Village of Powell, Ohio

Planned District Development

Application For:



Submitted On:

January 28, 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



Preliminary Development Plan Submittal January 28, 2020

Carriage Farms

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

LITEMS ON THIS APPLICATION MUST BE COMPLETED. Application Fee: \$500.00 + \$100.00 Per Fee Ordinand			
Applicant: The Camber Company, LLC			
Address/City/State/Zip: 6760 Colt Court Dublin, OH 43017			
Email Address: thecambercompany@gmail.com			
Phone No: Cell Phone No: 614.578.3581	Fax No:		
Property Owner: 1. Rath Ronald D Tamra K 2. Smith Michelle	and Starkey Jeff		
Address/City/State/Zip: 1. 2630 Carriage Road 2. 8061 Liberty Ro	oad Powell, OH 43065		
Email Address: 1. bayhillfarm@hotmail.com 2. jstarkey72@yah	noo.com		
Phone No: 1. 614.588.3316 2. 614.309.1393 Cell Phone No:	Fax No:		
Architect/Designer for Applicant: G2 Planning + Design			
Address/City/State/Zip: 720 E Broad St Columbus, OH 43205			
gamith@ganlanning.com			
	Fax No:		
Property Address: 1. 2630 Carriage Road 2. 8061 Liberty Road	Powell, OH 43065		
Lot Number/Subdivision: NE corner Carriage + Liberty Existing Use: 1. Single Family Home and Home Stables-Filding/T			
Reason for Administrative Review (attach necessary documents):			
Action of the manual and the new (altaur necessary accuments).			
Checklist:			
☐ Preliminary Plan requirements set forth in Section 1143.11(c).			
☐ Provide any other information that maybe useful to the Planning and Zoning Commission	or City Staff in the snace		
below or attach additional pages.	or only dam in the space		
☐ 5 copies of all drawings, text, any other items, and application.			
1 digital copy (CD, USB, Email) of the complete application packet.			
Attach the required fee - \$500.00 + \$100.00 per acre.			
	austite sulinance 1107.025		
 Post a public notice sign at least (10) days prior to a public hearing or public meeting, pure 	Suant to ordinance 1107.035		

(SEE OVER)

Public notice sign details found here.

Date: January 26, 2020
Office Use
Type/Date: 1 · 31 - 2020
Base Fee: \$500.00
Per Acre: \$100.00x (7.7a.4= 1
Total: 1272.40 WG
Prepared by:
Reviewed by:
PAYOR: COMBUT CO. LLC

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.

TAB 2 LEGAL DESCRIPTION

LEGAL DESCRIPTIONS

Parcel 1 (2630 Carriage Rd):

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 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 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;

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 (50 foot wide);

thence North 86° 11' 48" West along the north line of Carriage Road a distance of 671.06 feet to a 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.

Parcel 2 (8061 Liberty Rd):

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 Book 564, Page 457, and being more particularly described as follows:

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 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 = $89 \circ 11' \cdot 48''$, radius = 40.00 feet, arc length = 62.67 feet) which has a chord bearing of North $41^{\circ} \cdot 35' \cdot 54''$ 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.

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

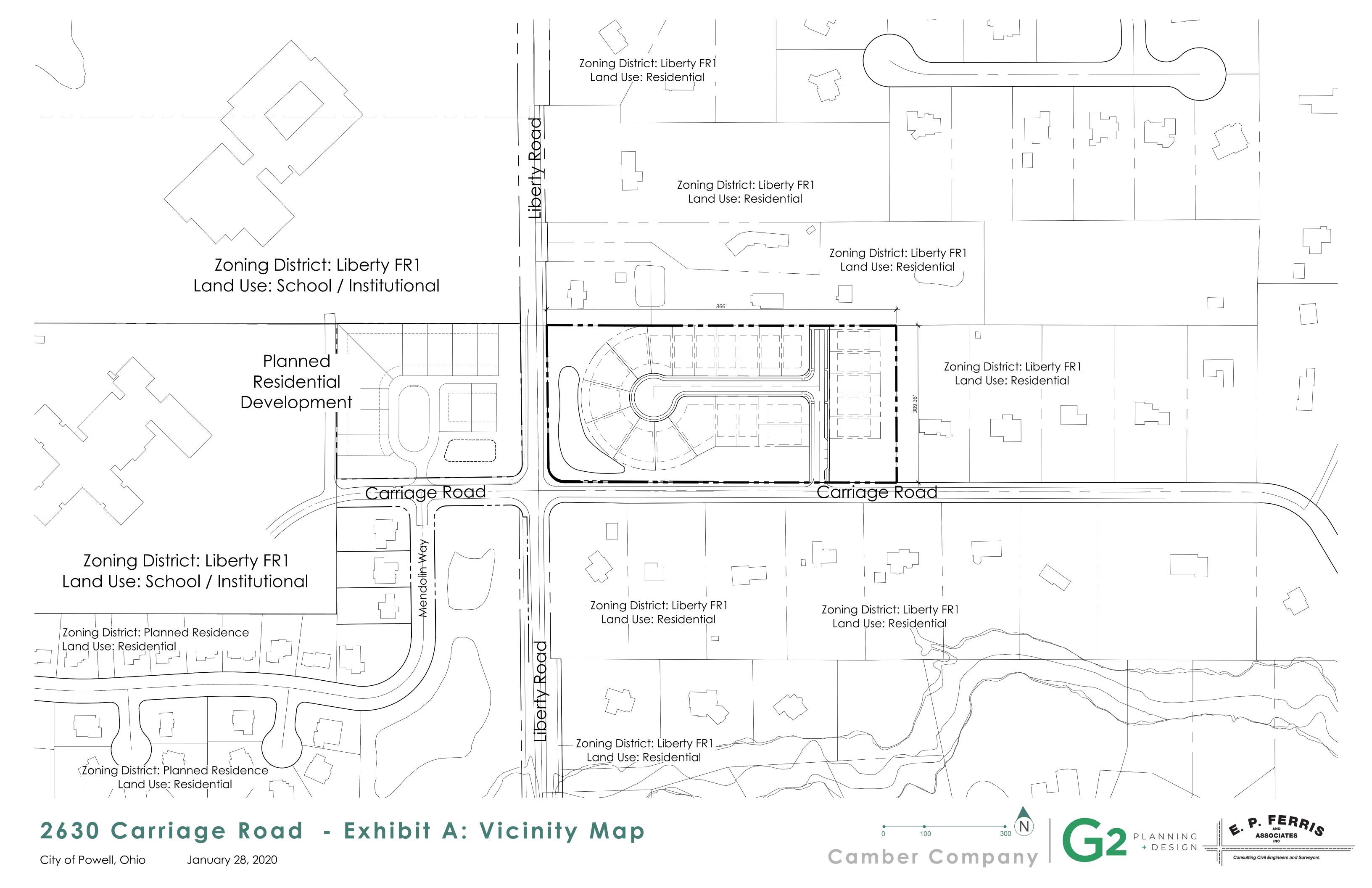
Owner Name: CUSTER JAMES L & TRICEINE Address: 2515 CARRIAGE RD, POWELL 43065

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



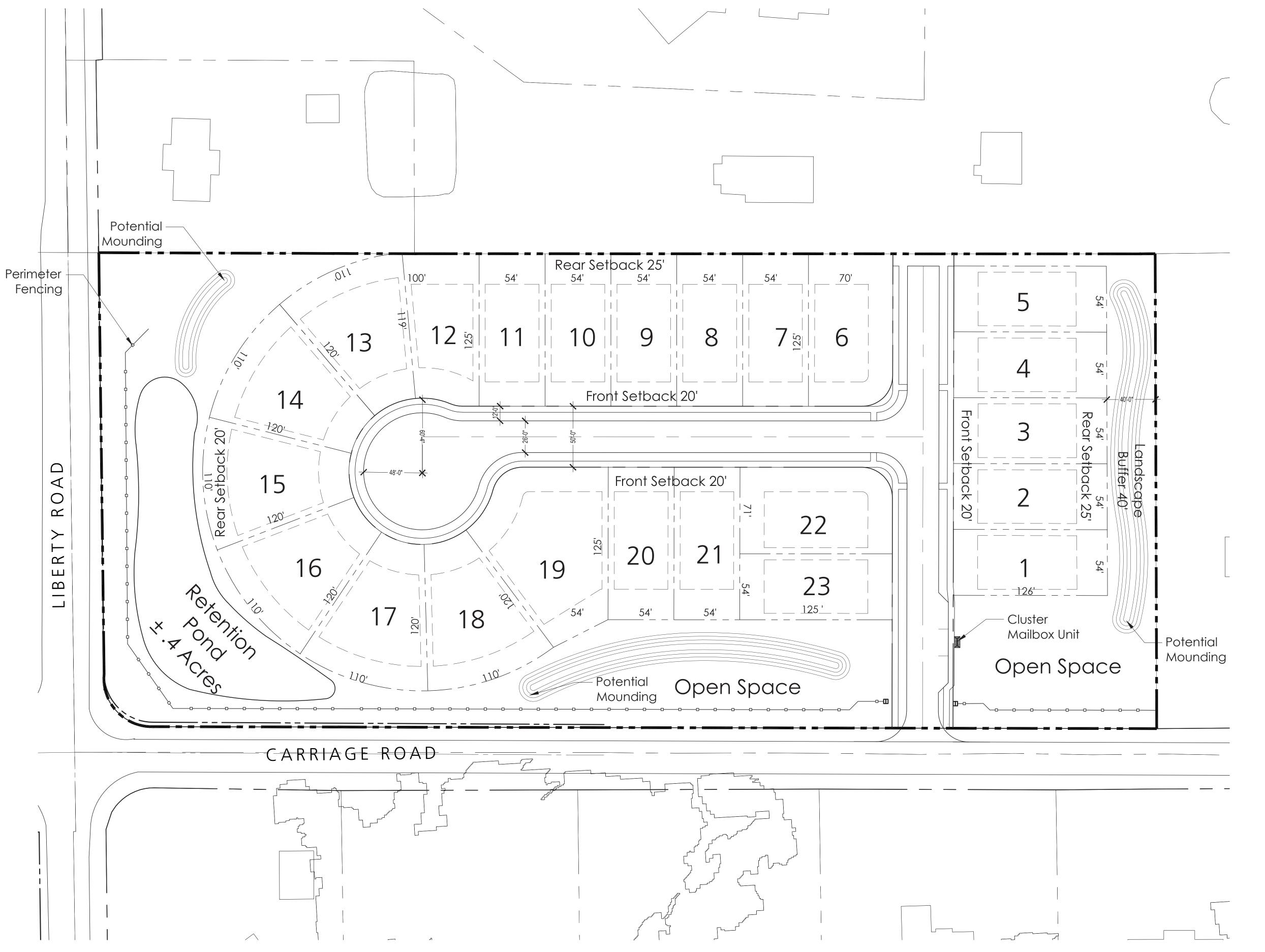












Location Map: NTS



Site Data:

Current Zoning:

Proposed Zoning:

Total Site Area:

Total Lots:

Total Density

Liberty FR1

Planned Residential

±7.7 Acres

23

±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: 20'-25' (see plan)

Side Yard Setback: 5' Min.

Lot Coverage:

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

Open Space:

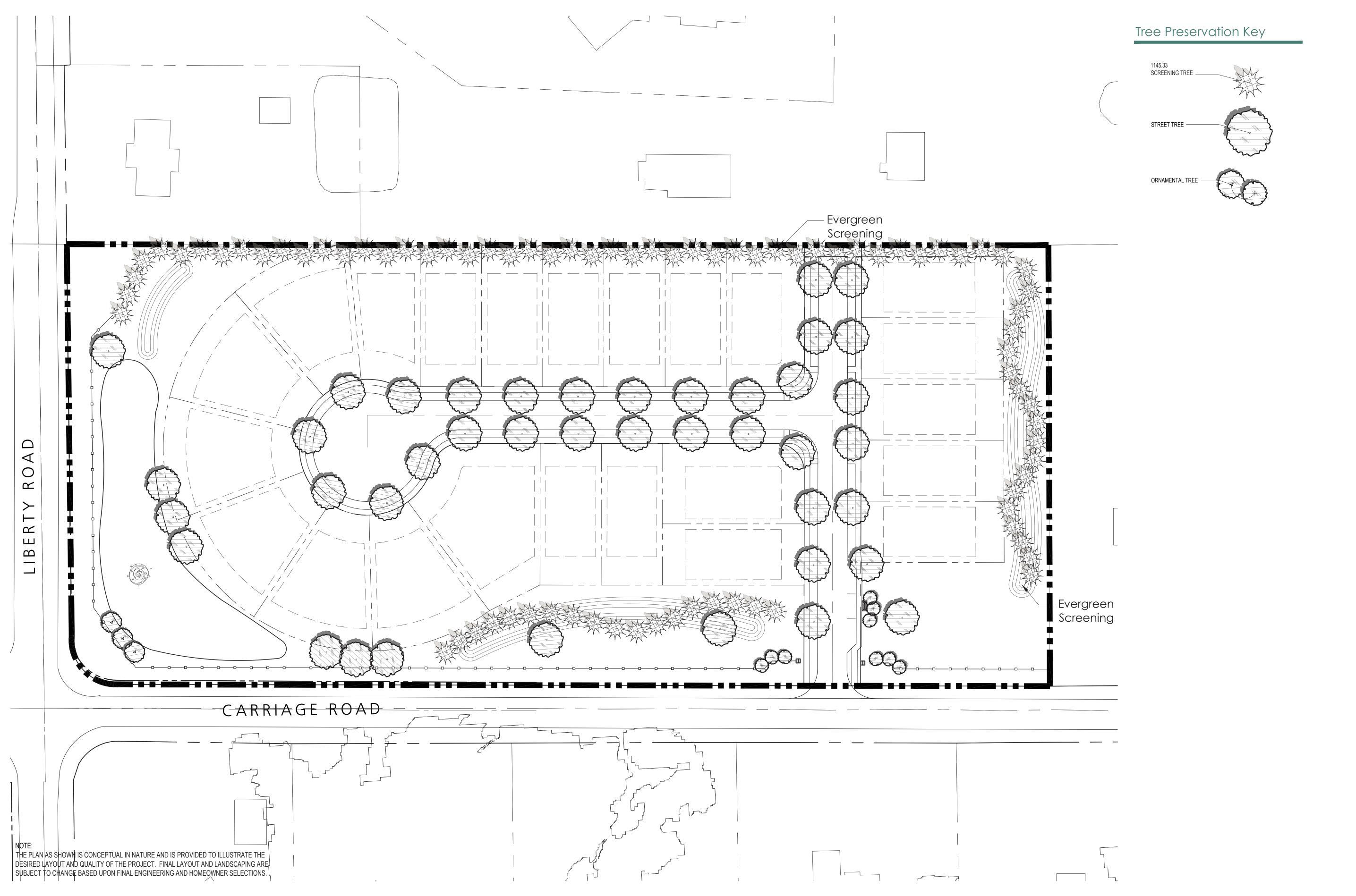
Shared Open Space: 2.53 Acres
Less Stormwater Basin: .4 Acres
Total Open Space: 2.13 Acres

TE: E PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTF SIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCA



Camber Company





2630 Carriage Road - Exhibit D: Landscape Plan

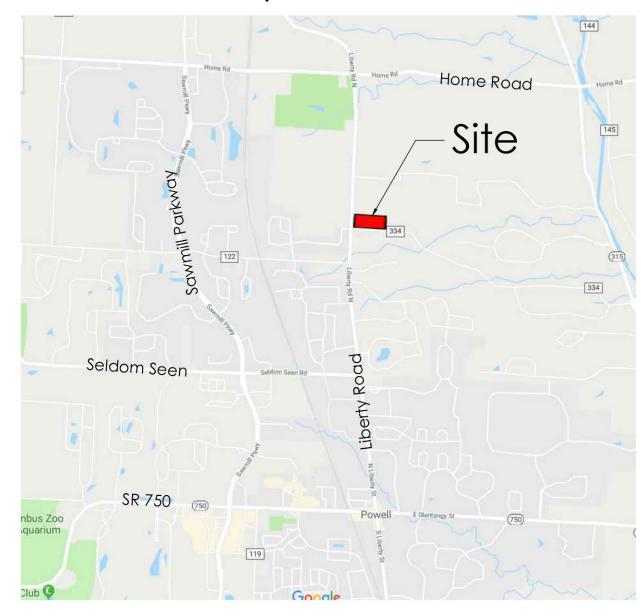








Location Map: NTS



Site Data:

Current Zoning:

Proposed Zoning:

Total Site Area:

Total Lots:

Total Density

Liberty FR1

Planned Residential

±7.7 Acres

23

±2.9 du/acre

Lot Information:

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

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

Side Yard Setback: 5' Min.

Lot Coverage:

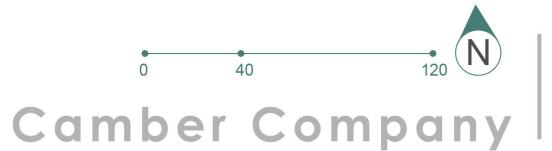
Maximum Allowed by Code: 50%
As proposed: 50% or less

Open Space:

Shared Open Space: 2.53 Acres
Less Stormwater Basin: .4 Acres
Total Open Space: 2.13 Acres

NOTE

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

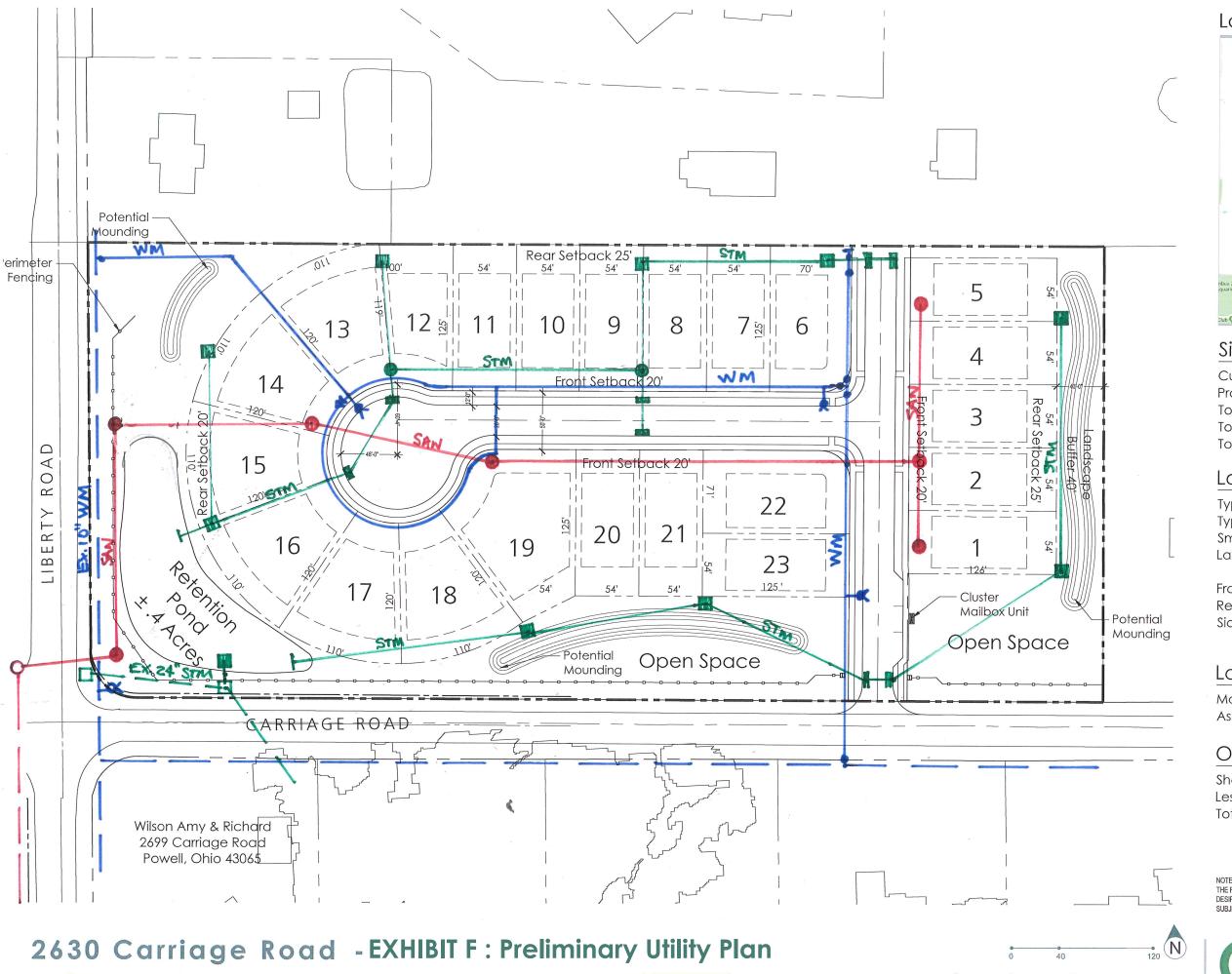






2630 Carriage Road

- Exhibit E: Illustrative Plan



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. 25' Min. Rear Yard Setback: Side Yard Setback: 5' Min.

Lot Coverage:

Maximum Allowed by Code: 50% As proposed:

50% or less

Open Space:

Shared Open Space: Less Stormwater Basin: Total Open Space:

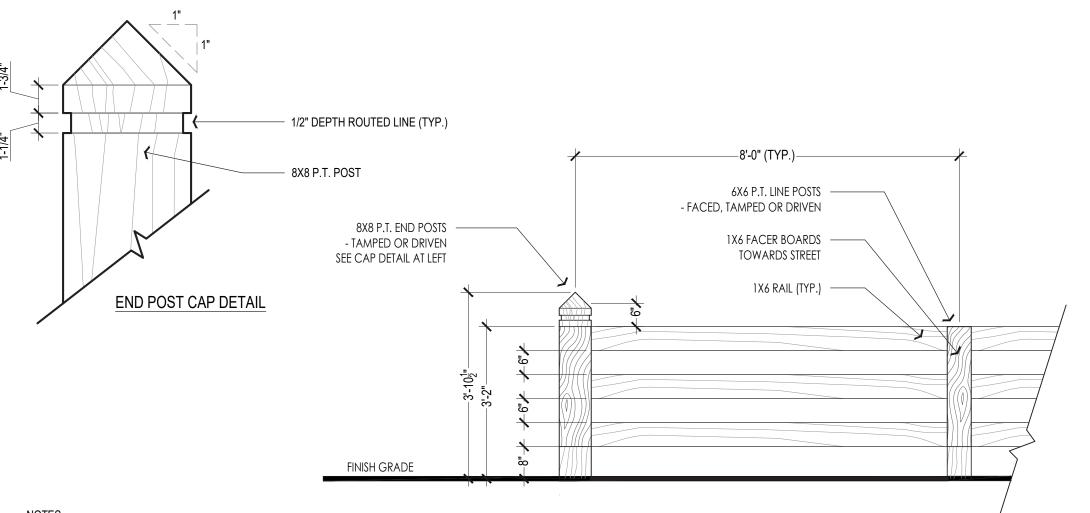
2.53 Acres .4 Acres 2.13 Acres

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.

Camber Company

PLANNING



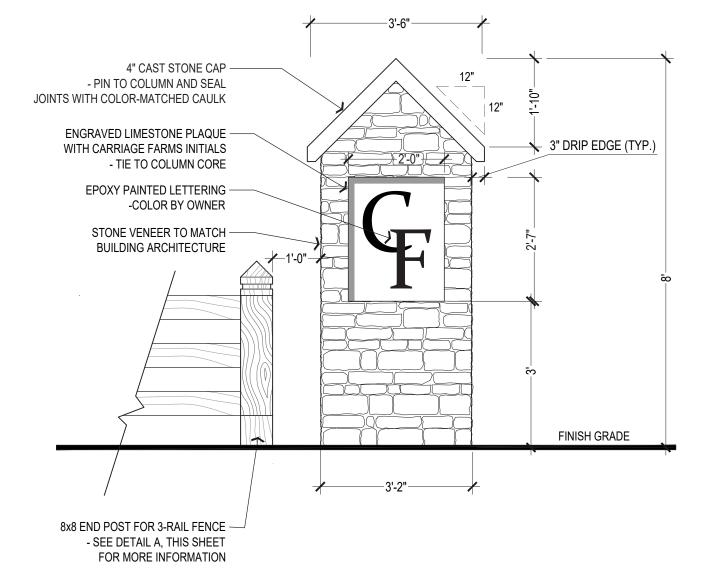


POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

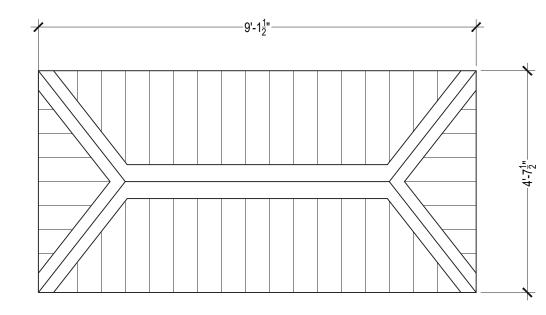
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

SATIN WHITE

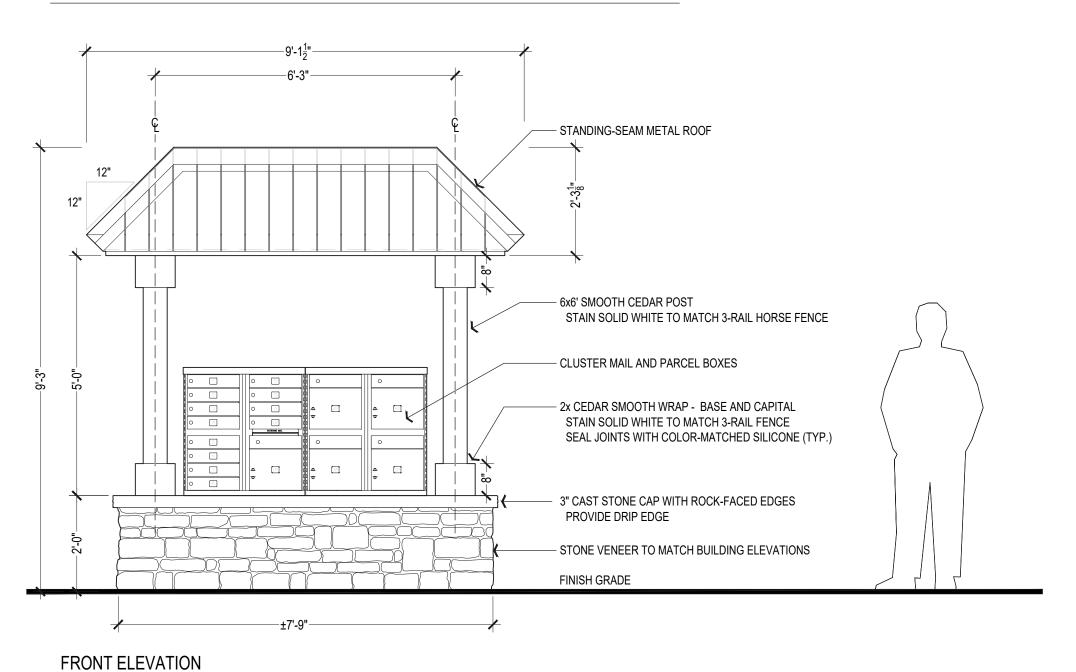
NAILS-10D PLAIN SHANK BOX GALVANIZED

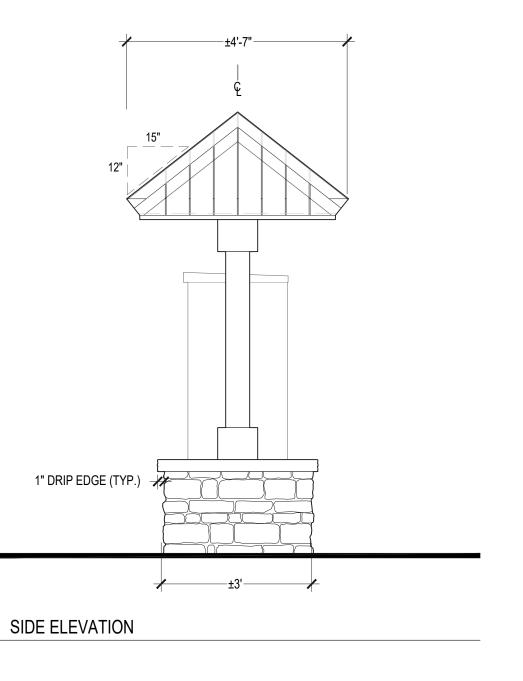


3x3x8' SIGN COLUMN - FRONT ELEVATION



PLAN VIEW - ROOF



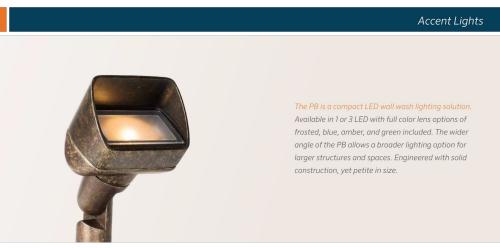


MAIL KIOSK
SCALE: 1/2" = 1'-0"

2630 Carriage Road Exhibit G: Landscape Details

City of Powell, Ohio January 28, 2020





PB: Up Light

LANDSCAPE LIGHTING

FXLuminaire.

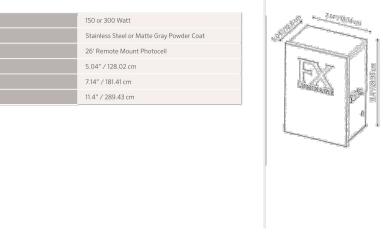
UMBER OF LEDS:	1	3	ZDC	
ALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt	
SEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	
NPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V	
A TOTAL*:	2.4	4.5	7.2	9/
VATTS USED:	2.0	4.2	6.0	
UMENS PER WATT (EFFICACY):	34	39	37	
OTAL LUMENS:	67	160	122	
RI (Ra):	83	82	83	2.2"/5.9 cn
BCP CENTER BEAM CANDLE POWER):	37	93	122	
СТ				
AMBER FILTER	2700K	2700K	N/A	
FROSTED FILTER	3900K	3900K	N/A	
GREEN FILTER	4500K	4500K	N/A	
BLUE FILTER	5200K	5200K	N/A	



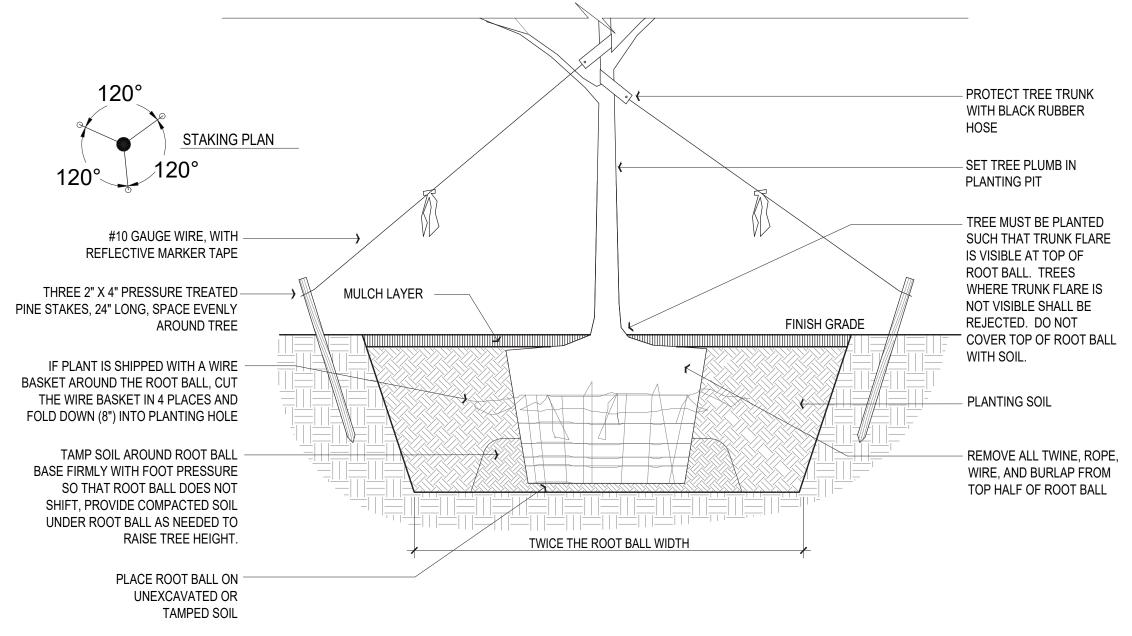
LX: Transformer



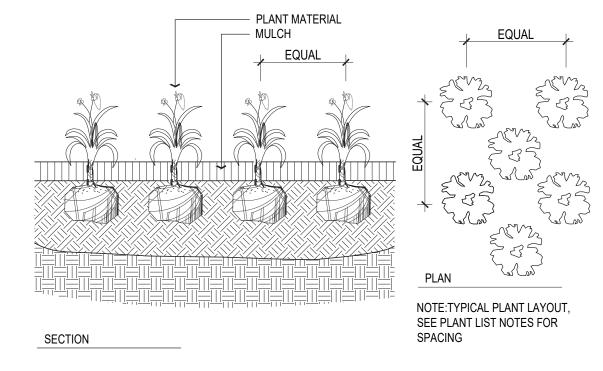
Learn more about FX Luminaire lighting control. Visit: fxl.com

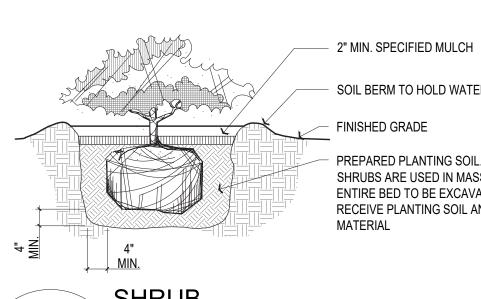












SOIL BERM TO HOLD WATER FINISHED GRADE PREPARED PLANTING SOIL. WHEN SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT



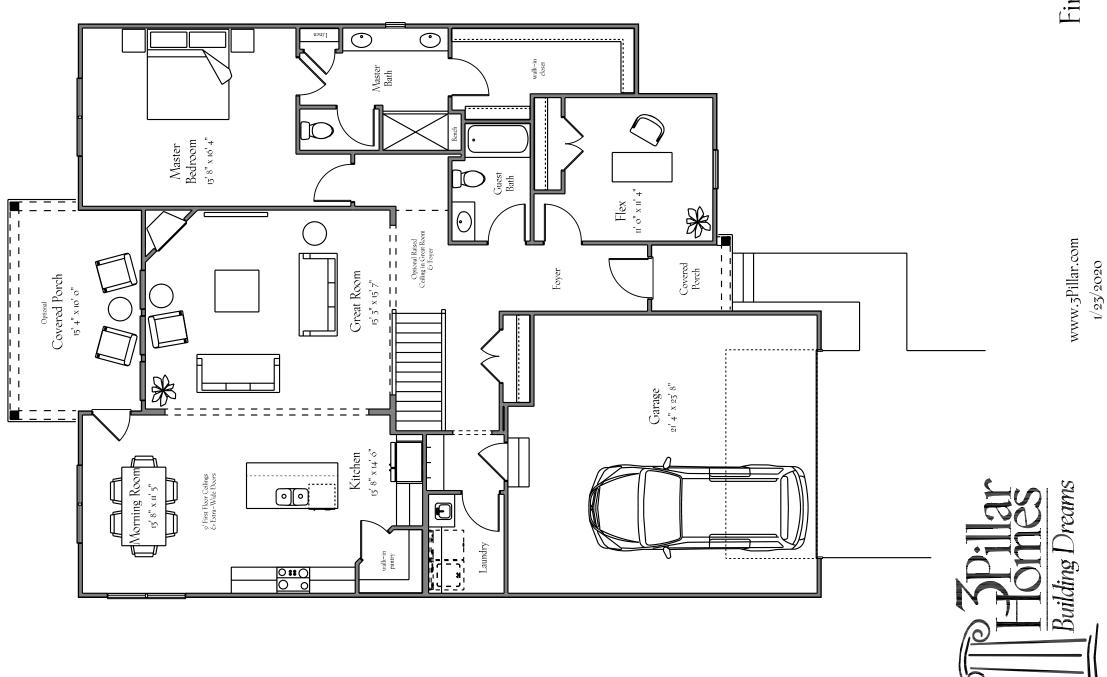
Camber Company



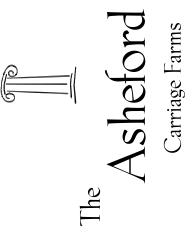


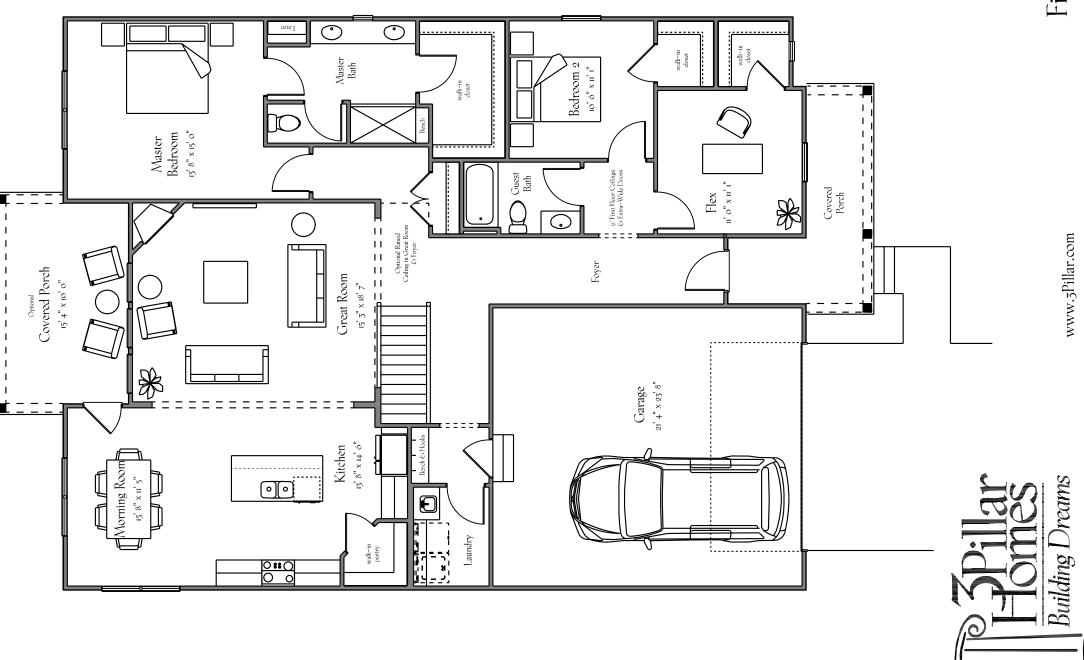
TAB 5 ARCHITECTURAL EXHIBITS





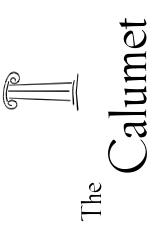
First Floor Plan 1690.0 sq ft.

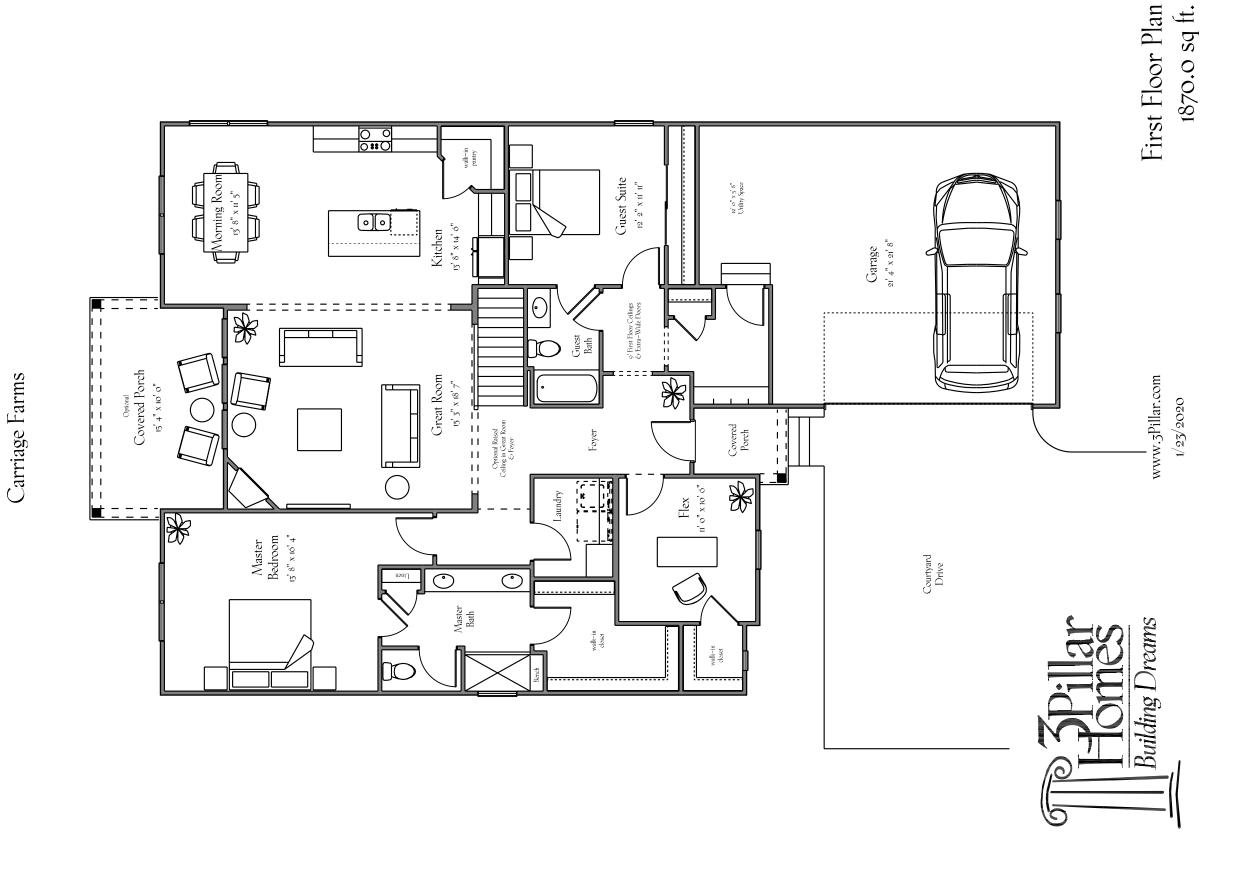




First Floor Plan 1875.0 sq ft.

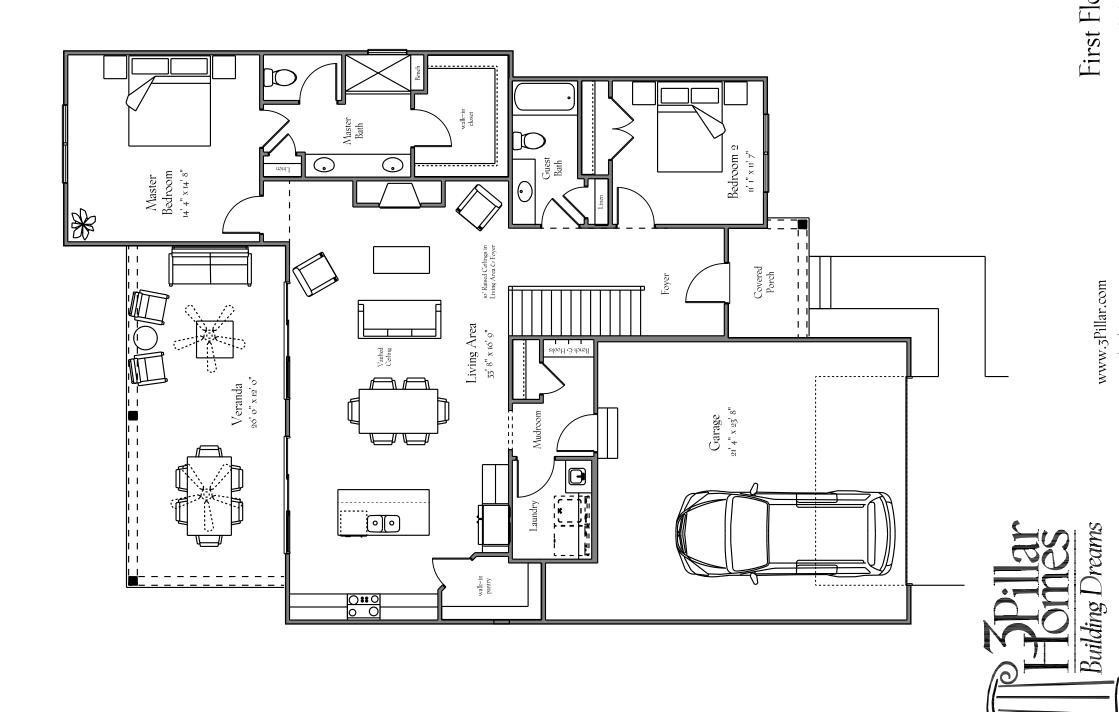
1/23/2020







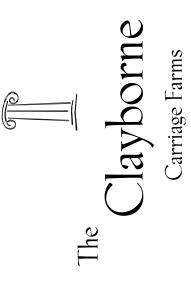
Carriage Farms

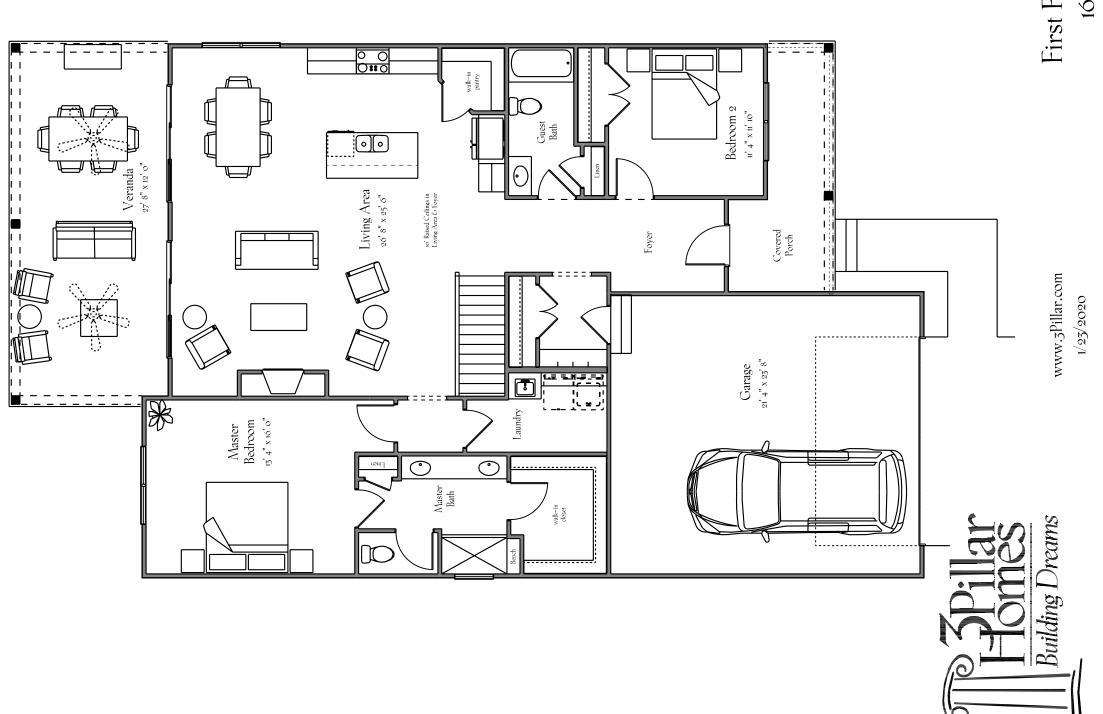


First Floor Plan 1517.0 sq ft.

www.3Pillar.com

1/23/2020

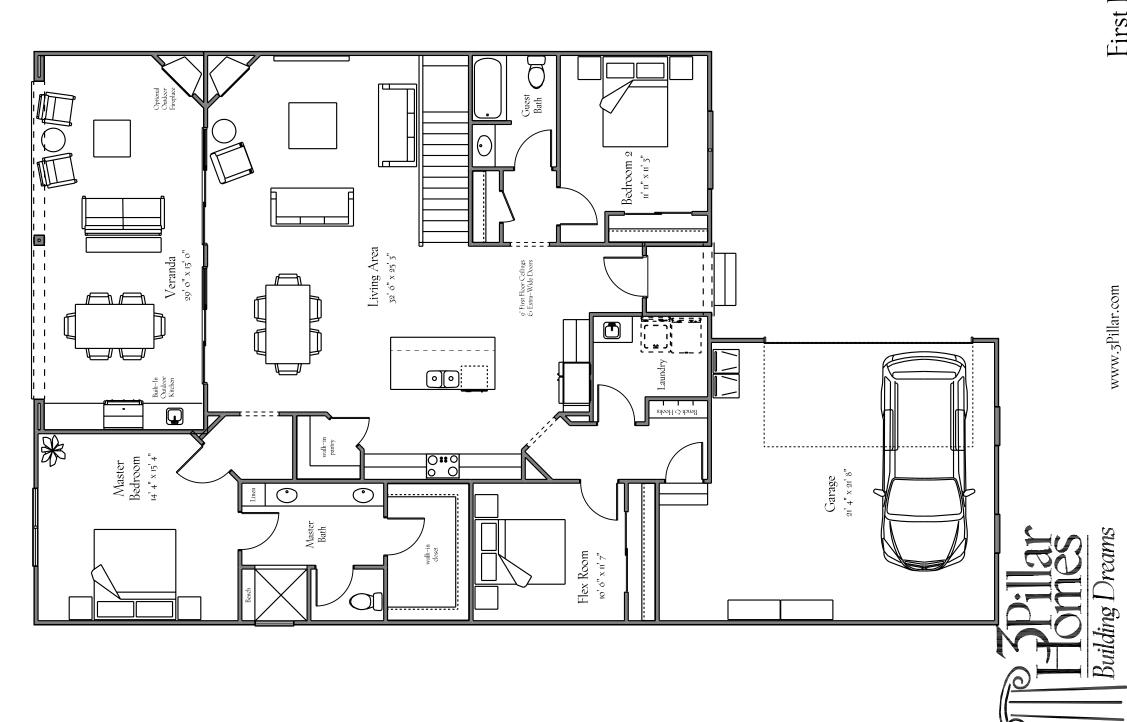




First Floor Plan

1631.0 sq ft.

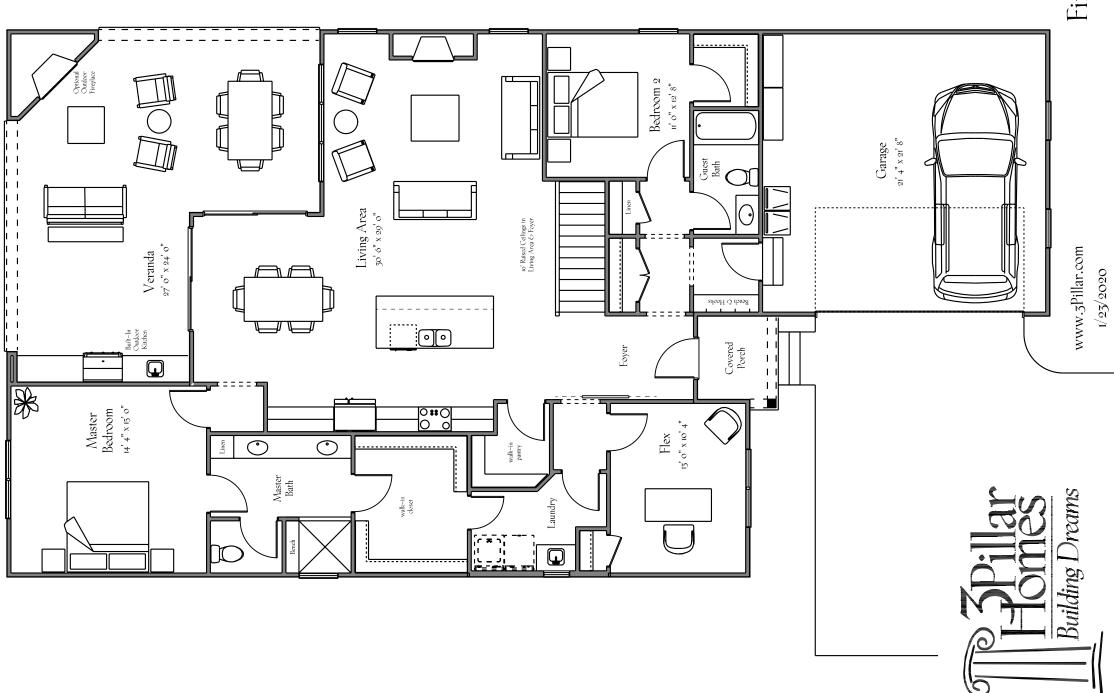




First Floor Plan 1842.0 sq ft.

www.3Pillar.com 1/23/2020

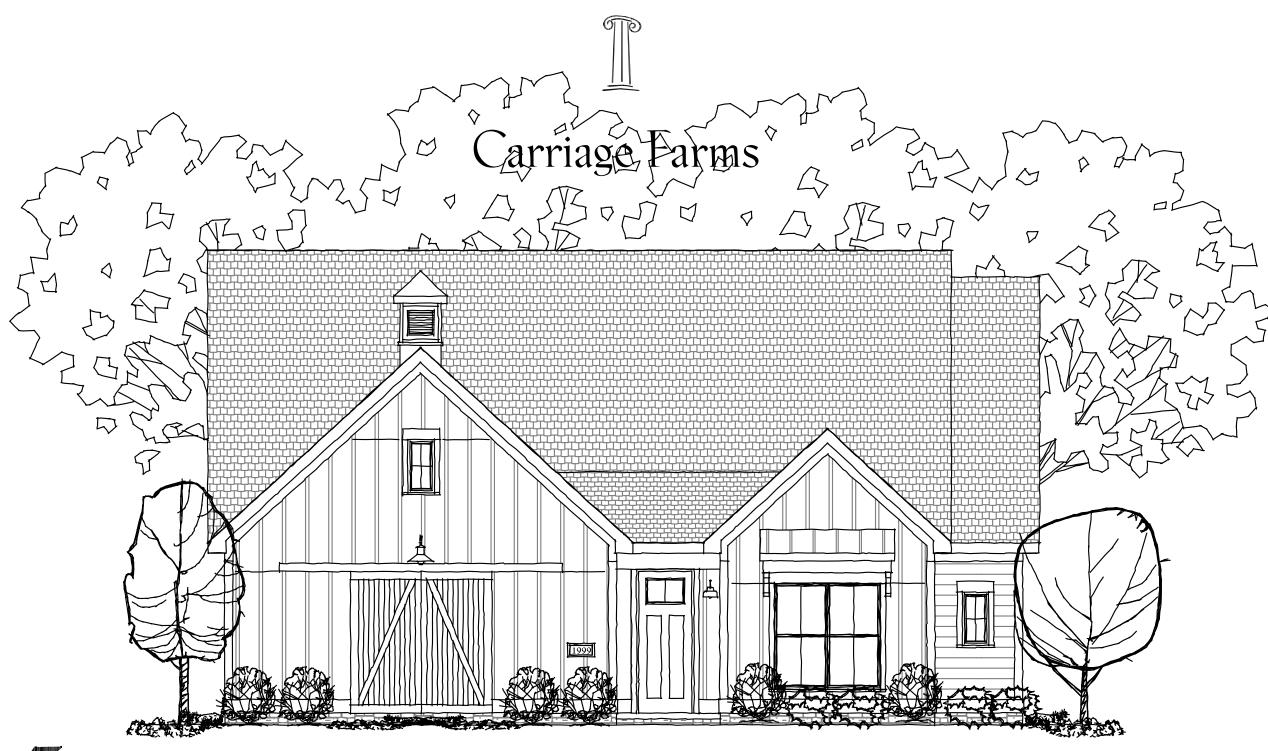




First Floor Plan 1871.0 sq ft.



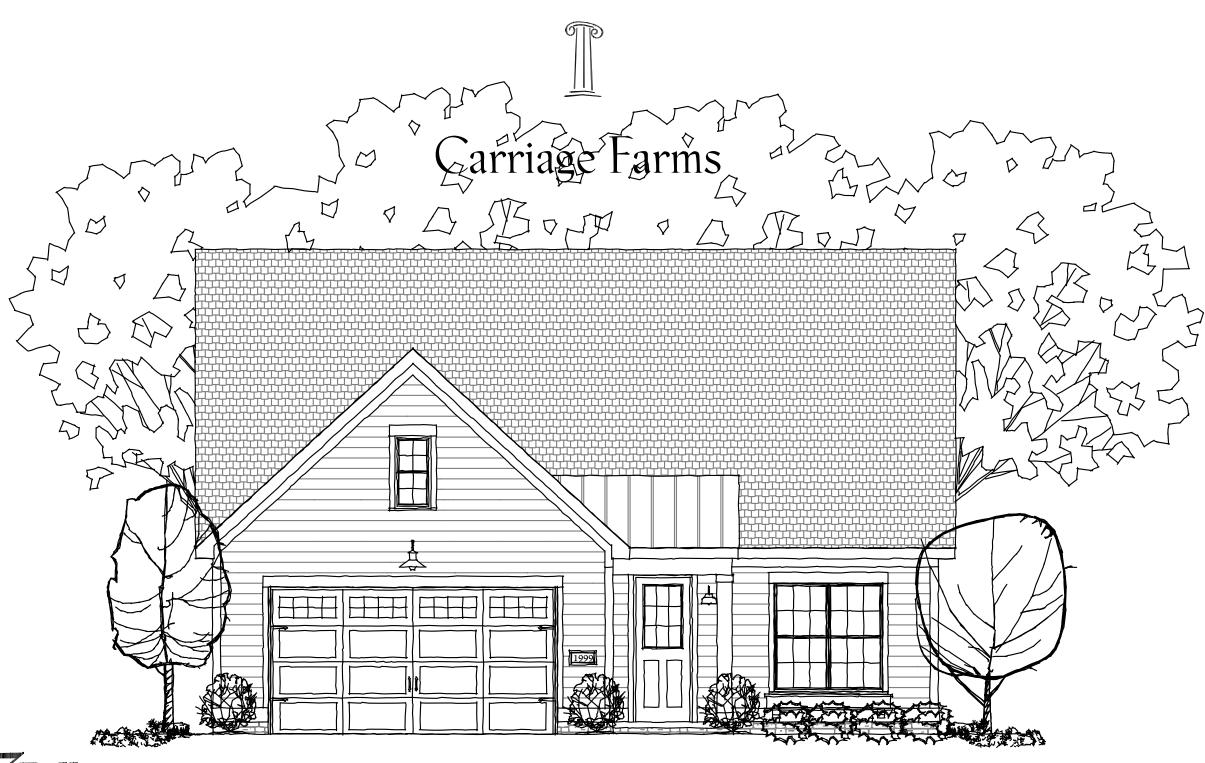








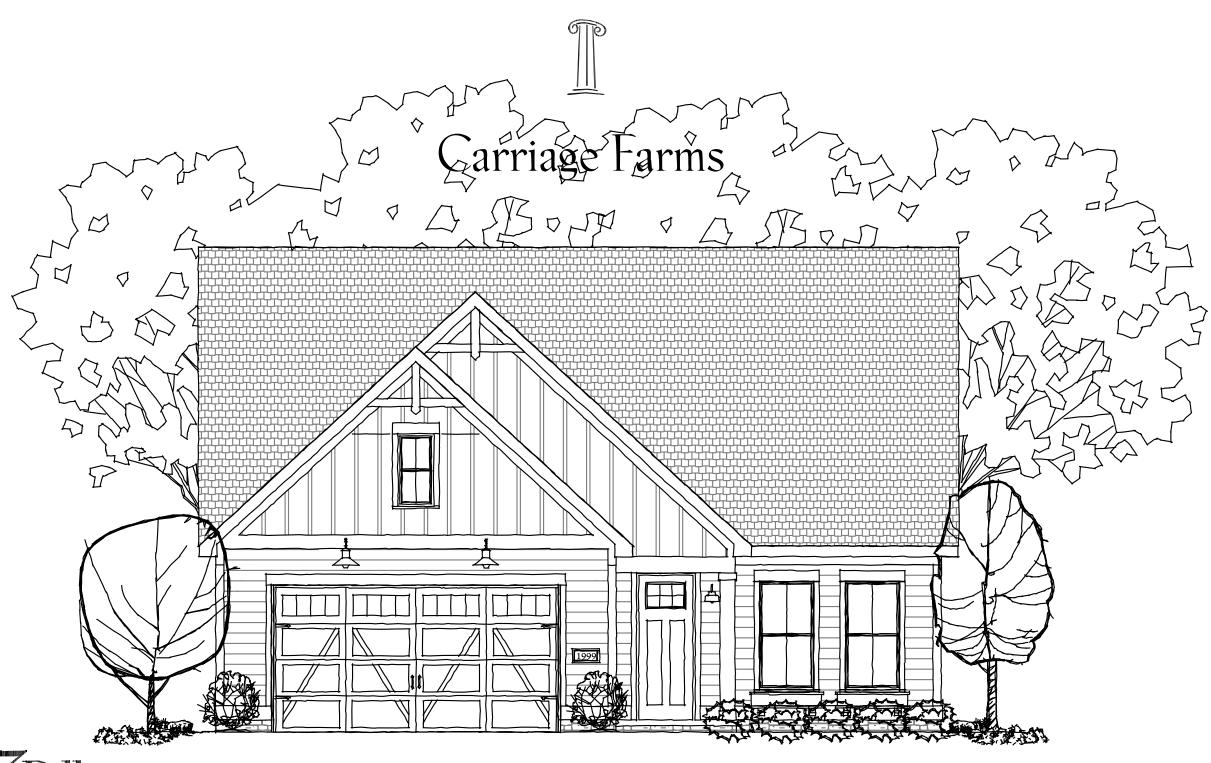








Building Dreams



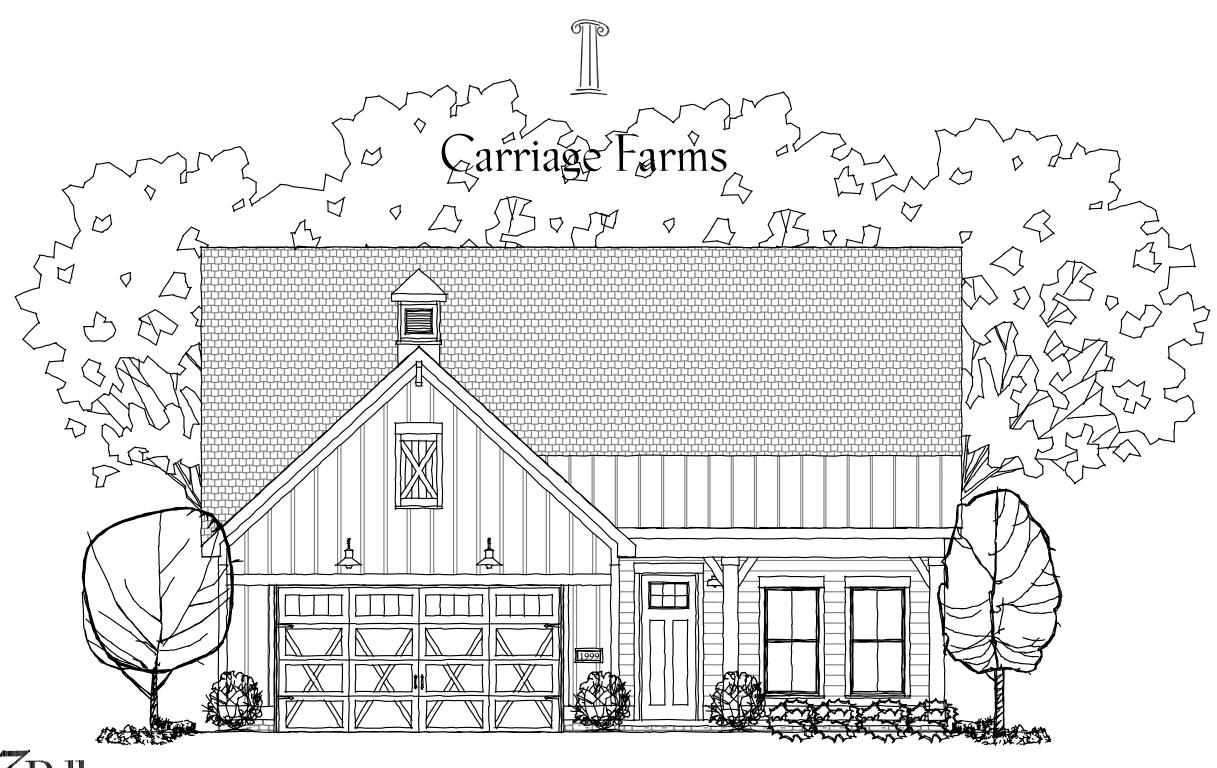








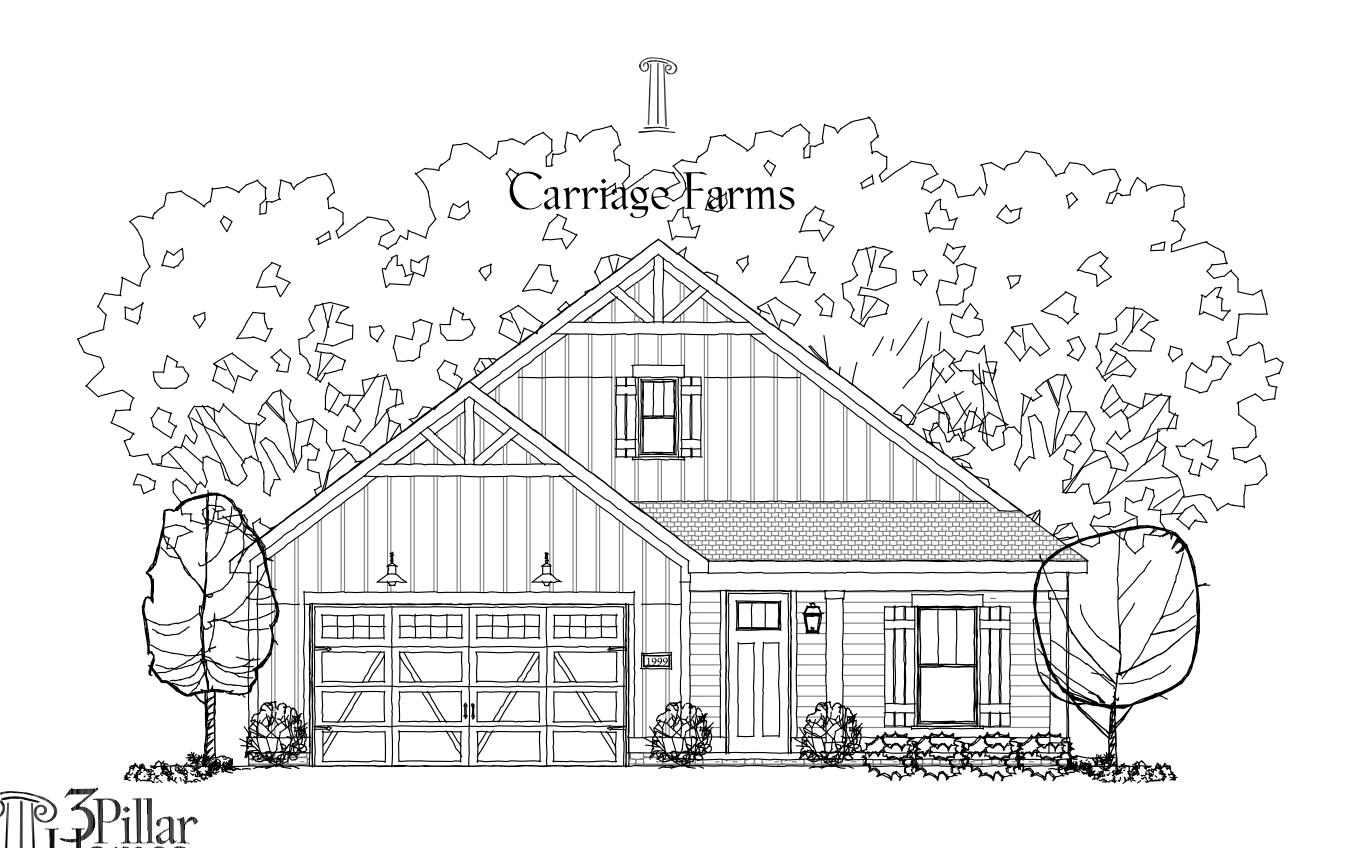












Building Dreams



Homes
Building Dreams

www.3Pillar.com 1/23/2020

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: <u>clescody@epferris.com</u>

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, 3rd 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

July 11, 2019

Christopher L. Lescody, P.E. Vice President E.P. Ferris & Associates, Inc. 880 King Ave. Columbus, Ohio 43212 Via Email: Clescody@epferris.com

RE:

Water Availability - Carriage-Liberty Patio Homes

Dear Mr. Lescody:

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, PTOEDirector of Traffic Engineering

-13-2020







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: 1

Direction (Southbound)

(
	1.52 Tesas
Start Time	. Total
7:00 AM	9
7:15 AM	
7:30 AM	8
7.45 AM	4
8:00 AM	-
8:15 AM	8
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)

	lator	
Start Time	rano.	
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	9	
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	



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

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

Direction (Westbound)

Diection (Westbodild)	
	Total
Start Time	local
7:00 AM	0
7:15 AM	0
7:30 AM	0
7.45 AM	
8:00 AM	2
8:15 AM	
8:30 AM	
8:45 AM	0
4:00 PM	9
4:15 PM	0
4:30 PM	3
4:45 PM	4
5:00 PM	
5:15 PM	4
5:30 PM	3
5:45 PM	2
Total	27
Total %	100.0
AM Times	7:00 AM
AM Peaks	
PM Times	5:00 PM
PM Peaks	10



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

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

Direction (Eastbound)

Encoulding Encouncil	
	Total
Start Time	
7:00 AM	3
7:15 AM	4
7:30 AM	2
7:45 AM	
8:00 AM	•
8:15 AM	б
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	
5:30 PM	1
5.45 PM	7
Total	35
Total %	100.0
AM Times	7:00 AM
AM Peaks	12
PM Times	6:00 PM
PM Peaks	11



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

www.smartservices-inc.com

"Empty Nester" Targeted Housing

	River Highlands		Villas a	Villas at Tussic		Total Sample Sites		
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	
7:30 AM	5	0	2	0	0	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		RATE OR EQUATION FROM:		ENTERING	SING	EXITING	9 V
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	%09	49
Senior Adult nousing-Detached (11 E Code #251)	AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM		In(T)=0.76In(X)+0.21	5	33%	4	%19	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	61%	6	39%	9
		Daily			86		49		49
TOTALS		AM Peak			13		4		6
		PM Peak			15		6		ဖ
					Carriage	Road Pro	Carriage Road Property Traffic Analysis - 1/2020	c Analysis	3 - 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 Emp	ty Nest(2Alt - 16 Single Fa	m(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	116 Single Family(2)
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.