Hour of Adjacent Street Traffic

**TRIP TYPE:**  
Vehicle

**ENTER IV VALUE TO CALCULATE TRIPS:**  
220 Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In. Hover the mouse pointer on data points to view X and T values.

### DATA STATISTICS

**Land Use:**  
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

**Independent Variable:**  
Dwelling Units

**Time Period:**  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 7 and 9 a.m.

**Setting/Location:**  
General Urban/Suburban

**Trip Type:**  
Vehicle

**Number of Studies:**  
49

**Avg. Num. of Dwelling Units:**  
249

**Average Rate:**  
0.40

**Range of Rates:**  
0.13 - 0.73

**Standard Deviation:**  
0.12

**Fitted Curve Equation:**  
 $T = 0.31(X) + 22.85$

**R<sup>2</sup>:**  
0.79

**Directional Distribution:**  
24% entering, 76% exiting

**Calculated Trip Ends:**  
Average Rate: 88 (Total), 21 (Entry), 67 (Exit)  
Fitted Curve: 91 (Total), 22 (Entry), 69 (Exit)

Add-ons to do more

OTISS Pro





# Graph Look Up



ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query Filter

**DATA SOURCE:**

Trip Generation Manual, 11th Ed

**SEARCH BY LAND USE CODE:**

220

**LAND USE GROUP:**

(200-299) Residential

**LAND USE :**

220 - Multifamily Housing (Low-Rise)

**LAND USE SUBCATEGORY:**

Not Close to Rail Transit

**SETTING/LOCATION:**

General Urban/Suburban

**INDEPENDENT VARIABLE (IV):**

Dwelling Units

**TIME PERIOD:**

Weekday, Peak Hour of Adjacent Street Traffic

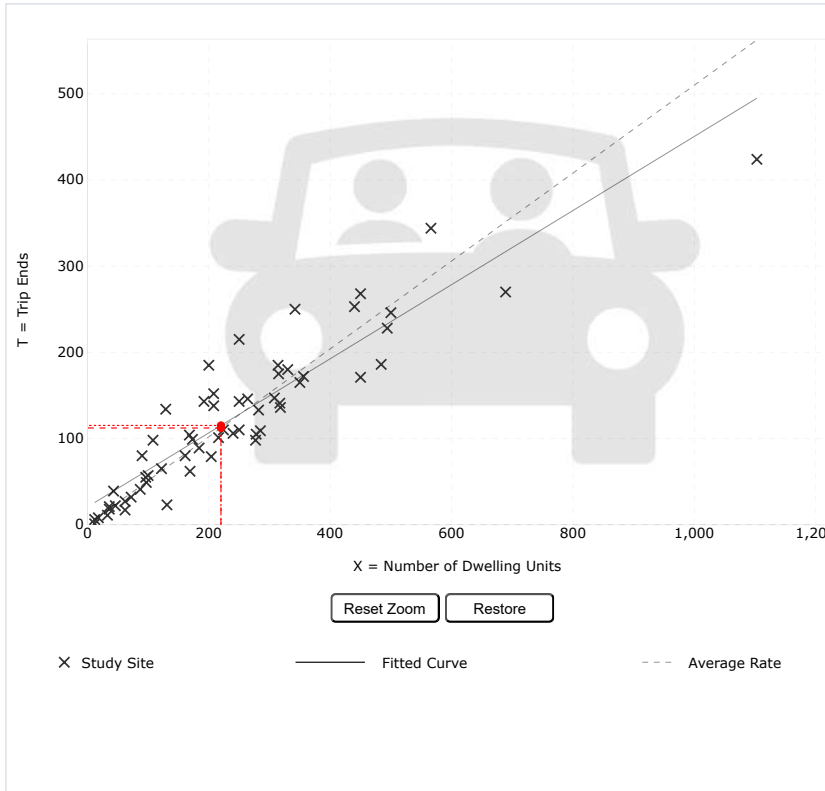
**TRIP TYPE:**

Vehicle

**ENTER IV VALUE TO CALCULATE TRIPS:**

220 Calculate

### Data Plot and Equation



#### DATA STATISTICS

**Land Use:**  
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

**Independent Variable:**  
Dwelling Units

**Time Period:**  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 4 and 6 p.m.

**Setting/Location:**  
General Urban/Suburban

**Trip Type:**  
Vehicle

**Number of Studies:**  
59

**Avg. Num. of Dwelling Units:**  
241

**Average Rate:**  
0.51

**Range of Rates:**  
0.08 - 1.04

**Standard Deviation:**  
0.15

**Fitted Curve Equation:**  
 $T = 0.43(X) + 20.55$

**R<sup>2</sup>:**  
0.84

**Directional Distribution:**  
63% entering, 37% exiting

**Calculated Trip Ends:**  
Average Rate: 112 (Total), 71 (Entry), 41 (Exit)  
Fitted Curve: 115 (Total), 73 (Entry), 42 (Exit)

Add-ons to do more

OTISS Pro



Query Filter

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
220

LAND USE GROUP:  
(200-299) Residential

LAND USE:  
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:  
Not Close to Rail Transit

SETTING/LOCATION:  
General Urban/Suburban

INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
220 Calculate

### Data Plot and Equation

**DATA STATISTICS**

**Land Use:**  
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

**Independent Variable:**  
Dwelling Units

**Time Period:**  
Weekday

**Setting/Location:**  
General Urban/Suburban

**Trip Type:**  
Vehicle

**Number of Studies:**  
22

**Avg. Num. of Dwelling Units:**  
229

**Average Rate:**  
6.74

**Range of Rates:**  
2.46 - 12.50

**Standard Deviation:**  
1.79

**Fitted Curve Equation:**  
 $T = 6.41(X) + 75.31$

**R<sup>2</sup>:**  
0.86

**Directional Distribution:**  
50% entering, 50% exiting

**Calculated Trip Ends:**  
Average Rate: 1483 (Total), 741 (Entry), 742 (Exit)  
Fitted Curve: 1486 (Total), 743 (Entry), 743 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.