A photograph of a residential street. A light-colored concrete sidewalk leads from the bottom center towards a house on the left. The house has a dark roof and a porch. There are trees and bushes on both sides of the street. The image is slightly blurred and has a soft, painterly quality.

# THE RESERVE AT MORRIS PLACE

Adventure Park Drive

Powell, Ohio

November 20, 2014

**Preliminary Development Plan  
+ Zoning Map Amendment**

Prepared for On Mark Communities, LLC

## **TABLE OF CONTENTS**

### **Tab 1: Application for Amendment to the Official Zoning Map**

- Application
- Text

### **Tab 2: Application for Downtown Residence District**

- Application
- Text

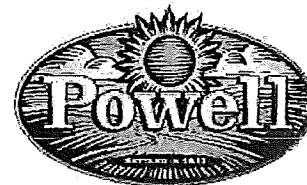
### **Tab 3: Exhibits**

- Exhibit "A-1" – Surrounding Property Owners
- Exhibit "B-1" – Legal Description and Boundary Survey
- Exhibit "C-1" – Preliminary Development and Phasing Plan
- Exhibit "C-2" – Context Map
- Exhibit "D-1" – Overall Conceptual Landscape Plan
- Exhibit "D-2" – Existing Tree Index
- Exhibit "D-3" – Site Details
- Exhibit "E" – Utility Plan and Utility Letters
- Exhibit "F-1" – Conceptual Architectural Streetscape
- Exhibit "F-2" – Conceptual Architectural Elevations
- Exhibit "G-1" – Traffic Study

# CITY OF POWELL

## PLANNING AND ZONING COMMISSION (P&Z)

### ZONING MAP AMENDMENT APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00\*

**Applicant:** On Mark Communities LLCAddress/City/State/Zip: 135 Forest Hill Drive, Hubbard OH 44425Email Address: bhallapy@yahoo.comPhone No: 614-607-4453 Cell Phone No: same Fax No: 1-513-874-7336 attn suzie kouch**Property Owner:** Mr. and Mrs. Harold PerryAddress/City/State/Zip: 185 N. Liberty Street, Powell, OH 43065Email Address: NAPhone No: 614-582-2460 Cell Phone No: NA Fax No: NA**Architect/Designer for Applicant:** Faris Planning and Design LLCAddress/City/State/Zip: 243 N 5th Street, Columbus, Ohio 43215Email Address: tfaris@farisplanninganddesign.comPhone No: 614-487-1964 Cell Phone No: 614-284-4574 Fax No: NA**Property Address:** 185 N. Liberty Street, Powell, Ohio 43065Lot Number/Subdivision: \_\_\_\_\_ Existing Use: Vacant Land Proposed Use: DR district- condominiumsReason for Administrative Review (attach necessary documents): Rezoning and approval of Preliminary Development Pla**Checklist:**

- ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- ☒ Attach **15 copies** of a vicinity map
- ☒ Attach statement of compatibility of proposed zoning and use with adjacent properties and comprehensive plan
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD
- ☒ Attach the required fee - \$750.00\*

\*Does not include transcript cost, which actual cost incurred.

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.

Signature of Applicant: \_\_\_\_\_

Date: 11.19.14

Office Use

Received

Office Use

AMT \_\_\_\_\_

TYPE/DATE \_\_\_\_\_

RECEIPT # \_\_\_\_\_

PAYOR \_\_\_\_\_

Payment

## **APPLICATION FOR AMENDMENT TO THE OFFICIAL ZONING MAP**

An application for amendment to the Official Zoning Map adopted as a part of this Zoning Ordinance by Chapter 1141, undertaken under the terms of Section 1131.03(c), must be complete for consideration. All applications for zoning amendments shall be submitted on such forms as designated by the Zoning Administrator. Applications lacking any part of the information listed below shall be deemed to be incomplete and shall not be acted on until completed. Applications must contain at least the following information:

- (a) The name, address, and phone number of the applicant and, in the case of a lessee, of the property owner;**

On Mark Communities, LLC, 135 Forest Hill Drive, Hubbard, Ohio 44425. Bob Hallapy, 1-614-607-4453, Applicant

Mr. and Mrs. Harold Perry, 185 N. Liberty Street, Powell, OH 43065, 1-614-582-2460, Owner

- (b) Legal description of all of the property affected by the proposed amendment;**

See Exhibit B-1 for legal description.

- (c) The proposed amending ordinance, approved as to form by the Director of Law;**

Will be submitted by City of Powell.

- (d) A statement of the reason(s) for the proposed amendment in terms of serving the public health, safety, convenience, and/or welfare, and in terms of any changed or changing conditions within the area;**

The requested zoning change from Residential to Business Residential is requested to accommodate development of condominium homes south of Adventure Park as described and recommended in the Downtown Revitalization Plan, which will allow the extension of Depot Street from its current terminus at Case to Adventure Park Drive, in turn providing better pedestrian and vehicular traffic through the downtown corridor.

- (e) The present use;**

The present use is single family residential, being part of a larger single family lot. The area in question contains two outbuildings

- (f) The present zoning district;**

The present zoning is R- Residential

**(g) The proposed use;**

The proposed use is condominium homes

**(h) The proposed zoning district;**

The proposed zoning is Downtown Residence District- DR

**(i) Fifteen (15) copies of a vicinity map drawn to scale illustrating and denoting:**

**(1) Property lines, ownerships, and property dimensions;**

See Exhibit C-2

**(2) Streets, street names, alleys and thoroughfares;**

See Exhibit C-2 Site is bounded by Adventure Park Drive to North and Depot Street extension will bisect the site

**(3) Existing zoning district boundaries and designations;**

See Exhibit C-2. The site is currently zoned Residential, and to the south it is zoned Downtown Business District and Downtown Residence District. To the north it is zoned residence district (Adventure Park)

**(4) Proposed changes to zoning district boundaries and designations;**

This application proposes to change the base zoning from R- Residence District to DR, Downtown Residence District

**(5) Any other information the Zoning Administrator may require, which may include, but is not limited to:**

**A. Streets and traffic accesses;**

See Exhibit C-1

**B. Location and extent of all existing and proposed building and structures;**

See Exhibit C-2

**C. Yard dimensions;**

See Exhibit C-2

**D. Utilities;**

See exhibit E-1

**E. Landscape features and plans, including the location and trunk diameter of existing trees;**

See exhibits D-1 and D-2

**F. Site drainage patterns and facilities;**

See exhibit E-1

**G. Drawings and dimensions of signs;**

See exhibit D-3

**H. Refuse and service areas and facilities;**

Waste refuse will be handled by a private hauler with residents having individual trash cans

**I. Open spaces;**

See Exhibit C-1

**J. Loading areas;**

Not Applicable

**K. Walks and pathways;**

See Exhibit C-1

**L. Off-street parking spaces, aisles and accesses;**

See Exhibit C-1

**M. Uses of land;**

The land will be used for condominium development

**N. Location and extent of structures and land uses on surrounding property; and**

See Exhibit C-2

**O. Written evidence of compliance with EPA and/or Health Department sanitary sewer requirements.**

Proposed sanitary service shall be in strict compliance with Delaware County Sanitary Engineer and EPA

- (j) A list of names and addresses of all property owners within the proposed rezoned area, all owners of property located contiguous to, directly across the street from and within 250 feet of the proposed rezoned area.**



See Exhibit A-1 for surrounding property Owners

- (k) A statement on the ways in which the proposed amendment relates to and is consistent with the Comprehensive Plan; and**

The Downtown revitalization plan recommends that this area be used for higher density housing adjacent the park, which will allow for varied housing opportunities in the downtown core, and extending Depot Street to the north the intersect with Adventure Park Drive, allowing for more access opportunities for pedestrian and vehicular access to the park.

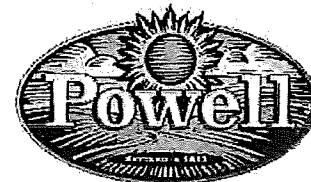
This development will bring another housing type to the downtown area to further enhance the walkability and viability of the Downtown core. The homes and neighborhood are modeled after traditional village design, and complement the existing area quite well. The extension of Depot Street will provide another avenue for current residents to avoid congested streets, and the location of this parcel to downtown fosters a walkable, vibrant environment that is critical to a downtowns continued success. The housing type provides a mix of unit types that cater to young and older individuals alike, and compared to single family homes, have much lower impacts to schools, vehicle trips, and since internal roads are private, street maintenance.

- (l) A fee as established by the Council. (Amendment by Ordinance 91-40)**

A fee has been paid at the time of filing

- (m) Any application for zoning map amendment to a Planned District shall be accompanied by a Development Plan as otherwise described by this Zoning Code. (Ord. 98-42. Passed 10-6-98.)**

## CITY OF POWELL

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

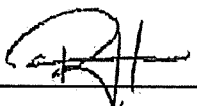
ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00 + \$60.00 per acre

**Applicant:** On Mark Communities LLCAddress/City/State/Zip: 135 Forest Hill Drive, Hubbard OH 44425Email Address: bhallapy@yahoo.comPhone No: 614-607-4453Cell Phone No: sameFax No: 1-513-874-7336 attn suzie kouch**Property Owner:** Mr. and Mrs. Harold PerryAddress/City/State/Zip: 185 N. Liberty Street, Powell, OH 43065Email Address: NAPhone No: 614-582-2460Cell Phone No: NAFax No: NA**Architect/Designer for Applicant:** Faris Planning and Design LLCAddress/City/State/Zip: 243 N 5th Street, Columbus, Ohio 43215Email Address: tfaris@farisplanninganddesign.comPhone No: 614-487-1964Cell Phone No: 614-284-4574Fax No: NA**Property Address:** 185 N. Liberty Street, Powell, Ohio 43065Lot Number/Subdivision: \_\_\_\_\_ Existing Use: Vacant Land Proposed Use: DR district- condominiumsReason for Administrative Review (attach necessary documents): Rezoning and approval of Preliminary Development Plan**Checklist:**

- ☒ Preliminary Plan requirements set forth in Section 1143.11(c).
- ☒ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ **15 copies** of all drawings, text, any other items, and application.
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$400.00 + \$60.00 per acre.

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.

Signature of Applicant: Date: 11.19.14

Office Use

Received

Office Use

AMT \_\_\_\_\_

TYPE/DATE \_\_\_\_\_

RECEIPT # \_\_\_\_\_

PAYOR \_\_\_\_\_

Payment



**APPLICATION FOR DOWNTOWN RESIDENCE DISTRICT  
DEVELOPMENT TEXT**

**(1) Name, address, and phone number of applicant.**

On Mark Communities, LLC, 135 Forest Hill Drive, Hubbard, Ohio 44425. Bob Hallapy,  
1-614-607-4453

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

Land Planner/Landscape Architect

Todd Faris, Faris Planning & Design, LLC, 243 N. Fifth Street, Suite 401, Columbus,  
OH 43215; Phone 1- 614-487-1964

Civil Engineer

Bill Pizzino, Pizzino Engineering and Consulting LLC, 9495 SR 161, Plain City, Ohio  
43064 , Phone 1-614-325-2462

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

See Exhibit A-1 for adjacent property owners.

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

See Exhibit B-1 for legal description.

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

Property currently has 2 out buildings that are part of a larger single family lot

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

Will be submitted by City of Powell.

**(7) A vicinity map at a scale approved by the Zoning Inspector showing  
all property lines, existing streets and alleys, approved future streets and land  
uses on adjacent Planned District areas, transportation and land use elements of  
the Municipality's adopted Comprehensive Plan, current zoning classifications  
and boundaries, and current land uses on the site of the proposed Planned  
District development and in the surrounding areas to the physical extent deemed**

necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.

See Exhibit C-2 for Context Map.

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

See Exhibit C-1 for Preliminary Development Plan.

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

See Exhibit C-2.

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

See Exhibit C-2.

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

Total site is 5.366 +/- acres. There are no subareas.

**D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;**

See Exhibit C-1

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

See Exhibit C-1

**F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent;**

None on site

**G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;**

See Exhibit D-2 for existing tree survey

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

See Exhibit C-1 for Preliminary Development Plan.

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

See Exhibit C-1 for Preliminary Development Plan. Also see Utility Plan and Service Letters attached as Exhibits E.

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

The proposed residential density is 7.46 du/ gross ac. See Exhibit C-1 for Preliminary Development Plan. The zoning district Downtown Residence District, allows for 7 du/ac, with incentives of up to 2 du/ac for public streetscape improvements or other improvements. This project provides an extension of Depot Street, along with the R.O.W. required, through the property per the Downtown Revitalization Plan, fulfilling that requirement.

**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;**  
See Exhibit C-1 for Preliminary Development Plan.

**2. Names of existing and proposed streets;**  
See Exhibit C-1 for Preliminary Development Plan.

**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.;**  
See Exhibit C-1 for Preliminary Development Plan.

**4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**  
There are no subareas identified.

**5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**  
See Exhibit C-1 for Preliminary Development Plan.

**6. Common open areas, public lands, and natural scenic easements, including the area of each;**  
Open spaces are identified on the Preliminary Development Plan. There are ±1.11 acres of common open areas and scenic easements areas shown. The open spaces shall be maintained by the Homeowners/Condominium Association.

**7. Proposed landscape treatment of the site;**  
See Landscape Plan attached as Exhibit D-1.

**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;**

See Utility Service Letters and Utility Plan attached as Exhibits E.

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

See Exhibit C-1 for Preliminary Development Plan for approximate location of storm water detention basins.

**10. Proposed architectural design criteria;**

Building materials shall be all natural, and will offer several floor plans and elevations. The front elevations will be detailed with cementitious fiber board siding (Hardi Plank), with accents of stucco, stone veneer, and brick. Major roof elements shall have a minimum 7:12 pitch. Roof materials shall be of a medium or dark color. Garage doors shall be paneled, and of one color and material (windows shall be allowed if consistent with architectural character and theme). See Exhibit F for conceptual architectural elevations and site features

**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;**

See Exhibit C-1 for Preliminary Development Plan. This property connects to pathways along Adventure Park Drive, and provides future connections to the South with sidewalks along the Depot Street extension.

**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.**

The plan incorporates the direction given to the applicant by the planning and zoning director, as well as comments and suggestions by the Planning and Zoning Commission.

Common Open space and scenic easements shall be designated and arranged as shown on the Preliminary Development Plan attached as Exhibit C, and is 21%. 20% is required by code.

The minimum building separation between structures shall be 10' as required by code. The minimum front building setback (from Depot Street), is 20' per code, the rear yard setback (east and west) is 30' per code, and the side yard setback (north and south) is 5' per code.

The maximum lot coverage is 23%. 50% maximum lot coverage is allowed by code.

The minimum floor area require for residential units is 1,500 square feet for ranches, exclusive of finished basements and garages. The minimum floor area of 2 story townhomes shall be 1,200 square feet, exclusive of finished basements or garages.

This project will be developed in 2 phases, which shall be smaller than 5 acres per phase which is required by code.

The proposed residential density is 7.46 du/ gross ac, the code allows for projects with density of up to 9 du/ac.

The Downtown revitalization plan recommends that this area be used for higher density housing adjacent the park, which will allow for varied housing opportunities in the downtown core, and extending Depot Street to the north the intersect with Adventure Park Drive, allowing for more access opportunities for pedestrian and vehicular access to the park. The homes and neighborhood are modeled after traditional village design, and complement the existing area quite well.

**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, building, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

The First Phase, on the east side of Depot Street extension, shall consist of 15 units and associated roadways and utilities, which will be completed in 12 to 18 months. The Second Phase shall include 25 units, which will be completed in 12 to 18 months. Phases of construction may occur simultaneously. See Exhibit C-1 for phasing plan.

The site is bordered on the east by existing larger lot single family homes zoned Residence District, to the north by Adventure Park, to the South by vacant land zoned Downtown Business District, and homes on the south east corner that are zoned Downtown Residence District, and to the west by the railroad tracks

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

See Exhibit C-1 for traffic and parking for this site. Also see traffic analysis for peak hour traffic and traffic patterns when Depot Street extension is complete-Exhibit G

**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.**

The First Phase, on the east side of Depot Street extension, shall consist of 15 units and associated roadways and utilities, which will be completed in 12 to 18 months. The Second Phase shall include 25 units, which will be completed in 12 to 18 months. Phases of construction may occur simultaneously. See Exhibit C-1 for phasing plan.

**(9) Evidences 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 (2) years.**

The Applicant has a contract on the property with the land seller. The applicant is an established custom home builder.

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

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

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

The applicant has reviewed the 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.**

Condominium homes- single family detached and attached, shall be constructed. There will be 40 units available. The floor plans and elevations of the units are still under development, but will be a mixture of ranch and 2 story town homes. Square footage of the units is anticipated to start at 1,200 sf. for townhomes to 1,500 sf for ranches, exclusive of finished basements or garages. Building materials shall be all natural, and will offer several floor plans and elevations. The front elevations will be detailed with cementitious fiber board siding (Hardi Plank), with accents of stucco, stone veneer, and brick.

Special attention shall be focused on site details involving the streetscape, utilizing landscape, street/yard lights, as well as the overall streetscape character.

The price range for the units will start at \$350,000.

**(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.**

This development will bring another housing type to the downtown area to further enhance the walkability and viability of the Downtown core. The homes and neighborhood are modeled after traditional village design, and complement the existing area quite well. The extension of Depot Street will provide another avenue for current residents to avoid congested streets, and the location of this parcel to downtown fosters a walkable, vibrant environment that is critical to a downtowns continued success. The housing type provides a mix of unit types that cater to young and older individuals alike, and compared to single family homes, have much lower impacts to schools, vehicle trips, and since internal roads are private, street maintenance.

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

The fee has been submitted with this application.



KIRKHAM J CHERYL  
SHARP ST  
POWELL OH 43065

J ALAN KIRKHAM RUMMELT  
JULIE K  
SHARP ST  
POWELL OH 43065

WOOKIN  
210 LIBERTY ST  
POWELL OH 43065

PERRY & VIRGINIA & KEENAN  
CHERYL  
175 LIBERTY ST  
POWELL OH 43065

JOHN THOMAS BARTON REA  
ANNE DOENGES-BARTON  
119 LIBERTY ST  
POWELL OH 43065

VILLAGE OF POWELL  
260 ADVENTURE PARK DR  
POWELL OH 43065

TROAST J & BRITTANY L  
151 LIBERTY ST  
POWELL OH 43065

VIRGINIA PERRY  
183 LIBERTY ST  
POWELL OH 43065

PERRY  
LIBERTY ST  
POWELL OH 43065

JOHN WRIGHT JANET L  
137 LIBERTY ST  
POWELL OH 43065

CUNDY M  
CASE AVE  
POWELL OH 43065

CUNDY M  
CASE AVE  
POWELL OH 43065

CUNDY M  
40 CASE AVE  
POWELL OH 43065

DIANA WHITEMAN  
50 CASE AVE  
POWELL OH 43065

RINEHART C  
60 CASE AVE  
POWELL OH 43065

RINEHART C  
CASE AVE  
POWELL OH 43065

KELLOUGH A  
80 CASE AVE  
POWELL OH 43065

KELLOUGH A  
CASE AVE  
POWELL OH 43065

VOSS A & TIMOTHY R  
90 CASE AVE  
POWELL OH 43065

CASE PROPERTIES  
CASE AVE  
POWELL OH 43065

OLENTANGY SCHOOLS BOARD  
OF EDUCATION  
8715 BIG BEAR AVE  
POWELL OH 43065

G PROPERTIES  
158 CASE AVE  
POWELL OH 43065

MURRAY S & JEFF S TRUSTEE  
CASE AVE  
POWELL OH 43065

## Legal Description of a 5.366 Acre Tract

Situated in the State of Ohio, County of Delaware, Township of Liberty, in the city of Powel, being part of Range 19, Township 3, Section 4, Lot 32 U.S.M. Lands, being all of a 2.257 acre tract (parcel one), and part of a 9.5 acre tract (before exceptions) (parcel two), as conveyed to Virginia Perry, Harold Perry, and Cheryl Keenen in Official Record 1050, Page 882, Parcel No's. 319-426-01-008-000 and 319-426-01-009-000, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Delaware County, Ohio) and being more particularly described as follows:

Beginning at a Found Railroad Spike, said Found Railroad Spike being at the intersection of the North line of said Lot 32 and the centerline of Liberty Street ( CO. Rd. 9 ) ( right-of-way varies ), and being at the southeasterly corner of a 17.564 acre tract as conveyed to the Village of Powell, and at the Grantor's northeasterly corner;

Thence northwesterly leaving the centerline of said Liberty Road with the southerly line of said Village of Powell 17.564 acre tract and the Grantor's northerly line, North 85°56'09" West, a distance of 410.26 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the TRUE POINT OF BEGINNING for the 5.366 Acre Tract hereon described;

Thence southwesterly on a new division line through the Grantor's land, South 04°01'26" West, a distance of 355.87 feet to a Set 5/8" Rebar with Cap, said Set Rebar with Cap being on the North line of Nellie G. Case Addition to the Village of Powell as shown of record in Plat Book 3, Page 95;

Thence northwesterly with the North line of said Nellie G. Case Addition to the Village of Powell, and the Grantor's southerly line, North 85°45'00" West, passing a Found 1/2" Rebar at a distance of 151.02 feet and 0.30 feet South, passing a Found 1/2" Iron Pipe at a distance of 212.59 feet and 0.59 feet North, and a Found 1/2" Iron Pipe at a distance of 381.07 feet and 0.51 feet North, said Iron Pipe being at the southeasterly corner of said Grantor's 2.257 Acre Tract ( Parcel One ), for a total distance of 587.00 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the northwesterly corner of Lot 57 of said Nellie G. Case Addition to the Village of Powell, and being on the easterly right-of-way line of said CSX Railroad, and being at the Grantor's southwesterly corner;

Thence northwesterly with the easterly right-of-way line of said CSX Railroad, and the Grantor's westerly line, North 18°02'18" West, a distance of 382.04 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the southwesterly corner of said Village of Powell 17.564 Acre Tract, and at the northwesterly corner of the Grantor's land;

Thence southeasterly with the southerly line of said Village of Powell 17.564 acre tract, and the Grantor's northerly line, South 85°56'09" East, passing a Found 1/2" Iron Pipe at a distance of 349.43, said found Iron Pipe being at the northeasterly corner of said Grantor's 2.257 Acre Tract (Parcel One), for a total distance of 730.49 feet to the TRUE POINT OF BEGINNING and containing 5.366 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in March of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the North line of Nellie G. Case Addition to the Village of Powell as Numbered and Delineated in Plat Book 3, Page 95, which bears North 85°45'00" West. And is used to denote angles only.

Parcel No's.; 319-426-01-008-000 & 319-426-01-009-000

John J. Rütter Jr. P.S. 7958 March 28, 2014

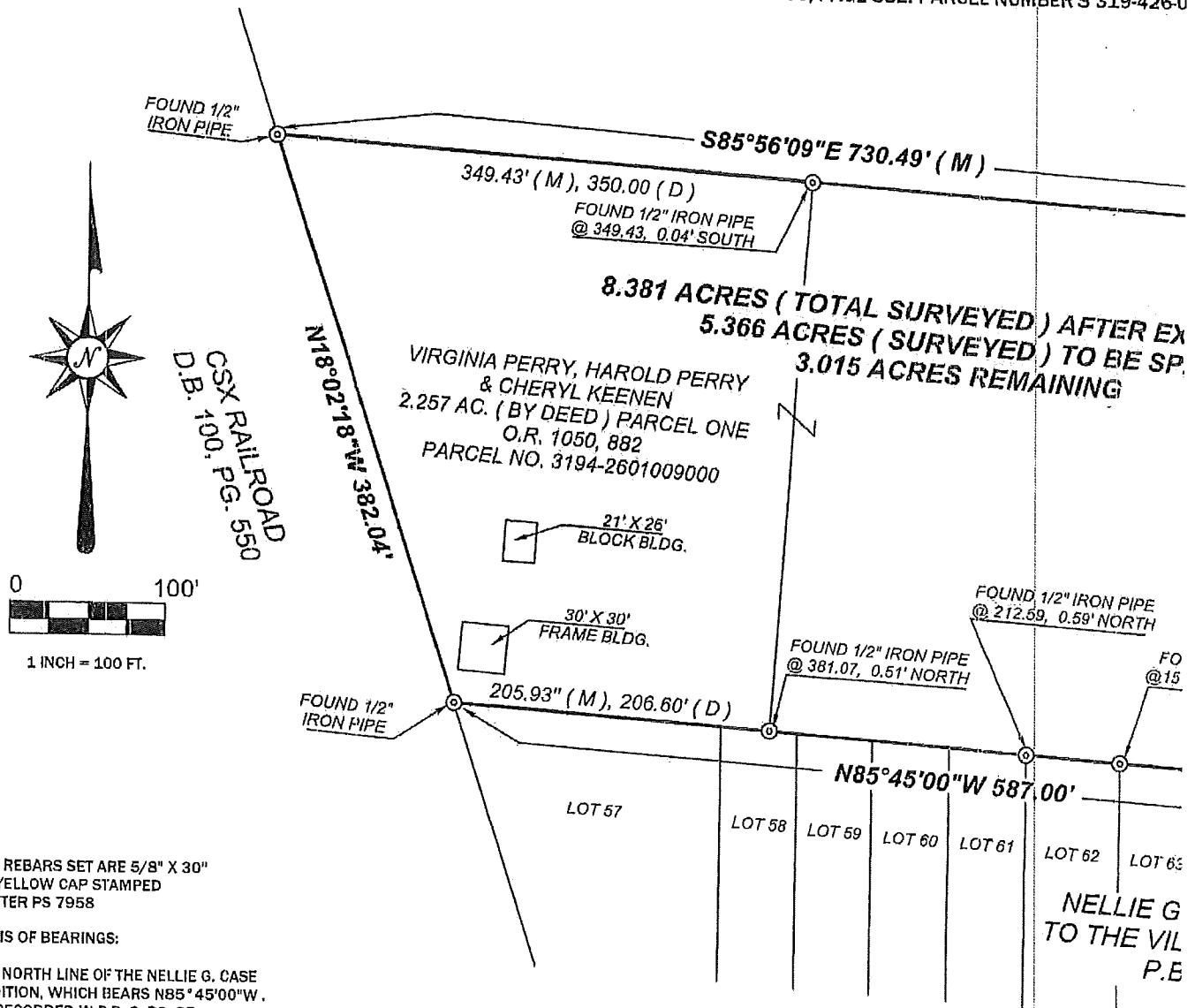
*John J. Rütter Jr.* March 28, 2014

614-766-4000

EXHIBIT B

# BOUNDARY SURVEY MAP OF

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,  
POWELL, BEING PART OF RANGE 19, TOWNSHIP 3, SECTION  
2.257 ACRE TRACT, (PARCEL ONE), AND PART OF A 9.5 A  
TWO), AS CONVEYED TO VIRGINIA PERRY, HAROLD PERRY  
1050, PAGE 882. PARCEL NUMBER'S 319-426-0



ALL REBARS SET ARE 5/8" X 30"  
W/YELLOW CAP STAMPED  
RUTTER PS 7958

#### BASIS OF BEARINGS:

THE NORTH LINE OF THE NELLIE G. CASE  
ADDITION, WHICH BEARS N85°45'00"W.  
AS RECORDED IN P.B. 3, PG. 95

I HEREBY CERTIFY THAT THE  
ATTACHED PLAT WAS PREPARED  
FROM INFORMATION OBTAINED  
FROM AN ACTUAL FIELD SURVEY  
OF THE PREMISES AND THAT SAID  
PLAT IS CORRECT TO THE BEST OF  
MY KNOWLEDGE

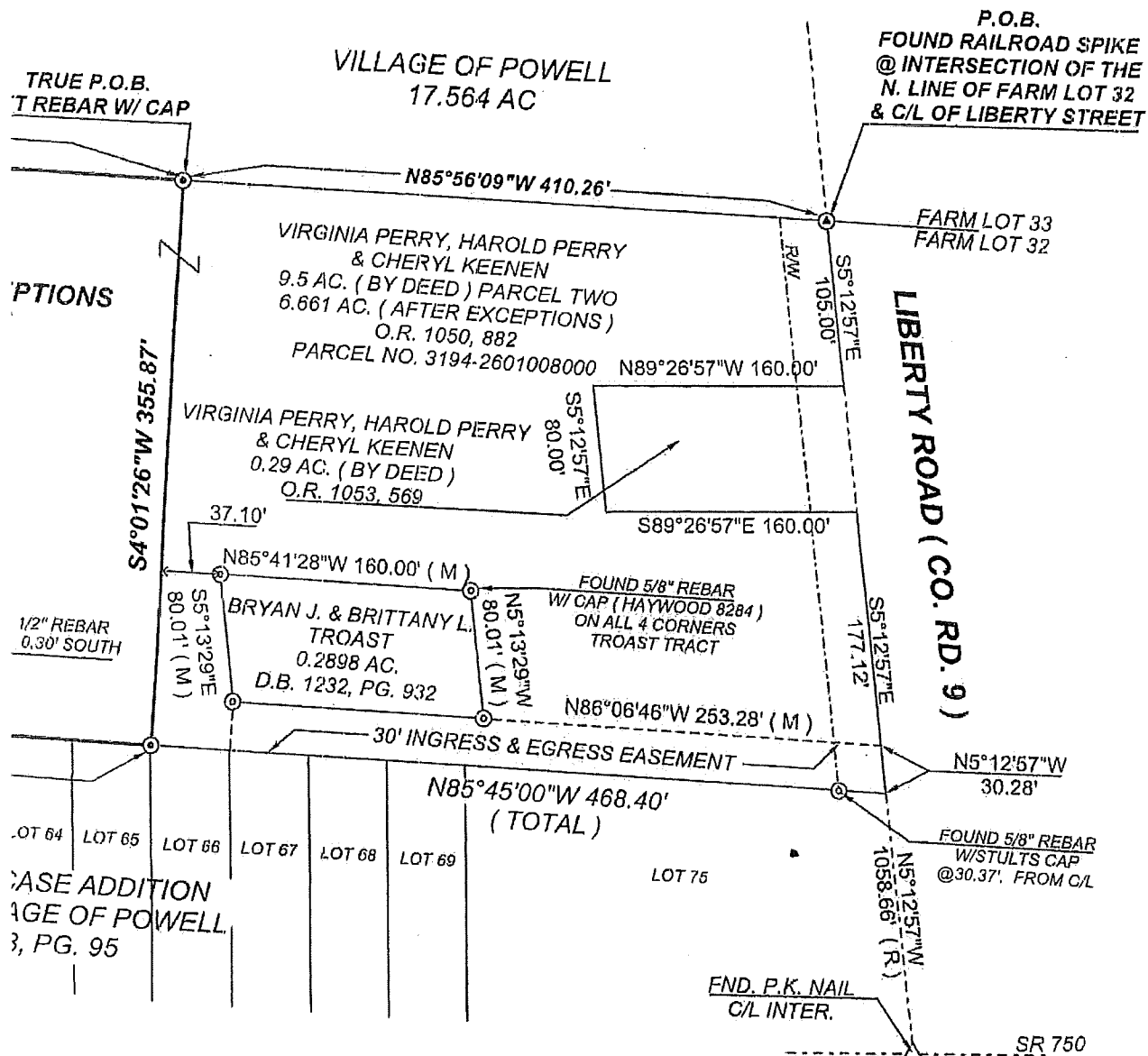
REGISTERED SURVEYOR NO. 7958  
JOHN J. RUTTER JR.

MARCH 26, 2014

*John J. Rutter Jr.* *March 26, 2014*

# 5.366 ACRE TRACT

TOWNSHIP OF LIBERTY, IN THE CITY OF  
LOT 32, U.S.M. LANDS; BEING ALL OF A  
TRACT( BEFORE EXCEPTIONS ) ( PARCEL  
) CHERYL KEENEN IN OFFICIAL RECORD  
3-000 & 319-426-01-009-000.



## REFERENCES:

DEEDS AS NOTED  
COUNTY MAPS  
PREVIOUS SURVEYS  
( STULTS SURVEY 17.564 AC. )  
( STULTS SURVEY 17.96 AC. )  
( BENCHMARK SURVEY 2.275 AC. )  
( NELLIE G. CASE ADD.P.B. 3, PG. 95 )

## LEGEND

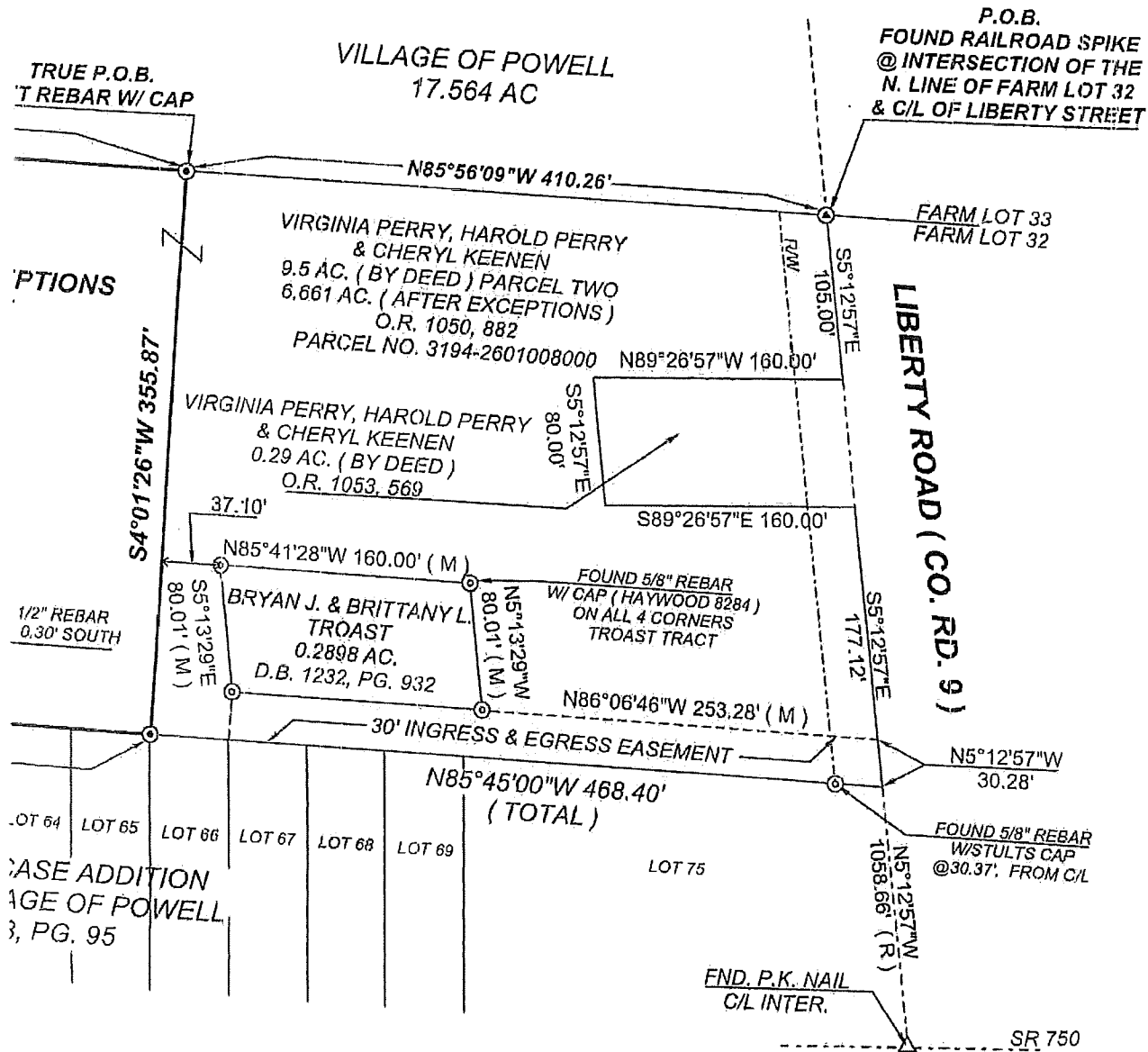
- ⊙ Found Iron Pipe ( as noted )
- ⊙ Set Rebar w/ Cap
- ⊙ Found Railroad Spike
- X Old Woven Wire Fenceline in area of Prop Line
- △ Found P.K. Nail
- Found Stone w/ X-cut



OFFICE: 614-766-4000  
CELL: 614-2-7-8214  
www.ackisonsurveying.com

# 5.366 ACRE TRACT

TOWNSHIP OF LIBERTY, IN THE CITY OF  
LOT 32, U.S.M. LANDS; BEING ALL OF A  
TRACT( BEFORE EXCEPTIONS ) ( PARCEL  
) CHERYL KEENEN IN OFFICIAL RECORD  
3-000 & 319-426-01-009-000.



## REFERENCES:

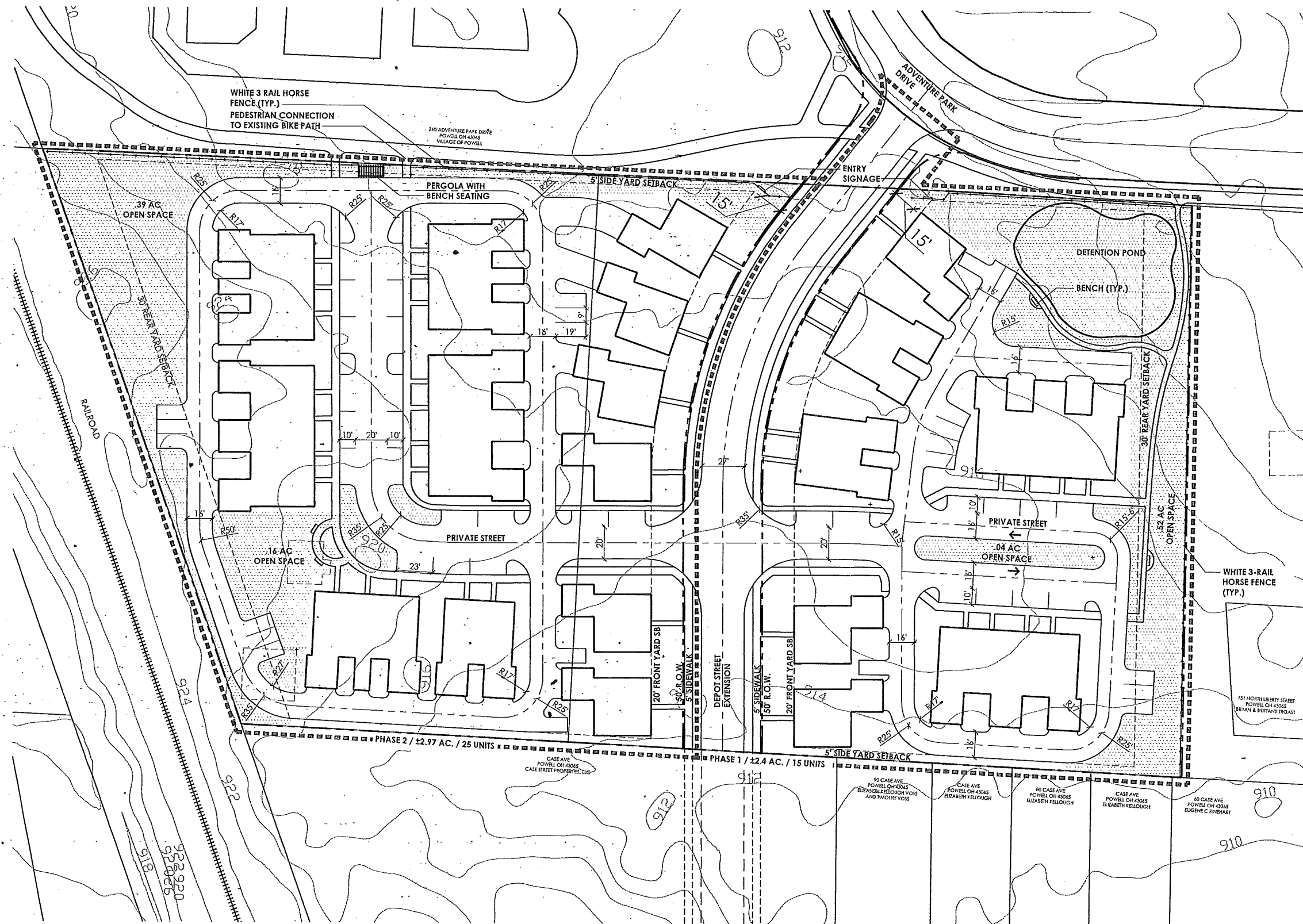
DEEDS AS NOTED  
COUNTY MAPS  
PREVIOUS SURVEYS  
( STULTS SURVEY 17.564 AC. )  
( STULTS SURVEY 17.96 AC. )  
( BENCHMARK SURVEY 2.275 AC. )  
( NELLIE G. CASE ADD.P.B. 3, PG. 95 )

## LEGEND

- ⊙ Found Iron Pipe ( as noted )
- ⊙ Set Rebar w/ Cap
- ⊙ Found Railroad Spike
- X Old Woven Wire Fenceline in area of Prop. line
- △ Found P.K. Nail
- Found Stone w/ x-cut

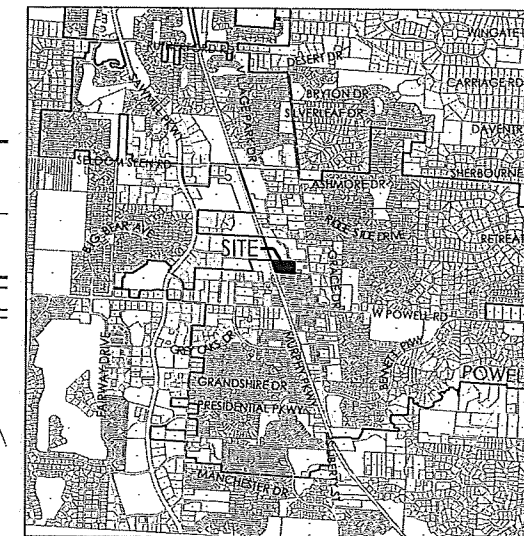


OFFICE: 614-766-4000  
CELL: 614-2-7-8214  
www.ackisonsurveying.com



# VICINITY MAP

N.T.S.



## SITE DATA

TOTAL ACRES	+/- 5.366
TOTAL UNITS	40
TOTAL DENSITY	+/- 7.45 DU/AC
TOTAL PARKING	122 SPACES

## OPEN SPACE

	AREA	ACREAGE
OPEN SPACE	48,352 SQ. FT.	1.11 AC.
% OPEN SPACE		21%

## LOT COVERAGE

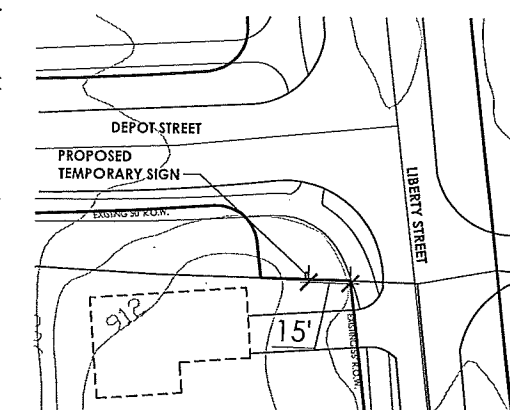
	MAXIMUM ALLOWED	PROPOSED
LOT COVERAGE	50%	22.5%

## PARKING REQUIREMENTS

	REQUIRED	PROPOSED
SPACES PER UNIT	3/UNIT MINIMUM (40x3=120)	122(69 GARAGE SPACES 53 SURFACE SPACES)

## TEMPORARY SIGN LOCATION

SCALE 1"=30'



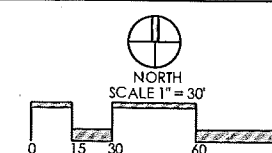
# PRELIMINARY DEVELOPMENT AND PHASING PLAN

# THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

DATE: 11.20.2014

# EXHIBIT C-1



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com



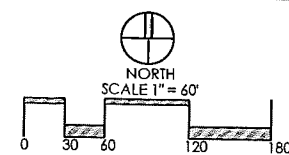
## CONTEXT MAP

# THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

DATE: 11.20.2014

## EXHIBIT C-2



**Faris Planning & Design**

LAND PLANNING  
243 N. 5th Street  
p (614) 487-1964

LANDSCAPE ARCHITECTURE  
Suite 401  
Columbus, OH 43215  
www.farisplanninganddesign.com



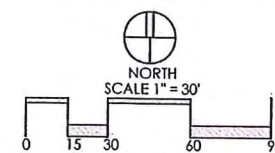


## ILLUSTRATIVE PLAN

# THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

DATE: 11.20.2014

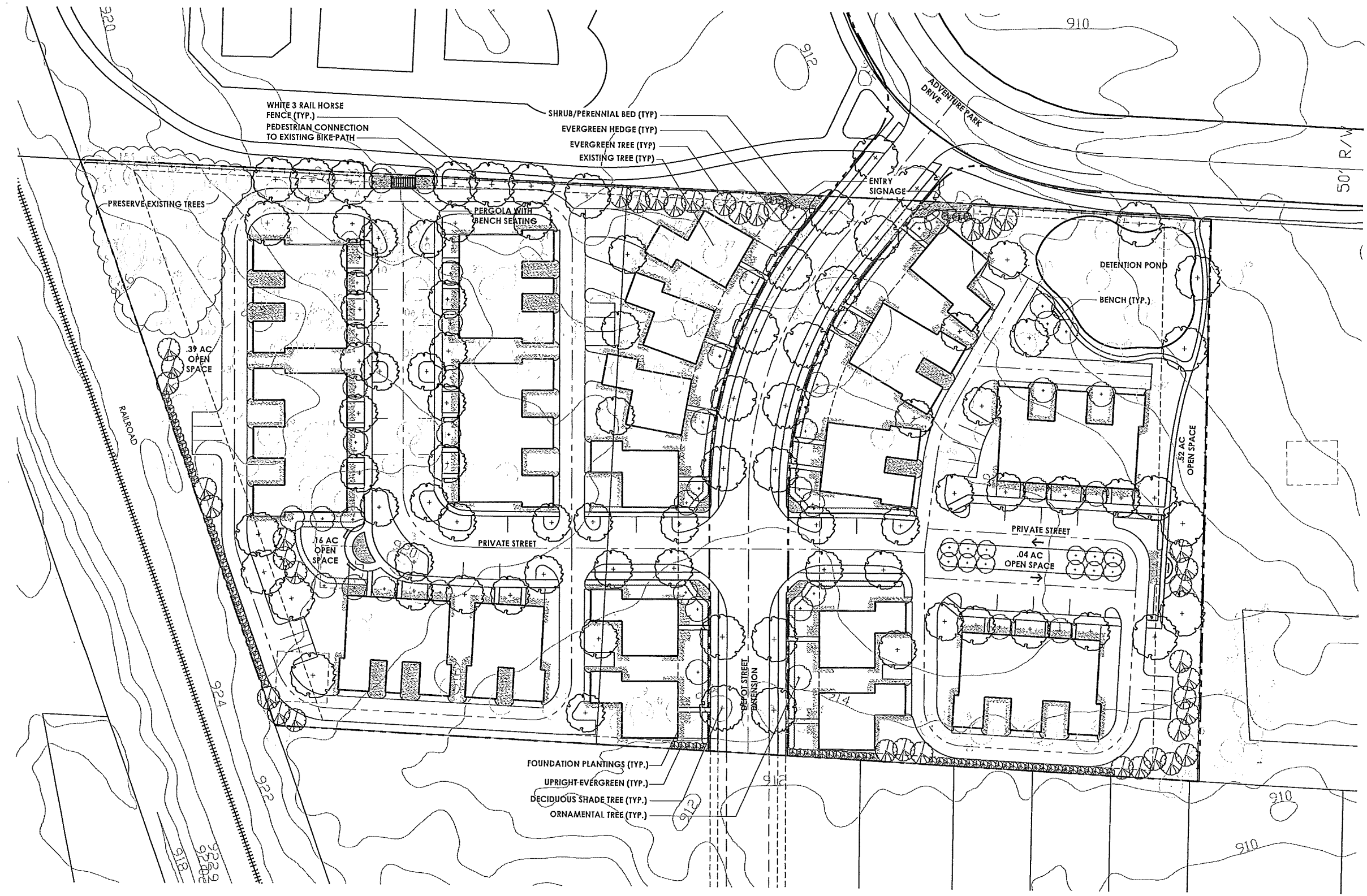


**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE

243 N. 5th Street      Suite 401      Columbus, OH 43215  
p (614) 487-1964      www.farisplanninganddesign.com





### LANDSCAPE REQ.'S

PERIMETER	REQUIRED	PROPOSED
BUILDING PERIMETER	70% PLANTED 5 SHRUBS/40 L.F. 10 PERENNIAL/ ANNUAL/ 40 L.F.	70% PLANTED 5 SHRUBS/40 L.F. 10 PERENNIAL/ ANNUAL/ 40 L.F.

### PRESERVED TREES

TREES PRESERVED ON SITE	CALIPER INCHES
TBD	TBD

### RESIDENTIAL PARKING/ TREE REQUIREMENTS

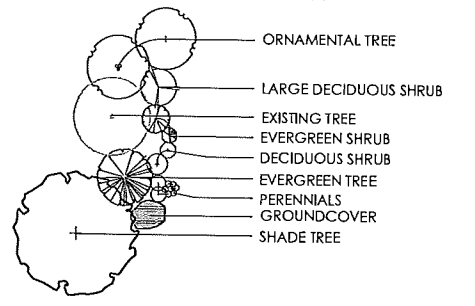
	REQUIRED	PROPOSED
SPACES PER UNIT	3/UNIT MINIMUM (40x3=120)	122(69 GARAGE SPACES, 53 SURFACE SPACES)
PLANTING REQUIRED	7 TREES MIN. @ 1 1/2" CAL.	7 TREES MIN. @ 1 1/2" CAL.

### TREE PLANTING REQUIREMENTS

GROUND COVERAGE REQ'D (28,808 SF)	96.5"
LESS TREES PRESERVED ON-SITE*	TBD
NET COVERAGE TREES REQ'D	TBD
PARKING TREES REQ'D	7 @ 1.5" MIN.
STREET TREES REQ'D (30' O.C. DEPOT ST.)	16
TOTAL TREE PLANTING REQUIRED	TBD
GROUND COVERAGE REQ'D (28,808 SF)	96.5"
LESS TREES PRESERVED ON-SITE	TBD
NET COVERAGE TREES PROPOSED	TBD
PARKING TREES PROPOSED	7 @ 1.5" MIN.
STREET TREES PROPOSED	16
TOTAL TREE PLANTING PROPOSED	TBD

### PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



# CONCEPTUAL LANDSCAPE PLAN

## THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC  
DATE: 11.20.2014

### EXHIBIT D-1

EXISTING TREES			
HALLAPY - POWELL SITE			
TREE NUMBER	SIZE	SPECIES	CONDITION
1	9	Cherry	Fair
2	16	Maple	Good
3	8	Pear	Fair
4	9	Cherry	Fair
5	12	Apple	Poor
6	10	Apple	Fair
7	9	Apple	Poor
8	16	Spruce	Good
9	13	Spruce	Good
10	12	Spruce	Good
11	15	Spruce	Good
12	18	Spruce	Good
13	14	Spruce	Good
14	11	Spruce	Good
15	8	Spruce	Good
16	19	Spruce	Good
17	18	Pine	Fair
18	12	Pine	Poor
19	14	Pine	Fair
20	14	Pine	Fair
21	12	Pine	Fair
22	11	Pine	Fair
23	15	Pine	Dead
24	15	Pine	Dead
25	17	Pine	Dead
26	16	Maple	Good
27	18	Pine	Good
28	14	Pine	Good
29	18	Pine	Good
30	16	Pine	Good
31	15	Pine	Good
32	13	Pine	Good
33	18	Pine	Good
34	13	Pine	Good
35	15	Pine	Fair
36	17	Pine	Good
37	46	Oak	Good
38	14	Spruce	Fair
39	17	Pine	Good
40	31	Maple	Good
41	10	Maple	Good
42	16	Oak	Good
43	41	Maple	Good
44	8	Elm	Good
45	7	Boxelder	Fair
46	10	Walnut	Good
47	8	Boxelder	Good
48	7	Honey Locust	Fair
49	9	Cherry	Good
50	26	Cherry	Fair
51	11	Mulberry	Fair

52	39	Maple	Good
53	11	Elm	Fair
54	6	Elm	Fair
55	11	Cherry	Fair
56	7	Pear	Good
57	7	Boxelder	Poor
58	8	Boxelder	Fair
59	6	Elm	Fair
60	7	Elm	Fair
61	8	Pear	Good
62	10	Boxelder	Good
63	8	Cherry	Poor
64	6	Maple	Fair
65	11	Boxelder	Fair
66	6	Boxelder	Fair
67	6	Maple	Fair
68	6	Elm	Fair
69	9	Pear	Good
70	7	Cherry	Fair
71	8	Maple	Good
72	7	Maple	Fair
73	7	Elm	Fair
74	7	Boxelder	Fair
75	16	Maple	Poor
76	6	Oak	Good
77	6	Elm	Good
78	6	Pear	Good
79	6	Elm	Fair
80	7	Maple	Fair
81	7	Maple	Good
82	9	Oak	Good
83	23	Oak	Good
84	24	Oak	Good
85	8	Maple	Good
86	10	Pear	Good
87	6	Boxelder	Fair
88	11	Maple	Fair
89	6	Maple	Good
90	8	Maple	Good
91	7	Elm	Fair
92	7	Elm	Fair
93	11	Boxelder	Fair
94	8	Elm	Fair
95	9	Elm	Fair
96	10	Boxelder	Fair
97	6	Maple	Fair
98	16	Maple	Good
99	14	Maple	Fair
100	8	Elm	Good
101	6	Elm	Fair
102	6	Boxelder	Fair
103	8	Maple	Fair
104	6	Elm	Fair
105	7	Elm	Fair

106	8	Pear	Good
107	6	Pear	Good
108	8	Pear	Good
109	6	Boxelder	Fair
110	6	Boxelder	Good
111	6	Boxelder	Fair
112	7	Elm	Good
113	14	Maple	Good
114	6	Ash	Dead
115	12	Pear	Good
116	10	Cherry	Fair
117	9	Boxelder	Fair
118	9	Cherry	Fair
119	6	Elm	Fair
120	7	Elm	Fair
121	8	Cherry	Fair
122	7	Boxelder	Fair
123	8	Cherry	Fair
124	7	Cherry	Fair
125	6	Cherry	Poor
126	10	Cherry	Fair
127	8	Elm	Fair
128	8	Boxelder	Fair
129	8	Pear	Good
130	7	Pear	Good
131	18	Maple	Good
132	10	Maple	Good
133	7	Maple	Fair
134	6	Boxelder	Fair
135	9	Cherry	Fair
136	7	Boxelder	Fair
137	10	Elm	Fair
138	8	Cherry	Fair
139	6	Cherry	Good
140	6	Pear	Good
141	8	Boxelder	Fair
142	7	Maple	Fair
143	9	Cherry	Fair
144	6	Elm	Fair
145	9	Cherry	Fair
146	7	Cherry	Fair
147	17	Oak	Good
148	8	Cherry	Fair
149	6	Cherry	Fair
150	7	Osage Orange	Good
151	6	Osage Orange	Good
152	6	Osage Orange	Good
153	8	Osage Orange	Good
154	8	Osage Orange	Good
155	7	Osage Orange	Good
156	24	Oak	Good
157	16	Oak	Good
158	13	Maple	Good
159	13	Osage Orange	Good

## EXISTING TREE INDEX

# THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

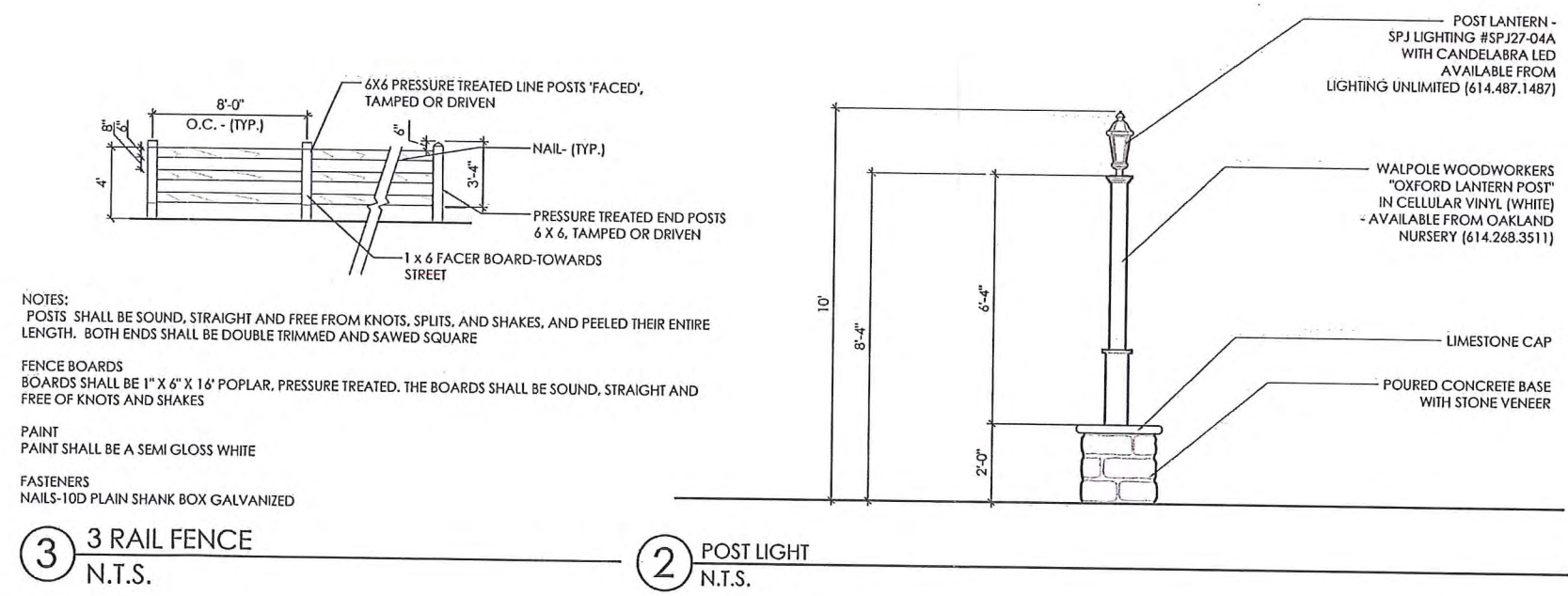
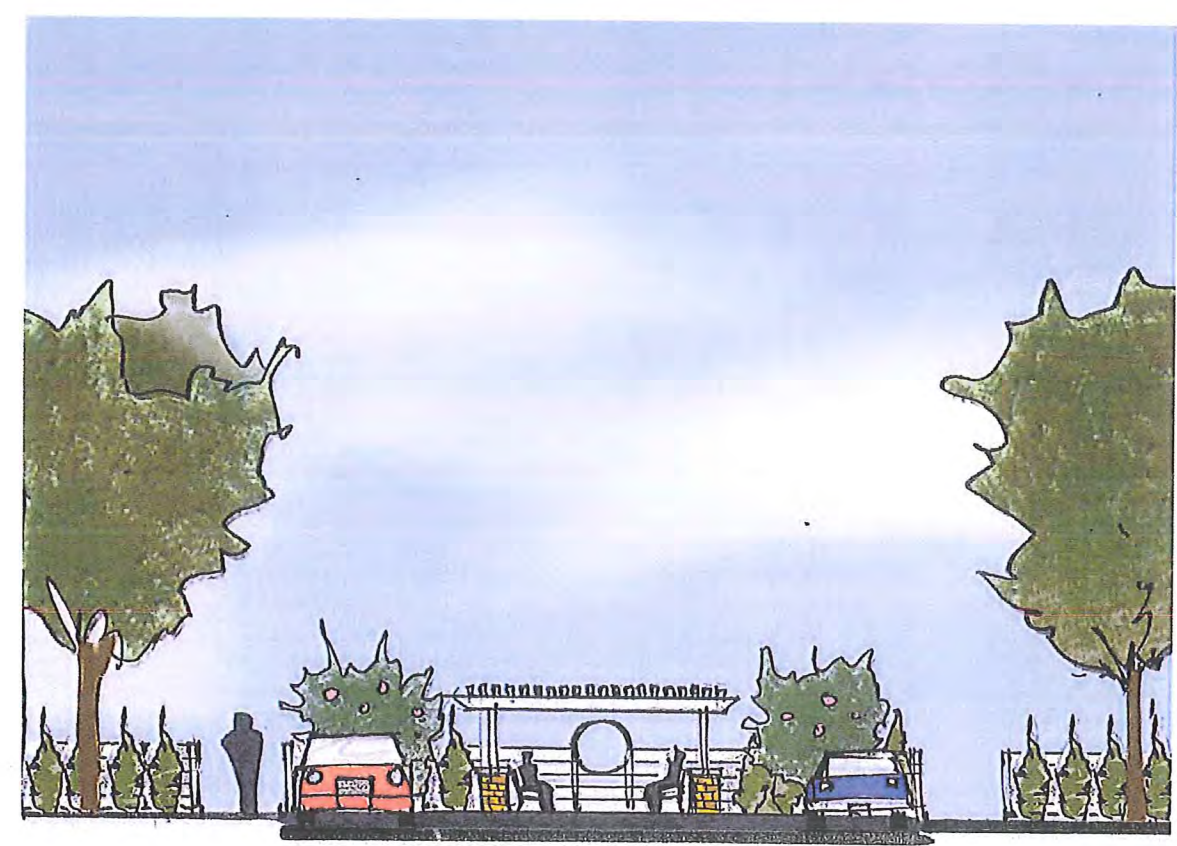
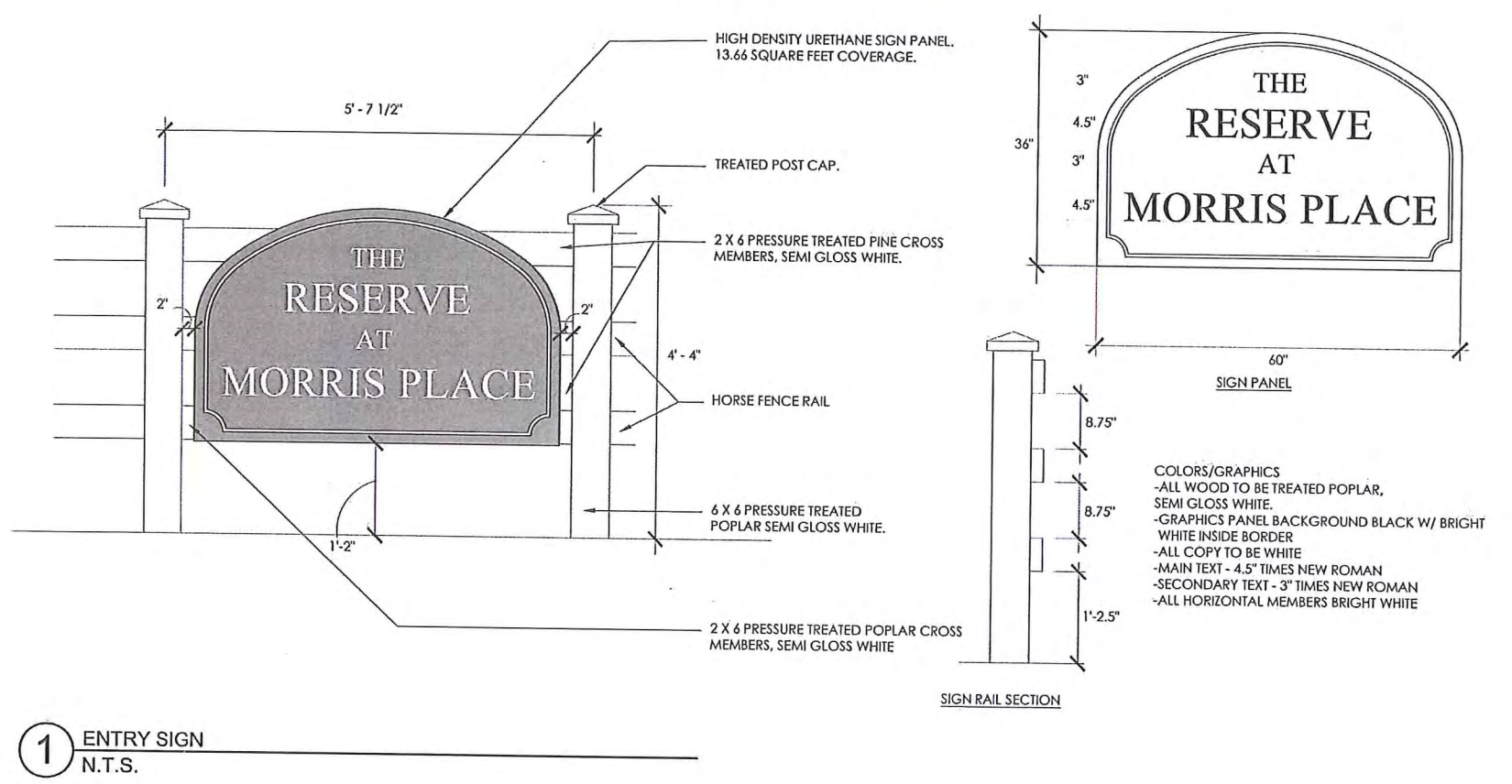
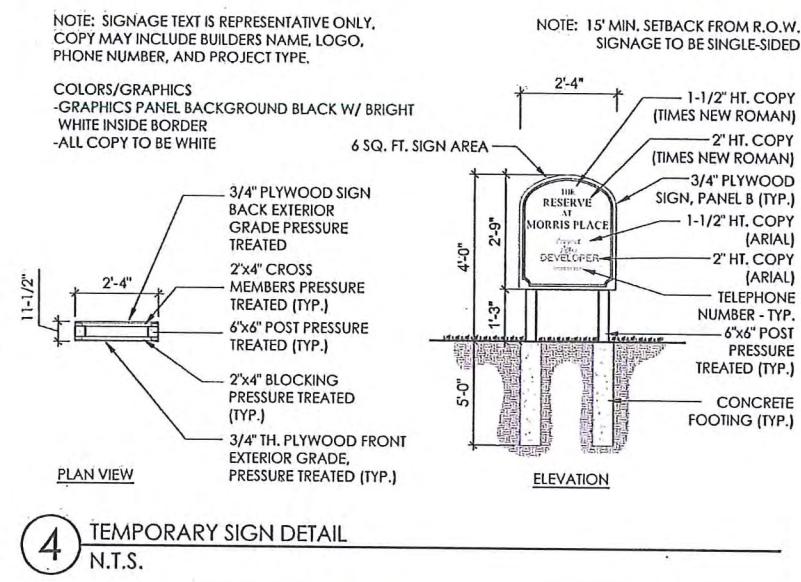
DATE: 11.20.2014

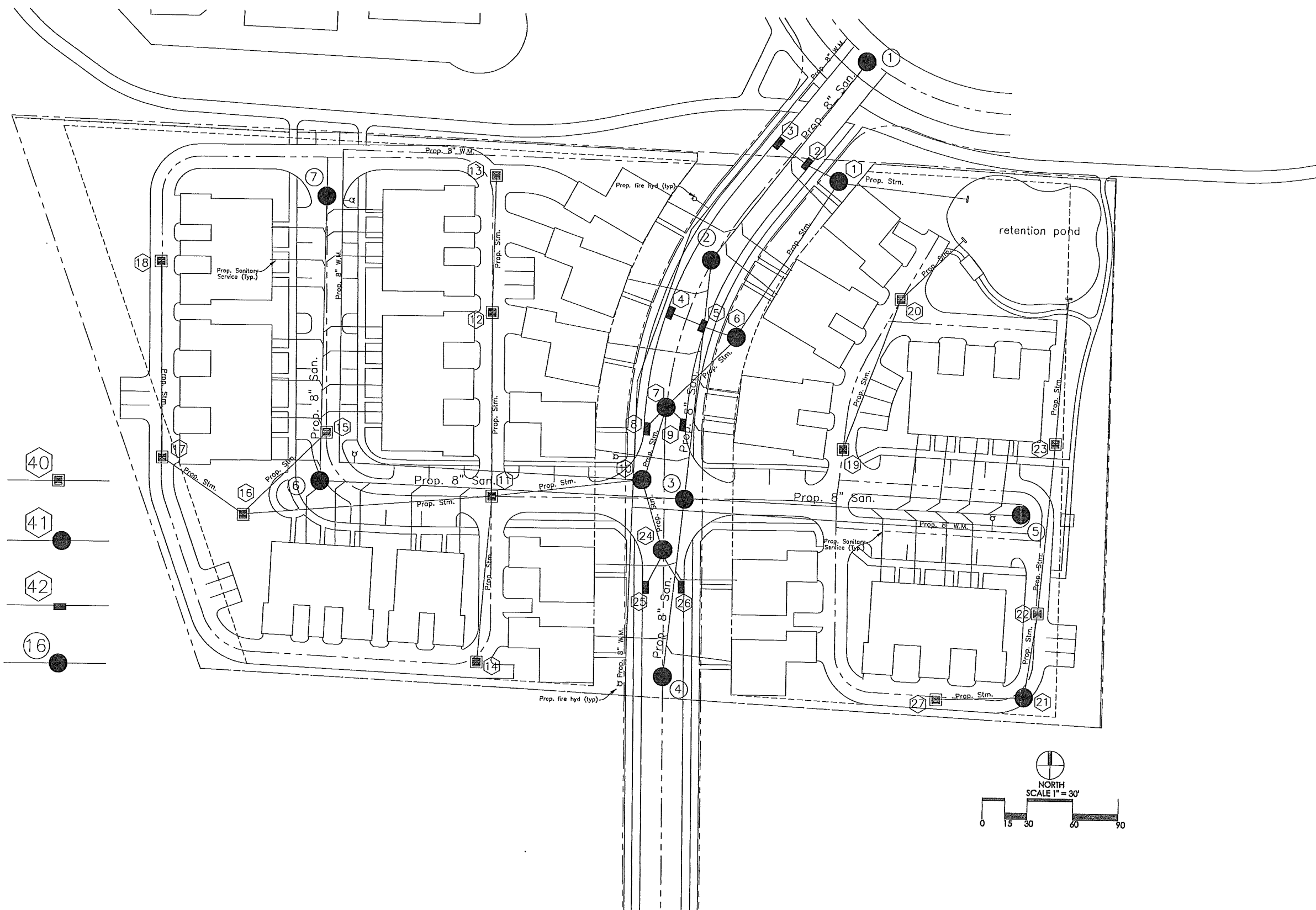
## EXHIBIT D-2

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 467-1964 www.farisplanninganddesign.com





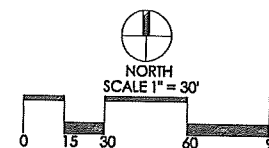


Prop. Catch Basin

Prop. Storm Manhole

Prop. Curb Inlet

Prop. Sanitary Manhole



# THE RESERVE AT MORRIS PLACE

EXHIBIT E

	OWNER: HALLAPY REAL ESTATE INVESTMENT		PRELIMINARY SANITARY, WATER & STORM PLAN	
	DESIGNED BY: PIZZINO ENGINEERING & CONSULTING, LLC. WILLIAM J. PIZZINO, P.E. 9495 SR 161 PLAIN CITY, OHIO 43064 (614) 325-2462		SCALE: 1"=30'	THIS SHEET: 1 OF 1 S.1
	DATE: 11-18-2014		DRAWN BY: WJP	
	REVISED:		PAGE NUMBER: 1 OF 1 S.1	





ARCHITECTURAL STREETSCAPE CONCEPT

EXHIBIT F-1



ARCHITECTURAL ELEVATION CONCEPT – 2 FAMILY BUILDING



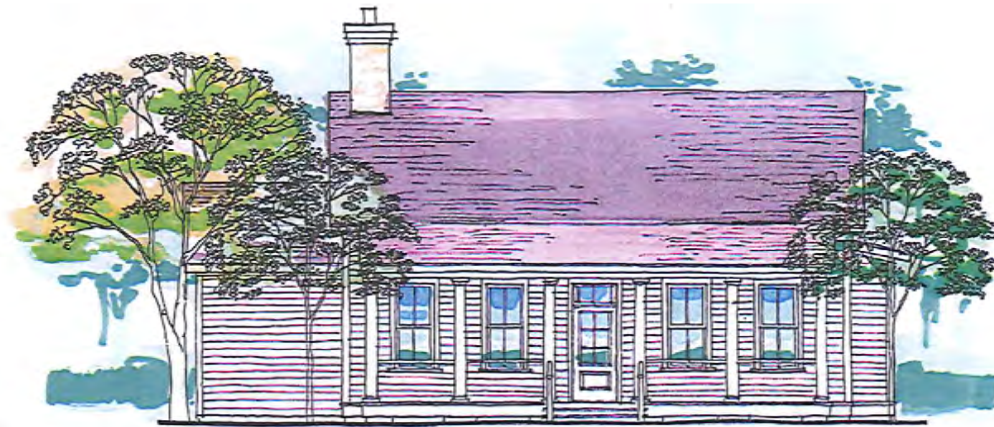


ARCHITECTURAL ELEVATION CONCEPT – 3 FAMILY BUILDING



ARCHITECTURAL ELEVATION CONCEPT – 4 FAMILY BUILDING





ARCHITECTURAL ELEVATION CONCEPT – COTTAGE BUILDING

# Liberty Township Fire Department

## Email Letter



To: Todd Faris  
Email: [tfaris@farisplanninganddesign.com](mailto:tfaris@farisplanninganddesign.com)  
From: Lt. Tom Saunders  
Date: November 19, 2014  
Re: The Reserve at Morris Place  
Preliminary Development Plan

Todd,

I have reviewed the preliminary plans for the above development.

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with paragraph (C)(6)( 503.6 ) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**503.2.4 Turning radius.** The radius on any fire department access road public or private that provides access to a structure or equipment shall be a minimum radius of 65 feet on the outside and 35 feet on the inside.

**D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING FIRE LANE signs complying with D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road way as required by section D103.6.1 or D103.6.2

**D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.

**D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide shall be posted on one side of the road as a fire lane.

**508.3.1 Residential Areas.** Residential Areas shall be developed with a minimum 1000 g.p.m. at 20 psi residual pressure flow from hydrants that are spaced not more than 600 feet apart. Minimum size distribution lines for residential areas shall be six inch in size that are interconnected or looped to a ten inch or larger water main. Dead end lines not served from a 10 inch or larger main shall be a minimum size of eight inches in diameter.

Cc/file, delco, zoning

EXHIBIT E

**508.5.2 Inspection, Testing and Maintenance.** Fire hydrant system shall be subject to periodic test as required by the fire code office. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. Hydrant flow testing, as recommended per The National Fire Protection association, 1995 Edition, Standard #291, shall be conducted and documented to ensure that the minimum fire flow is available. These tests shall be conducted at the expense of the owner. The code official or their designee shall be given the option to witness these test.

All hydrants and water line plans will be submitted in duplicate to the code official, with one plan signed by the code official or their designee to remain on the construction site. These plans shall conform to Section 105.4.1

Del-Co Water Company, Inc shall verify that testing and required flow have been completed and provide for the fire hydrants via letter prior to the above grade construction of any structure located in Liberty Township.

**508.5.7 Hydrant Requirements.** All Hydrants shall be in accordance with the following;

1. Except Del-Co Hydrant, all private hydrants shall be painted industrial green with a 2-inch reflective band around the barrel of the hydrant.
2. Hydrants shall have a maximum discharge pressure of 140 psi.
3. Delco Hydrants in Liberty Township shall be painted red.
4. All Hydrants shall conform to AWWA C502 for dry barrel hydrants.
5. All hydrants shall have the following nozzle configuration, 22.50 National Standard Thread and 1 – HPHA 50- Integral 5 inch Harrington Hydrant Stortz; Brass / Aluminum Stortz metal face cap or equal.
6. Shall be inspected annually for proper operation and flow by the Liberty Township Fire Department, but not to include any type of maintenance. Private Hydrants can be inspected and flushed annually by the Liberty Township Fire department, but not to include any type of maintenance. Licensed private contractors must provide documentation of annual inspections.
7. Before installations and operation of a dry hydrant system, a Permit shall be obtained from the code official or their designee and all other agencies having jurisdiction. All water protection systems shall be designed, installed, and maintained in accordance with the requirements of this code, and shall comply with NFPA 1231. ( See Permit Fee schedule)
8. Fire hydrant systems. Fire hydrants systems shall comply with sections 508.5.1 through 508.5.7.

If you have any questions regarding this review, please contact me at 740-938-2027

This review may be subject to additional zoning requirements.

Lt. Tom Saunders

Cc/file, delco, zoning





# **SMART**

## **SERVICES, INC.**

**Surveying • Environmental • Traffic • CA/CM**

*An Ohio EDGE Certified Firm*



November 19, 2014

Mr. David Betz, AICP  
City of Powell  
47 Hall St.  
Powell, OH 43065-1028

**Re: The Reserve at Morris Place Traffic Analysis**  
Powell, OH

Dear Dave:

Please consider this letter a summary of the analysis required for the subject development.

## **BACKGROUND**

The site is proposed to be developed with 40 condominium units. The site is located on the south side of Village Park and east side of the railroad tracks in the City of Powell. The north end of a planned extension of Depot Street is part of the site but will not be connected to the south end of Depot Street initially. Figure 1 shows the proposed site layout. The City of Powell has asked the developer to provide a traffic memo stating the trip generation for the site and an estimate of the trips that would use Depot Street if it is connected in the future.

## **EXISTING CONDITIONS**

At the intersection of Olentangy Street & Depot Street (the south end of Depot Street), movements are restricted to right-in/right out. There are also eastbound and westbound left turn restrictions during the PM Peak time at Olentangy Street & Liberty Street.

## **PROJECTED SITE GENERATED TRAFFIC**

The site traffic associated with the 40 condominiums was computed using *Trip Generation, 9th Edition*, published by the Institute of Transportation Engineers (ITE). The land use is "Residential Condominium/Townhouse" (ITE Code #230). Table 1 shows the summary of the trip generation calculations.

## **POTENTIAL DEPOT STREET TRAFFIC**

The site will function whether Depot Street is extended in the future or not. If Depot Street is extended, Depot Street will provide the most advantage for traffic oriented to and from the west. Traffic using Depot Street leaving the site can turn right at Olentangy Street. Though there are turn restrictions at Depot Street for the reverse movement, there are other alternatives to access Depot Street especially during the PM Peak where there are also left turn restrictions from Olentangy Street (SR 750) to Liberty Street.

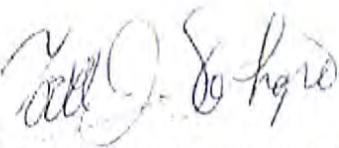
An estimation of the general distribution of the site traffic is as follows:

- 15% to/from the north
- 30% to/from the west
- 55% to/from south and east

For purposes of this study, it is assumed that all 30% oriented to the west would use Depot Street if extended to get to Olentangy Street (SR 750). Traffic returning to the site from the south and east could also use Depot Street to access the site. However, there would not be as much travel advantage taking Depot Street instead of Liberty Street from the south or east. Figure 2 shows the AM and PM Peak Hour site traffic toward the south end of Depot Street. Figure 3 shows the daily site traffic projected to use Depot Street if it were extended.

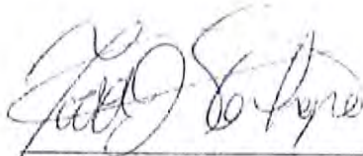
Please let me know if you have any questions. Thank you.

Sincerely,  
**SMART SERVICES, INC.**



Todd J. Stanhope, PE, PTOE  
Project Engineer

Cc: T. Faris – Faris Land Planning  
Submitted: One electronic copy (PDF format) via e-mail



Registered Engineer No. E-64507, Ohio

11-19-2014  
Date





FIGURE  
SITE LAYOUT

THE RESERVE AT  
MORRIS PLACE  
TRAFFIC ANALYSIS

## SITE LAYOUT

## THE RESERVE AT MORRIS PLACE TRAFFIC ANALYSIS

11/2014

PREPARED BY:

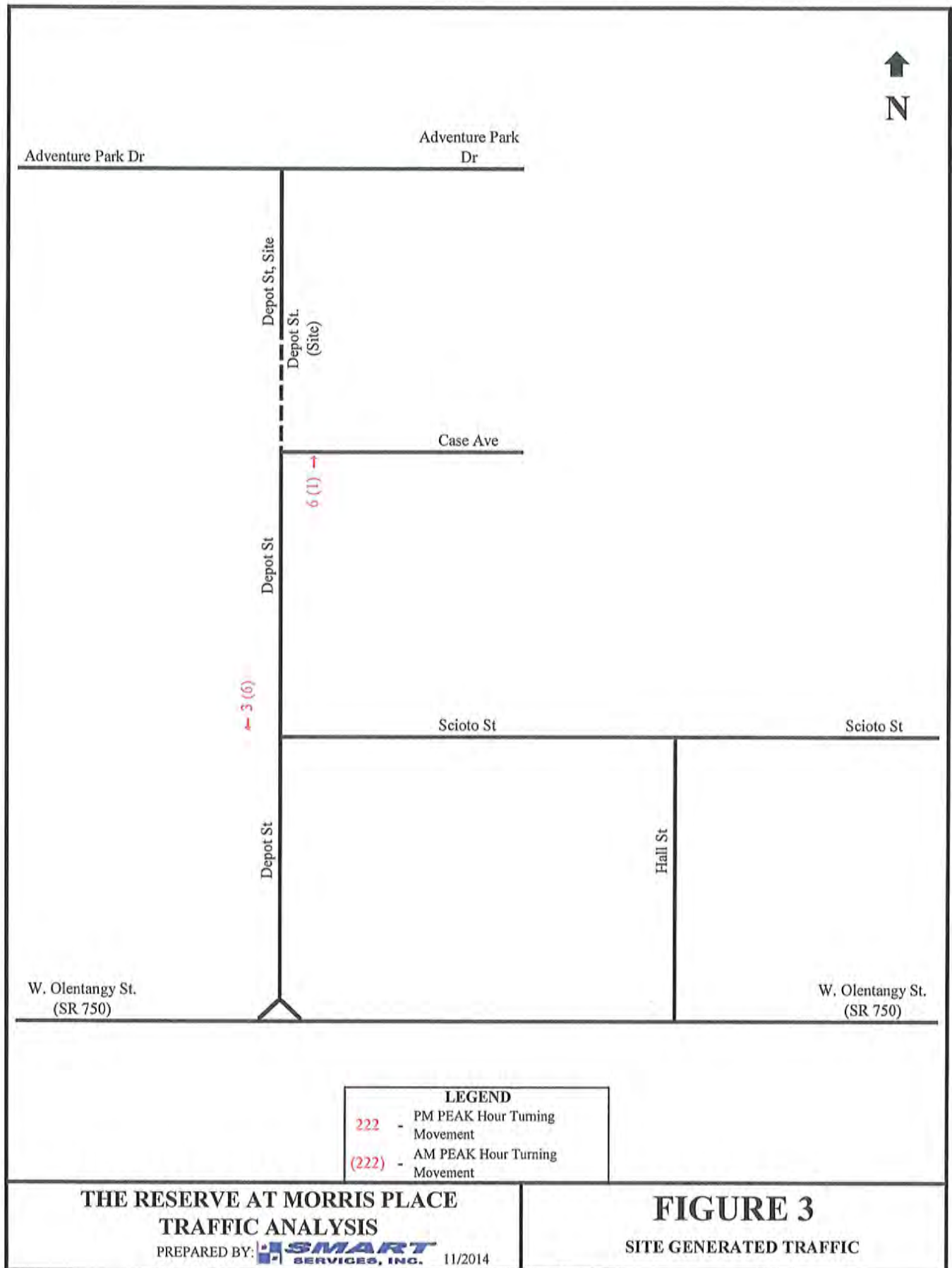


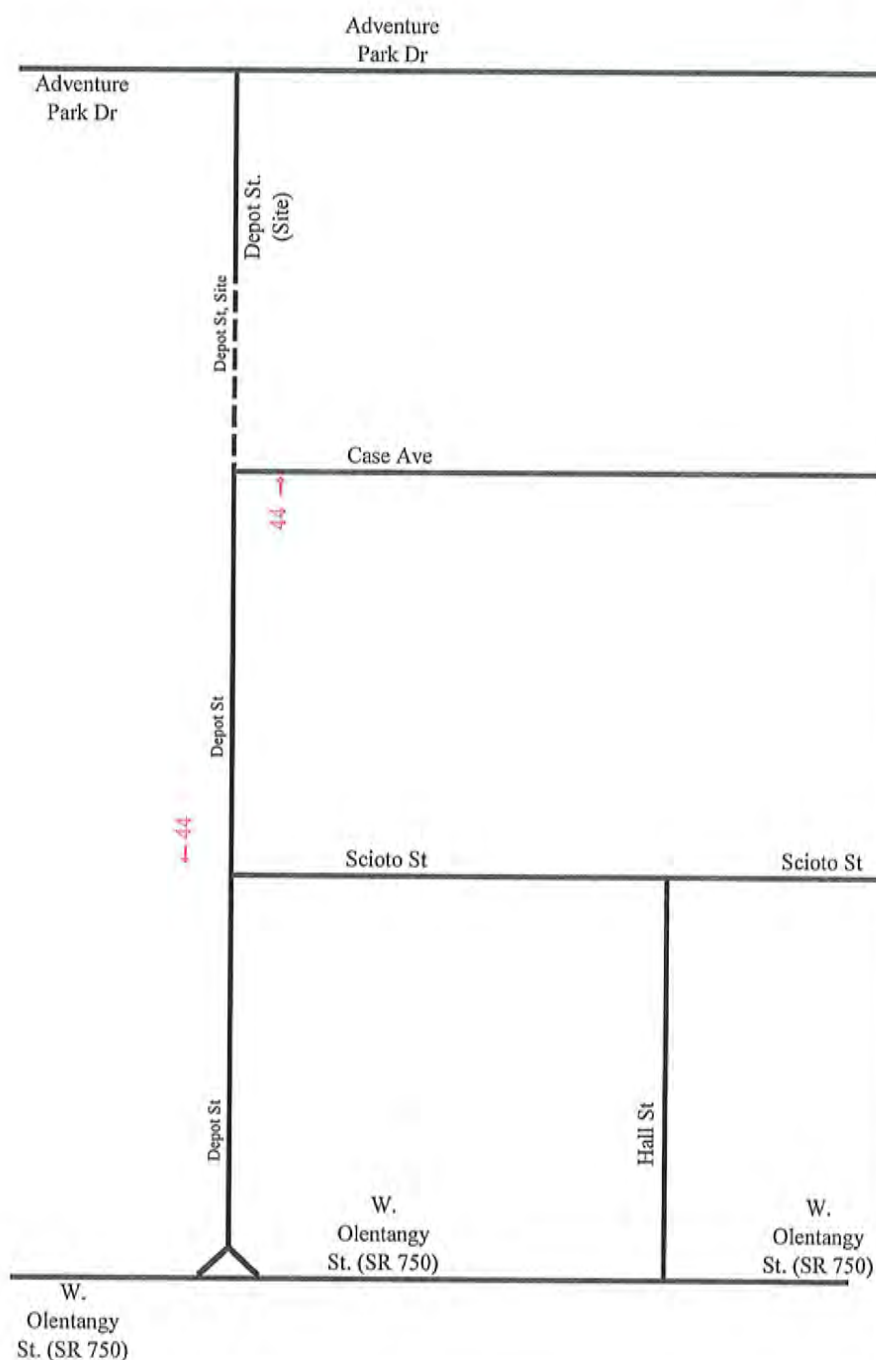
Traffic Study Subarea	Land Use	Time of Day	Data Set from <i>Trip Generation</i>	Override with Average	Regression Equation from <i>Trip Generation</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Residential Condominium/Townhouse (ITE Code #230)  Ind. Variable (X) = 40.00 Dwelling Units	Daily	Weekday	<input type="checkbox"/>	$\ln(T)=0.87\ln(X)+2.46$	290	50%	145	50%	145
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	$\ln(T)=0.80\ln(X)+0.26$	25	17%	4	83%	21
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	$\ln(T)=0.82\ln(X)+0.32$	28	67%	19	33%	9
				<input type="checkbox"/>						
TOTALS				<input type="checkbox"/>		290		145		145
			Daily			25		4		21
			AM Peak			28		19		9
			PM Peak							

The Reserve at Morris Place Traffic Analysis - 11/2014

TABLE 1 - SITE TRIP GENERATION SUMMARY







**THE RESERVE AT MORRIS PLACE  
TRAFFIC ANALYSIS**

PREPARED BY: **SMART**  
SERVICES, INC. 11/2014

**FIGURE 4**

**SITE GENERATED TRAFFIC - DAILY**