

DEVELOPMENT PLAN FOR PHOENIX PLACE

FARM LOT 6, SEC. 2, TWP. 4, R. 18, USML DELAWARE COUNTY, OHIO BERKSHIRE TOWNSHIP PLANNED MIXED USE DISTRICT

ZONING REQUIREMENTS TABLE

ZONING DISTRICT: PLANNED MIXED USE DISTRICT (PMUD)			
QUADRANT: SOUTHWEST			
PID: 41723001023000, 41723001026000, 41723001027000			
EXISTING USE: AGRICULTURAL			
PROPOSED USE: MULTI-FAMILY RESIDENTIAL			
CODE SECTION	STANDARD	REQUIREMENT	PROPOSED
16.08 A	MINIMUM SITE ACREAGE	3	36.74
-	NET ACREAGE	SITE ACREAGE X 0.85	31.26
-	BUILDING AREA (ACRE)	N/S	4.48
16.08 C.1	MAXIMUM NUMBER OF UNITS	300	296
16.08 C.1	DENSITY (UNITS / ACRE)	8 MIN, 12 MAX	10.27
16.08 D.1	STREET FRONTAGE (FT)	55	1131
16.08 D.2	BUILDING SIDE YARD SETBACK (FT)	25	165.10 (N), 152.21 (S)
16.08 D.3	BUILDING REAR YARD SETBACK (FT)	25	34
16.08 D.4	BUILDING RIGHT-OF-WAY SETBACK (FT)	30	50
16.08 E.1	MAXIMUM LOT COVERAGE	80%	47%
16.08 E.2	MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES
16.08 J.1	MINIMUM PARKING SIZE (FT)	9 X 18	9 X 18
16.08 J.2	PARKING RIGHT-OF-WAY SETBACK (FT)	20	31.42
16.08 J.2	PARKING SIDE YARD SETBACK (FT)	10	87.65 (N), 74.60 (S)
16.08 J.2	PARKING REAR YARD SETBACK (FT)	10	33.88
16.08 J.3	MINIMUM PARKING LOT ISLAND	162 SF, 9' WIDTH	162 SF, 9' WIDTH
16.08 J.6	MINIMUM NUMBER OF PARKING SPACES	2.25 SPACE / DWELLING UNIT 2.25 X 296 = 666 SPACES	679 SPACES
-	MINIMUM NUMBER OF ADA SPACES	2% OF TOTAL 675 * 0.02 = 14	14
16.08 K	MINIMUM OPEN SPACE AREA	30%	44%

N/S NO STANDARD
NO VARIANCES REQUESTED

BENCHMARKS (NAVD 1988)

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-2011). BASED ON A GPS SURVEY UTILIZING CORRS STATION "COLB". THE PROJECT COORDINATES HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000023859 APPLIED AT BASE POINT N 216,500.00 E 1,847,000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON SOURCE BENCHMARK CORRS STATION "COLB".

BENCHMARK #1: RAILROAD SPIKE IN SOUTH ROOT OF HICKORY TREE LOCATED NEAR THE NORTH PROPERTY LINE.
ELEVATION = 955.39

BENCHMARK #2: COTTON-GIN SPIKE ON THE WEST SIDE OF AN EXISTING UTILITY POLE LOCATED ON THE EAST SIDE OF 38S AND K ROAD.
ELEVATION = 953.12

BENCHMARK #3: RAILROAD SPIKE IN EAST ROOT OF 40' OAK TREE LOCATED NEAR THE EASTERN PROPERTY LINE.
ELEVATION = 962.71

BENCHMARK #4: X-CUT ON EAST BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF 38S AND K ROAD.
ELEVATION = 949.44

NOTES:

1. THE PROPOSED SITE IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. MAP NUMBER 39041C0145K, EFFECTIVE DATE APRIL 16, 2009.
2. NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.
3. THE BERKSHIRE TOWNSHIP FIRE DEPARTMENT WILL REVIEW AND APPROVE ALL FIRE HYDRANT LOCATIONS AND WATER LINE SIZE PRIOR TO START OF CONSTRUCTION. (FIRE HYDRANTS SHALL BE A MAXIMUM OF 400' APART.)
4. ALL STORM WATER DRAINAGE, FLOOD ROUTES, OPEN DITCHES AND BASINS WILL BE PART OF THE DELAWARE COUNTY DITCH MAINTENANCE PROGRAM.
5. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
6. THERE WILL BE NO KNOWN CEMETERIES, HISTORICAL, OR ARCHAEOLOGICAL SITES AFFECTED BY THIS PROJECT.

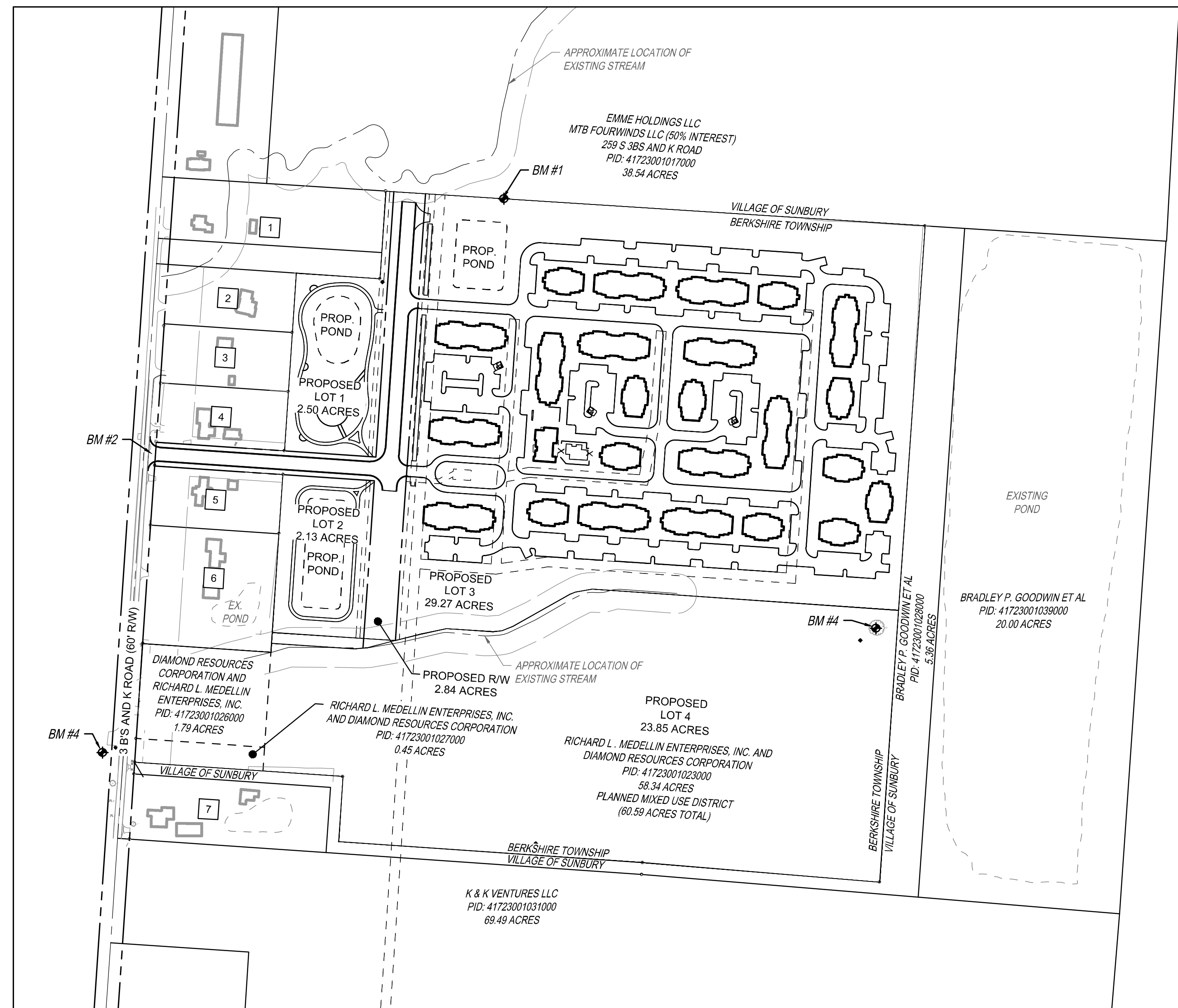
STREET DATA

STREET	TOTAL ADT	STREET CLASSIFICATION	TERRAIN CLASSIFICATION	DESIGN SPEED
COLLECTOR ROAD	5310 VPD	COMMERCIAL PRIVATE	LEVEL	40 MPH
FOURWINDS DRIVE	5310 VPD	COMMERCIAL PRIVATE	LEVEL	50 MPH

STANDARD DRAWINGS

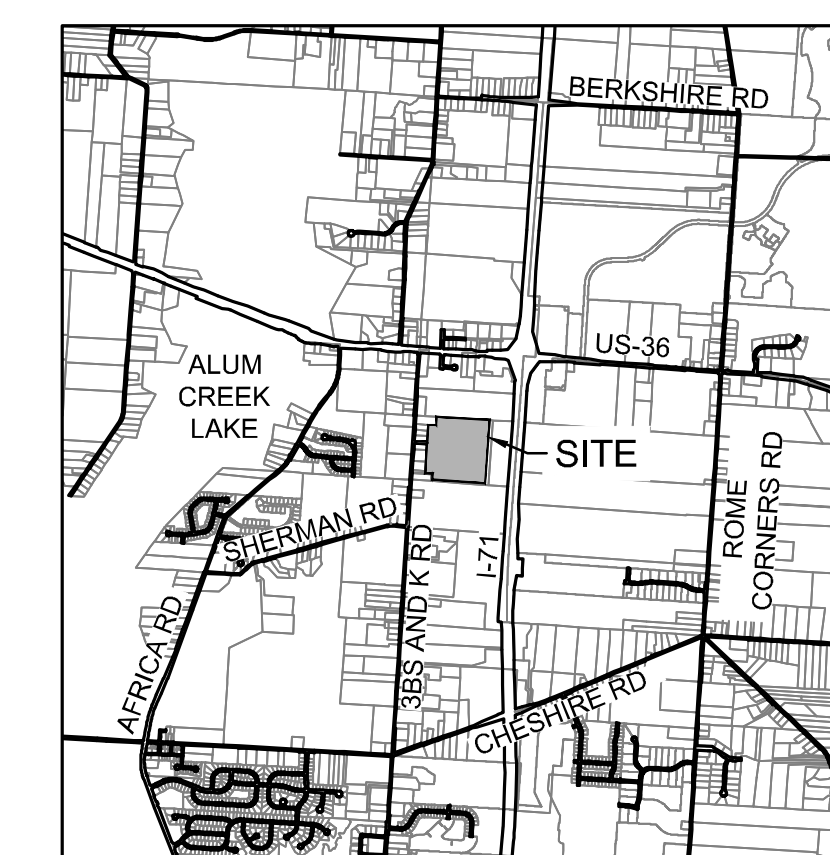
THE DELAWARE COUNTY STANDARD DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.

DCED-S102A	DCED-S139	DCED-R100	DCED-R2158B
DCED-S106	DCED-R103	DCED-R2190	DCED-R2300
DCED-S112	DCED-S168	DCED-R1450	ODOT CB-2.1
DCED-S117	DCED-S176	DCED-R2020	ODOT CB-2.2
DCED-S119	DCED-S441A	DCED-R2135A	
DCED-S133C	DCED-S441B	DCED-R2135D	



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LOCATION MAP
1"=5000'

APPLICANT
DUBLIN CAPITAL GROUP
715 SHAWAN FALLS DR, SUITE #693
DUBLIN, OH 43017
PHONE: (614) 361-6670
CONTACT: BRIAN COATE
EMAIL: BRIAN.COATE@DUBLINCAPITALGROUP.COM

ARCHITECT
RDL ARCHITECTS
16102 CHAGRIN BLVD
SHAKER HEIGHTS, OH 44120
PHONE: (216) 752-4300
CONTACT: TOM SCHUMACHER
EMAIL: TOM@RDLARCHITECTS.COM

PLAN PREPARED BY
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WESTERVILLE, OHIO 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN M. FLEMING, PE
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

PROPERTY TABLE	
TAG NUMBER	OWNER INFORMATION
1	SCHROEDER AMANDA J 399 S 38S AND K ROAD PID: 41723001019000 2.85 ACRES
2	GREYSMAN BORIS & LYUDMILA 461 S 38S AND K ROAD PID: 41723001020000 1.12 ACRES
3	MOORE TOM R & CARLA TRUSTEES 495 S 38S AND K ROAD PID: 41723001021000 1.12 ACRES
4	RICHMOND EVERECE M SR & BETTY L 515 S 38S AND K ROAD PID: 41723001022000 1.12 ACRES
5	GREGG CHRISTOPHER R & EVERLEY GREGG ALYSSA D 591 S 38S AND K ROAD PID: 41723001024000 1.12 ACRES
6	EMILY K. KING AND ROBERT C. PFISTER 615 S 38S AND K ROAD PID: 41723001025000 2.24 ACRES
7	BRIAN E. MILLS AND KATHY A. MILLS 751 S 38S AND K ROAD PID: 41723001029000 2.00 ACRES



SEAL:

NO. DATE DESCRIPTION

PHOENIX PLACE

FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000

DATE: 02/10/2021

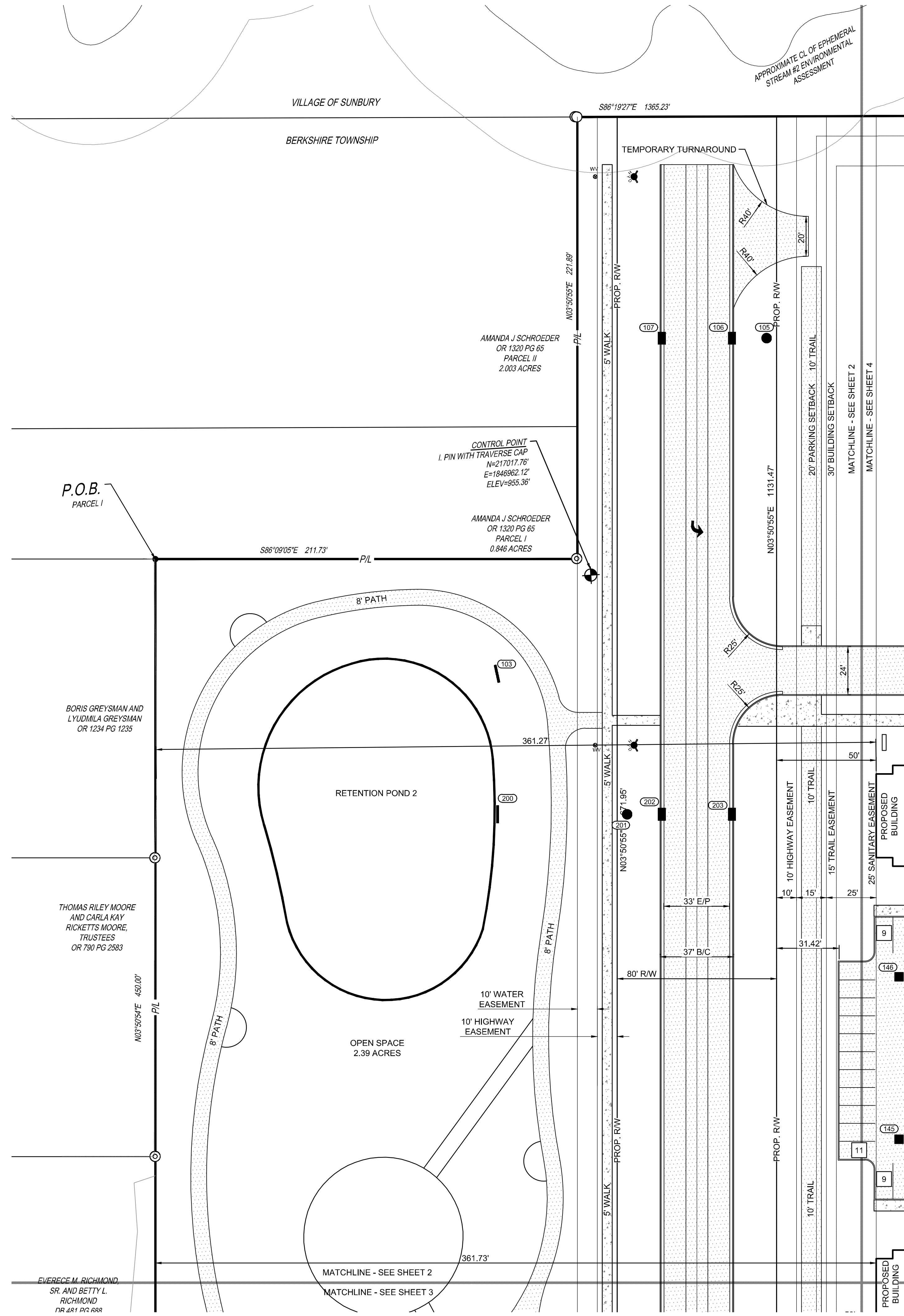
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TITLE SHEET

SHEET NO.



PROPOSED LEGEND

- 101 ■ CATCH BASIN
- 101 — HEADWALL
- 101 ● MANHOLE
- 101 ■ CURB INLET
- 101 ● SANITARY MANHOLE
- ^{WV} WATER VALVE
- ^{FH} FIRE HYDRANT
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE WALK
- ▨ HEAVY DUTY CONCRETE PAVEMENT
- 12 PROPOSED PARKING COUNT
- PROPOSED POND

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL STANDARD PARKING SPACES ARE 9'W x 20'L
4. ALL ADA SPACES ARE 8'W x 20'L.
5. SITE RADII ARE DESIGNED TO ACCOMMODATE EMERGENCY AND FIRE-FIGHTING APPARATUS.

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

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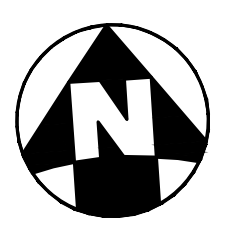
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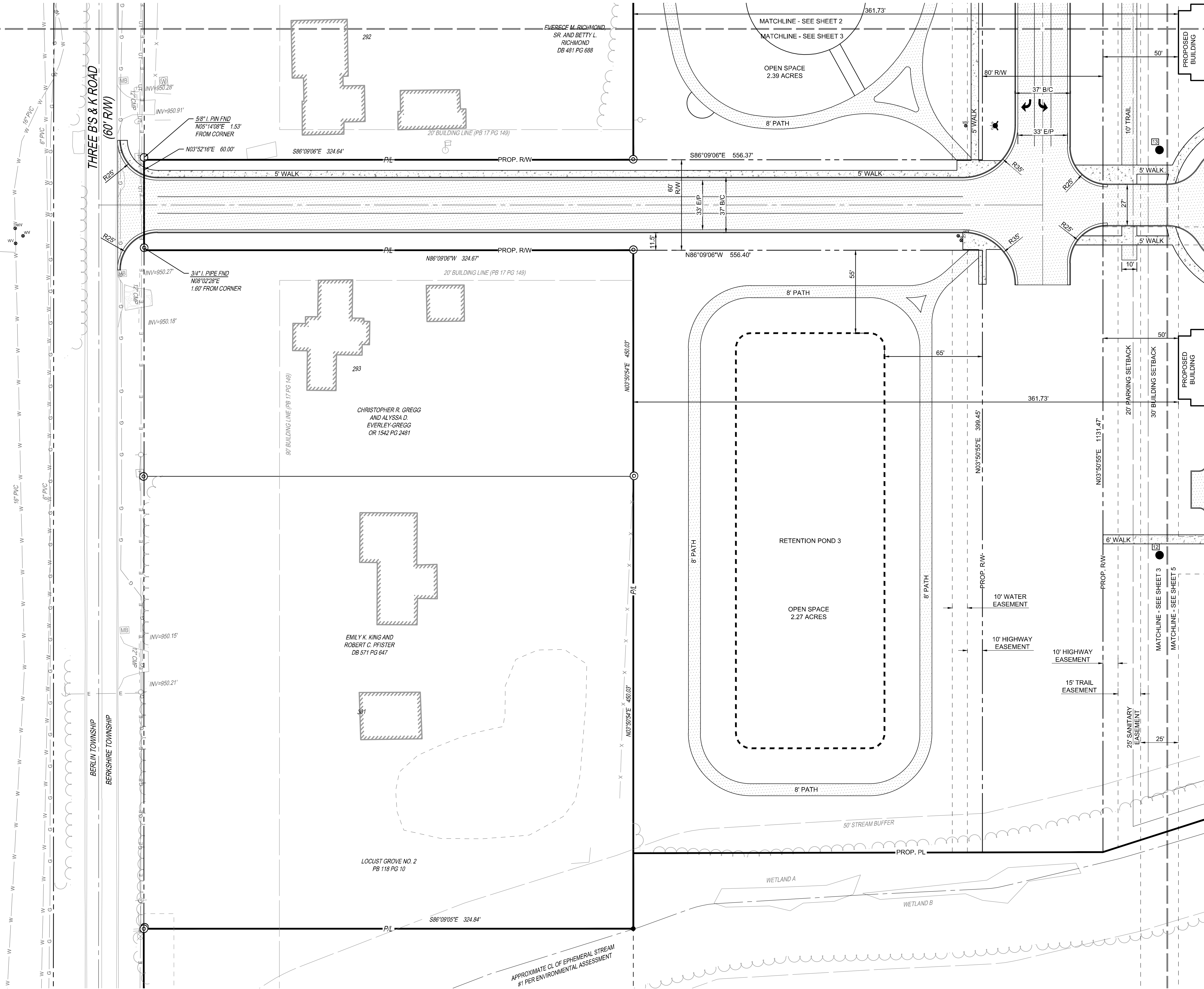
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SHEET NAME:
LOCATION PLAN

SHEET NO.
2





PROPOSED LEGEND

- CATCH BASIN
- HEADWALL
- MANHOLE
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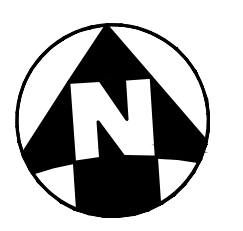
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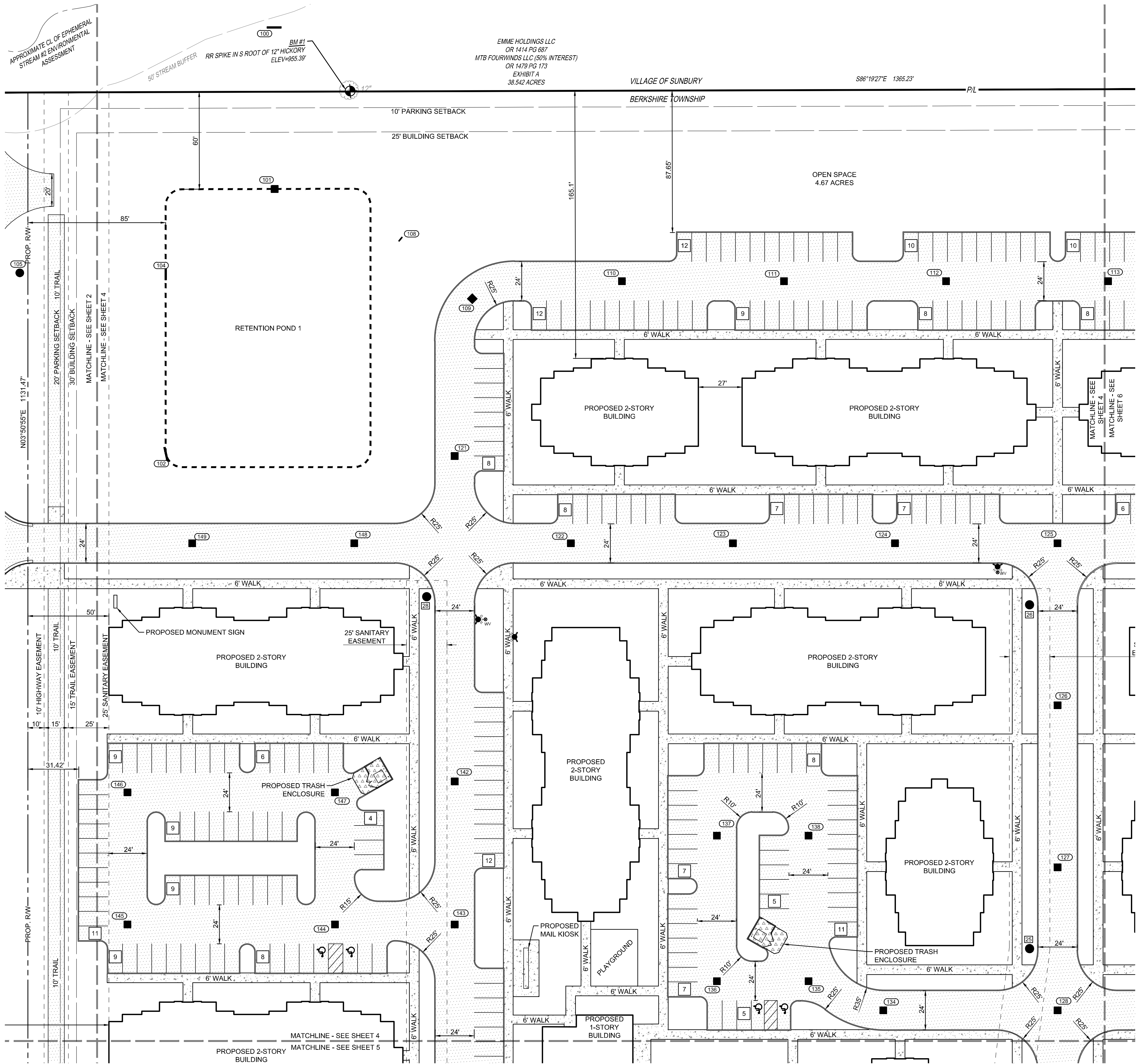
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SHEET NO.
3





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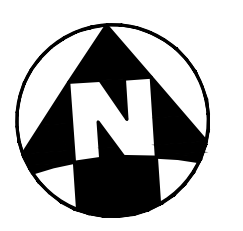
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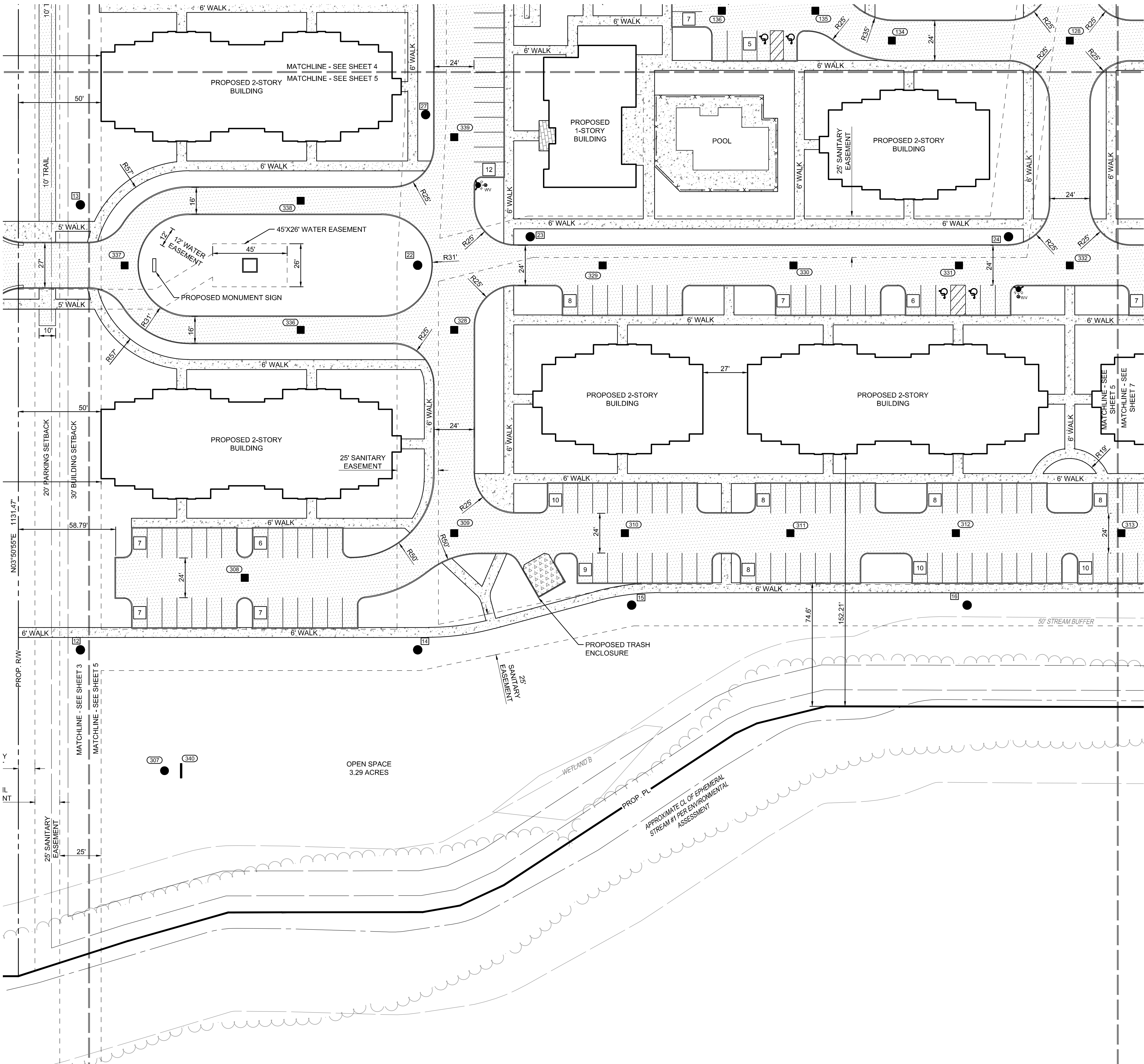
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SHEET NO.
4





PROPOSED LEGEND

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- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
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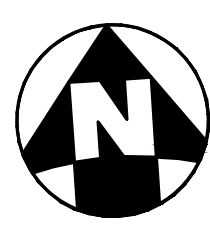
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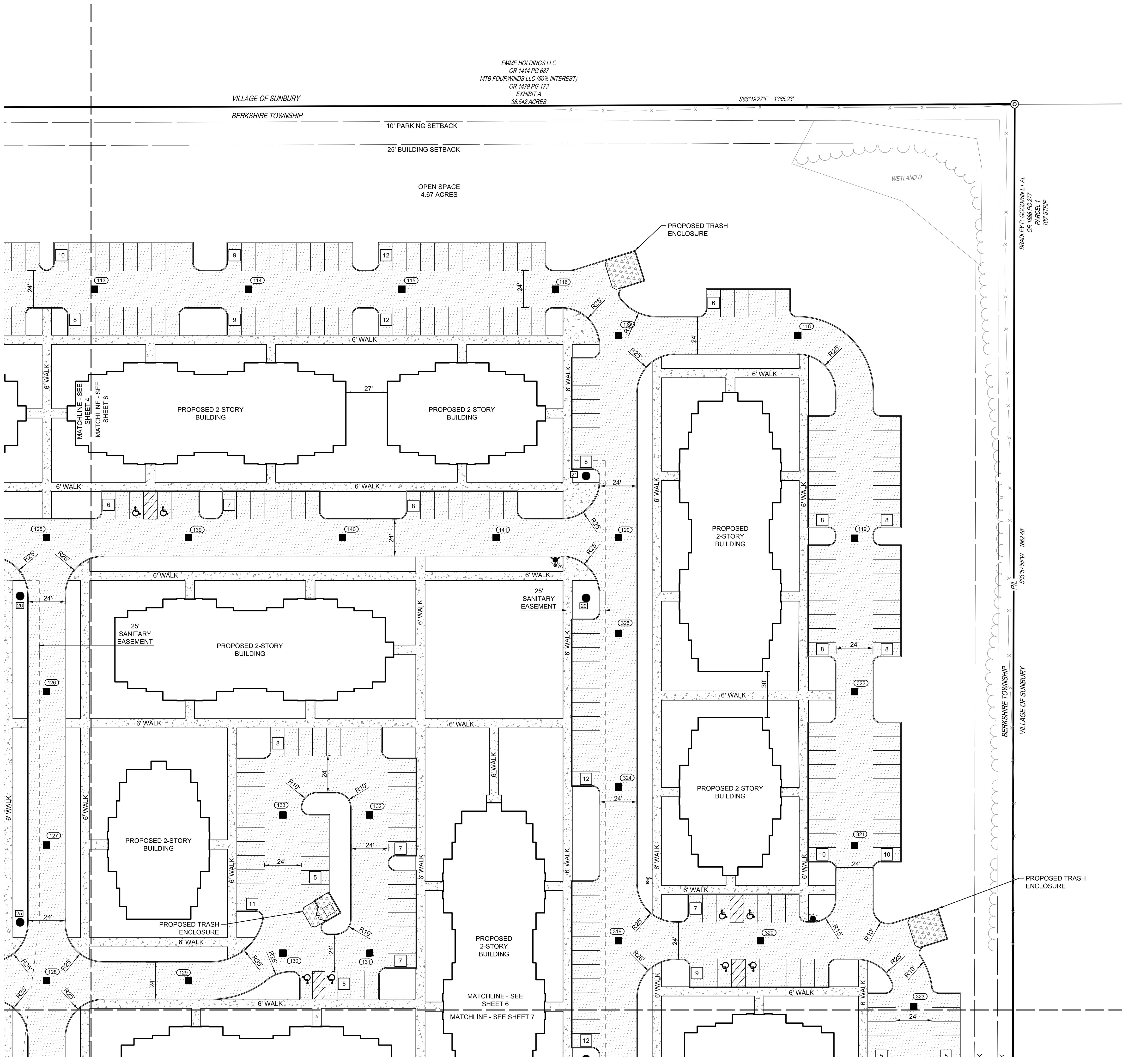
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LOCATION PLAN

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5

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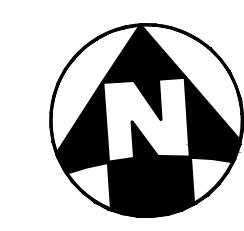
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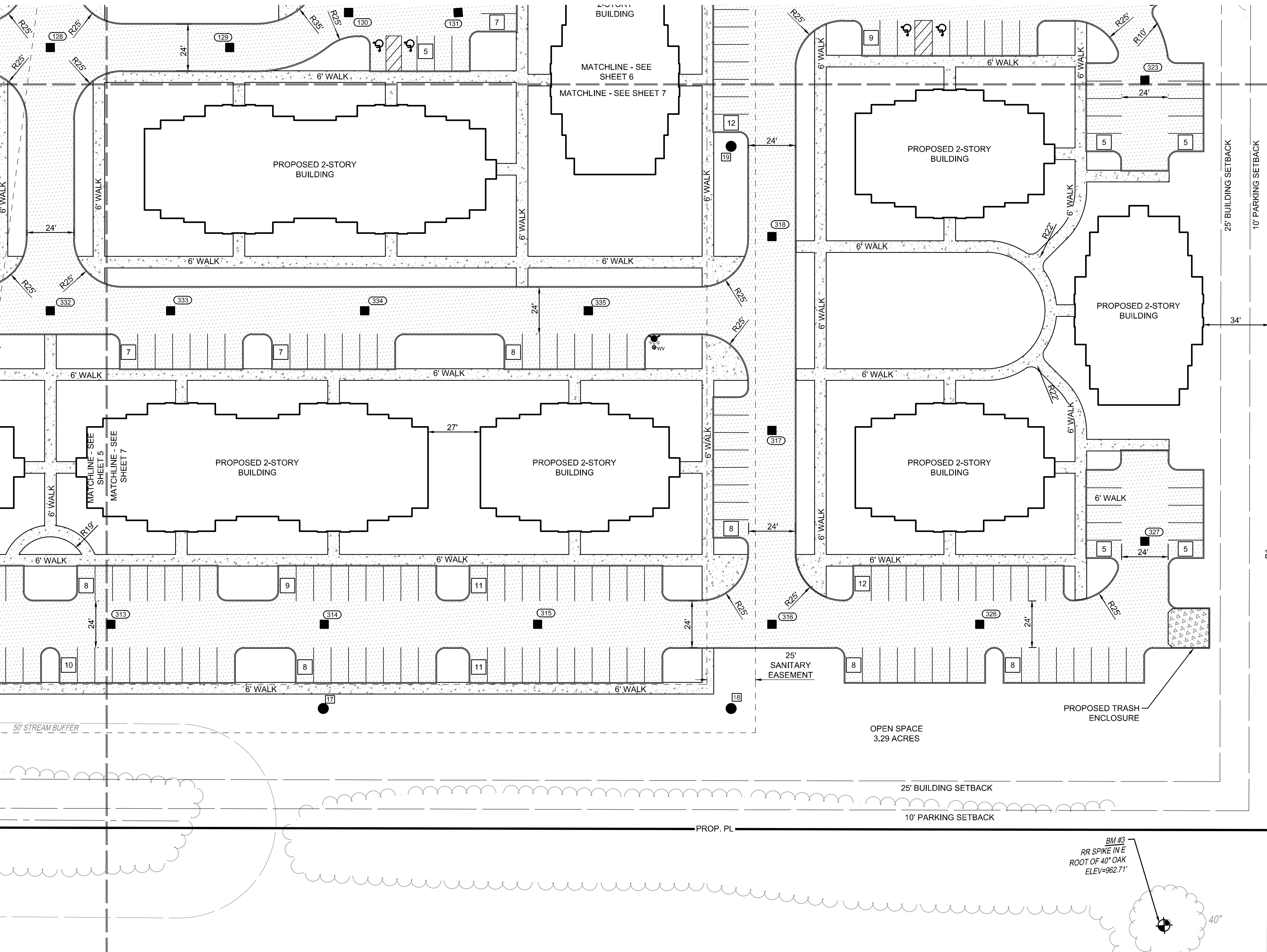
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- HEADWALL
- MANHOLE
- CURB INLET
- SANITARY MANHOLE
- WATER VALVE
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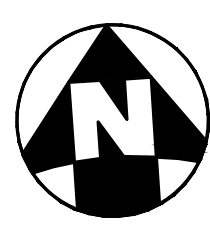
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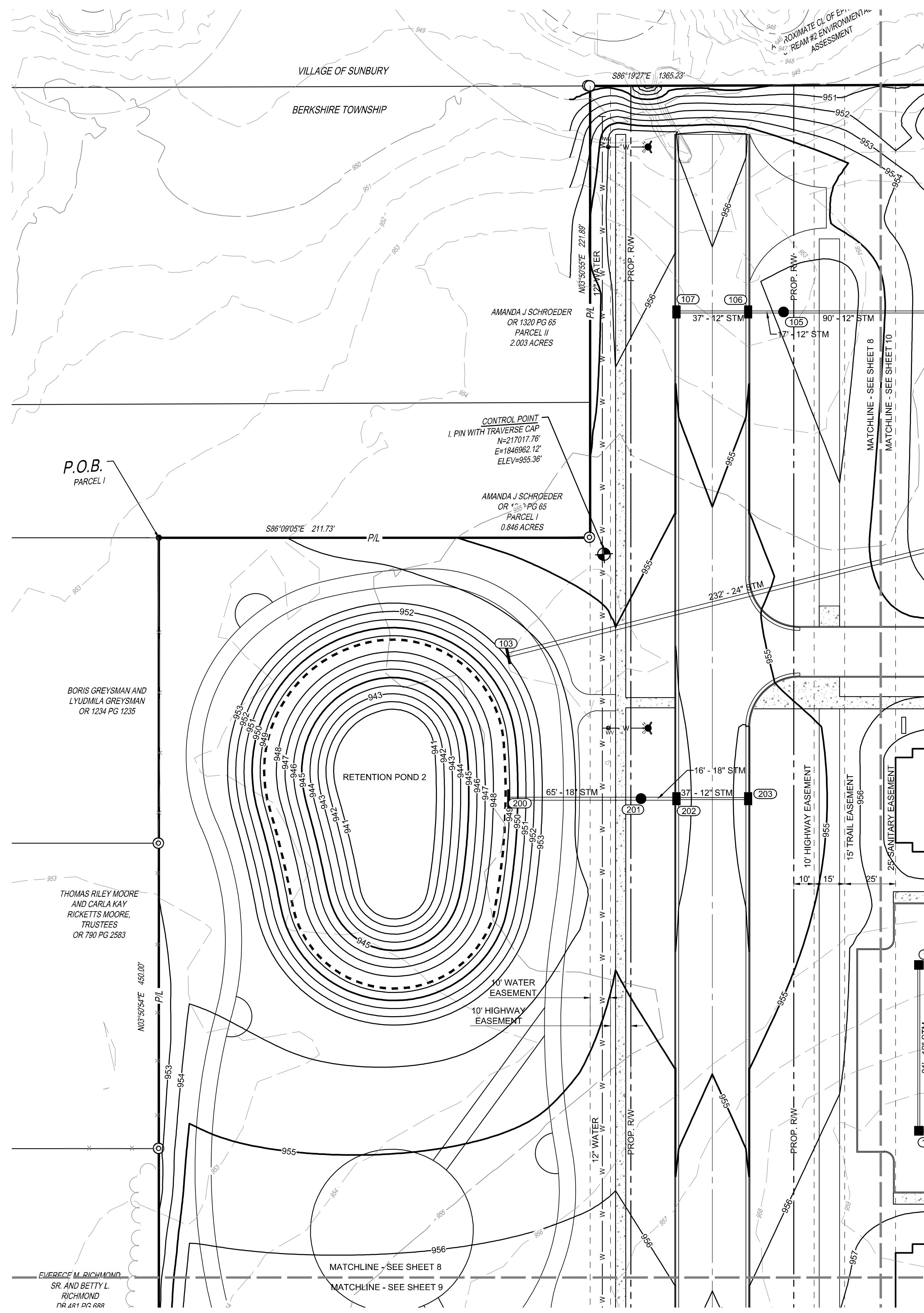
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- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - W WATER PIPE
 - 101 CATCH BASIN
 - 101 HEADWALL
 - 101 MANHOLE
 - 101 CURB INLET
 - 101 SANITARY MANHOLE
 - wv WATER VALVE
 - FD FIRE HYDRANT
 - 950 EXISTING MAJOR CONTOUR
 - 949 EXISTING MINOR CONTOUR
 - 950 PROPOSED MAJOR CONTOUR
 - 949 PROPOSED MINOR CONTOUR
 - PROPOSED POND

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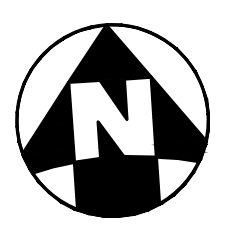
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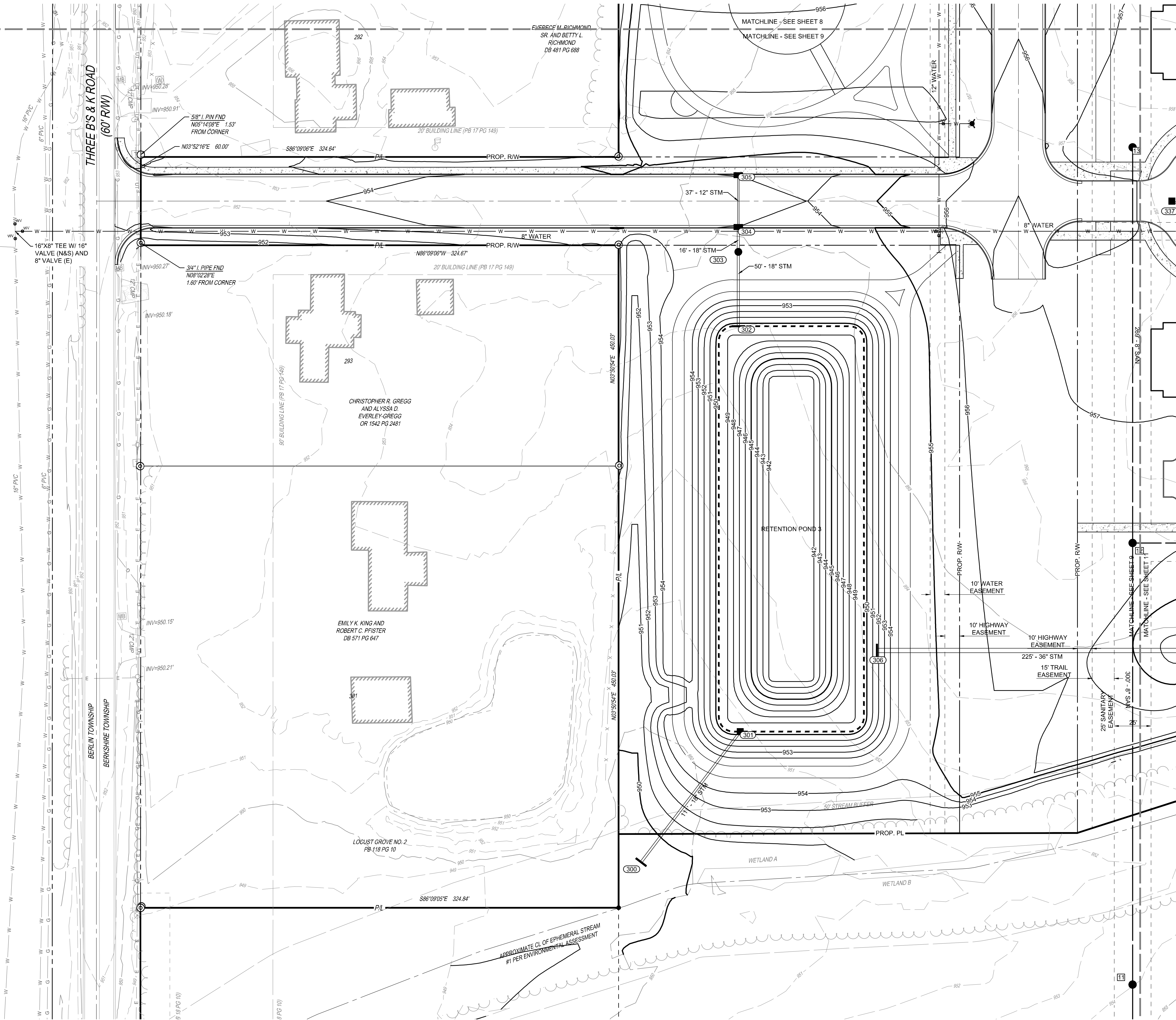
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SHEET NAME:
GRADING AND UTILITY PLAN

SHEET NO.
8



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- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - W WATER PIPE
 - 101 CATCH BASIN
 - 101 HEADWALL
 - 101 MANHOLE
 - 101 CURB INLET
 - 101 SANITARY MANHOLE
 - WV WATER VALVE
 - FW FIRE HYDRANT
 - 950 EXISTING MAJOR CONTOUR
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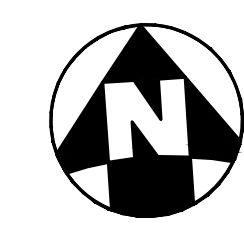
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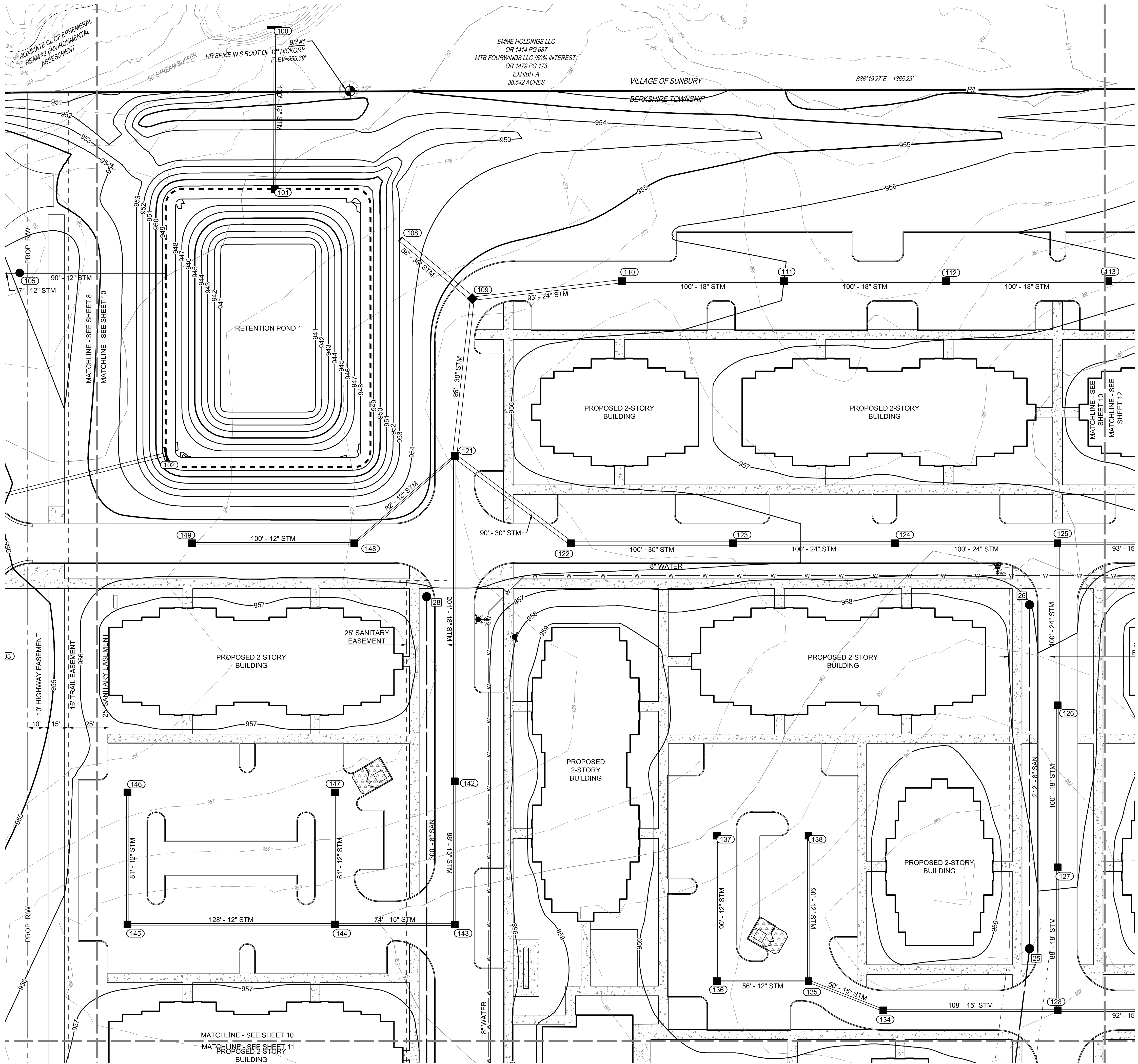
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GRADING AND UTILITY PLAN

SHEET NO:
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PROPOSED LEGEND

- STM STORM SEWER PIPE
- SANITARY SEWER PIPE
- W WATER PIPE
- 101 CATCH BASIN
- 101 HEADWALL
- 101 MANHOLE
- 101 CURB INLET
- 101 SANITARY MANHOLE
- WV WATER VALVE
- Fire Hydrant
- 950 EXISTING MAJOR CONTOUR
- 949 EXISTING MINOR CONTOUR
- 950 PROPOSED MAJOR CONTOUR
- 949 PROPOSED MINOR CONTOUR
- PROPOSED POND

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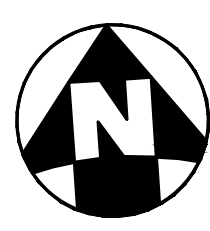
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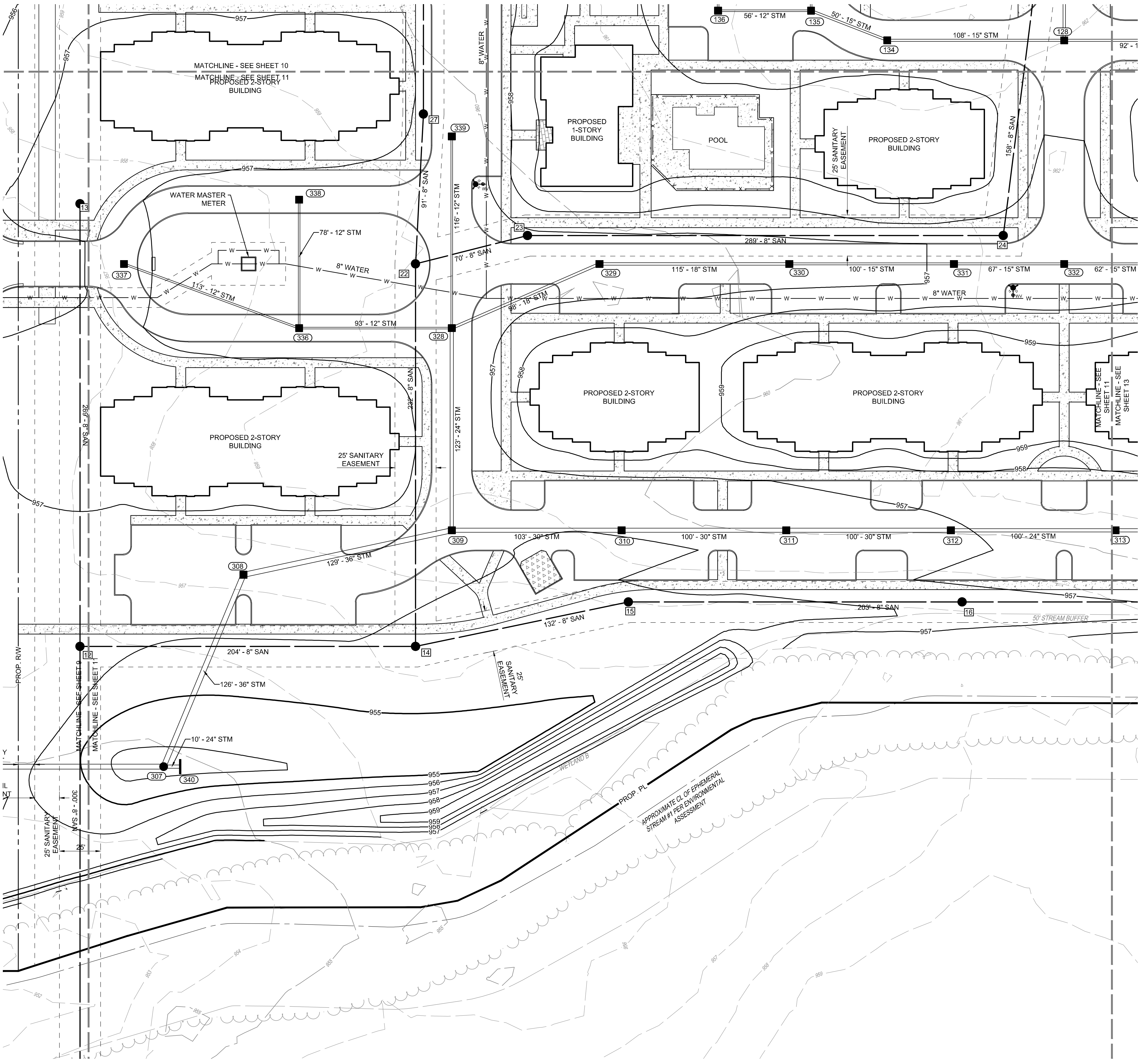
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 - W WATER PIPE
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 - 101 HEADWALL
 - 101 MANHOLE
 - 101 CURB INLET
 - 101 SANITARY MANHOLE
 - WV WATER VALVE
 - Fire Hydrant
 - 950 EXISTING MAJOR CONTOUR
 - 949 EXISTING MINOR CONTOUR
 - 950 PROPOSED MAJOR CONTOUR
 - 949 PROPOSED MINOR CONTOUR
 - PROPOSED POND

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SEAL:

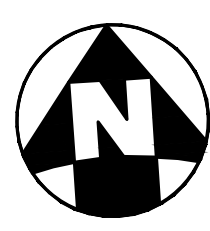
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FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERSHIRE
COUNTY OF DELAWARE, OHIO

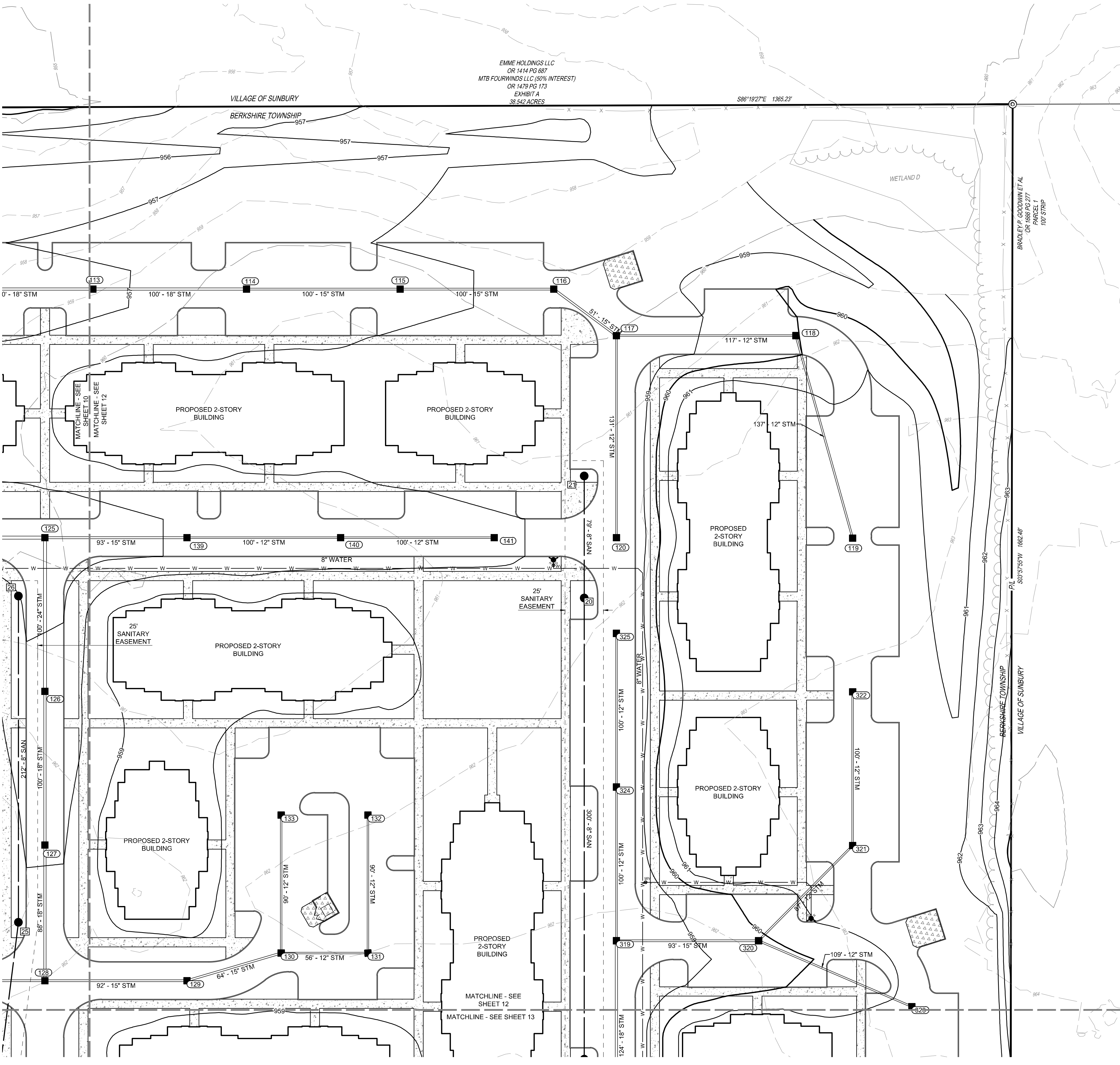
PROJECT NO.	200078_000
DATE	02/10/2021
SCALE	

SHEET NAME:
GRADING AND UTILITY PLAN

SHEET NO.
11



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- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - SAN SANITARY SEWER PIPE
 - W WATER PIPE
 - 101 CATCH BASIN
 - 101 HEADWALL
 - 101 MANHOLE
 - 101 CURB INLET
 - 101 SANITARY MANHOLE
 - wv WATER VALVE
 - FD FIRE HYDRANT
 - 950 EXISTING MAJOR CONTOUR
 - 949 EXISTING MINOR CONTOUR
 - 950 PROPOSED MAJOR CONTOUR
 - 949 PROPOSED MINOR CONTOUR
 - PROPOSED POND

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SEAL:	
NO. DATE DESCRIPTION	

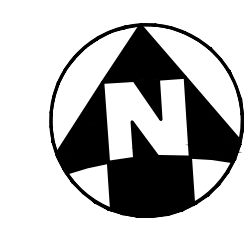
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PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

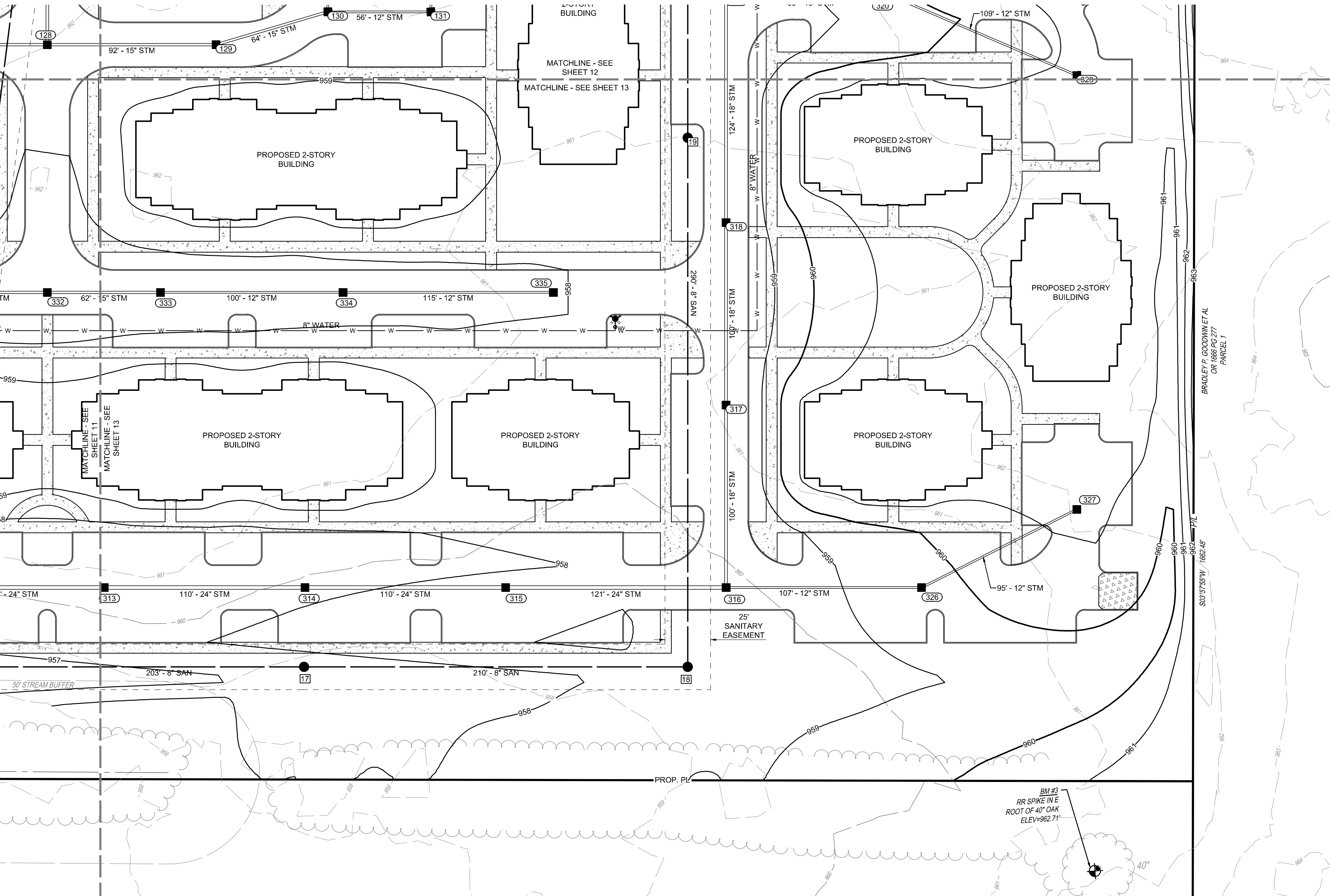
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DATE: 02/10/2021
SCALE: 1" = 30'

SHEET NAME:
GRADING AND UTILITY PLAN

SHEET NO. **12**



INSPIRED PEOPLE > CREATIVE DESIGN > TRANSFORMING COMMUNITIES



- PROPOSED LEGEND**
- STM STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - W WATER PIPE
 - 101 CATCH BASIN
 - 101 HEADWALL
 - 101 MANHOLE
 - 101 CURB INLET
 - 101 SANITARY MANHOLE
 - WV WATER VALVE
 - FIRE HYDRANT
 - 950 EXISTING MAJOR CONTOUR
 - 949 EXISTING MINOR CONTOUR
 - 950 PROPOSED MAJOR CONTOUR
 - 949 PROPOSED MINOR CONTOUR
 - PROPOSED POND

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CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

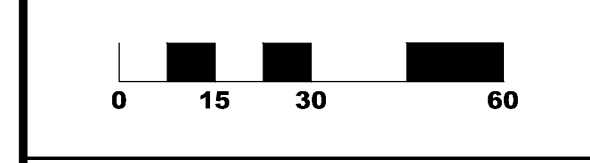
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614.882.4311

SEAL:

NO.	DATE	DESCRIPTION

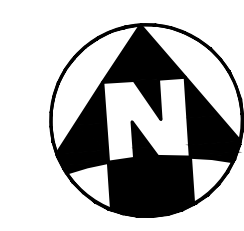
PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078,000
DATE: 02/10/2021
SCALE:



SHEET NAME:
GRADING AND UTILITY PLAN

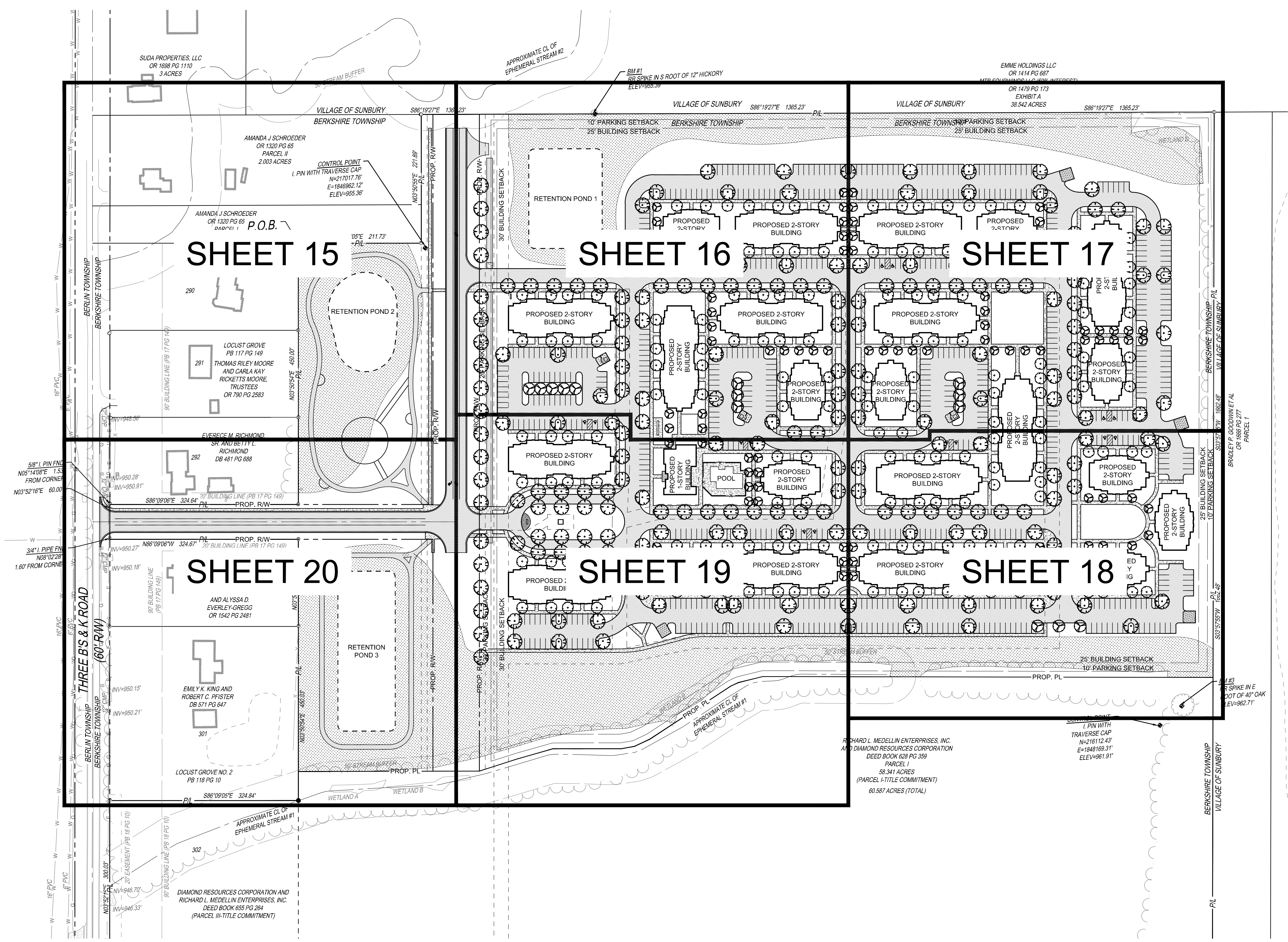
SHEET NO.
13



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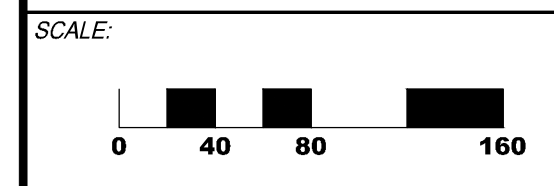


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NO. DATE DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
 DATE: 02/10/2021



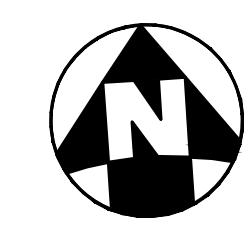
SHEET NAME:

LANDSCAPE KEY PLAN

SHEET NO.

14

PLANTING NOTES
 1. SEE SHEET 21 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.











PLANTING NOTES

1. SEE SHEET 21 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

LEGEND

-  DECIDUOUS TREE, TYP.
-  ORNAMENTAL TREE, TYP.
-  MEADOW MIX
-  CONCRETE WALK, SEE CIVIL PLANS
-  ASPHALT PAVEMENT, SEE CIVIL PLANS
-  HD CONCRETE PAVEMENT, SEE CIVIL PLANS



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SEAL:

NO. DATE DESCRIPTION

PHOENIX PLACE
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 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000

DATE: 02/10/2021

SCALE:

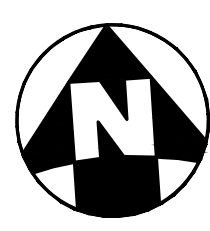


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LANDSCAPE PLAN

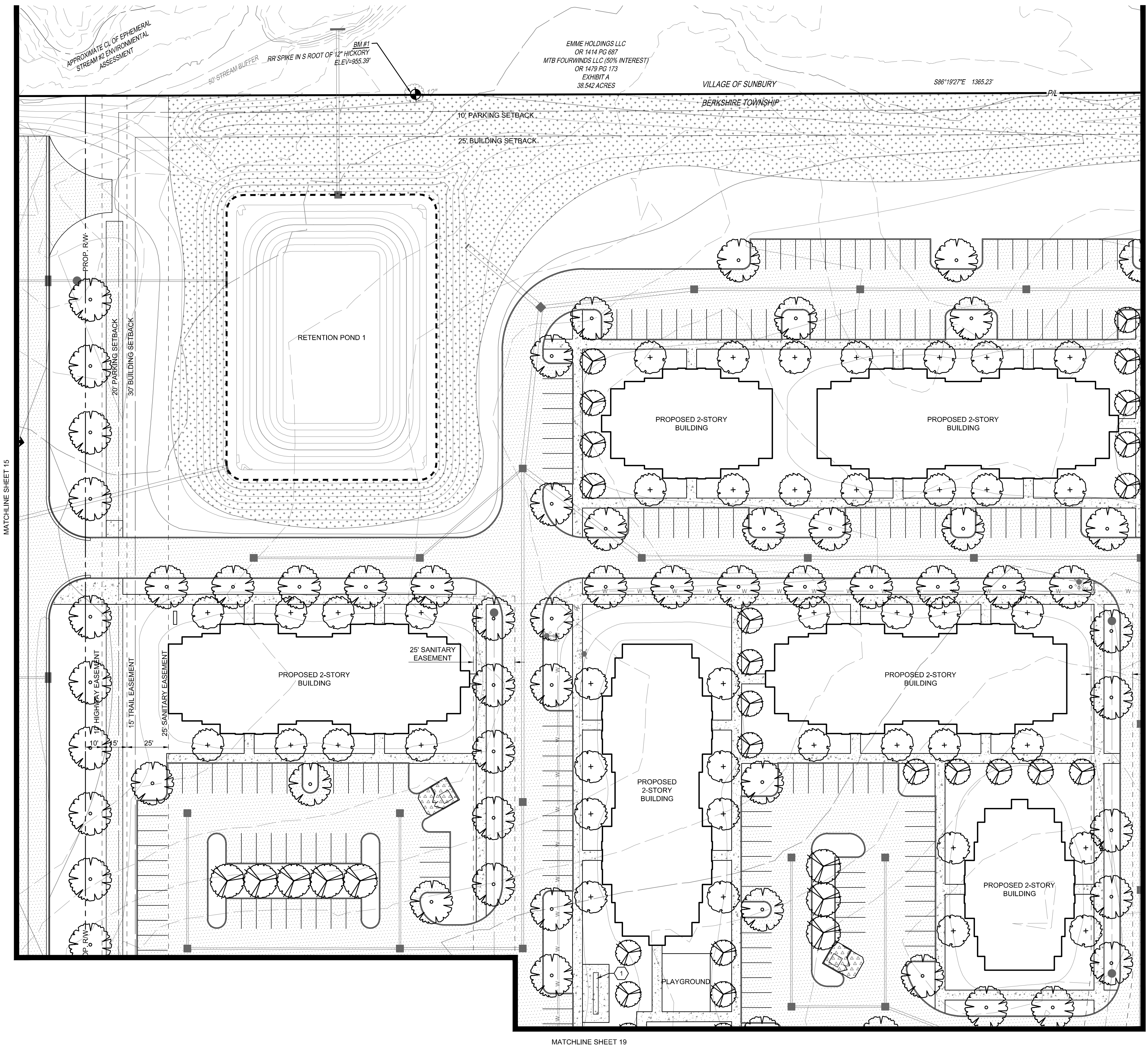
SHEET NO.

15



MATCHLINE SHEET 20

MATCHLINE SHEET 16



PLANTING NOTES
 1. SEE SHEET 21 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

CONSTRUCTION NOTES
 1. MAILBOX KIOSK

- LEGEND**
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - MEADOW MIX
 - CONCRETE WALK, SEE CIVIL PLANS
 - ASPHALT PAVEMENT, SEE CIVIL PLANS
 - HD CONCRETE PAVEMENT, SEE CIVIL PLANS

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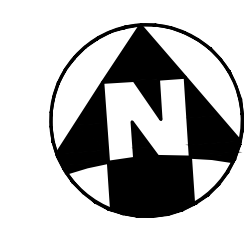
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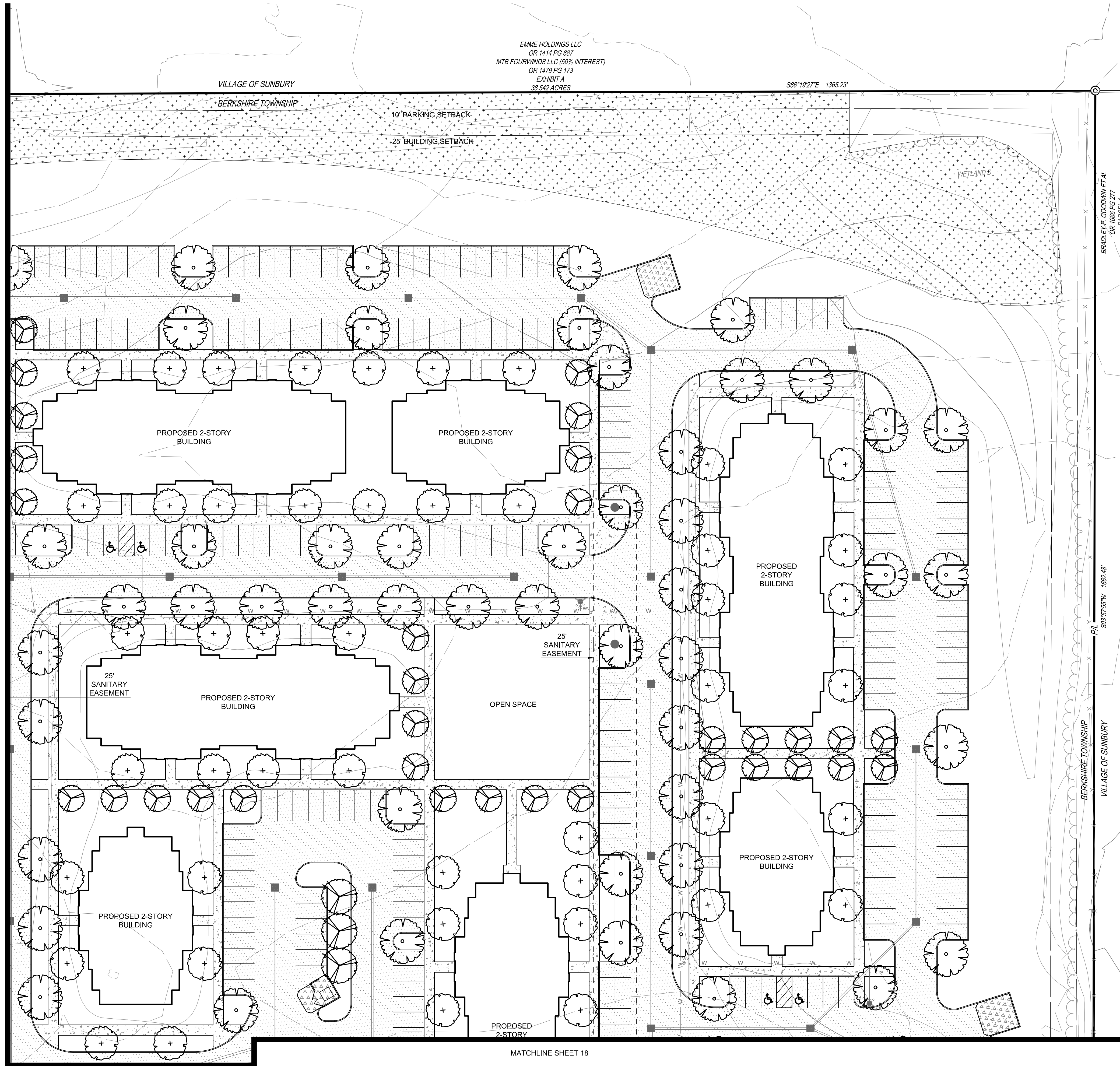
PHOENIX PLACE
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 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078,000
 DATE: 02/10/2021
 SCALE:



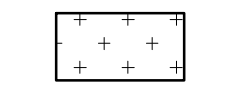
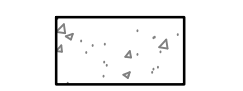


SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
16





PLANTING NOTES
1. SEE SHEET LXX FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

- LEGEND
-  DECIDUOUS TREE, TYP.
 -  ORNAMENTAL TREE, TYP.
 -  MEADOW MIX
 -  CONCRETE WALK, SEE CIVIL PLANS
 -  ASPHALT PAVEMENT, SEE CIVIL PLANS
 -  HD CONCRETE PAVEMENT, SEE CIVIL PLANS



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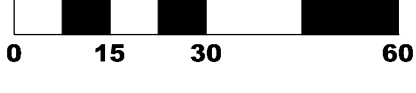
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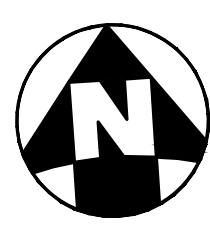
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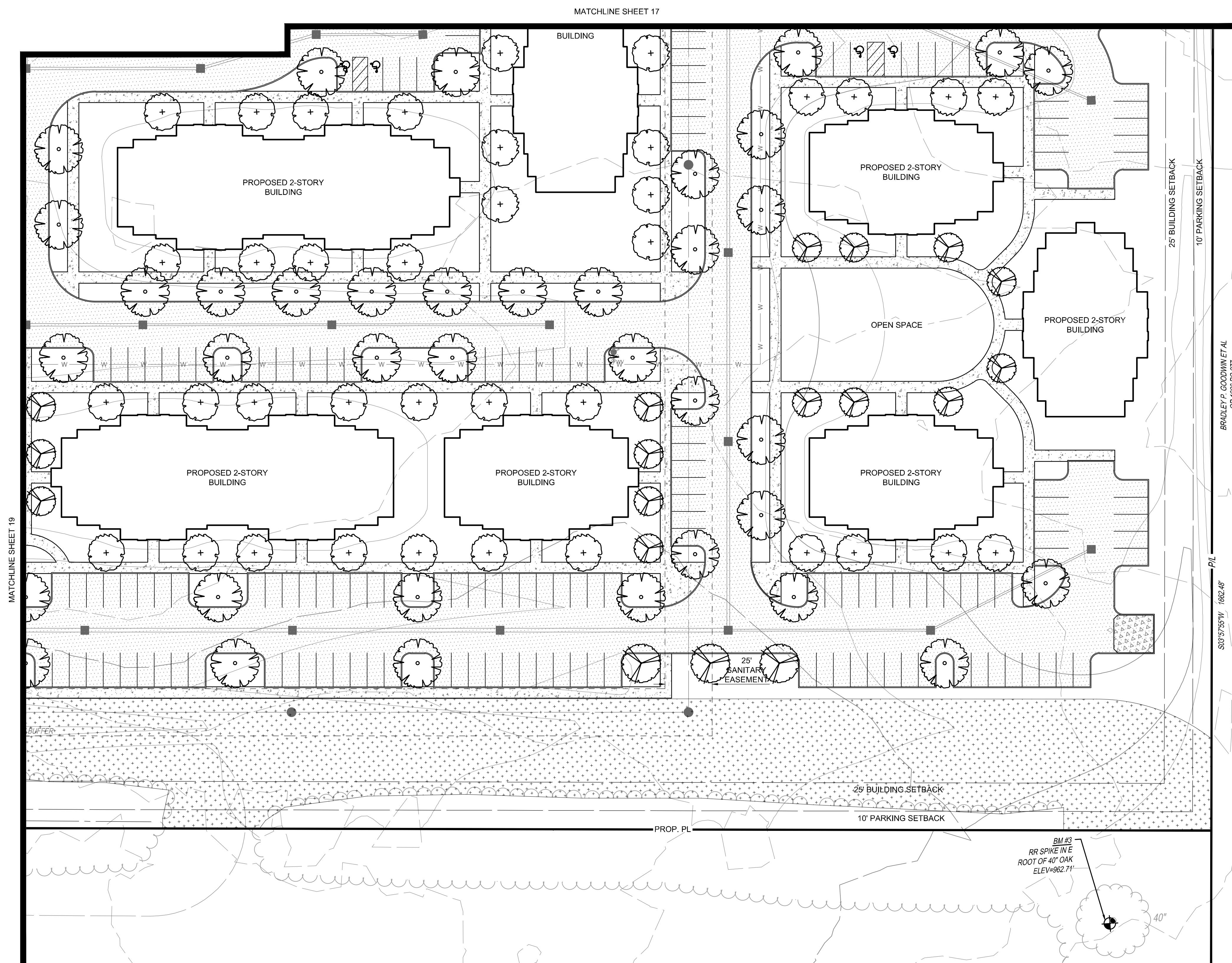
PHOENIX PLACE
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COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
DATE: 02/10/2021
SCALE:


SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
17





PLANTING NOTES
 1. SEE SHEET 21 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

- LEGEND
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - MEADOW MIX
 - CONCRETE WALK, SEE CIVIL PLANS
 - ASPHALT PAVEMENT, SEE CIVIL PLANS
 - HD CONCRETE PAVEMENT, SEE CIVIL PLANS

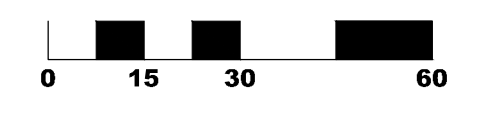
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NO.	DATE	DESCRIPTION

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PROJECT NO: 200078,000
 DATE: 02/10/2021
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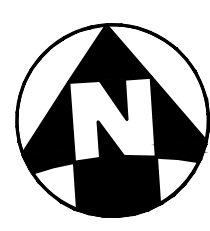


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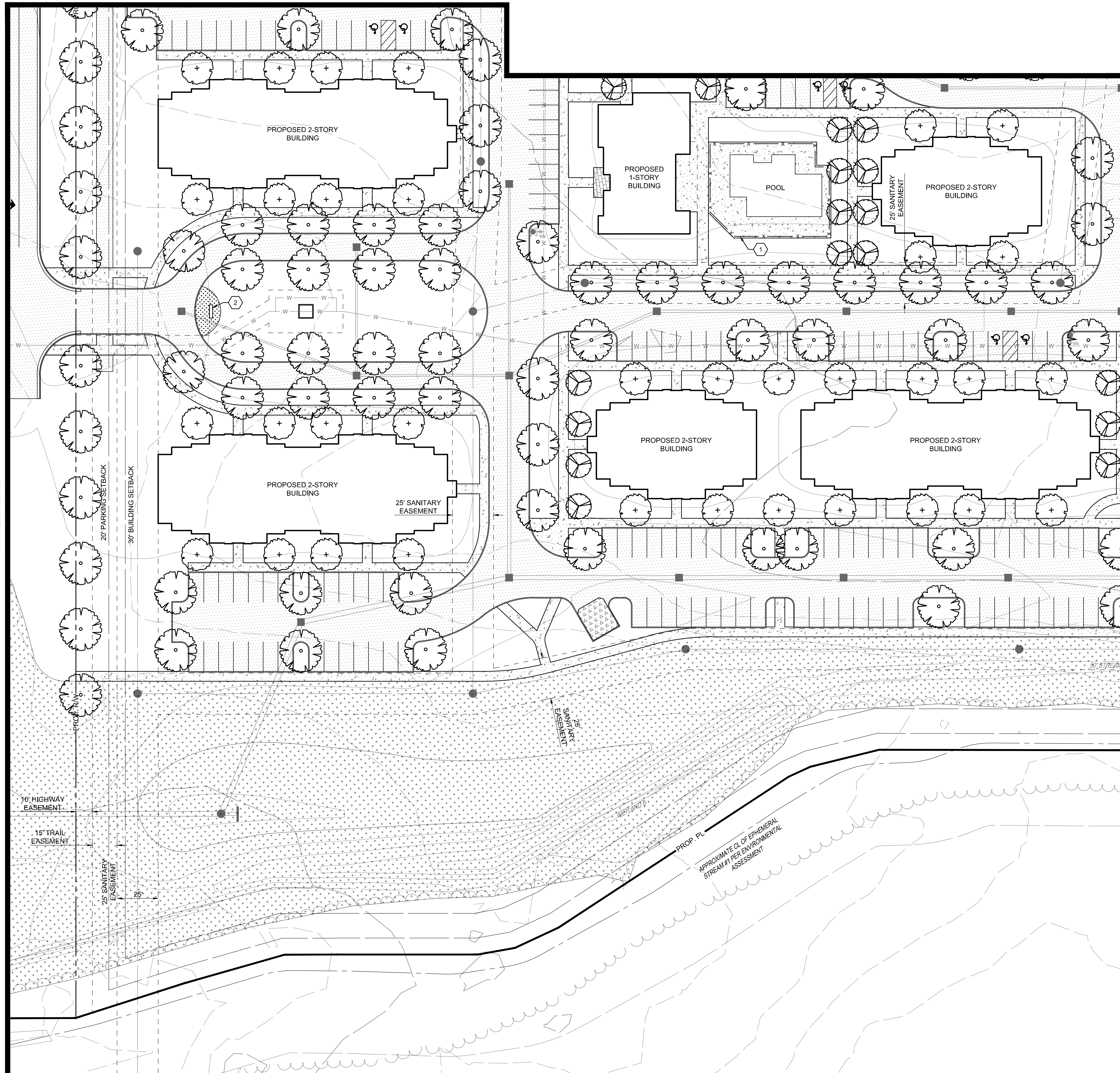
SHEET NO.

18



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MATCHLINE SHEET 16



PLANTING NOTES

1. SEE SHEET 21 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

CONSTRUCTION NOTES:

- ① FENCE
- ② ENTRY SIGN AND LANDSCAPE

LEGEND

- DECIDUOUS TREE, TYP.
- ORNAMENTAL TREE, TYP.
- MEADOW MIX
- CONCRETE WALK, SEE CIVIL PLANS
- ASPHALT PAVEMENT, SEE CIVIL PLANS
- HD CONCRETE PAVEMENT, SEE CIVIL PLANS



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SEAL:

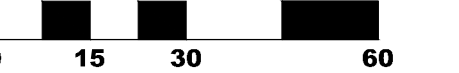
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PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
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 TOWNSHIP OF BERSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO. 200078,000

DATE: 02/10/2021

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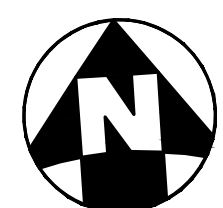


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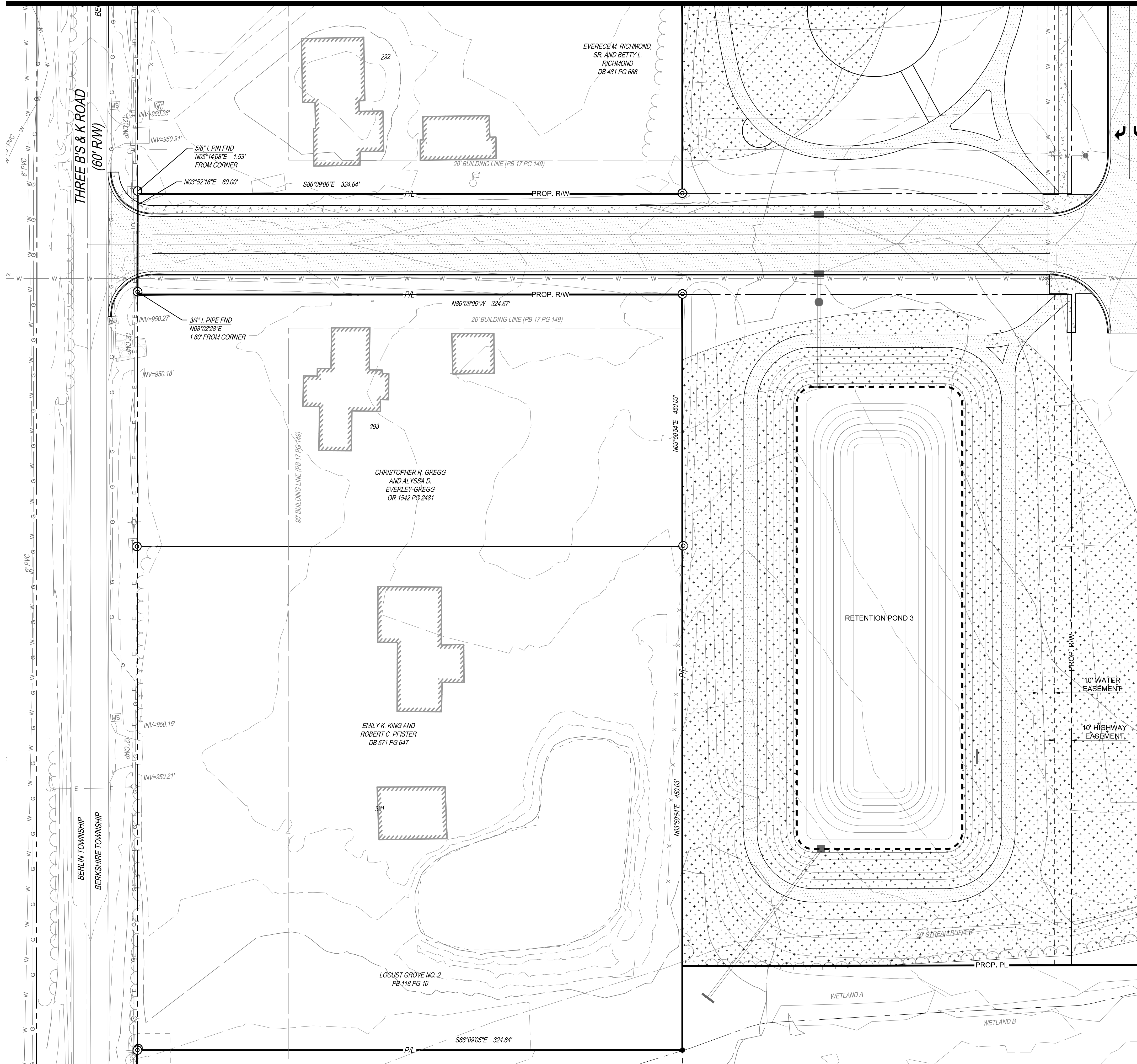
LANDSCAPE PLAN

SHEET NO.

19



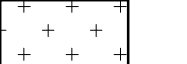

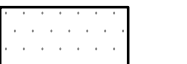



MATCHLINE SHEET 15



MATCHLINE SHEET 19

PLANTING NOTES
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- LEGEND**
-  DECIDUOUS TREE, TYP.
 -  ORNAMENTAL TREE, TYP.
 -  MEADOW MIX
 -  CONCRETE WALK, SEE CIVIL PLANS
 -  ASPHALT PAVEMENT, SEE CIVIL PLANS
 -  HD CONCRETE PAVEMENT, SEE CIVIL PLANS



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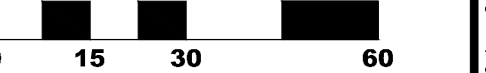
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PHOENIX PLACE
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 USML
 TOWNSHIP OF BERSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO. 200078.000

DATE: 02/10/2021

SCALE:



SHEET NAME:

LANDSCAPE PLAN

SHEET NO.

20

