### Village of Powell, Ohio

### **Planned District Development**

Application For:



#### Submitted On:

May 26, 2020

#### **Submitted For:**

### **Camber Company**

Contact: **Chris Bradley** 6760 Colt Court Dublin, Ohio 43017 614.578.3581

### Submitted By:



Contact: **Gary Smith, RLA|CLARB** 720 E. Broad Street, Suite 200 Columbus, Ohio 43215 614.371.4668



### **Carriage Farms**

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Application Fee: \$700.00 + \$100.00 per acre

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

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Public notice sign details found here.

		Per Fee Ordinance 2019-49
Applicant: The Camber Compan	y, LLC	
Address/City/State/Zip: 6760 Colt Co		
Email Address: thecambercompany		
Phone No:	Cell Phone No: 614.578.3581	Fax No:
Property Owner: 1. Ronald D & Ta	mra K Rath 2. Michelle Smith 8	& Jeff Starkey
Address/City/State/Zip: 1. 2630 Carri	iage Rd., Powell, OH 43065 2.	8061 Liberty Rd., Powell, OH 43065
Email Address: 1. bayhillfarm@hot	mail.com 2. jstarkey72@yahod	o.com
Phone No:	Cell Phone No:	Fax No:
Architect/Designer for Applicant: G2 P	lanning + Design	
Address/City/State/Zip: 720 E Broad	St., Columbus, OH 43205	
Email Address: gsmith@g2plannin	g.com	
		Fax No:
Property Address: 1. 2630 Carriag	e Rd., Powell, OH 43065 2.80	061 Liberty Rd., Powell, OH 43065
	e Rd., Powell, OH 43065 2.80	061 Liberty Rd., Powell, OH 43065
_ot Number/Subdivision: N/A	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065  Proposed Use: S.F. Homes
_ot Number/Subdivision: N/A	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065
_ot Number/Subdivision: N/A	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065
	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065
_ot Number/Subdivision: N/A	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065
Lot Number/Subdivision: N/A  Reason for Administrative Review (attach ne	e Rd., Powell, OH 43065 2. 80	061 Liberty Rd., Powell, OH 43065
Lot Number/Subdivision: N/A  Reason for Administrative Review (attach ne	e Rd., Powell, OH 43065 2. 80	O61 Liberty Rd., Powell, OH 43065  Proposed Use: S.F. Homes
Lot Number/Subdivision:    N/A	Existing Use: ecessary documents):  n Section 1143.11(c) and Final Plan requirem	O61 Liberty Rd., Powell, OH 43065  Proposed Use: S.F. Homes
Checklist:  Preliminary Plan requirements set forth in Provide any other information that may be	Existing Use:  Existing Use: eccessary documents):  In Section 1143.11(c) and Final Plan requirements are useful to the Planning and Zoning Commission.	Proposed Use: S.F. Homes  Proposed Use: S.F. Homes  nents set forth in Section 1143.11(i).
Checklist:  Preliminary Plan requirements set forth in Provide any other information that may be so copies of all drawings, text, any other	Existing Use:  Existing Use: eccessary documents):  In Section 1143.11(c) and Final Plan requirements useful to the Planning and Zoning Commissitems, and application.	Proposed Use: S.F. Homes  Proposed Use: S.F. Homes  nents set forth in Section 1143.11(i).
Lot Number/Subdivision:    N/A	Existing Use:  Existing Use:  Concepts of Section 1143.11(c) and Final Plan requirements are useful to the Planning and Zoning Commistitems, and application.  Complete application packet.	Proposed Use: S.F. Homes  Proposed Use: S.F. Homes  nents set forth in Section 1143.11(i).
Checklist:  Preliminary Plan requirements set forth in Provide any other information that may be 5 copies of all drawings, text, any other 1 digital copy (CD, USB, Email) of the county Attach the required fee - \$700.00 + \$100	Existing Use:  Existing Use:  Concepts of Section 1143.11(c) and Final Plan requirements are useful to the Planning and Zoning Commistitems, and application.  Complete application packet.	Proposed Use: S.F. Homes  Proposed Use: S.F. Homes  nents set forth in Section 1143.11(i).  sion or City Staff in the space below or attach additional pages.

### 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.

e of Applicant:	Date:
Office Use	Office Use
	Type/Date:
	Base Fee: \$700.00
	Per Acre:\$100.00X () =
Received	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

# TAB 1 DEVELOPMENT PLAN TEXT

#### PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

January 22, 2020

(1) Name, address, and phone number of applicant;

The Camber Company, LLC Chris Bradley, Principal 6760 Colt Court Dublin, OH 43017 (614) 578-3581

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

Land Planner:

Gary Smith, G2 Planning+Design 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) Legal description of the property;

Legal Description enclosed.

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

2 single family homes, a barn and aging horse stables which currently serve as a business for horse training and riding lessons.

(5) 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.

Vicinity map enclosed.

- (6) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:
  - A Preliminary Development Plan and Conceptual Landscape Plan addressing items A-N are enclosed with the application.
- A. The property line definition and dimensions of the perimeter of the site;
- 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;
- C. The area of the site and its subareas in acres;
- D. The topography of the site and abutting areas at no more than five foot contour intervals;
- E. Existing surface drainageways and surface sheet flow patterns;
- F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six percent;
- 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.
- H. Existing easements on the site with notations as to their type, extent, and nature:
- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;
- 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:
- K. A preliminary plan for the first, or next, phase of site development illustrating:
- 1. New street centerlines, right-of-ways, and street classification types;
- 2. Names of existing and proposed streets;

The property fronts to Liberty Road to the west and Carriage Road to the South. Proposed internal street names TBD.

- 3. 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.;
- 4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;
- 5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;
- 6. Common open areas, public lands, and natural scenic easements, including the area of each;
- 7. Proposed landscape treatment of the site;
- 8. 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;
- 9. Provisions for accommodating surface drainage runoff;
- 10. Proposed architectural design criteria;
- 11. 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;
- 12. 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.
- 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;
- 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.

Each home will have a minimum of a 2 car garage. The driveways will support two additional parking spaces. On street parking will be available as well.

- 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;
- (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. The engineering feasibility has been evaluated by a PE and the utility companies have provided (enclosed) 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;
- (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 included information in the Preliminary 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 23 high quality residential units. The square footage of the units will be approximately 1,600-2,200 sf (exclusive of any basement or garage). Natural building materials shall be used for exterior elevations and may include, but not limited to, brick, stone, cultured stone, stucco, concrete, engineered wood or cementious siding shall, provided that entry doors, garage doors, windows, soffits, gutters, downspouts and trim details may be steel, metal, fiberglass or composite materials. Preliminary elevations are enclosed.

(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 single-family density and product type being proposed (2.9 units/acre). It is anticipated the homes will appeal mainly to an older higher net worth demographic. Therefore, the neighborhood is not expected to significantly increase (if at all) new student enrollment within the school system. The values of the homes will provide substantial tax dollars to the schools and the residents will grow the income tax base for the city as many of the residents will continue to have substantial annual income.

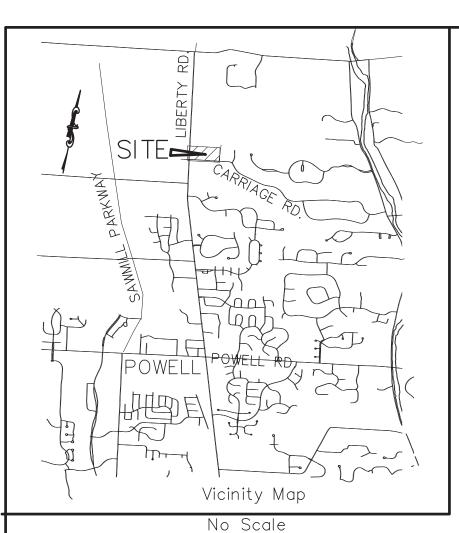
Additionally, the property owners do not typically have a similar commuter pattern as the working public. It is expected the AM and PM peak hour counts will be minimally impacted. The existing use already generates steady traffic throughout the day with larger equipment and in the "after school" peak for riding lessons. Please see enclosed letter with more details on this from the traffic engineer.

(14) A fee as established by ordinance.

Included.

The proposed neighborhood target audience of "empty nesters" may not align with the attraction of quality housing stock in a popular suburban area, with a middle school located across the street. If the units attract a different audience this will have an impact on the density and traffic patterns shown in this report

# TAB 2 LEGAL DESCRIPTION TOPOGRAPHICAL SURVEY ALTA SURVEY



### ALTA/NSPS LAND TITLE SURVEY OF 1.724 ACRE TRACT & A 6.00 ACRE TRACT, BEING IN RESERVE A IN WESTCHESTER SUBDIVISION AMENDED LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

Property Address: (1.724 ac) 8061 Liberty Rd. Powell, Ohio 43065

Commitment No.: 9966-4598865

SCHEDULE B, PART II

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches,

2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not

NOTE: The Company requires that survey evidence be provided to its satisfaction in order to delete the Standard Exception for Survey

5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.

6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.

(c) D ALTA® Policy Proposed Insured: Proposed Policy Amount: \$

Issuing Office File Number: 7-9638

Revision Number:

The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

AS TO PROPERTY 1.724 ACRES:

Transaction Identification Data for reference only:

Commitment No.: 9966-4598865

SCHEDULE A

D AL TA® Homeowner's Policy of Title Insurance (Rev. 12-2-13)

D ALTA® Expanded Coverage Residential Loan Policy (Rev. 12—2—13) Assessments

(a) ALTA® Owner's Policy of Title Insurance (6-17-06)

(b) ALTA® Loan Policy of Title Insurance (6-17-06)

Proposed Insured: The Camber Company, LLC

Proposed Policy Amount: \$375,000.00

Issuing Agent: Northwest Title Family of Companies, Inc.

Property Address: 8061 Liberty Road, Powell, OH 43065

1. Commitment Date: December 26, 2019 8:00 AM

Issuing Office's: ALTA® Registry ID:

Policy to be Issued:

Commitment Number:

Proposed Insured: N/A

Proposed Policy Amount: \$N/A

The Title is, at the Commitment Date, vested in: Michelle Smith and Jeff Starkey Source of Title: General Warranty Deed recorded 04/12/2006 in OR Vol. 700, Page 1315 of the Delaware

County, Ohio records. The Land is described as follows:

EXHIBIT "A' Commitment No.: 9966-4598865

The land referred to herein below is situated in the County of, State of Ohio, and described as follows:

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in part of lot 544 (Reserve "A" remainder) in the Westchester Subdivision Corrected (P.B. 8, Pg.83-86), conveyed to Sarah J. Scuri in Deed Book 476, Page 091, and all of a 1.085 acre tract conveyed to Sarah J. Scuri in Deed

Beginning for reference at a railroad spike found in the centerline of Liberty Road (C.R. 9) marking the Northwest corner of said Westchester Subdivision and the Southwest corner of a 1.0 acre tract conveyed to Thomas Arndt in Deed Book 307, Page 185;

Thence South 86° 13' 05" East 25.00 feet, to an iron pin found in the East line of Liberty Road marking the Northwest corner of said Lot 544 and the Northwest corner of said 1.085 acre tract, also being in the North line of said Westchester Subdivision and the South line of said 1.0 acre tract and marking the Principal Place of Beginning of the herein described tract;

Thence continuing South 86° 13' 05" East 196.47 feet, in the North line of said Westchester Subdivision and the North line of said 1.085 acre tract and the South line of said 1.0 acre tract to an iron pin found marking the Northwest corner of a 6.000 acre tract conveyed to Ronald D. and Tamara K. Rath in Deed Book 591 Page 437;

Thence South 03° 48' 12" West 389.35 feet, across said Lot 544 and the West line of said 6.000 acre tract to an iron pin found in the North line of Carriage Road, marking the Southwest corner of said 6.000 acre tract;

Thence North 86° 11" 48" West 151.57 feet, in the South line of said original Lot 544 and the north line of said Carriage Road to an iron pin found at a point of curvature;

Thence along the arc of a curve to the right (delta = 89 ° 11' 48", radius= 40.00 feet, arc length = 62.67 feet) which has a chord bearing of North 41° 35' 54"

West and a chord distance of 56.17 feet, to an iron pin found in the West line of said Lot 544 and in the East line of Liberty Road;

Thence North 03° 00' 00" East 349.86 feet, in the West line of Lot 544, the West line of said 1.085 acre tract and the East line of Liberty Road to the Principal Place of Beginning, containing 1.724 acres more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Basis of bearings from Plat Book 8, Pages 83-86, based on the centerline of Carnage Road being North 86 ° 11' 48" West. A survey of the above described premises was done by Robert T. Patridge Jr., in October, 1999

All iron pins set are capped PATRIDGE SURVEYING.

All Deed references and Plat Book are on file at the Delaware County Recorder's Office, Delaware, Ohio. Subject to all legal highways, easements, and restrictions of record.

Property Address: (1.724 ac) 8061 Liberty Rd. Powell, Ohio 43065 2630 Carriage Rd. (6.00 Ac.) Powell, Ohio 43065

NOTE: Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

Exceptions

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

by making inquiry of persons in possession of the land.

4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public

7. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise

NOTE: This exception shall be removed from the final Owner's Policy at close.

8. Coal, oil, natural gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved

9. Delinquent Sewer and Water Bills may become a lien on the real estate. No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments. No liability is assumed for tax increases occasioned by retroactive revaluation, change in land usage, or loss of any homestead

exemption status for insured premises Liens in favor of the State of Ohio filed but not yet indexed in the dockets of the Delaware County Common Pleas Clerk

NOTE: This exception shall be removed from the final Owner's Policy upon execution of the Owner's Affidavit at close.

Exception is made for any and all taxes and/or assessments certified or not certified for the year 2019 and thereafter, plus any penalties and interest which may accrue. Taxes for 2020 and subsequent years are undetermined and are not yet due and payable, but are a lien

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 319-133-01-009-000 are as follows for the tax year 2019: Taxes for the first half of 2019, due February 10, 2020 are a lien, due and payable.

Taxes for the second half of 2019, due July 10, 2020 are a lien, not yet due but payable. Assessed Valuations: Land: \$37,030.00 Impr.: \$33,950.00 Total: \$70,980.00

Semi-annual Taxes: \$2,297.74

Semi-annual Assessments: \$0.00 Homestead Reduction:

Mortgage from Michelle Smith and Jeff Starkey to MERS as nominee for Real Estate Mortgage Network, Inc., in the original amount of \$161,000.00, recorded 9/28/2010 in OR Vol. 994, Page 2385, of the Delaware County records.

Open-End Mortgage from Michelle L. Smith AKA Michelle Smith and Jeff Starkey to The Huntington National Bank, in the original amount of \$99,324.00, recorded 11/20/2014 in OR Vol. 1319, Page 1666, of the Delaware County records.

There is an open civil case, filed April 22, 2013 by Delaware County Bank and Trust Company against Michele D. Smith, Ralph K. Smith and Flohtn Properties LLC, et. al., as Case No. 13CVH040331, in the Court of Common Pleas of Delaware County, Ohio. If a Certificate of Judgment lien is filed prior to the time of recording, the Company will require the payoff of such lien and/or make exception on the policy. NOTE: A judgment has been rendered in this case however, no certificate of judgment has been filed in Delaware County.

Platted Easements, Covenants, Conditions, Restrictions, or Building setback lines as shown on the recorded plat. recorded in Plat Book 8, Page(s) 83-86; Plat Book 5, Page 251; Plat Book 6, Page 177 and Plat Book 7, Page 151 of the Delaware County records. PLOTTED

17. Claims or liens for dues, any types of assessments or other charges of whatever nature, charged or levied by any homeowner's association, residents, organization, or association against the premises or common areas.

Any matter related to the ownership of the common areas of a homeowner's association or organization.

Notwithstanding the reference to acreage or square footage in the description of the land in Schedule A (or contained on any survey), this Policy does not insure nor guarantee the acreage or quantity of land set forth therein.

20. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.

21. Subject to the rights of the public and others entitled thereto in and to the use of that portion of subject property within the bounds of any public roads and highways.

Right of Way Easement, recorded in OR Vol. 6, Page 1679 of the Delaware County records. N/A DEED ie;PLAT REFERENCES DRAINAGE EASEMENT IN SW CORNER OF SITE. 23. Storm Sewer Easement granted unto Olentangy Board of Education, recorded in Deed Book 552, Page 501 and

assigned to Delaware County in OR Vol. 625, Page 2289 of the Delaware County records. PLOTTED, DRAINAGE EASEMENT

IN SW CORNER OF SITE 24. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 277, Page 236 of the Delaware County records. PLOTTED, 10' EASEMENT FOR POLE LINE ALONG THE NORTH PROPERTY LINE.

25. Easement, recorded in Deed Book 281, Page 406 of the Delaware County records. N/A ACCESS TO WREN LN. FROM OLENTANGY RIVER RD.

26. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 282, Page 303 of the Delaware County records. N/A 10' EASEMENT FOR POLE LINE ON THE EAST SIDE OF WESTCHESTER SUB.

Ingress/Egress easement, recorded in Deed Book 286, Page 310 of the Delaware County records. N/A FOR ACCESS TO WREN LN, ALSO REFERS TO 10' EASEMENT FOR POLE LINE.

28. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 289, Page 289 of the Delaware County records. REFERS TO 5' & 10' FOR POLE LINE THRU ENTIRE WESTCHESTER SUB. CORRECTED.

Easement(s) granted unto Del-Co Water Company, Inc., recorded in Deed Book 361, Page 97 of the Delaware County records.PLOTTED, FOR WATERLINE ALONG THE EAST SIDE OF LIBERTY ROAD.

AS TO PROPERTY 6.00 ACRES: Commitment No.: 9966-4599565

Property Address: (1.724 ac) 2630 Carriage Rd. (6.00 Ac.) Powell. Ohio 43065

EXHIBIT "A" Commitment No.: 9966-4599565

The land referred to herein below is situated in the County of, State of Ohio, and described as follows:

Arndt (D.V. 307, P. 185) and Arndt Subdivision (P.B. 15 P. 54) a distance of 671.06 feet to an iron pipe found;

Being situated in the State of Ohio, County of Delaware, Township of Liberty, and being part of Lot 544, also known as Reserve "A" of Westchester Subdivision Corrected as the same is recorded in Plat Book 8, Pages 83-86 in the Delaware County Recorder's Office and being more particularly described as follows:

Beginning for reference at a RR spike in the centerline of Liberty Road (County Road 9) at the northwest corner of Westchester Subdivision; thence South 86° 13' 05" East along the north line of Westchester Subdivision a distance of 221.47 feet to a  $\frac{3}{4}$  inch iron pipe set and being the true place of beginning;

thence from the true place of beginning South 86° 13' 05" East along the north line of Lot 544 of Westchester Subdivision, being the southerly boundaries of Thomas

thence South 03° 48' 12" West along the east line of Lot 544, the west line of Lot 545, a distance of 389.60 feet to an iron pipe found on the north line of carriage Road

thence North 86° 11' 48" West along the north line of Carriage Road a distance of 671.06 feet to a  $\frac{3}{4}$  inch iron pipe set; thence North 03° 48' 12" East across Lot 544 a distance of 389.35 feet to the place of beginning - containing 6.000 acres, more or less.

AS TO PROPERTY 6.00 ACRES: Commitment No.: 9966-4599565 SCHEDULE B, PART II

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B. Part I-Requirements are met.

2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records. NOTE: The Company requires that survey evidence be provided to its satisfaction in order to delete the Standard Exception for Survey Matters.

4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.

5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.

6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.

7. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the Date of Policy. NOTE: This exception shall be removed from the final Owner's Policy at close.

8. Coal, oil, natural gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

9. Delinquent Sewer and Water Bills may become a lien on the real estate. No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the

10. No liability is assumed for tax increases occasioned by retroactive revaluation, change in land usage, or loss of any homestead exemption status for insured premises.

11. Liens in favor of the State of Ohio filed but not yet indexed in the dockets of the Delaware County Common Pleas Clerk. NOTE: This exception shall be removed from the final Owner's Policy upon execution of the Owner's Affidavit at close.

12. Exception is made for any and all taxes and/or assessments certified or not certified for the year 2018 and thereafter, plus any penalties and interest which may accrue. Taxes for 2019 and

subsequent years are undetermined and are not yet due and payable, but are a lien nonetheless. The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 319-133-01-010-000 are as follows for the tax year 2019: Taxes for the first half of 2019, due February 10, 2020 are a lien, not yet due but payable. Taxes for the second half of 2019, due July 10, 2020 are a lien, not yet due but payable. Assessed Valuations: Land: \$2,880.00 Semi-annual Taxes:

Homestead Reduction: No CAUV: Yes Impr.: \$36,400.00 Total: \$39,280.00

Semi-annual Assessments: \$0.00

13. Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

14. Mortgage from Ronald D. Rath and Tamara K. Starkey Rath aka Tamara K. Rath to The Huntington National Bank, in the original amount of \$308,553.80, recorded 8/2/2010 in OR Vol. 980, Page 2749, of the Delaware County records.

15. Assignment of Rents and Leases recorded 8/2/2010, in OR Vol. 980, Page 2762, of the Delaware County records.

16. Open-End Mortgage from Ronald D. Rath and Tamara K. Rath to The Huntington National Bank, in the original amount of \$330,006.65, recorded 12/29/2015 in OR Vol. 1395, Page 2120, of the Delaware County records.

17. Plotted Easements, Covenants, Conditions, Restrictions, or Building setback lines as shown on the recorded plat, recorded in Plat Book 8, Page(s) 83; Plat Book 5, Page 251; Plat Book 6, Page 177;

and Plat Book 7, Page 151, of the Delaware County records. 18. Notwithstanding the reference to acreage or square footage in the description of the land in Schedule A (or contained on any survey), this Policy does not insure nor guarantee the acreage or quantity of

land set forth therein.

19. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.

20. Subject to the rights of the public and others entitled thereto in and to the use of that portion of subject property within the bounds of any public roads and highways.

21. Easement(s) granted unto Olentangy Board of Education, recorded in Deed Book 552, Page 501 and assigned to The County of Delaware in OR Vol. 625, Page 2289 of the Delaware County records. PLOTTED. IN THE SW CORNER OF THE 10.724 ACRE TRACT

22. Easement(s) granted unto DEL-CO recorded in OR Vol. 547, Page 2421 of the Delaware County records. N/A FOR WATERLINE ON THE SOUTH SIDE OF CARRIAGE RD.

23. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 277, Page 236 of the Delaware County records. PLOTTED, FOR POLE LINE ALONG NORTH LINE OF 1.724 ACRE & 6.00 ACRE TRACTS.

24. Easement, recorded in Deed Book 281, Page 406 of the Delaware County records. N/A ACCESS TO WREN LN. FROM OLENTANGY RIVER RD.

25. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 282, Page 203 of the Delaware County records. PLOTTED, FOR POLE LINE ALONG NORTH LINE OF 1.724 ACRE & 6.00 ACRE TRACTS.

26. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 289, Page 289 of the Delaware County records. PLOTTED, FOR POLE LINE ALONG NORTH LINE OF 1.724 ACRE & 6.00 ACRE TRACTS.

27. Easement(s) granted unto DEL-CO recorded in Deed Book 361, Page 97 of the Delaware County records. FOR WATERLINE ALONG LIBERTY RD.

28. Ingress/Egress easement, recorded in Deed Book 286, Page 310 of the Delaware County records. PLOTTED, REFERS TO 5' & 10' FOR POLE LINE THRU ENTIRE WESTCHESTER SUB. CORRECTED.

29. Covenants, Conditions and Restrictions, and all other matters, recorded in POA Vol. 12, Page 417 of the Delaware County records. Provided, however, those covenants, conditions or restrictions indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, age, familial status, national origin or other categories that may from time-to-time be deemed to be protected classes are hereby deleted to the extent such covenants, conditions or restrictions violate the provisions set forth in 42 USC 3604.

File No: 9966-4599565 Transaction Identification Data for reference only: Issuing Agent: Northwest Title Family of Companies, Inc. Issuing Office's ALTA® Registry ID: Commitment Number: Property Address: 2630 Carriage Road, Powell, OH 43065 Issuina Office: Loan ID Number: Issuing Office File Number: 7-9639 Revision Number SCHEDULE A Commitment Date: December 26, 2019 7:00 AM Policy to be Issued: (a) ~ ALTA® Owner's Policy of Title Insurance (6-17-06) D ALTA® Homeowner's Policy of Title Insurance (Rev. 12-2-13) Proposed Insured: The Camber Company, LLC Proposed Policy Amount: \$0.00 (b) ~ ALTA® Loan Policy of Title Insurance (6-17-06) D ALTA® Expanded Coverage Residential Loan Policy (Rev. 12-2-13) Assessments Proposed Insured: N/A Proposed Policy Amount: \$N/A (c) D ALTA® Policy Proposed Insured: Proposed Policy Amount: \$ The estate or interest in the Land described or referred to in this Commitment is The Title is, at the Commitment Date, vested in: Ronald D. Rath and Tamara K. Source of Title: General Warranty Deed, recorded 07/31/1995 in Deed Book 591, Page 437. Delaware County. Ohio records

The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

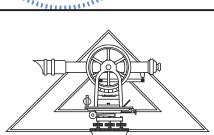
The Camber Company, LLC. First American Title Insurance Company Northwest Title Family of Companies, Inc.

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 and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19 and of Table A thereof. The field work was completed on March, 2020.

Date of Plat or Map: 3/14/20

Printed Name: ROBERT T. PATRIDGE JR Registration No. 7462

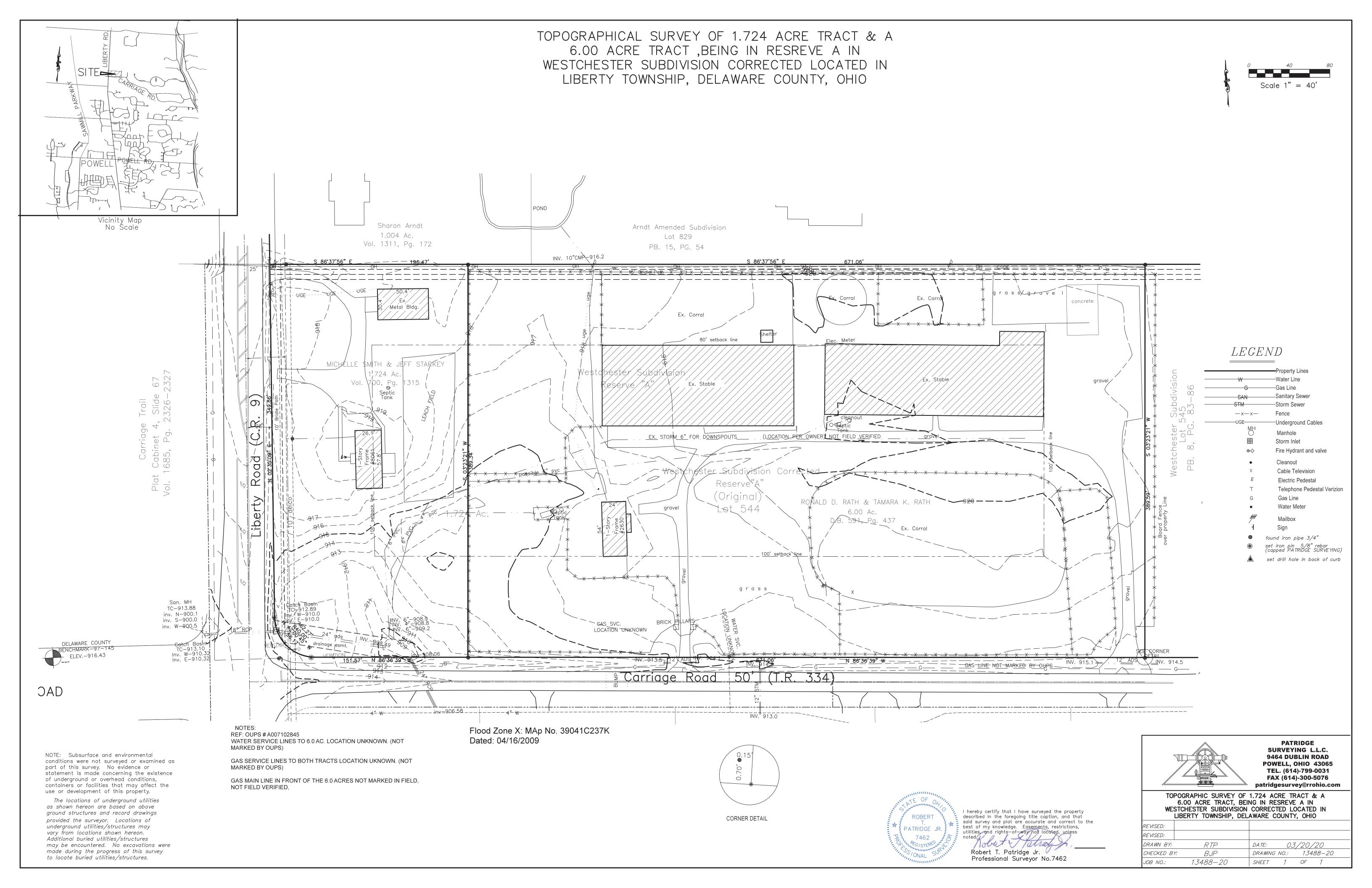


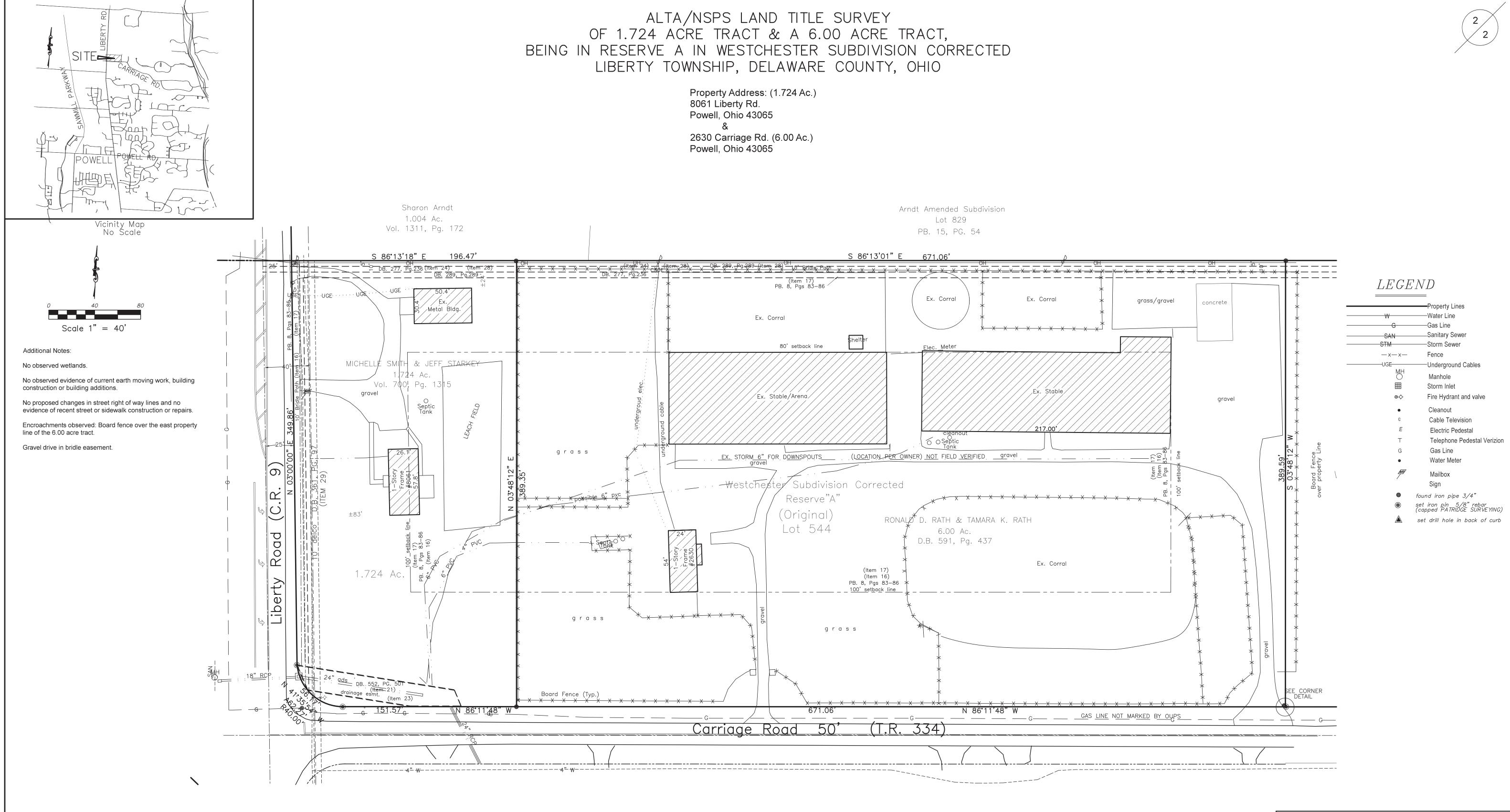


**PATRIDGE** SURVEYING L.L.C. 9464 DUBLIN ROAD POWELL, OHIO 43065 TEL. (614)-799-0031 FAX (614)-300-5076 patridgesurvey@rrohio.com

ALTA/NSPS LAND TITLE SURVEY OF 1.724 ACRE TRACT & A 6.00 ACRE TRACT, BEING IN RESERVE A IN WESTCHESTER SUBDIVISION AMENDED LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

RE VISED:			
RE VISED:			
DRAWN BY:	RTP	DATE: O.	2/14/20
CHECKED B)	t: BJP	DRAWING NO.:	13488
JOB NO.:	13488–20	SHEET 1	OF 1



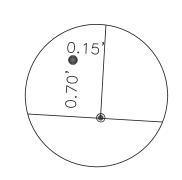


NOTE: Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the

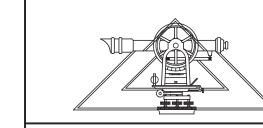
use or development of this property.

The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey

Flood Zone X: MAp No. 39041C237K Dated: 04/16/2009



CORNER DETAIL



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076
patridgesurvey@rrohio.com

ALTA/NSPS LAND TITLE SURVEY
OF 1.724 ACRE TRACT & A 6.00 ACRE TRACT,
BEING IN RESERVE A IN WESTCHESTER SUBDIVISION CORRECTED
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

		<u> </u>
/ISED:		
/ISED:		
AWN BY:	RTP	DATE: 03/15/20
ECKED B	y: BJP	DRAWING NO.: 13488-20
3 NO.:	13488–20	SHEET 1 OF 1

### TAB 3 ADJACENT PROPERTY OWNERS

#### **NEIGHBORING PROPERTY OWNERS**

#### 2630 Carriage Road & 8061 Liberty Road

**POWELL, OH 43065** 

Owner Name: ROMANELLI & HUGHES BUILDING COMPANY Address: 148 W SHROCK RD WESTERVILLE OH 43081

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: WALENTSCHAK ERIC & MARILYN Address: 7991 LIBERTY RD, POWELL 43065

Owner Name: WILSON AMY M & RICHARD T Address: 2699 CARRIAGE RD, POWELL 43065

Owner Name: GUNDER KURT & SHERRI Address: 2651 CARRIAGE RD, POWELL 43065

Owner Name: WILSON AMY M & RICHARD T Address: 2699 CARRIAGE RD, POWELL 43065

Owner Name: DIPIERO MARK W & CHRISTINA M Address: 2615 CARRIAGE RD, POWELL 43065

Owner Name: JOHNSTON MARY I

Address: 2555 CARRIAGE RD, POWELL 43065

Owner Name: MICHAEL JOSEPH S & CANDYCE E TRUSTEES

Address: 2525 CARRIAGE RD, POWELL 43065

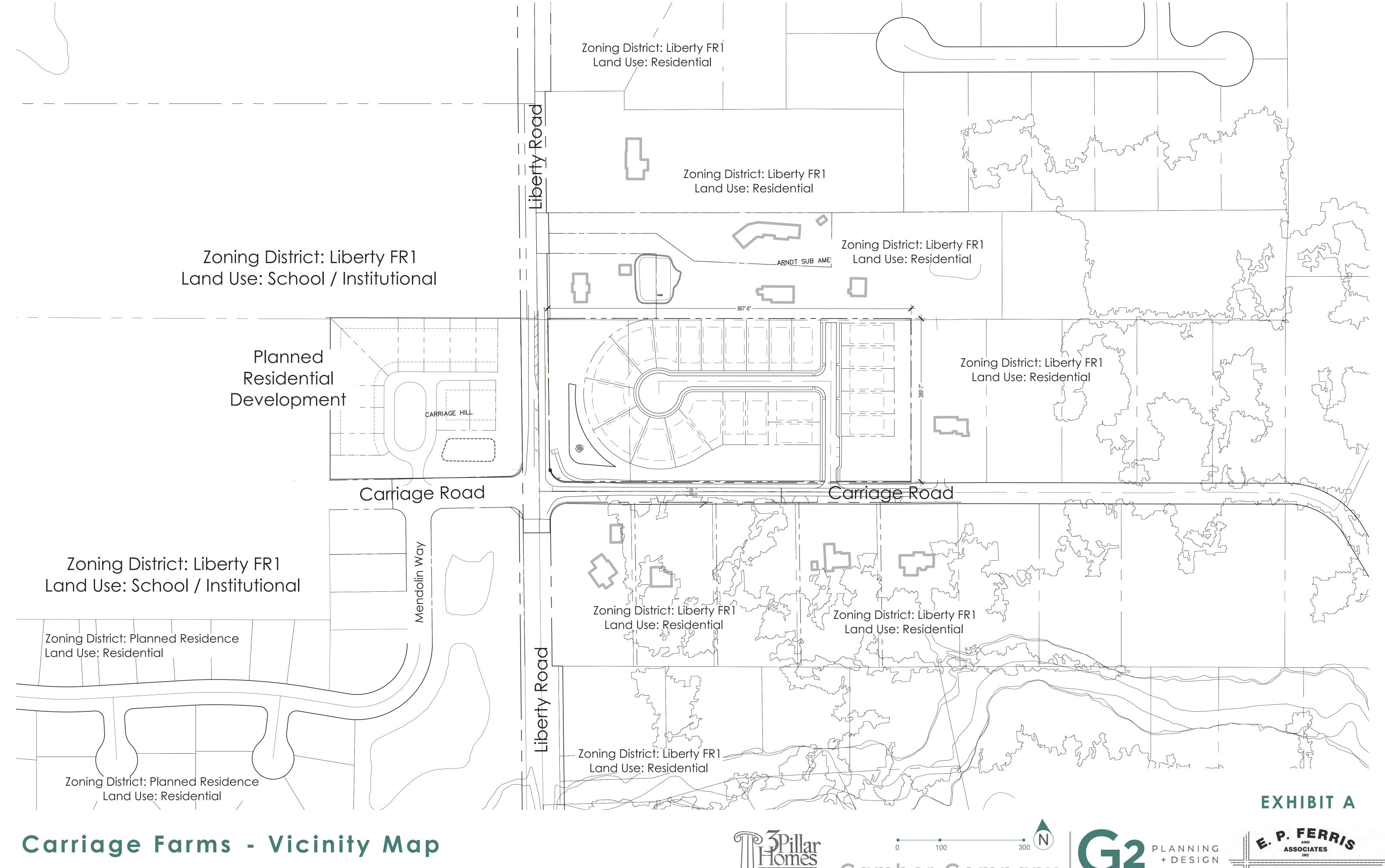
Owner Name: CUSTER JAMES L & TRICEINE Address: 2515 CARRIAGE RD, POWELL 43065

Owner Name: CHRISMAN ROBERT R III & CRYSTAL S

Address: 2520 CARRIAGE RD, POWELL 43065

Owner Name: QUILLIN ANDREA L & CARSON L Address: 2500 CARRIAGE RD, POWELL 43065

# TAB 4 DEVELOPMENT EXHIBITS



City of Powell, Ohio

May 26, 2020

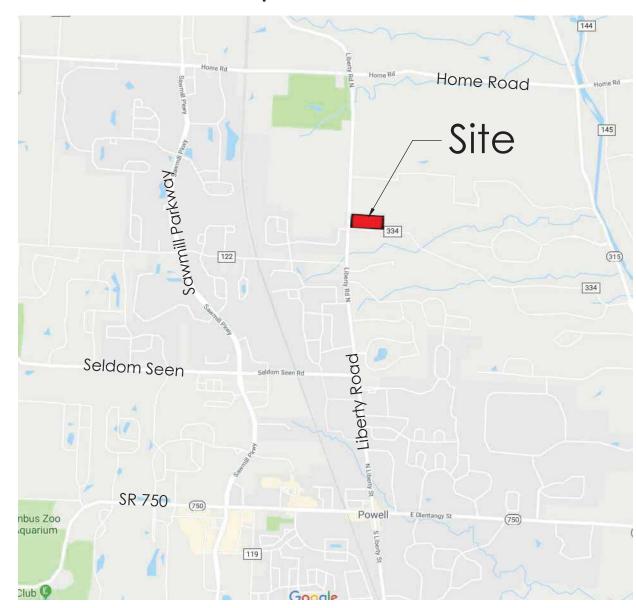








### Location Map: NTS



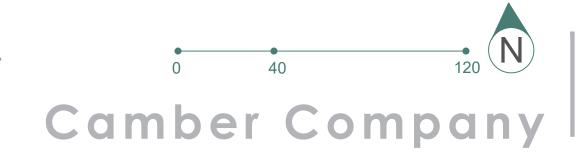
Site Data:

Current Zoning: Total Site Area: Liberty FR1 ±7.7 Acres

NOTES
EXISTING TREES SHOWN ARE ESTIMATED TO BE IN EXCESS OF 6" DIAMETER WILL CONFIRM SPECIES AND CONDITION AT A LATER DATE

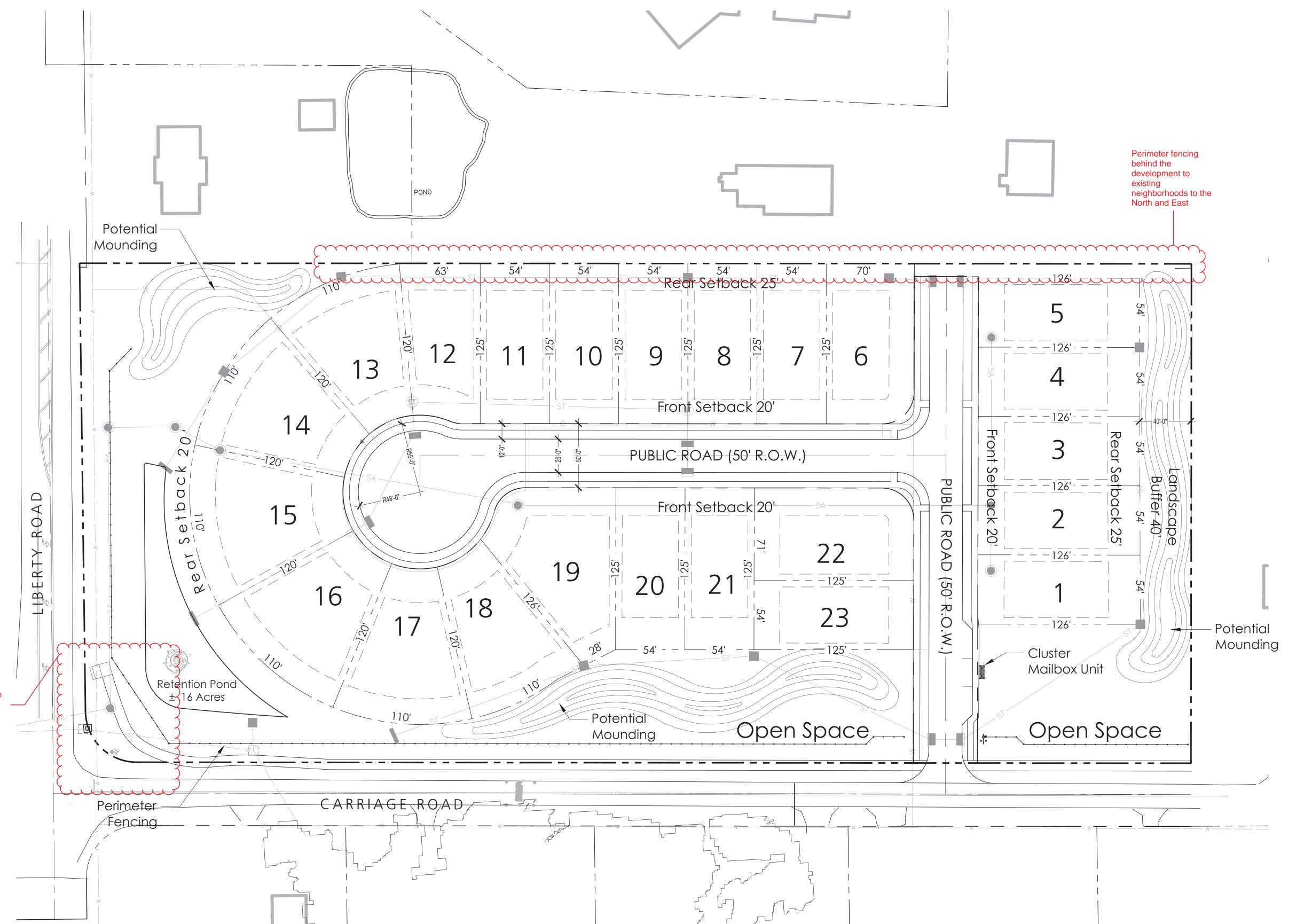
EXHIBIT B











### Location Map: NTS



### Site Data:

Current Zoning:

Proposed Zoning:

Total Site Area:

Total Lots:

Total Density

Liberty FR1

Planned Residential

±7.7 Acres

±3

±2.9 du/acre

### Lot Information:

Typical Lot Width: 54'
Typical Lot Depth: 120 -125'
Smallest Lot Area: 6,750 S.F.
Largest Lot Area: 10,325 S.F.

Front Setback: 20' Min.
Rear Yard Setback: 20'-25' (see plan)

Side Yard Setback: 5' Min.

## Lot Coverage:

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

### Open Space:

Shared Open Space: 2.55 Acres
Less Stormwater Basin: .16 Acres
Total Open Space: 2.39 Acres

IOTE:

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.

EXHIBIT C





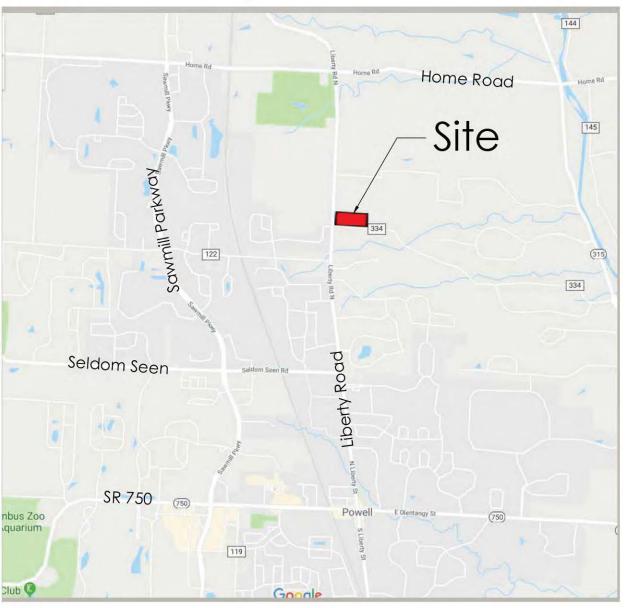




Carriage Farms - Final Development Plan



### Location Map: NTS



### Site Data:

Current Zoning:

Proposed Zoning:

Total Site Area:

Total Lots:

Total Density

Liberty FR1

Planned Residential

±7.7 Acres

±3

±2.9 du/acre

### Lot Information:

Typical Lot Width: 54'
Typical Lot Depth: 120 -125'
Smallest Lot Area: 6,750 S.F.
Largest Lot Area: 10,325 S.F.

Front Setback: 20' Min.
Rear Yard Setback: 20'-25' (see plan)

Side Yard Setback: 5' Min.

### Lot Coverage:

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

### Open Space:

Shared Open Space: 2.55 Acres
Less Stormwater Basin: .16 Acres
Total Open Space: 2.39 Acres

NOTE:

DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

Carriage Farms - Exhibit E: Illustrative Plan









### LANDSCAPE CODE REQUIREMENTS Minimum Required Trees - 1145.30 REQUIRED THE FOLLOWING MINIMUMS ARE REQUIRED, BASED UPON COVERAGE TREE TOTAL COVERAGE SQUARE FOOTAGE. (1) ALL RESIDENCES AND RESIDENTIAL LAND USES, PER A TOTAL OF 135" A TOTAL OF 353" DWELLING UNIT: 1/2" IN TRUNK DIAMETER FOR EVERY 150 S.F. OF FOR +/-40,500 S.F. OF FOR +/-40,500 S.F. OF FRACTION THEREOF OF BUILDING GROUND COVERAGE. GROUND COVERAGE **GROUND COVERAGE** TICO PLANT LIST (Contractor is responsible for all plant material shown on plan) QTY. CODE BOT. NAME/COMMON NAME DECIDUOUS SHADE TREES / STREET TREES AM GR AC WB 5 AC WB Acer saccharum 'Wright Brothers' AS SHOWN Wright Brothers Sugar Maple 10 GI PR Gingko biloba 'Princeton Sentry' AS SHOWN 10 GI AG Gingko biloba 'Autumn Gold' 4 PL AC Platanus xacerfolia 'Bloodgood' 2.5" CAL. AS SHOWN Bloodgood London Planetree 3 TA DI Taxodium distichum 5 TI CO Tilia cordata 'Greenspire" AS SHOWN 1 QU CO Quercus coccinea AS SHOWN 20 ZE SE Zelkova serrata 'Green Vase' Green Vase Zelkova SMALL / ORNAMENTAL TREES 9 AM GR Amelanchier xgrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry 2 CE CA Cercis canadensis 13 CR VI Crataegus viridus 'Winter King' Winter King Hawthorn **EVERGREEN TREES** Picea abies 18 PI DE Picea glauca 'Densata' Black Hills Spruce 19 PI OM Picea omorika Pinus Strobus NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING AC WB TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL CODED LAYOUT & MATERIALS NOTES REFERENCE 1 MAIL KIOSK FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER SEE DETAIL B, EXHIBIT D4 CARRIAGEROAD SEE DETAIL B, EXHIBIT D4 SEE DETAIL A, EXHIBIT D2 **ENTRY SIGN** ENTRY -FINAL SELECTION BY OWNER SEE ENLARGEMENT PLAN, EXHIBIT D2 CODED LANDSCAPE NOTES $\langle 2. \rangle$ LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, 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. EXHIBIT D1 Carriage Farms - Site Landscape Plan

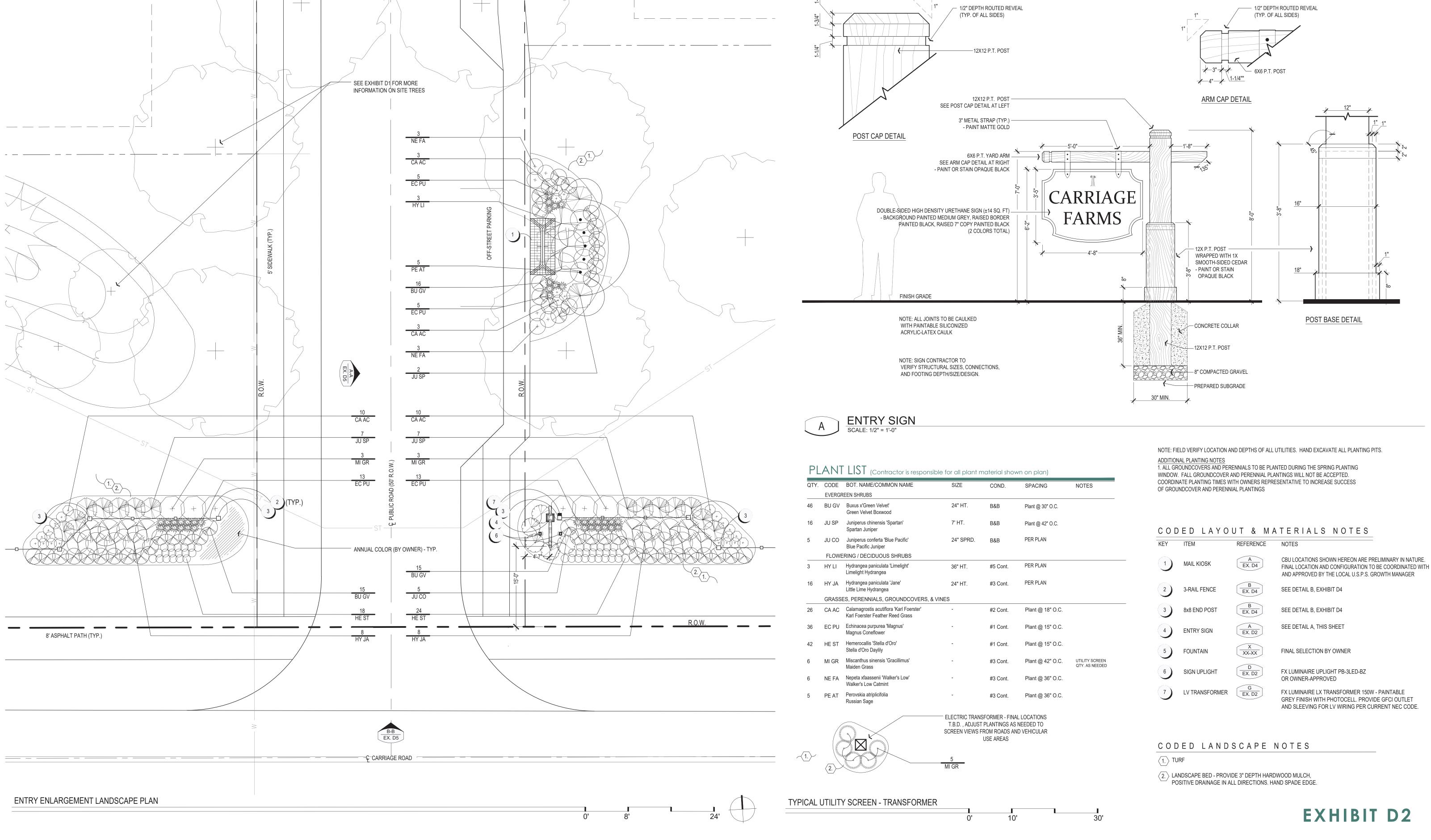
City of Powell, Ohio

May 26, 2020

Camber Company







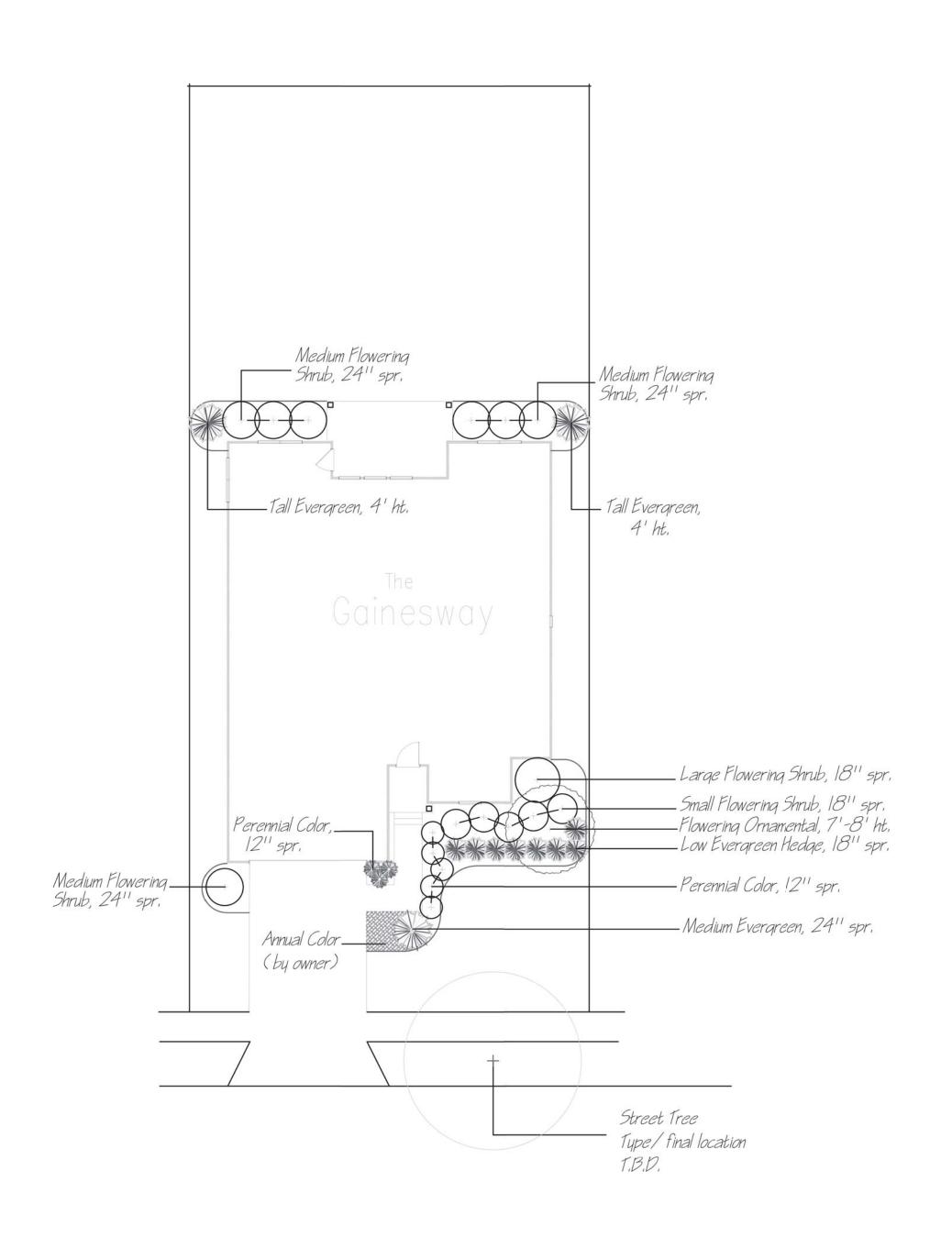
Carriage Farms - Landscape Enlargements

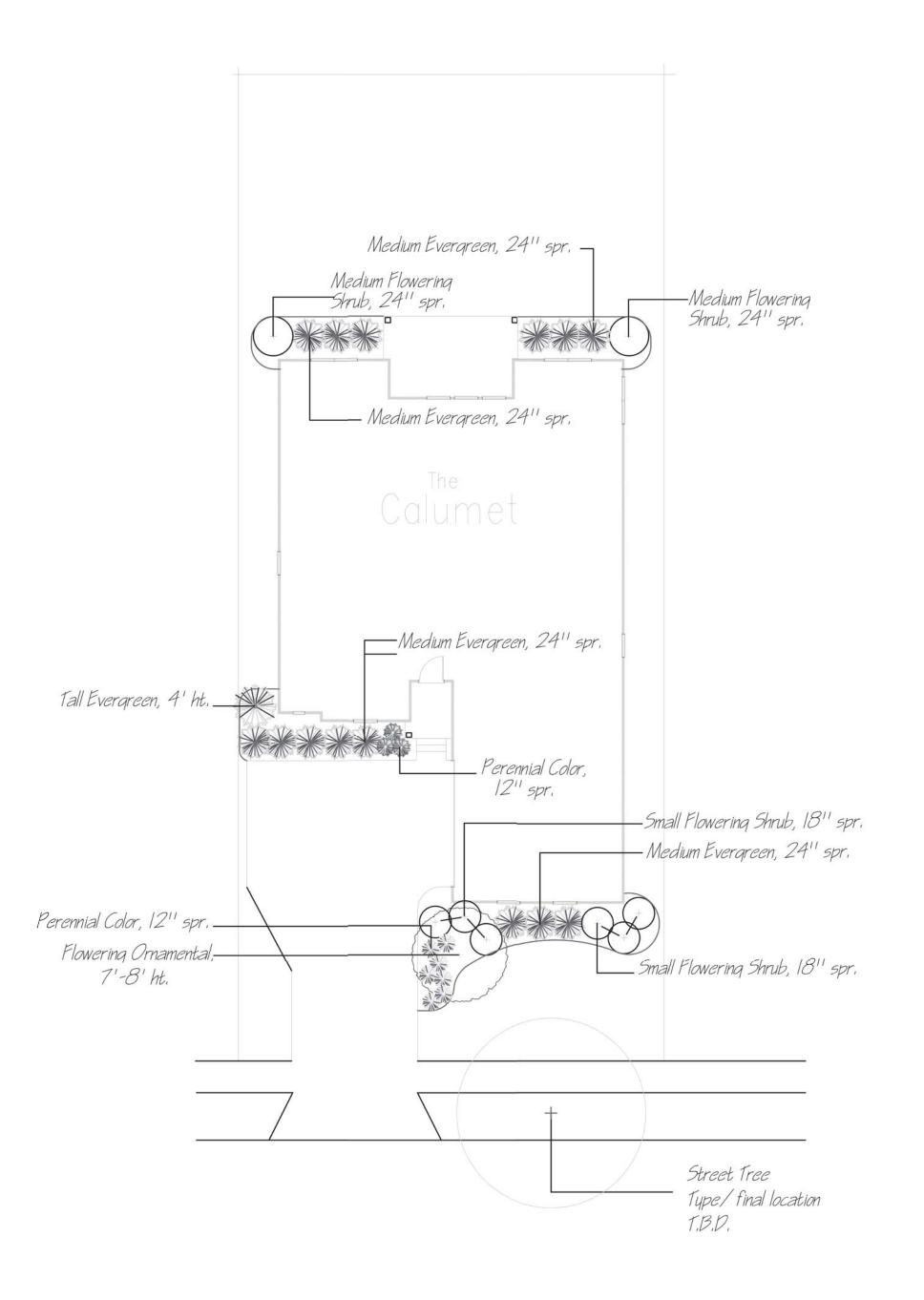
City of Powell, Ohio May 26, 2020

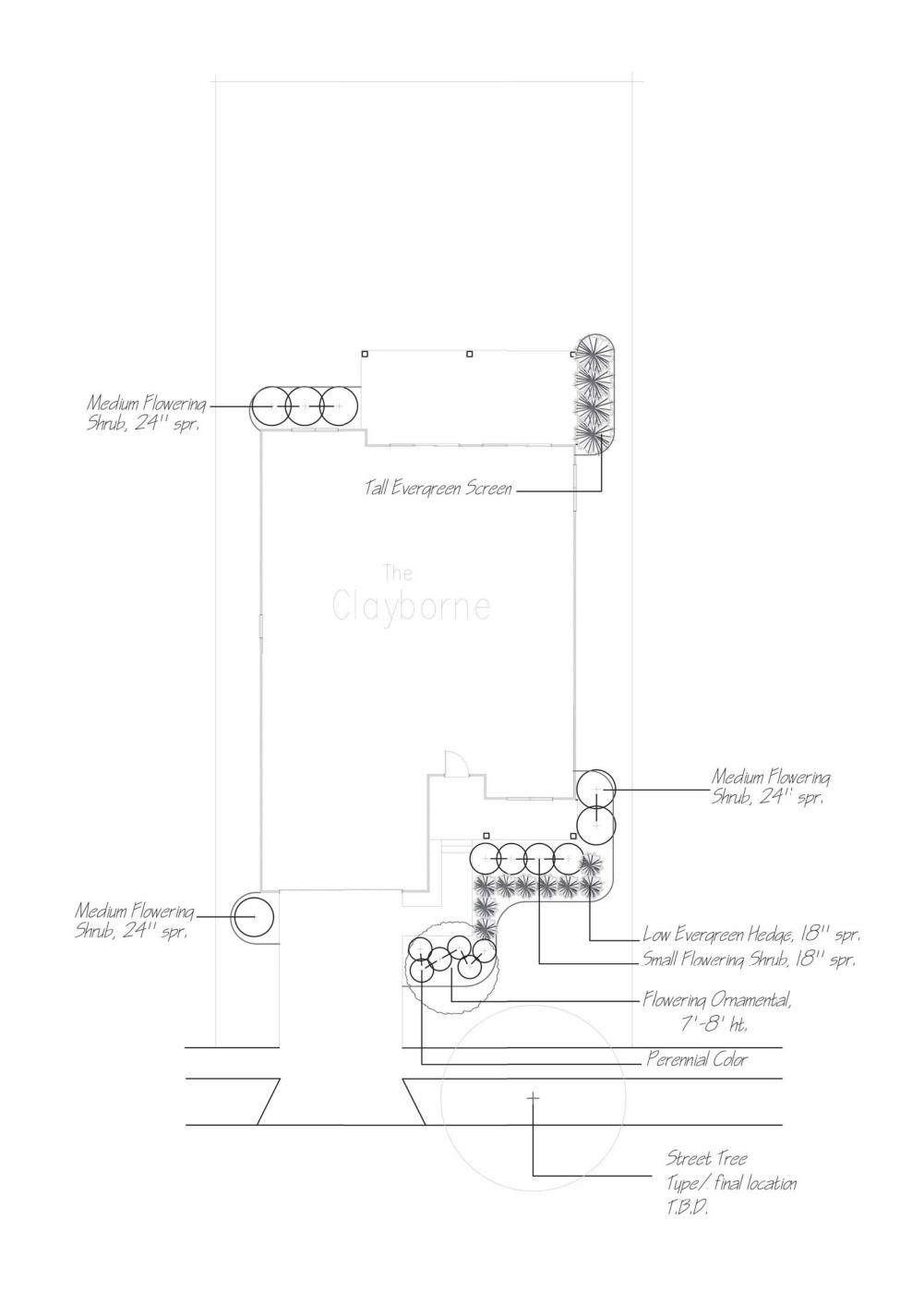


Camber Company G2 PLANN + DES









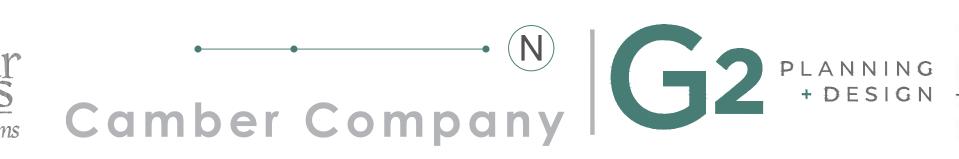
\*NOTE:

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

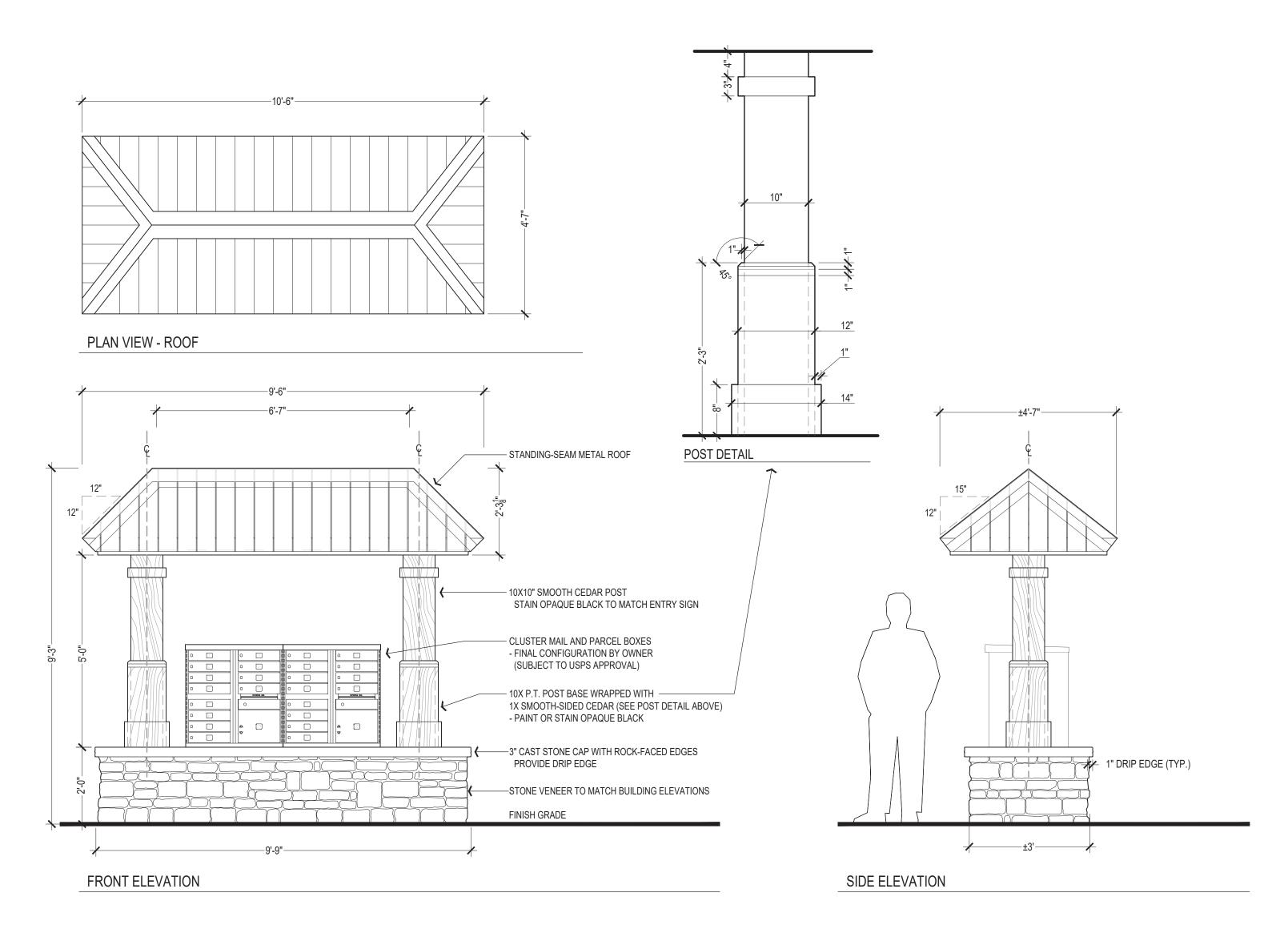
BUILDING TYPICAL LANDSCAPE PLANS PROVIDED BY CIMINELLOS, INC.

EXHIBIT D4

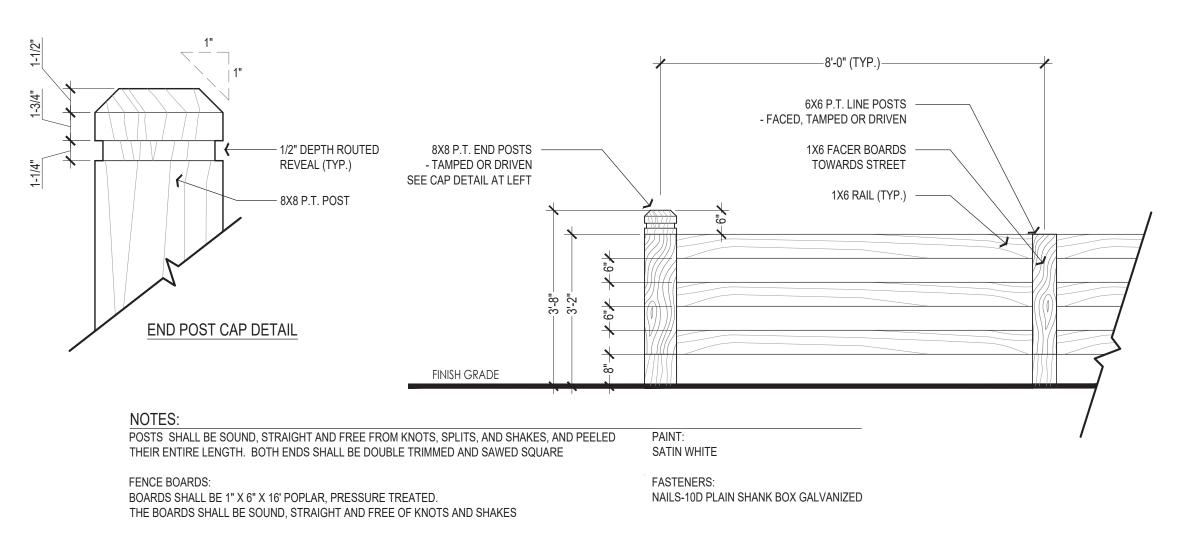








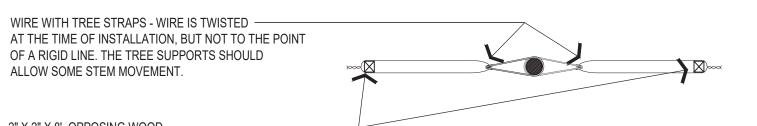




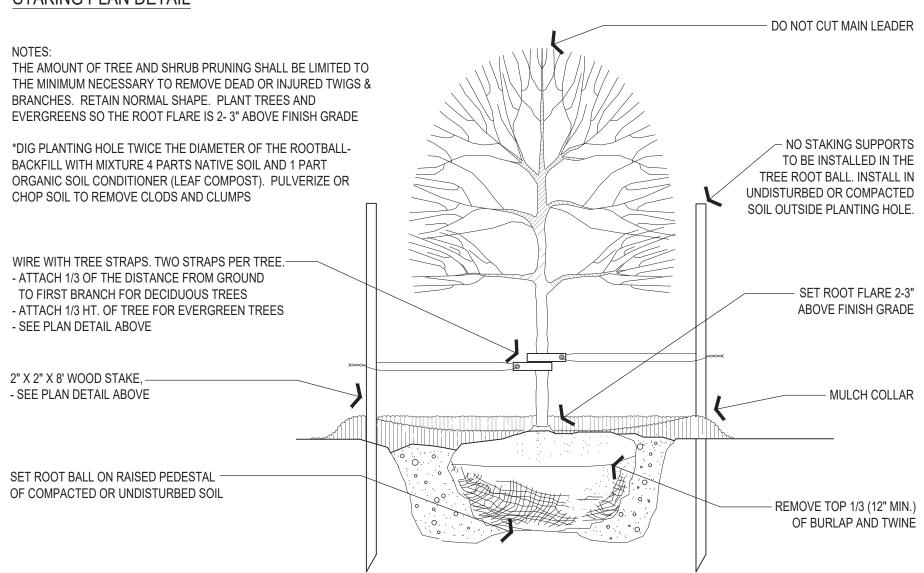
# 3-RAIL BOARD FENCE SCALE: 1/2" = 1'-0"

# Carriage Farms - Landscape Details

City of Powell, Ohio May 26, 2020



### STAKING PLAN DETAIL





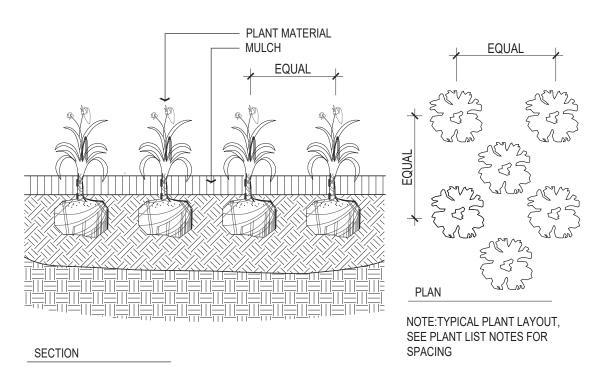
### **FX**Luminaire.



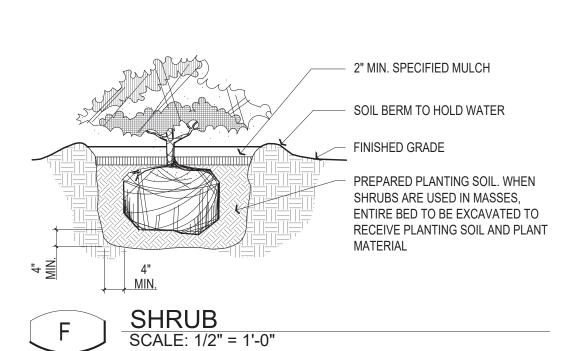
### PB: Up Light

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 15V	10 to 15V	11 to 15V	
VA TOTAL*:	2.4	4.5	7.2	
WATTS USED:	2.0	4.2	6.0	
LUMENS PER WATT (EFFICACY):	34	39	37	
TOTAL LUMENS:	67	160	122	
CRI (Ra):	83	82	83	2.2"/5.9 cm
CBCP (CENTER BEAM CANDLE POWER):	37	93	122	
сст				
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 transforme	er)			

SIGN UPLIGHT (OR OWNER-APPROVED)



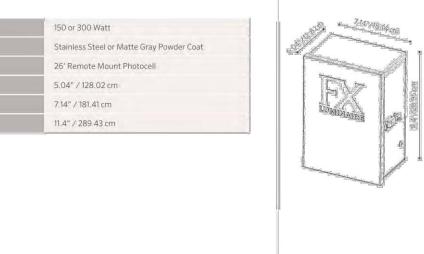
PERENNIALS & GROUNDCOVERS



### **FX**Luminaire.







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



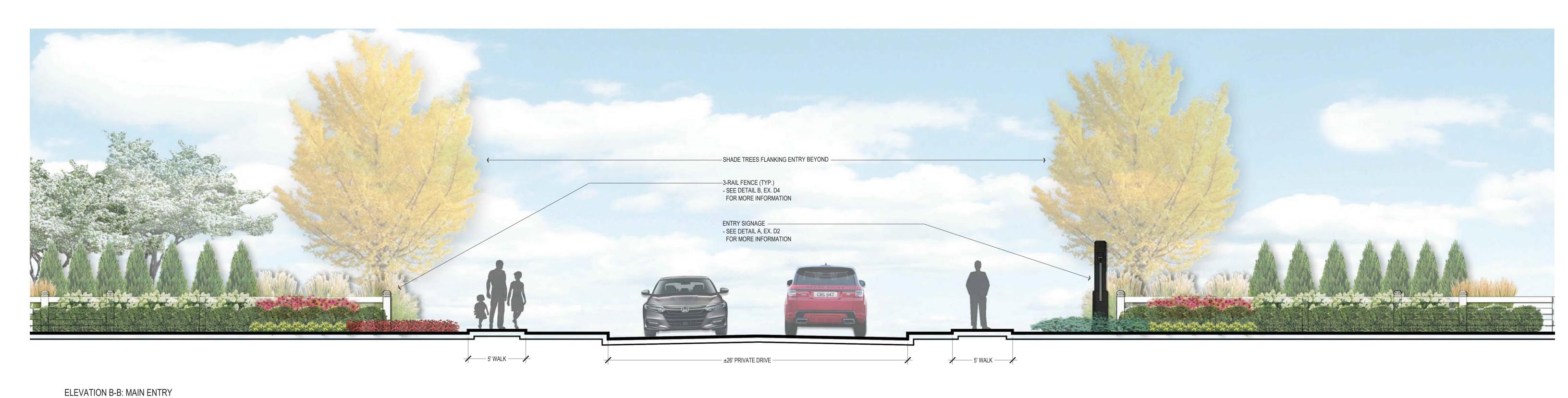












Carriage Farms - Illustrative Elevations

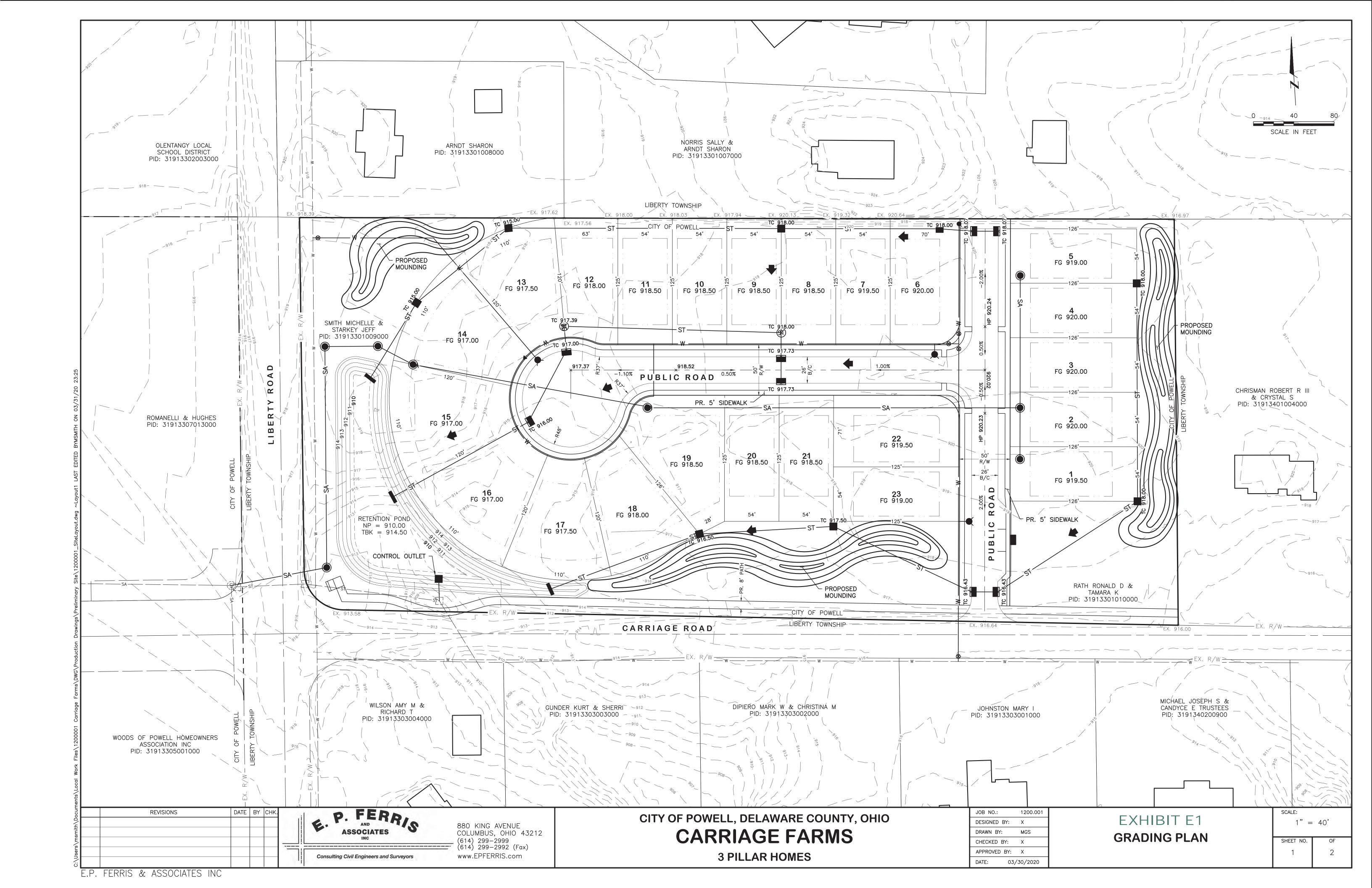


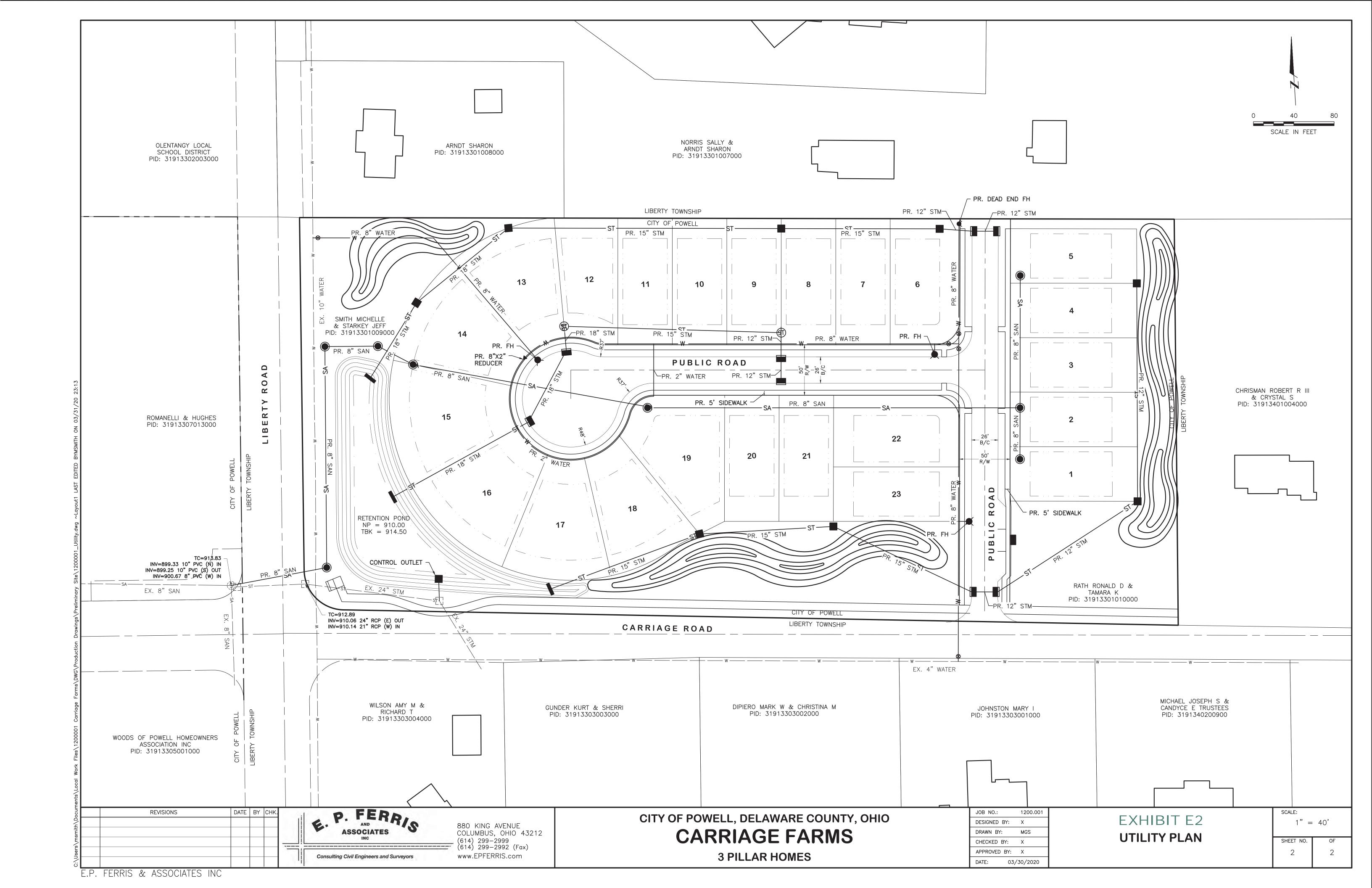






EXHIBIT D5





### **Preliminary Drainage Analysis**

For

### 2630 Carriage Road

Powell, Ohio

Prepared By:



880 King Ave. Columbus, Ohio 43212

EP Ferris # 1200.001

Final analysis and drawings to be signed and stamped by professional registered with the state of Ohio. Submit to city/county drainage board for approval.

I hereby certify that the calculations contained herein are accurate to the best of my knowledge and belief.

By:	Date

#### **INTRODUCTION:**

The following report presents the analysis of the storm water management for the 2630 Carriage Road development in Powell, Ohio. The total tributary area of the proposed project is approximately 6.48 acres, less than the total site area of 7.70 Ac. An offsite area of approximately 0.34 Ac. drains to the proposed retention system provided and will be allowed to pass through. Approximately 1.22 Ac. of open space will drain off the site without detention. The development will drain to the retention pond via proposed storm sewer pipes and flood routing.

#### **HYDROLOGIC ANALYSIS:**

All hydrologic parameters were determined using methodology described in The City of Powell, Ohio codified ordinance for storm water management design along with The City of Powell Engineer's Office requirements.

#### **PRE-DEVELOPED CONDITIONS:**

The pre-developed condition of the site consists of an open site with ground cover vegetation, grasses, bare soil, gravel and barns. A curve number (CN) of 83 was determined from 0.429 Ac., CN=98 unconnected/roofs, 0.591 Ac., CN=96 gravel, 0.651 Ac., CN=94 bare soil, and 6.029 Ac., CN=80 grass (HSG D) was used along with a minimum time of concentration of 17.3 minutes from the Velocity Method. Currently the site drains to an existing ditch along Carriage Road.

#### **POST-DEVELOPED CONDITIONS:**

The post developed condition of the site will consist of 23 single family lots with associated roads and retention pond. A weighted curve number (CN) of 87 was used for the 6.48 Acres developed, taken from (6.337 Ac. CN of 87 for ¼ acre lots, 38% imp. HSG D) and (0.143 Ac. CN of 98 for water surface). The time of concentration of 12.5 minutes which was estimated as the time in the storm sewer system.

An offsite area of approximately 0.34 Ac. of mostly grass in good condition (CN=80, HSG D) will flow through the storm system and into the pond. The flows from this area will be allowed to pass through the pond un-detained but will be accounted for in the water quality volume calculation.

Approximately 1.22 Ac. (CN=80, HSG D) of open space will not be tributary to the pond but will drain un-detained.

The site will use storm sewer pipes and flood routing to convey storm water to the proposed retention pond.

The retention system will release storm runoff at a pre-developed rate of 1-year storm through the 100-year developed storm as required by the city of Powell, Ohio. The offsite area will be allowed to be released without detention. The un-detained area will be deducted from the allowable.

Emergency overland flood routing will take place at the top of bank and rout to the ditch at Carriage Road.

**Table 1 – Storm Water Management Summary Table** 

	1 yr.	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
Predev. Q (cfs)	7.26	10.24	14.64	18.37	23.75	28.34	33.13
Postdev. Q (cfs)	8.85	11.89	16.26	19.89	25.05	29.41	33.91
Offsite Q (cfs)	0.32	0.47	0.69	0.89	1.17	1.41	1.67
Un-detained Q (cfs)	0.68	1.46	1.51	1.94	2.57	3.12	3.70
Allowable Release* (cfs)	6.90	1.01	6.44	6.21	5.86	5.55	5.23
Actual Release (cfs)	0.70	1.67	2.77	3.39	4.08	4.56	5.08
Ponding Elev.(ft)	911.44	911.70	912.13	912.50	912.99	913.38	913.77
Storage (cf) @ Elev.	13,722	17,024	22,822	28,274	36,456	43,681	51,339
Storage Depth (ft)	1.44	1.70	2.13	2.50	2.99	3.38	3.77

<sup>\* 1</sup> Yr. Predeveloped release rate plus offsite less un-detained

#### **WATER QUALITY:**

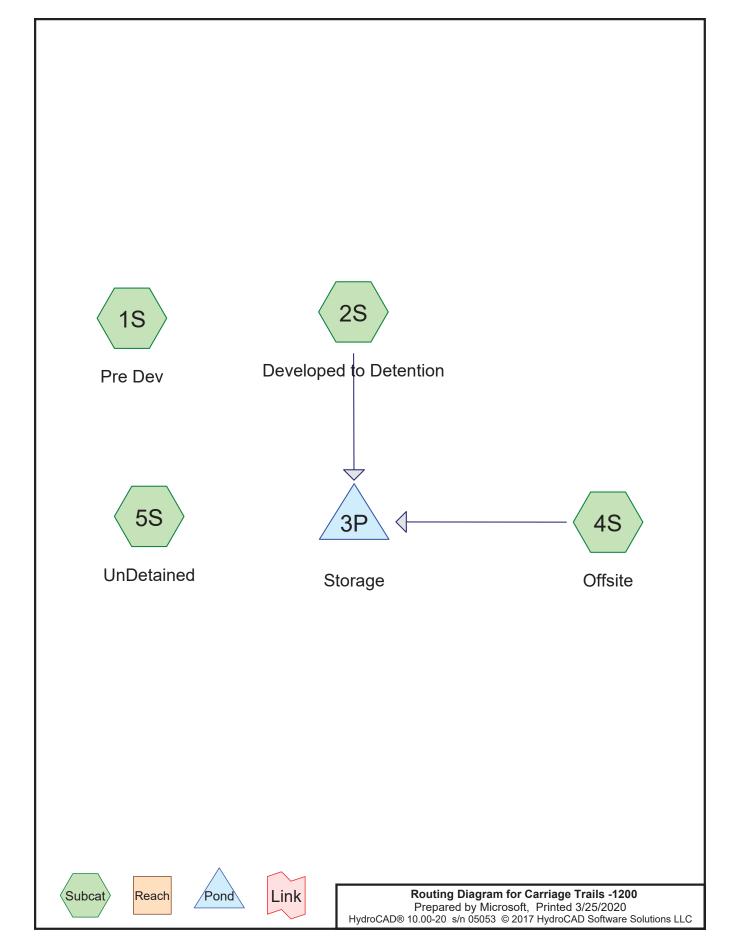
Water quality is provided in the pond volume. A drawdown calculation has also been provided. See Water Quality Calculation Spreadsheet (Appendix B).

#### **SUMMARY:**

The developed site is controlled by an outlet structure located inside the retention pond with a water quality and quantity orifices. Storm water will be conveyed to this structure via storm pipes and overland flood routing. The pond in conjunction with the pipes are to provide enough storage in the system to achieve the required release rates. See Hydrograph report in (Appendix A). Tributary maps are provided in (Appendix C).

### **APPENDIX A**

(HydroCAD Report)



Page 2

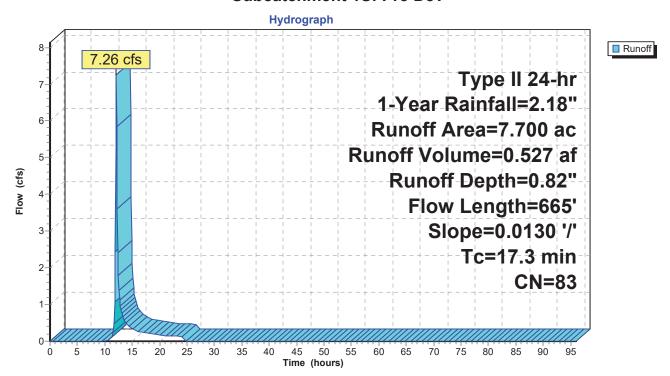
#### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 7.26 cfs @ 12.11 hrs, Volume= 0.527 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 1-Year Rainfall=2.18"

Area	(ac)	CN	Desc	cription							
0.	429	98	Unco	Inconnected pavement, HSG D							
0.	591	96	Grav	el surface	, HSG D						
0.	651	94	Fallo	w, bare so	oil, HSG D						
6.	029	80	>75%	% Grass co	over, Good,	, HSG D					
7.	700	83	Weig	hted Aver	age						
7.	271		94.4	3% Pervio	us Area						
0.	429		5.57	% Impervi	ous Area						
0.	429		100.0	00% Ünco	nnected						
Tc	Length	SI	ope	Velocity	Capacity	Description					
(min)	(feet)	(1	ft/ft)	(ft/sec)	(cfs)						
3.8	20	0.0	130	0.09		Sheet Flow,					
						Grass: Short n= 0.150 P2= 2.25"					
13.5	645	0.0	130	0.80		Shallow Concentrated Flow,					
						Short Grass Pasture Kv= 7.0 fps					
17.3	665	Tot	al								

#### **Subcatchment 1S: Pre Dev**



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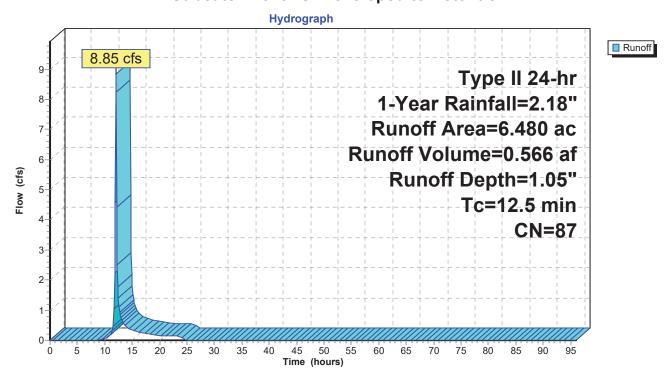
#### **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 8.85 cfs @ 12.04 hrs, Volume= 0.566 af, Depth= 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 1-Year Rainfall=2.18"

_	Area	(ac)	CN	Desc	Description						
6.337 87 1/4 acre lots, 38% imp, HS							SG D				
_	0.	143	98	Wate	er Surface,	HSG D					
	6.480 87 Weighted Average										
	3.	929		60.6	3% Pervio	us Area					
2.551				39.3	7% Imperv	ious Area					
	Tc (min)	Lengt (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description				
-	12.5	(100	ι)	(11/11)	(11/300)	(013)	Direct Entry, Direct				

#### **Subcatchment 2S: Developed to Detention**



Page 4

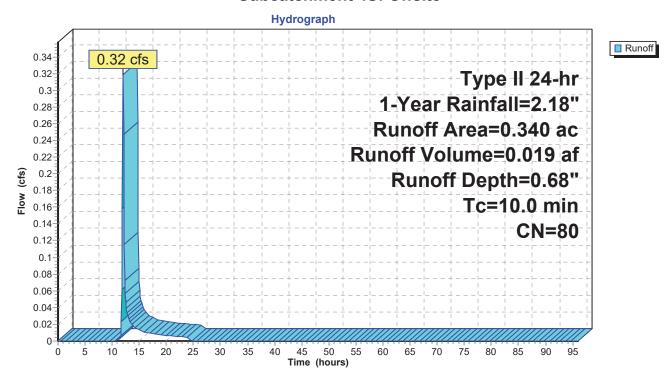
#### **Summary for Subcatchment 4S: Offsite**

Runoff = 0.32 cfs @ 12.02 hrs, Volume= 0.019 af, Depth= 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 1-Year Rainfall=2.18"

_	Area	(ac)	CN	Desc	ription							
	0.	340	80	30 >75% Grass cover, Good, HSG D								
	0.	340		100.	00% Pervi	ous Area						
	Tc (min)	Leng (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description					
_	10.0	(100	,,,	(10,10)	(1000)	(0.0)	Direct Entry, Direct					

#### **Subcatchment 4S: Offsite**



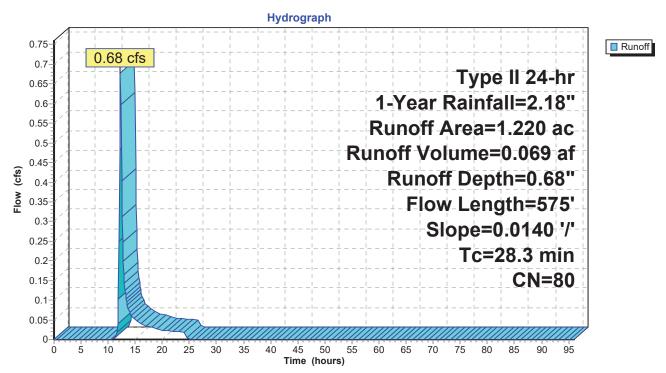
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 0.68 cfs @ 12.25 hrs, Volume= 0.069 af, Depth= 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 1-Year Rainfall=2.18"

_	Area	(ac) C	N Desc	cription				
	1.	220 8	30 >759	% Grass co	over, Good	, HSG D		
1.220 100.00% Pervious Area								
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description		
-	7.7	50	0.0140	0.11	,	Sheet Flow,		
						Grass: Short n= 0.150 P2= 2.25"		
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,		
_	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,		
	28.3	575	Total					

#### **Subcatchment 5S: UnDetained**



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### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 1.03" for 1-Year event

9.17 cfs @ 12.04 hrs, Volume= Inflow 0.585 af

0.70 cfs @ 13.13 hrs, Volume= Outflow = 0.584 af, Atten= 92%, Lag= 65.1 min

0.70 cfs @ 13.13 hrs, Volume= 0.584 af Primary

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 911.44' @ 13.13 hrs Surf.Area= 12,092 sf Storage= 13,722 cf

Plug-Flow detention time= 575.6 min calculated for 0.584 af (100% of inflow)

Center-of-Mass det. time= 578.3 min (1,418.2 - 839.9)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
912.00	0	0	0
913.00	1,814	907	907
0.0.00	1,014	901	301

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	_		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0"</b> x <b>24.0"</b> Horiz. Orifice/Grate C= 0.600
			Limited to weir flow at low heads

Primary OutFlow Max=0.70 cfs @ 13.13 hrs HW=911.44' (Free Discharge)

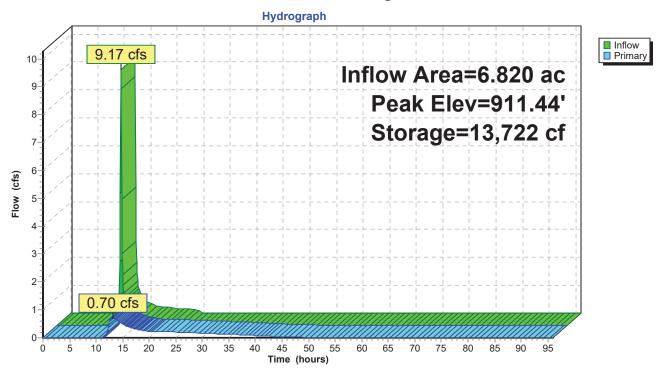
**-1=Culvert** (Passes 0.70 cfs of 5.04 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.24 cfs @ 5.53 fps)

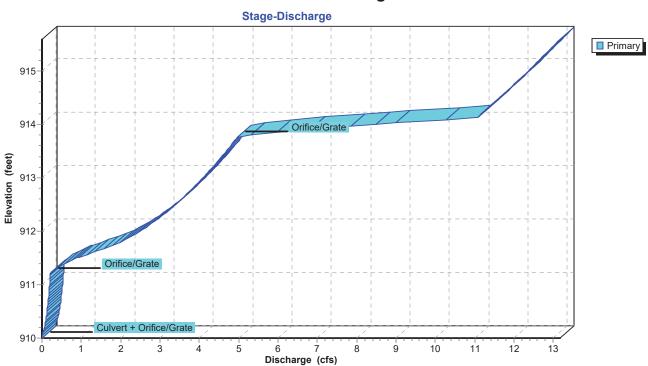
-3=Orifice/Grate (Orifice Controls 0.46 cfs @ 1.56 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

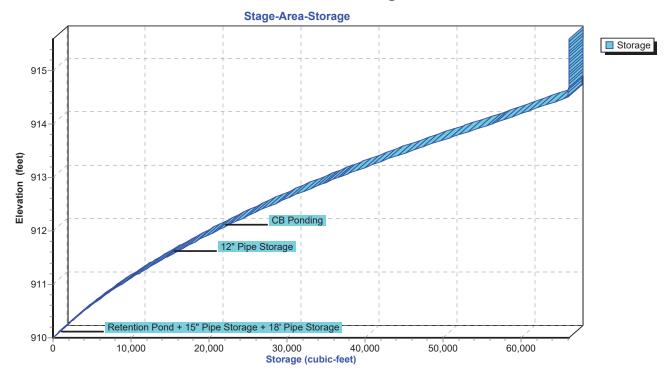
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



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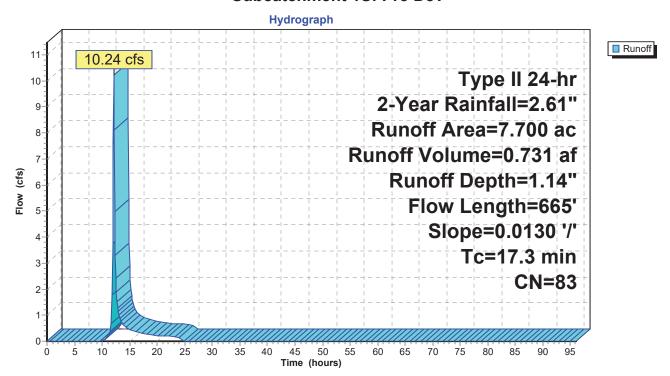
### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 10.24 cfs @ 12.11 hrs, Volume= 0.731 af, Depth= 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 2-Year Rainfall=2.61"

Area	(ac) C	N Des	Description				
0.	429	98 Und	onnected p	oavement, l	HSG D		
0.	.591	96 Gra	vel surface	, HSG D			
0.	.651	94 Fall	ow, bare so	oil, HSG D			
6.	.029	30 >75	% Grass co	over, Good	, HSG D		
7.	700	33 Wei	ghted Aver	age			
7.	.271	94.4	3% Pervio	us Area			
0.	429	5.57	7% Impervi	ous Area			
0.	429	100	.00% Ünco	nnected			
Tc	Length	Slope	Velocity	Capacity	Description		
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)			
3.8	20	0.0130	0.09		Sheet Flow,		
					Grass: Short n= 0.150 P2= 2.25"		
13.5	645	0.0130	0.80		Shallow Concentrated Flow,		
					Short Grass Pasture Kv= 7.0 fps		
17.3	665	Total					

#### **Subcatchment 1S: Pre Dev**



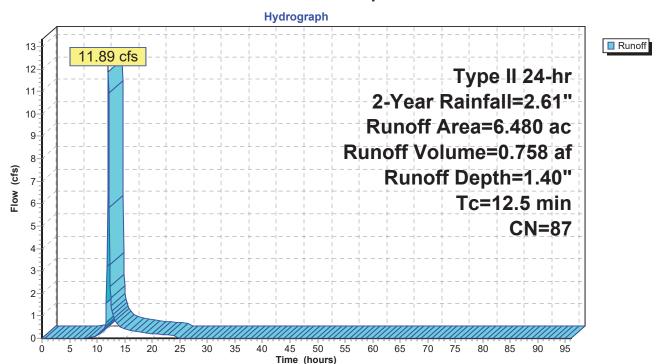
## **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 11.89 cfs @ 12.04 hrs, Volume= 0.758 af, Depth= 1.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 2-Year Rainfall=2.61"

	Area	(ac)	CN	Desc	Description					
	6.	337	87	1/4 a	cre lots, 3	8% imp, H	ISG D			
	0.143 98 Water Surface, HSG D									
6.480 87 Weighted Average					hted Aver	age				
	3.	929		60.6	3% Pervio	us Area				
	2.551			39.3	39.37% Impervious Area					
	т.	1		01	\	O:h.	Description			
,		Lengt		Slope	Velocity	Capacity	Description			
(	min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)				
	12.5						Direct Entry, Direct			

# **Subcatchment 2S: Developed to Detention**



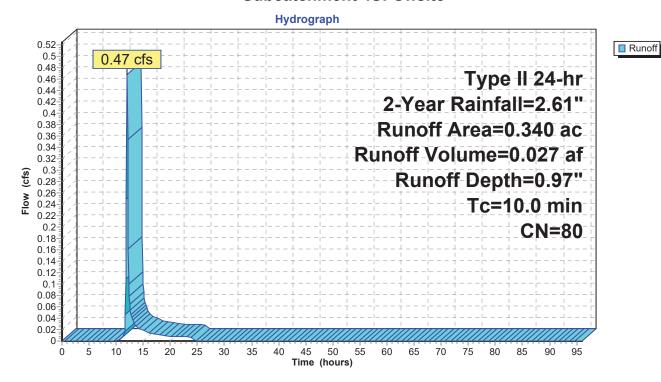
## **Summary for Subcatchment 4S: Offsite**

Runoff = 0.47 cfs @ 12.02 hrs, Volume= 0.027 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 2-Year Rainfall=2.61"

 Area	(ac)	CN	Desc	cription					
0.	340	80	>75%	>75% Grass cover, Good, HSG D					
0.340 100.00% Pervious Area									
Tc (min)	Lengt (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description			
10.0						Direct Entry, Direct			

#### **Subcatchment 4S: Offsite**



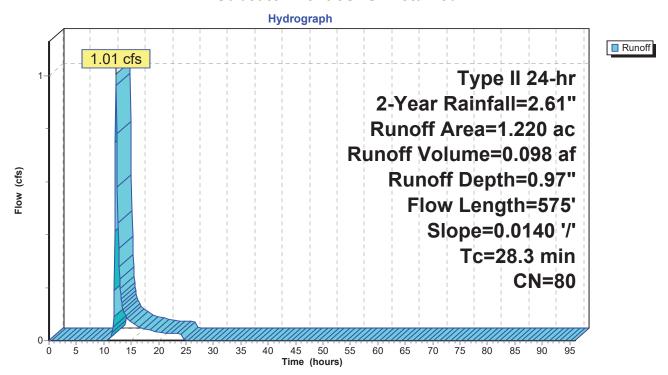
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 1.01 cfs @ 12.24 hrs, Volume= 0.098 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 2-Year Rainfall=2.61"

	Area	(ac) C	N Desc	cription					
	1.	220 8	30 >759	% Grass c	over, Good	, HSG D			
	1.220 100.00% Pervious Area								
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description			
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,			
						Grass: Short n= 0.150 P2= 2.25"			
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,			
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,			
	28.3	575	Total						

#### Subcatchment 5S: UnDetained



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### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 1.38" for 2-Year event

12.35 cfs @ 12.04 hrs, Volume= Inflow 0.785 af

1.67 cfs @ 12.55 hrs, Volume= Outflow = 0.784 af, Atten= 86%, Lag= 30.7 min

1.67 cfs @ 12.55 hrs, Volume= Primary 0.784 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 911.70' @ 12.55 hrs Surf.Area= 12,812 sf Storage= 17,024 cf

Plug-Flow detention time= 470.2 min calculated for 0.784 af (100% of inflow)

Center-of-Mass det. time= 469.4 min (1,300.9 - 831.5)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
912.00	0	0	0
913.00	1 011	007	907
913.00	1,814	907	907

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	•		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0" x 24.0" Horiz. Orifice/Grate</b> C= 0.600
			Limited to weir flow at low heads

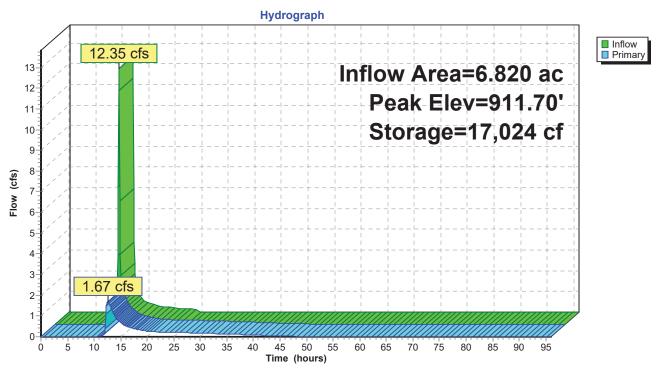
Primary OutFlow Max=1.68 cfs @ 12.55 hrs HW=911.70' (Free Discharge)
1=Culvert (Passes 1.68 cfs of 5.71 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.26 cfs @ 6.06 fps)

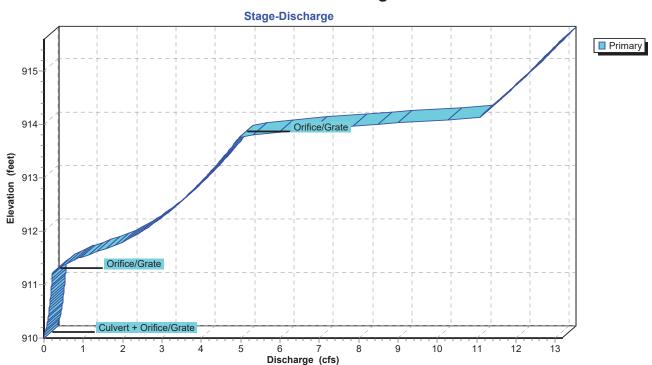
-3=Orifice/Grate (Orifice Controls 1.42 cfs @ 2.27 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

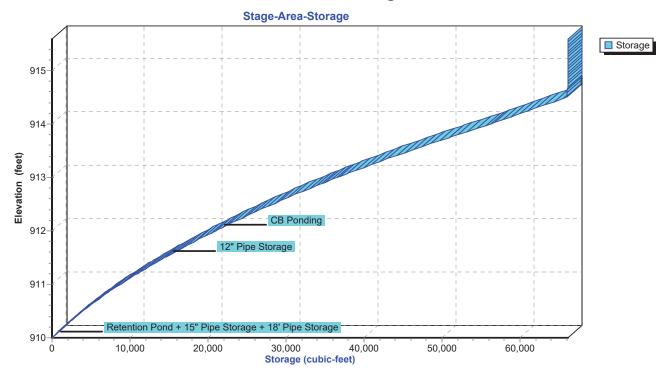
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



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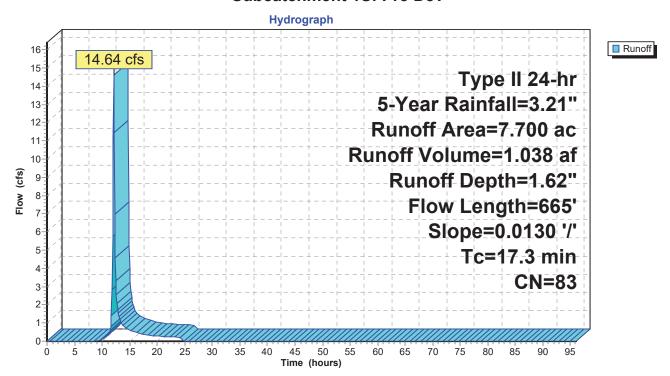
### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 14.64 cfs @ 12.10 hrs, Volume= 1.038 af, Depth= 1.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 5-Year Rainfall=3.21"

Area	(ac) C	N Des	cription		
0.	429	98 Und	onnected p	pavement, l	HSG D
0.	.591	96 Gra	vel surface	, HSG D	
0.	.651	94 Fall	ow, bare so	oil, HSG D	
6.	.029	30 >75	% Grass co	over, Good	, HSG D
7.	700	33 Wei	ghted Aver	age	
7.	.271	94.4	3% Pervio	us Area	
0.	429	5.57	7% Impervi	ous Area	
0.	429	100	.00% Unco	nnected	
Тс	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
3.8	20	0.0130	0.09		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.25"
13.5	645	0.0130	0.80		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
17.3	665	Total			

#### **Subcatchment 1S: Pre Dev**



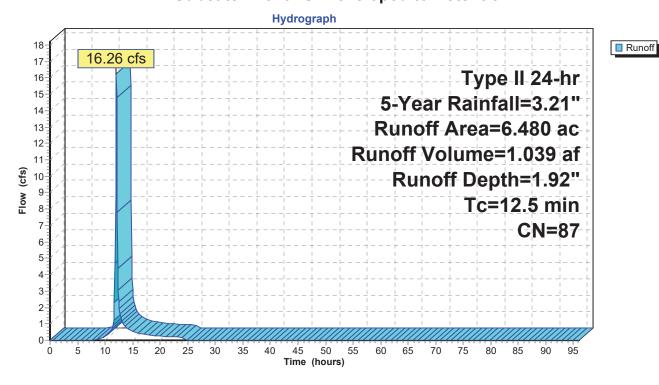
### **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 16.26 cfs @ 12.04 hrs, Volume= 1.039 af, Depth= 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 5-Year Rainfall=3.21"

Area	(ac)	CN	Desc	ription		
6	.337	87	1/4 a	cre lots, 3	8% imp, H	ISG D
0.	.143	98	Wate	er Surface,	HSG D	
6	.480	87	Weig	hted Aver	age	
3.	.929		60.63	3% Pervio	us Area	
2.	.551		39.37	7% Imperv	ious Area	
То	Long	4h (	Clana	Valacity	Canacity	Description
	Leng		Slope	Velocity	Capacity	Description
<u>(min)</u>	(fee	et)	(ft/ft)	(ft/sec)	(cfs)	
12.5						Direct Entry, Direct

## **Subcatchment 2S: Developed to Detention**



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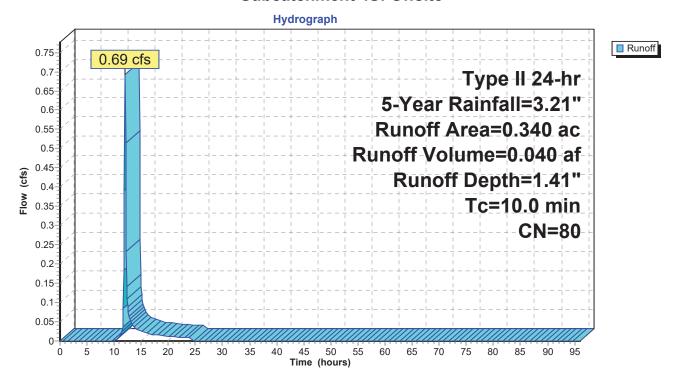
## **Summary for Subcatchment 4S: Offsite**

Runoff = 0.69 cfs @ 12.01 hrs, Volume= 0.040 af, Depth= 1.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 5-Year Rainfall=3.21"

_	Area	(ac)	CN	Desc	cription		
	0.	340	80	>75%	√ Grass co	over, Good,	, HSG D
	0.	340		100.	00% Pervi	ous Area	
	_			01			B
	Tc	Lengi	ih :	Slope	Velocity	Capacity	Description
	(min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)	
	10.0						Direct Entry, Direct

#### Subcatchment 4S: Offsite



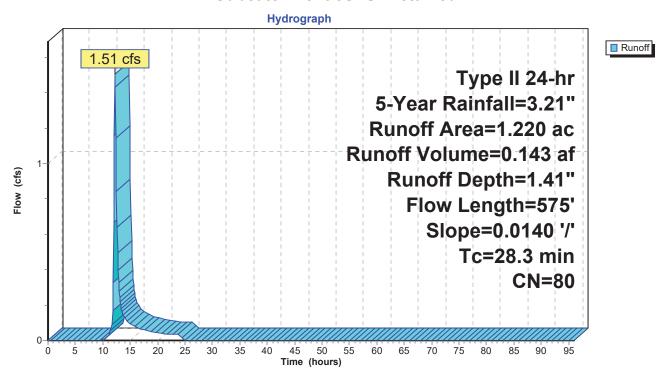
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 1.51 cfs @ 12.24 hrs, Volume= 0.143 af, Depth= 1.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 5-Year Rainfall=3.21"

_	Area	(ac) C	N Des	cription		
	1.	220 8	30 >75°	% Grass co	over, Good	, HSG D
	1.	220	100.	00% Pervi	ous Area	
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,
						Grass: Short n= 0.150 P2= 2.25"
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,
-	28.3	575	Total			

#### Subcatchment 5S: UnDetained



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## **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 1.90" for 5-Year event

16.94 cfs @ 12.04 hrs, Volume= Inflow 1.079 af

2.77 cfs @ 12.46 hrs, Volume= Outflow = 1.078 af, Atten= 84%, Lag= 25.2 min

2.77 cfs @ 12.46 hrs, Volume= 1.078 af Primary

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 912.13' @ 12.46 hrs Surf.Area= 14,125 sf Storage= 22,822 cf

Plug-Flow detention time= 370.8 min calculated for 1.077 af (100% of inflow)

Center-of-Mass det. time= 373.9 min (1,196.3 - 822.5)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
E1 (1)	0 ( )	. 61	0 01
Elevation (feet)	Surf.Area (sɑ-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
(feet)	Surf.Area (sq-ft) 0	(cubic-feet)	(cubic-feet)
(feet) 912.00	(sq-ft) 0	(cubic-feet) 0	(cubic-feet) 0

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	•		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0" x 24.0" Horiz. Orifice/Grate</b> C= 0.600
			Limited to weir flow at low heads

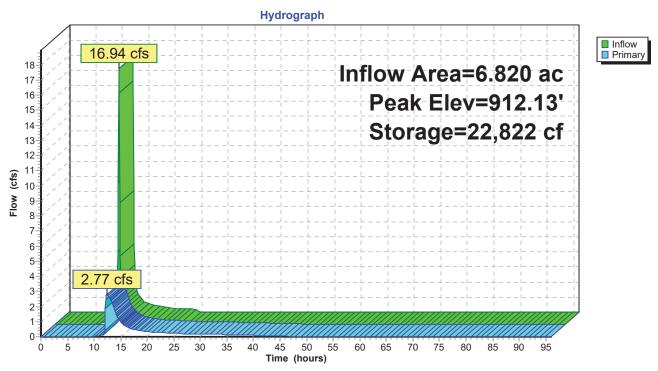
Primary OutFlow Max=2.76 cfs @ 12.46 hrs HW=912.13' (Free Discharge) 1=Culvert (Passes 2.76 cfs of 7.25 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.29 cfs @ 6.84 fps)

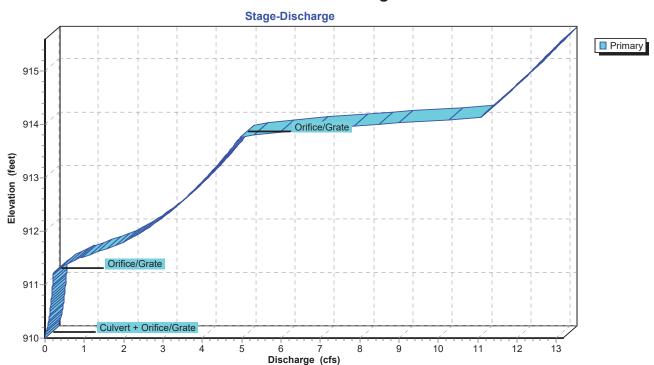
-3=Orifice/Grate (Orifice Controls 2.47 cfs @ 3.95 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

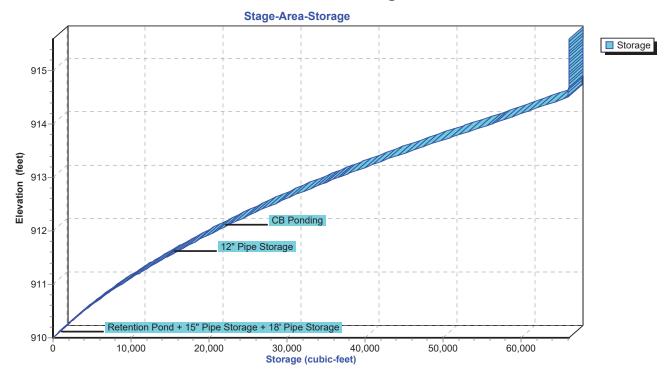
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



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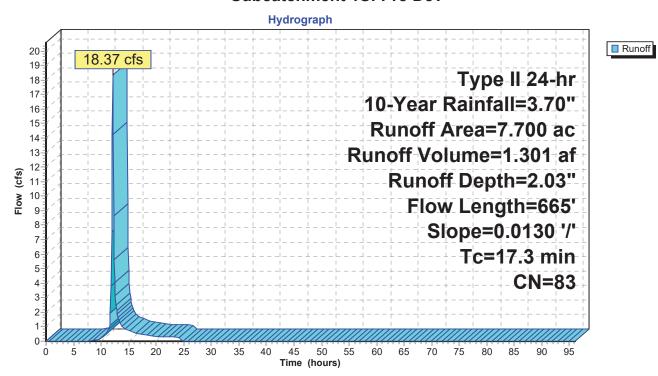
## **Summary for Subcatchment 1S: Pre Dev**

Runoff = 18.37 cfs @ 12.10 hrs, Volume= 1.301 af, Depth= 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 10-Year Rainfall=3.70"

Area	(ac) C	N Des	cription		
0.	429	98 Und	onnected p	oavement, l	HSG D
0.	.591	96 Gra	vel surface	, HSG D	
0.	.651	94 Fall	ow, bare so	oil, HSG D	
6.	.029	30 >75	% Grass co	over, Good	, HSG D
7.	700	33 Wei	ghted Aver	age	
7.	.271	94.4	3% Pervio	us Area	
0.	429	5.57	7% Impervi	ous Area	
0.	429	100	.00% Ünco	nnected	
Tc	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
3.8	20	0.0130	0.09		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.25"
13.5	645	0.0130	0.80		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
17.3	665	Total			

### Subcatchment 1S: Pre Dev



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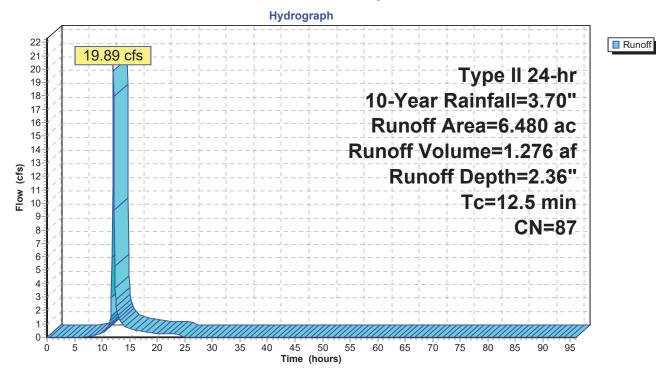
# **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 19.89 cfs @ 12.04 hrs, Volume= 1.276 af, Depth= 2.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 10-Year Rainfall=3.70"

_	Area	(ac)	CN	Desc	ription		
	6.	.337	87	1/4 a	cre lots, 3	8% imp, H	SG D
_	0.	.143	98	Wate	er Surface,	HSG D	
	6.	480	87	Weig	hted Aver	age	
	3.	.929		60.6	3% Pervio	us Area	
	2.	.551		39.3	7% Imperv	ious Area	
	Tc (min)	Lengt (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
-	12.5	(100	ι)	(IUIL)	(10/300)	(013)	Direct Entry, Direct

# **Subcatchment 2S: Developed to Detention**



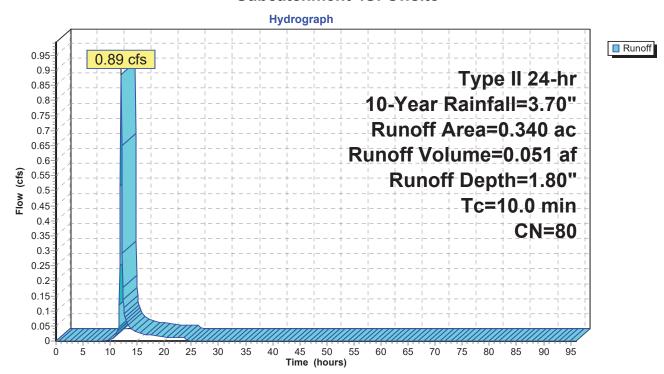
### **Summary for Subcatchment 4S: Offsite**

Runoff 0.89 cfs @ 12.01 hrs, Volume= 0.051 af, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 10-Year Rainfall=3.70"

_	Area	(ac)	CN	Desc	cription		
	0.	340	80	>75%	% Grass co	over, Good,	, HSG D
	0.	340		100.	00% Pervi	ous Area	
	Tc (min)	Leng (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
_	10.0	(100	, c ,	(14,11)	(10,000)	(010)	Direct Entry, Direct

#### **Subcatchment 4S: Offsite**



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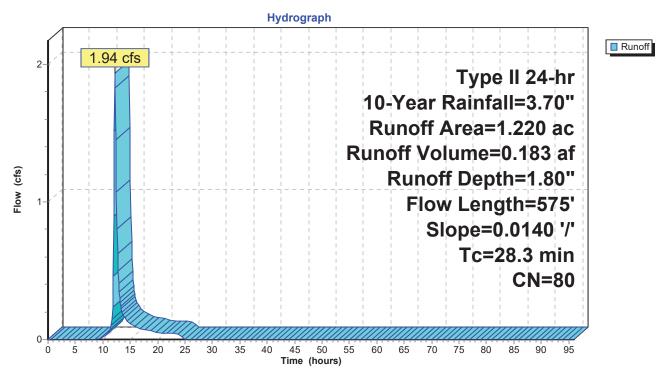
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 1.94 cfs @ 12.23 hrs, Volume= 0.183 af, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 10-Year Rainfall=3.70"

	Area	(ac) C	N Desc	cription		
	1.	220 8	30 >759	% Grass c	over, Good	, HSG D
	1.	220	100.	00% Pervi	ous Area	
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,
						Grass: Short n= 0.150 P2= 2.25"
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,
•	28.3	575	Total			

#### Subcatchment 5S: UnDetained



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### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 2.33" for 10-Year event

20.76 cfs @ 12.03 hrs, Volume= Inflow 1.327 af

3.39 cfs @ 12.45 hrs, Volume= Outflow = 1.326 af, Atten= 84%, Lag= 24.8 min

3.39 cfs @ 12.45 hrs, Volume= 1.326 af Primary

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 912.50' @ 12.45 hrs Surf.Area= 15,608 sf Storage= 28,274 cf

Plug-Flow detention time= 327.3 min calculated for 1.326 af (100% of inflow)

Center-of-Mass det. time= 326.7 min (1,143.3 - 816.6)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

	Elevation	Surf.Area	Inc.Store	Cum.Store
	(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
	910.00	6,984	0	0
	914.50	20,089	60,914	60,914
			. 6:	0 01
	Elevation	Surf.Area	Inc.Store	Cum.Store
	Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	(cubic-feet)
•	(feet)		(cubic-feet)	
•	(feet) 912.00	(sq-ft) 0	(cubic-feet) 0	(cubic-feet) 0

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	•		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0" x 24.0" Horiz. Orifice/Grate</b> C= 0.600
			Limited to weir flow at low heads

Primary OutFlow Max=3.39 cfs @ 12.45 hrs HW=912.50' (Free Discharge)

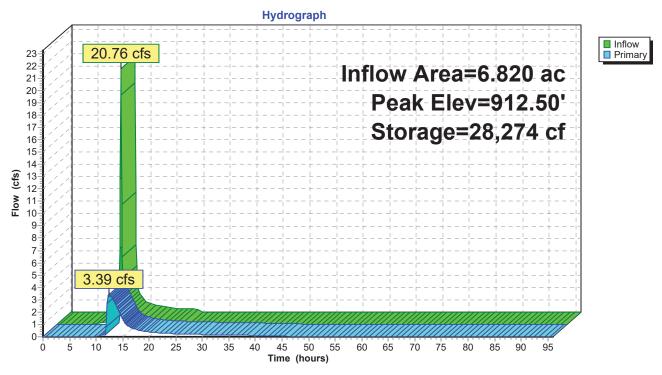
**-1=Culvert** (Passes 3.39 cfs of 8.08 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.32 cfs @ 7.43 fps)

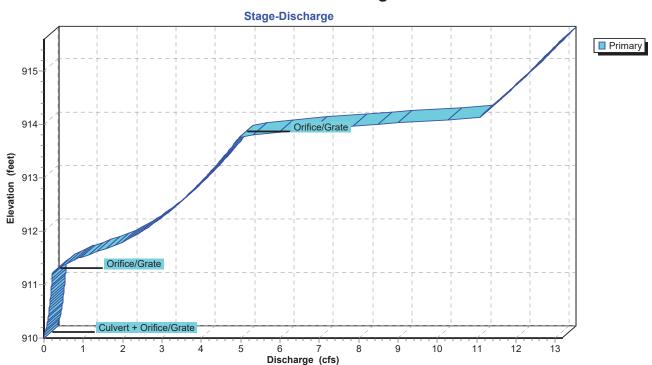
-3=Orifice/Grate (Orifice Controls 3.07 cfs @ 4.91 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: Storage

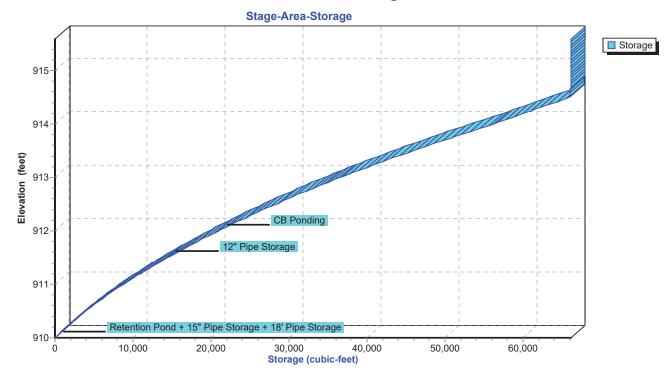


Pond 3P: Storage



Carriage Trails -1200
Prepared by Microsoft
HydroCAD® 10.00-20 s/n 05053 © 2017 HydroCAD Software Solutions LLC

Pond 3P: Storage



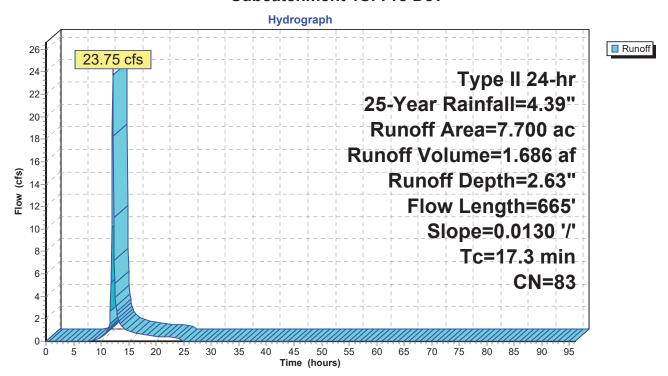
### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 23.75 cfs @ 12.10 hrs, Volume= 1.686 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 25-Year Rainfall=4.39"

Area	(ac) C	N Des	cription		
0.	429	98 Und	onnected p	oavement, l	HSG D
0.	.591	96 Gra	vel surface	, HSG D	
0.	.651	94 Fall	ow, bare so	oil, HSG D	
6.	.029	30 >75	% Grass co	over, Good	, HSG D
7.	700	33 Wei	ghted Aver	age	
7.	.271	94.4	3% Pervio	us Area	
0.	429	5.57	7% Impervi	ous Area	
0.	429	100	.00% Ünco	nnected	
Tc	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
3.8	20	0.0130	0.09		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.25"
13.5	645	0.0130	0.80		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
17.3	665	Total			

#### **Subcatchment 1S: Pre Dev**



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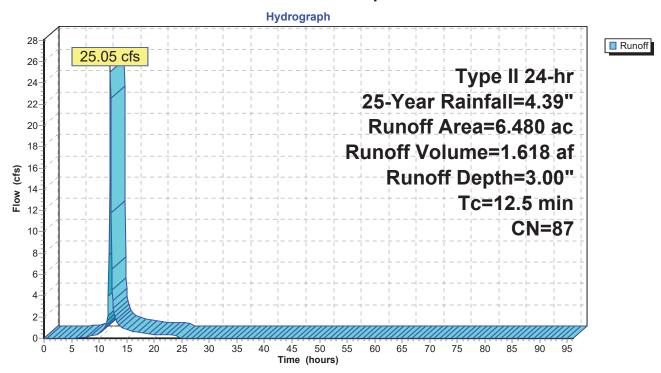
### **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 25.05 cfs @ 12.03 hrs, Volume= 1.618 af, Depth= 3.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 25-Year Rainfall=4.39"

	Area	(ac)	CN	Desc	ription		
	6.337 87 1/4 acre lots, 38% imp, HSC						SG D
	0.143 98 Water Surface, HSG D						
	6.480 87 Weighted Average				hted Aver	age	
	3.	929		60.6	3% Pervio	us Area	
	2.	551	39.37% Imperviou			rious Area	
	Tc Length		th Slope Velocity Capacity			Capacity	Description
(	min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)	
12.5							Direct Entry, Direct

### **Subcatchment 2S: Developed to Detention**



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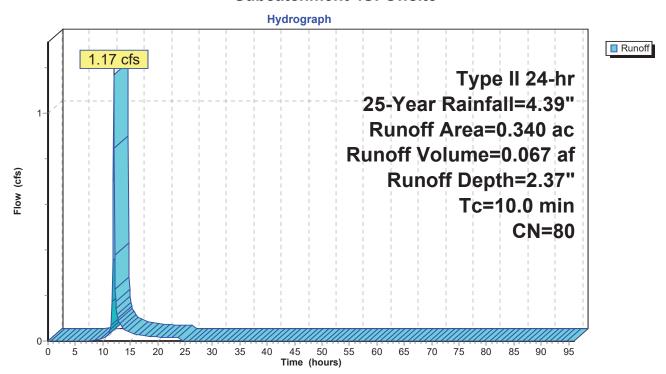
### **Summary for Subcatchment 4S: Offsite**

Runoff = 1.17 cfs @ 12.01 hrs, Volume= 0.067 af, Depth= 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 25-Year Rainfall=4.39"

_	Area	(ac)	CN	Desc	Description						
0.340 80 >75% Grass cover, Good, HSG D						, HSG D					
	0.340 100.00% Pervious Area										
	Tc (min)	Lengt (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description				
	10.0						Direct Entry, Direct				

#### **Subcatchment 4S: Offsite**



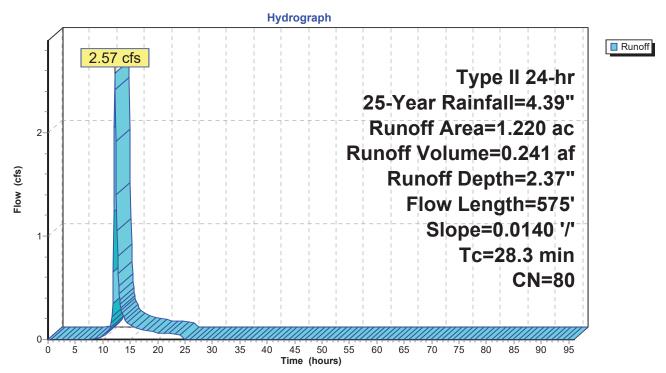
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 2.57 cfs @ 12.23 hrs, Volume= 0.241 af, Depth= 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 25-Year Rainfall=4.39"

_	Area	(ac) C	N Desc	cription				
1.220 80 >75% Grass cover, Good, HSG D								
1.220 100.00% Pervious Area								
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description		
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,		
						Grass: Short n= 0.150 P2= 2.25"		
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,		
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,		
	28.3	575	Total					

#### **Subcatchment 5S: UnDetained**



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### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 2.97" for 25-Year event

26.20 cfs @ 12.03 hrs, Volume= Inflow 1.685 af

4.08 cfs @ 12.46 hrs, Volume= Outflow = 1.684 af, Atten= 84%, Lag= 25.6 min

4.08 cfs @ 12.46 hrs, Volume= 1.684 af Primary

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 912.99' @ 12.46 hrs Surf.Area= 17,669 sf Storage= 36,456 cf

Plug-Flow detention time= 286.4 min calculated for 1.684 af (100% of inflow)

Center-of-Mass det. time= 285.9 min (1,095.7 - 809.8)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
912.00	0	0	0
913.00	1 011	007	907
913.00	1,814	907	907

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	,		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0"</b> x <b>24.0"</b> Horiz. Orifice/Grate C= 0.600
			Limited to weir flow at low heads

Primary OutFlow Max=4.08 cfs @ 12.46 hrs HW=912.99' (Free Discharge)

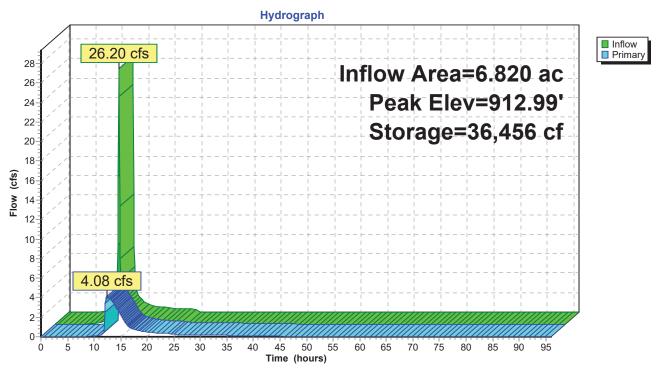
**-1=Culvert** (Passes 4.08 cfs of 9.09 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.35 cfs @ 8.16 fps)

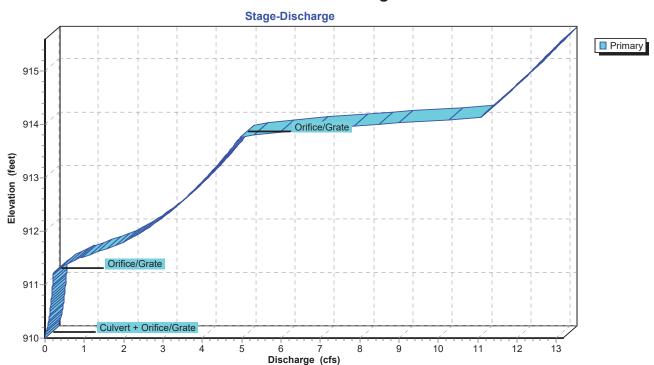
-3=Orifice/Grate (Orifice Controls 3.73 cfs @ 5.97 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

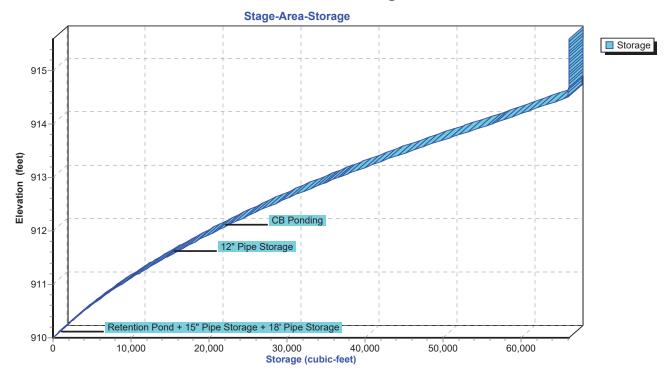
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



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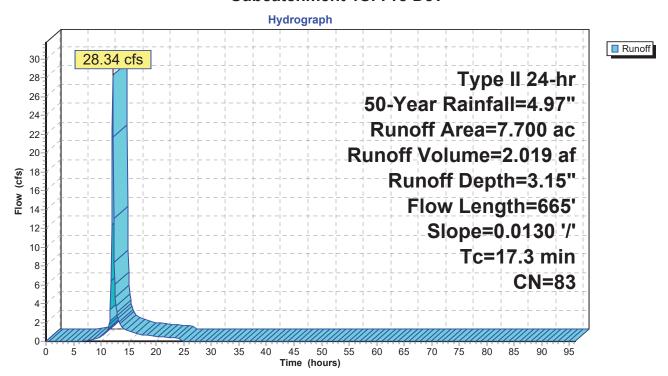
### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 28.34 cfs @ 12.10 hrs, Volume= 2.019 af, Depth= 3.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 50-Year Rainfall=4.97"

Area	(ac) (	N De	scription		
0.	.429	98 Un	connected p	oavement, l	HSG D
0.	.591	96 Gra	vel surface	, HSG D	
0.	.651	94 Fal	low, bare s	oil, HSG D	
6.	.029	80 >75	5% Grass c	over, Good	, HSG D
7.	.700	83 We	ighted Avei	rage	
7.	.271		43% Pervic	•	
0.	.429	5.5	7% Impervi	ous Area	
0.	.429	100	).00% Üncc	nnected	
Tc	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	•
3.8	20	0.0130	0.09		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.25"
13.5	645	0.0130	0.80		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
17.3	665	Total			

#### **Subcatchment 1S: Pre Dev**



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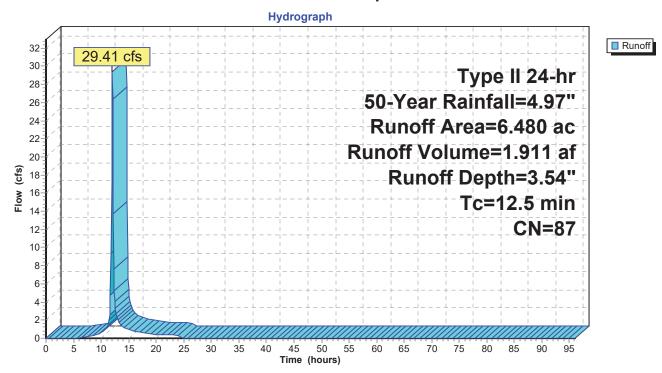
## **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 29.41 cfs @ 12.03 hrs, Volume= 1.911 af, Depth= 3.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 50-Year Rainfall=4.97"

Area (ac) CN Description									
	6.337 87 1/4 acre lots, 38% imp, HSG						ISG D		
0.143 98 Water Surface, HSG D						HSG D			
6.480 87 Weighted					hted Aver	age			
	3.	929		60.6	60.63% Pervious Area				
	2.	551		39.3	7% Imperv	ious Area			
	т.	1		01	\	O:h.	Description		
,	· ·			Slope					
(	min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)			
12.5							Direct Entry, Direct		

### **Subcatchment 2S: Developed to Detention**



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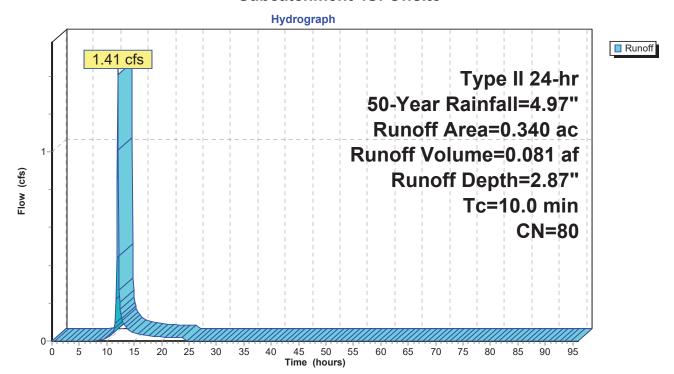
## **Summary for Subcatchment 4S: Offsite**

Runoff = 1.41 cfs @ 12.01 hrs, Volume= 0.081 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 50-Year Rainfall=4.97"

_	Area	(ac)	CN	Desc	Description						
0.340 80 >75% Grass cover, Good, HSG							, HSG D				
	0.340 100.00% Pervious Area										
	Tc (min)	Leng (fee		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description				
_	10.0	(100	, c ,	(14,11)	(10,000)	(010)	Direct Entry, Direct				

### **Subcatchment 4S: Offsite**



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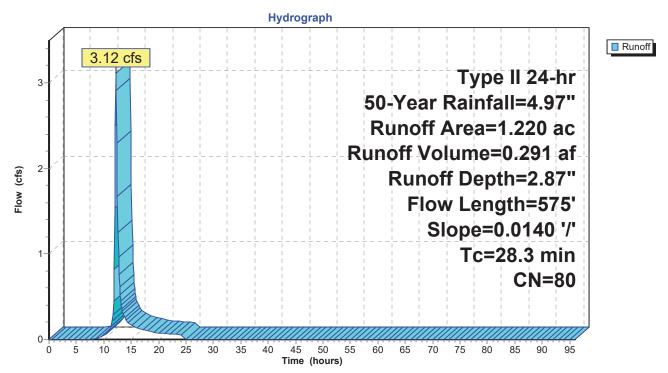
## **Summary for Subcatchment 5S: UnDetained**

Runoff = 3.12 cfs @ 12.23 hrs, Volume= 0.291 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 50-Year Rainfall=4.97"

	Area	(ac) C	N Desc	cription				
1.220 80 >75% Grass cover, Good, HSG D								
1.220 100.00% Pervious Area								
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description		
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,		
						Grass: Short n= 0.150 P2= 2.25"		
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,		
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,		
	28.3	575	Total					

#### **Subcatchment 5S: UnDetained**



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#### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 3.51" for 50-Year event

30.79 cfs @ 12.03 hrs, Volume= Inflow 1.992 af

4.56 cfs @ 12.48 hrs, Volume= Outflow = 1.991 af, Atten= 85%, Lag= 26.8 min

4.56 cfs @ 12.48 hrs, Volume= Primary 1.991 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Peak Elev= 913.38' @ 12.48 hrs Surf.Area= 19,224 sf Storage= 43,681 cf

Plug-Flow detention time= 265.5 min calculated for 1.991 af (100% of inflow)

Center-of-Mass det. time= 265.1 min (1,070.2 - 805.1)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
912.00	0	0	0
912.00	U	U	U
913.00	1,814	907	907

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	•		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0" x 24.0" Horiz. Orifice/Grate</b> C= 0.600
			Limited to weir flow at low heads

Primary OutFlow Max=4.55 cfs @ 12.48 hrs HW=913.38' (Free Discharge)

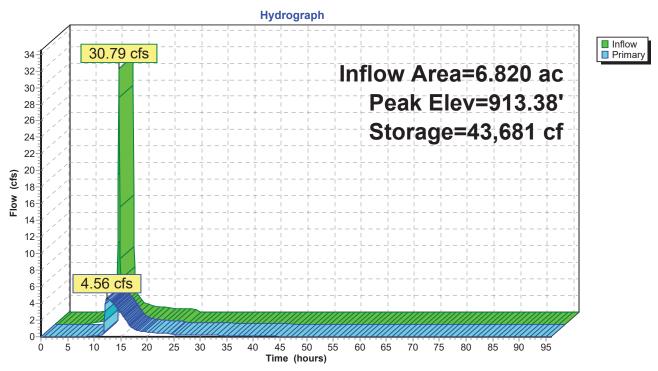
**-1=Culvert** (Passes 4.55 cfs of 9.81 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.37 cfs @ 8.70 fps)

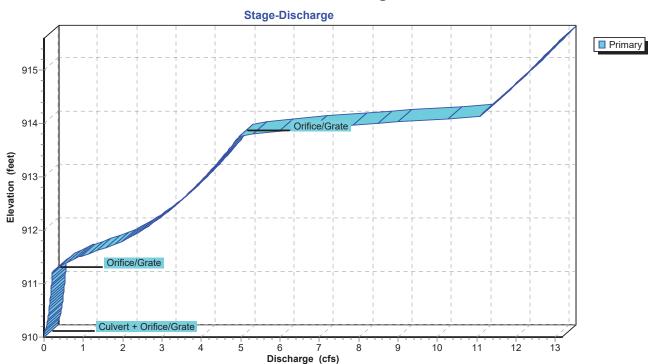
-3=Orifice/Grate (Orifice Controls 4.18 cfs @ 6.69 fps)

-4=Orifice/Grate (Controls 0.00 cfs)

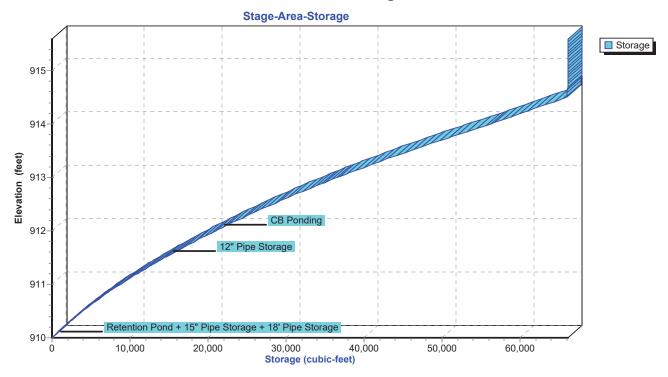
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



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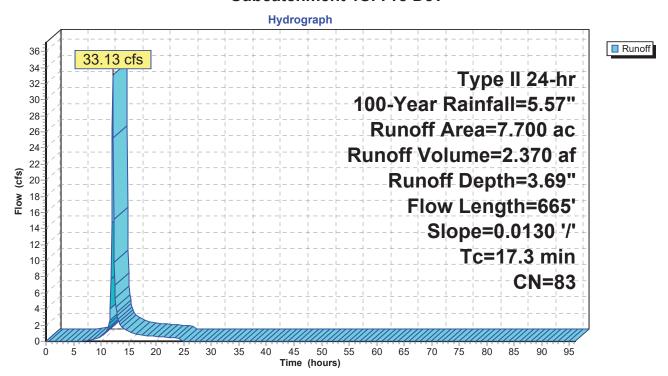
#### **Summary for Subcatchment 1S: Pre Dev**

Runoff = 33.13 cfs @ 12.10 hrs, Volume= 2.370 af, Depth= 3.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 100-Year Rainfall=5.57"

Area	(ac) C	N Des	cription		
0.	429	98 Und	onnected p	oavement, l	HSG D
0.	.591	96 Gra	vel surface	, HSG D	
0.	.651	94 Fall	ow, bare so	oil, HSG D	
6.	.029	30 >75	% Grass co	over, Good	, HSG D
7.	700	33 Wei	ghted Aver	age	
7.	.271	94.4	3% Pervio	us Area	
0.	429	5.57	7% Impervi	ous Area	
0.	429	100	.00% Ünco	nnected	
Tc	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
3.8	20	0.0130	0.09		Sheet Flow,
					Grass: Short n= 0.150 P2= 2.25"
13.5	645	0.0130	0.80		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
17.3	665	Total		·	

#### Subcatchment 1S: Pre Dev



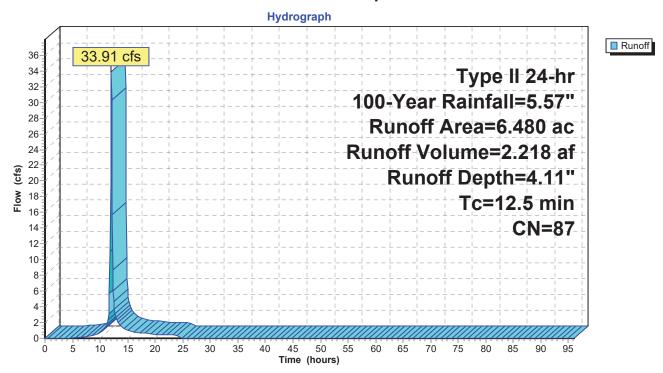
#### **Summary for Subcatchment 2S: Developed to Detention**

Runoff = 33.91 cfs @ 12.03 hrs, Volume= 2.218 af, Depth= 4.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 100-Year Rainfall=5.57"

	Area	(ac)	CN	Desc	ription		
	6.	337	87	1/4 a	cre lots, 3	8% imp, H	SG D
	0.	143	98	Wate	er Surface,	HSG D	
	6.	480	87	Weig	hted Aver	age	
	3.	929		60.6	3% Pervio	us Area	
	2.	551		39.3	7% Imperv	rious Area	
	Тс	Lengt	h s	Slope	Velocity	Capacity	Description
(	min)	(fee	t)	(ft/ft)	(ft/sec)	(cfs)	
	12.5						Direct Entry, Direct

#### **Subcatchment 2S: Developed to Detention**



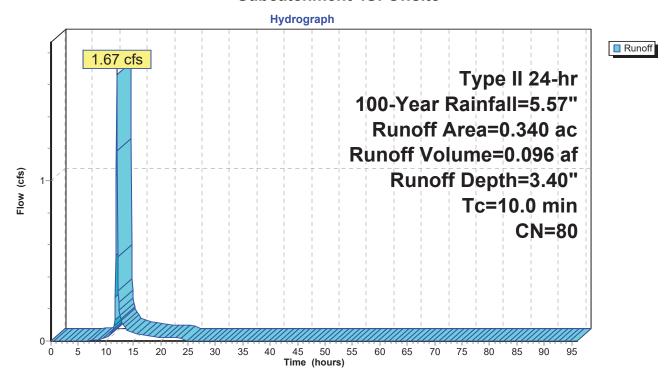
#### **Summary for Subcatchment 4S: Offsite**

Runoff = 1.67 cfs @ 12.01 hrs, Volume= 0.096 af, Depth= 3.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 100-Year Rainfall=5.57"

Area	(ac)	CN	Desc	ription		
0	.340	80	>75%	√ Grass co	over, Good,	, HSG D
0	.340		100.0	00% Pervi	ous Area	
Tc (min)	Leng		Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0						Direct Entry, Direct

#### Subcatchment 4S: Offsite



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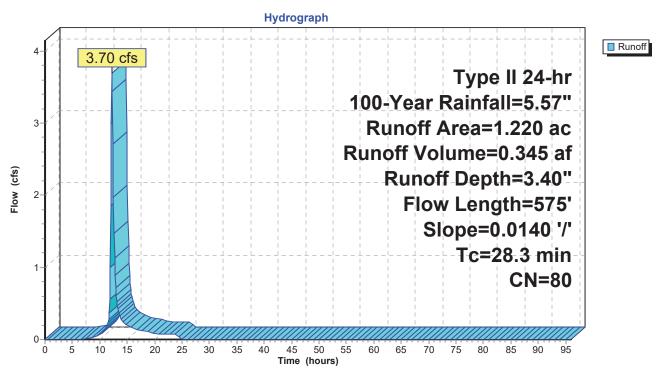
#### **Summary for Subcatchment 5S: UnDetained**

Runoff = 3.70 cfs @ 12.22 hrs, Volume= 0.345 af, Depth= 3.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs Type II 24-hr 100-Year Rainfall=5.57"

_	Area	(ac) C	N Des	cription		
	1.	220 8	30 >75°	% Grass co	over, Good	, HSG D
	1.	220	100.	00% Pervi	ous Area	
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
-	7.7	50	0.0140	0.11	, ,	Sheet Flow,
						Grass: Short n= 0.150 P2= 2.25"
	10.6	525	0.0140	0.83		Shallow Concentrated Flow,
	10.0					Short Grass Pasture Kv= 7.0 fps  Direct Entry,
-	28.3	575	Total			

#### Subcatchment 5S: UnDetained



Prepared by Microsoft

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#### **Summary for Pond 3P: Storage**

Inflow Area = 6.820 ac, 37.41% Impervious, Inflow Depth = 4.07" for 100-Year event

35.55 cfs @ 12.03 hrs, Volume= Inflow 2.314 af

5.08 cfs @ 12.49 hrs, Volume= Outflow = 2.313 af, Atten= 86%, Lag= 27.6 min

5.08 cfs @ 12.49 hrs, Volume= Primary 2.313 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.10 hrs

Peak Elev= 913.77' @ 12.49 hrs Surf.Area= 20,749 sf Storage= 51,339 cf

Plug-Flow detention time= 251.7 min calculated for 2.313 af (100% of inflow)

Center-of-Mass det. time= 251.2 min (1,052.1 - 800.9)

Volume	Invert	Avail.Storage	Storage Description
#1	910.00'	60,914 cf	Retention Pond (Prismatic)Listed below (Recalc)
#2	912.00'	3,255 cf	CB Ponding (Prismatic)Listed below (Recalc)
#3	911.50'	485 cf	12.0" Round 12" Pipe Storage
			L= 618.0' S= 0.0050 '/'
#4	910.00'	638 cf	15.0" Round 15" Pipe Storage
			L= 520.0' S= 0.0035 '/'
#5	910.00'	818 cf	18.0" Round 18' Pipe Storage
			L= 463.0' S= 0.0030 '/'

66,111 cf Total Available Storage

Elevation	Surf.Area	Inc.Store	Cum.Store
(feet)	(sq-ft)	(cubic-feet)	(cubic-feet)
910.00	6,984	0	0
914.50	20,089	60,914	60,914
	0 ( )	1 01	0 01
Elevation	Surf.Area	Inc.Store	Cum.Store
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	(cubic-feet)
(feet)		(cubic-feet)	
(feet) 912.00	(sq-ft) 0	(cubic-feet) 0	(cubic-feet) 0

Device	Routing	Invert	Outlet Devices
#1	Primary	910.00'	15.0" Round Culvert
	•		L= 25.0' CPP, square edge headwall, Ke= 0.500
			Inlet / Outlet Invert= 910.00' / 909.75' S= 0.0100 '/' Cc= 0.900
			n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	910.00'	2.8" Vert. Orifice/Grate C= 0.600
#3	Device 1	911.20'	15.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	913.75'	<b>24.0" x 24.0" Horiz. Orifice/Grate</b> C= 0.600
			Limited to weir flow at low heads

Primary OutFlow Max=5.03 cfs @ 12.49 hrs HW=913.77' (Free Discharge)

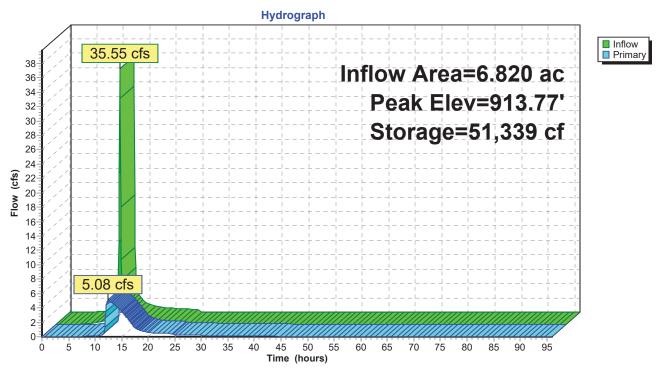
**-1=Culvert** (Passes 5.03 cfs of 10.47 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.39 cfs @ 9.20 fps)

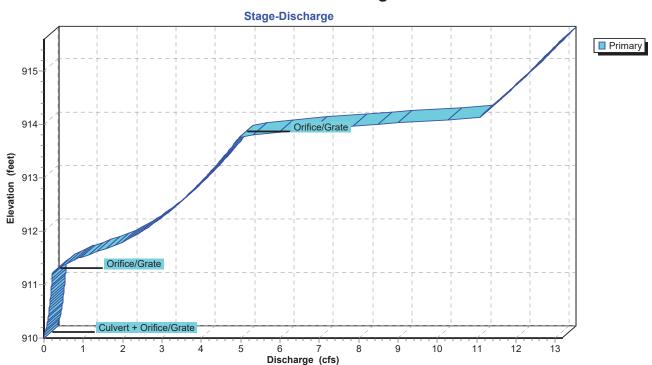
-3=Orifice/Grate (Orifice Controls 4.58 cfs @ 7.33 fps)

**-4=Orifice/Grate** (Weir Controls 0.06 cfs @ 0.43 fps)

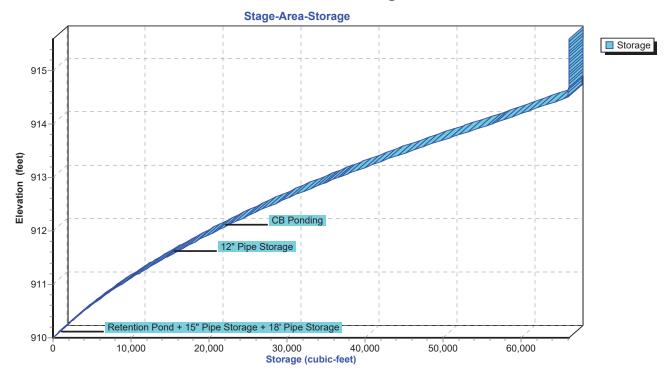
Pond 3P: Storage



Pond 3P: Storage



Pond 3P: Storage



#### **APPENDIX B**

(Water Quality Calculations)

#### WATER QUALITY CALCULATIONS

E. P. FERRIS and ASSOCIATES INC.

880 King Avenue Columbus, Ohio 43212 614-299-2999 614-299-2992 (Fax)

Prepared IMJO Checked: CLL

Carriage Trails Powell, OH

Date: 3/24/2020

**Project:** 1200.001

Water Quality Calculation - Per Ohio EPA requirements

 $WQv = Rv \times P \times A$ 

Rv - Volumetric Runoff Coefficient Table 1 (i) Values: i = 0.89 for the pervious pavement surface

P - precepitation depth (0.90 inches EPA)

A - Area draining to BMP in Acres

High Density residential (>8dw/ac)

Medium Density res. (4 to 8 dw/ac)

Low Density res (<4 dw/ac)

0.3

Rv:

0.41

Open Space and Recreation Area

P: 0.9 0.90 inches is OEPA

A: 6.82 Acres Formula: 297079 Sq-Ft Rv = 0.05 + 0.9i

i: 0.40 i - watershed imperviousness ratio, the percent imperviouness divided by 100

Rv = 0.41

WQv: 2.51658 acre-inches

9135 cubic feet REQUIRED for treatment of disturbed area

0.209715 acre-feet

1827 cubic feet of sediment volume

WQv

Total: 10,962 cubic feet

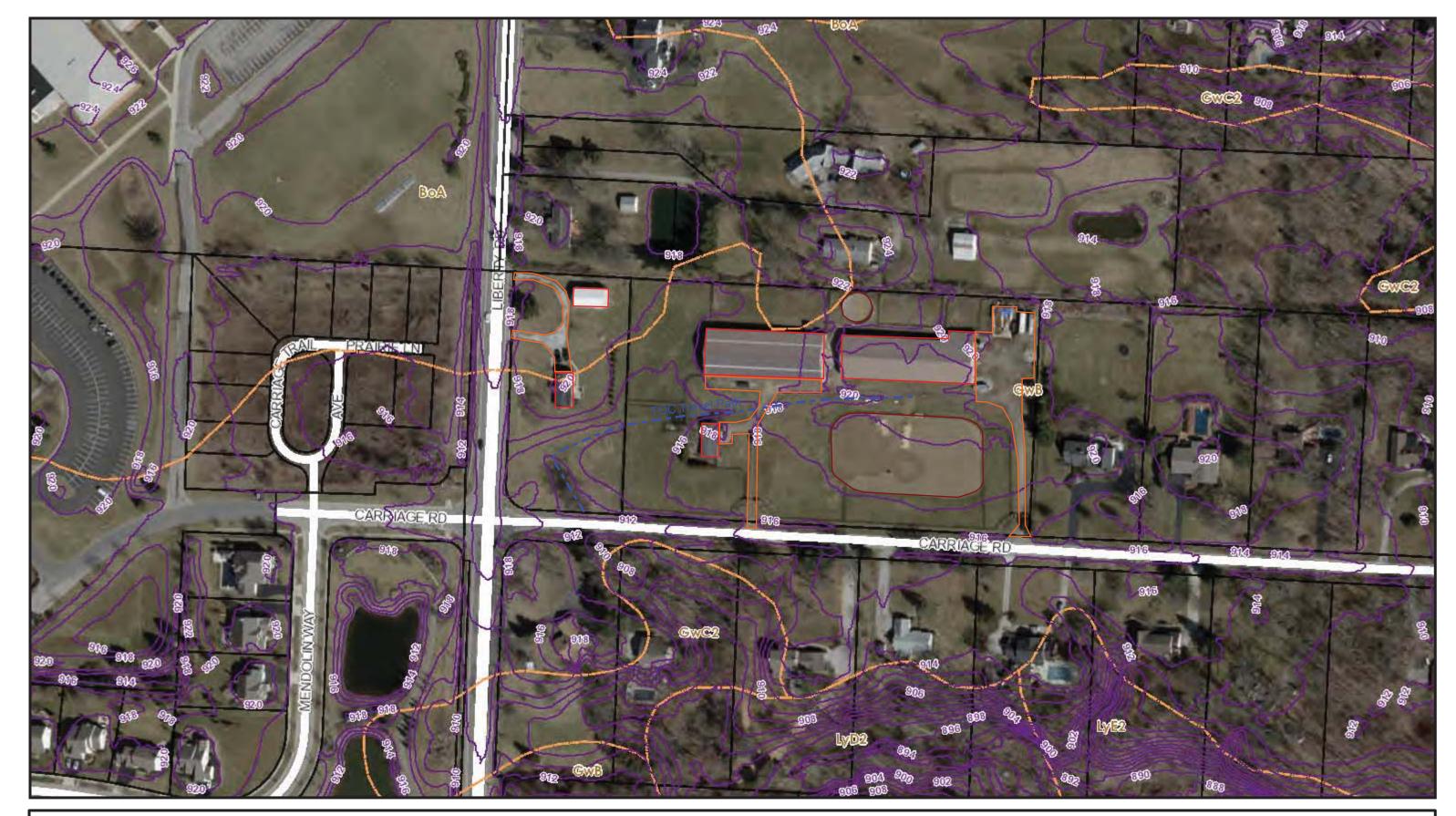
INPUT OUPUT Carriage Trails -1200 Type II
Prepared by Microsoft
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#### Hydrograph for Pond 6P: WQv

Time	Inflow	Storage	Elevation	Primary
(hours)	(cfs)	(cubic-feet)	(feet)	(cfs)
0.00	0.00	10,955	911.20	0.21
2.00	0.00	9,461	911.07	0.20
4.00	0.00	8,069	910.93	0.19
6.00	0.00	6,782	910.81	0.17
8.00	0.00	5,607	910.69	0.16
10.00	0.00	4,548	910.57	0.14
12.00	0.00	3,612	910.46	0.12
14.00	0.00	2,803	910.37	0.10
16.00	0.00	2,127	910.29	0.08
18.00	0.00	1,588	910.22	0.07
20.00	0.00	1,197	910.17	0.04
22.00	0.00	931	910.13	0.03
24.00	0.00	750 630	910.10	0.02
26.00 28.00	0.00	620 523	910.09	0.02
30.00	0.00 0.00	450	910.07 910.06	0.01 0.01
32.00	0.00	397	910.06	0.01
34.00	0.00	353	910.05	0.01
36.00	0.00	315	910.03	0.01
38.00	0.00	281	910.04	0.00
40.00	0.00	250	910.04	0.00
42.00	0.00	223	910.03	0.00
44.00	0.00	198	910.03	0.00
46.00	0.00	177	910.03	0.00
48.00	0.00	158	910.02	0.00
50.00	0.00	140	910.02	0.00
52.00	0.00	125	910.02	0.00
54.00	0.00	111	910.02	0.00
56.00	0.00	99	910.01	0.00
58.00	0.00	88	910.01	0.00
60.00	0.00	79	910.01	0.00
62.00	0.00	70	910.01	0.00
64.00	0.00	63	910.01	0.00
66.00	0.00	56	910.01	0.00
68.00	0.00	50	910.01	0.00
70.00	0.00	44	910.01	0.00
72.00	0.00	39	910.01	0.00
74.00	0.00	35	910.00	0.00
76.00	0.00	31	910.00	0.00
78.00	0.00	28	910.00	0.00
80.00	0.00	25	910.00	0.00
82.00	0.00	22	910.00	0.00
84.00	0.00	20	910.00	0.00
86.00	0.00 0.00	18 16	910.00	0.00
88.00 90.00	0.00	16 14	910.00 910.00	0.00 0.00
90.00	0.00	12	910.00	0.00
92.00 94.00	0.00	11	910.00	0.00
96.00	0.00	10	910.00	0.00
50.00	0.00	10	510.00	0.00

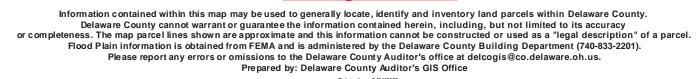
#### **APPENDIX C**

(Tributary Maps)

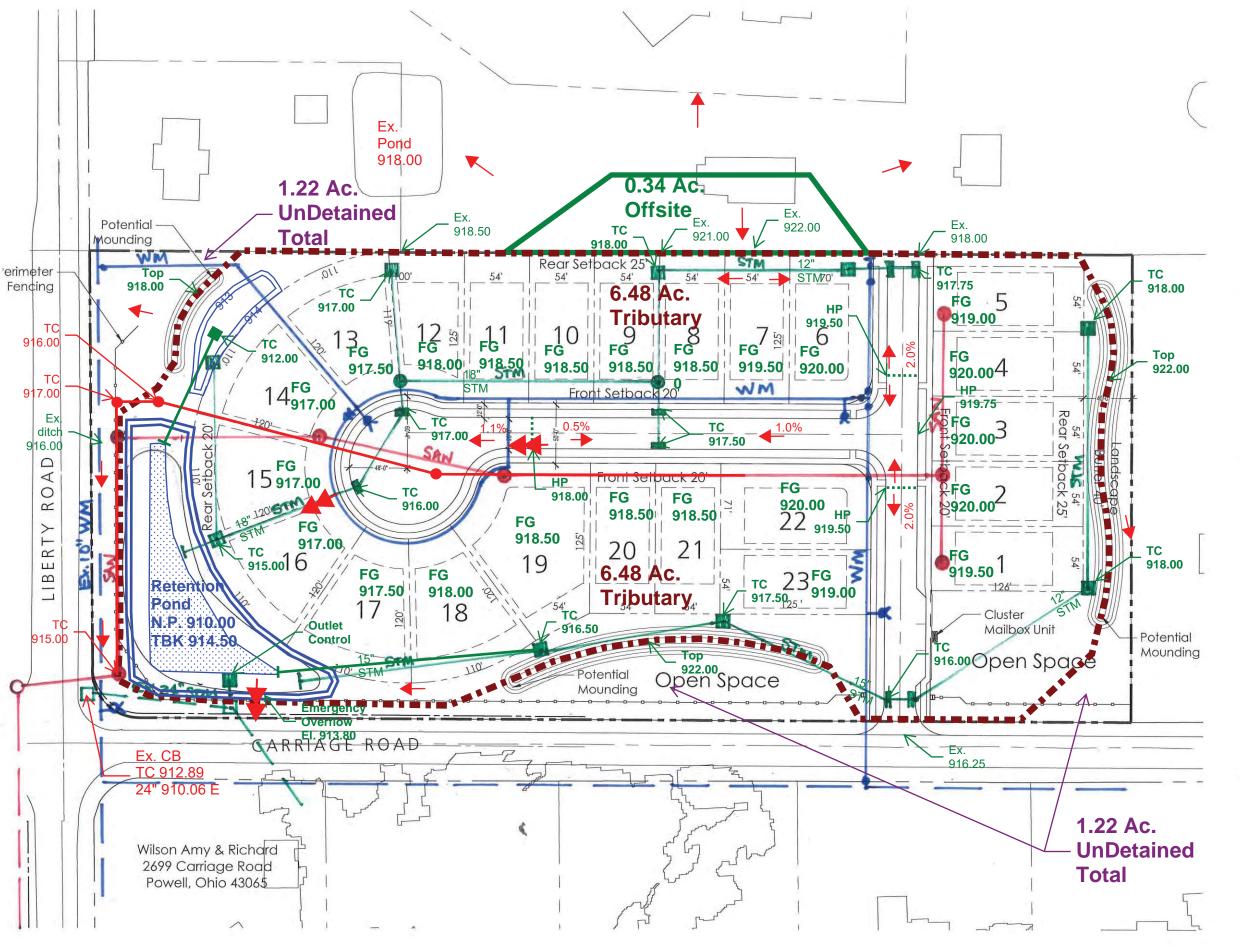




#### **Existing Conditions**







Location Map: NTS



#### Site Data:

Current Zoning: Liberty FR1 Proposed Zoning: Planned Residential Total Site Area: ±7.7 Acres Total Lots: Total Density ± 2.9 du/acre

#### Lot Information:

Typical Lot Width: 54' Typical Lot Depth: 120 -125' Smallest Lot Area: 6,750 S.F. Largest Lot Area: 12,267 S.F.

Front Setback: 20' 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: 2.53 Acres Less Stormwater Basin: .4 Acres Total Open Space: 2.13 Acres

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.

PLANNING



2630 Carriage Road - Exhibit C: Preliminary Development Plan Camber Company

#### TAB 5 ARCHITECTURAL EXHIBITS

# Calumet Model



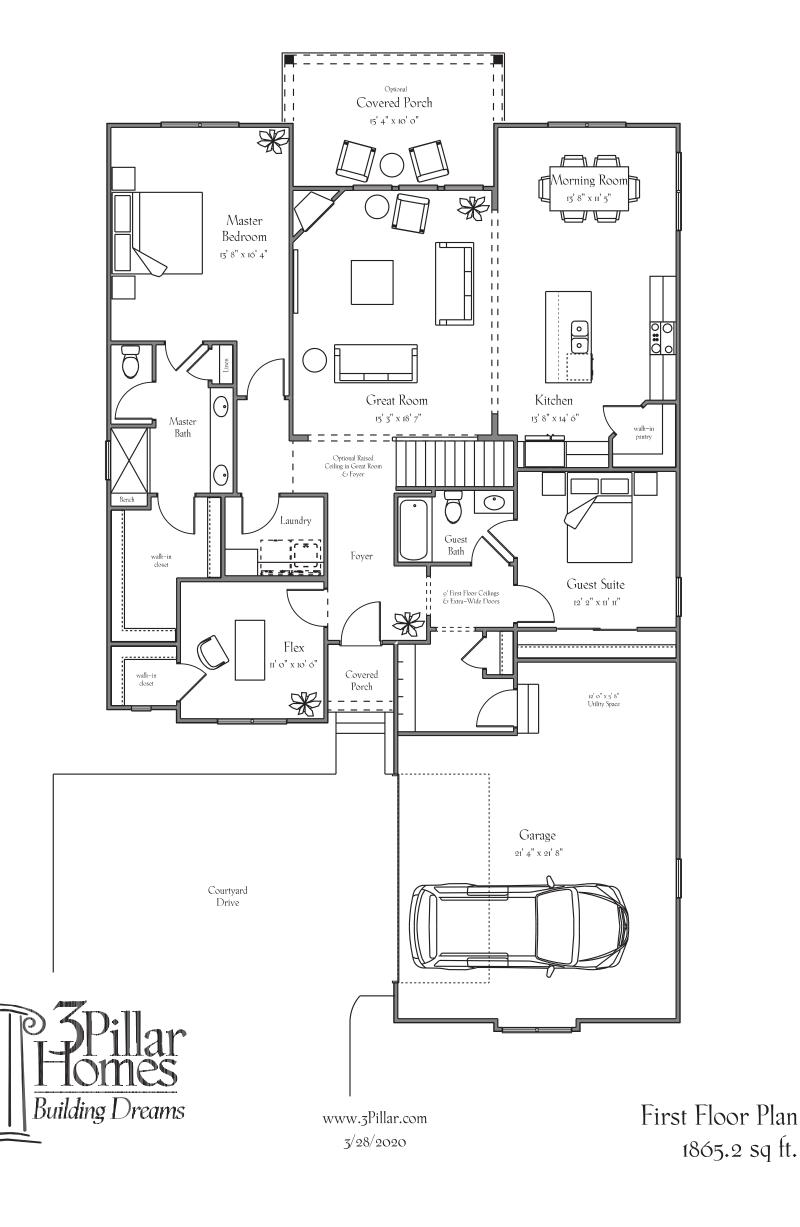


www.3Pillar.com 3/28/2020



## Calumet

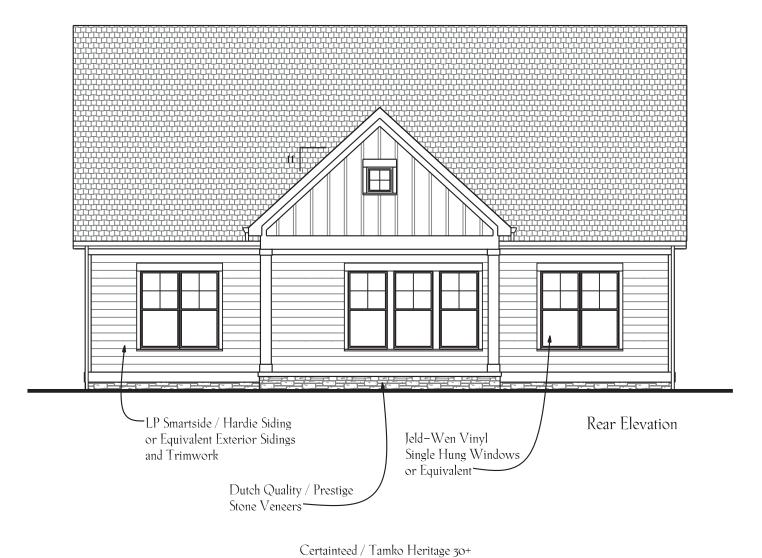
Carriage Farms





## Calumet

#### Carriage Farms



Year Dimensional Shingles or Equivalent Roof Shingles

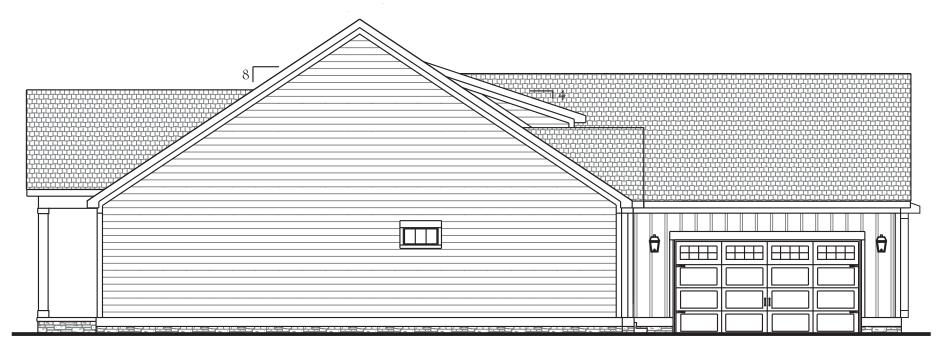
Front Elevation



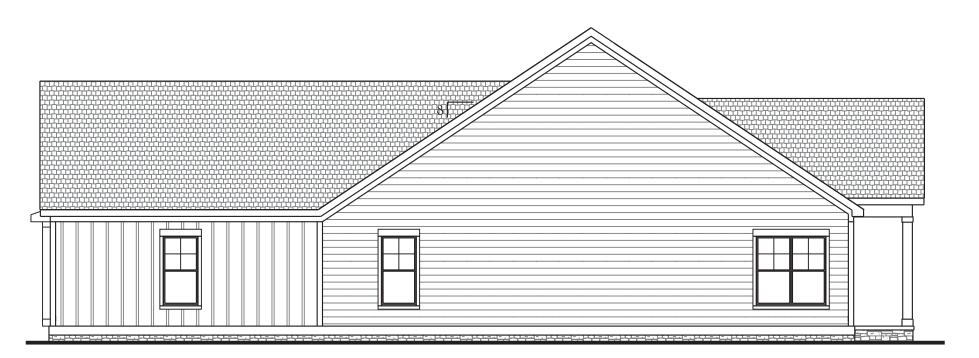
www.3Pillar.com 3/28/2020 Elevations Version 'D'



Carriage Farms



Left Elevation



Right Elevation



Elevations Version 'D'

# Clayborne Model

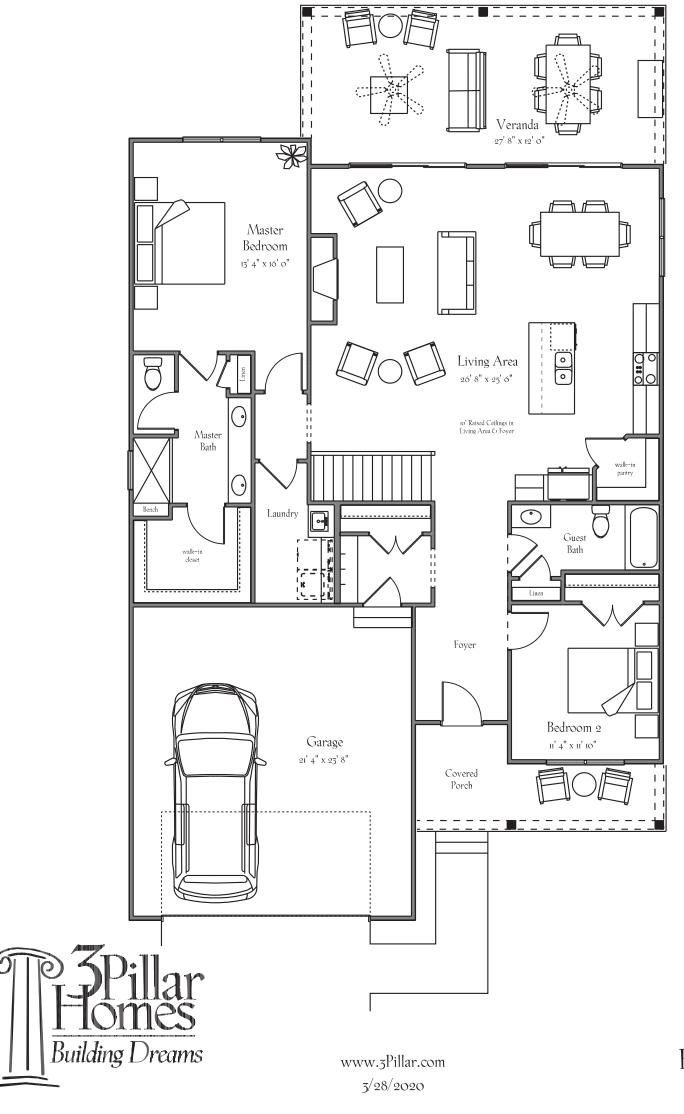




www.3Pillar.com 3/28/2020



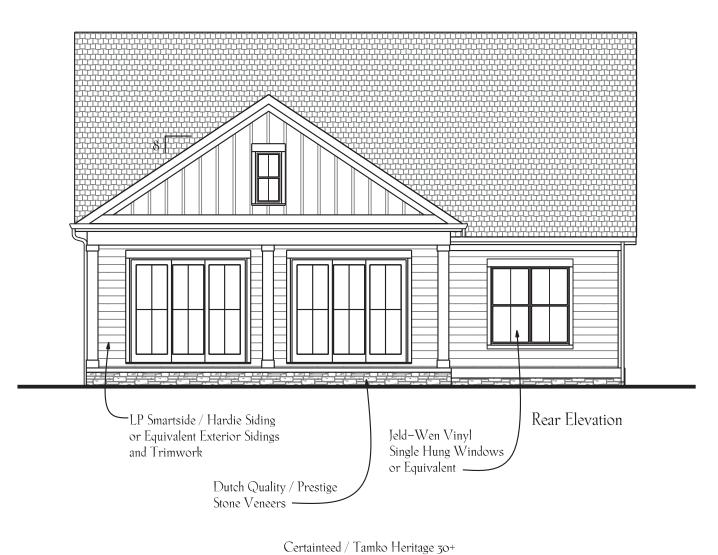
Carriage Farms

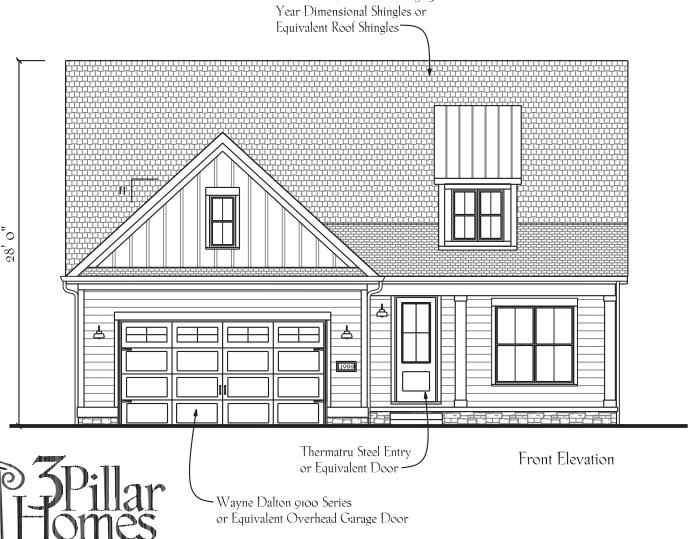


First Floor Plan 1631.0 sq ft.



Carriage Farms





www.3Pillar.com 3/28/2020 Elevations

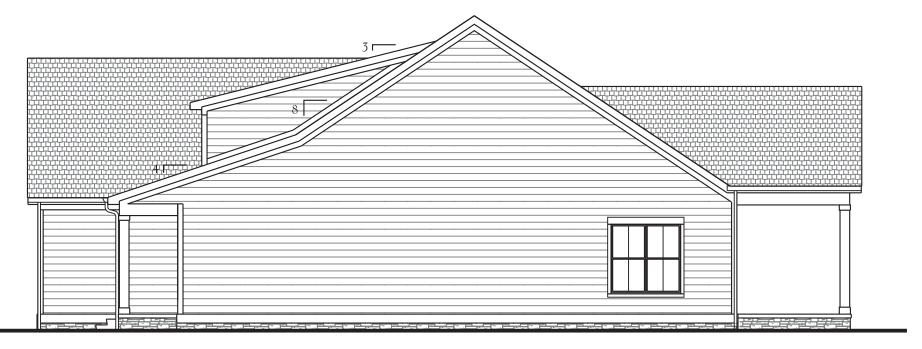
Version 'A'

Building Dreams

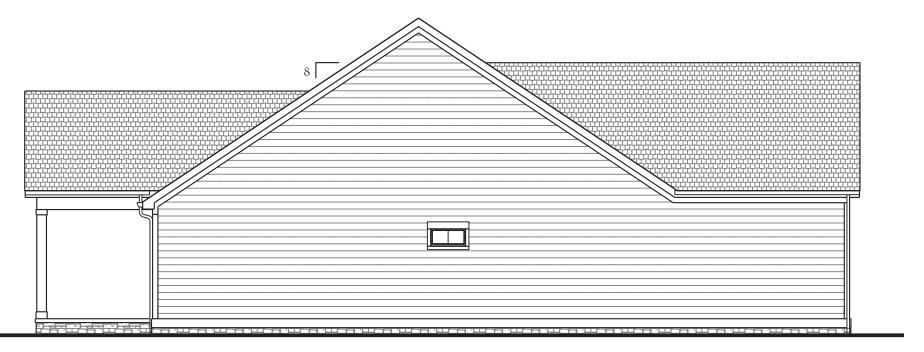


# Clayborne

Carriage Farms



Right Elevation



Left Elevation



www.3Pillar.com 3/28/2020 Elevations Version 'A'

# Gainsway Model

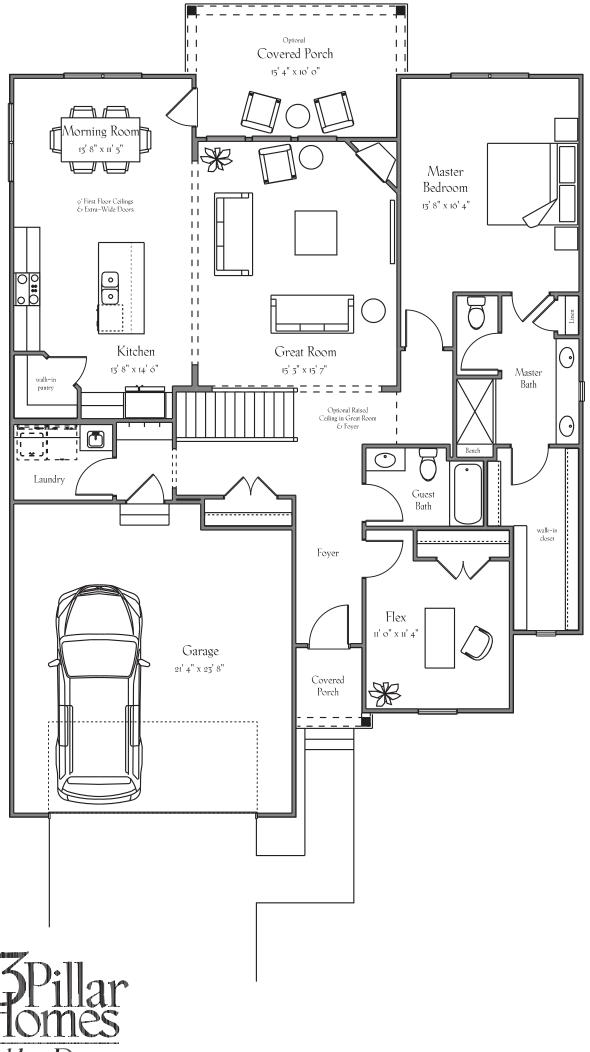




www.3Pillar.com 3/28/2020



Carriage Farms

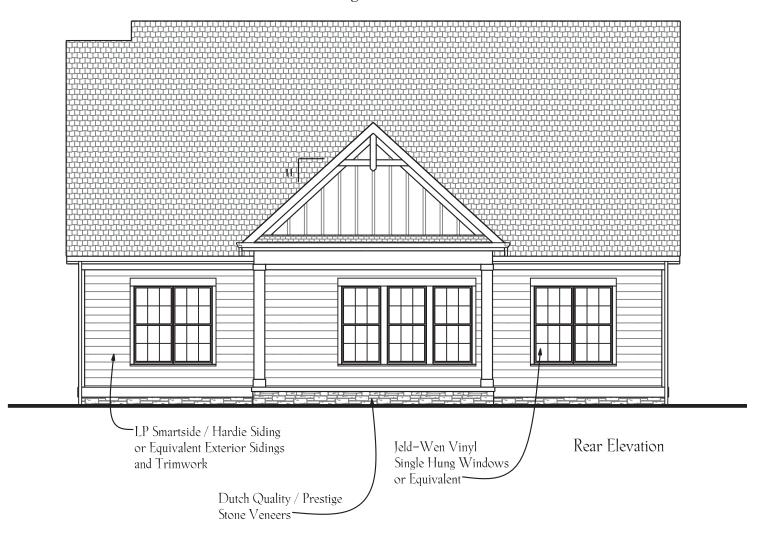


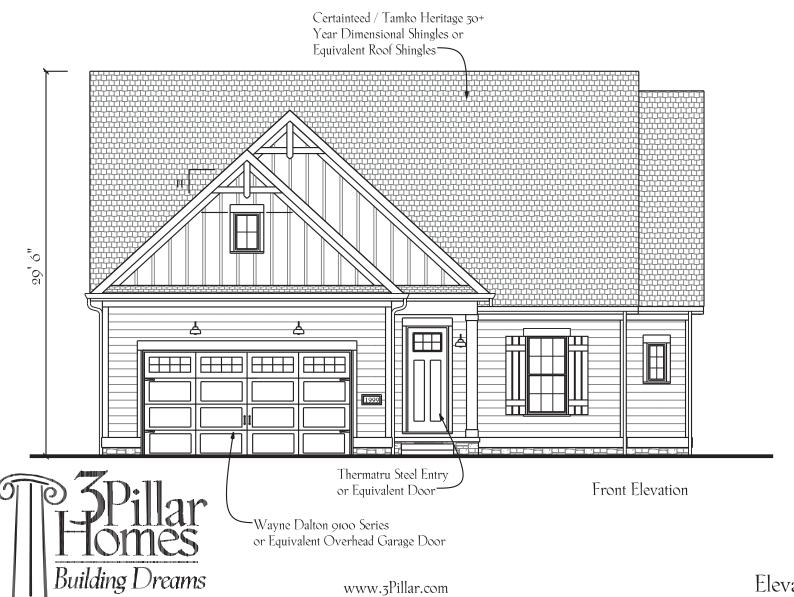
www.3Pillar.com 3/28/2020 First Floor Plan 1690.0 sq ft.



# Gainsway

#### Carriage Farms





www.3Pillar.com

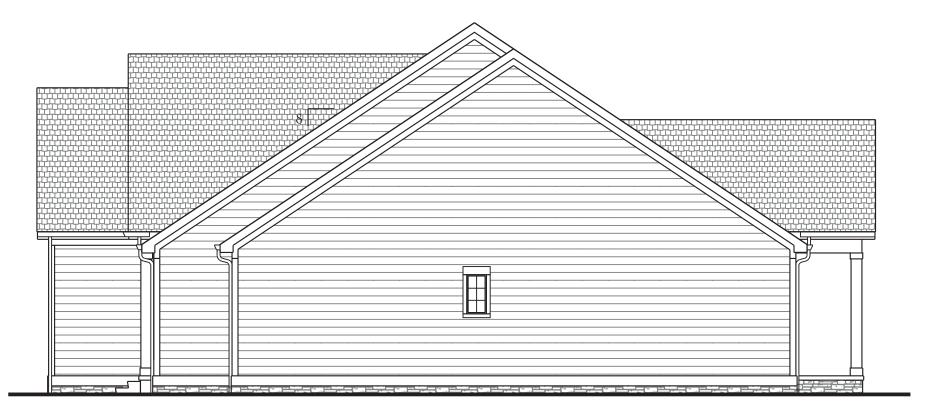
3/28/2020

Elevations

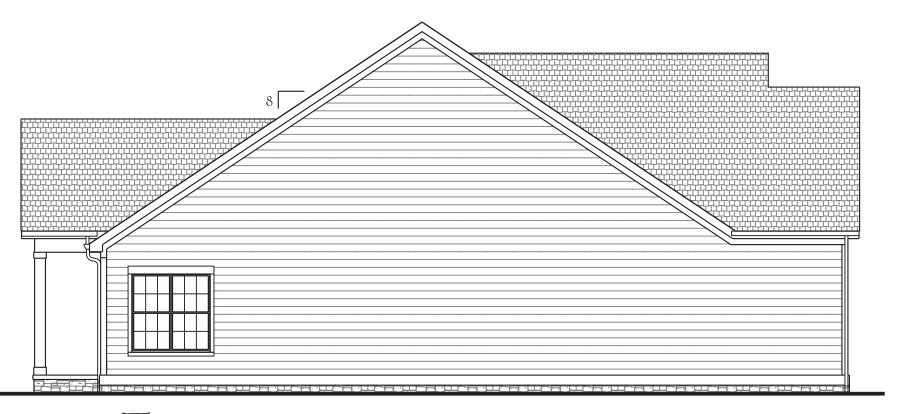
Version 'A'



Carriage Farms



Right Elevation





Left Elevation

Elevations Version 'A'

#### TAB 6 SERVICEABILITY LETTERS



#### **Delaware County**

#### Regional Sewer District

Executive Director Michael A. Frommer, P.E. Director/Sanitary Engineer Tiffany M. Maag, P.E.

July 17, 2019

Christopher L. Lescody, P.E. E.P. Ferris & Associates, Inc. 880 King Avenue Columbus, OH 43212 sent via email: clescody@epferris.com

Re: Request for Sewer Capacity

2630 Carriage Road Parcel: 31913301010000

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 30 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 Liberty Road and Carriage Road, in close proximity to 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



#### **AEP Ohio**

700 Morrison Rd Gahanna, OH 43230 AEPOhio.com

10/2/2019

Christopher L. Lescody, PE E.P. Ferris & Associates, Inc. 800 King Ave Columbus, OH 43212

RE: AVAILABILITY OF ELECTRICAL SERVICE

**Carriage Road Horse Farm** 

#### 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; a 21-lot single-family Residential development is located north of Carriage Rd and east of Liberty 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



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

October 1, 2019

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

Dear Chris,

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.

<u>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</u>

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,

Columbia Gas of Ohio a Nisource Company

**Donyel Gibson** 

Donyel Gibson

**New Business Development Manager** 

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



October 3, 2019

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

RE: Carriage Road Horse Farm, City of Powell, Delaware County, 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 Carriage Road Horse Farm, City of Powell, Delaware County, 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!

Kevin D. Rich

Construction Manager kevin.rich1@charter.com

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 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

Via Email: Clescody@epferris.com

July 11, 2019

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

Water Availability – Carriage-Liberty Patio Homes

Dear Mr. Lescody:

RE:

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

Proposed Land Use: ±30 patio homes

Location: Northeast corner of Liberty Road and Carriage Road

Land Size: ±7.724 acres

This site can be served from an existing 10-inch waterline located on Liberty Road.

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

#### TAB 7 TRAFFIC STUDY



January 13, 2020

Mr. David Betz City of Powell 47 Hall Street Powell, OH 43065

Re: Carriage Road Property Trip Generation

City of Powell, Delaware County, Ohio

Dear David:

Please consider this letter the traffic analysis required for the subject development.

#### **BACKGROUND**

The site is proposed to be developed with 23 units that are a product marketed to "empty nesters". The site is located in the northeast quadrant of the intersection of Liberty Road & Carriage Road.

#### PROJECTED SITE GENERATED TRAFFIC

The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation*, *10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. Since the homes will be marketed to "empty nesters", it is a judgement as to which land use categories in *Trip Generation*, *10th Edition* apply. As part of a previous study in another jurisdiction for an "empty nester" product, peak hour link counts (7-9 AM and 4-6 PM) were taken at the River Highlands access (West Case Road) and the Villas at Tussic access (Tussic Street Road) which are both developments that are marketed to "empty nesters". The compilation of the data collected are below (the counts and calculations are attached):

Villas at Tussic/River Highlands: AM Peak Hour: 0.27 Trips/unit PM Peak Hour: 0.39 Trips/unit

To provide a basis of comparison, the rates for Single-Family Detached Housing (ITE Code #210) regression rates based on 23 units is below (Table 1 attached shows the trip generation calculations):

AM Peak Hour: 1.00 Trips/unit PM Peak Hour: 1.06 Trips/unit

#### CONCLUSION

The results show that when applying the counted rates, the site will generate 6 trips in the AM Peak Hour and 9 trips in the PM Peak Hour. The counted rates are approximately 1/4 to 1/3 less of the regression rates for Single Family-Detached Housing provided in the *Trip Generation Manual*. In the AM Peak hour based upon the counted rates, the 23 units marketed to "empty nesters" generate the equivalent traffic as six (6) single-family units.

Please let me know if you have any questions. Thank you.

Sincerely,

SMART SERVICES, INC.

Registered Engineer No. E-64507, Ohio

Todd J. Stanhope, PE, PTOE Director of Traffic Engineering -13-2020





Newark, Ohio, United States 43055 (740) 345 4700 Istanhope@smartservices-inc.com www.smartservices-inc.com

Count Name: River Highlands Way at Case Rd Site Code: Start Date: 01/30/2018 Page No: 1

# Direction (Southbound)

(·····································	
	Total
Start Time	
7:00 AM	9
7:15 AM	
7:30 AM	S
7:45 AM	4
8:00 AM	
8:15 AM	ω
8:30 AM	2
8:45 AM	2
4:00 PM	4
4:15 PM	3
4:30 PM	
4:45 PM	1
5:00 PM	3
5:15 PM	3
5:30 PM	
5:45 PM	4
Total	51
Total %	100.0
AM Times	7:00 AM
AM Peaks	18
PM Times	4:45 PM
PM Peaks	8



Newark. Ohio, United States 43055 (740) 345 4700 tstanhope@smartservices-inc.com www.smartservices-inc.com

Count Name: River Highlands Way at Case Rd Site Code: Start Date: 01/30/2018 Page No: 2

# Direction (Northbound)

	Total
Start Time	
7:00 AM	
7:15 AM	2
7:30 AM	0
7:45 AM	
8:00 AM	
8:15 AM	
8:30 AM	
8:45 AM	2
4:00 PM	8
4:15 PM	S
4:30 PM	2
4:45 PM	8
5:00 PM	9
5:15 PM	2
5:30 PM	9
5:45 PM	9
Total	46
Total %	100.0
AM Times	7:00 AM
AM Peaks	4
PM Times	4.45 PM
PM Peaks	22



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Count Name: Villas at Tussic Access ATR Site Code: Start Date: 01/25/2018 Page No: 1

# Direction (Westbound)

Total	0	0	0		2			0	9	0	3	4		4	3	2	27	100.0	7:00 AM		6:00 PM	10	
Start Time	7:00 AM	7:15 AM	7:30 AM	7.45 AM	8:00 AM	8:15 AM	8:30 AM	8.45 AM	4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM	6:30 PM	5.45 PM	Total	Total %	AM Times	AM Peaks	PM Times	PM Peaks	



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Count Name: Villas at Tussic Access ATR Site Code: Start Date: 01/25/2018 Page No: 2

# Direction (Eastbound)

(m.m.a.m.a.m.a.m.a)	
	E COL
Start Time	The state of the s
7:00 AM	8
7:15 AM	ব
7:30 AM	2
7:45 AM	e e
8:00 AM	
8:15 AM	О
8:30 AM	0
8:45 AM	2
4:00 PM	
4:15 PM	
4:30 PM	2
4:45 PM	2
5:00 PM	0
5:15 PM	3
5:30 PM	
5.45 PM	7
Total	35
Total %	100.0
AM Times	7:00 AM
AM Peaks	12
PM Times	5:00 PM
PM Peaks	11



#### 88 W. Church Street Newark, OH 43055 (740) 345-4700

www.smartservices-inc.com

#### "Empty Nester" Targeted Housing

	River Hi	ighlands	Villas a	t Tussic	То	tal Sample Si	tes
TIME	82	Units	49	Units			
	SB (Out)	NB (In)	EB (Out)	WB (In)	IN	OUT	TOTAL
7:00 AM	6	1	3	0	1	9	10
7:15 AM	3	2	4	0	2	7	9
7:30 AM	5	0	2	0	0	7	7
7:45 AM	4	1	3	1	2	7	9
8:00 AM	1	1	1	2	3	2	5
8:15 AM	8	1	3	1	2	11	13
8:30 AM	2	1	0	1	2	2	4
8:45 AM	2	2	2	0	2	4	6
AM Peak	18	4	12	1	5	30	35
					14%	86%	0.267
AM Totals	31	9	18	5	14	49	63
4:00 PM	4	3	1	5	8	5	13
4:15 PM	3	5	1	0	5	4	9
4:30 PM	1	2	2	3	5	3	8
4:45 PM	1	8	2	4	12	3	15
5:00 PM	3	6	0	1	7	3	10
5:15 PM	3	2	3	4	6	6	12
5:30 PM	1	6	1	3	9	2	11
5:45 PM	4	5	7	2	7	11	18
PM Peak	11	19	11	10	29	22	51
					57%	43%	0.389
PM Totals	20	37	17	22	59	37	96
AM & PM							
Totals	51	46	35	27	73	86	159



		DATA SET	מייים מייים	RATE OR EQUATION FROM:		ENTERING	RING	EXITING	NG	
LAND USE	TIME OF DAY	<i>Trip Generation Manual, 10th</i> <i>Edition</i> (Unless noted Otherwise)	WITH AVERAGE	Trip Generation Manual 10th Edition	TOTAL	%	TOTAL	%	TOTAL	
	Daily	Weekday		Average Rate= 4.27	86	20%	49	20%	49	
Senior Addit nousing-Detached (ITE Code #251)	AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	۵	In(T)=0.76In(X)+0.21	13	33%	4	%29	თ	
Ind. Variable (X) = 23 Dwelling Units	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM		In(T)=0.78In(X)+0.28	15	%19	6	39%	9	
		Daily	_		86		49		49	
TOTALS		AM Peak			5		4		o	
		PM Peak			15		6		9	
					Carriage	Road Pro	Carriage Road Property Traffic Analysis - 1/2020	ic Analysi	s - 1/2020	

TABLE 1 - SITE TRIP GENERATION SUMMARY

#### Existing Traffic Conditions - 2 SF homes and Horse Training/Riding(1)

10 boarders/trainers

3 FT employees

15 parent drop-offs

10 operational trips (haul in/out, trailers, deliveries, etc.)

76 Total Trips (38 Entering/Exiting)

(1) Provided by owner of Bayhill Horse Farm

#### TRAFFIC TRIPS COMPARE

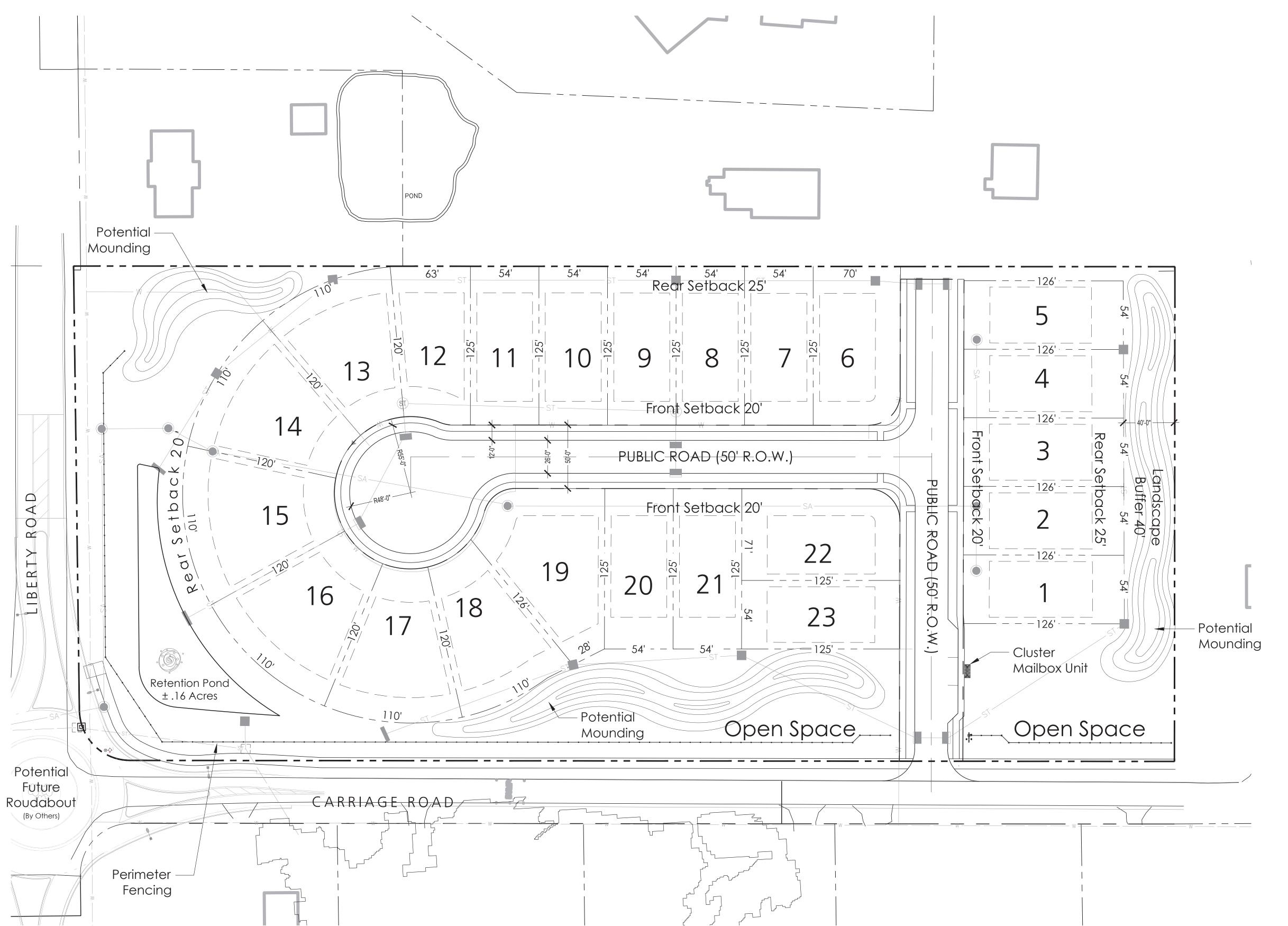
	Existing	Use(1 23 Empty	Nest(2Alt - 16 Single	Fam(3)
AM Peak	10	6	16	
PM Peak	10	9	17	

- (1) Provided by owner of Bayhill Horse Farm
- (2), (3) data provided by Smart Services, Traffic Engineer

#### PROPERTY TAX COMPARE

Existing Use	23 Empty Nest(	1 <u>16 Single Family(2)</u>
Property Value\$571,800	\$11,500,000	\$9,600,000
Annual PT Rev\$7,749	\$261,755	\$218,509
Students 4	5	28

- (1) Assumes home value of \$500,000 and 1 student per 5 homes.
- (2) Assumes home value of \$600,000 and 1.75 students per home.



### Location Map: NTS



### Site Data:

Current Zoning:

Proposed Zoning:

Total Site Area:

Total Lots:

Total Density

Liberty FR1

Planned Residential

±7.7 Acres

±3

±2.9 du/acre

### Lot Information:

Typical Lot Width: 54'
Typical Lot Depth: 120 -125'
Smallest Lot Area: 6,750 S.F.
Largest Lot Area: 10,325 S.F.

Front Setback: 20' Min.
Rear Yard Setback: 20'-25' (see plan)

Side Yard Setback: 5' Min.

## Lot Coverage:

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

## Open Space:

Shared Open Space: 2.55 Acres
Less Stormwater Basin: .16 Acres
Total Open Space: 2.39 Acres

IOTE:

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.

EXHIBIT C







