



ORDINANCE 2024-14

AN ORDINANCE APPROVING AN AMENDMENT TO AN APPROVED DEVELOPMENT PLAN WITH ALL ASSOCIATED SITE IMPROVEMENTS FOR AN ± 2,700 SF EXPANSION TO A DAYCARE FACILITY AT 419 WEST OLENTANGY STREET, ON THE SOUTH SIDE OF WEST OLENTANGY STREET, EAST OF SAWMILL PARKWAY FOR A SITE ZONED PC – PLANNED COMMERCIAL DISTRICT AND THE APPLICANT IS BURKHOLD RE, LLC, REBECCA BURKHOLDER, C/O SANDS DECKER, SCOTT SANDS, P.E.

WHEREAS, at the April 10, 2024 meeting, the Planning and Zoning Commission of the City of Powell recommended approval of this proposal to City Council with two deviations, to allow required parking lots islands to be eliminated in lieu of additional parking spaces for the business and to permit a 6-foot tall fence around the playground area; and

WHEREAS, the Amendment to the Final Development Plan has been submitted to Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Final Development Plan is in the best interest of the residents of the City of Powell.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, AND STATE OF OHIO, AS FOLLOWS:

Section 1: That the Amended Final Development Plan incorporated herein as Exhibit "A" are accepted and approved by the Council of the City of Powell as submitted.

Section 2: That the submission of the Amended Final Development Plan constitutes a formal request for an amendment addition to the zoning of the property, and upon final approval by Council becomes the zoning of the subject property, in accordance with the Powell Zoning Code.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance shall take effect on the earliest period allowed by law.
[Signature] 5/21/24
Tom Counts Date
Mayor

[Signature] 5/21/24
Elaine McCloskey Date
City Clerk

EFFECTIVE DATE: June 21, 2023

This legislation has been posted in accordance with the City Charter on this date 5/22/24
[Signature] City Clerk



PLANNING AND ZONING COMMISSION (P&Z)
COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$900.00 + \$100.00 per acre
Per Fee Schedule

Applicant: Burkhold RE LLC., Rebecca Burkholder

Address/City/State/Zip: 2674 Westmont Blvd., Columbus, Ohio 43221

Email Address: powelloh@goddardschools.com

Phone No: _____ Cell Phone No: 614-586-5455 Fax No: _____

Property Owner: Burkhold RE LLC., Rebecca Burkholder

Address/City/State/Zip: 2674 Westmont Blvd., Columbus, Ohio 43221

Email Address: powelloh@goddardschools.com

Phone No: _____ Cell Phone No: 614-586-5455 Fax No: _____

Architect/Designer for Applicant: Sands Decker, Scott Sands, P.E.

Address/City/State/Zip: 1495 Old Henderson Rd., Columbus, Ohio 43220

Email Address: scott.sands@sandsdecker.com

Phone No: 614-459-6992 Cell Phone No: _____ Fax No: _____

Property Address: 419 West Olentangy Street

Lot Number/Subdivision: _____ Existing Use: Goddard School Proposed Use: Goddard School

Reason for Administrative Review (attach necessary documents):

Checklist:

- Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(f).
 - Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - Paper copy of all drawings, text, any other items, and application.
 - 1 digital copy (CD, USB, Email) of the complete application packet.
 - Attach the required fee - \$900.00 + \$100.00 per acre.
 - Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(SEE OVER)

APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Alecca J Burkholder Date: 3/20/24

Office Use
Received

Office Use
Type/Date: <u>03-21-2024</u>
Base Fee: <u>\$900.00</u>
Per Acre: <u>\$100.00X (1.23) = 123.00</u>
Total: <u>1023.00</u>
Prepared by: <u>KCP</u>
Reviewed by: _____
PAYOR: <u>Baker + Associates</u>
RECIPT #: <u>008845</u>

City of Powell • 47 Hall Street • Powell, Ohio 43065 • (614) 885-5380 • (614) 885-5339 fax • www.cityofpowell.us

20-Mar-24

Claudia D. Husak, AICP
Planning Manager/Zoning Administrator
47 Hall Street
Powell, Ohio 43065

Re: The Goddard School - 419 W Olentangy St, Powell, OH 43065
Owner's Statement of Intent for Construction Start

Ms. Husak:

As Owner of the above location, we intend to begin mobilization for construction on the project as soon as possible after all permits, entitlements, and / or approvals are obtained from the City of Powell estimated to be in or around July 1, 2024.

Please let us know if that is anything additional that you require.

Thank you,



Rebecca Burkholder
Owner
Burkhold RE, LLC

200400004226
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
01-29-2004 At 03:39 pm.
DEED 44.00
OR Book 466 Page 1344 - 1347

200400004226
VALLEY TITLE
5775 PERIMETER DR
DUBLIN, OH 43017

GENERAL WARRANTY DEED

Construction One, Ltd., an Ohio limited liability company, ("Grantor"), for valuable consideration paid, grants with general warranty covenants to GS Powell, OH, Ltd., an Ohio limited liability company, whose tax mailing address is 10036 Sylvian Drive, Dublin, Ohio 43017, the real property described more fully on Exhibit A attached hereto and incorporated by reference herein (the "Property").

Prior Instrument Reference: Volume 0236, page 1865, Recorder's Office, Delaware County, Ohio.

Street Address: 419 Olentangy Street, Powell, Ohio 43065

Parcel Number(s): 31943202010007

The foregoing conveyance is made subject to taxes and assessments not yet due and payable; easements, conditions and restrictions of record, if any; legal highways and zoning ordinances.

Grantee acknowledges that the Property is subject to a Community Development Charge pursuant to Section 349.07 of the Ohio Revised Code as set forth in the Declaration of Covenants and Restrictions for Powell Community Infrastructure Financing Authority, City of Powell, Delaware County, Ohio, of record in O.R. Volume 120, page 1557 and as re-recorded in O.R. Volume 127, page 1636, Recorder's Office, Delaware County, Ohio, and further acknowledges that the Owner of the Property shall be responsible for payment of the Community Development Charge to the Powell Community Infrastructure Financing Authority in accordance with said Declaration of Covenants and Restrictions.

Executed this 29th day of Jan, 2004.

CONSTRUCTION ONE, LTD., an Ohio limited liability company

By: Moberger I Ltd., Member

[Signature]
Robert C. Moberger, Manager

By: Moberger V Ltd., Member

[Signature]
William A. Moberger, Manager

Valley Title & Escrow Agency, Inc
5775 Perimeter Drive Suite 180
Dublin OH 43017

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 1/29/04 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By [Signature]

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

By: Montgomery Florida Realty, Ltd., Member

By: [Signature]
Steven M. Moberger, Manager

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 22nd day of Jan, 2004, by Robert C. Moberger, Manager of Moberger I, Ltd., an Ohio limited liability company, a Member of Construction One, Ltd., an Ohio limited liability company, on behalf of the limited liability companies.

[Signature]
Notary Public



RICHARD A. MARTINE
Notary Public, State of Ohio
My Commission Expires 03-30-08

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 22nd day of Jan, 2004, by William A. Moberger, Manager of Moberger V, Ltd., an Ohio limited liability company, a Member of Construction One, Ltd., an Ohio limited liability company, on behalf of the limited liability companies.

[Signature]
Notary Public



RICHARD A. MARTINE
Notary Public, State of Ohio
My Commission Expires 03-30-08

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 22nd day of Jan, 2004, by Steven M. Moberger, Manager of Montgomery Florida Realty, Ltd., an Ohio limited liability company, a Member of Construction One, Ltd., an Ohio limited liability company, on behalf of the limited liability companies.

[Signature]
Notary Public



RICHARD A. MARTINE
Notary Public, State of Ohio
My Commission Expires 03-30-08

This instrument Prepared By: Sheila Nolan Gartland, Esq., Vorys, Sater, Seymour and Pappas, Gay Street, Columbus, Ohio 43215.

1.230 ACRE

Situated in the State of Ohio, County of Delaware, City of Powell, located in Farm Lot 30, Quarter Township 4, Township 3, Range 19, United States Military Lands and being out of that tract conveyed to Triangle Properties, Inc. by deed of record in Official Record 75, Page 1739, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Village Point Drive with West Olentangy Street (State Route 750) of record in Plat Cabinet 2, Slide 150;

thence North 82° 21' 56" West, with the centerline of said West Olentangy Street, a distance of 654.96 feet to a point;

thence South 07° 38' 04" West, leaving said centerline, a distance of 40.00 feet to an iron pin set in the southerly right-of-way line of said West Olentangy Street of record in Plat Cabinet 2, Slides 647-647C, the True Point of Beginning for this description;

thence across said Triangle Properties, Inc. tract, the following courses and distances:

South 07° 38' 04" West, a distance of 240.00 feet to an iron pin set; and

North 82° 21' 56" West, a distance of 225.65 feet to an iron pin set in the easterly line of that tract conveyed to C & M Properties by deed of record in Deed Book 497, Page 661;

thence North 08° 45' 47" East with said easterly line, a distance of 240.05 feet to an iron pin set in said southerly right-of-way line;

thence South 82° 21' 56" East, with said southerly right-of-way line, a distance of 220.93 feet to the True Point of Beginning, containing 1.230 acre of land, more or less.

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

Iron pins set, where indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.&T. INC.

The bearings herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Grandshire Section 1" of record in Cabinet 1, Slides 88, 89 and 90, Recorder's Office, Delaware County, Ohio.

APPROVED FOR
Transfer
Chris Ruppman
Deputy County Engineer

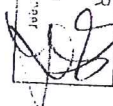
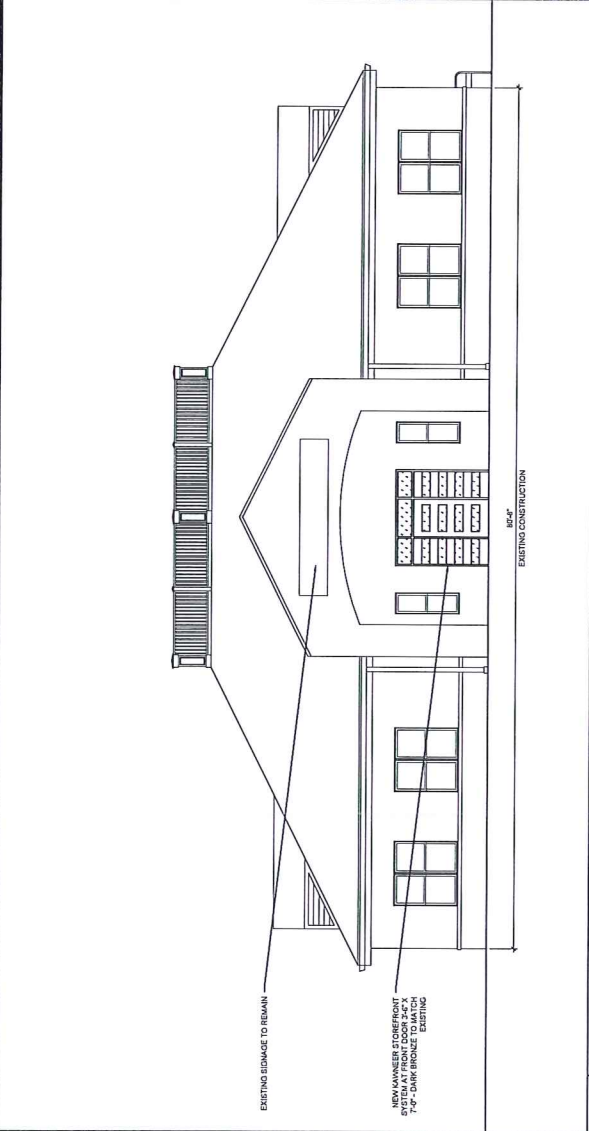
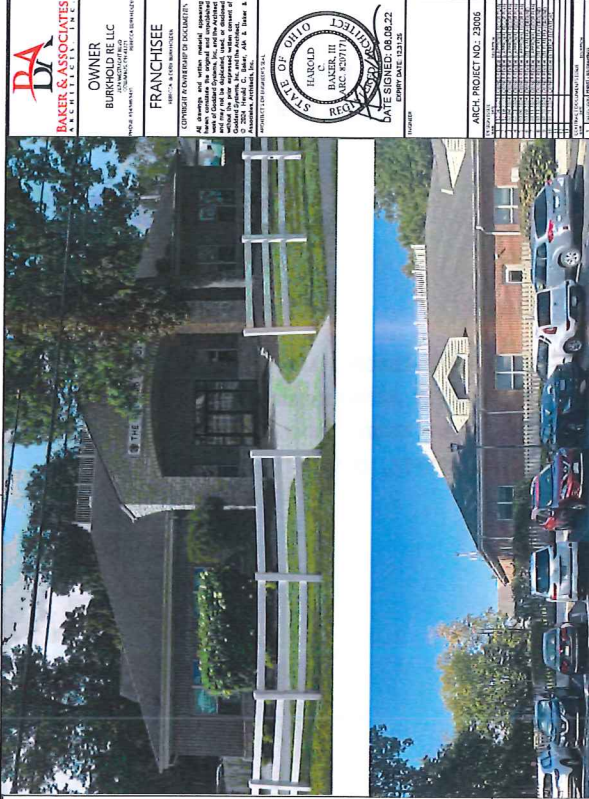
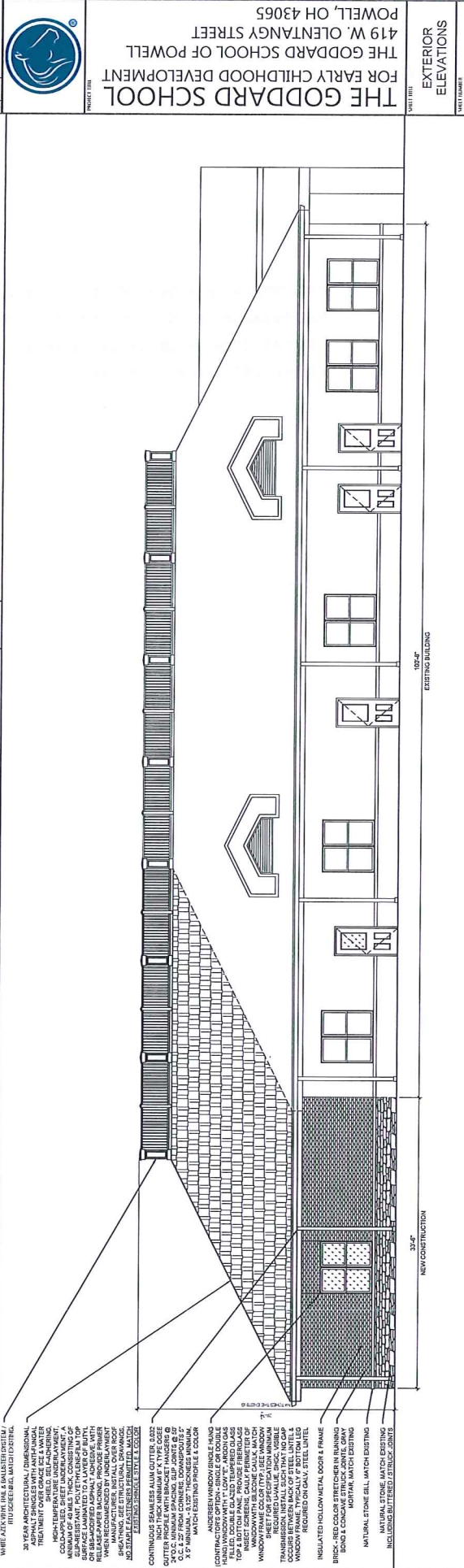


Exhibit 1
Page 2 of 2

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AND
MAINTENANCE OBLIGATIONS RELATING THERETO, AS MORE FULLY SETFORTH IN
"DECLARATION OF DRIVEWAY EASEMENT AND MAINTENANCE," OF RECORD IN O.R.
VOLUME 182, PAGE 1719, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.



14	NORTH ELEVATION (FRONT)	A1.1a	SCALE: 3/16" = 1'-0"
16	EAST ELEVATION (SIDE)	A1.1a	SCALE: 3/16" = 1'-0"



THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT
419 W. OLENTANGY STREET
POWELL, OH 43065

PROJECT TITLE

EXTERIOR ELEVATIONS

NET NUMBER

A2.1a

OWNER
BURKHOLD RE LLC

FRANCHISEE
BAKER & ASSOCIATES

ARCH. PROJECT NO. 23006

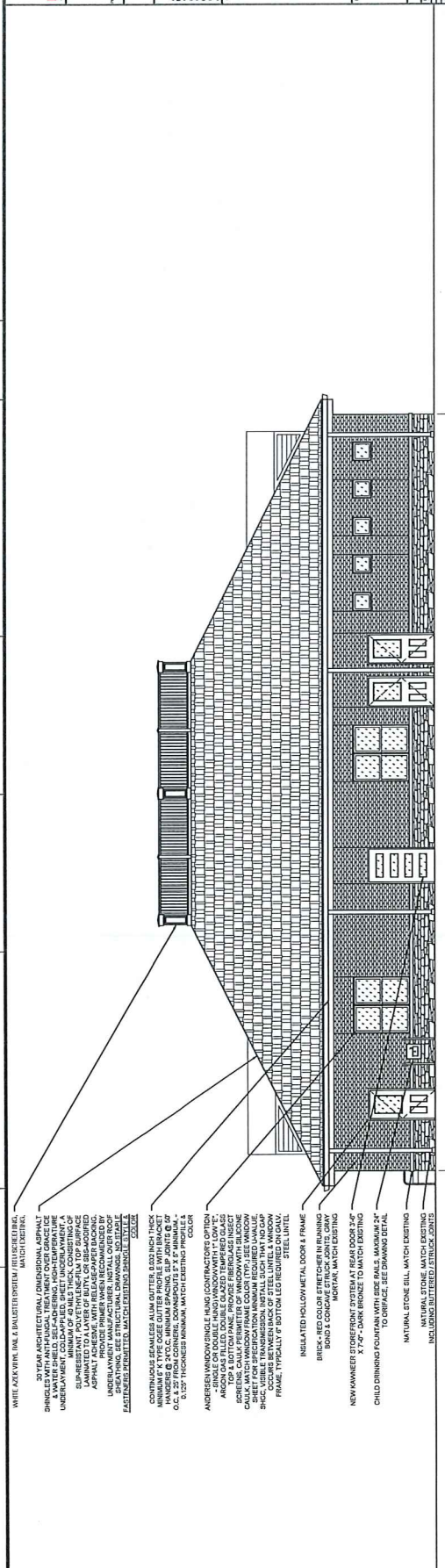
DATE SIGNED: 06.08.22

EXPIRY DATE: 12.12.25

STATE OF OHIO
REGISTERED ARCHITECT
BANKS C. BAKER III
No. 14296

CONTRACT DOCUMENTS TO ACCOMPANY THESE ELEVATIONS ARE TO BE OBTAINED FROM THE ARCHITECT'S OFFICE. ALL CHANGES TO THE ORIGINAL DRAWINGS MUST BE MADE BY THE ARCHITECT'S OFFICE. ANY CHANGES MADE BY OTHERS WILL BE AT THE USER'S RISK.

PROPERTY ADDRESS
419 W. OLENTANGY STREET
POWELL, OH 43065



WHITE JAZEK VINYL PANELS (1/4" UNILATERAL SYSTEM) / FIBER
GENERAL WINDOW DETAIL
3/4" AIR GAP (MINIMUM) BETWEEN CONTACT
SPACERS WITH MECHANICAL TREATMENT OVER
GRACE ICE & WATER-SHIELD SELF-ADHERING
SHEET UNDERLAYMENT, A MINIMUM OF 40 MILS THICK,
WITH AN ADHESIVE LAYER 1/4" TO 3/8" FROM THE
TOP SURFACE LAMINATED TO A LAYER OF BUTYL OR
RELEASE PAPER BACKING. PROVIDE PRIMER WHEN
INSTALLING OVER EXISTING SURFACES. SEE MECHANICAL
DRAWINGS. MULTIPLE FASTENERS PERMITTED. MATCH
EXISTING WHERE APPLICABLE.

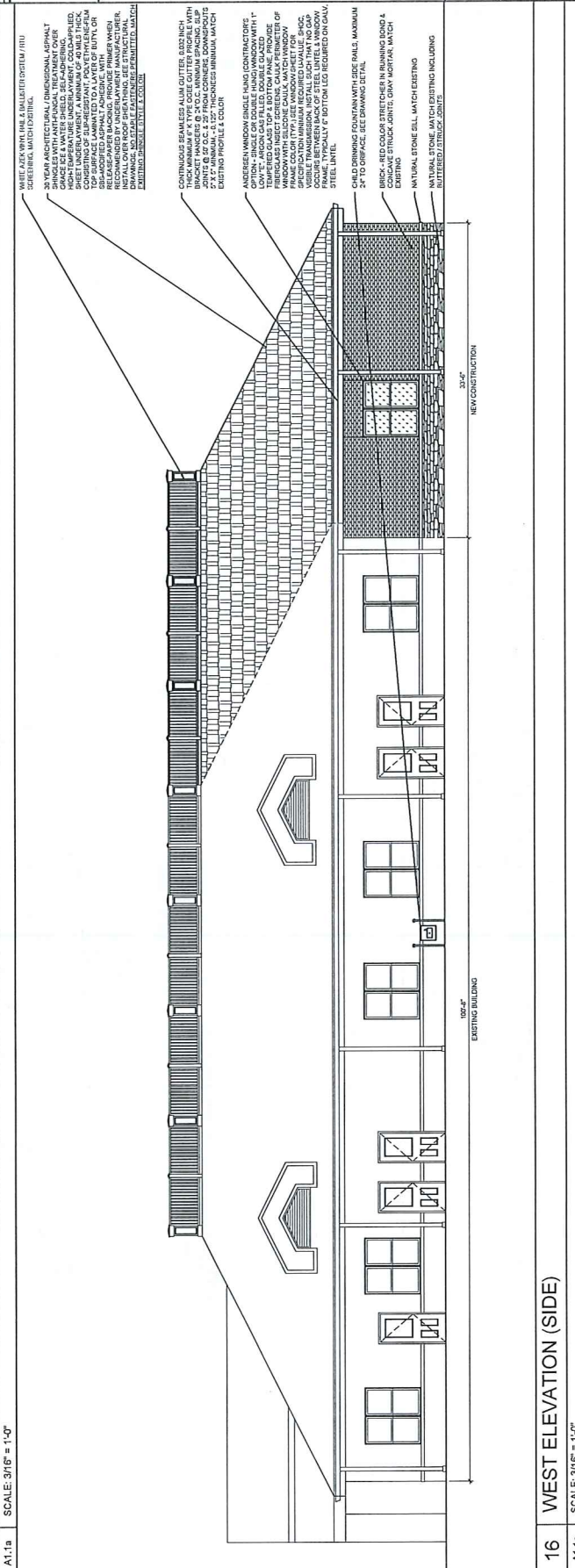
CONTINUOUS SEAMLESS ALUM ALUM OUTLERS, 6.000 INCH
MINIMUM 1/4" TYPE CODE CUTTER PROFILE WITH BRACKET
UNDERLAYMENT, COLLAPPER, SHEET UNDERLAYMENT, A
SLIP-RESISTANT POLYETHYLENE FILM TOP SURFACE
ADHESIVE LAYER 1/4" TO 3/8" FROM THE
TOP SURFACE LAMINATED TO A LAYER OF BUTYL OR
RELEASE PAPER BACKING. PROVIDE PRIMER WHEN
INSTALLING OVER EXISTING SURFACES. SEE MECHANICAL
DRAWINGS. MULTIPLE FASTENERS PERMITTED. MATCH
EXISTING WHERE APPLICABLE.

CABLE DRAWINGS: SEAM FINISH (SEE PANELS, MAXIMUM
3/4" TO OFFSET). SEE DRAWING LISTAL

BRICK - RED COLOR FINISHERS IN RUNNING
BOND. CONDUITE STRUCK JOINTS. GRAY
MORTAR. MATCH EXISTING
CHILD DRINKING FOUNTAIN WITH RED BALLS. MAXIMUM 3/4"
TO OFFSET. SEE DRAWING DETAIL

NATURAL STONE SILL MATCH EXISTING
NATURAL STONE MATCH EXISTING
INCLUDE DETAIL FOR STEEL LUTEL

14 SOUTH ELEVATION (REAR)
A1.1a SCALE: 3/16" = 1'-0"



WHITE JAZEK VINYL PANELS (1/4" UNILATERAL SYSTEM) / FIBER
GENERAL WINDOW DETAIL
3/4" AIR GAP (MINIMUM) BETWEEN CONTACT
SPACERS WITH MECHANICAL TREATMENT OVER
GRACE ICE & WATER-SHIELD SELF-ADHERING
SHEET UNDERLAYMENT, A MINIMUM OF 40 MILS THICK,
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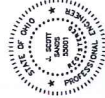
CONTINUOUS SEAMLESS ALUM ALUM OUTLERS, 6.000 INCH
MINIMUM 1/4" TYPE CODE CUTTER PROFILE WITH BRACKET
UNDERLAYMENT, COLLAPPER, SHEET UNDERLAYMENT, A
SLIP-RESISTANT POLYETHYLENE FILM TOP SURFACE
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3/4" TO OFFSET). SEE DRAWING LISTAL

BRICK - RED COLOR FINISHERS IN RUNNING
BOND. CONDUITE STRUCK JOINTS. GRAY
MORTAR. MATCH EXISTING
CHILD DRINKING FOUNTAIN WITH RED BALLS. MAXIMUM 3/4"
TO OFFSET. SEE DRAWING DETAIL

NATURAL STONE SILL MATCH EXISTING
NATURAL STONE MATCH EXISTING
INCLUDE DETAIL FOR STEEL LUTEL

16 WEST ELEVATION (SIDE)
A1.1a SCALE: 3/16" = 1'-0"



Scott Sander
Professional Engineer
032124
DOB



Know what's below.
Call before you dig.

**THE GODDARD
SCHOOL
BUILDING
ADDITION**
419 W. OLENTANGY ST.

03-21-2024 FINAL DEVELOPMENT PLAN



LOCATION MAP
NOT TO SCALE

PROJECT SCOPE:
THIS IS CURRENTLY DEVELOPED AS A DAYCARE FACILITY. THIS SITE IS CURRENTLY DEVELOPED AS A DAYCARE FACILITY. THE PROPOSED BUILDING ADDITION WILL PROVIDE ADDITIONAL PARKING AND SERVICES TO THE EXISTING FACILITY. THE PROJECT WILL REMAIN AS A DAYCARE FACILITY AND WILL NOT BE REDESIGNED AS A SCHOOL FACILITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE & COMPREHENSIVE PLAN.

ADDITIONALLY, THE PROPOSED DOWNSPOTS WILL BE CONNECTED TO THE EXISTING STORM FACILITIES, PROPOSED WHICH IS STILL IN DEVELOPMENT WILL BE TIED INTO THE EXISTING INFRASTRUCTURE & THE MUNICIPALITY AND SCHOOL DISTRICTS WILL BE UTILIZED FOR SURFACE FINISHES & SURFACE PONDING WILL BE UTILIZED FOR SURFACE DRAINAGE RUNOFF. DUE TO THE LIMITED INCREASE IN PARKING AND UTILITY IN THE PROJECT, THE PROJECT WILL HAVE MINIMAL IMPACT ON INFRASTRUCTURE & THE MUNICIPALITY AND SCHOOL DISTRICTS WILL BE UTILIZED FOR SURFACE FINISHES & SURFACE PONDING WILL BE UTILIZED FOR SURFACE DRAINAGE RUNOFF. INCREASE IN USE, A TRAFFIC STUDY WAS NOT PERFORMED.

OWNER/DEVELOPER:
BURKHOLD RE LLC
MEMBER
2574 WESTMONT BLVD.
COLUMBUS, OHIO 43221
POWELLSCHOOLADDITIONS.COM

ARCHITECT:
BAKER & ASSOCIATES
SAM BAKER, AIA
1445 N. HIGHWAY 101
WORTHINGTON, OHIO 43085
614-438-3555
BAKERANDASSOCIATES.COM

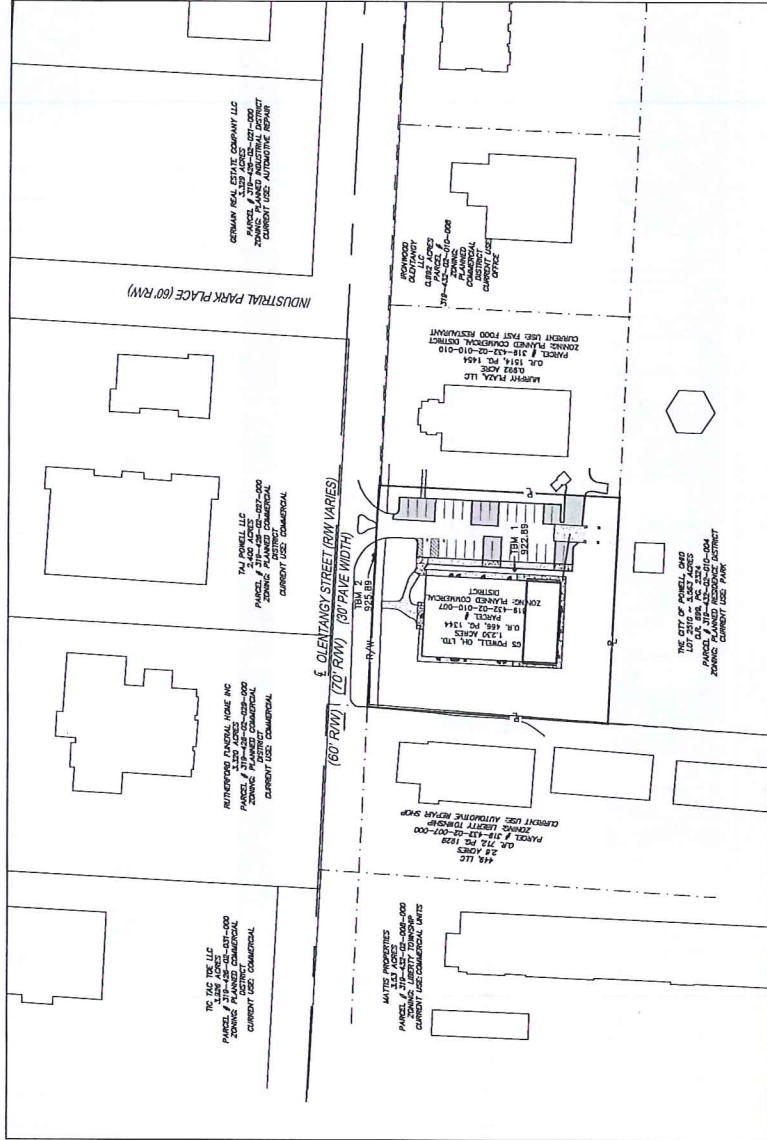
ENGINEER:
SANDS DECKER
SCOTT SANDER, PE
1492 OLD HENDERSON ROAD
COLUMBUS, OHIO 43260
614-459-4922
SCOTT.SANDER@SANDSDECKER.COM

SURVEYORS NOTES
- BOUNDARY LINES ARE DERIVED FROM RECORD LINES FOUND IN OFFICE AND LOTS NOT RELATED TO A BOUNDARY SURVEY PERFORMED BY SANDS DECKER.
- THIS SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- THIS SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- THIS SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

UTILITIES
EXISTING UTILITIES ARE SHOWN ON THE LOCATION MAP AND UTILITIES ARE APPROXIMATE. THE LOCATION, DEPTH, AND OTHER INFORMATION IS NOT GUARANTEED. THE INFORMATION IS NOT ACCURATE. UTILITIES WANTED, OF GUARANTEE TO BE COMPLETE OR ACCURATE INFORMATION TICKET REQUESTED.
THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY CUPS INFORMATION TICKET REQUESTED:
AD COLUMBUS SEWERAGE POWER 1-800-872-3231
AD COLUMBUS GAS 1-800-344-6077
AD OHIO POWER 1-800-880-1000
AD OHIO WATER 1-800-277-2177
DE-100 WATER 1-740-548-7146

* INDICATES THE UTILITY LINE IS DRAWN FROM PLANS

CITY OF POWELL, OHIO
THE GODDARD SCHOOL BUILDING ADDITION
419 W. OLENTANGY ST.
POWELL, OH 43065



LOCATION MAP
NOT TO SCALE

HORIZONTAL REFERENCE
BASIS OF BEARINGS
BEARINGS ARE BASED ON THE 1983 NAD 83 DATUM. COORDINATE SYSTEM IS 2-DIMENSIONAL (EASTING & NORTING) BY GPS OBSERVATION, REFERENCED TO THE 1983 NAD 83 DATUM.
BENCHMARK REFERENCE
ELEVATION DATUM ON THIS SURVEY IS REFERENCED TO THE NAVD83 DATUM. THE BENCHMARK IS A 5/8\"

INDEX OF SHEETS

1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING SITE SURVEY & DEMOLITION PLAN
4	SITE DIMENSION & UTILITY PLAN
5	STORM WATER POLLUTION PREVENTION DETAILS

GENERAL PROJECT INFORMATION

MAXIMUM BUILDING HEIGHT	35'-0"
PROPOSED BUILDING HEIGHT	25' - 2"
MINIMUM SIDE YARD	25'-0"
MINIMUM FRONT YARD	30'-0"
MINIMUM REAR YARD	30'-0"
PARKING SETBACK FROM R/W	15'-0"
PARKING SETBACK SIDE & REAR YARD	15'-0"

MAY BE LOCATED IN REQUIRED SETBACKS AS SPECIFIED ELSEWHERE IN ZONING ORDINANCE

SITE DATA

TOTAL AREA	1.230 AC
TOTAL EXISTING IMPERVIOUS	0.789 AC
TOTAL PROPOSED IMPERVIOUS	0.809 AC
TOTAL PROPOSED PERVIOUS	0.421 AC

PARKING

TOTAL EXISTING PARKING	39
TOTAL PROPOSED PARKING	34
EXISTING ADA PROVIDED	2
PROPOSED ADA PROVIDED	2

These drawings are instruments of professional service by Sands Decker Co., LLC for the attached project. Sands Decker Co., LLC warrants its liability for non-compliance with any of these drawings, specifications, and documents.



Know what's below.
Call before you dig.

**THE GODDARD
SCHOOL
BUILDING
ADDITION
419 W. OLENTANGY ST.**

03-31-2024 FINAL DEVELOPMENT PLAN

TITLE SHEET & GENERAL
NOTES

2 OF 7

SD PROJECT NO. 4714

CONVULTE IN GRASS: IN ALL CONVULTE IN GRASS BETWEEN THE WATER LINES OR WATER SERVICES & OTHER EXISTING UTILITIES, THE WATER LINES/SERVICE LINE SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM 18" VERTICAL & 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER LINE & ANY SANITARY OR STORM SEWER. A MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER LINE & ANY EXISTING UTILITIES. THE CONSTRUCTION OPERATIONS TO ALLOW FOR ADJUSTMENTS IN GRADE TO THE WATER LINE THAT MAY BE REQUIRED AS A RESULT OF POTENTIAL CONFLICTS WITH AN EXISTING UTILITY, NO LOWERING THE WATER LINE TO ADD CONFLICTS WITH EXISTING UTILITIES.

EXISTING UTILITIES: WHERE IT BECOMES NECESSARY TO LOCATE A MAIN LINE OR A SERVICE LINE UNDER EXISTING PAVEMENT OR OTHER SURFACING, THE CONTRACTOR SHALL RELOCATE THE DITCH BEHIND THE PROPOSED WALL, HYDRANT OR MANHOLE.

MANHOLE TOPS: WHERE MANHOLES ARE LOCATED WITHIN PUBLIC OR PRIVATE PAVEMENT, SIDEWALK, CONCRETE PAD OR PAVED SHOULDER, THE TOPS SHALL BE BUILT TO EXISTING PAVEMENT ELEVATIONS. ELSEWHERE MANHOLES SHALL BE BUILT OR SUBSEQUENTLY ADJUSTED TO PROVIDE SUFFICIENT CLEARANCE TO THE PROPOSED PAVEMENT SURFACING TO BE INCLUDED IN THE PRICE BID FOR THE MANHOLE.

FINAL GRADING & CLEAN-UP: THE CONTRACTOR SHALL CLEAN UP ALL EXISTING UTILITIES, SURFACES, STRUCTURES, PATCHES, SIGN, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE EXTENT PRACTICABLE. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GROSS IS ACHIEVED.

SEEDING & MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESEED OR REGRASS TO MEET THE PROPOSED ELEVATIONS SHOWN ON THE DRAWINGS, & PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED & ALL STONES, CLDS, LUMPS & OTHER FOREIGN MATERIAL GREATER THAN 1/4" IN SIZE SHALL BE REMOVED. ALL AREAS SHALL BE SEED PER ITEM 659.09, CLASS 1 FOR RESIDENTIAL AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GROSS IS ACHIEVED.

STORM SEWER & COLLECTOR CONSTRUCTION: UNLESS SHOWN OTHERWISE ON THESE PLANS, STORM SEWER & COLLECTOR CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: 304, 304.4, 304.4.2, 304.4.3, 304.4.4, 304.4.5, 304.4.6, 304.4.7, 304.4.8, 304.4.9, 304.4.10, 304.4.11, 304.4.12, 304.4.13, 304.4.14, 304.4.15, 304.4.16, 304.4.17, 304.4.18, 304.4.19, 304.4.20, 304.4.21, 304.4.22, 304.4.23, 304.4.24, 304.4.25, 304.4.26, 304.4.27, 304.4.28, 304.4.29, 304.4.30, 304.4.31, 304.4.32, 304.4.33, 304.4.34, 304.4.35, 304.4.36, 304.4.37, 304.4.38, 304.4.39, 304.4.40, 304.4.41, 304.4.42, 304.4.43, 304.4.44, 304.4.45, 304.4.46, 304.4.47, 304.4.48, 304.4.49, 304.4.50, 304.4.51, 304.4.52, 304.4.53, 304.4.54, 304.4.55, 304.4.56, 304.4.57, 304.4.58, 304.4.59, 304.4.60, 304.4.61, 304.4.62, 304.4.63, 304.4.64, 304.4.65, 304.4.66, 304.4.67, 304.4.68, 304.4.69, 304.4.70, 304.4.71, 304.4.72, 304.4.73, 304.4.74, 304.4.75, 304.4.76, 304.4.77, 304.4.78, 304.4.79, 304.4.80, 304.4.81, 304.4.82, 304.4.83, 304.4.84, 304.4.85, 304.4.86, 304.4.87, 304.4.88, 304.4.89, 304.4.90, 304.4.91, 304.4.92, 304.4.93, 304.4.94, 304.4.95, 304.4.96, 304.4.97, 304.4.98, 304.4.99, 304.4.100.

BRICKS & BUCKLE: STORM SEWERS UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE BUILT TO EXISTING PAVEMENT SURFACE OR WITHIN 6" OF FINISHED GRADE. THE PAVEMENT LIMITS SHALL BE 6" BEYOND THE EDGE OF THE PAVEMENT LIMITS SHALL BE INSTALLED AS REQUIRED FOR TYPE C CONDUIT. ITEM 811.02, USING NATURAL BACKFILL BEDDING FOR TYPE B, C OR D CONDUIT SHALL CONSIST OF ITEM 659.09, CLASS 1 FOR RESIDENTIAL AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GROSS IS ACHIEVED.

TEMPORARY PAVEMENT: TEMPORARY PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

PERMANENT PAVEMENT: WHERE DAMAGED OR REMOVED, THE PAVEMENT SHALL BE REPLACED BY FIRST RECONSTRUCTING EXISTING PAVEMENT FOR 12' BEYOND THE TRENCH LIMITS ON EACH SIDE. PAVEMENT TO BE REMOVED SHALL BE NEATLY SAWED NOT MORE THAN 72 HOURS PRIOR TO THE PLACING OF PERMANENT PAVEMENT MATERIALS. PERMANENT PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

NEW PAVEMENT DESIGN: A GEOTECHNICAL REPORT WITH PAVEMENT DESIGN RECOMMENDATIONS WAS NOT PROVIDED FOR THIS PROJECT. PAVEMENT DETAILS SHOWN HEREIN ARE BASED ON GENERALLY ACCEPTED ENGINEERING STANDARDS. SANDS DECKER ENGINEERS & SURVEYS DOES NOT GUARANTEE AND WILL NOT BE RESPONSIBLE FOR THE USEFUL LIFE AND/OR PERFORMANCE OF PAVEMENT RECOMMENDATIONS.

INSTALLATION IN EMBANKMENT: WHERE UTILITIES ARE TO BE INSTALLED IN EMBANKMENT AREAS, THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 24" ABOVE THE PIPE BUT SUFFICIENTLY ABOVE THE PIPE TO PROTECT THE PIPE FROM DAMAGE DUE TO FURTHER CONSTRUCTION ACTIVITIES PRIOR TO THE INSTALLATION OF THE UTILITY.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE & VERIFY, IN THE FIELD, THE HORIZONTAL & VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO COMMENCING CONSTRUCTION OF EXISTING UTILITIES & THEIR ASSOCIATED ITEMS, THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE SECTIONS OF THE OHIO REVISION CODE INCLUDING SECTIONS 153.84 & 379.126. THE CONTRACTOR SHALL NOTIFY THE UTILITIES OWNERS OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL REGISTER UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL MAINTAIN UNDERGROUND UTILITY PROTECTION CODE, AT LEAST THROUGHOUT CONSTRUCTION OPERATIONS, INCLUDING SAUNDINGS, SUNWAYS, AND LEGAL HOLIDAYS. & SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS ADVISED OF HIS SITE REPRESENTATIVE'S CONTACT INFORMATION THROUGHOUT CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTICED THE UTILITIES & PROVIDED THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY OWNERS AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONSULT WITH THE ENGINEER PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. SEE EXISTING SITE SURVEY FOR A LISTING OF UTILITIES THAT MAY HAVE UNDERGROUND FACILITIES IN THE PROJECT AREA.

DRAINAGE TILE: ALL FIRM DRAINS, ROADWAY DRAINS, & OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTION TILES WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 811 CONDUIT. THE LOCATION, TYPE, SIZE, & GRADE OF THE REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE. UNOBTAINED GRANULAR BACKFILL & ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

TEMPORARY PAVEMENT: TEMPORARY PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

PERMANENT PAVEMENT: WHERE DAMAGED OR REMOVED, THE PAVEMENT SHALL BE REPLACED BY FIRST RECONSTRUCTING EXISTING PAVEMENT FOR 12' BEYOND THE TRENCH LIMITS ON EACH SIDE. PAVEMENT TO BE REMOVED SHALL BE NEATLY SAWED NOT MORE THAN 72 HOURS PRIOR TO THE PLACING OF PERMANENT PAVEMENT MATERIALS. PERMANENT PAVEMENT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT PAVEMENT IS INSTALLED.

NEW PAVEMENT DESIGN: A GEOTECHNICAL REPORT WITH PAVEMENT DESIGN RECOMMENDATIONS WAS NOT PROVIDED FOR THIS PROJECT. PAVEMENT DETAILS SHOWN HEREIN ARE BASED ON GENERALLY ACCEPTED ENGINEERING STANDARDS. SANDS DECKER ENGINEERS & SURVEYS DOES NOT GUARANTEE AND WILL NOT BE RESPONSIBLE FOR THE USEFUL LIFE AND/OR PERFORMANCE OF PAVEMENT RECOMMENDATIONS.

INSTALLATION IN EMBANKMENT: WHERE UTILITIES ARE TO BE INSTALLED IN EMBANKMENT AREAS, THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 24" ABOVE THE PIPE BUT SUFFICIENTLY ABOVE THE PIPE TO PROTECT THE PIPE FROM DAMAGE DUE TO FURTHER CONSTRUCTION ACTIVITIES PRIOR TO THE INSTALLATION OF THE UTILITY.

APPROVED PLANS: THE CIVIL/ASME DRAWINGS PREPARED BY SANDS DECKER ENGINEERS & SURVEYS SHALL BE CONSIDERED AS THE BASIS FOR ALL APPLICABLE PERMITS HAVE BEEN SECURED AND THE DRAWINGS ISSUED FOR CONSTRUCTION, LAYOUT, FABRICATION OF MATERIALS, CONSTRUCTION, OR ANY CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH THE DRAWING CONSTRUCTION LABEL.

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MAINTENANCE SPECIFICATIONS (GDOS) SHALL GOVERN THE CONSTRUCTION OF ALL WORK UNDER THIS CONTRACT. ALL MATERIALS, METHODS, WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE SPECIFICATIONS & THE GDOS, THE GDOS SHALL GOVERN. UNLESS OTHERWISE SPECIFIED, ALL ITEM NUMBERS REFER TO GDOS.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS & PERMANENT EASEMENTS, & SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

PROTECTION OF SURVEY MONUMENTS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, & ANY OTHER SURVEY MONUMENTS OR SURVEY DATA. ANY UNAUTHORIZED DESTRUCTION, OR HIS SUB-CONTRACTORS RESULT IN THE DESTRUCTION OR DAMAGE TO ANY OF THE ABOVE ITEMS, THESE ITEMS SHALL BE ACCURATELY RESTORED, AT THE CONTRACTOR'S EXPENSE, BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF OHIO.

MISCELLANEOUS NOTES: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

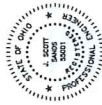
PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS & BARRICADES AS REQUIRED IN ITEM 814 TO SAFEGUARD THE PUBLIC AND ALL OTHER WORKERS ON THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTIES FOR EMERGENCY VEHICLES & SHALL PROVIDE ACCESS TO PROPERTIES FOR EMERGENCY VEHICLES & PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (OSHA) & ALL OTHER APPLICABLE FEDERAL, STATE & LOCAL LAWS, REGULATIONS, FININGS & ORDERS RELATING TO SAFETY & HEALTH CONDITIONS ON THE WORK SITE. CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB-PART P, EFFECTIVE MARCH 5, 1990.

EROSION & SEDIMENT CONTROL: PROJECTS DISTURBING LESS THAN ONE ACRE & NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE NOT SUBJECT TO THE EROSION & SEDIMENT CONTROL STANDARDS. THE CONTRACTOR UNDER THEIR GENERAL CONSTRUCTION STORM WATER PERMIT ARE NOT REQUIRED TO MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE. THE CONTRACTOR SHALL, HOWEVER, INSTALL & MAINTAIN SILT FENCES, DITCH CHECKS, TEMPORARY SEEDING, & OTHER EROSION & SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN A SEDIMENT-LAYER RUN-OFF FROM EXITING THE SITE OR ENTERING STORM SEWER SYSTEMS OR DRAINAGEWAYS.

BORROW MATERIAL & SUBURBIAE EXCAVATION: THE SITE SHALL BE EXCAVATED TO THE FINAL GRADES SHOWN ON THE PLANS. WHERE NECESSARY, THE CONTRACTOR SHALL OBTAIN SUITABLE BORROW MATERIAL ON-SITE OR OFF-SITE AS NECESSARY TO COMPLETE THE SITE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL BORROW MATERIAL EXCAVATION ON SITE & IF NECESSARY, SHALL HAIL SURPLUS EXCAVATED MATERIAL AWAY FROM THE SITE & DISPOSSE OF PROPERLY.



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**THE GODDARD
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BUILDING
ADDITION**
419 W. OLENTANGY ST.

03-21-2024 FINAL DEVELOPMENT PLAN

EXISTING SITE SURVEY &
DEMOLITION PLAN

4 OF 7

SD PROJECT NO. 4716

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- SANITARY EJECTOR
- STORM LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- WOODEN FENCE
- CLEANOUT
- CATCH BASIN
- YARD DRAIN
- FIRE HYDRANT
- WATER METER
- FIRE PROTECTION CONNECTION
- GAS METER
- SANITARY EJECTOR
- GROUND LIGHT
- CITY WIRE
- ELECTRIC METER
- ELECTRIC BOX
- WALKWAY
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- TREE STUMP
- FILLING
- ROCK
- SIGN
- PAINTED HANDCAP SYMBOL
- FINISHED FLOOR
- BENCHMARK
- IRON PIN FOUND
- CONCRETE
- ASPHALT
- BUILDING

DEMOLITION KEYNOTES

1. NEATLY SAWCUT EDGE TO PROVIDE CLEAN, STRAIGHT JOINT. APPLY ITEM 427, FACE ONLY, TO EXPOSED VERTICAL FACE WITH ITEM 705.04, HOT APPLIED JOINT SEALER.
2. CONCRETE TO BE REMOVED.
3. SIDEWALK TO BE REMOVED.
4. CURB TO BE REMOVED.
5. WOODEN FENCE TO BE REMOVED.
6. WOODEN FENCE TO BE REMOVED.
7. SAWCUT CONCRETE SIDEWALK AT NEAREST JOINT TO ALL BROKEN SIDEWALK.
8. RESERVED.
9. RESERVED.
10. RESERVED.
11. RESERVED.
12. RESERVED.
13. RUBBER PLAYGROUND SURFACE TO BE REMOVED.
14. UMBRELLA & UMBRELLA POST TO BE REMOVED.
15. CONCRETE PLAYGROUND PAVES TO BE REMOVED.
16. CONCRETE PLAYGROUND PAVES TO BE REMOVED.
17. CONCRETE PLAYGROUND PAVES TO BE REMOVED.
18. CONCRETE PLAYGROUND PAVES TO BE REMOVED.
19. SEE LANDSCAPE PLANS FOR REMOVAL/REPLACEMENT.
20. CONTRACTOR SHALL USE CARE WHEN REMOVING CONCRETE SIDEWALK & SHALL REPLACE ANY DAMAGED FITTINGS/ROOTS TO MATCH PROP.

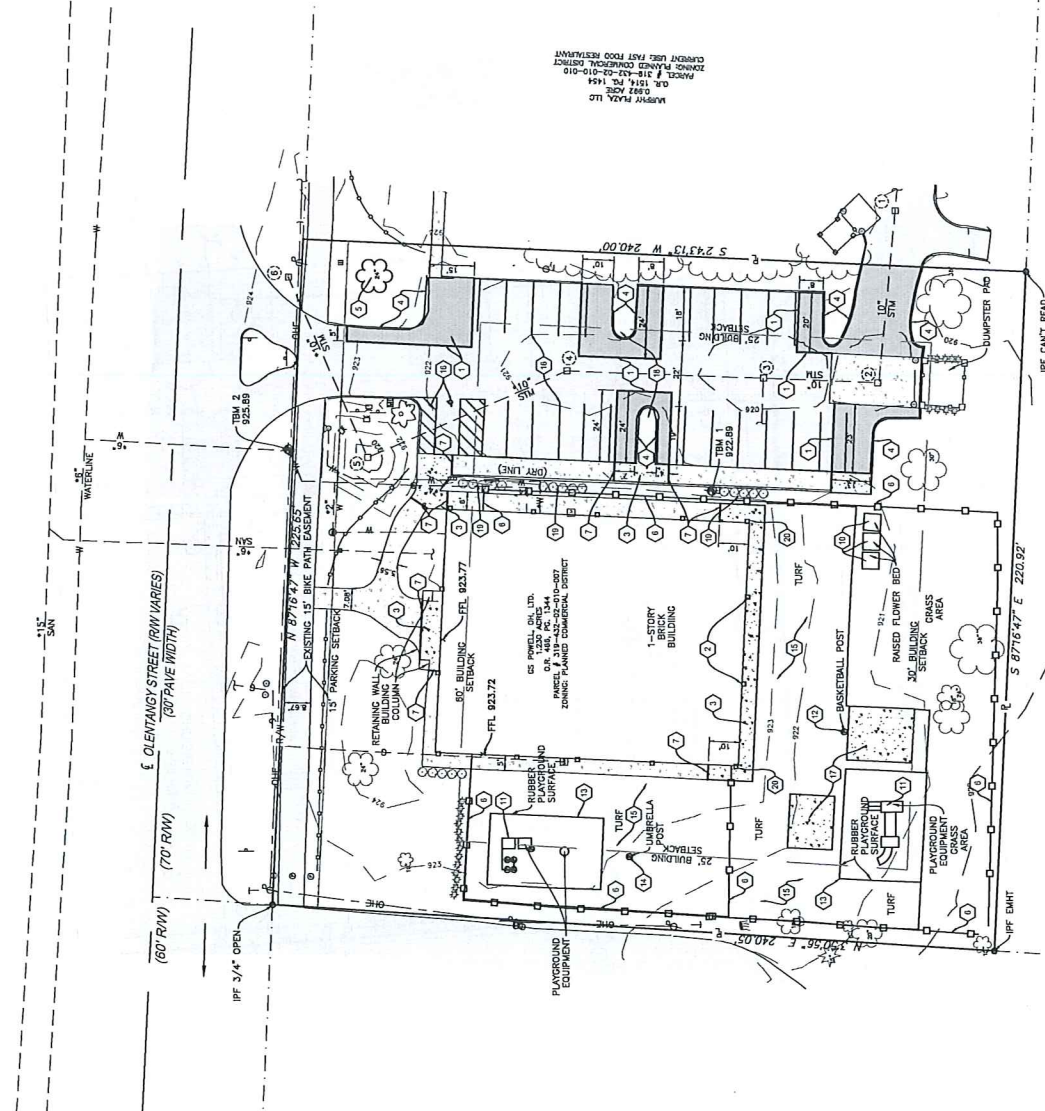
MISC. NOTES

ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED & RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL OTHERS DIRECTED BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL UTILITIES IN ACCORDANCE WITH THE APPROPRIATE FEDERAL STATE & LOCAL REGULATIONS. ALL APPROPRIATE FEDERAL STATE & LOCAL REGULATIONS SHALL BE OBSERVED. ANY ABANDONED OR IMMINENT UTILITIES ENCOUNTERED DURING DEMOLITION SHALL BE REPORTED TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

LEGEND

- EX ASPHALT PAVEMENT TO REMAIN
- EX ASPHALT PAVEMENT TO BE REMOVED
- EX CONCRETE PAVEMENT TO REMAIN
- EX CONCRETE PAVEMENT TO BE REMOVED

- 1. 10" CPV 915.27
- 2. 8" PAC 914.96 N
- 3. 10" CPP 914.77 E
- 4. 10" CPP 914.68 W
- 5. 10" CPP 915.28
- 6. 10" CPP 915.21 N
- 7. 1.5" BY 1.5" PLATE W/ 4" WEEP HOLE 915.16
- 8. STM CB 84
- 9. 10" CPP 915.54 N
- 10. 8" PAC 915.74 W
- 11. 10" CPP 915.50 S
- 12. STM CB 31
- 13. 10" CPP 915.11 N
- 14. 5" DRAIN STEEL PLATE CLOGGED
- 15. STM CB 31
- 16. 10" CPP 915.20
- 17. 1.5" BY 1.5" STEEL PLATE W/ 4" WEEP HOLE 916.27 S
- 18. STM CB 31
- 19. 10" CPP 915.97
- 20. 10" CPP 915.97 W



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THE GODDARD SCHOOL BUILDING ADDITION
4119 W. OLENTANGY ST.

02-21-2024 FINAL DEVELOPMENT PLAN

SITE DIMENSION & UTILITY PLAN

5 OF 7

SD PROJECT NO. 27A

SITE KEYNOTES

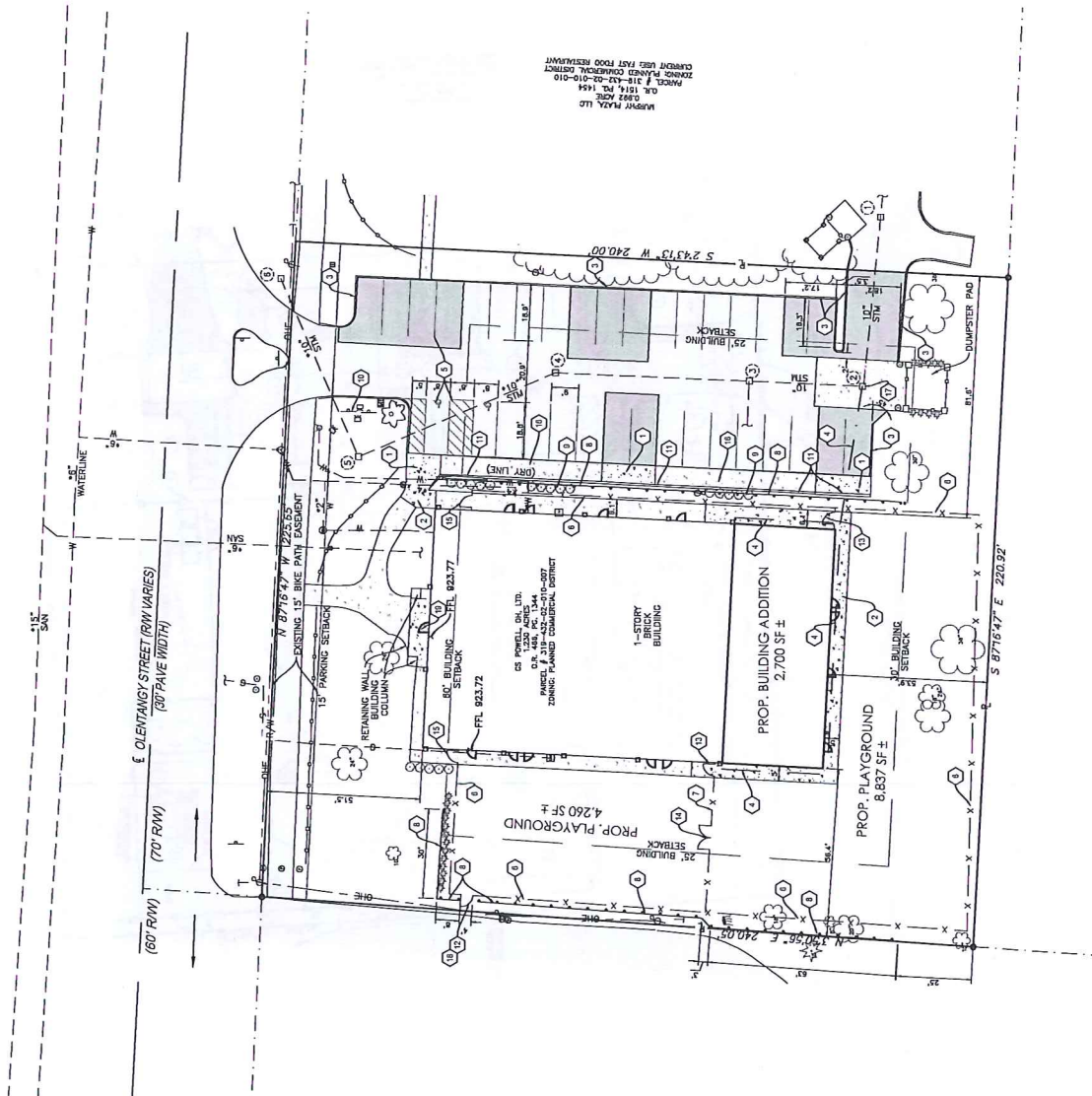
1. INTERIOR CURB & SIDEWALK, SEE DETAIL.
2. SIDEWALK, SEE DETAIL.
3. CONCRETE SIDEWALK, SEE DETAIL.
4. DOWNSPOUT COLLECTOR TO CONNECT TO EXISTING DOWNSPOUT COLLECTOR AT 25' DOWNSPOUTS & TIE INTO EXISTING STORM SEWER AS SHOWN.
5. PAVEMENT MARKINGS INCLUDING PARKING SPACES, 840, TYP. THESE LINES, & ADA SYMBOLS PER TIEUS 841 & 842, TYP.
6. STEEL FENCE PER GODDARD STANDARDS (MOUNTAGE MALESTIC), SEE DETAIL.
7. STEEL FENCE PER GODDARD STANDARDS (MOUNTAGE MALESTIC), SEE DETAIL.
8. NEW LAMINAR BARRIERS/GUARDRAIL, SEE DETAIL.
9. REFER TO LANDSCAPE PLANS FOR DETAILS.
10. REFER TO LANDSCAPE PLANS FOR DETAILS.
11. RETAINING WALL TO BE VENEERED WITH FIELD STONE, SEE DETAIL.
12. BREAK IN GUARDRAIL FOR EXIST. GATE, REFER TO FENCE MANUFACTURER FOR GATE DETAILS.
13. 4" X 4" W SWING GATE (SWING WEST) WITH PANIC BAR DETAILS, REFER TO FENCE MANUFACTURER FOR DETAILS.
14. 4" X 4" W SWING GATE (SWING WEST) WITH PANIC BAR DETAILS, REFER TO FENCE MANUFACTURER FOR DETAILS.
15. (NO ALARM), REFER TO FENCE MANUFACTURER FOR DETAILS.
16. (WITH ALARM), REFER TO FENCE MANUFACTURER FOR DETAILS.
17. TO BE REMOVED & REPLACED IN VOID AT EXISTING GRADES IF NECESSARY FOR GUARDRAIL INSIDE LANE.
18. BRUT EX. CATCH BASIN FOR DOWNSPOUT COLLECTOR DRAIN CONNECTION.
19. 4" X 4" W SWING GATE (SWING WEST) WITH PANIC BAR DETAILS, REFER TO FENCE MANUFACTURER FOR DETAILS.
20. (NO ALARM), REFER TO FENCE MANUFACTURER FOR DETAILS.
21. (WITH ALARM), REFER TO FENCE MANUFACTURER FOR DETAILS.

MISC. NOTES

- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB, UNLESS OTHERWISE NOTED, AS APPLICABLE.
- VERIFY ALL DIMENSIONS ON THE GROUND & REPORT DISCREPANCIES IMMEDIATELY TO THE SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, JOINTS OF THE CONCRETE SIDEWALK WITH ARCHITECTURAL PLANS.
- BETWEEN EACH AGE AREA WILL BE SUPPLIED BY PLAYGROUND VENDOR AT A LATER DATE.

LEGEND

- EX. ASPHALT PAVEMENT TO REMAIN.
- PROP. ASPHALT PAVEMENT, SEE DETAIL.
- EX. CONCRETE PAVEMENT TO REMAIN.
- PROP. CONCRETE PAVEMENT, TYPE & DETAILS.



MURPHY MARK US
0.18. 1214. 144
1880
ZONING PLAN FOR CONSTRUCTION PERMIT
318-43-02-01-010
CURRENT USE: FAST FOOD RESTAURANT

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A. Sam Gaudin
Registered Engineer
08-24-21
0204



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GRAPHIC SCALE
1" = 20'

**THE GODDARD
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419 W. OLENTANGY ST.

03-21-2024 FINAL DEVELOPMENT PLAN

SITE GRADING PLAN

6 OF 7

SD PROJECT NO. 4716

GRADING KEYNOTES

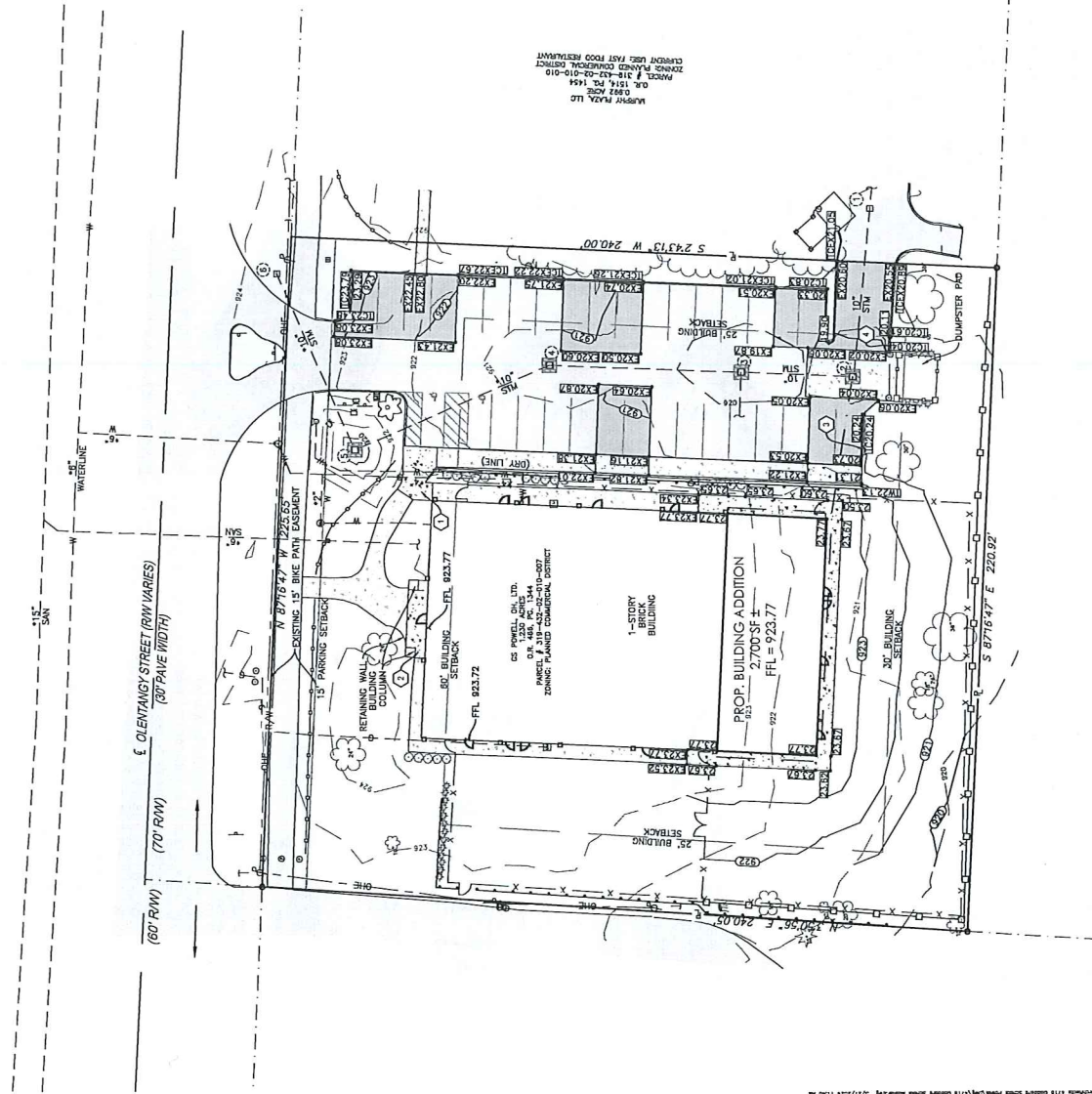
1. CONCRETE SIDEWALK REPLACEMENT SHALL MEET EXISTING FINISH GRADE.
2. CONCRETE FROST SLAB TO BE REPLACED TO MEET EXISTING GRADE.
3. CONCRETE CURB FROM FULL HEIGHT AT INTERNAL SIDEWALK TO FLUSH WITH PAVEMENT AT FLARED END ALONG LENGTH OF PARKING SHALL BE REPLACED TO FLUSH WITH CONCRETE DUMPSTER APPROACH IN 5'.
4. WITH CONCRETE DUMPSTER APPROACH IN 5'.

MISC. NOTES

- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED. EX - EXISTING, TO - TOP OF CURB, TW - TOP OF WALL.
- ALL SPOT GRADES HAVE BEEN TRUNCATED FOR LEGIBILITY.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREA PER DETAIL.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION ENTRANCE PER DETAIL. LOCATION SHALL BE DETERMINED IN THE FIELD.
- CONTRACTOR SHALL PROVIDE APPROPRIATE PROTECTION FOR CONSTRUCTION ACTIVITY. APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

LEGEND

- SEDIMENT FENCE, SEE DETAIL
- INLET PROTECTION, SEE DETAIL



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**THE GODDARD
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419 W. OLENTANGY ST.

03-21-2024 FINAL DEVELOPMENT PLAN

STORM WATER POLLUTION
PREVENTION DETAILS

7 OF 7

SD PROJECT NO. 4716

SILT FENCE. THIS BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC & IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR DRUMMING FLOWS ARE EXPECTED.

- HEIGHT OF BARRIER SHALL NOT EXCEED 36". HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE STRUCTURE FAILURE.
- FILTER FABRIC SHALL BE FROM A CONTINUOUS ROLL & CUT TO THE LENGTH OF THE TRENCH. STAPLES SHALL BE PLACED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.
- POSTS SHALL BE SPACED AT 10' (MAX.) APART & DRIVEN SECURELY INTO THE GROUND 12" (MIN). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT WIRE MESH SUPPORT, POST SPACING SHALL NOT EXCEED 6'.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
- ON STEEP SLOPES, FILTER FABRIC SHALL BE USED WITH WIRE MESH SUPPORT. HEAVY DUTY WIRE STAPLES AT LEAST 1' LONG, 16 WIRE OR HOG RINGS, WIRE SHALL EXTEND INTO THE TRENCH 2" (MIN.) & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
- 4" X 4" OR 6" X 6" WOOD OR METAL STAPLES SHALL BE USED TO SECURELY STAPLE THE FILTER FABRIC TO THE MESH OR WIRE. STAPLES SHALL BE STAPLED TO THE MESH OR WIRE TO EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE TRENCH SHALL BE EXCAVATED TO A DEPTH OF 12" (MIN.) & SHALL BE STAPLED OR WIRE DRIVEN DIRECTLY TO POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 5 APPLYING.
- THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

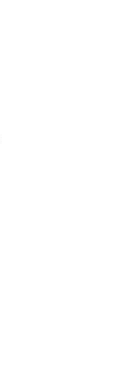
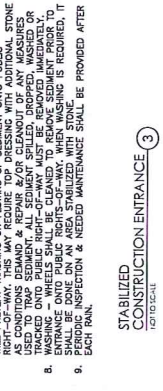
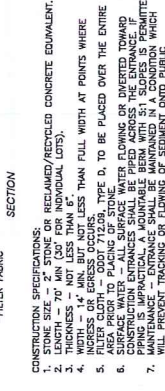
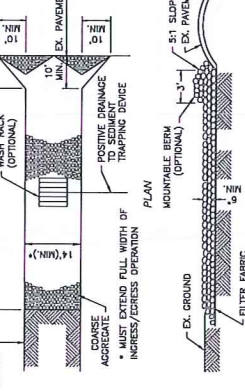
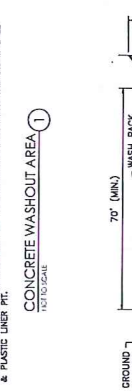
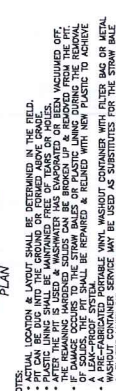
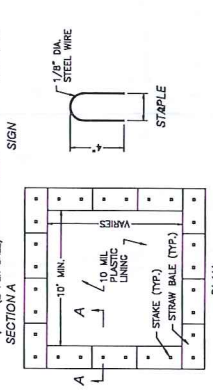
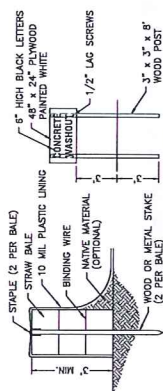
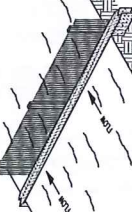
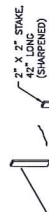
INSPECT IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

IF THE FILTER FABRIC BECOMES DAMAGED OR WEAR OR BECOME DEFECTIVE WHILE THE BARRIER IS STILL IN SERVICE, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE BARRIER. ANY SEDIMENT REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED & SEED.

DESIGN CAPACITY CHART:
MAX. DRAINAGE AREA PER 100 LF OF BARRIER
0.22 AC.
0.125 AC.
0.125 AC.



NOTES:
1. ACTUAL LOCATION & LAYOUT SHALL BE DETERMINED IN THE FIELD.
2. PLASTIC LINING SHALL BE MAINTAINED FREE OF TEARS OR HOLES.
3. THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP & REMOVED FROM THE PIT.
4. A LEAK-PROOF SYSTEM, SUITABLE VINYL WASHOUT CONTAINER WITH EITHER BAG OR UTEK, WASHOUT CONTAINER SERVICE MAY BE USED AS SUBSTITUTES FOR THE STAW BALES.
5. PLASTIC LINING SHALL BE MAINTAINED FREE OF TEARS OR HOLES.
6. THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP & REMOVED FROM THE PIT.
7. A LEAK-PROOF SYSTEM, SUITABLE VINYL WASHOUT CONTAINER WITH EITHER BAG OR UTEK, WASHOUT CONTAINER SERVICE MAY BE USED AS SUBSTITUTES FOR THE STAW BALES.
8. PLASTIC LINING SHALL BE MAINTAINED FREE OF TEARS OR HOLES.
9. THE REMAINING HARDENED SOLIDS CAN BE BROKEN UP & REMOVED FROM THE PIT.

CONCRETE WASHOUT AREA 1
SEDIMENT FENCE 2
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SEDIMENT FENCE 100

CONSTRUCTION SPECIFICATIONS:
1. EXACT SIZE OF STAKE OR RECYCLED/RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - 70% MIN. BUT NOT LESS THAN 6".
3. WIDTHS - 48" MIN. BUT NOT LESS THAN 6".
4. FILTER FABRIC - 10 MIL PLASTIC LINING, TYPE D, TO BE PLACED OVER THE ENTIRE SURFACE WITH FULL SURFACE WATER FLOWING OR DIVERGED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC AREAS AS CONDITIONS DEMAND & REPAIR &/OR CLEANOUT OF ANY MEASURES USED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC AREAS.
5. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO LEAVING THE SITE. WASHING SHALL BE DONE ON AN ASSIGNED WASHING AREA.
6. PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE 3
INLET PROTECTION (PAVEMENT AREAS) 4
INLET PROTECTION (LAWN AREAS) 5

These drawings are instruments of professional service by Sands Decker, LLC for the indicated project. Sands Decker, LLC assumes no liability for construction not in these drawings, specifications, and documents.

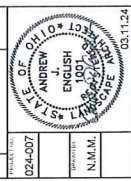


PLANIT
www.planitusa.com

THE GODDARD SCHOOL

419 W Orlentangy St.
Powell, OH 43065

ISSUANCES		DATE
A PERMIT		01.22.24
B PERMIT		03.18.24



LANDSCAPE PLAN
L - 1.1

ZONING NOTES:

11:45:30 (B) - MINIMUM REQUIRED TREES
BUILDING AND PARKING TOTAL AREA: 21, 270 SF
TREE TRUNK DIAMETER REQUIRED FOR BUILDING AND
PARKING SQUARE FOOTAGE: .20"
TOTAL TREE TRUNK DIAMETER OF TREES TO REMAIN: 241"

GENERAL NOTES:

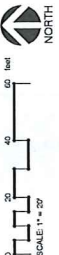
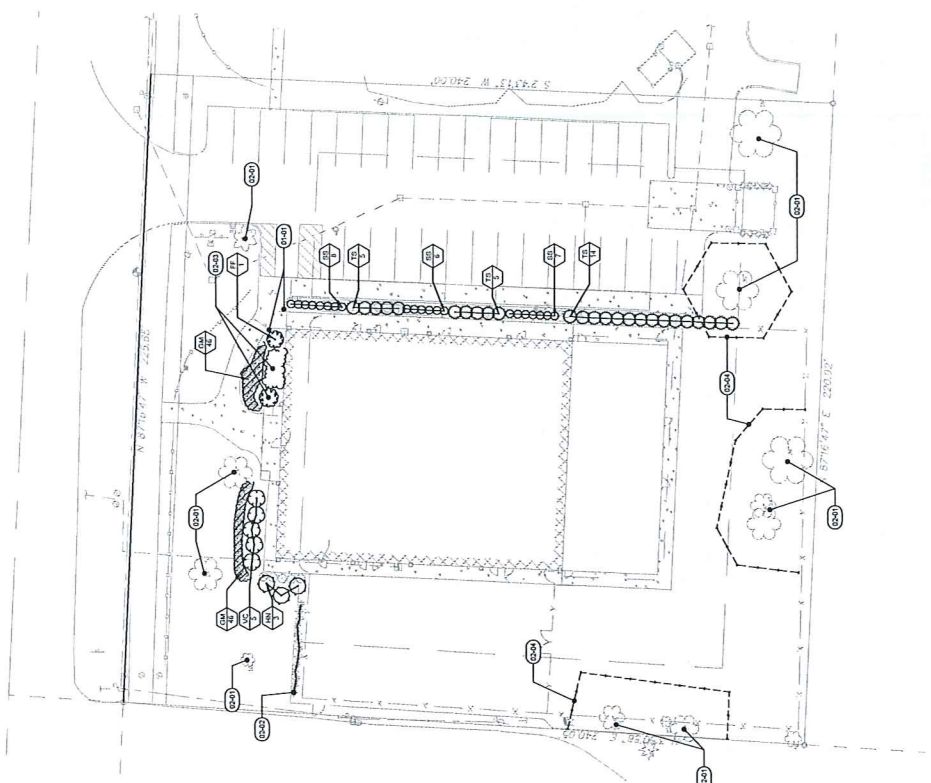
- SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLANTING CANNOT ATTEST TO THE ACCURACY OF THE INFORMATION FOR THE UTILITIES OR EASEMENTS OR FIELD GATHERED DATA.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
- LOCATION, SUPPORT PROTECTION AND IDENTIFICATION OF ALL UTILITIES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL UTILITIES WHICH MAY OCCUR DURING THE PROJECT. THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- SHRUBS AND TREES SHALL NOT REMOVE ANY TREES, SHRUBS OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
- ALL DIMENSIONS AND WALL RADI ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
- ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C. AND EXPANSION JOINTS AT 30' O.C. TO BE PLACED PRIOR TO FINISH UNLESS OTHERWISE NOTED ON PLANS.

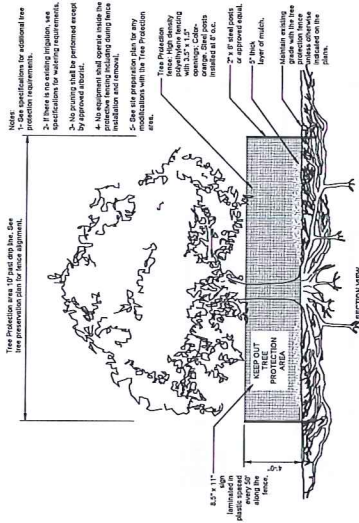
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
(627)	4" CORRELATION GROUND COVERING
(628)	EXISTING DECIDUOUS TREES TO REMAIN
(629)	EXISTING EVERGREENS TO REMAIN
(630)	EXISTING DECIDUOUS SHRUBS TO REMAIN
(631)	TREE PROTECTION FENCING 18" FROM DRIP LINE, EXISTING TREES TO REMAIN PROTECTED WITHIN CONSTRUCTION AREA.

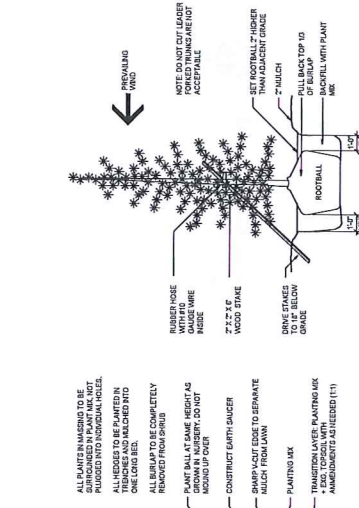
PLANT SCHEDULE

SYMBOL	QTY	COMMON/BOTANICAL NAME	CONT.
SHRUBS			
FF	1	Featherbush (<i>Fragaria vesca</i> 'Asplenifolia')	5 gal
HN	3	Spring Beauty (<i>Claytonia virginica</i> / <i>Hemerocallis versicolor</i> 'Spring Beauty')	5 gal
DB	28	Standard Queen Life (<i>Bartramia cichazarifolia</i> 'Standard Queen')	#1 Cont.
TR	23	Emerald Green Arborvitae (<i>Thuja occidentalis</i> 'Emerald Green')	6" HT
VC	5	Compact Arctostaphylos (<i>Arctostaphylos uva-ursi</i> 'Compact')	5 gal
SPACES			
SYMBO			CONT
SHRUB AREAS			1 gal
SHRUB AREAS			18" o.c.

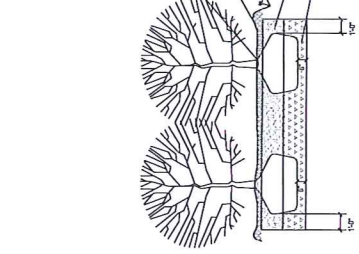




1 PLANIT STANDARD SHRUB
1" = 1"
P:\03050\PLANIT



2 PLANIT STANDARD EVERGREEN TREE
1" = 1"
P:\03050\PLANIT



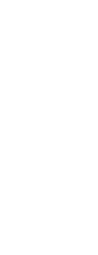
3 TREE PROTECTION
1/4\"/>

Notes:

- 1- Tree Protection shall be installed for all trees to be protected.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except as noted.
- 4- No equipment shall operate inside the protection area.
- 5- See notes on drawings for other specifications.

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY, OR OTHERWISE, SHALL BE USED AS A GUIDE ONLY. THE RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. DIMENSIONAL INFORMATION GIVEN, DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTION ON MATERIALS, METHODS, OR SUBSTITUTIONS ARE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO BE MADE TO THESE DRAWINGS SHALL BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL PROVIDE A SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. ALL PLANTS DRAWN ON PLANS, PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) REGARDING TO SIZE, GROWTH AND GMS SPECIFICATIONS.
8. ALL PROPOSERS PLANTING BEDS TO BE FERTILIZED TO A MINIMUM DEPTH OF 6" ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 64 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. PLANTS TO BE PLANTED IN BEDS OR PLANTERS TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ARCHITECT IMMEDIATELY FOR APPROVAL OF ANY ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK COMMENCING ON THE DAY OF PLANTING THROUGH THE END OF THE GUARANTEE PERIOD CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. SHRUBS AND GRASS COVER BEDS (EXISTING AND NEW) SHALL BE MAINTAINED WITH A MINIMUM 3" DEEP SHREDED HARDWOOD BARK, MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND REPLACED TO BE SPREAD SMOOTH AND HAND-RAKED TO A FINISH OF 1/4" TO 1/2" INCHES. ALL EXISTING 1 INCH IN DIAMETER PRIOR TO LAYING SOIL OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM, IF ANY. CONTRACTOR TO PROVIDE IRRIGATION SYSTEM, IF IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Commission. Ms. Husak said that the owners would not if a new use was a permitted use.

Stephen MacGuidwin is supportive of the use. He asked if the parking numbers were up to the code now that it is a sit down restaurant. Claudia Husak verified that with the additional parking agreements, there are more spots than required by code.

Kurt Ramsey asked questions about the fencing and the applicant answered them.

Elizabeth Bailik appreciates that the applicant secured more parking. She asked what the retail space shown on the interior plans would be used for. Mr. DiMaccio stated that the plan was to sell wine and food products like olive oils and vinaigrettes.

MOTION: David Lester moved to approve the Preliminary and Final Development Plans for Il Padrino with the deviations and conditions provided by Staff. Ryan Griffin seconded. Motion passed.

VOTE: Y-7 N-0 AB-0

b.

AMMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN (Case 2024-09AM)

This is a request for review and recommendation of approval to City Council for a ± 2,700 SF expansion to a daycare facility at 419 West Olentangy Street, on the south side of West Olentangy Street, east of Sawmill Parkway. The site is zoned PC – Planned Commercial District and the applicant is Burkhold RE, LLC, Rebecca Burkholder, c/o Sands Decker, Scott Sands, P.E.

Applicant: Burkhold RE LLC., Rebecca Burkholder

Location: 419 West Olentangy Street

Existing Zoning: PC - Planned Commercial District

Request: Review recommendations of approval to City Council for a ± 2,700 SF expansion to a daycare facility at 419 West Olentangy Street on the south side of West Olentangy Street, east of Sawmill Parkway. The site is zoned PC - Planned Commercial District and the applicant is Burkhold RE, LLC, Rebecca Burkholder, c/o Sands Decker, Scott Sands, P.E.

Chair Bailik read Case 2024-09AM into the record. Claudia Husak provided a staff presentation. A development plan for an 8,000-square-foot Goddard school daycare was approved in 2002. Once built, the daycare has operated at the site. The site is 1.23 acres and is the last parcel within the City boundary on the south side of West Olentangy Street.

South of the site is Murphy Park, to the east is a commercial development and to the west is the Oxford Automotive site. Access for the site is a right-in/right-out curb cut off West Olentangy Street and there is a joint access drive south of the site off Murphy

Parkway. The builder will try to match the brick, stone and shingles already used on the current building. City code calls for every 8 parking spaces to have an island with a tree.

The applicant is struggling to do this and they hope to eliminate the island requirement if they plant trees elsewhere on the parcel. There will be a spot that connects to the sidewalk leading from Handel's to the east, this spot will be striped with a sign designating it as only for parent drop off and pick up. Staff recommends the Planning & Zoning Commission recommend approval of the amendment to City Council with the following deviations:

- 1) To allow required parking lot islands to be eliminated in lieu of additional parking spaces for the business.
- 2) To permit a 6-foot tall fence around the playground area.

Steve Reynolds stated that the architecture is in line.

APPLICANT

Sam Baker, Baker & Associates	Rebecca Burkholder
674 High Street, Suite 204	2674 Westmont Blvd
Worthington, Ohio 43085	Columbus, Ohio 43221

Sam Baker stated that the building materials will be as close as possible to what is already there, but it may not be exact because of aging and fading of the materials already on the building. He noted that the six-foot fence is a Goddard requirement for safety. Some of the playground will be made of turf and there will be an outdoor lab for the students to perform experiments. Mr. Baker said there would be landscaping added to the back of the parcel.

Chair Bailik opened Case 2024-09AM for public comment. Hearing none, Chair Bailik closed public participation. She opened up the floor for Commission member feedback and discussion.

Shaun Simpson stated that with the materials for the addition matching the current building, he is all for approval. He is ok with removing the islands as there will be trees planted to make up for those that are lost with the islands. Mr. Simpson also agrees with the deviation to allow for a higher fence.

Stephen MacGuidwin asked for clarification on how many classrooms will be in the building once the addition is complete. Rebecca Burkholder explained that the indoor play area has to be marked as a classroom according to code, but it will not be used as a classroom.

Kurt Ramsey said that he thought the plans looked good.

David Lester said he would recommend approval.

Ryan Griffin said that he likes the plans.

Ted Klecker said the plans look good.

Elizabeth Bailik stated that she was glad to see that trees will be added to the property to make up for those removed with the islands.

MOTION: David Lester moved to approve the amendment to the final development plan with the deviations listed by Staff. Ryan Griffin seconded. Motion passed.

VOTE: Y-7 N-0 AB-0

C.

PLAT REVIEW (2024-10PR) - ENCORE PARK

This is a request for review and recommendation of approval to City Council of a subdivision plat of 2.425 acres for 19-single-family homes, the dedication of right-of-way for North Depot Street and 1.121- acre of land in reserves for a new neighborhood, Encore Park of Powell. The applicant is Grand Communities, LLC and the site is zoned DB – Downtown Business District and located south of the Morris Station neighborhood, east of the CSX line and north of Nocterra.

Applicant: Jeremy Van Ostran "Civil & Environmental Consultants"

Location: Case Avenue, Powell, Ohio 43065

Existing Zoning: DB - Downtown Business District

Request: Review and recommendation of approval to City Council of a subdivision plat of 2.435 acres for 19 single- family homes, the dedication of right-of way for North Depot Street and 1.121-acre of land in reserves for a new neighborhood, Encore Park of Powell. The applicant is Grand Communities, LLC and the site is zoned DB- Downtown Business District and located south of the Morris Station neighborhood, east of the CSX line and north of Nocterra.

Section 1107.08 of the Powell Codified Ordinances requires a plat to be submitted and approved, and then recorded, prior to the sale of any lots and the dedication of streets for public use. In addition, Section 1109.10 includes all stipulations to be included within a plat submission, which are met with this proposal. Staff recommends the Planning and Zoning Commission recommend approval of the final plat for Encore Park of Powell to City Council with the following conditions:

- 1) That the open space note be amended to include language in regard to the path located within and through the reserve being for public use and maintained by the City.

Steve Reynolds had no comments to add.

b. **THE GODDARD SCHOOL OF POWELL SKETCH PLAN (2024-02_SP)**

Applicant: Burkhold, RE, LLC, Rebecca Burkholder, c/o Sands Decker, Scott Sands
Location: 419 West Olentangy Street
Existing Zoning: PC - Planned Commercial District
Request: Review and feedback for a ± 2,700 SF expansion to a daycare facility on the south side of West Olentangy Street, east of Sawmill Parkway

Chair Bailik read case 2024-02_SP into the record. Claudia Husak provided a staff presentation. This is a new submission for a proposed expansion to the Goddard School, located at 419 West Olentangy Street, between Sawmill Road and Murphy Parkway. A development plan for an 8,000-square-foot Goddard school daycare was approved in 2002. The site is 1.23 acres and is the last parcel within the City boundary on the south side of West Olentangy Street. South of the site is Murphy Park, to the east is a commercial development and to the west is the Oxford Automotive site. Access for the site is a right-in/right-out curb cut off West Olentangy Street and there is a joint access drive south of the site off Murphy Parkway.

The applicant is proposing to add 2,700 square feet to the south of the existing building, add parking, remove wooden fencing to be replaced with metal fencing, add timber barrier to the east and west sides and other minor site improvements. Ms. Husak noted that several trees will be removed within the lot to accommodate the additional parking proposed. Code requires a landscaped island for every eight parking spaces which will not be able to be accommodated by the proposal. Staff requests the Commission comment on this deviation request while noting additional landscaping proposed in the form of shrubs and grasses and the retention of the significant healthy trees in site, and that the applicant is proposing a six-foot tall steel fence to enclose the playground which would require a deviation from Code as the height limit is five feet.

Staff recommends the Commission approve the Preliminary Development Plan as submitted and comment on the requested deviations. A recommendation to City Council with all final details will be required at the next steps.

APPLICANT

Sam Baker, Baker Architects
673 High Street Suite 204
Worthington, Ohio 43085

Sam Baker spoke on behalf of the applicants. He explained that they would be adding one classroom to the extension as well as adding an indoor play area for the children to use in inclement weather. The applicant would like to add 5 additional parking spots, to bring the total to 34. Additional landscaping will be added around the property, with drought resistant, low maintenance plants. There is a large tree close to Olentangy Street that will have to be removed. An arborist has looked at this tree, and it is diseased, and cannot be saved. They will try to match the existing brick and mortar as best they can. The six-foot fence has been requested as a matter of safety, the height would prevent abduction attempts and escapes, which have happened at other facilities. It will be an ornamental steel fence with the bars a bit closer together than normal to prevent children from trying to stick their head through the bars and getting stuck. There will be a guardrail made of wood to protect the children inside the playground as well. He noted that all playground equipment will be replaced and an outdoor laboratory will be added to it as well.

Chair Bailik opened case 2024-02SP up for public comment. Hearing none, Chair Bailik closed public participation. She opened up the floor for Commission member feedback and discussion.

Shaun Simpson asked how will the roofline extension work and Mr. Baker explained that it will match the current roofline. Mr. Simpson then asked if the required islands in the parking lot have a purpose beyond aesthetics. Ms. Husak answered that the islands are to provide shade.

Kurt Ramsey had no comment.

Ted Klecker noted that he appreciates the use of drought resistant plants and the thought put towards the safety and security of the students.

Ryan Griffin said that as a teacher of 12 years he appreciates the indoor recess area. He asked if there was any way to keep the tree that the plans show will be removed. Mr. Baker stressed that the tree is severely diseased and there is a concern that it will fall. Mr. Griffin then asked what will be put in the tree's place. Mr. Baker stated that the area will be clear so as not to obstruct the view for people turning right out of the property.

David Lester had no comment.

Elizabeth Bailik stated that she has no objections to the requested deviations.

c. HORSEPOWER FARMS ZONING MAP AMENDMENT

PRELIMINARY/FINAL DEVELOPMENT PLAN (2024-03_Z_PDP_FDP)

Applicant:	Chip Vance, Horsepower Farms, LLC c/o Craig Moncrief, Esq. Plank Law Firm
Location:	4301 Home Road et all
Existing Zoning:	FR – Farm Residence District (Liberty Township)
Request:	Review and recommendation of approval to City Council of a zoning map amendment with a combined Preliminary and Final Development Plan from the Liberty Township Farm Residence District to the City of Powell Planned Residence District for a development for the storage of boats, recreational vehicles and cars as a permitted use on ±15.8 acres at 4301 Home Road, on the south side of Home Road, west of Steitz Road. The site is currently zoned FR – Farm Residence District (Liberty Township) and the applicant is Chip Vance, Horsepower Farms, LLC c/o Craig Moncrief, Esq. Plank Law Firm.

Chair Bailik read case 2024-03_Z_PDP_FDP into record. Claudia Husak provided a staff presentation. The southern portion of the site, encompassing 6.357 acres is located within Liberty Township while the northern portion is incorporated into the City. A petition for annexation of the southern parcel has been filed and approved by the Delaware County Commissioners. An introduction of the annexation ordinance by the City of Powell City Council is required at the March 5, 2024 meeting.

