

December 29, 2000

Schmidt Land Design  
 Attn: Forrest Gibson  
 3763 North High Street  
 Columbus OH 43214

RE: Fiori Homes Final Development Plan  
 Northwest corner Seldom Seen Road and North Liberty Street

Dear Forrest,


We have reviewed the plans submitted for the above referenced project and found several deficiencies and/or needed information in order for this plan to move forward towards approval by the Planning and Zoning Commission. The following list of items should be addressed on the plans and/or text that were submitted.

- A traffic study should be completed by a traffic engineer that indicates the impact the proposed development will have on the public roadways. Specifically, the study should indicate whether there is a need for a left turn lane northbound on Liberty Street into the site or eastbound on Seldom Seen Road. Other specific items that should be examined include the need for deceleration lanes and/or ditch improvements along the right-of-way.
- Show the right-of-way dedication, 40 feet from centerline, to happen by deed or plat at the time engineering plans are approved.
- Show existing pavement along Liberty and Seldom Seen Roads and how proposed entrances tie into pavement.
- Show revised "private park" and open space areas. Areas within rights-of-way and building setbacks along the roads do not count
- There is a conflict at the southwest corner of the site with a proposed drive and a landscape easement, which belongs to the Homeowner's Association. Re-design this area to remove drive from the easement.
- Bold or otherwise highlight the building separation variance areas.
- Label the typical driveway widths at eighteen (18) feet.
- Show pathway connections and provide a pathway easement.
- Provide amount of building coverage to determine proper tree caliper planting requirements.
- Show existing tree plantings and mounding along North Liberty Street. Is this to be re-worked?
- Show all existing easements on site.

- Show typical foundation planting plan around units.
- Show outdoor lighting locations. Post lights for individual units? Any entrance lighting proposed at street?
- Submit architectural design criteria and/or elevations.
- Show how proposed electrical, phone and gas utilities will be accessed (all underground). Will utility poles need moved?
- What is the nature and extent of earthwork needed?
- Any mounding, landscaping, white rail fencing along North Liberty Street or Seldom Seen Road being proposed to fit in with community character of Powell?

As further review occurs on the plans we may have additional items to discuss. Please let me know if you have any questions regarding these items.

Sincerely,

  
David M. Betz, AICP  
Director of Development