

# CARRIAGE COVE

CITY OF POWELL  
Ordinance 2019-18  
Exhibit A

CARRIAGE ROAD  
CITY OF POWELL, OH



FINAL DEVELOPMENT PLAN

2.26.2019 (REV 3.22.2019)

### APPLICATION FOR AMENDMENTS

- Application

### DEVELOPMENT PLAN TEXT

- PR Planned Residence District - Final Development Plan Application

### EXHIBITS

#### Tab 1 - Legal

- Exhibit A – Adjacent Property Owners
- Exhibit B – Legal Description/ Boundary Survey

#### Tab 2 – Final Development Plan Exhibits

- Exhibit C – Vicinity Map
- Exhibit D – Final Development Plan
- Exhibit E – Landscape Plan
- Exhibit F – Landscape Enlargements
- Exhibit G – Landscape Details
- Exhibit H – Illustrative Elevations
- Exhibit I - Tree Preservation Plan
- Illustrative Plan

#### Tab 3 – Engineering Exhibits

- Exhibit J-1 – Utility Plan
- Exhibit J-2 – AEP Letter
- Exhibit J-3 – Columbia Gas Letter
- Exhibit J-4 – DSCE Letter
- Exhibit J-5 – Del-Co Letter
- Exhibit J-6 – Charter Cable Letter
- Exhibit K - Grading Plan

#### Tab 4 – Architectural Exhibits

- Exhibit L – Architectural Elevations

**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**FINAL DEVELOPMENT PLAN APPLICATION**



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$700.00 + \$100.00 per acre**  
**Per Fee Ordinance 2018-48**

**Applicant:** Romanelli & Hughes / The Camber Company, LLC

Address/City/State/Zip: 6760 Colt Court Dublin, Ohio 43017

Email Address: cbradley9@hotmail.com

Phone No: \_\_\_\_\_ Cell Phone No: 614.578.3581 Fax No: \_\_\_\_\_

**Property Owner:** Linda Wallingford Trustee

Address/City/State/Zip: 2772 Clarion Court Columbus, Ohio 43220

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** G2 Planning & Design c/o Gary Smith

Address/City/State/Zip: 720 E. Broad Street Columbus Ohio 43215

Email Address: gsmith@g2planning.com

Phone No: 614-583-9230 Cell Phone No: 614-390-6149 Fax No: \_\_\_\_\_

**Property Address:** 2770 Carriage Road

Lot Number/Subdivision: 31913302006001 Existing Use: Open Field Proposed Use: Planned Residential

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\(i\)](#).
  - ☐ 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.
  - ☐ **5 copies** of all drawings, text, any other items, and application.
  - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
  - ☐ Attach the required fee - \$700.00 + \$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)**

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.

Office Use	
Received	

Office Use	
Type/Date:	_____
Base Fee:	<u>          \$700.00          </u>
Per Acre:	<u>          \$100.00X (        ) =       </u>
Total:	_____
Prepared by:	_____
Reviewed by:	_____
PAYOR:	_____
RECIEPT #	_____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)



**Planned Residence District****(1) Name, address, and phone number of applicant;**

The Camber Company, LLC (in conjunction with Romanelli & Hughes)  
Chris Bradley, Principal  
6760 Colt Court  
Dublin, OH 43017  
(614) 578-3581

**(2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan;**

Surveyor:  
Mike Keller, Kleingers  
350 Worthington Road suite B  
Westerville, OH 43082  
Phone: (614) 882-4311

Land Planner:  
Gary Smith, G2 Planning+Design, LLC  
720 East Broad Street, suite 200  
Columbus, OH 43215  
Phone: (614) 583-9230

Engineer:  
Christopher Lescody, PE  
E.P. Ferris & Associates, Inc.  
800 King Ave  
Columbus, OH 43212  
Phone: (614) 299-2999

**(3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question.**

See Exhibit A for adjacent property owners.

**(4) Legal description of the property;**

Survey and Legal Description enclosed, see Exhibit B.

**(5) A description of present use(s) on and of the land;**

The land is currently open field with a scattering of volunteer trees. A small sign for the elementary school exists in the right-of-way of Carriage Road at the southwest corner of the site.

- (6) Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

To be submitted by the City of Powell.

- (7) A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**

See Exhibit C for Vicinity Map.

- (8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:**

**A. The property line definition and dimensions of the perimeter of the site;**

See Final Development Plan Exhibit D, and Boundary Survey Exhibit B.

**B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;**

See Final Development Plan Exhibit D.

**C. The area of the site and its subareas in acres;**

The site is 4.011 acres. No sub-areas are proposed for this development.

**D. The topography of the site and abutting areas at no more than five-foot contour intervals;**

See Engineering plans, Exhibits J and K

**E. Existing surface drainageways and surface sheet flow patterns;**

See Engineering Plans, Exhibit K

**F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six percent;**

No such conditions exist on this site

**G. Existing vegetation on the site with specific tree spots for all trees six inches in diameter or greater, measured 24 inches from the ground.**

See tree survey, Exhibit I for detail.

**H. Existing easements on the site with notations as to their type, extent, and nature;**

See Engineering Plans, Exhibits J and K.

**I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

See Engineering Plans, Exhibits J and K.

**J. Calculation of the maximum residential units permitted on the site under the terms of this Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made;**

A total number of 11 single-family detached homes are proposed on this site for a gross density of 2.67 dwelling units per acre.

**K. A preliminary plan for the first, or next, phase of site development illustrating:**

The site will be developed as a single phase.

**i. New street centerlines, right-of-ways, and street classification types;**

Only one private loop and one private common drive will be constructed on site. See Final Development Plan, Exhibit D.

**ii. Names of existing and proposed streets;**

The site borders Liberty Street to the east, and Carriage Road to the south. Only one private loop and one private common drive are to be constructed on the site. Private loop will be called Carriage Court. See Final Development Plan, Exhibit D.

**iii. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

See Exhibit D.

**iv. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

This site will not be divided into Sub-Areas. See Final Development Plan, Exhibit D for all site and lot statistics.

**v. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

All homes are single family structures and are semi-custom. Final details will not be known until determined by final home buyer. Architectural examples have been provided to illustrate the level of quality and anticipated architectural styles. See Architectural examples, Exhibit L.

**vi. Common open areas, public lands, and natural scenic easements, including the area of each;**

See Exhibit D for common open spaces.

**vii. Proposed landscape treatment of the site;**

See Exhibit E, F, G and H for proposed landscape plans.

**viii. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;**

See Exhibit J for utility information. Trash pickup shall be provided by private trash hauler.

**ix. Provisions for accommodating surface drainage runoff;**

A detention pond is proposed in the southeast corner of the property- see engineering plans, Exhibit J.

**x. Proposed architectural design criteria;**

Homes shall be in general conformance to architectural exhibits provided in Exhibit-L. To promote architectural diversity throughout the development, no house may be constructed on any lot directly across the street from a house with the same front elevation, or on any lot directly adjacent a house with the same front elevation.

**xi. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;**

The 8' multi-use bike path south of Carriage Road shall be extended from the corner of Liberty Road and Carriage Road northward toward the school site. See Final Development Plan, Exhibit D. Construction shall be per the Powell Ohio Engineering standards.

**xii. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.**

The Final Development Plan is substantially similar to the Preliminary Development Plan with additional detail provided for landscaping, entry features, and fencing. The site is being developed with 11 single-family detached homes at a density similar to, and compatible with, adjacent subdivisions within the City of Powell and meets the intent of the Comprehensive Plan. Lot sizes are 52' & 62' wide x 120' depth and are clustered to preserve a larger amount of open space. Garages are set back a minimum 22' from the private street and single-family structures will be set back a minimum of 25' from the rear property line. A larger setback is being preserved along Liberty Road and Carriage Road to preserve the character of those two

existing roadways. No houses are permitted to back directly on Liberty or Carriage Road.

- L. Projected development schedule by subareas of the entire planned development site, and for the first, or next, phase of development, including land uses, public areas, natural and scenic reserves, streets, buildings, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable;**

All streets shall be constructed in one phase. Construction shall commence upon final engineering approval and plats, anticipated to be mid to late 2019.

- M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.**

See Final Development Plan, Exhibit D for overall layout of private loop and common drive. Parking for the homes includes a minimum 2 car garage for each dwelling unit and 2 driveway parking spaces.

- N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site;**

Site will be developed in a single phase.

- (9) Evidences, as determined by the Zoning Administrator in his/her sole discretion, of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two years;**

The applicant controls the property in the form of a purchase and sale agreement. See exhibits J and K for engineering feasibility. Utility companies have provided initial approval from a capacity and service perspective.

- (10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer;**

The applicant shall provide evidence that it has the ability to post a bond for the City of Powell Council prior to Final Development Plan approval.

**(11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.**

The applicant has reviewed the information included in the Final Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

**(12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.**

The proposed plan consists of 11 high quality single family detached homes constructed by Romanelli and Hughes. The square footage of the homes will be approximately 1,700-2,300 sf (exclusive of basement, garage, and any second level bonus room). Natural building materials including brick, stone, cultured stone, stucco, concrete, wood siding and cementitious siding shall be used for all exterior elevations, provided that entry doors, garage doors, windows, soffits, gutters, downspouts and trim details may be steel, metal, fiberglass or composite materials. Architectural elevations are enclosed as Exhibit L.

Single-family homes are complimentary in nature to the surrounding neighborhood, and the high-quality architecture, floor plans, and high degree of landscape treatment will maintain the value of the surrounding community.

A single access point from Carriage Road will be permitted into the development which shall align with the existing Mendolin Way Street to minimize traffic conflicts. The central green will provide a small park amenity and gathering space for the residents. 3-rail fencing will be installed along Carriage Road to match the character on the opposite side of the street, and to close off the proposed retention pond from the multi-use path. Landscaping and small entry columns will compliment the fencing along Carriage Road and landscape buffering will be included around the west, north, and east sides of the property. A small mail kiosk will be included at the north end of the park as shown on the Final Development Plan, Exhibit D.

**(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

The development will not have a significant impact on the infrastructure or schools given the limited number of homes proposed, and the market appeal to the empty nester buyers. It is anticipated that the ranch homes will appeal mostly to an older, higher net worth demographic, and select professional working couples without kids. The neighborhood is not expected to significantly increase (if at all) new student enrollment to the school system. Trip generation from this demographic is projected to be considerably less than a typical household with children.

**(14) A fee as established by ordinance.**

Included.



## NEIGHBORING PROPERTY OWNERS

2770 Carriage Road

POWELL, OH 43065

**Owner Name:** LEININGER ROBERT W & KRISTA

**Address:** 40 MENDOLIN WAY, POWELL 43065

**Owner Name:** OLENTANGY LOCAL SCHOOL DISTRICT

**Address:** LIBERTY RD POWELL OH 43065

**Owner Name:** ARNDT SHARON

**Address:** 8013 LIBERTY RD, POWELL 43065

**Owner Name:** NORRIS SALLY & ARNDT SHARON

**Address:** 7995 LIBERTY RD, POWELL 43065

**Owner Name:** SMITH MICHELLE & STARKEY JEFF

**Address:** 8061 LIBERTY RD, POWELL 43065

**Owner Name:** WILSON AMY M & RICHARD T

**Address:** 2699 CARRIAGE RD, POWELL 43065

**Owner Name:** DIELMAN MARK A & RICHEL L

**Address:** 48 MENDOLIN WAY, POWELL 43065

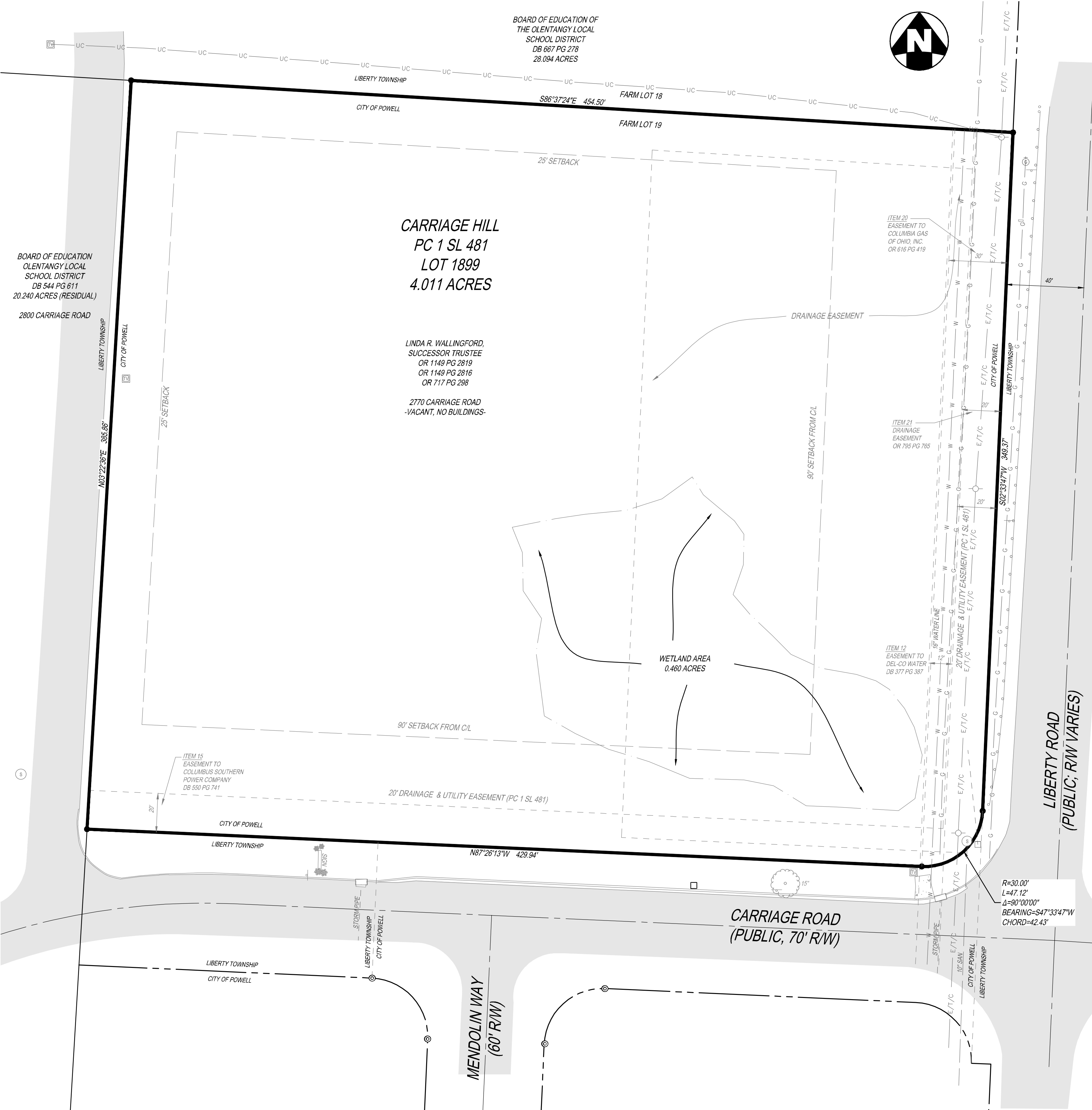
***EXHIBIT A***

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ORDER NUMBER: GLW1800944  
COMMITMENT DATE: SEPTEMBER 27, 2018 AT 6:59 AM  
SCHEDULE B, PART II  
EXCEPTIONS

1. - 9. ITEMS ARE NOT SURVEY RELATED.
10. INTENTIONALLY DELETED.
11. Easement to Columbus and Southern Ohio Electric Company, filed for record January 20, 1959, in Deed Book 280, Page 331, of the Delaware County, Ohio Records. ITEM PROVIDES FOR A GUY WIRE WITHIN THE SUBJECT PROPERTY IN THE VICINITY OF THE UTILITY POLE LOCATED NEAR THE NORTHEAST CORNER OF THE PROPERTY. NO GUY WIRE WAS OBSERVED.
12. Right of Way and Easement to Del-Co Water Company Inc., filed for record July 20, 1973, in Volume 377, Page 387, of the Delaware County Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.
13. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record May 1, 1992, in Volume 544, Page 611, of the Delaware County, Ohio Records. ITEM IS NOT SURVEY RELATED.
14. Right of Way and Easement to Columbus Southern Power Company, filed for record October 20, 1992, in Volume 550, Page 741, of the Delaware County Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.
15. INTENTIONALLY DELETED.
16. INTENTIONALLY DELETED.
17. INTENTIONALLY DELETED.
18. INTENTIONALLY DELETED.
19. INTENTIONALLY DELETED.
20. Easement to Columbia Gas of Ohio, Inc., filed for record June 8, 2005, in OR Book 616, Page 419, of the Delaware County, Ohio Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.
21. Easement to The Board of County Commissioners of Delaware County, Ohio, filed for record July 9, 2007, in OR Book 795, Page 765, of the Delaware County, Ohio Records. ITEM IS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN.
22. ITEM IS NOT SURVEY RELATED.
23. ITEM IS NOT SURVEY RELATED.

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OBSERVED.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-NSRS 3011)
- 5.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 3904100237K EFFECTIVE APRIL 16, 2009.
- 6.) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AND LOCATIONS OF ABOVE-GROUND APPURTENANCES, AND PLAN INFORMATION PROVIDED BY UTILITY OWNERS.
- 7.) THERE ARE 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES WITHIN THE SUBJECT PROPERTY WITHIN THE LIMITS OF TOPOGRAPHY.
- 8.) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION WAS OBSERVED.
- 9.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- 10.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- 11.) THE SUBJECT PROPERTY IS LOCATED IN A LIBERTY TOWNSHIP FARM RESIDENCE ZONING DISTRICT. SETBACKS ARE SHOWN PER CARRIAGE HILL SUBDIVISION PLAT (PC 1 SL 481).
- 12.) NO DIVISION OR PARTY WALLS ARE LOCATED ALONG THE BOUNDARY.
- 13.) WETLAND AREA SHOWN WITHIN THE SUBJECT PROPERTY IS BASED ON A FIELD DELINEATION CONDUCTED BY GEOTECHNICAL CONSULTANTS, INC. IN OCTOBER, 2018.
- 14.) NO BUILDINGS WERE OBSERVED WITHIN THE SUBJECT PROPERTY.
- 15.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN DECEMBER, 2018 AND JANUARY, 2019.



VICINITY MAP  
NOT TO SCALE

LEGEND

- |     |                          |     |                           |
|-----|--------------------------|-----|---------------------------|
| ●   | 5/8" CAPPED IRON PIN SET | ○   | SANITARY MANHOLE          |
| ○   | 5/8" IRON PIN FOUND      | ○   | CLEAN OUT                 |
| ⊙   | 1" IRON PIPE FOUND       | ○   | SANITARY SEWER            |
| ▲   | NAIL SET                 | ○   | STORM MANHOLE             |
| ▲   | NAIL FOUND               | --- | STORM SEWER               |
| ⬆   | RR SPIKE SET             | □   | CATCH BASIN               |
| ⬆   | BENCHMARK                | □   | INLET                     |
| ⬆   | UTILITY POLE             | ○   | YARD DRAIN                |
| ⬆   | GUY WIRE                 | ○   | DOWN SPOUT                |
| --- | UNDERGROUND ELECTRIC     | --- | TRAFFIC CONTROL CABINET   |
| --- | OVERHEAD ELECTRIC        | --- | TRAFFIC SIGNAL POLE       |
| --- | HVAC UNIT                | --- | SIGN                      |
| --- | TRANSFORMER              | --- | GUARD POST (PIPE BOLLARD) |
| --- | GROUND LIGHT             | --- | FLAG POLE                 |
| --- | ELECTRIC BOX             | --- | FENCE                     |
| --- | LIGHT POLE               | --- | HARDWOOD TREE             |
| --- | UNDERGROUND TELEPHONE    | --- | CONTOUR LINES             |
| --- | OVERHEAD TELEPHONE       | --- |                           |
| --- | TELEPHONE MANHOLE        | --- |                           |
| --- | TELEPHONE PEDESTAL       | --- |                           |
| --- | GAS MAIN                 | --- |                           |
| --- | GAS VALVE                | --- |                           |
| --- | UNDERGROUND CABLE TV     | --- |                           |
| --- | WATER MAIN               | --- |                           |
| --- | FIRE HYDRANT             | --- |                           |
| --- | WATER VALVE              | --- |                           |
| --- | WATER METER              | --- |                           |
| --- | IRRIGATION CONTROL VALVE | --- |                           |
| --- | WATER MANHOLE            | --- |                           |

LEGAL DESCRIPTION:

Situated in the State of Ohio, County of Delaware and City of Powell (Formerly Liberty Township):

Being Lot No. 1899 in Carriage Hill, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet I, Slide 481, Recorder's Office, Delaware County, Ohio.

EXHIBIT B

To: Camber Company, LLC and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on December 26, 2018.



Michael L. Keller  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

1/17/19  
DATE



SEAL:

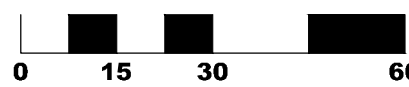


NO.	DATE	DESCRIPTION
1	1/08/19	Correction for title item #11
2	1/09/19	Updated title commitment
3	1/17/19	Updated title commitment

LOT 1899  
CARRIAGE HILL  
SUBDIVISION  
P.C. 1 SL. 148  
CITY OF POWELL,  
DELAWARE COUNTY, OHIO

PROJECT NO. 180712.000  
DATE: 1/07/19

SCALE: 1" = 30'



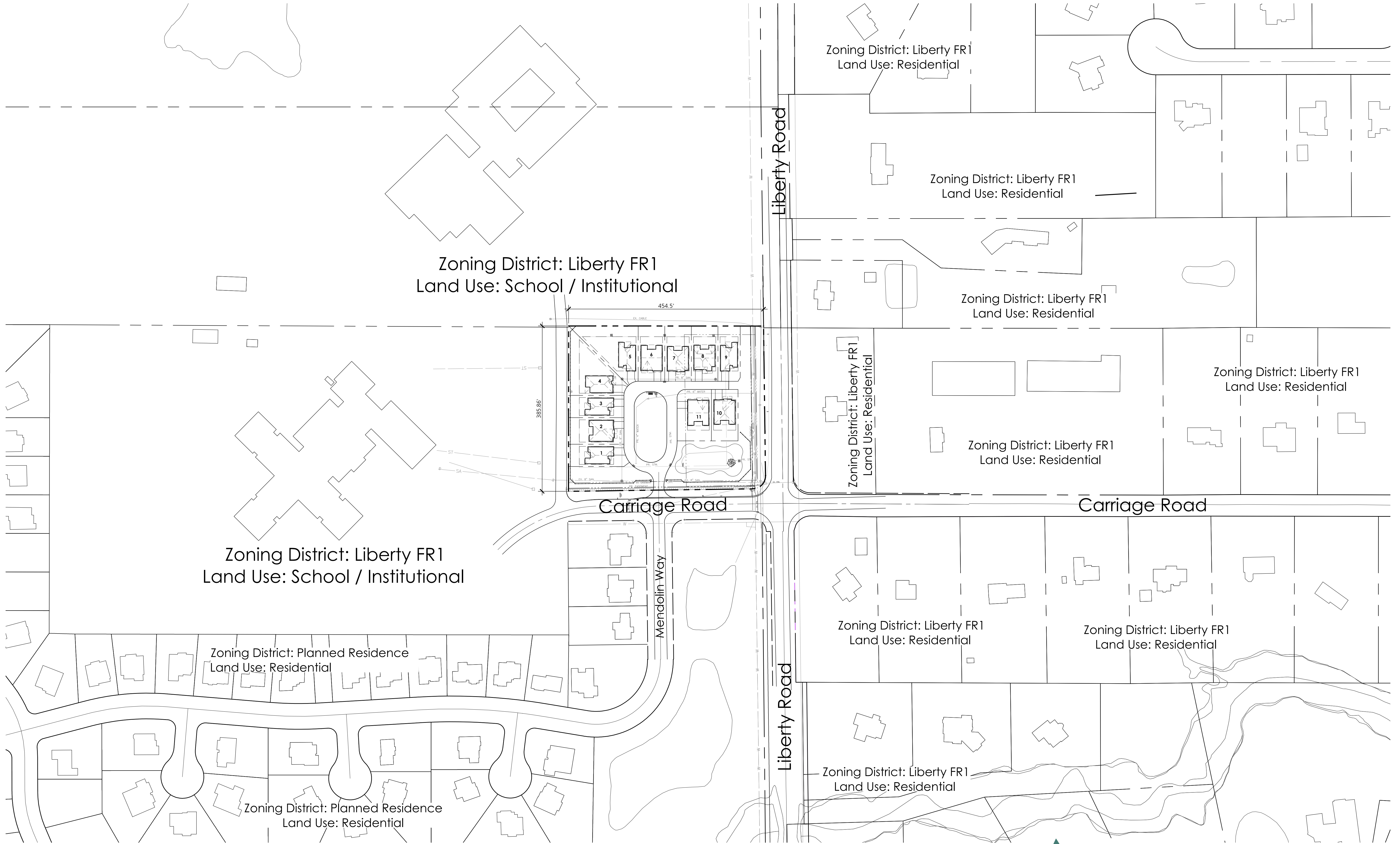
SHEET NAME:

ALTA/NSPS LAND  
TITLE SURVEY

SHEET NO.

1 OF 1





## Carriage Cove - Exhibit C: Vicinity Map

City of Powell, Ohio

February 26, 2018

Camber Company / Romanelli & Hughes

Scale: 0 100 300

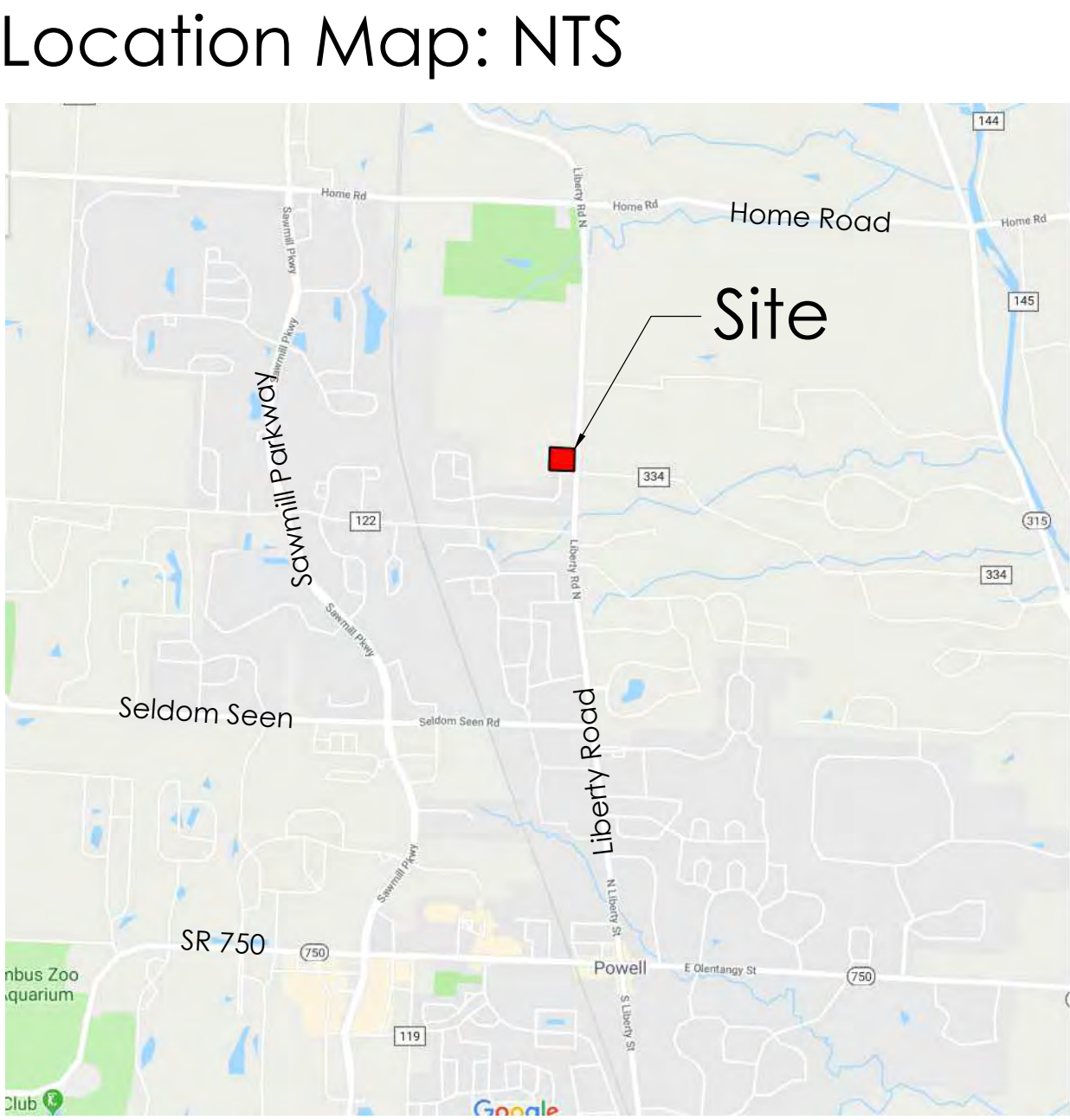
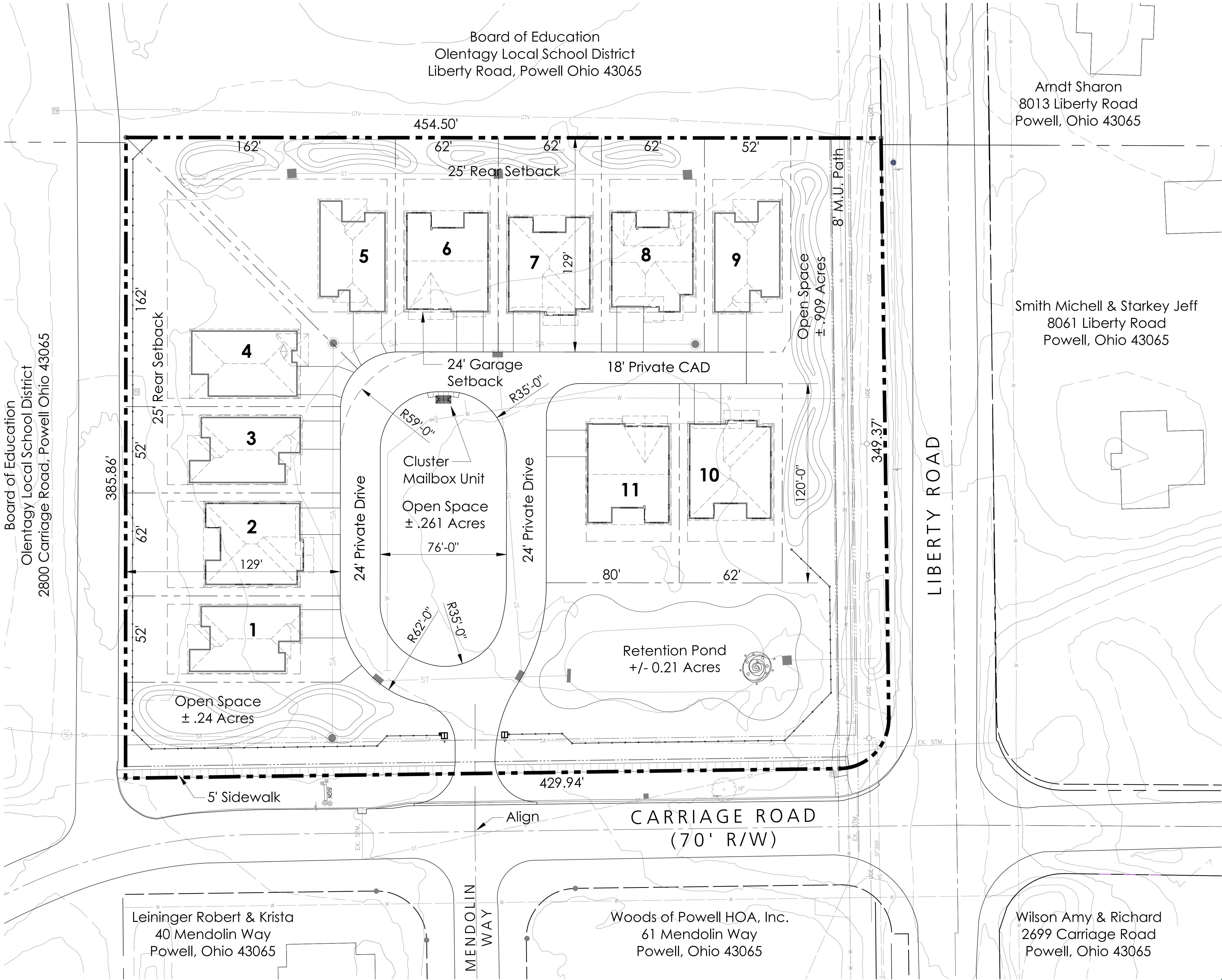


**G2** Planning  
Urban Design  
Landscape Architecture  
Planning + Design  
720 E. Broad Street  
Columbus, Ohio 43215  
Ph: 614.583.9230  
Web: www.g2planning.com

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC.

Consulting Civil Engineers and Surveyors





Site Data:

Current Zoning:	Liberty FRD
Proposed Zoning:	Planned Residential
Total Site Area:	±4.011 Acres
Total Units:	11
Total Density	± 2.67 du/acre

Lot Information:

Typical Lot Width:	52' & 62' Wide
Typical Lot Depth:	Varies
Smallest Lot Area:	6,707 S.F.
Largest Lot Area:	12,774 S.F.

Garage Setback from Private Street:	24' Min.
Rear Yard Setback:	25' Min.
Side Yard Setback:	5' Min.

Lot Coverage:

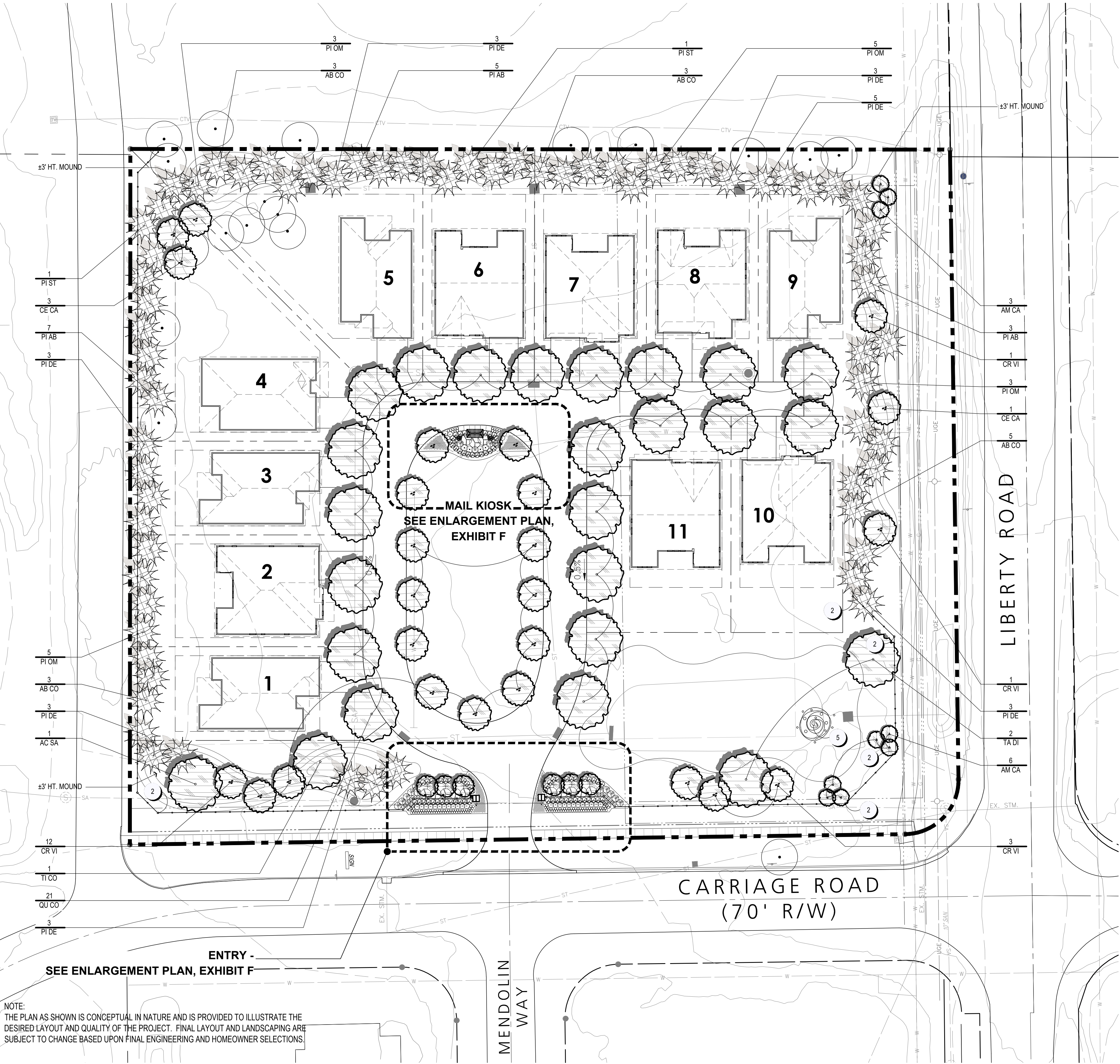
Maximum Allowed by Code:	50%
As proposed:	50% or less

Open Space:

Shared Open Space:	± 1.41 Acres (35%)
--------------------	--------------------

NOTE:  
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING AND HOMEOWNER SELECTIONS.





LANDSCAPE CODE REQUIREMENTS

REPLACEMENT TREES - 1145.29

	REQUIRED	PROVIDED
1145.29 REPLACEMENT TREE	(d) REPLACEMENT OF DESTROYED TREES  (1) FOR EVERY TREE HAVING A TRUNK DIAMETER OF SIX INCHES OF GREATER AS MEASURED 24 INCHES FROM THE GROUND LEVEL THAT IS DESTROYED IN THE COURSE OF DEVELOPMENT OR CONSTRUCTION, NEW TREES SHALL BE PLANTED ON THE SUBJECT SITE HAVING A TOTAL TRUNK DIAMETER OF NO LESS THAN SIX INCHES AS MEASURED 24 INCHES FROM THE GROUND LEVEL. NO SINGLE REPLACEMENT PLANTING SHALL HAVE A TRUNK DIAMETER OF LESS THAN ONE AND ONE-HALF INCHES AS MEASURED 24 INCHES FROM THE GROUND LEVEL.	A TOTAL OF 78" OF TRUNK DIAMETER FOR 13 MAJOR TREES REMOVED (CALCULATION DOES NOT INCLUDE DEMOD CALLERY PEARS, SEE EXHIBIT I: "TREE PRESERVATION PLAN" FOR MORE INFORMATION")  31 TREES @ 2 1/2" CAL., AND 34 TREES @ 1.5" CAL. FOR 128.5 OF TRUNK DIAMETER

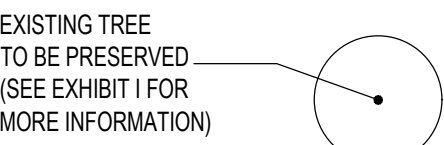
Minimum Required Trees - 1145.30

	REQUIRED	PROVIDED
1145.30 COVERAGE TREE	(a) MINIMUM TREES  THE FOLLOWING MINIMUMS ARE REQUIRED, BASED UPON TOTAL COVERAGE SQUARE FOOTAGE.  (1) ALL RESIDENCES AND RESIDENTIAL LAND USES, PER DWELLING UNIT: 1/2" IN TRUNK DIAMETER FOR EVERY 150 S.F. OR FRACTION THEREOF OF BUILDING GROUND COVERAGE.	A TOTAL OF 73.5" FOR +/-22,000 S.F. OF GROUND COVERAGE  REQUIREMENT OFFSET BY 136 INCHES OF TREES PRESERVED ON-SITE  (SEE EXHIBIT I: "TREE PRESERVATION PLAN" FOR MORE INFORMATION")

Screening - 1145.33

	REQUIRED	PROVIDED
1145.33 SCREENING TREE	SCREENING OR BUFFERING  (a) FOR ANY PERMITTED OR CONDITIONALLY PERMITTED NON-RESIDENTIAL USES WHICH ABUT ANY RESIDENTIAL DISTRICT, OR CURRENT RESIDENCE, IN ADDITION TO SETBACK AND YARD REQUIREMENTS PROVIDED ELSEWHERE IN THE ORDINANCE.  (1) SCREENING SHALL BE PROVIDED FOR ONE OR MORE OF THE FOLLOWING PURPOSES: A. A VISUAL BARRIER TO PARTIALLY OR COMPLETELY OBSTRUCT THE VIEW OF STRUCTURES OR ACTIVITIES. B. AN ACOUSTIC SCREEN TO AID IN ABSORBING OR DEFLECTING NOISE. C. A PHYSICAL BARRIER TO CONTAIN DEBRIS AND LITTER	VISUAL SCREENING WALLS, FENCES, PLANTINGS, MOUNDS OR A COMBINATION OF THESE ELEMENTS SHALL BE A MINIMUM OF FIVE AND ONE-HALF FEET HIGH IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT. PLANTINGS SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AT THE TIME OF PLANTING.  7' HT. AT INSTALLATION EVERGREEN TREES + ±3' HT. MOUND

Tree Preservation Key



PLANT LIST (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
1	AC SA	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
21	QU CO	Quercus coccinea Scarlet Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
2	TA DI	Taxodium distichum Bald Cypress	2.5" CAL.	B&B	AS SHOWN	Match Form
1	TI CO	Tilia cordata 'Greenspire' Greenspire Linden	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
9	AM CA	Amelanchier canadensis 'Glenn Form' Rainbow Pillar Serviceberry	1.5" CAL.	B&B	AS SHOWN	Tree Form
4	CE CA	Cercis canadensis Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Tree Form
17	CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Tree Form
EVERGREEN TREES						
14	AB CO	Abies concolor White Fir	6" HT.	B&B	PER PLAN	
15	PI AB	Picea abies Norway Spruce	6" HT.	B&B	PER PLAN	
20	PI DE	Picea glauca 'Densata' Black Hills Spruce	6" HT.	B&B	PER PLAN	
16	PI OM	Picea omorika Serbian Spruce	6" HT.	B&B	PER PLAN	
2	PI ST	Pinus Strobus White Pine	6" HT.	B&B	PER PLAN	

PLANT TAG 1 QUANTITY  
XX XX SPECIES

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

ADDITIONAL PLANTING NOTES  
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	3-RAIL FENCE	A EX. G	SEE DETAIL A, EXHIBIT G
2	8x8 END POST	A EX. G	SEE DETAIL A, EXHIBIT G
3	MAIL KIOSK	B EX. G	MATCH STONE VENEER TO BUILDING ELEVATIONS
4	SIGN COLUMN	C EX. G	MATCH STONE VENEER TO BUILDING ELEVATIONS
5	FOUNTAIN	C EX. G	FINAL SELECTION BY OWNER

CODED LANDSCAPE NOTES

- 1. TURF
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

Carriage Cove - Exhibit E: Landscape Plan

City of Powell, Ohio

March 22, 2018

Camber Company / Romanelli & Hughes

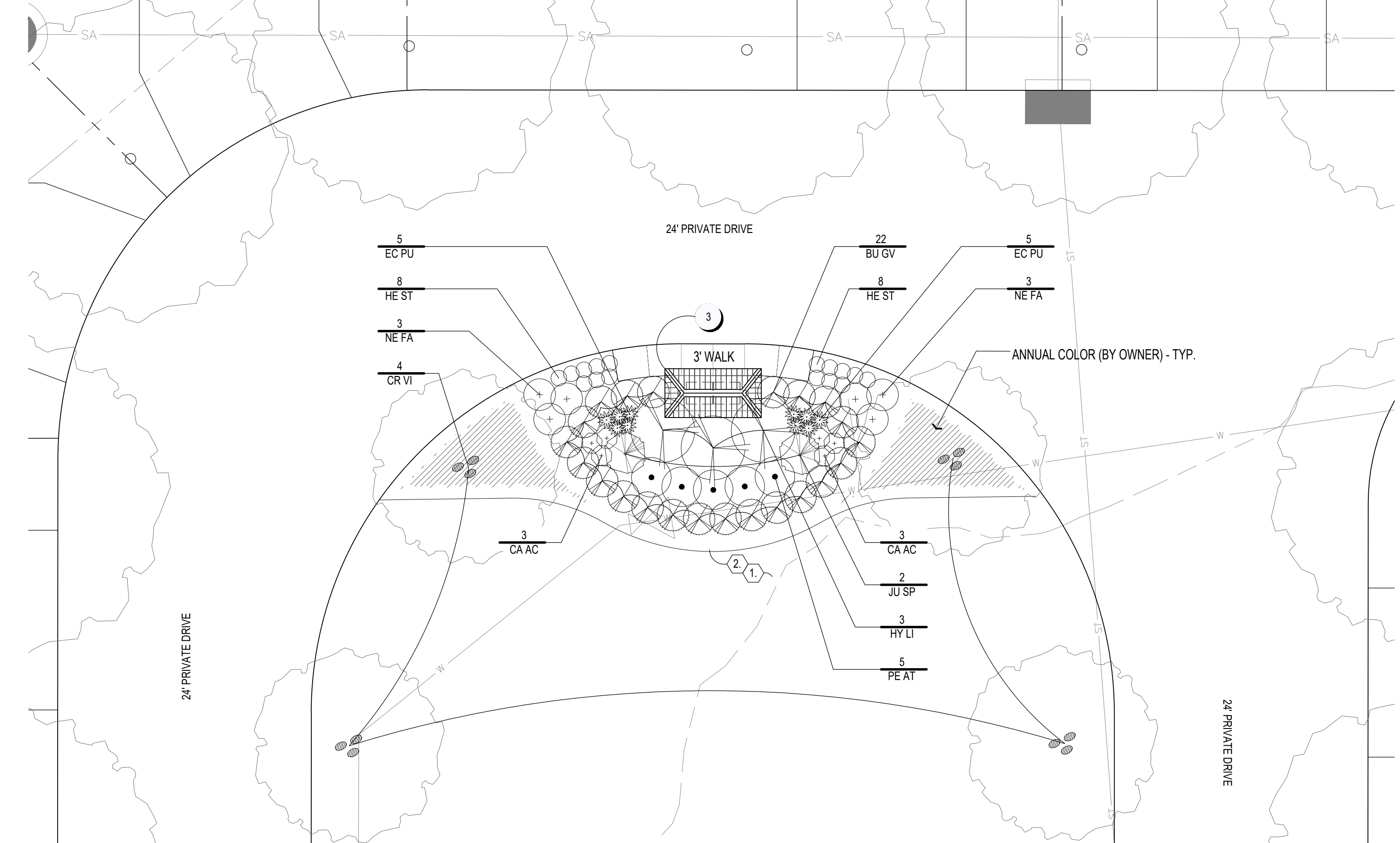
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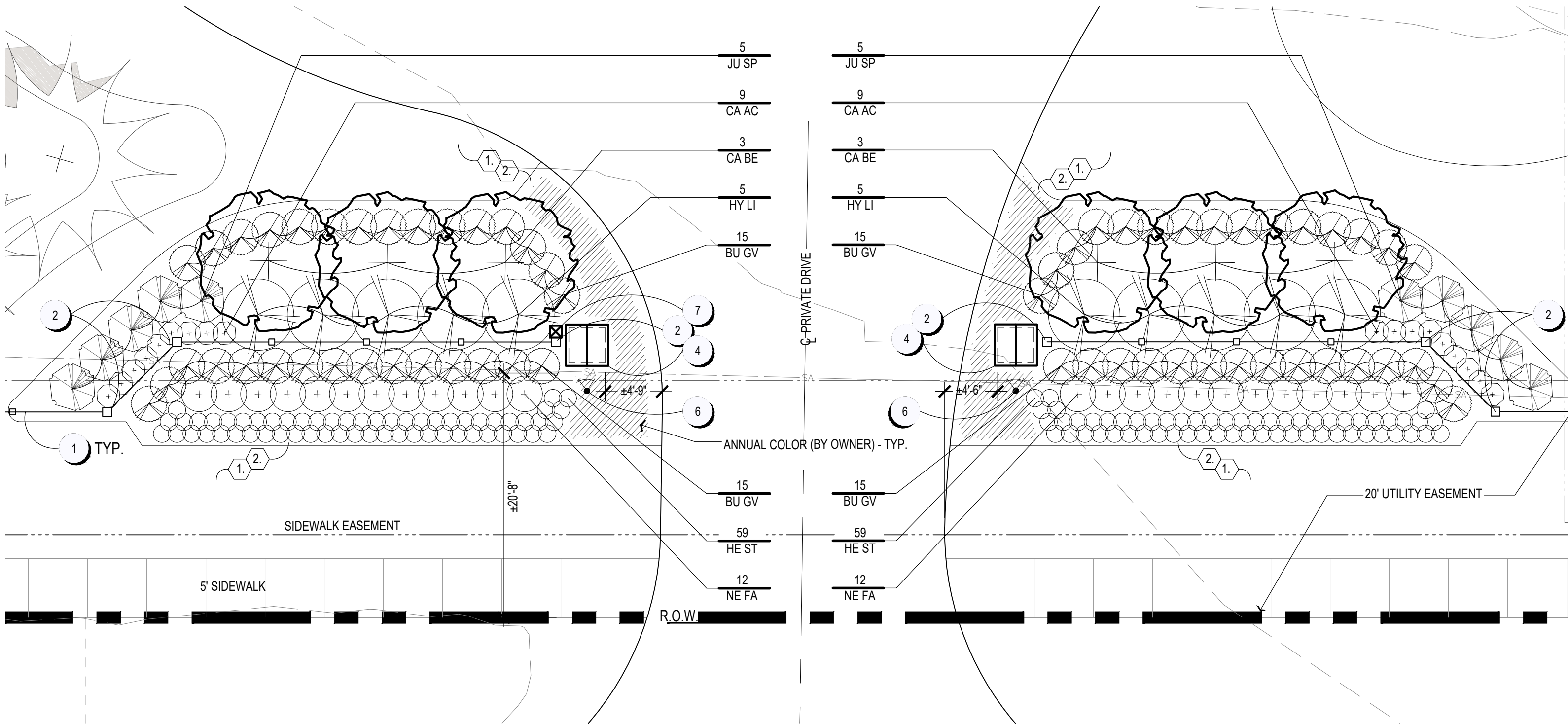
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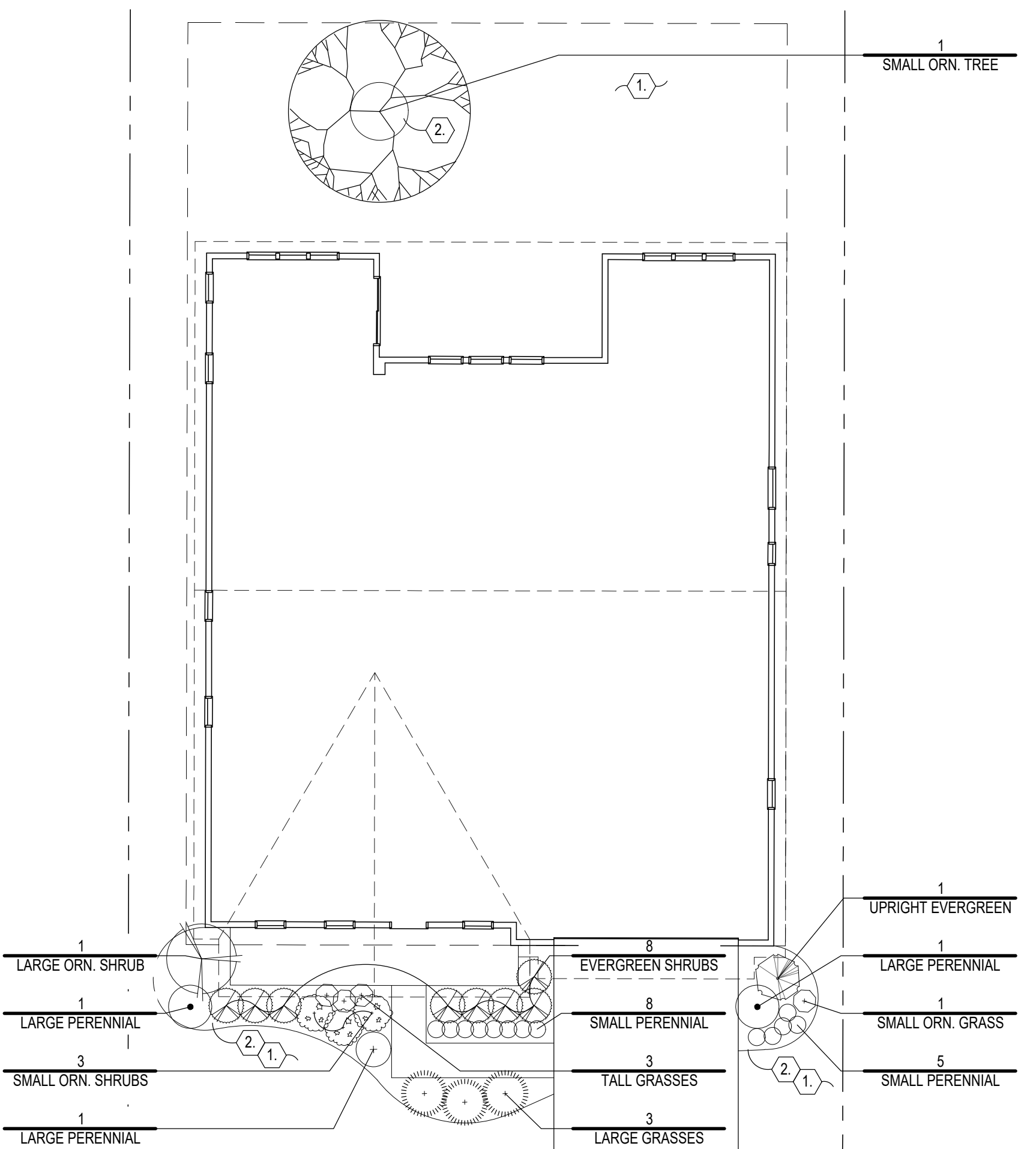




CLUSTER MAILBOX UNIT ENLARGEMENT LANDSCAPE PLAN



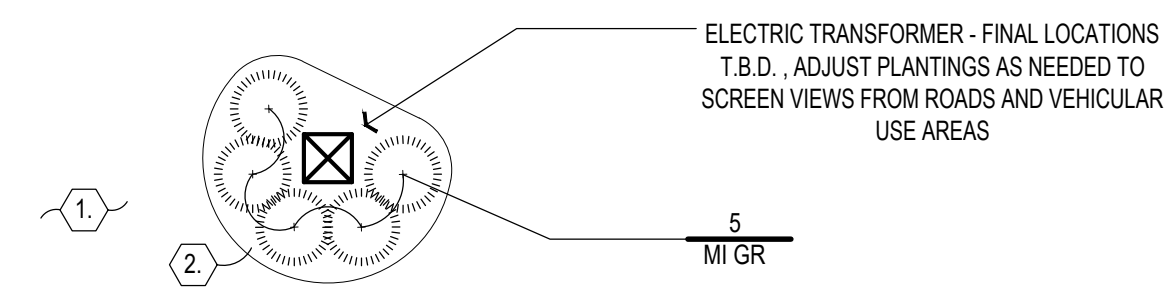
ENTRY ENLARGEMENT LANDSCAPE PLAN



BUILDING TYPICAL LANDSCAPE PLAN (REFER TO PLANT LISTS A&B)

PLANT LIST (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
6	CA BE	Carpinus betulus 'Frans Fontaine' Frans Fontaine Hornbeam	2.5" CAL.	B&B	Plant at 10' O.C.	Match Form
EVERGREEN SHRUBS						
82	BU GV	Buxus x'Green Velvet' Green Velvet Boxwood	24" HT.	B&B	Plant @ 30" O.C.	
12	JU SP	Juniperus chinensis 'Spartan' Spartan Juniper	7' HT.	B&B	Plant @ 42" O.C.	
FLOWERING / DECIDUOUS SHRUBS						
13	HY LI	Hydrangea paniculata 'Limelight' Limelight Hydrangeas	36" HT.	#5 Cont.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
24	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
10	EC PU	Echinacea purpurea 'Magnus' Magnus Coneflower	-	#1 Cont.	Plant @ 15" O.C.	
134	HE ST	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	-	#1 Cont.	Plant @ 15" O.C.	
xx	MI GR	Miscanthus sinensis 'Gracillimus' Maiden Grass	-	#3 Cont.	Plant @ 42" O.C.	
30	NE FA	Nepeta x'faassenii 'Walker's Low' Walker's Low Catmint	-	#3 Cont.	Plant @ 36" O.C.	
5	PE AT	Perovskia atriplicifolia Russian Sage	-	#3 Cont.	Plant @ 36" O.C.	



TYPICAL UTILITY SCREEN - TRANSFORMER

BUILDING TYPICAL PLANT LIST A (Southern and Western Exposures)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
	Malus 'Adirondack' Adirondack Crabapple	1.5"	B&B	AS SHOWN	Match Form
UPRIGHT EVERGREENS					
	Juniperus chinensis 'Spartan' Spartan Juniper	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS					
	Thuja occidentalis 'Boboza' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS					
	Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS					
	Rosa x 'Radiko' Double Knock Out Rose	30" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS					
	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS					
	Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES					
	Hemerocallis 'Tuscawilla Tigress' Tuscawilla Tigress Daylily	-	#1 Cont.	Plant @ 24" O.C.	

BUILDING TYPICAL PLANT LIST B (Northern and Eastern Exposures)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
	Magnolia Virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Multi-stem
UPRIGHT EVERGREENS					
	Thuja occidentalis 'Holmstrup' Holmstrup Eastern Arborvitae	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS					
	Taxus x media 'Densaformis' l Dense Yew	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS					
	Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS					
	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangeas	24" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS					
	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS					
	Hosta 'Sun Power' Sun Power Hosta	-	#1 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES					
	Heucheraella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 24" O.C.	

PLANT TAG	1	QUANTITY
	xx xx	SPECIES

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

ADDITIONAL PLANTING NOTES  
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED.  
COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

NOTE:  
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING AND HOMEOWNER SELECTIONS.

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	3-RAIL FENCE	A EX. G	SEE DETAIL A, EXHIBIT G
2	8x8 END POST	A EX. G	SEE DETAIL A, EXHIBIT G
3	MAIL KIOSK	B EX. G	MATCH STONE VENEER TO BUILDING ELEVATIONS
4	SIGN COLUMN	C EX. G	MATCH STONE VENEER TO BUILDING ELEVATIONS
5	FOUNTAIN	X XX-XX	FINAL SELECTION BY OWNER
6	SIGN UPLIGHT	D EX. G	FX LUMINAIRE UPLIGHT PB-3LED-BZ OR OWNER-APPROVED
7	LV TRANSFORMER	E EX. G	FX LUMINAIRE LX TRANSFORMER 150W - PAINTABLE GREY FINISH WITH PHOTOCELL. PROVIDE GFCI OUTLET AND SLEEVING FOR LV WIRING PER CURRENT NEC CODE.

CODED LANDSCAPE NOTES

- 1. TURF
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

Carriage Cove - Exhibit F: Landscape Enlargements

City of Powell, Ohio

February 26, 2018

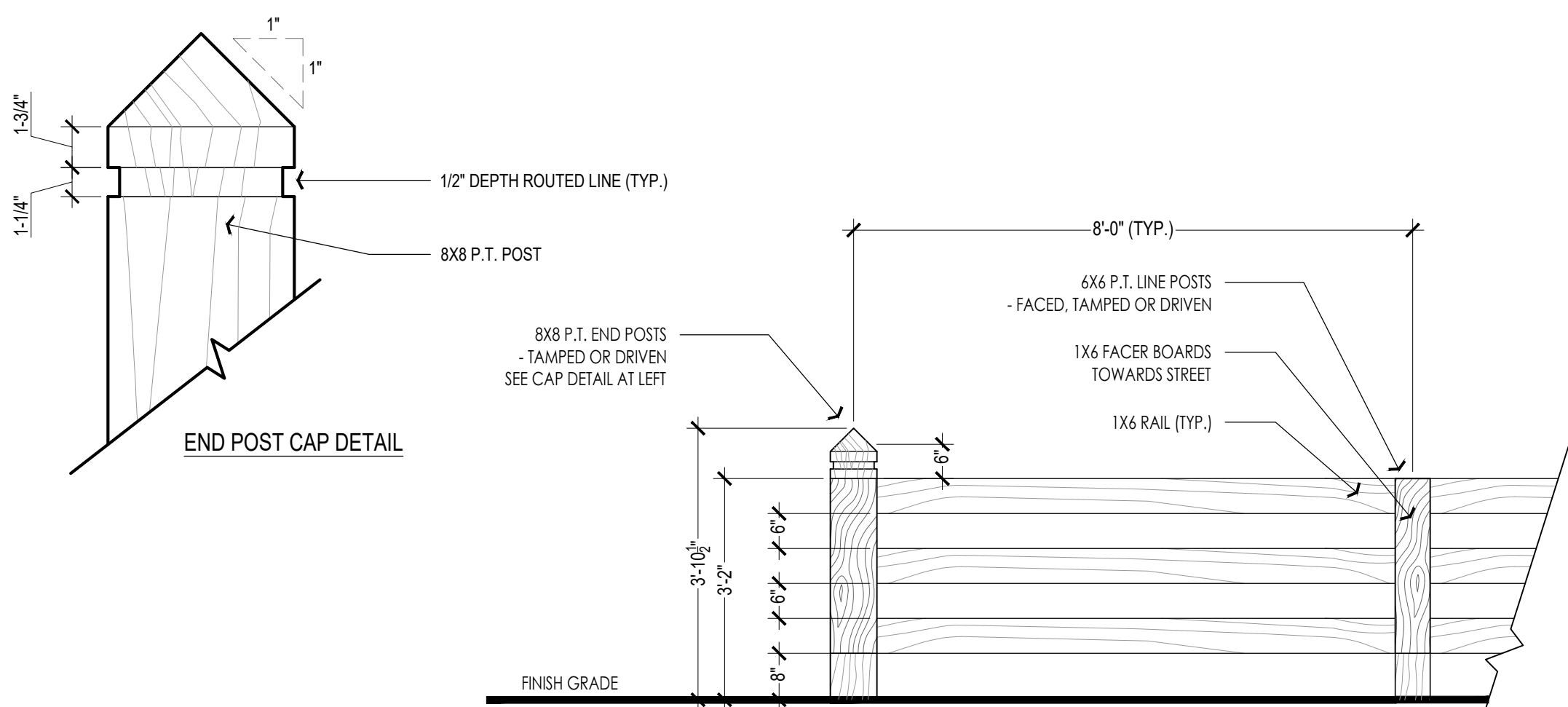
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Scale: . . . . . N

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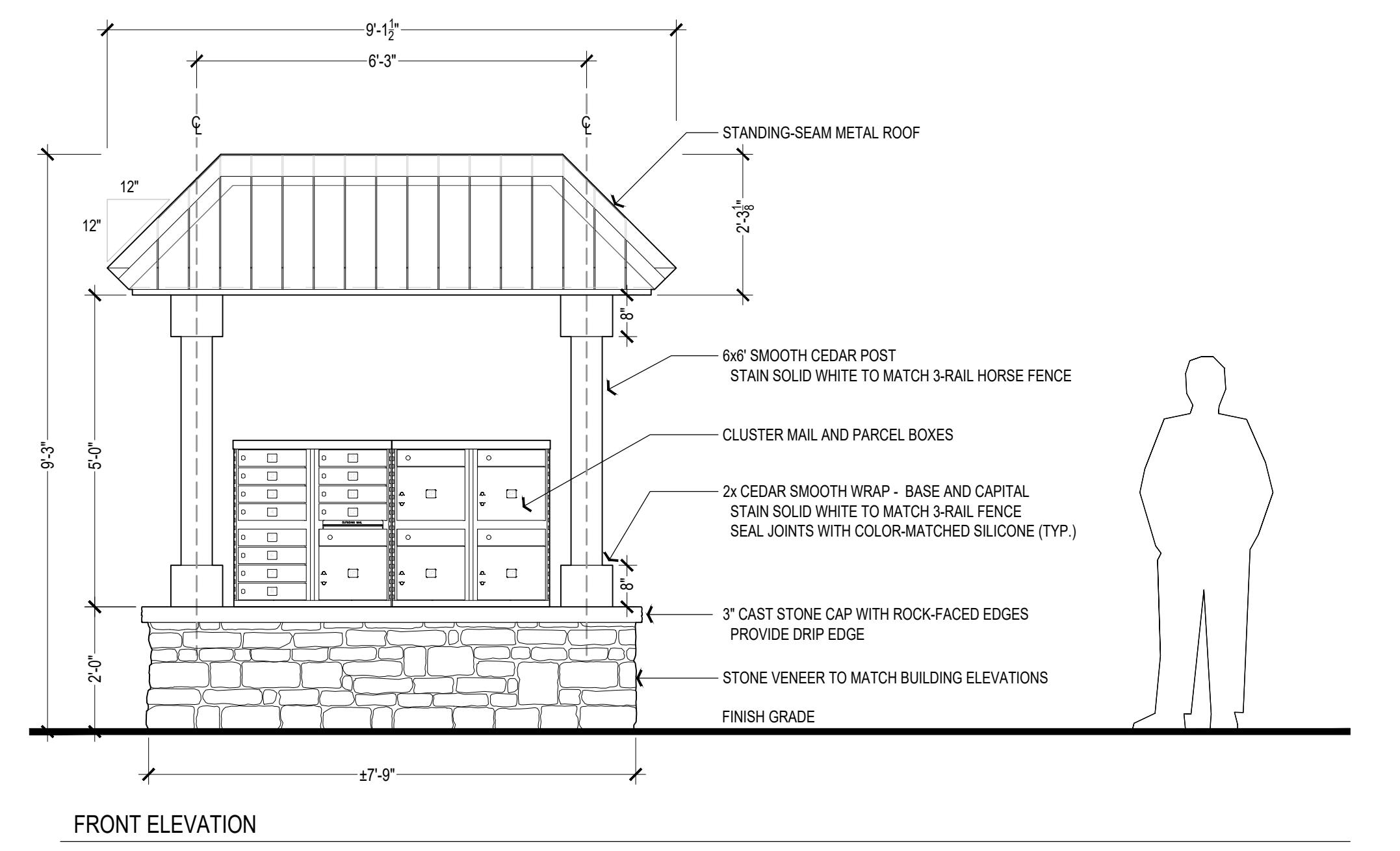
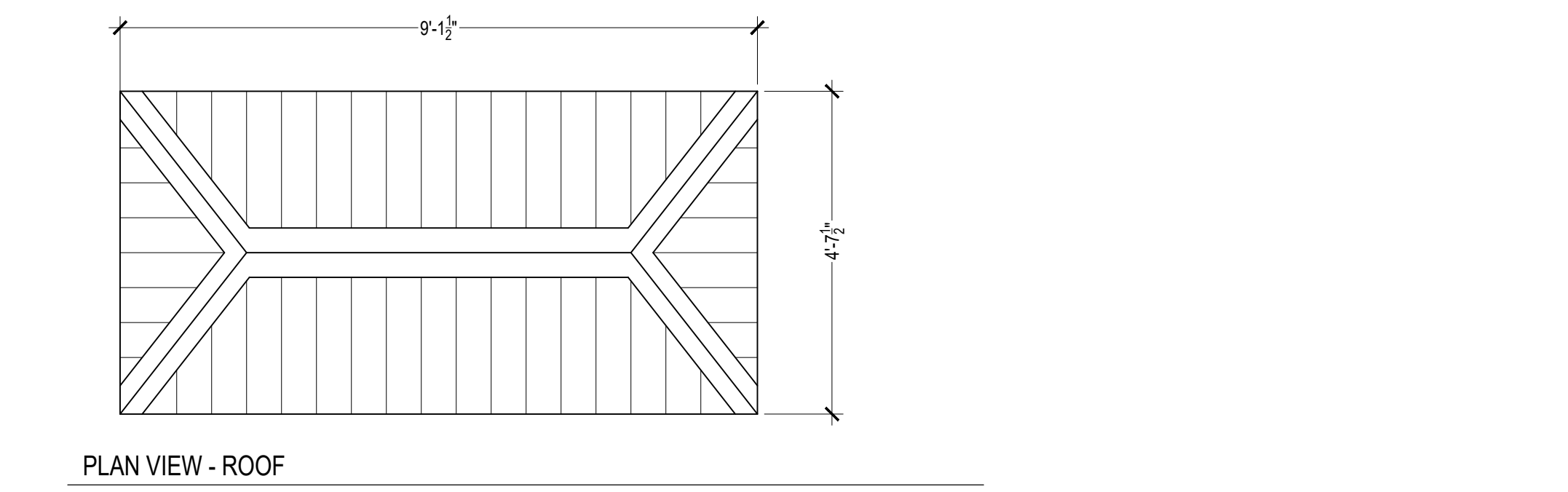
NOTES:  
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS:  
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

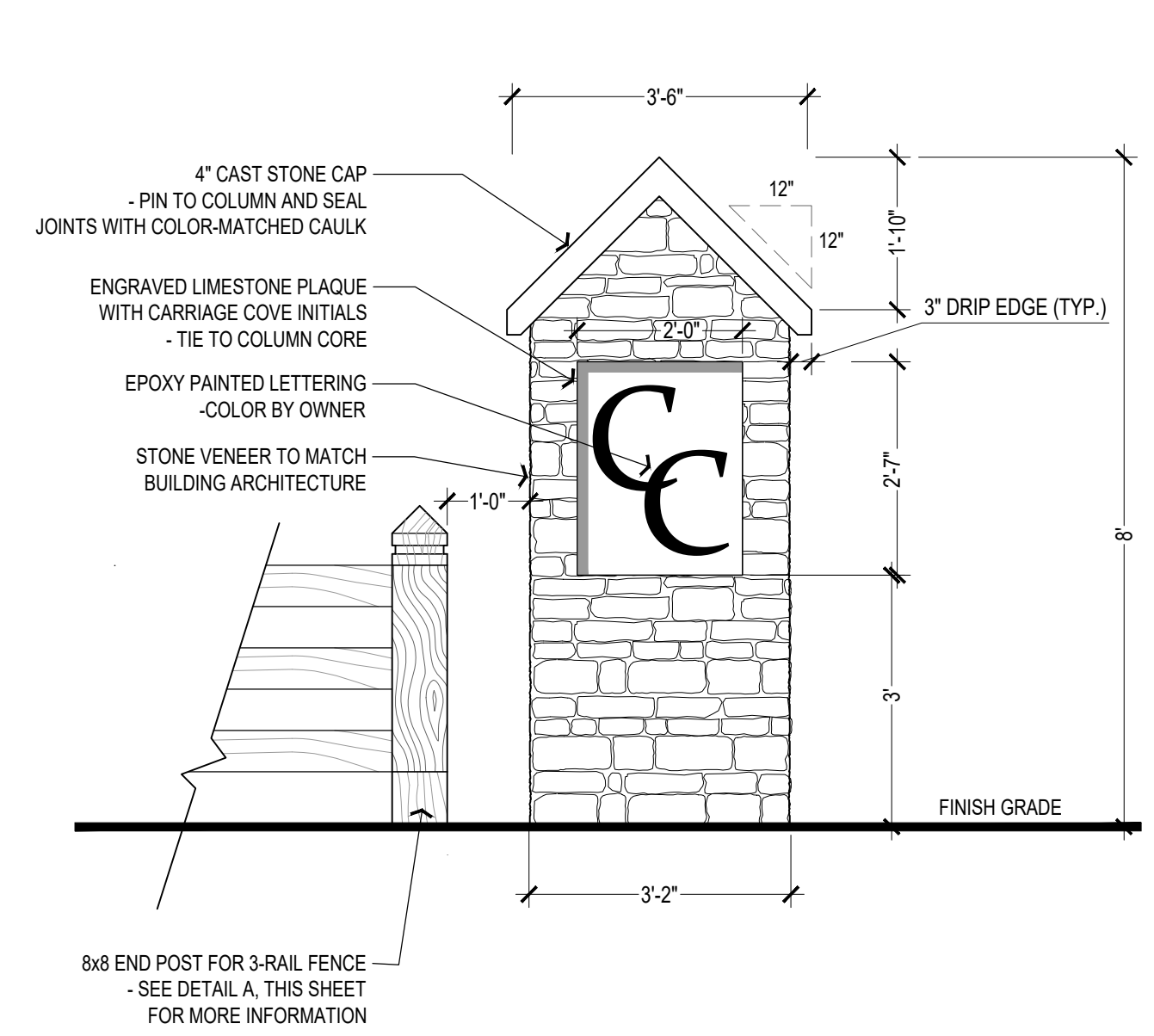
PAINT:  
SATIN WHITE

FASTENERS:  
NAILS-10D PLAIN SHANK BOX GALVANIZED

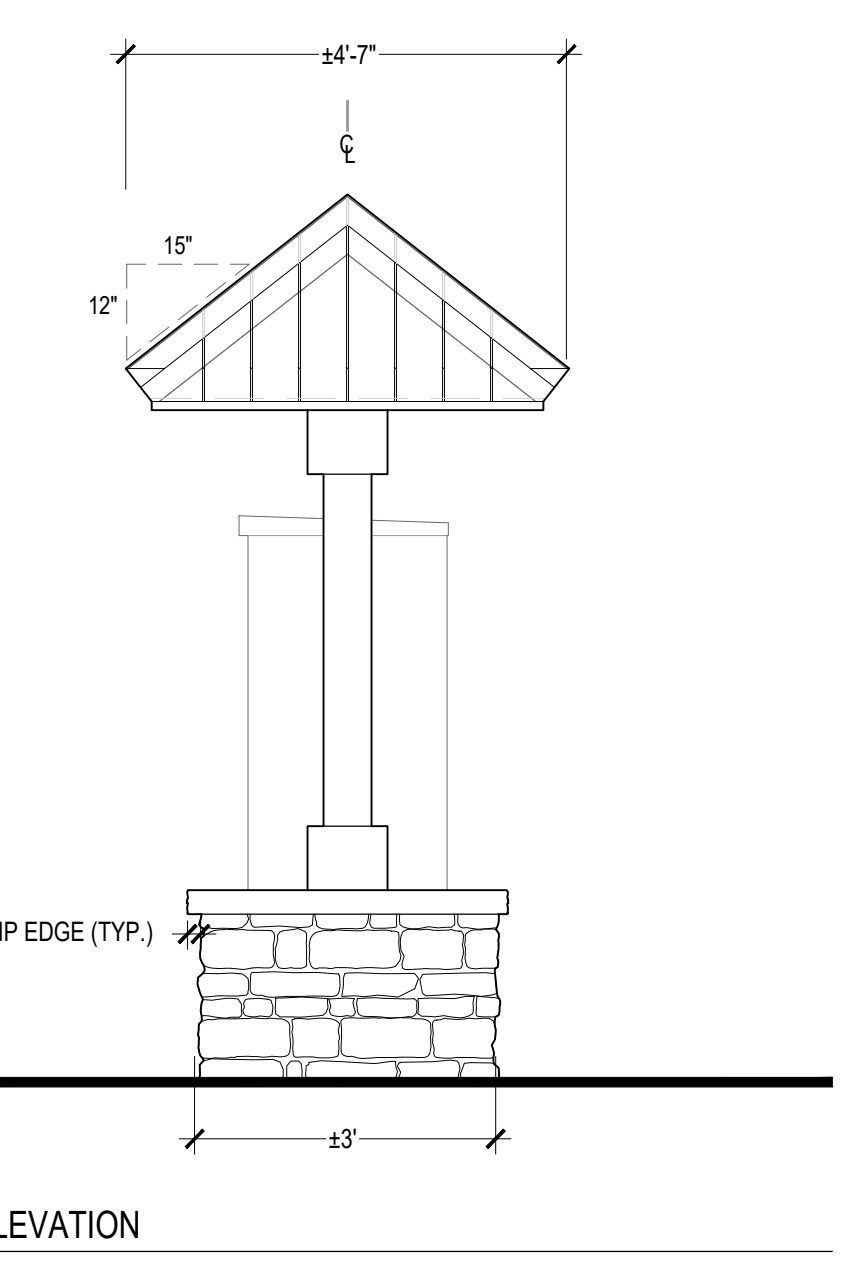
**A 3-RAIL BOARD FENCE**  
SCALE: 1/2" = 1'-0"



**B MAIL KIOSK**  
SCALE: 1/2" = 1'-0"



**C 3x3x8' SIGN COLUMN - FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"



**D SIGN UPLIGHT (OR OWNER-APPROVED)**

**FXLuminaire.**

**Accent Lights**

The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

**PB: Up Light**

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg.	50,000 hrs avg.	50,000 hrs avg.
INPUT VOLTAGE:	10 to 110V	10 to 110V	10 to 110V
WATTS USED:	2.4	4.5	7.2
LUMENS PER WATT (EFFICIENCY):	34	39	37
TOTAL LUMENS:	81	160	122
CRI (Ra):	83	82	81
CRP (CENTER BEAM CANDLE POWER):	37	91	122
CCT:			
AMBER FILTER:	2700K	2700K	N/A
FROSTED FILTER:	3900K	3900K	N/A
GREEN FILTER:	4500K	4500K	N/A
BLUE FILTER:	5200K	5200K	N/A

\* (Use this number to size the transformer)

**LANDSCAPE LIGHTING**

A Hunter Industries Design company

**FXLuminaire.**

**Lighting Controller**

The LX Transformer is the industry's first fully digital lighting control transformer. The integrated LCD screen provides current time, photocell, function, and live output readouts. Since its digital display is backlit, adjustments can easily be made 24 hours a day. And with flexible scheduling options and real-time status readouts, the LX provides the ultimate in system reliability and efficiency.

**LX: Transformer**

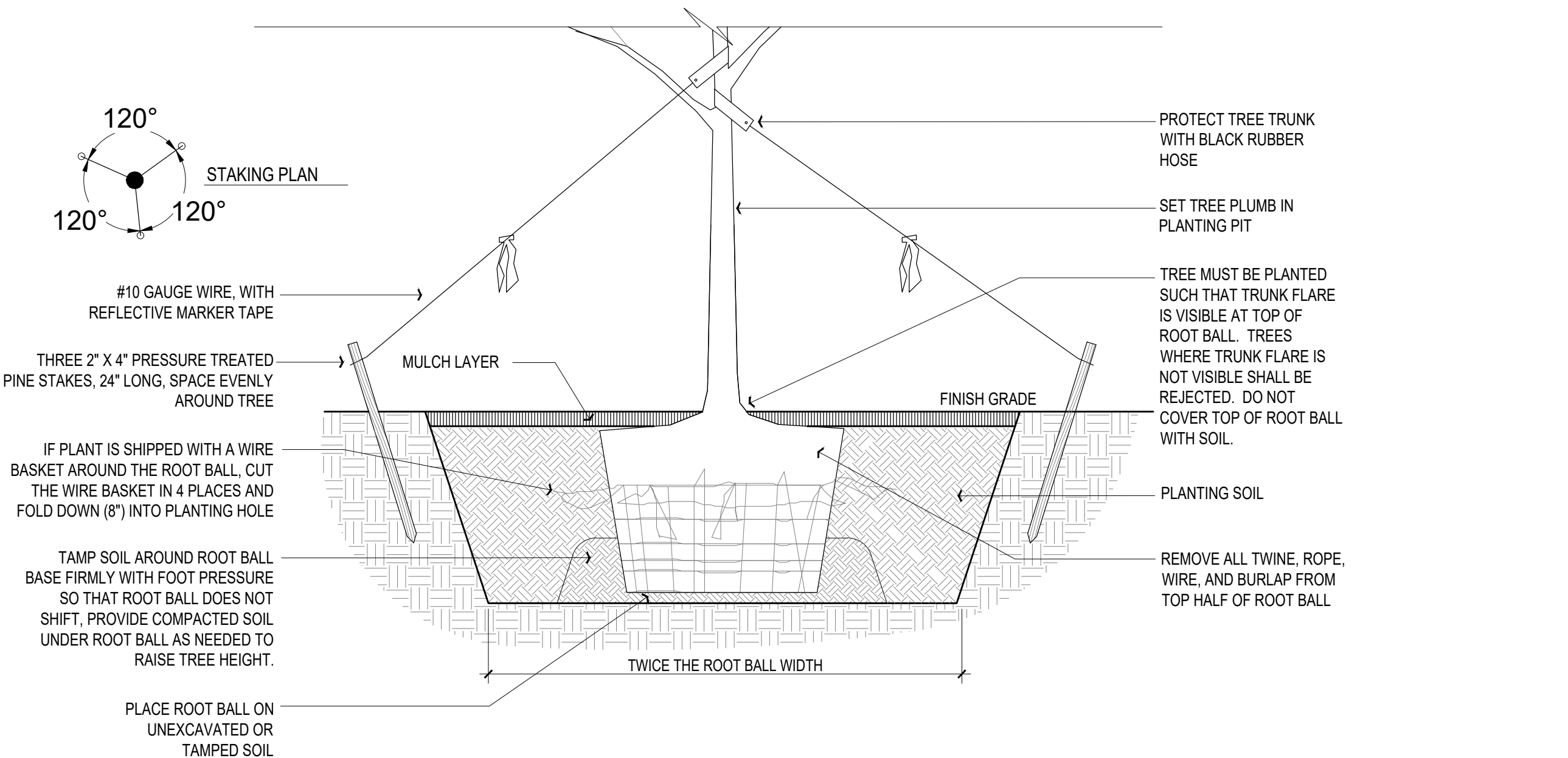
MODELS:	150 or 300 Watt
FINISHES:	Stainless Steel or Matte Gray Powder Coat
ACCESSORY:	26" Round Mount Photocell
DEPTH:	5.04" / 128.02 mm
WIDTH:	7.34" / 186.01 mm
HEIGHT:	15.4" / 390.48 mm

**PERMANENT**

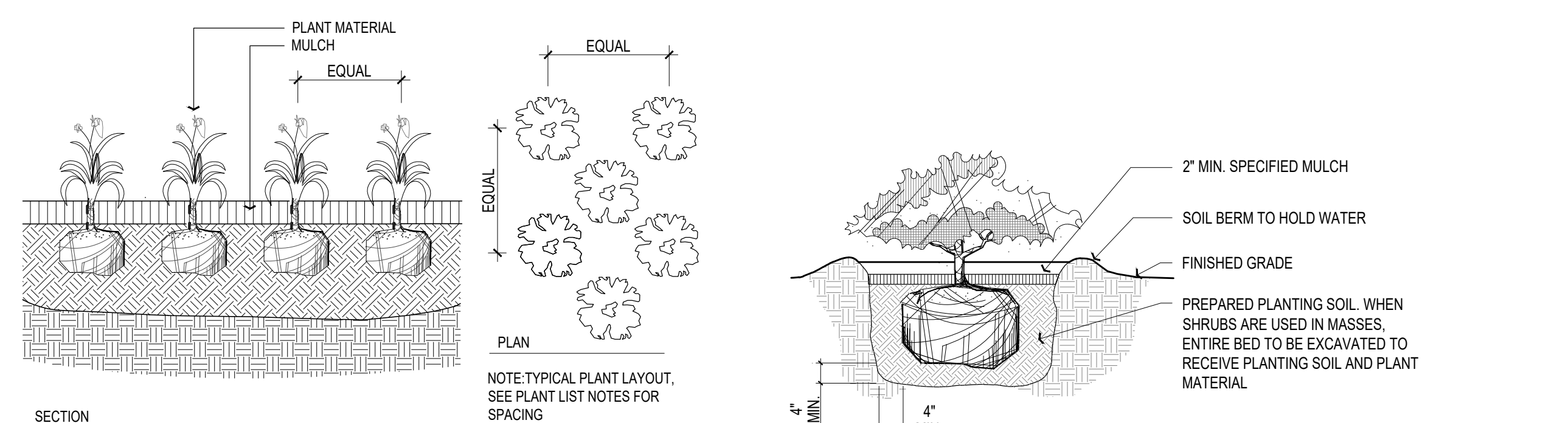
Learn more about FX Luminaire lighting control. Visit: fxl.com

760.744.5349

**E FX TRANSFORMER (OR OWNER-APPROVED)**



**F DECIDUOUS TREE**  
SCALE: 1/2" = 1'-0"



**G PERENNIALS & GROUNDCOVERS**  
SCALE: 1" = 1'-0"

**H SHRUB**  
SCALE: 1/2" = 1'-0"

# Carriage Cove - Exhibit G: Landscape Details

City of Powell, Ohio

March 22, 2018

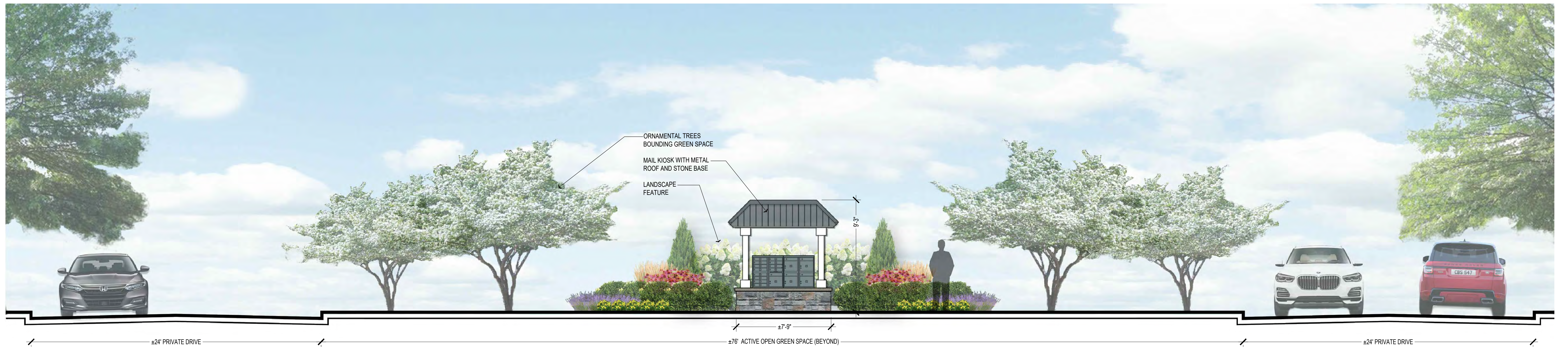
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Scale: **N**

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Web: www.g2planning.com

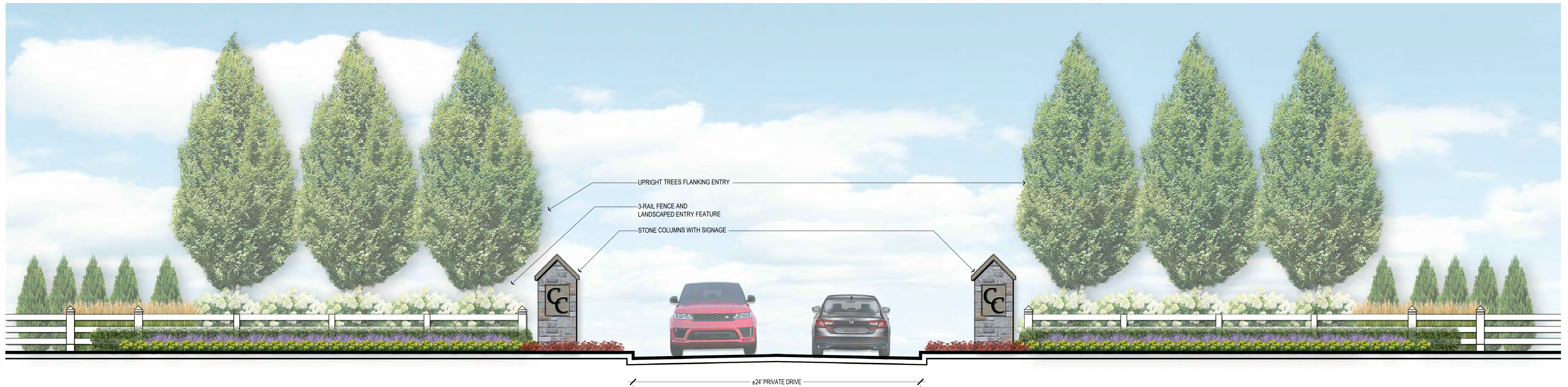
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MAIL KIOSK AND ACTIVE OPEN GREEN SPACE - NORTH ELEVATION

0' 4' 12'



MAIN ENTRY - FRONT ELEVATION

0' 4' 12'

# Carriage Cove - Exhibit H: Illustrative Elevations

City of Powell, Ohio

March 22, 2018

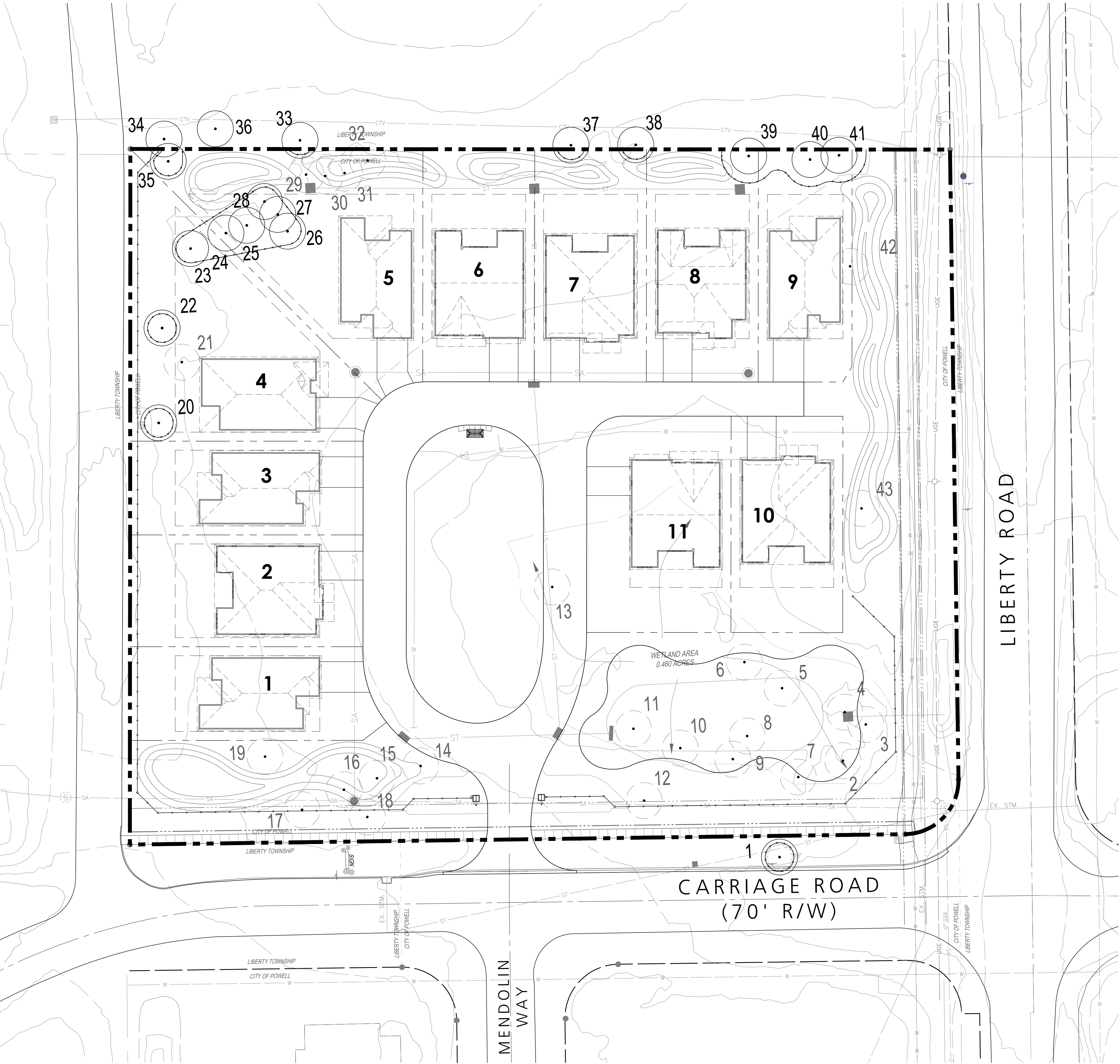
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Scale: 0 4 12 N

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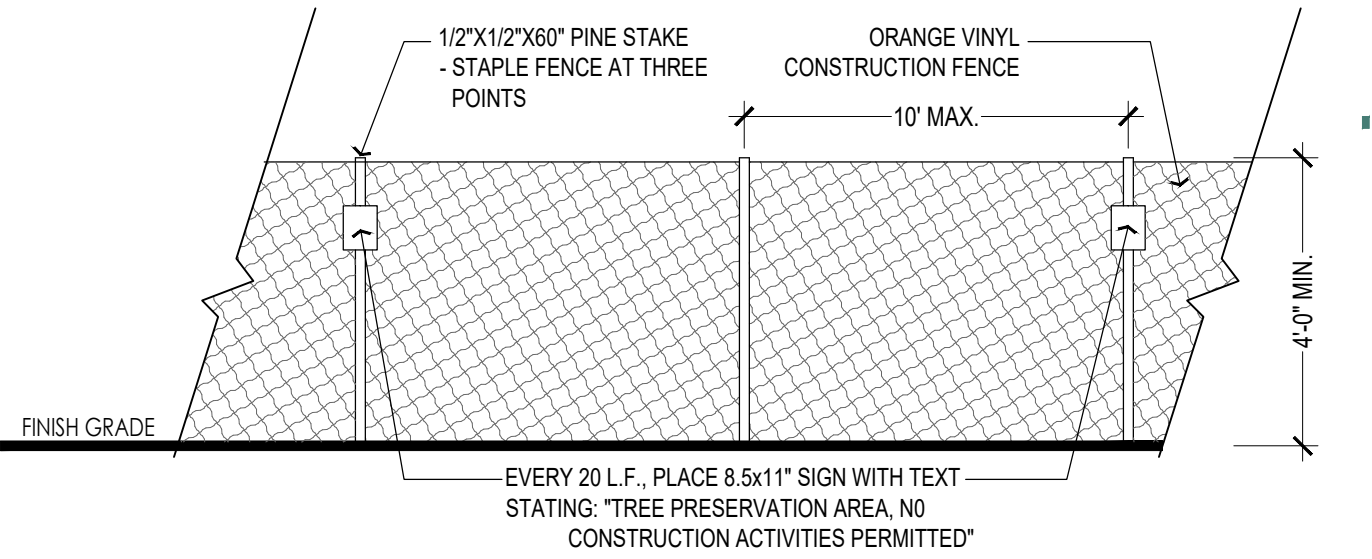
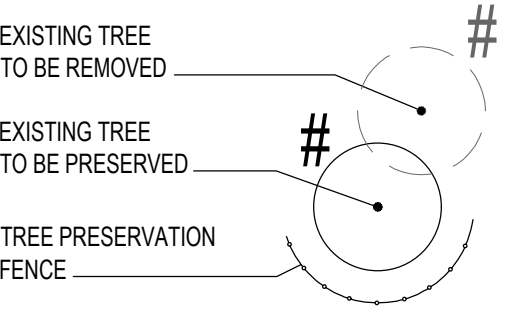
EXISTING TREE INVENTORY

TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS
1	15	BLACK WALNUT	GOOD	OFF-SITE
2	10	MAPLE	GOOD	REMOVE
3	6	MAPLE	GOOD	REMOVE
4	14	COTTONWOOD	GOOD	REMOVE
5	8	HONEYLOCUST	GOOD	REMOVE
6	6	MAPLE	GOOD	REMOVE
7	6	MAPLE	GOOD	REMOVE
8	6	MAPLE	GOOD	REMOVE
9	7	MAPLE	GOOD	REMOVE
10	10	MAPLE	GOOD	REMOVE
11	6	MAPLE	GOOD	REMOVE
12	9	CALLERY PEAR	GOOD	REMOVE
13	10	MAPLE	GOOD	REMOVE
14	11	CALLERY PEAR	GOOD	REMOVE
15	9	CALLERY PEAR	GOOD	REMOVE
16	8	CALLERY PEAR	GOOD	REMOVE
17	18	COTTONWOOD	GOOD	REMOVE
18	13	CALLERY PEAR	GOOD	REMOVE
19	8	MULBERRY	GOOD	REMOVE
20	8	CALLERY PEAR	GOOD	PRESERVE
21	8	CALLERY PEAR	GOOD	REMOVE
22	9	CALLERY PEAR	GOOD	PRESERVE
23	7	CALLERY PEAR	GOOD	PRESERVE
24	9	CALLERY PEAR	GOOD	PRESERVE
25	9	CALLERY PEAR	GOOD	PRESERVE
26	7	CALLERY PEAR	GOOD	PRESERVE
27	8	CALLERY PEAR	GOOD	PRESERVE
28	7	CALLERY PEAR	GOOD	PRESERVE
29	7	CALLERY PEAR	GOOD	REMOVE
30	6	CALLERY PEAR	GOOD	REMOVE
31	7	CALLERY PEAR	GOOD	REMOVE
32	8	CALLERY PEAR	GOOD	REMOVE
33	14	COTTONWOOD	GOOD	OFF-SITE
34	9	MULBERRY	GOOD	OFF-SITE
35	6	CALLERY PEAR	GOOD	PRESERVE
36	6	CRAB APPLE	GOOD	OFF-SITE
37	11	COTTONWOOD	GOOD	PRESERVE
38	7	CALLERY PEAR	GOOD	PRESERVE
39	19	OAK	GOOD	PRESERVE
40	10	OAK	GOOD	PRESERVE
41	19	OAK	GOOD	PRESERVE
42	6	CALLERY PEAR	GOOD	REMOVE
43	7	CALLERY PEAR	GOOD	REMOVE

REPLACEMENT CALCULATIONS	TREES REMOVED	REPLACEMENT INCHES REQ'D
MAJOR TREES ≥6" (replace 6" for ea. tree removed)	13	78
TOTAL REPLACEMENT INCHES REQUIRED*		78
*(CALLERY PEARS NOT INCLUDED IN REPLACEMENT CALCULATIONS)		

TREE PRESERVATION CREDIT CALCULATIONS	TREES PRESERVED	INCHES PRESERVED
Trunk Diameter of Preserved Major Trees	14	136
TOTAL PRESERVED INCHES CREDIT		136

Tree Preservation Key



A TREE PROTECTION FENCE  
SCALE: N.T.S.

Carriage Cove - Exhibit I: Tree Preservation Plan

City of Powell, Ohio

March 22, 2018

Camber Company / Romanelli & Hughes

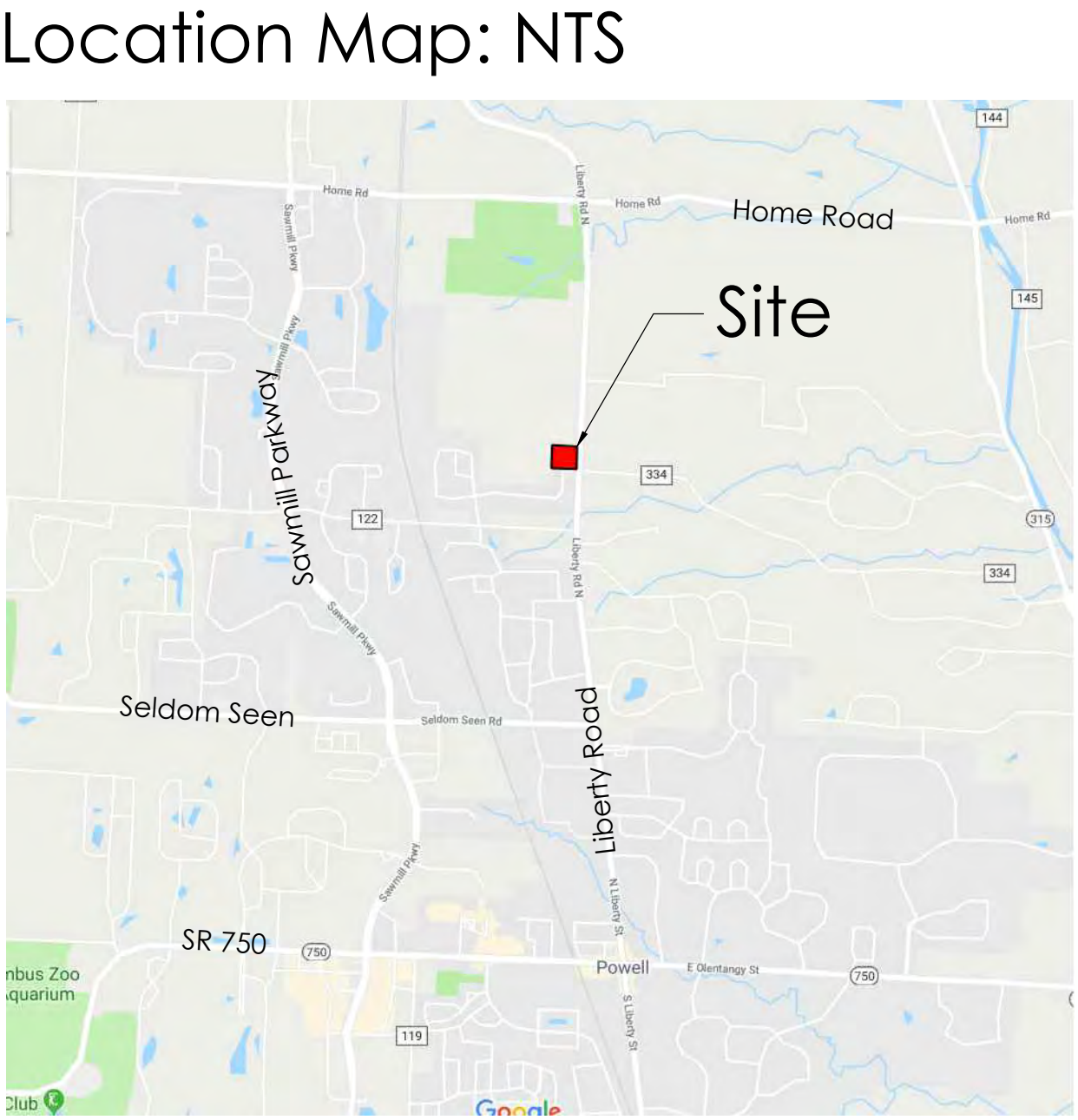
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**Site Data:**

Current Zoning:	Liberty FRD
Proposed Zoning:	Planned Residential
Total Site Area:	±4.011 Acres
Total Units:	11
Total Density	± 2.67 du/acre

**Lot Information:**

Typical Lot Width:	52' & 62' Wide
Typical Lot Depth:	Varies
Smallest Lot Area:	6,707 S.F.
Largest Lot Area:	12,774 S.F.
Garage Setback from Private Street:	24' Min.
Rear Yard Setback:	25' Min.
Side Yard Setback:	5' Min.

**Lot Coverage:**

Maximum Allowed by Code:	50%
As proposed:	50% or less

**Open Space:**

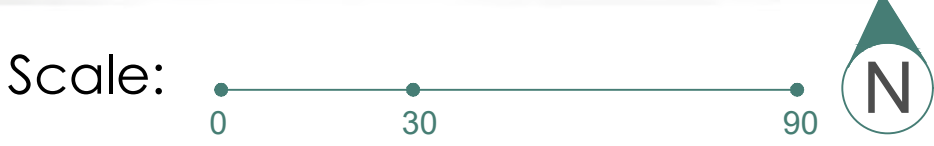
Shared Open Space:	± 1.41 Acres (35%)
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NOTE:  
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING AND HOMEOWNER SELECTIONS.

# Carriage Cove - Illustrative Plan

City of Powell, Ohio February 26, 2018

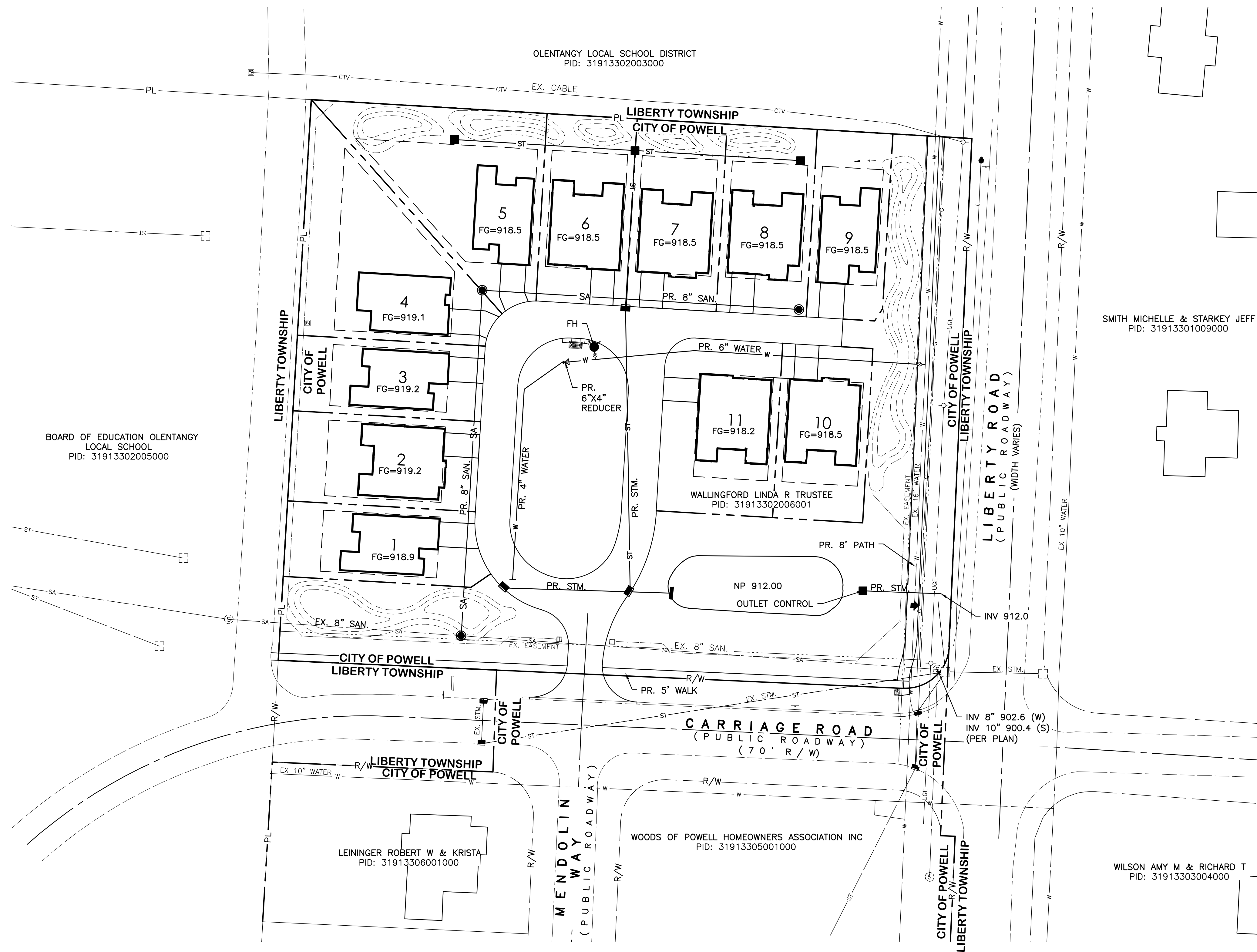
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Web: www.g2planning.com

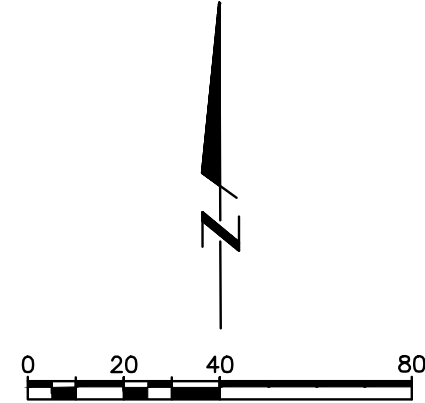
**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors





- LEGEND**
- EX. FIRE HYDRANT
  - EX. WATER SERVICE VALVE
  - EX. PULL BOX
  - EX. TREE
  - EX. SANITARY MANHOLE
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  - DO NOT DISTURB
  - PR. FLOOD ROUTE
  - PR. DRAINAGE FLOW DIRECTIONAL ARROW
  - PR. CONSTRUCTION LIMITS
  - TO BE REMOVED.

**EXHIBIT J-1**



REVISIONS					<div><div>E. P. FERRIS</div><div>AND ASSOCIATES INC</div><div>Consulting Civil Engineers and Surveyors</div></div> <div>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com</div>	<div>CITY OF POWELL, DELAWARE COUNTY, OHIO</div> <div>CARRIAGE COVE</div> <div>ROMANELLI &amp; HUGHES</div>				JOB NO. 1177.001		<div>UTILITY PLAN</div>				SCALE: 1" = 40'	
										DESIGNED BY: MJO	SHEET NO. 2					OF 2	
										DRAWN BY: DAS							
										CHECKED BY: CLL							
										APPROVED BY: _____							
					DATE: 02/22/19												



An **AEP** Company

**BOUNDLESS ENERGY™**

**AEP Ohio**

700 Morrison Rd  
Gahanna, OH 43230  
AEPOhio.com

11/27/2018

**Christopher L. Lescody, PE**  
**E.P. Ferris & Associates, Inc.**  
**880 King Ave**  
**Columbus, OH 43212**

RE: AVAILABILITY OF ELECTRICAL SERVICE  
**Carriage Road**

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project; an 11-lot single-family residential development is located on the west side of Liberty Rd and north of Carriage Rd, in Powell, Delaware County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

**Erik Schaas**  
Customer Design Supervisor

**EXHIBIT J-2**





New Business Team  
290 W Nationwide Bv, 3<sup>rd</sup> Floor  
Columbus, OH 43215

November 28, 2018

Re: Carriage Rd – City of Powell – Residential Single Family

Dear Christopher,

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed residential single family along Carriage Rd and Liberty Rd in Powell, Ohio. This letter is to confirm COH has facilities along Carriage Rd and Liberty Rd, Powell, Ohio. 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**

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 800-440-6111 ext 3028 Monday-Friday, 8:00am to 4:30pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

*Donyel Gibson*

Columbia Gas of Ohio a Nisource Company  
Donyel Gibson  
New Business Development Manager

**EXHIBIT J-3**



# Delaware County

## Regional Sewer District

Executive Director  
Michael A. Frommer, P.E.

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

November 29, 2018

Christopher L. Lescody, P.E.  
E.P. Ferris & Associates, Inc.  
880 King Avenue  
Columbus, OH 43212

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

Re: **Request for Sewer Capacity**  
2770 Carriage Road  
Parcel: 31913302006001

Dear Mr. Lescody:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 11 Equivalent Residential Unit(s) (ERU).

Capacity is currently available to serve the proposed project. An existing 10" sanitary sewer is located at the southeast corner of the parcel. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed lots.

Although adequate capacity is currently available to serve the project, issuing this letter does not guarantee service by the County or reserve capacity for the project. The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

Kelly Thiel  
Delaware County Regional Sewer District

cc: Correspondence File

**EXHIBIT J-4**

*Officers*

DAVID A. BENDER  
*President*  
PERRY K. TUDOR  
*Vice President*  
ROBERT W. JENKINS  
*Secretary*  
G. MICHAEL DICKEY  
*Treasurer*  
GLENN MARZLUF  
*General Manager/CEO*  
SHANE CLARK  
*Deputy General Manager*



6658 OLENTANGY RIVER ROAD  
DELAWARE, OHIO 43015  
[www.delcowater.org](http://www.delcowater.org)  
Phone (740) 548-7746 • Fax (740) 548-6203

*Directors*

BRUCE A. BLACKSTON  
BRIAN P. COGHLAN  
WILLIAM E. COLE  
DOUGLAS D. DAWSON  
PAMALA L. HAWK  
TIMOTHY D. MCNAMARA

November 27, 2018

Christopher Lescody, P.E.  
E.P. Ferris & Associates, Inc.  
880 King Ave.  
Columbus, Ohio 43212

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

RE: Water Availability – Carriage Road Development

Dear Mr. Lescody:

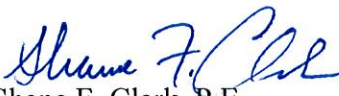
As requested, this is to inform you that Del-Co Water can to provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: ±11 Single-family units  
Location: Northeast corner of Liberty Rd. and Carriage Rd.  
Land Size: ±7.011 acres

This site can be served from an existing 16-inch waterline located on Liberty Rd.

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.

  
Shane F. Clark, P.E.  
Deputy General Manager

**EXHIBIT J-5**

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



November 28, 2018

Christopher Lescody  
E.P. Ferris & Associates, Inc.  
880 King Ave  
Columbus, OH 43212

RE: 2770 Carriage Road, City of Powell, OH

Dear Mr. Lescody:

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 2770 Carriage Road, City of Powell, 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.

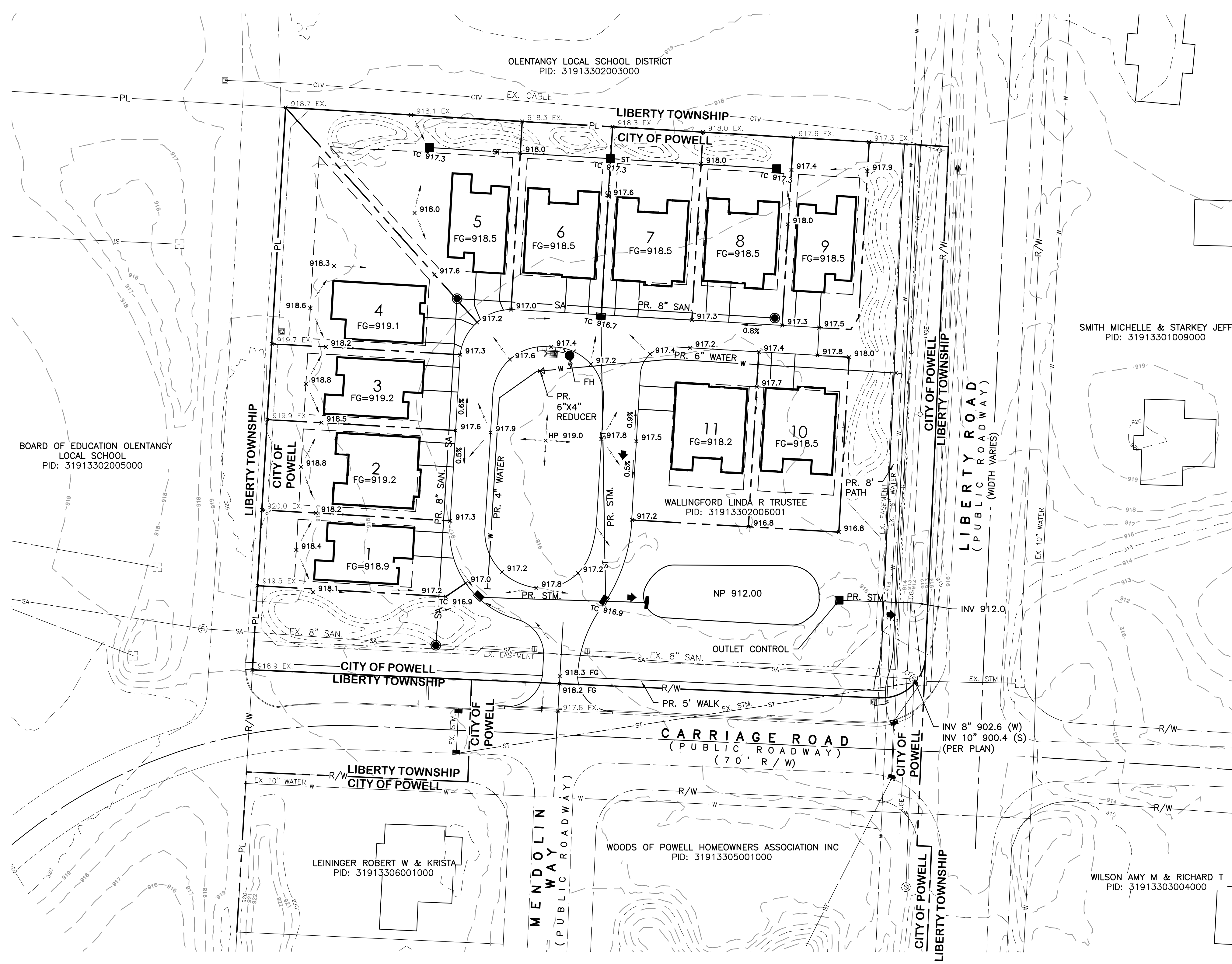
Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich", written in a cursive style.

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

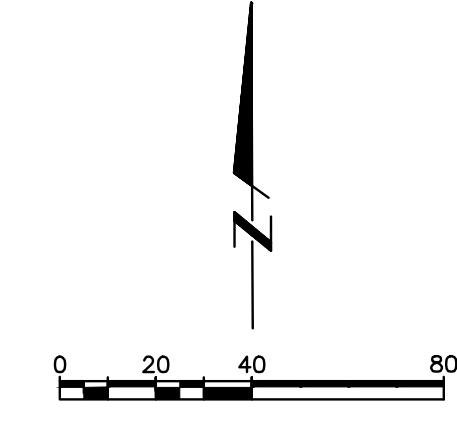
**EXHIBIT J-6**





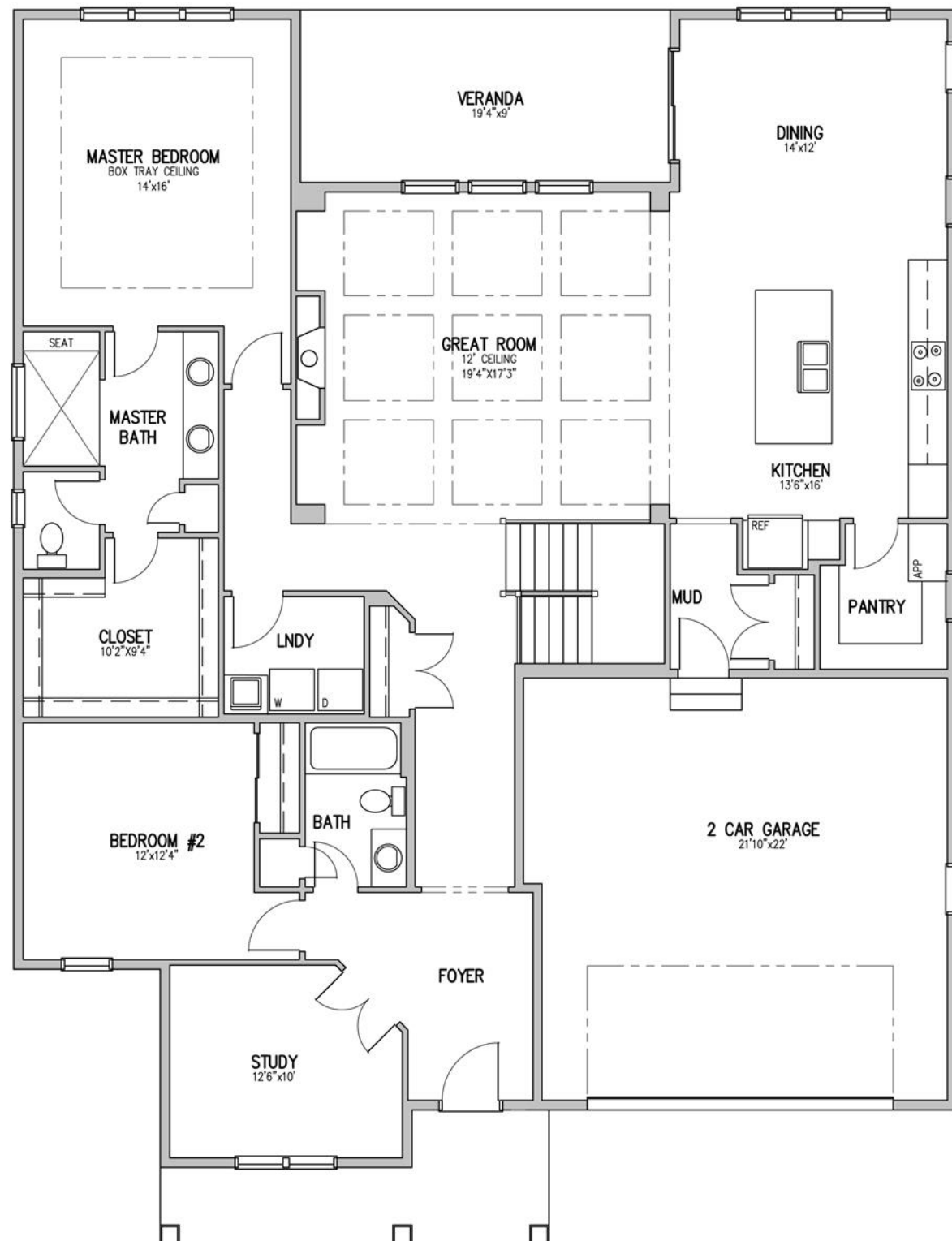
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  - TO BE REMOVED.

**EXHIBIT K**



MA1177001_CarriageCove.dwg	REVISIONS			DATE	BY	CHK.	<div><div><div>E. P. FERRIS</div><div>AND ASSOCIATES</div><div>INC</div></div><div>Consulting Civil Engineers and Surveyors</div></div> <div>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com</div>	<div><div>CITY OF POWELL, DELAWARE COUNTY, OHIO</div><div>CARRIAGE COVE</div><div>ROMANELLI &amp; HUGHES</div></div>				JOB NO. 1177.001		<div>GRADING PLAN</div>		SCALE: 1" = 40'	
												DESIGNED BY: MJO				SHEET NO. 1	OF 2
												DRAWN BY: DAS					
												CHECKED BY: CLL					
												APPROVED BY: _____					
												DATE: 02/22/19					





PLAN - 2142 SF



CRAFTSMAN



FARMHOUSE

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

**THE ASH**







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

THE ASH  
CRAFTSMAN







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

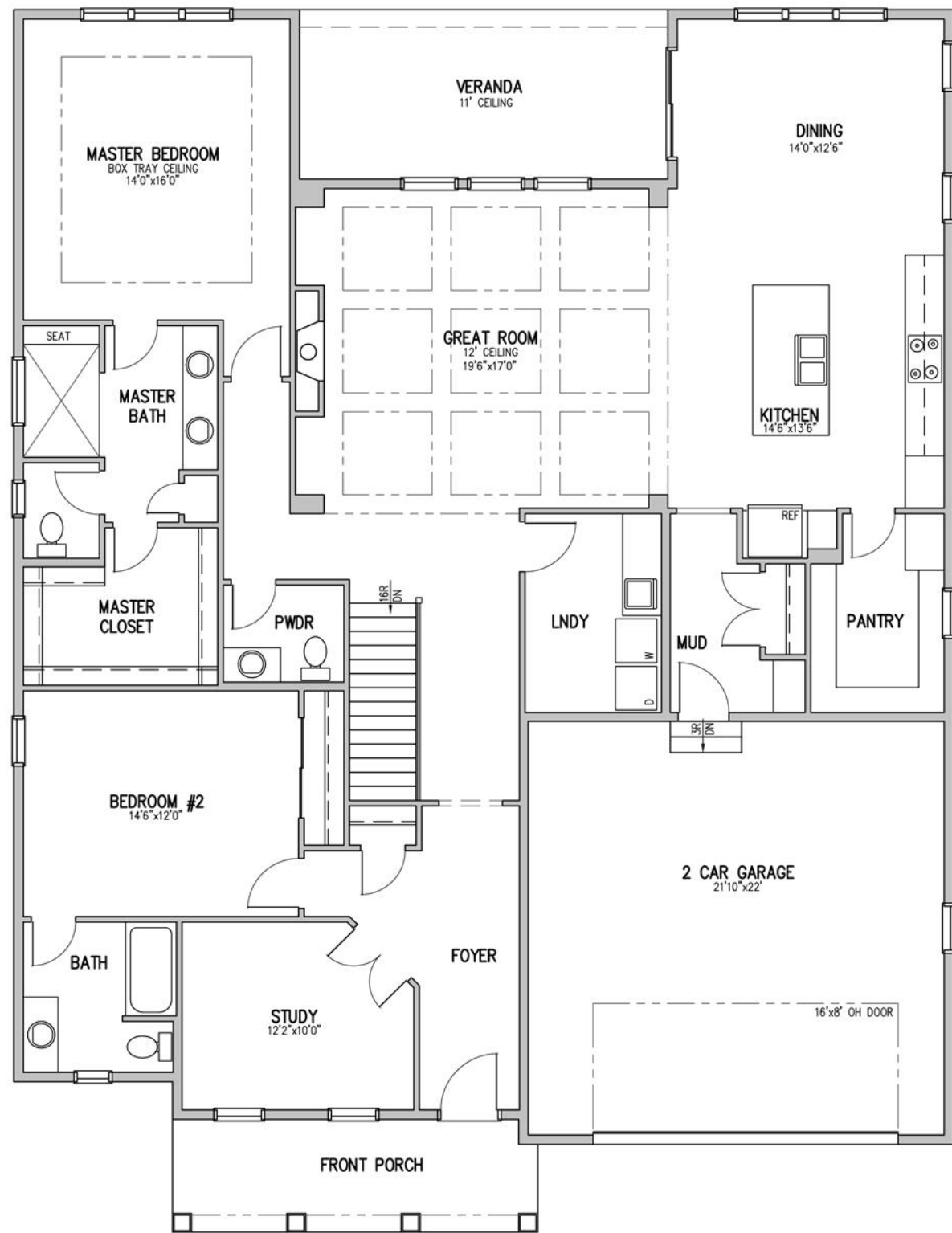
**MATERIALS:**

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CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

THE ASH  
FARMHOUSE







PLAN - 2247 SF



BUNGALOW



SHINGLE

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES  
 CULTURED STONE & BRICK CAP  
 CEMENT BOARD SIDING OR EQUAL (NO VINYL)  
 TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS  
 WOOD OR FIBERGLASS DOORS  
 WOOD OR SIMULATED WOOD GARAGE DOORS  
 HALF-ROUND GUTTERS

**THE BIRCH**







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

**THE BIRCH  
BUNGALOW**







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

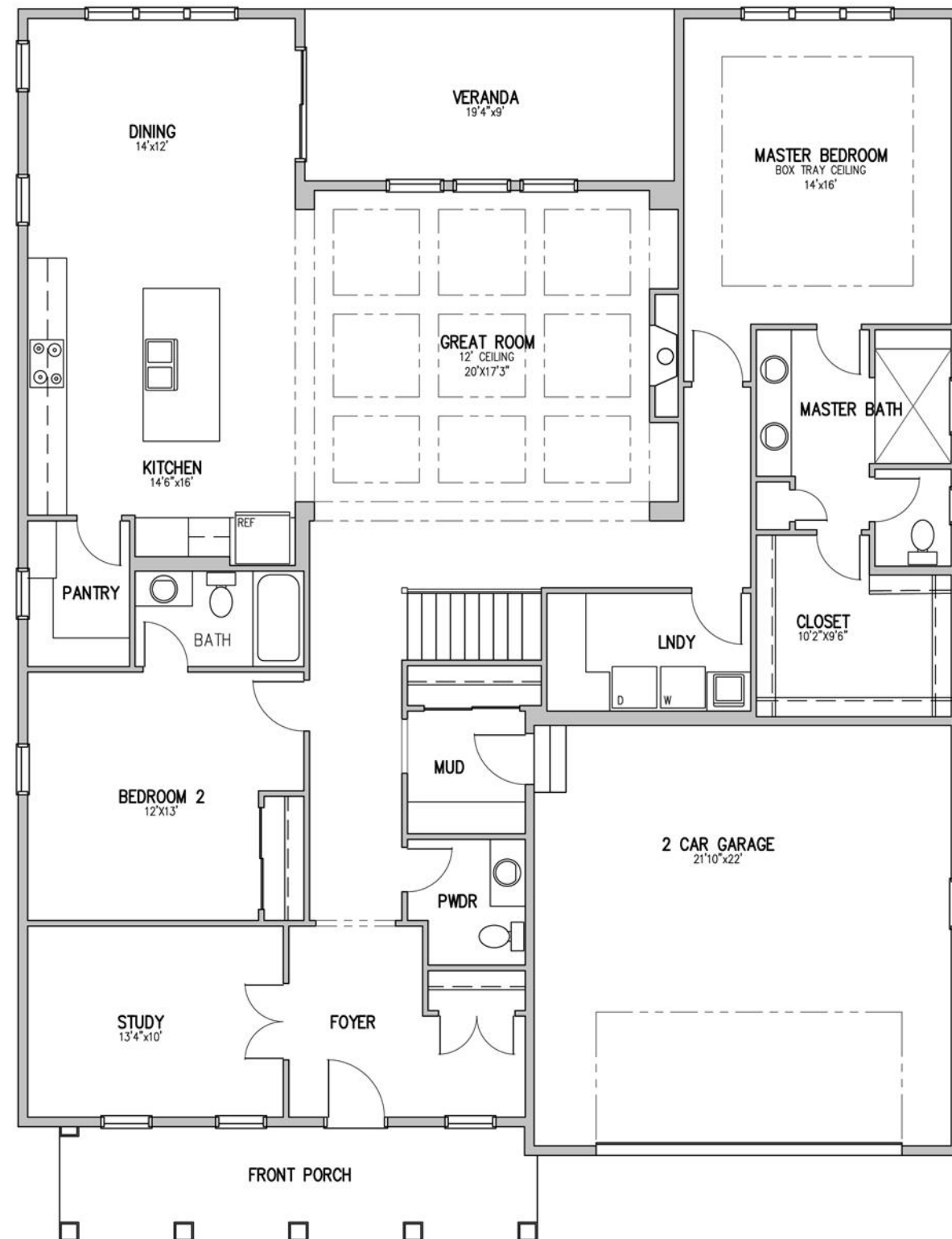
**EXHIBIT L**

MATERIALS:	
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

THE BIRCH  
SHINGLE







PLAN - 2242 SF



BUNGALOW



SHINGLE

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES  
CULTURED STONE & BRICK CAP  
CEMENT BOARD SIDING OR EQUAL (NO VINYL)  
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS  
WOOD OR FIBERGLASS DOORS  
WOOD OR SIMULATED WOOD GARAGE DOORS  
HALF-ROUND GUTTERS

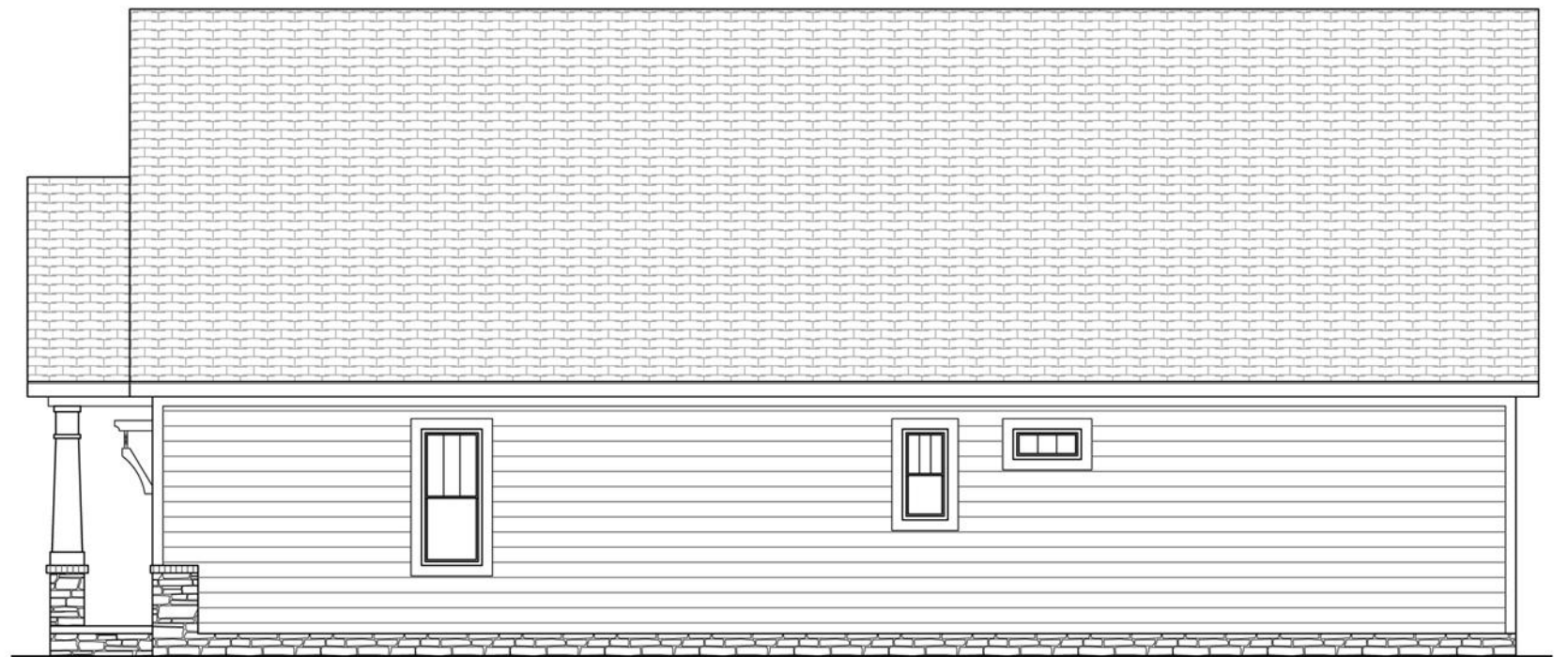
**THE BUCKEYE**

ROMANELLI  
**R** & **H**  
HUGHES





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES  
CULTURED STONE & BRICK CAP  
CEMENT BOARD SIDING OR EQUAL (NO VINYL)  
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS  
WOOD OR FIBERGLASS DOORS  
WOOD OR SIMULATED WOOD GARAGE DOORS  
HALF-ROUND GUTTERS

**THE BUCKEYE  
BUNGALOW**

ROMANELLI  
**R & H**  
HUGHES





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

**THE BUCKEYE  
SHINGLE**







PLAN - 2162 SF



BUNGALOW



SHINGLE

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES  
 CULTURED STONE & BRICK CAP  
 CEMENT BOARD SIDING OR EQUAL (NO VINYL)  
 TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS  
 WOOD OR FIBERGLASS DOORS  
 WOOD OR SIMULATED WOOD GARAGE DOORS  
 HALF-ROUND GUTTERS

**THE SYCAMORE**







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE & BRICK CAP	WOOD OR FIBERGLASS DOORS
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TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

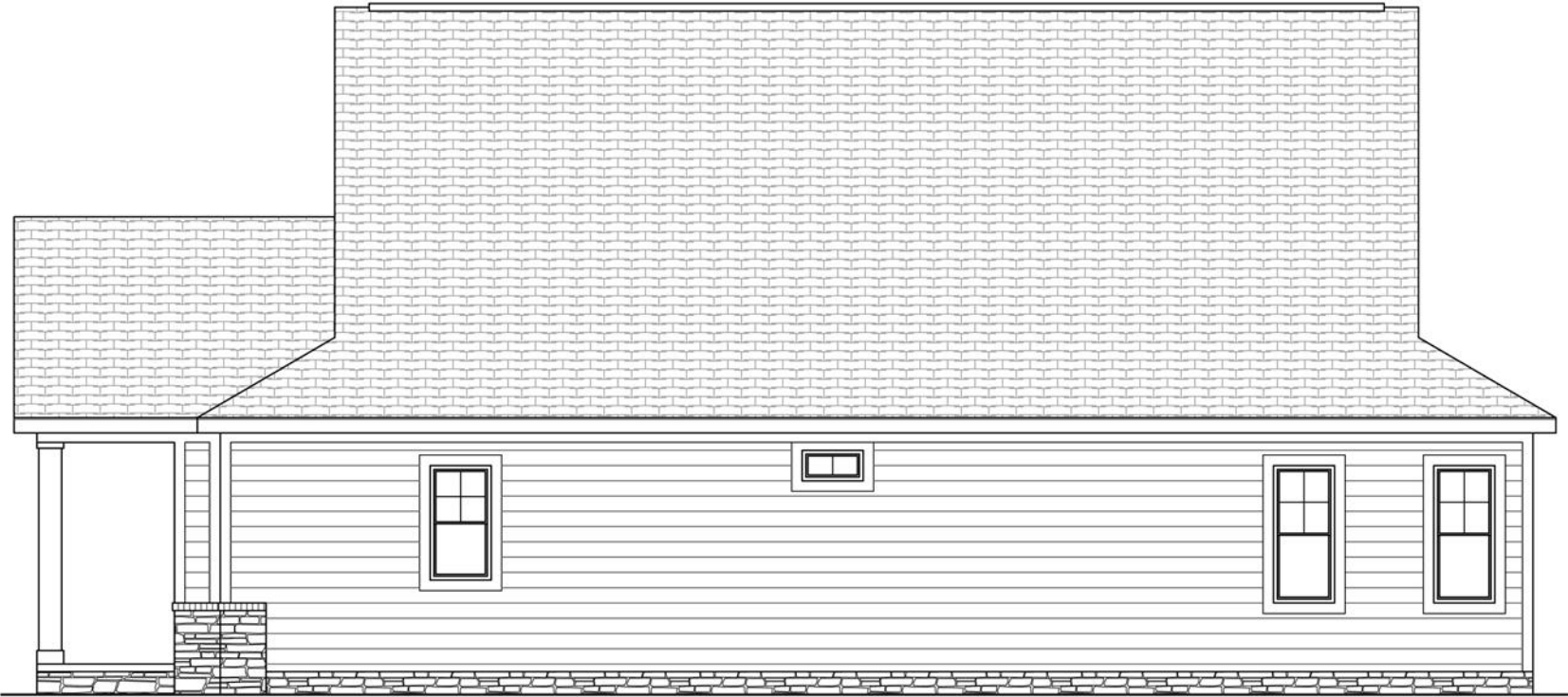
**THE SYCAMORE  
BUNGALOW**







FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

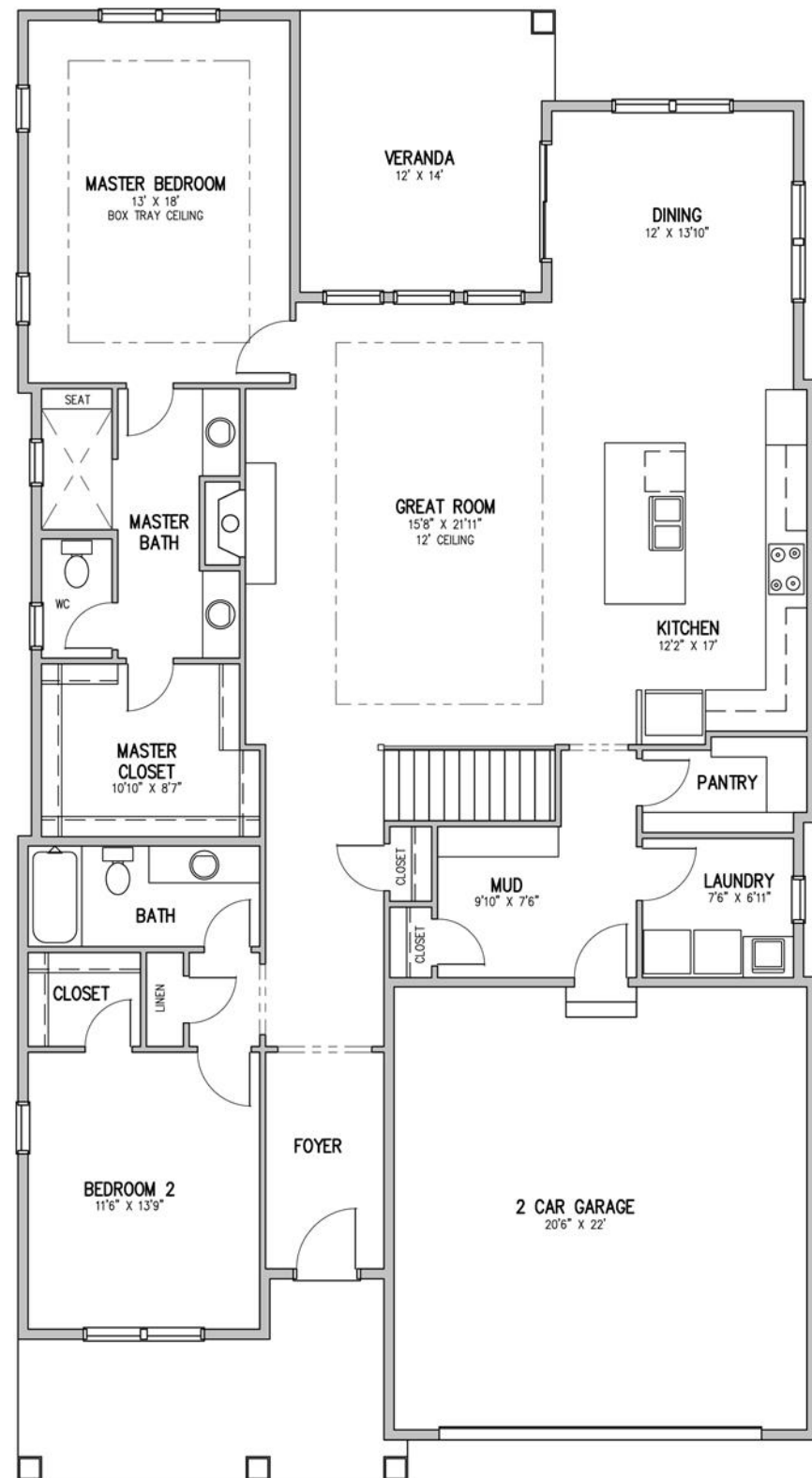
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25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
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THE SYCAMORE  
SHINGLE

ROMANELLI  
**R** & **H**  
HUGHES





PLAN - 1973 SF



FARMHOUSE



SHINGLE

**EXHIBIT L**

**MATERIALS:**

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES  
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 WOOD OR SIMULATED WOOD GARAGE DOORS  
 HALF-ROUND GUTTERS

**THE WILLOW**







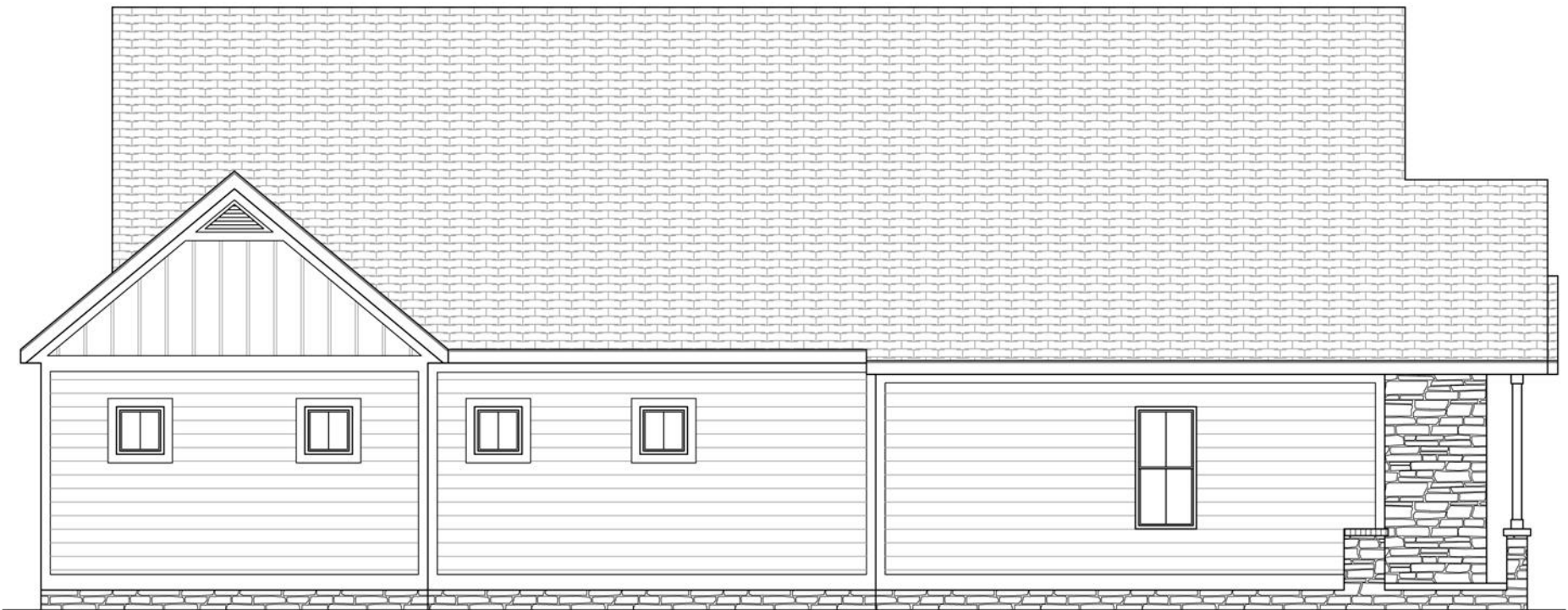
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

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25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
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**THE WILLOW  
FARMHOUSE**







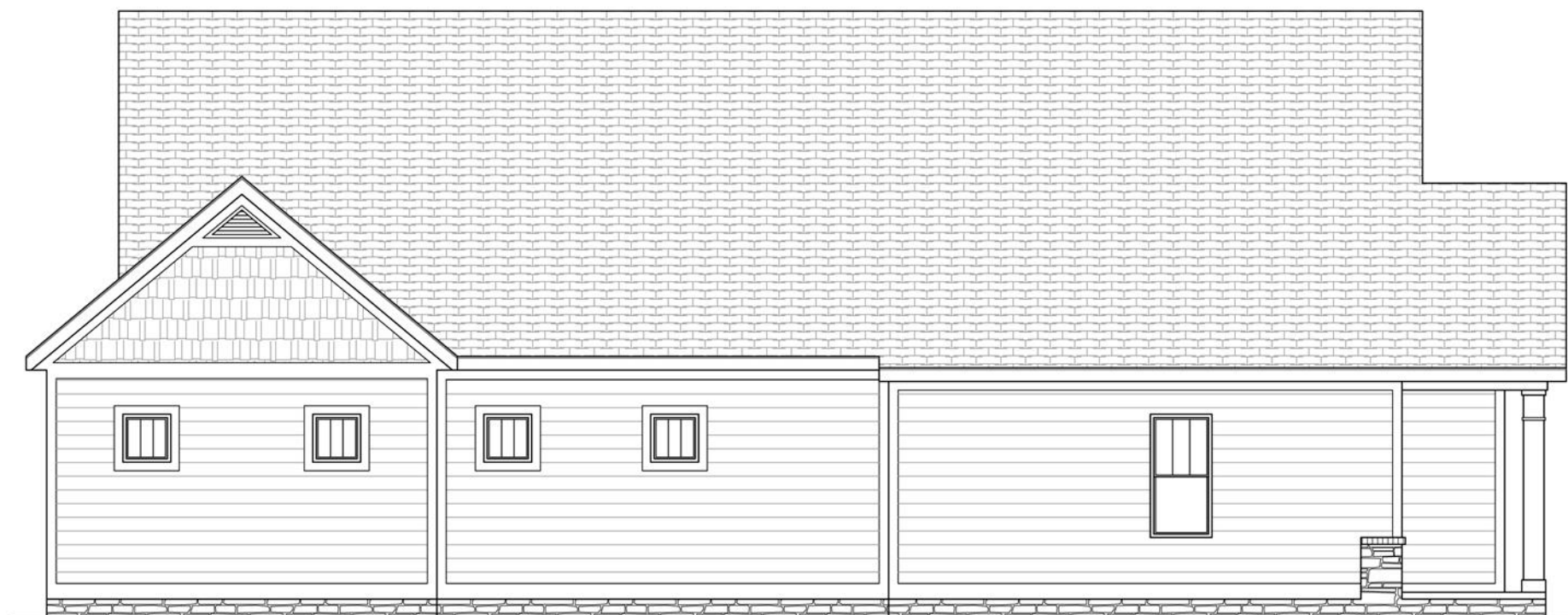
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**EXHIBIT L**

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**THE WILLOW  
SHINGLE**

ROMANELLI  
**R & H**  
HUGHES