



MEMORANDUM

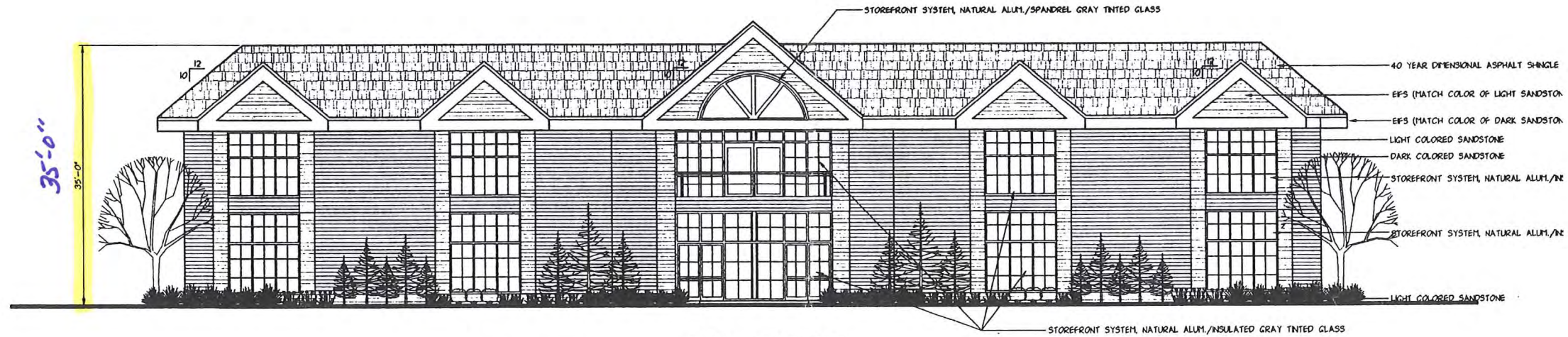
To: Powell Council Members
From: *DL* David M Betz, AICP
Director of Development
Date: May 30, 2014
Subject: Ordinance 2014-21
Spectrum Communities

Attached you will find the following:

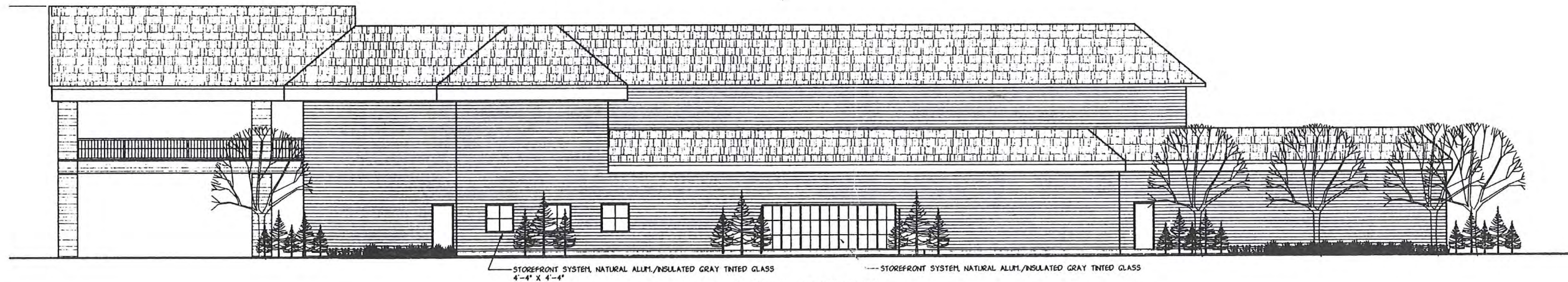
- Revised site plans that show the entrance on to Sawmill Parkway and the placement of the garage structure on the east side of the site, therefore negating the need for a setback variance. It also shows the option of a deceleration lane northbound on Sawmill Parkway, if a warrant analysis shows that one is necessary.
- A copy of the portion of the subdivision plat, whereby a note on that plat that requires all property owners to allow for cross parking easements so all properties share their parking.
- A copy of the Bridgewater Conference Center elevation drawings that show the height of the roof at 35 feet at the ridge line.

cc: City Manager Steve Lutz

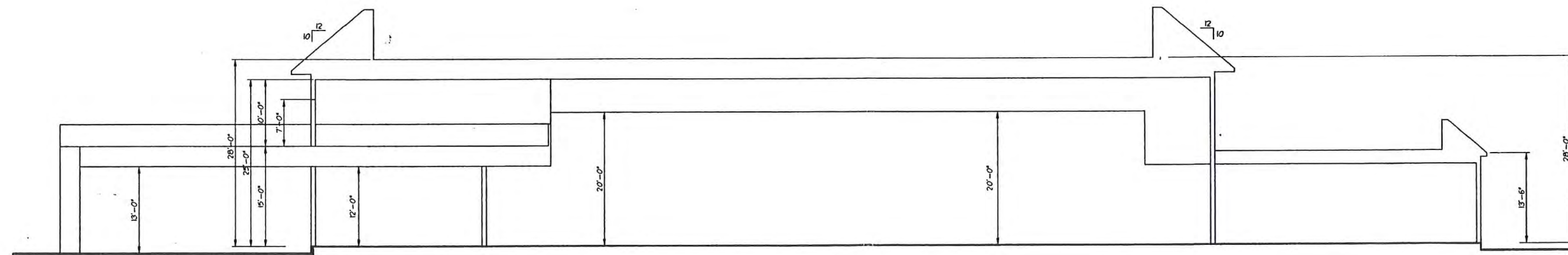
BRIDGEWATER CONFERENCE CENTER



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



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



THE PINNACLE - BANQUET & CONFERENCE CENTER
SAWMILL PARKWAY
LIBERTY TOWNSHIP, OHIO

JH Architects, Inc.
3968A Brown Park Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592

JH architects

00028
4-24-00
6-22-00
9-7-00
8-23-00
9-25-00

A3



WEDGEWOOD COMMERCE CENTER SECTION 3

Situated in the State of Ohio, County of Delaware, Township of Liberty and in Farm Lots 11, 12, 17, 18 and 19, Quarter Township 3, Township 3 North, Range 19 West, United States Military Lands, containing 193.354 acres of land, more or less, 28.599 acres of said 193.354 acres being out of that tract of land conveyed to MT. CARMEL HEALTH SYSTEM by deeds of record in Deed Book 595, Page 143, and Deed Book 595, Page 149, 2.830 acres of said 193.354 acres being out of that tract of land conveyed to HENDY ENTERPRISES, LTD. by deed of record in Deed Book 591, Page 273, 8.397 acres of said 193.354 acres being out of that tract of land conveyed to STRATFORD DEVELOPMENT COMPANY by deeds of record in Deed Book 504, Page 223, and Deed Book 504, Page 227, 6.430 acres of said 193.354 acres being out of that tract of land conveyed to JOSEPH E. and BETTY A. MAKEL by deed of record in Deed Book 596, Page 664, 24.841 acres of said 193.354 acres being out of that tract of land conveyed to BIL-KEN REALTY, INC. by deed of record in Deed Book 541, Page 327, 12.247 acres of said 193.354 acres being out of that tract of land conveyed to FAIRWAY DRIVE PARTNERS LIMITED by deed of record in Deed Book 617, Page 283, 0.045 acres of said 193.354 acres being out of that tract of land conveyed to LOYAL M. PETERMAN, JR. by deed of record in Deed Book 578, Page 93, 109.970 acres of said 193.354 acres being out of those tracts of land conveyed to DAVIDSON PHILLIPS, INC. by deeds of record in Deed Book 542, Page 462, Deed Book 610, Page 717, Deed Book 584, Page 6, and Deed Book 613, Page 28, all being of record in the Recorder's Office, Delaware County, Ohio.

All easements are specifically granted for the purpose of utilities and drainage. Included within these utility easements and dedicated road rights-of-way are those granted to Del-Co Water Company, Inc., its successors or assigns for the location of waterlines, valves and appurtenances. Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter corks and appurtenances outside of and adjacent to said easements and dedicated road rights-of-way.

Easements are dedicated where indicated on the plat for the construction, operation, and maintenance of all public and private utilities above and beneath the surface of the ground, and, where necessary are for the construction, operation and maintenance for service connections to all adjacent lots and lands and for storm water drainage.

Easements labeled "Roadway Drainage & Utility Easement" are for the uses and purposes mentioned above and also for maintenance, construction and expansion of public roads.

ARCHITECTURAL RESTRICTIONS:

No building, parking lot, or structure of any type shall be commenced, erected or maintained on any Lot described herein, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by DAVIDSON PHILLIPS, INC., or by an architectural committee composed of three or more representatives appointed by DAVIDSON PHILLIPS, INC.

MAINTENANCE REQUIREMENT:

Each Lot owner, lessee or occupant shall at all times keep said lot, buildings, improvements and appurtenances, including parking areas, in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each Lot owner, lessee or occupant shall provide for the removal of trash and rubbish from its premises. Planting areas and landscaping shall conform to the standards set forth by DAVIDSON PHILLIPS, INC. All weeds must be kept cut below 10 inches on unimproved lots and if the owner fails and refuses to do so, DAVIDSON PHILLIPS, INC. shall cause the same to be done, charging the owner with all costs connected therewith.

RECIPROCAL EASEMENTS:

Each Lot owner, lessee, occupant, and their licensees, customers, agents, and employees, where appropriate shall have a non-exclusive irrevocable easement and right-of-way for pedestrian and vehicular traffic over and upon all sidewalks, driveways and parking areas erected or maintained on any Lot described herein, together with the right to use said sidewalks, driveways and parking areas for unobstructed pedestrian and vehicular passage for access and ingress and egress to and from and between the Lots described herein, and the streets contained in Wedgewood Commerce Center Section 3, whether public or private.

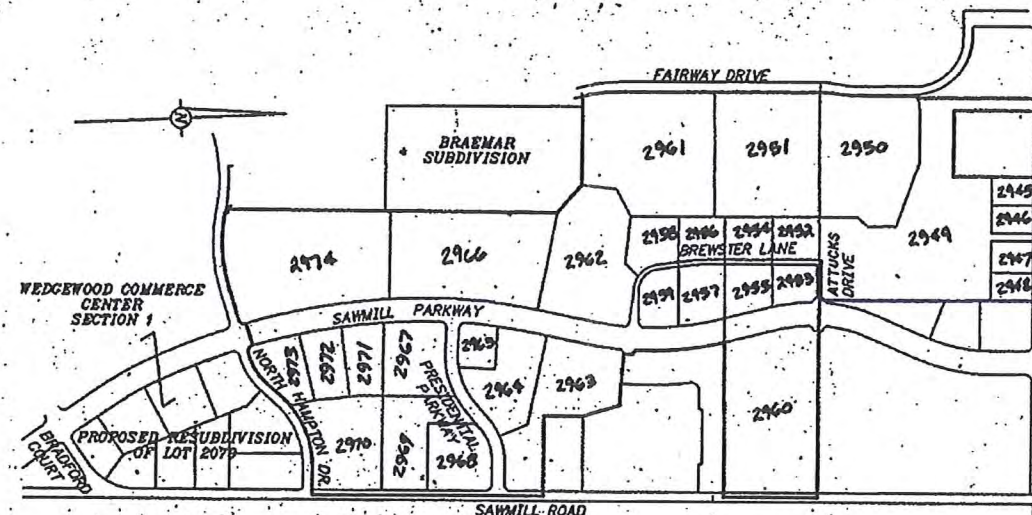
NOTE:

1. VEHICULAR ACCESS TO STREETS HEREIN DEDICATED:

Access to the streets herein dedicated are hereby restricted to the types and locations as approved by the Delaware County Engineer and Liberty Township.

2. The non-buildable lots for the park and the detention pond shall be owned and maintained by Davidson-Phillips, Inc., its successors and assigns, until such a time as they are transferred to the Liberty Township Board of Trustees, who shall then assume all maintenance responsibilities.

STREET NAME	R/W ACREAGE
Sawmill Parkway	12.811 Ac.
Presidential Parkway	2.166 Ac.
Brewster Lane	1.162 Ac.
Attucks Drive	0.226 Ac.
Powell Road	1.005 Ac.
Sawmill Road	1.434 Ac.
TOTAL R/W	19.804 Ac.



BACKGROUND DRAWING

SCALE: 1" = 50'

The site lies within Zone C of the Flood Insurance Rate Map, Community Panel No. 390146 0105B effective date October 18, 1983.

Surveyed and Plotted By
C.F. BIRD & R.J. BULL, INC.
Consulting Engineers & Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235

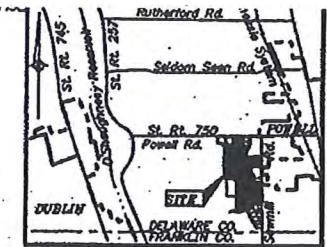
We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pins 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown are indicated by the following symbol: —○—. Permanent monuments to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

By Richard J. Bull January 7, 1997
Richard J. Bull - Ohio Surveyor No. 4723



Note:

The bearings shown on the attached plat are based on the centerline of Sawmill Road as shown upon the record plat of Wedgewood Commerce Center, Section 1, being S. 2° 38' 36" W. as shown of record in Plat Cabinet 1, Sides 339, 339A, 339B, 339C, 339D, 339E, 339F AND 339G, Recorder's Office, Delaware County, Ohio.



LOCATION MAP
NO SCALE

NOTE: SANITARY SEWER CAPACITY

All lots are limited to the equivalent residential units for sanitary sewer capacity as shown on the "sanitary sewer usage for Wedgewood Commerce Center" Plan, as per the latest revision, and on file with the Delaware County Sanitary Engineer and Delaware Co. Recorder. This plan is subject to revision and update as development occurs.

Approved by:

Vicki Cohen (2197036)
Zoning Inspector, Liberty Township

Date Jan. 13, 1997

John J. Lippert
Director of Planning, Delaware County

Date 1-31-97

Jack Smelker
Sanitary Engineer, Delaware County

Date 1-30-97

Chris Bauserman
County Engineer, Delaware County

Date 1-30-97

Delaware County Commissioners:

James O. Ward

Date 2-3-97

Donald W. Wintz

Date 2-3-97

Oliver B. Martin

Date 2-3-97

This _____ day of _____, 1997, right-of-way for streets, roads and easements shown herein not previously dedicated to public use are hereby approved and accepted as such for the County of Delaware.

Transferred this 4 day of February, 1997 Jan M. Peterson
Auditor, Delaware County, Ohio

Filed for record this 6 day of February, 1997 at 3:16 P.M.

Fee 100.00 File No. 2602 Kay C. Corbin
Recorder, Delaware County, Ohio

Recorded this _____ day of _____, 1997. Plat Cabinet 1 Sides 679-679A
679B-679C-679D

WEDGEWOOD COMMERCE CENTER
SECTION 3
SHEET NO. 1 OF 5

CROSS PARKING EASEMENT
SPECTRUM - LOTS 2971 & 2972