

Planned Commercial & Office District (PCD) Development Plan



October 8, 2024

Property Owners:

Bunty & Owen Holding LLC
7016 Timberview Drive
Dublin, Ohio 43017

Jurisdiction:

Concord Township, Delaware County

Portion of Parcel Number(s):

419-230-01-063-000

Property Area:

19.298 acres

Site Address:

Owen Fraley Road
Delaware, Ohio 43015

Existing Zoning District:

Farm Residential District (FR-1)

Proposed Zoning District:

Planned Commercial and Office District
(PCD)

Proposed Development:

Columbus Soccer Academy – Outdoor Field
& Agricultural Tree Farm

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**CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO**

**APPLICATION
Change in Zoning**

FEE: \$ _____

Note: The initial application fee covers one meeting only.
If the applicant requests tabling, there may be associated
fees for rescheduling.

PURPOSE: _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

SUBMITTAL REQUIREMENTS – The following must be submitted with the correct application fee:

One (1) completed application form signed by property owner(s) or lessee(s); AND arrange the following into fifteen (15) packets:

- ☐ Detailed Development plan in accordance with Section 19.06 c.) of the Concord Zoning Resolution;
- ☐ Current list of all property owners (with complete, current mailing addresses) within 200 feet of exterior boundaries of the land for which the action is requested;
- ☐ Plot plan and subject property showing the proposed location of the structure or change (all drawings must be to scale and must be folded to fit into letter size folder);
- ☐ Any other supporting documentation in regard to this application;
- ☐ Vicinity Map and Aerial Photo of Lot(s); AND
- ☐ Conversation with applicant regarding easements _____ applicant initials.

APPLICATION NUMBER: _____ **DATE FILED:** _____

ADDRESS OF PROPERTY: _____

NAME OF APPLICANT: _____

ADDRESS OF APPLICANT: _____

PHONE: _____ **EMAIL:** _____

NAME OF OWNER: _____

ADDRESS OF OWNER: _____

PHONE: _____ **EMAIL:** _____

PRESENT ZONING: _____ **PRESENT USE:** _____

DESCRIPTION OF REQUEST (LAND/STRUCTURE USE): _____

The undersigned certifies that this application and the attachments thereto contain all information required by the Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the amendment of the Zoning Map or Zoning Resolution. Applicant agrees to be bound by the provisions of the Zoning Resolution of Concord Township, Delaware County, Ohio.

Owner/Lessee: _____

Date: _____

**Received and
Accepted by:** _____

(Zoning Inspector)

Date: _____

Application Team

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GN Construction
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Berne, Indiana 46711

Excavator:

MLS Construction Services, LLC
Mandy L. Spain, Managing Member
(740) 404-1248 phone
www.mlsconstructionservices.com

Applicability

The following zoning text shall apply to 19.298 acres of the Bunty and Owen Holding LLC property as the approved Planned Commercial and Office District (PCD) restrictions. This text indicates clarification, divergence, or additional restrictions related to the development and maintenance of the property. Unless specifically contradicted or modified herein, the provisions of the most recently adopted Zoning Resolution shall control this development.

The information presented herein, and in the exhibits attached with this application, establishes the requirements for the development of this PCD zoning. The information provided below is presented in response to the requirements established in the Concord Township Zoning Resolution. The restatement or summarizing of the text of the currently effective Concord Zoning Resolution is presented in this application for format and informational purposes only; no change or modification of the text is intended or will occur as a result of the consideration or approval of this application. Boxed text following that zoning text indicates a response, explanation, clarification, divergence, or additional restriction, etc. related to that code provision.

Development Text

The following text represents the current Planned Commercial and Office District standards of the Concord Township Zoning Resolution, per Article XIX and the applicant's acknowledgements and commitments to the standards follows text in boxed text.

Section 19.01 - Purpose

The Township recognizing that with increased urbanization and population growth comes increased demands for well organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the Township hereby provides for the Planned Commercial and Office District, intending hereby to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health and safety of the inhabitants of Concord Township.

The proposed development includes a turf soccer field, grass soccer practice field, applicable parking and a tree farm that utilizes the open space and setback areas in keeping with the purpose of the proposed district. The subject property consumes 19.298 acres, being a 7.084 acre parcel (No. 419-230-01-063-017) and a 12.214 acre parcel (No. 419-230-01-063-013) in Concord Township, Delaware County, Ohio. The property address is Owen Fraley Road, Delaware, Ohio 43015. The site is located in Zone X (Area of Minimal Flood Hazard) on FIRM Panel No. 39041C0113K dated 04/15/2009. The current deed of record, legal description for both parcels and a survey plat is attached as Exhibit 1 and Exhibit 2.

Compliance with Comprehensive Plan

The Concord Township Comprehensive Land Use Plan, amended October 13, 2021, area properties out as "Future Industrial" in the Upper Scioto Subarea and recommends:

When agriculture is no longer viable, a large **industrial park area** should be developed north of Bunty Station Road and extending west of Section Line Road. Delaware County should be encouraged to provide sanitary sewer service. There have been significant large industrial developments interested in tracts of 150 or more acres here, but the lack of loop roads around Delaware, the possibility of being divided by the Sawmill Parkway extension to U.S. 42, and lack of sanitary sewer have delayed development. Industrial development is especially desirable in the flight paths of Delaware airport, where residential development is discouraged. Federal Aviation Administration height restrictions must be considered for structures in the direct flight path.

The proposed use will provide a viable economic use of the property considering the residential lots that have already been split off this original farm prior to the owner purchasing this portion of the property in keeping with the spirit and intent of the comprehensive plan.

Section 19.02 - Application

The provisions of this article of the Zoning Resolution may be applied only to lands of the Township that have been approved for a zoning map amendment to PCD. An owner of the land in the township that is served by centralized water and sanitary sewer may submit an application of change to PCD zoning under the provisions of this Article. The action of the Township upon an application processed pursuant to this section shall be considered a legislative act, subject to referendum.

The proposed use does not demand the need for potable water or sanitary sewer at this time.

Section 19.03 – Permitted Use(s)

Within the Planned Commercial and Office District (PCD), the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted. The precise use or type of use of the tract shall be specified in the plan as submitted and approved.

- a) Commercial and office establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.

Commercial Establishment Permitted

Columbus Soccer Academy Inc. will utilize the property primarily for soccer practice and for occasional games on the proposed turf field. Event capacity is anticipated to be a maximum of 30 players and 60 spectators. Practice may be held on the turf field or on grass areas surrounding the field. No more than one game will be played onsite at any time and practice will be limited to one two teams preparing for a game.

Agricultural and Agritourism Activity Permitted

The residual of the property, including the pole barn will be utilized primarily for horticulture activities, while providing access to visitors and screening for neighboring residences. This horticulture activity will be a tree farm where trees are planted for the purpose maturing them for sale. Such use is defined in Ohio Revised Code (ORC) §519.01 as “agriculture”, which is traditionally exempt from local zoning review. Though, details for the agricultural use of the property are included in the development plan for voluntary review for compliance and reference, because Columbus Soccer Academy will operate on the same property as the proposed agricultural activity.

Permitted Land Use by Subarea

The following is a descriptive summary of subareas delineated on Sheet 3 of the development plan with specific permitted uses limiting use in each area:

Subarea	Summary	Estimated Area	Permitted Use
“Area A”	Outdoor Soccer	3.0	Outdoor recreation, limited to one soccer game field, which may be turf or grass. Use of the adjoining grass area for soccer practice activities.
“Area B”	Maintenance & Indoor Practice Building	0.3	Storage of maintenance equipment, field equipment, office for staff and facilitate occasional soccer practice and training activities.
“Area C”	Septic Treatment	1.0	Are to remain undisturbed, and should be maintained as mowed lawn as a reserve incase septic treatment is needed with this proposed development in the future.
“Area D”	Horticulture Area	1.2	Care of trees for growth and sale.
“Area E”	Horticulture Area	1.8	Care of trees for growth and sale.

“Area F”	Parking Lot	1.0	Driveway for guests, parking of vehicles, pedestrian trail, portable restroom and trash collection receptacle.
“Area G”	Screening & Greenspace	10.0	Planting of required screening and maintained grass lawn surrounding the plantings.
“Area H”	Stormwater Management Area	1.0	Retention pond and two dry hydrants, to be located after consultation with the Concord Township Fire Department.

Uses are limited to those specifically identified herein. All other uses shall be considered prohibited.

- b) Community facilities such as libraries, offices or educational facilities operated by a public agency or government.

This use will not be permitted in this approved PCD.

- c) Commercial establishments normally associated with and intended to service the traveling public with motels, service stations, restaurants, travel trailer parks and overnight parking or any other allied activity.

This use will not be permitted in this approved PCD.

- d) Hospitals, medical facilities, nursing homes and convalescence homes.

This use will not be permitted in this approved PCD.

- e) Medical, dental, optical, and psychological services.

This use will not be permitted in this approved PCD.

- f) Kindergarten or child care facilities.

This use will not be permitted in this approved PCD.

- g) Other Commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.

Uses not specifically listed herein will not be permitted in this approved PCD.

- h) Wholesale Business, storage and warehouse.

This use will not be permitted in this approved PCD.

- i) Multi-Family structures or residences, when the same are specifically designed as part of the architecture of the structure in a village setting. All living units constructed within this district shall contain the following minimum floor space, to wit:

One (1) bedroom unit	800 sq. ft.
Two (2) bedroom unit	950 sq. ft.
Three (3) or more bedroom units	1,000 sq. ft.

Customary Home Occupations, which are clearly incidental and secondary to residential use, conducted by the resident of a permitted dwelling are subject to the requirements of Section 21.12.

This use will not be permitted in this approved PCD.
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- j) Temporary structures such as mobile offices and temporary buildings of a nonresidential character may be used incident to construction work on the premises, or on adjacent public projects, or during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than twice. Renewal of the permit shall be at the discretion of the Zoning Inspector on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply, as he/she deems necessary. The fees for such permit and renewals thereof shall be established by the Township Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit. No temporary structure shall be occupied as a residence.

This use will not be permitted in this approved PCD.
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Section 19.04 – Reserved for Future Use

Section 19.05 – Prohibited Use(s)

- a) Any use not specifically authorized by the express terms of this article of the Zoning Resolution shall be prohibited.
- b) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to new or used motor vehicles stored or displayed pursuant to a legal sales or repair activity if such activities are carried out in compliance with the approved plan.
- c) Except as provided in the plan of development, not trailer, boat, motor home nor equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the lot the building line shall be considered to be the front wall of the structure even if said structure is located behind the minimum

building line established by this Resolution, the restrictions in the plat or deed or the development plan.

- d) Except as specifically permitted in Section 19.030, or in the approved development plan, no mobile home or mobile office structure shall be placed or occupied in this district. Modular structures in compliance with the Ohio Building Code of Ohio and designed for placement on a permanent foundation are acceptable.

Those uses listed in Section 19.05 shall be prohibited along with all uses not specifically listed as permitted in this approved PCD.

Section 19.06 – Procedure

In addition to any other procedures set out in this Resolution, all applications for amendments to the zoning map to rezone lots to this PCD district shall follow the procedures hereinafter set forth:

- a) Application - The owner(s) or lessee(s) of a lot(s) within the Township may request that the zoning map be amended to include such lots in the Planned Commercial and Office District in accordance with the provisions of this Resolution.

The applicant is submitting the “property”, herein defined, for consideration of a zoning change from FR-1 to a Planned Commercial and Office District (PCD).

- b) The applicant is encouraged to engage in informal consultations with the Zoning Commission and the County Regional Planning Commission prior to formal submission of a development plan and request for an amendment of the zoning map, it being understood that no statement by officials of the Township or the Regional Planning Commission shall be binding upon either.

The applicant has met with staff prior to application to discuss this proposal and consider preliminary review comments.

- c) Development Plan - Ten (10) copies of the development plan shall be submitted with the application, which plan shall include in text and map form:

- 1) The proposed boundaries, size and location of the Planned Commercial and Office District drawn to scale.

The described 19.298-acre PCD is highlighted herein by legal notice and scaled exhibit, being Exhibits 1 and 2.

- 2) The general development character of the lots including the limitations or controls to be placed on all uses with lot sizes, minimum setback requirements, structure location and other development features including landscape.

The development character is consistent with existing structures in the area and will be entirely compliant with the approved development plan, including the following specific limitations:

On-site Employees

The Columbus Soccer Academy will employ up to three (3) full-time employees and will work primarily off-site. Full-time employee roles will be (a) two athletic managers, and (b) a facility manager. Volunteers will assist with day-to-day activities.

Hours of Operation

On-site activities (e.g. games and practices) will be limited to “pre-scheduled” activities that will occur Monday through Friday 4:30 p.m. to 8:30 p.m., Saturdays between 8:00 a.m. and 8:00 p.m. and Sundays between 8:00 a.m. and 6:00 p.m. The property gates will be closed when the facility is not in operation to ensure compliance. Rules, including operating hours, will be conspicuously posted onsite.

The facility director will also act as a security officer and be responsible for maintaining a 24-hour, 7 day a week security system with cameras monitoring onsite activity. All guests will only be permitted during the hours mentioned herein. All guests will be asked to leave promptly at the end of the hours of operation.

Signs shall be posted to make guests aware of the Concord Township Noise Resolution and applicable standards to ensure it is enforceable by the owner and proper authorities. Guests observed violation of the hours of operation and Concord Township Noise Resolution will be asked to leave, if they are not willing to comply. The Delaware County Sherriff’s Office indicated they have authority to cite individuals if they do not comply or fail to leave the site when asked.

- 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

The proposed development will include an agricultural-looking pole barn structure with steel roofing and wood or steel siding, white steel siding with black steel siding trim including a 3 foot black steel wainscot siding. as highlighted in the development plan. All roofs will be 1/12 pitch to limit the overall height of structures.

- 4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.

The site may be served by onsite septic treatment system and onsite well water.

Projected Wastewater Treatment

The site will be serviced by portable restroom units to the south of the proposed building. If restrooms are proposed in the future, a development plan amendment will

be proposed to include details, but the owner has ensured adequate area is being preserved in the development plan to allow for this potential.

Water Service

No water service is proposed. This site is within the City of Delaware's service area and service is not immediately available for use. A well will be installed to provide water for the tree farm.

- 5) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

To facilitate occasional events, the proposed change of use will include full access to Owen Fraley Road on the northern proposed driveway. The southern driveway will be gated and maintained as "emergency access only" to satisfy the requests of the Concord Township Fire Department.

All traffic for the proposed commercial use and agritourism will utilize the new northern commercial driveway, though the gated access will provide for emergency access, if ever needed, as requested by the Concord Township Fire Department. The applicant has engaged Carpenter Marty Transportation to seek Delaware County Engineer support for the new access location(s).

Shared parking will be provided in a gravel parking lot containing 60 parking spaces being ten (10) feet wide and twenty (20) feet deep with 25 wide drive aisles as depicted on the development plan.

- 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. Include a list of owners and addresses whose property is contiguous to and directly across from the applicant's property according to the most recent County Auditor's tax list.

An aerial photograph of the surrounding area was included with Sheet 1 of the development plan and labels for neighboring property owners is included in Exhibit 3. The development may be developed in phases with the initial phase being constructed this fall and used for agricultural tree farm until rezoning is approved. The building will be temporarily used for practice until the field is complete when games and expanded practices may be held onsite. Phase 2 will not likely be able to start until middle of 2025, after the construction plans are completed and approved.

- 7) The proposed size, location and use of parks and other public facility sites, if any, and their proposed ownership.

No parks or public facility sites are proposed.

- 8) The proposed time schedule for development of the site including streets, buildings, utilities and other facilities.

After zoning approval, engineering plans will be presented to necessary county and state agencies for approval, prior to construction. It is expected that plan approval and permitting will take 4 to 6 months and construction will follow with another 4 to 6 months.

- 9) If the proposed timetable for development includes developing the land in phases all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in text form in a manner calculated to give township officials definitive guidelines for approval of future phases.

All grading will be completed in a single phase and building construction will commence within two (2) years of rezoning approval and be completed entirely within five (5) years of rezoning approval. It is estimated that construction will take 2 to 3 months to complete after grading and utility plans are approved by Delaware County, so it is likely to be complete within one (1) year.

- 10) The ability of the applicant to carry forth his/her plan by control of the land and the engineering feasibility of the plan. If the applicant is not the owner, the applicant must have written authorization from the owner.

The applicant owns the property and improvements will be funded by the applicant. The property deed is included as Exhibit 1 and 2 herein. If additional evidence of financing is requested, it may be provided. Actual bids for construction will be secured after the plans are approved.

- 11) Specific statements of divergence from the development standards in Article XXI or existing county regulations or standards and the justification, therefore. Unless a variation from these development standards is specifically approved, the same shall be complied with.

The following divergences are being requested with this application:

1. Section 21.01(b) – Parking (Paving) Applicant seeks divergence from the requirement to pave all common parking areas and adjacent aisles or driveways. The applicant will ensure the driveway is paved with asphaltic material or concrete within 100 feet of Owen Fraley Road. That will provide paved access through both gated entrances such to the gate at the entrance and ensure pavement up to the dumpster service location where there is adequate area for turnaround outside the gate. Beyond the first 100 feet the applicant would provide compacted gravel driveways treated to ensure they are dust free, maintained free of ruts and potholes. The applicant will otherwise comply with the standards of Section 21.01.

2. Section 19.06(g) – Applicant requests the ability to split the proposed PCD lot(s) prior to occupancy through the traditional lot split process and does not feel that a plat is necessary, nor should be required. The cross access easement and landscaping easements shall be recorded prior to the Zoning Inspector signing off on occupancy of the proposed commercial use.

- 12) Evidence of the applicant's ability to post a bond if the plan is approved ensuring completion of public service facilities to be constructed within the project by the developer.

No public service facilities are proposed in this development.

- d) Criteria for Approval – In approving an application for a Planned Commercial and Office District, the reviewing authorities shall determine:

- 1) If the proposed development is consistent in all respects with the purpose, intent and general standards of this Zoning Resolution.

Yes, the project will provide for compliance with the standards of the Concord Township Zoning Resolution and otherwise be approved per development plan details.

- 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

Yes, as stated above, the project is compliant with the overall objectives of the comprehensive plan and will provide for a compliant redevelopment when centralized sewer becomes available. The existing and any future development plan for this site will preserve the open nature of the site and provide for safe access to Owen Fraley Road.

- 3) If the proposed development advances the general welfare of the township and the immediate vicinity.

Yes, the proposed use will provide for continued successful economic development in a growing community with property improvements, additional jobs and tax revenues that will support the surrounding community. The project provides for expansion of a use that is in high demand in the surrounding “high growth” areas of Delaware, Franklin and Union County. The Columbus Soccer Academy will provide a service that is popular with township residents, serving the local community.

- e) Effect of Approval - The Development Plan as recommended for approval by the Zoning Commission and approved by the Township Trustees shall constitute an amendment to the Zoning Resolution as it applies to the lands included in the approved amendment. The

approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Delaware County, Ohio.

Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be voided and the land shall automatically revert to the previous District unless the application for time extension is timely submitted and approved.

- f) Extension of Time or Modification - An extension of the time limit as a modification of the approved development plan may be recommended by the Zoning Commission and approved by the Township Trustees. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such extension or modification is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Township Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed in Section 19.06 (d) as hereinbefore set forth.
- g) Plat Required - In the Planned Commercial and Office District (PCD), no use shall be established or changed, and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Delaware County, Ohio, and this Resolution. The subdivision plat shall be in accord with the approved development plan and shall include:
 - 1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public right-of-way, parking areas and pedestrian ways; and land reserved for nonhighway service use with indication of the nature of such use.
 - 2) Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the activities of occupants, including those applicable to areas within the lot to be developed for nonresidential uses.
 - 3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recording of the plat, the owner of the project shall post a performance bond in favor of the appropriate public officers in a satisfactory amount ensuring expeditious completion of said facilities within one year after the recording of said plat. In no event, however, shall any zoning certificate be issued for any building or use until such time that the facilities for the phase in which the building or use is located are completed.

A divergence is requested from this requirement, as stated earlier in this text. There is no necessity for a subdivision plat with this development project.

- h) Administration Review - All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector or his/her designated technical advisors for administrative review to ensure substantial compliance with the development plan as approved. The Board of Trustees may, from time to time, establish fees to be deposited for each administrative review in order to defray the costs associated with such review.

The applicant hereby acknowledges that any request for change of use or building or structural coverage, including modifications within the areas delineated in the development plan or additional buildings or increased dimensions of such buildings, will constitute a major amendment of this plan and subject to review by the Zoning Commission and Board of Trustees, unless otherwise determined by the Zoning Commission after application.

Section 19.07 – Development Standards

In addition to any other provisions of this resolution, the following standards are required in this district:

- a) Setbacks: The physical relationship of the structure or use areas and their minimum yard spaces shall be developed in strict compliance with the development plan or the provisions of Article XXI unless a variance is approved.

Proposed building setback from Owen Fraley Road is a minimum of 400 feet from edge of the road right-of-way and a minimum of 100 feet from all other adjacent property lines, or as specifically restricted herein. There is a 100-foot minimum building setback proposed from the residual FR-1 parcel.

- b) Building Height Limits: No building or structure in this district shall exceed four (4) stories or forty-five (45) feet in height. See Section 21.02 for exceptions.

The proposed building height will be limited to 25-feet in accordance with the building profiles included in the development plan.

- c) Building Dimensions: Buildings may contain such area of floor space as is approved in the development plan.

Maximum permitted building dimensions are 90-feet by 130-feet as depicted herein on the development plan. An 10-foot by 20-foot covered porch is also proposed. Strict compliance will be maintained.

- d) Landscape: Article XIII applies. All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas shall be landscaped. Such landscape

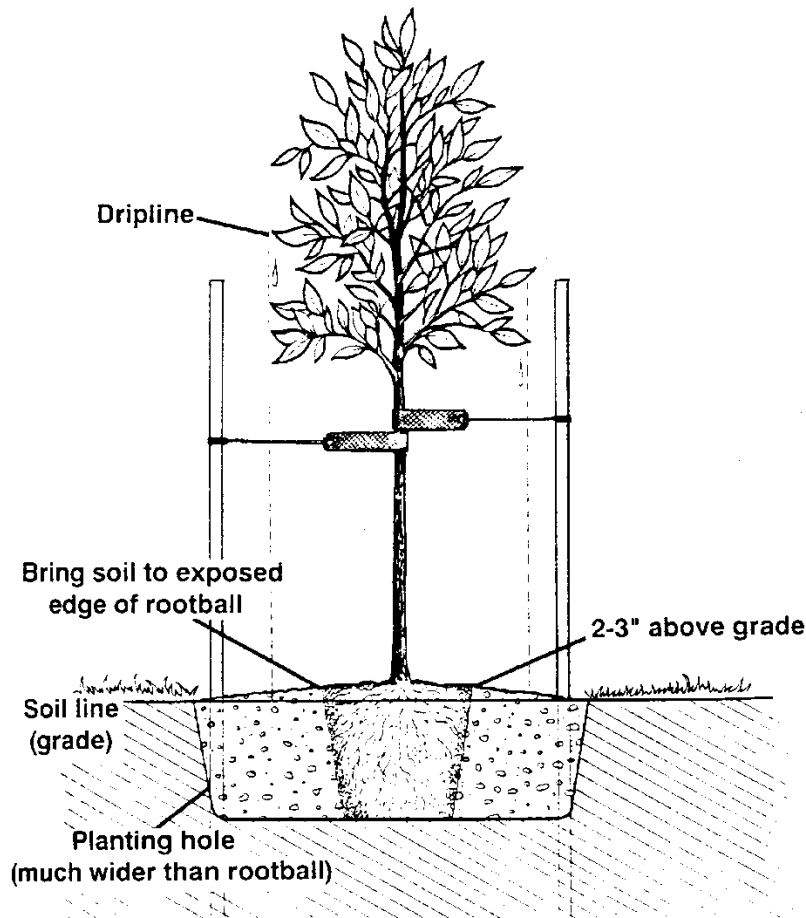
plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.

Proposed landscaping will include forty-two (42) large trees planted in accordance with the development plan.

STANDARDS	PROPOSED COMPLIANCE
Perimeter Landscape Requirements	50% Winter Opacity + 70% Summer Opacity will be maintained on areas where the proposed rezoning abuts residential property.
Property Perimeter Requirement	The perimeter will be preserved consistent with the development plan with complete compliance with the PCD standards requiring green buffers. The driveway entrance will at it's closest be 60 feet from the neighboring residential property. Evergreen landscaping will be added to ensure compliance with the 10-foot perimeter landscaping requirements, as specified on the plan.
Vehicular Use Perimeter	Pavement will be maintained in compliance with the code.
Interior Landscape for Vehicular Use Areas (VUA)	There is over 10 acres of green space preserved within the VUA in the PCD boundary, well in excess of the requirement. The planting requirements with 1 tree / 30 feet will be added along the eastern edge of the proposed parking lot to demonstrate further compliance as highlighted on the development plan.
Interior Landscape for Building Coverage	This standard would require 240 square feet of landscaping which is far exceeded by the plan providing over 10 acres of committed green space + 3 acres of tree plantings with the horticultural use.
Minimum Trees	The applicant is proposing to plant at least 166 trees to demonstrate compliance with the standards herein, most particularly the perimeter landscaping requirements above. The code appears to require 35 trees, or 1 tree for every 5,000 sq. ft. of coverage, up to 50,000 sq. ft. + 1 tree for every 4,000 sq. ft. of coverage over 50,000 sq. ft.
Landscaping for Service Structures	The proposed dumpster will be screened with plantings to achieve 100% opacity from the road and neighboring properties.
Street Trees	The proposal is to maintain existing vegetation along the roadway as to minimize any change in appearance, since the PCD has minimal frontage on adjoining roadways.

Commitment for tree replacement. Any tree removed during construction will be replaced with additional trees onsite of a total equivalent trunk diameter at chest-height.

All required trees to be planted will be at least two and a half (2.5) inches in trunk diameter at chest-height and will be planted in accordance with the following standards:



The proposed trees and any tree replacement will be a variety of one of the following species, or equivalent:

- i. Blue Colorado Spruce (*picea pungens* 'var. glauca') = 19 total trees.
 - ii. Green Giant Arborvitae (*thuja* 'green giant') = 21 total trees.
 - iii. Norway Maple (*acer platanoides*) = 43 total trees
 - iv. Norway Spruce (*picea abies*) = 83 total trees
- e) Site Development: To the maximum extent possible, all-natural drainage courses, vegetation, and contours in excess of six (6) percent shall be maintained.

All natural drainage courses, vegetation, and contours in excess of (6) percent will be maintained in preparation of the grading improvement plans for this project.

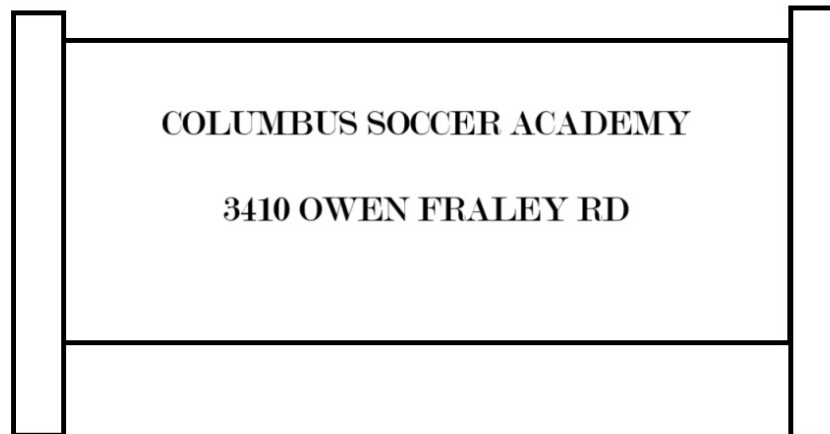
- f) Parking: Off-street parking shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress according to the development plan. In preparing and approving the parking plan, the provisions of Article XXI of this Resolution shall, when appropriate, be incorporated.

The proposed facility will share off-street parking with the agricultural activity. The capacity of the proposed facility will be 30 individuals with at least one parking space per three seats in accordance with public assembly requirements, which appears to be the most pertinent standard. A parking plan is provided demonstrating compliance with eighty-four (84) parking spaces delineated.

- g) Signs: Except as provided under the provisions for home occupations or as controlled by Article XXII of this Resolution and except as recommended by the Zoning Commission and approved by the Trustees, no signs shall be permitted in this district except a 'For Sale' or 'For Rent' or 'For Lease' sign advertising the lot on which the said sign is located. Such sign shall not exceed six (6) square feet in area on each of two (2) sides. The owner or developer of a subdivision or similar area may, upon the conditions and for the time period recommended by the Zoning Commission and approved by the Trustees, erect one sign not exceeding forty-eight (48) square feet in area on each of two (2) sides advertising said subdivision, development or lot for sale.

The Columbus Soccer Academy will be identified with a “pole sign” in accordance with Section 22.02(f) denoting the name and address of the facility. This will be limited to one (1) sign along Owen Fraley Road at the entrance, no larger than six (6) square feet per side, with no more than two (2) sides. This sign will be pole mounted outside of the road right-of-way, as illustrated below. No additional commercial signage is proposed with the PCD zoning.

4FT BY 6FT SIGN WITH 6X6 POSTS.
5.5FT TALL, WHITE SIGN WITH BLACK
LETTERING



- h) Construction and Maintenance of Improvements Within Right-of-Way: Unless otherwise specifically required by applicable law, the construction and maintenance of all improvements behind the curb line or the edge of pavement including but not limited to drainage improvements, landscape improvements, sidewalks and/or driveways approaches shall be the responsibility of the abutting property owner.

The proposed development will comply.

- i) Performance Standards: All uses within this district shall be in compliance with the provisions of Article XXI, Section 21.11.

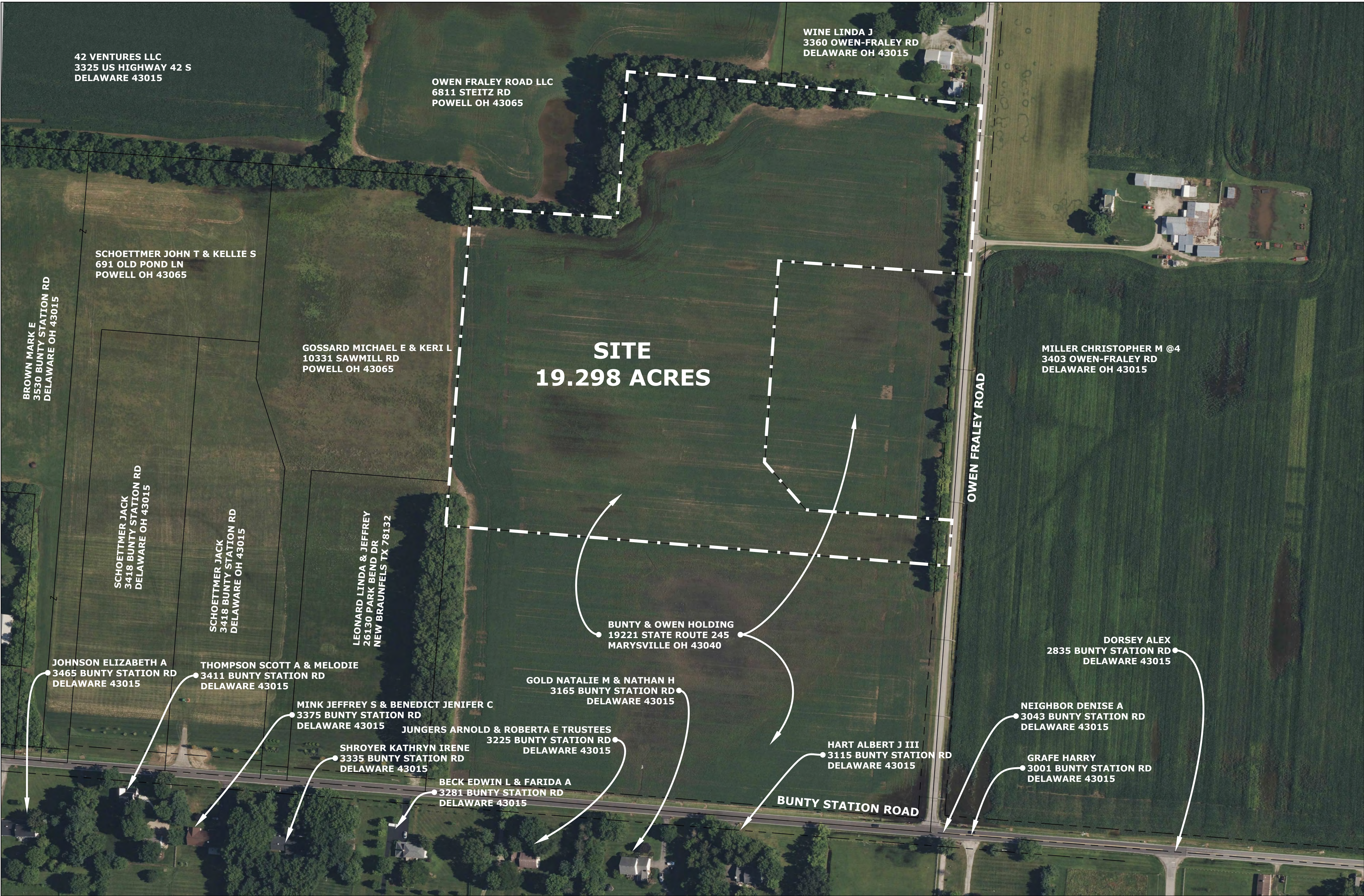
The proposed use will comply.

Proposed Lighting

No exterior lighting is proposed beyond five (5) shielded wall pack lights above the ingress/egress doors on the proposed building, in accordance with the development plan.

- j) Special Conditions: The Township Zoning Commission and/or the Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscape, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

The applicant is open to discussion regarding any special conditions that may be desired.

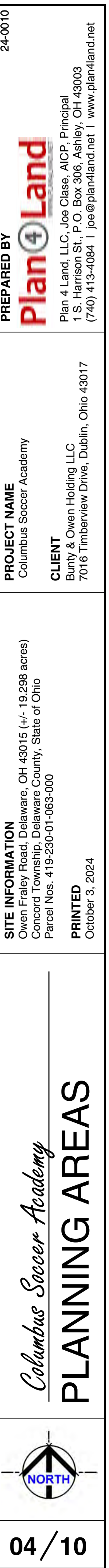


0' 100' 200' 300' 400' 500' 600' 700' 800' 900' 1,000' 1,100' 1,200' 1,300' 1,400' 1,500'

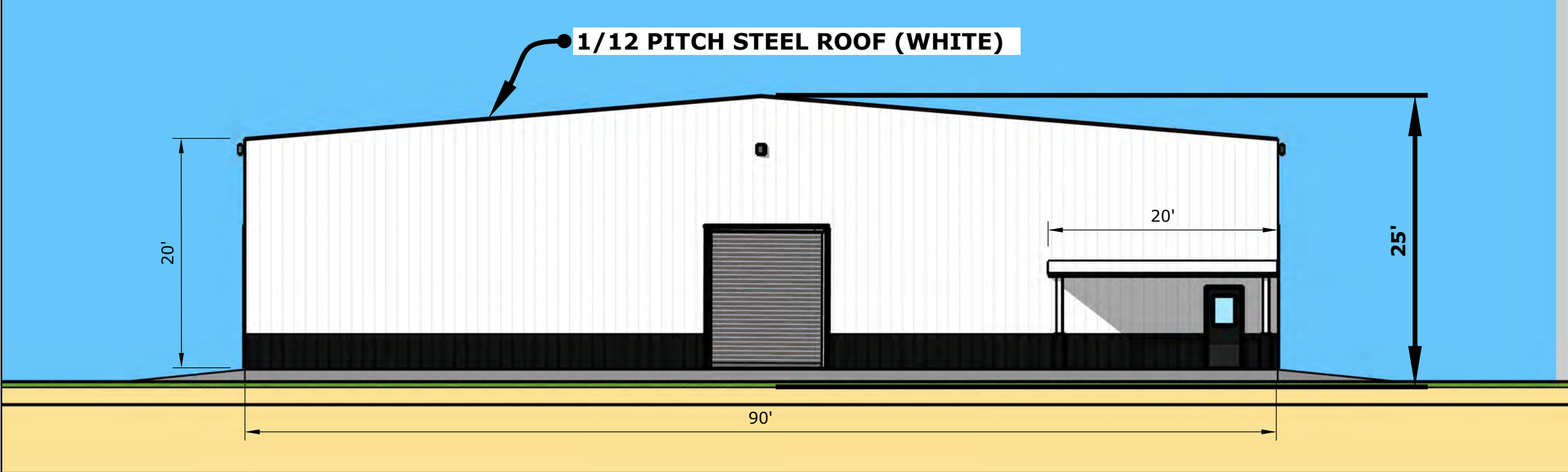




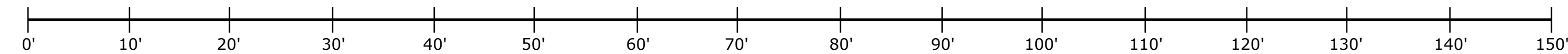
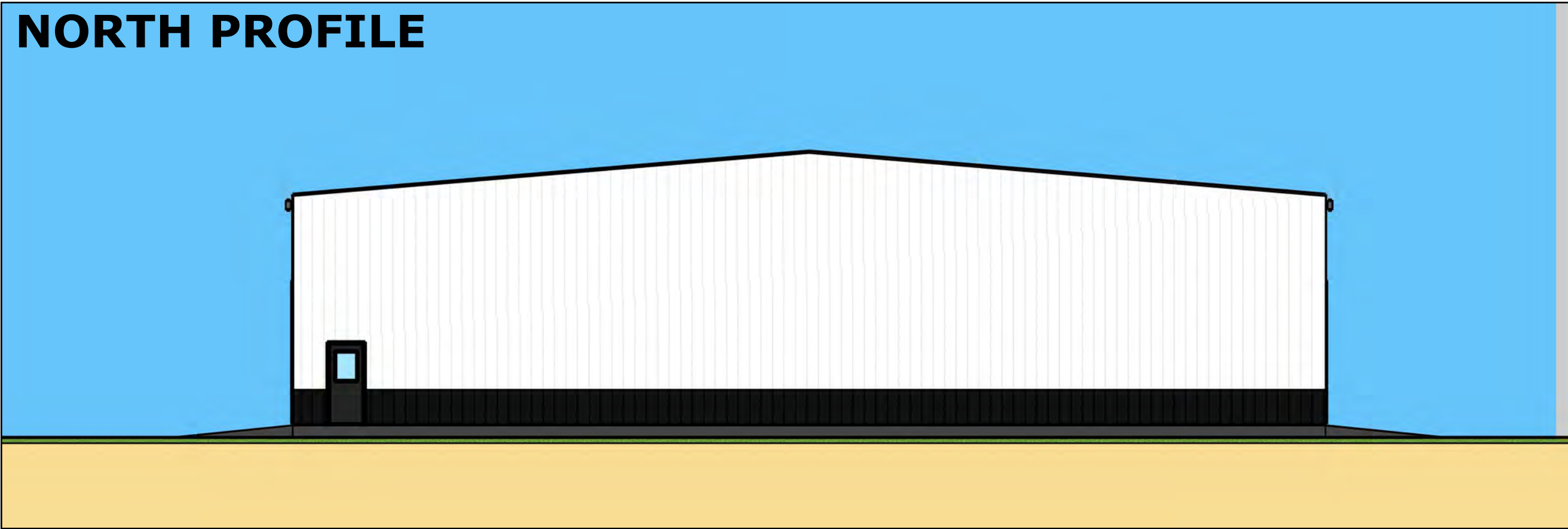
	02 / 10
<i>Columbus Soccer Academy</i>	EXISTING CONDITIONS
SITE INFORMATION Owen Fraley Road, Delaware, OH 43015 (+/- 19.298 acres) Concord Township, Delaware County, State of Ohio Parcel Nos. 419-230-01-063-000	PROJECT NAME Columbus Soccer Academy
PRINTED October 3, 2024	CLIENT Bunty & Owen Holding LLC 7016 Timberview Drive, Dublin, Ohio 43017
PREPARED BY Plan 4 Land	
24-0010 Plan 4 Land, LLC, Joe Class, AICP, Principal 115 Harrison St., P.O. Box 306, Ashley, OH 43003 (740) 413-4084 joe@plan4land.net www.plan4land.net	



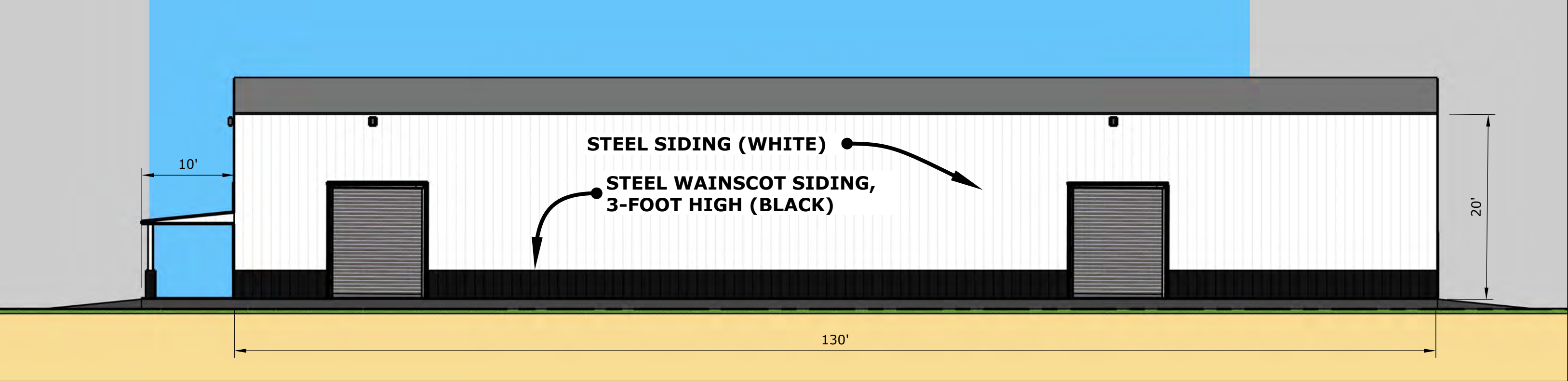
SOUTH PROFILE



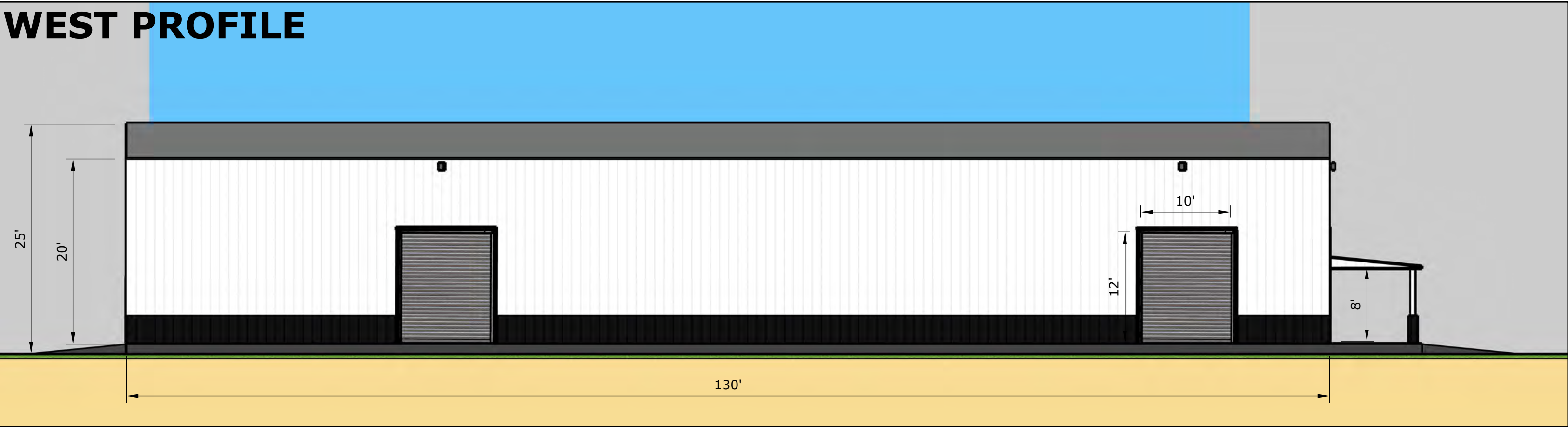
NORTH PROFILE



EAST PROFILE

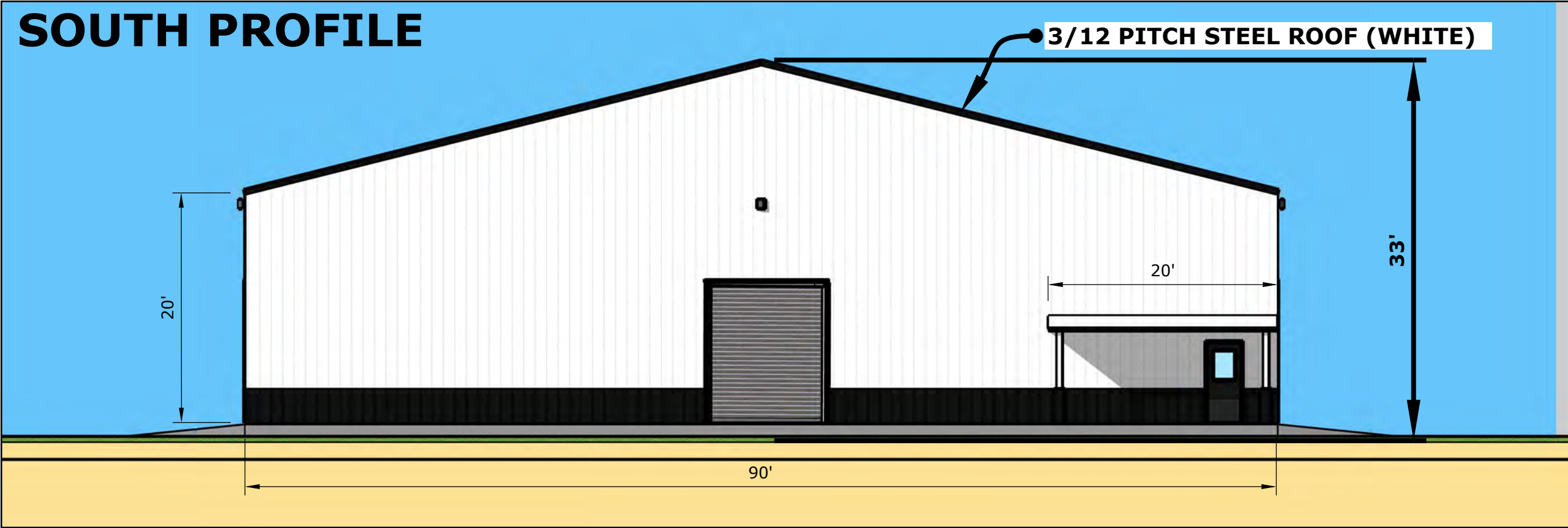


WEST PROFILE

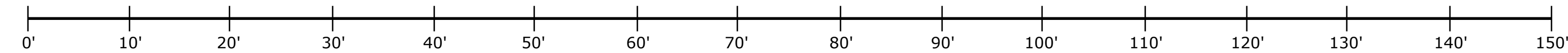
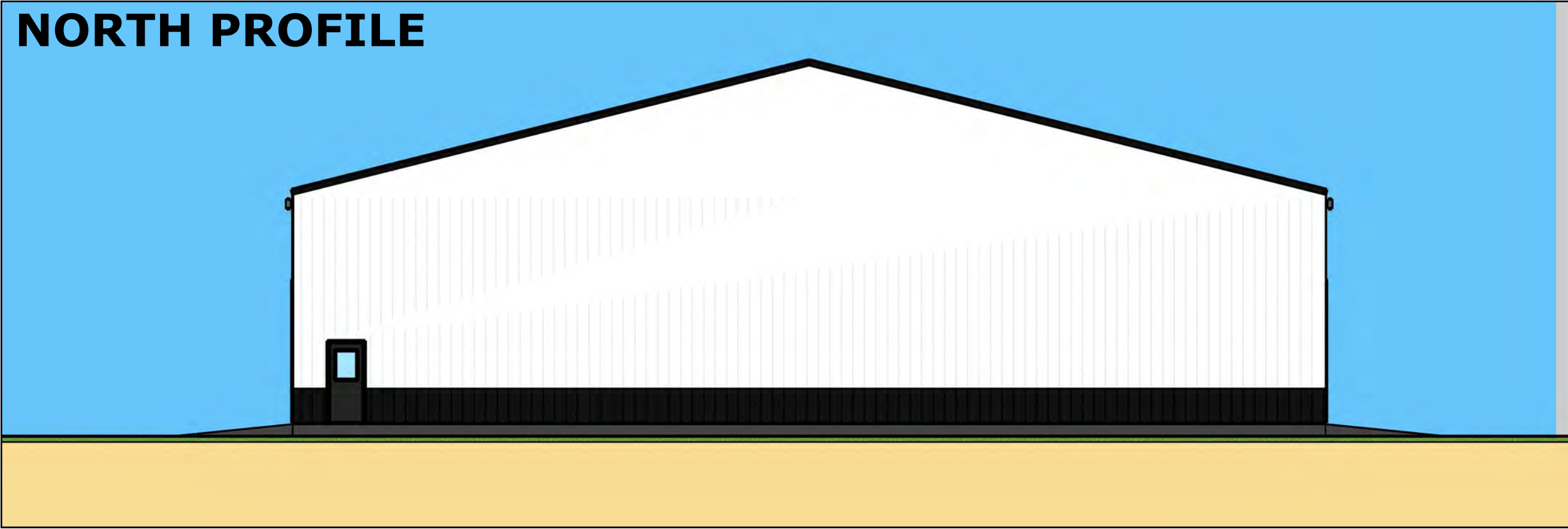


BUILDING OPTION #1

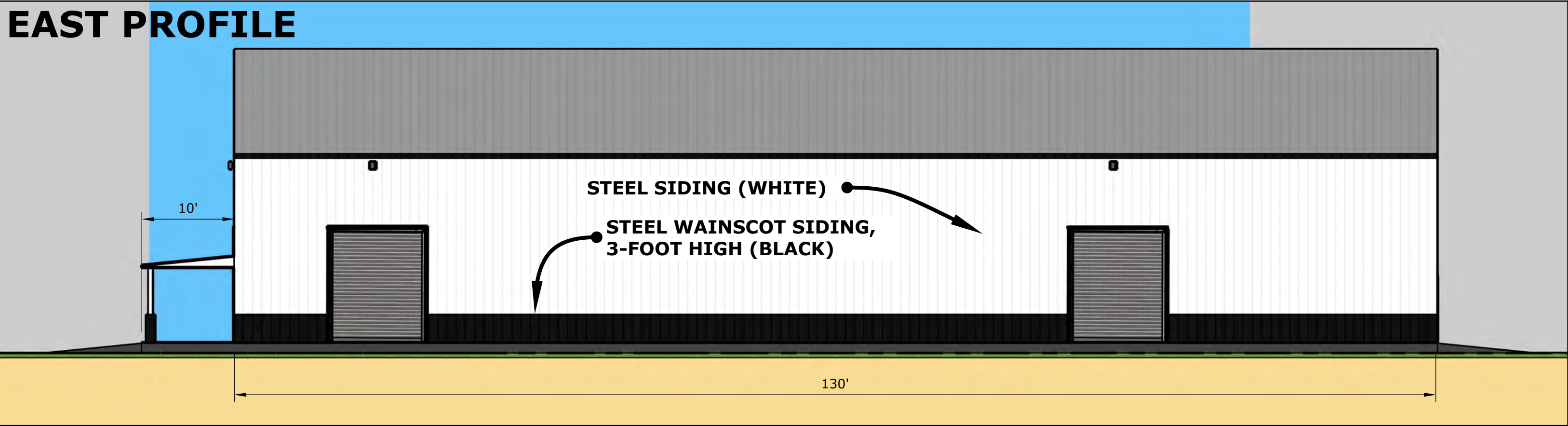
SOUTH PROFILE



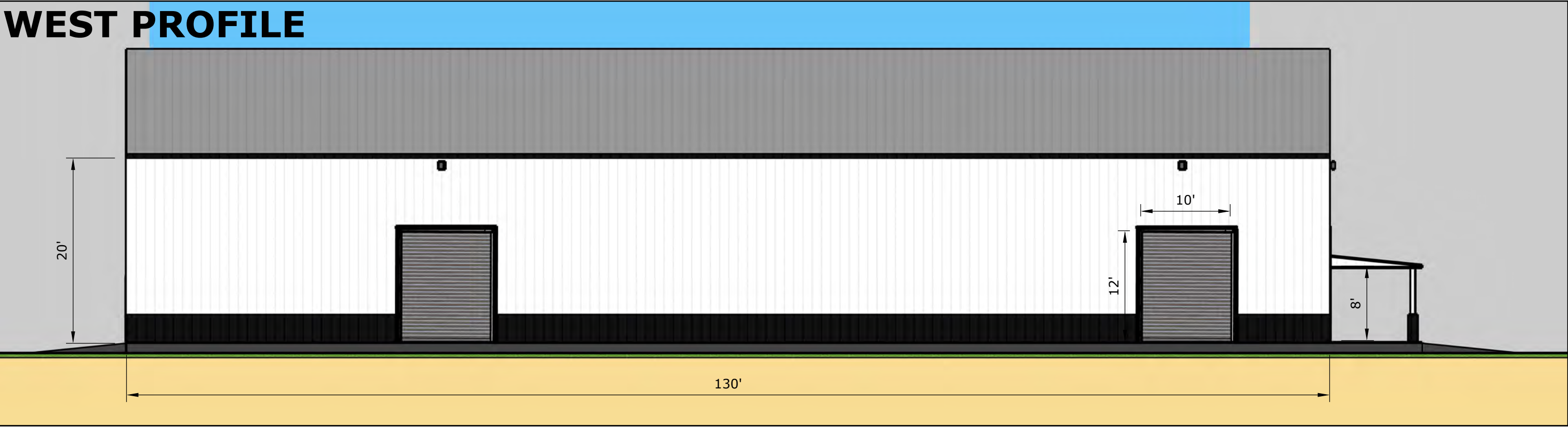
NORTH PROFILE



EAST PROFILE



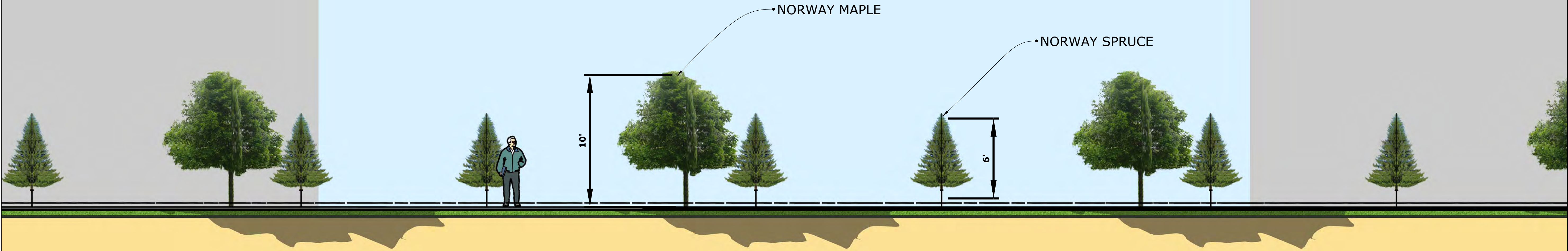
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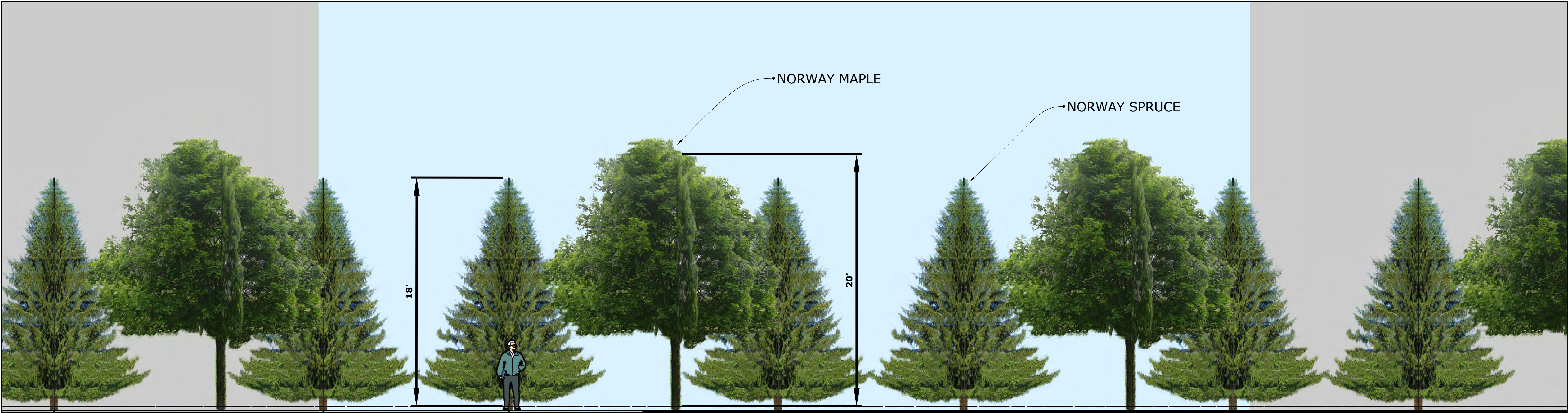
BUILDING OPTION #2

Norway Maple (acer platanoides)		
AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 10'	Height = 20'	Height = 50'
Width = 8'	Width = 16'	Width = 40'

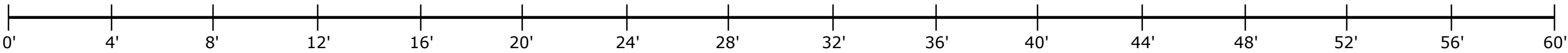
Norway Spruce (picea abies)		
AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 6'	Height = 18'	Height = 60'
Width = 2.5'	Width = 7.5'	Width = 25'

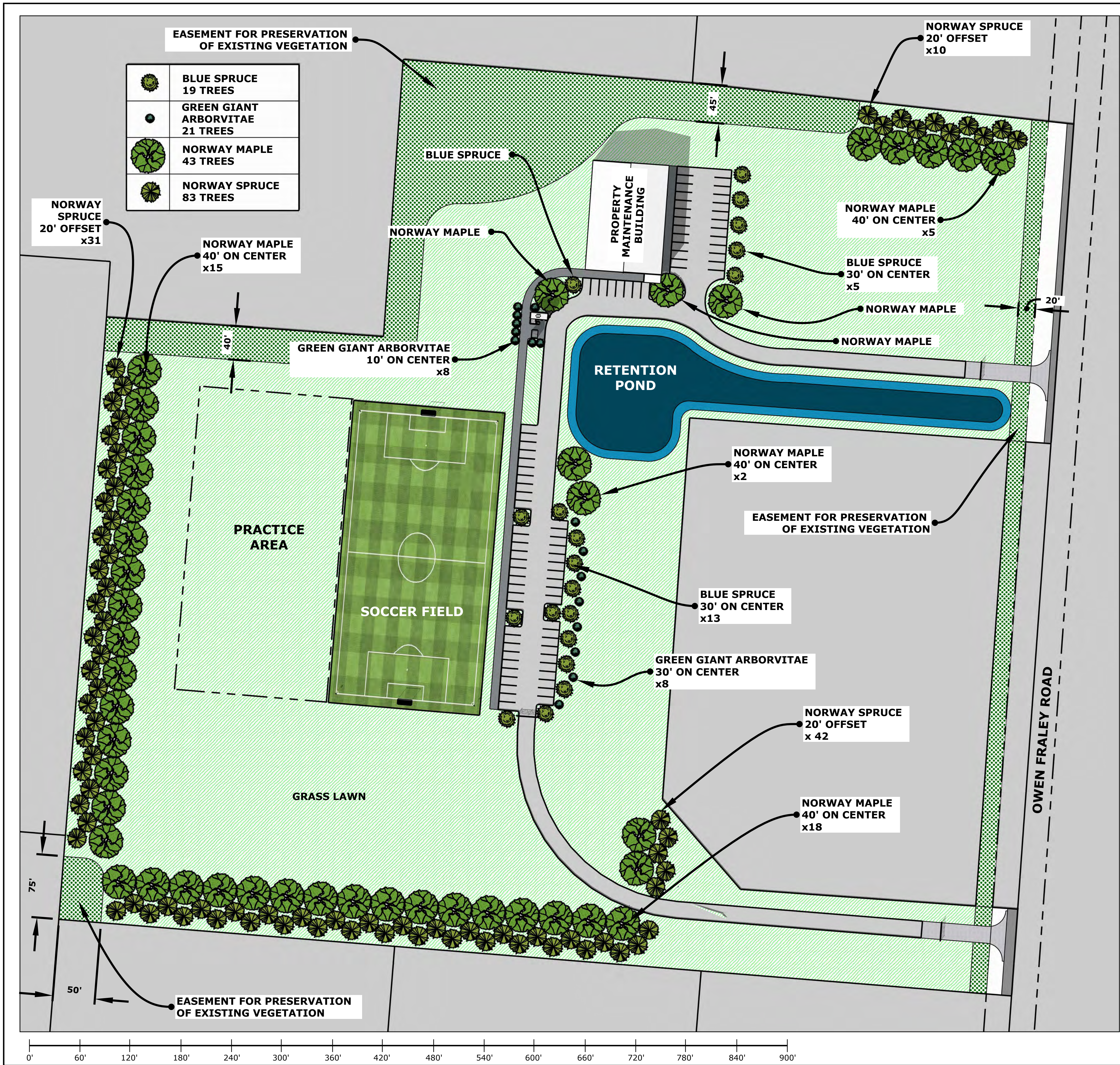


TYPICAL PERIMETER SCREENING (SCALE AT PLANTING)



TYPICAL PERIMETER SCREENING (4 YEAR GROWTH)





Blue Colorado Spruce (picea pungens ‘var. glauca’)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 5’ Width = 2’	Height = 10’ Width = 4’	Height = 50’ Width = 20’

Green Giant Arborvitae (thuja ‘green giant’)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 6’ Width = 2’	Height = 21’ Width = 7’	Height = 30’ Width = 10’

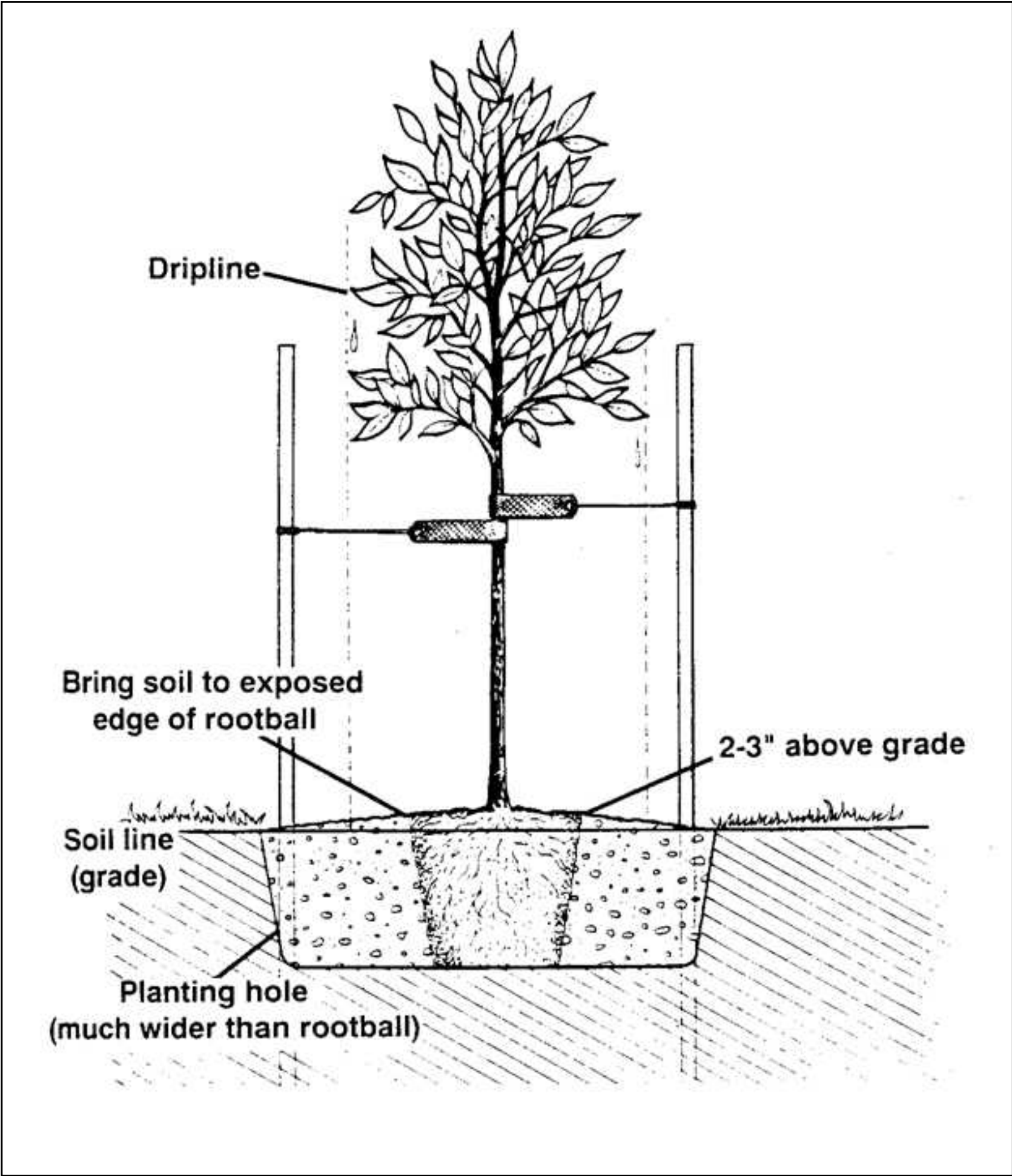
Norway Maple (acer platanoides)

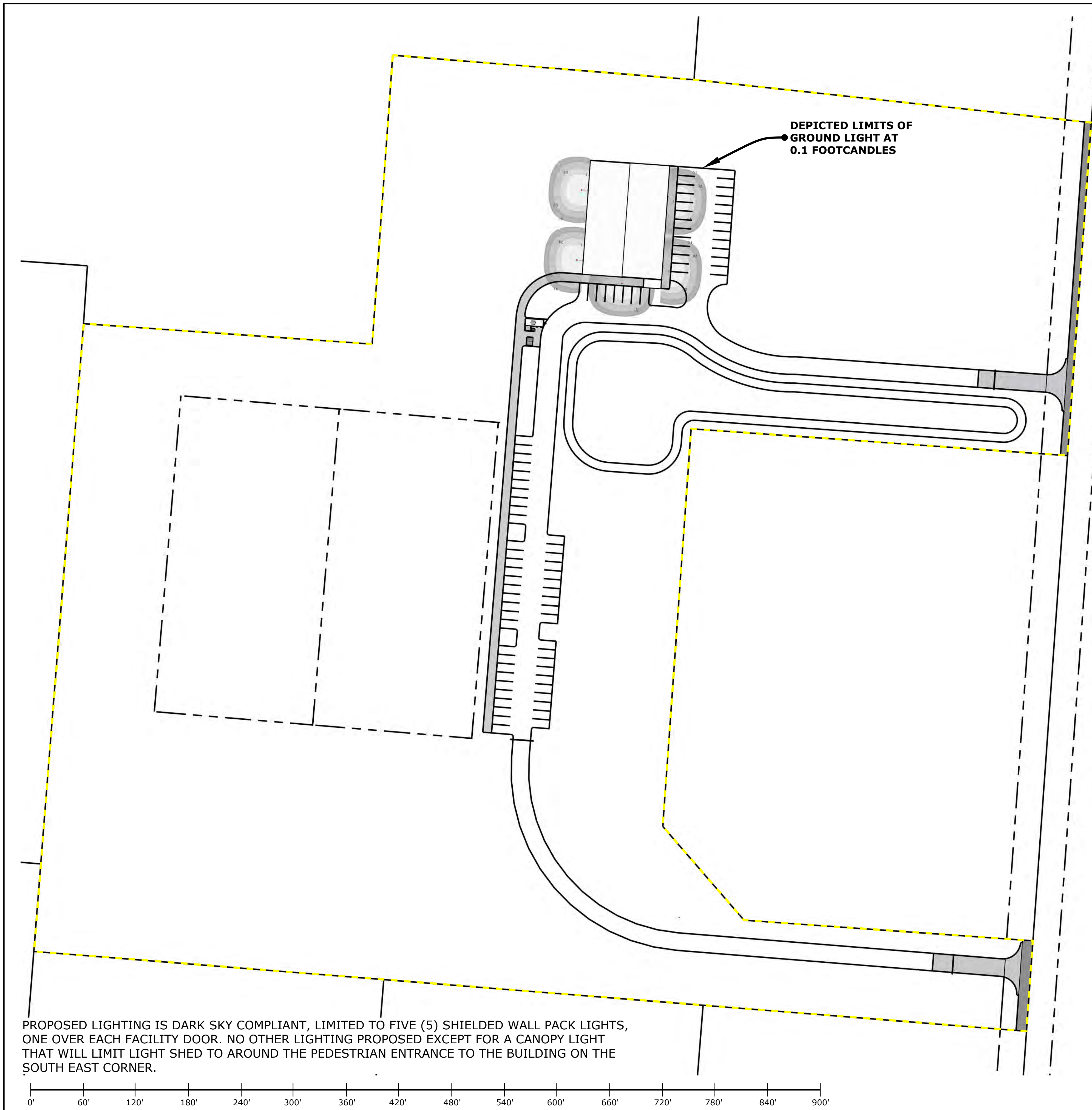
AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 10’ Width = 8’	Height = 20’ Width = 16’	Height = 50’ Width = 40’

Norway Spruce (picea abies)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 6’ Width = 2.5’	Height = 18’ Width = 7.5’	Height = 60’ Width = 25’

GROWTH CHART - All plants depicted graphically at mature sizes to indicate enough room for sustainable growth.





PROPOSED LIGHTING IS DARK SKY COMPLIANT, LIMITED TO FIVE (5) SHIELDED WALL PACK LIGHTS, ONE OVER EACH FACILITY DOOR. NO OTHER LIGHTING PROPOSED EXCEPT FOR A CANOPY LIGHT THAT WILL LIMIT LIGHT SHED TO AROUND THE PEDESTRIAN ENTRANCE TO THE BUILDING ON THE SOUTH EAST CORNER.

SLIM26 USA



Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.27A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	29.5W

LED Info

Watts	26W
Color Temp	5000K (Cool)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	3,523 lm
Efficacy	119.4 lm/W

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.8 lbs

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 150W Metal Halide

Construction

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

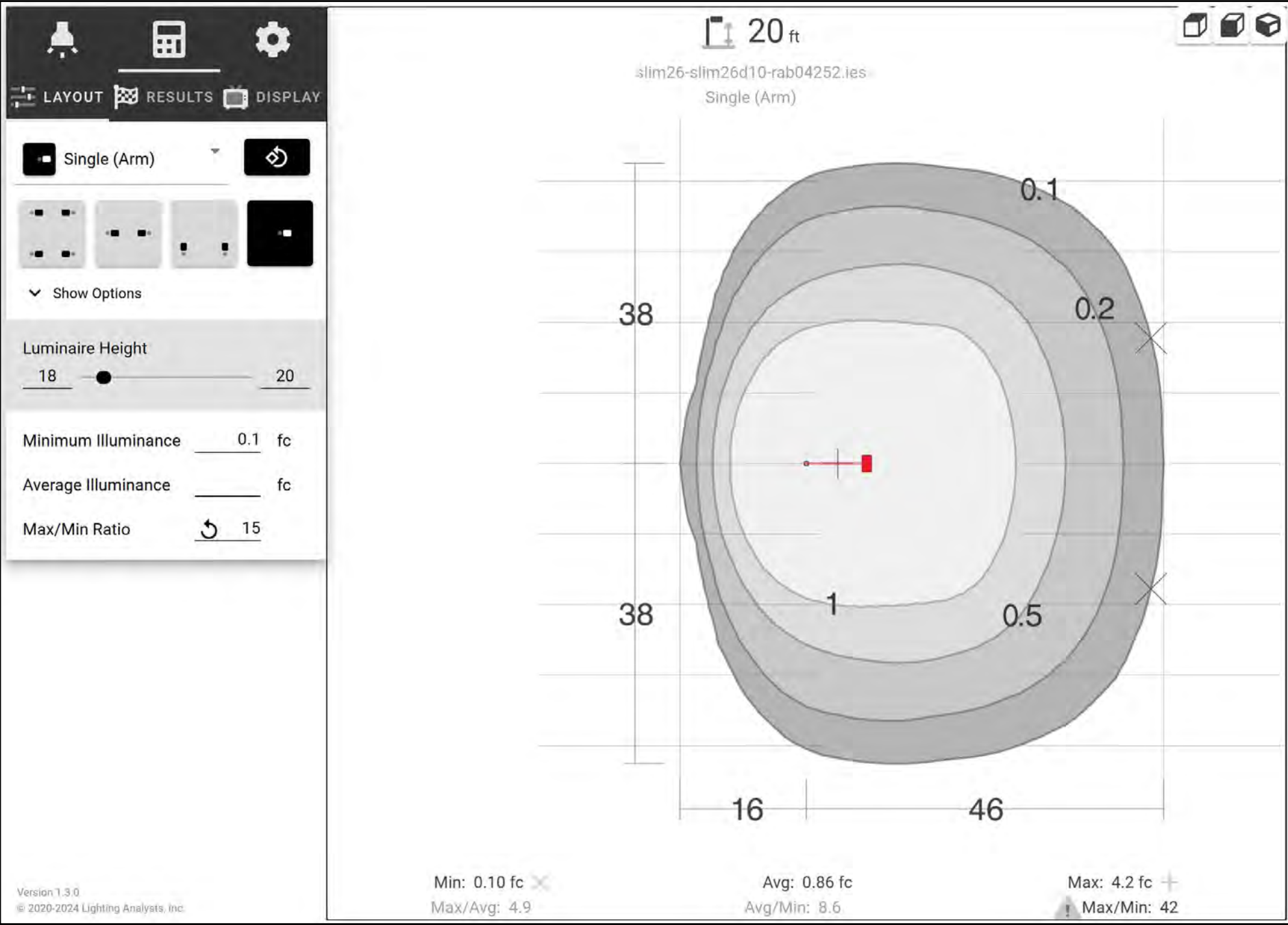
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 175W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.



24-0010

PREPARED BY
Plan 4 Land

PROJECT NAME
Columbus Soccer Academy

SITE INFORMATION
Owen Fraley Road, Delaware, OH 43015 (+/- 19.298 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 419-230-01-063-000

PRINTED
October 3, 2024

Columbus Soccer Academy
LIGHTING PLAN



08/10

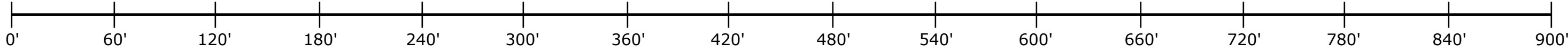
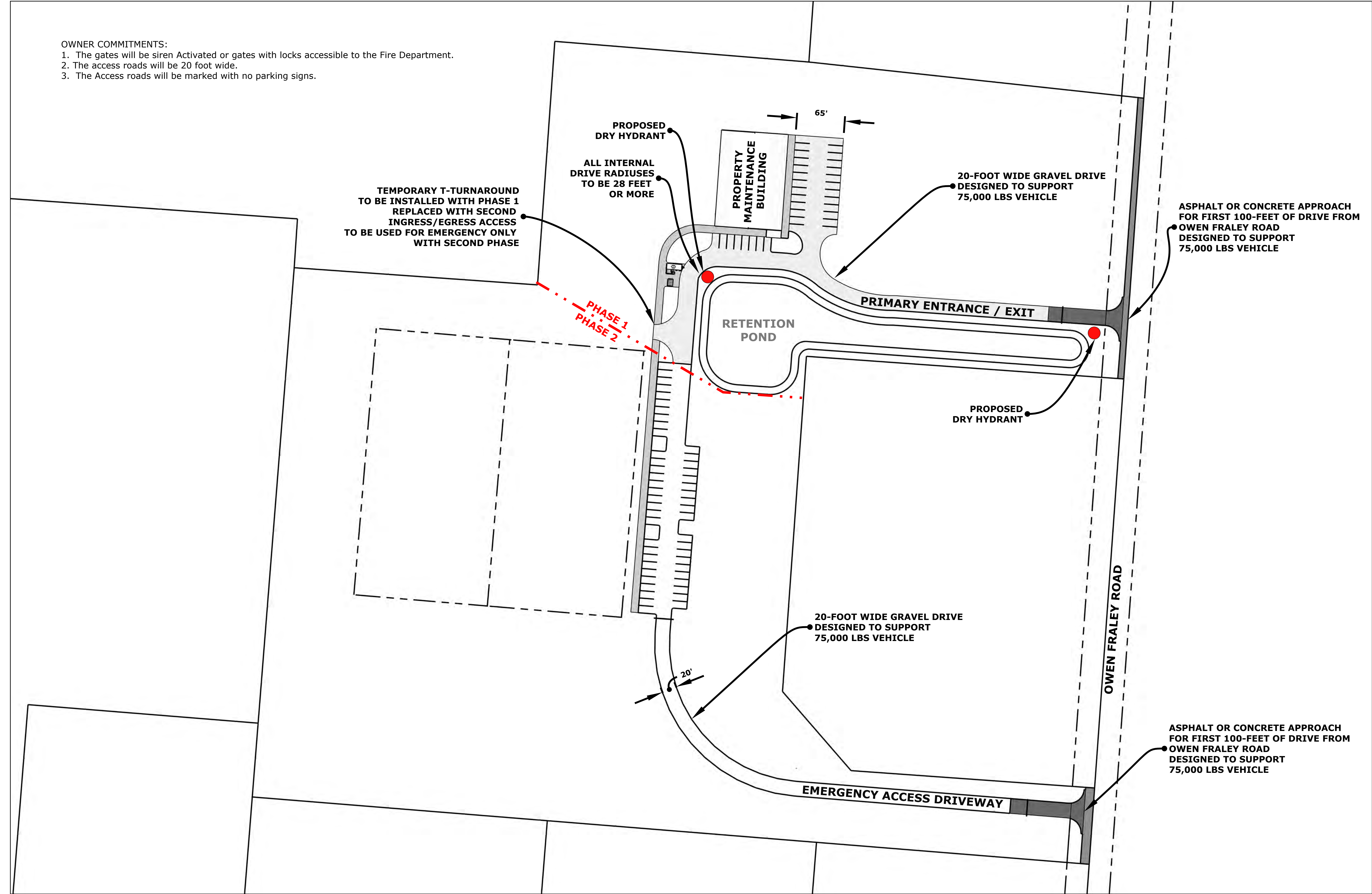
CLIENT

Bunty & Owen Holding LLC
7016 Timberview Drive, Dublin, Ohio 43017

Plan 4 Land, LLC, Joe Glase, AICP, Principal
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

OWNER COMMITMENTS:

- 1. The gates will be siren Activated or gates with locks accessible to the Fire Department.
- 2. The access roads will be 20 foot wide.
- 3. The Access roads will be marked with no parking signs.



24-0010

PREPARED BY

Plan 4 Land

Plan 4 Land, LLC, Joe Glase, ACP, Principal
1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

PROJECT NAME

Columbus Soccer Academy

CLIENT

Bunty & Owen Holding LLC
7016 Timberview Drive, Dublin, Ohio 43017

SITE INFORMATION

OWEN FRALEY ROAD, Delaware, OH 43015 (+/- 19.298 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 419-230-01-063-000

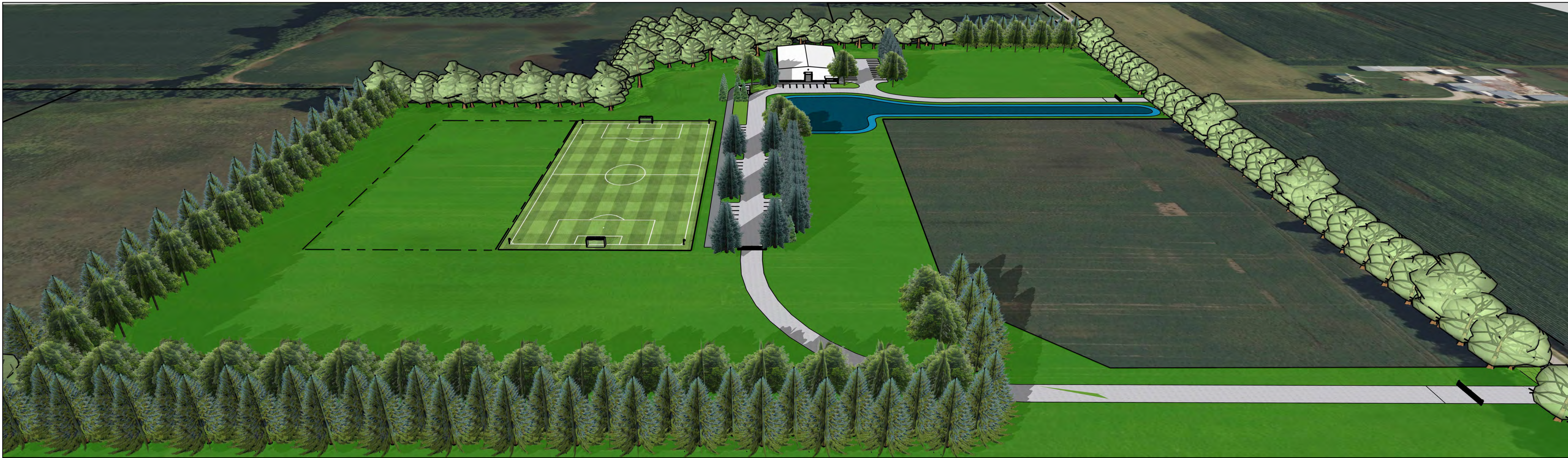
PRINTED

October 3, 2024

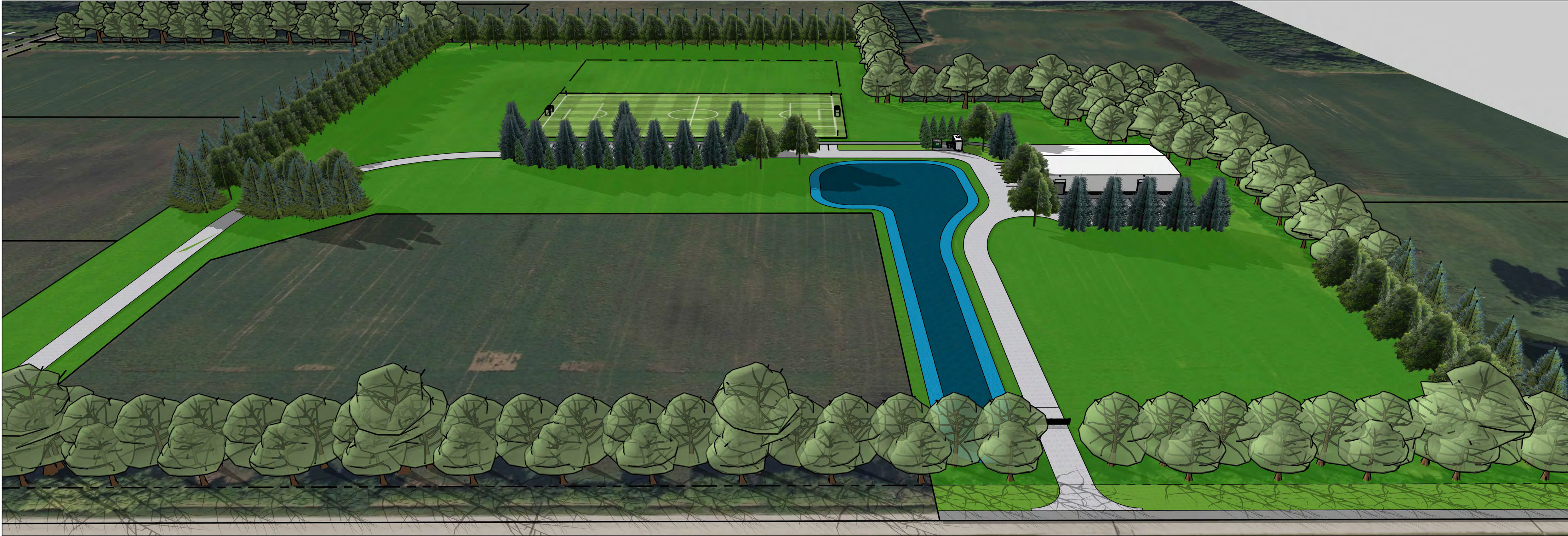
Columbus Soccer Academy

FIRE SAFETY PLAN

09/10



PERSPECTIVE FROM SOUTH



PERSPECTIVE FROM EAST

24-0010

PREPARED BY
Plan 4 Land

Plan 4 Land, LLC, Joe Class, ACP, Principal
15 S. Harrison St., P.O. Box 306, Ashley, OH 43003
(740) 413-4084 | joe@plan4land.net | www.plan4land.net

PROJECT NAME
Columbus Soccer Academy

CLIENT
Bunty & Owen Holding LLC
7016 Timberview Drive, Dublin, Ohio 43017

SITE INFORMATION
Owen Fraley Road, Delaware, OH 43015 (+/- 19.298 acres)
Concord Township, Delaware County, State of Ohio
Parcel Nos. 419-230-01-063-000

PRINTED
October 3, 2024

Columbus Soccer Academy
PERSPECTIVE VIEWS



010/10

Attachment 1 – Deed, Legal Description & Survey – 7.084 acres

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 9/25/2024 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By EM

PLAN 4 LAND BOX



Doc ID: 015195930004 Type: OFF
Kind: DEED
Recorded: 09/27/2024 at 03:19:51 PM
Fee Amt: \$50.00 Page 1 of 4
Workflow# 0000359895-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2024-00020685

BK **2114** PG **2446-2449**

QUIT CLAIM DEED

That Bunty & Owen Holding LLC, an Ohio Limited Liability Company ("Grantor"), for valuable consideration paid, grants to Bunty & Owen Holding LLC, the Grantee, whose tax mailing address is 7016 Timberview Drive, Dublin, Ohio 43017, the following described Real Estate consisting of approximately 12.214 acres:

See attached description - Exhibit A and Plat of Survey by Steven W. Newell, P.S. 7212, dated September 10, 2024 – attached hereto as Exhibit B.

Last Transfer: Official Record 2103, Pg. 2106
Property Address is: Owen Fraley Road, Delaware, Ohio 43015
Parcel No.: Split from Parcel # 419-230-01-063-000

IN WITNESS WHEREOF, Tho H. Nguyen, Jr., President of Bunty & Owen Holding LLC, the Grantor, who hereby releases any and all interests of its own in the described premises, have hereunto set their hands this 23rd day of September in the year A.D. Two Thousand Twenty-Four (2024).

Tho H Nguyen Jr 9/23/2024
Tho H. Nguyen, Jr., President
Bunty & Owen Holding LLC, Grantor

STATE OF OHIO
COUNTY OF DELAWARE, ss:

On this 23rd day of September, 2024, before me, a Notary Public in and for said County, personally came Tho H. Hguyen, Jr., President of Bunty & Owen Holding LLC, Grantor, in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

[Signature]
Notary Public

LEGAL DESCRIPTION

12.214 ACRES

Situate in the State of Ohio, County of Delaware, Township of Concord, Pt. Lot 36, Quarter 2, Township 4 North, Range 19 West, USML, and being part of a 40.367 acre tract of land conveyed to Bunty & Owen Holding LLC as recorded in O.R. 2103, page 2106 (all references to deeds, plats, surveys, etc. refer to the Delaware County Recorder's Office or Engineer's Office), being more particularly described as follows;

COMMENCING FOR REFERENCE at a spike found at the intersection of the centerline of Owen Fraley Road (Township Road 142) with the centerline of Bunty Station Road (Township Road 141);

Thence along the centerline of said Owen Fraley Road North 03°05'16" East for a distance of 600.00 feet, to a 2" MAG nail set, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence leaving the centerline of said Owen Fraley Road and across said 40.367 acre tract, on a dividing line North 86°23'45" West for a distance of **1134.71 feet**, to an iron pin set on the east line of a 5.014 acre tract of land conveyed to Linda S. Leonard and Jeffery A. Leonard as recorded in O.R. 1961, page 0048;

Thence along the east line of said 5.014 acre tract and the east line of a 7.856 acre tract of land conveyed to Michael E. Gossard and Keri L. Gossard as recorded in O.R. 1933, page 1943 North 03°32'14" East for a distance of **717.42 feet**, to a 3/4" iron pipe found (no cap) at a corner of 33.15 acre tract of land conveyed to Owen Fraley Road LLC as recorded in O.R. 1801, page 758;

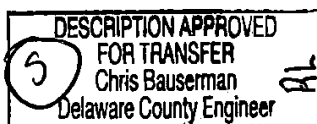
Thence along a line of said 33.15 acre tract South 86°57'23" East for a distance of **329.66 feet**, to an iron pin set at a corner of said 33.15 acre tract;

Thence across said 40.367 acre, on a new dividing line for the following five (5) courses:

1. South 53°49'50" East for a distance of **118.63 feet**, to an iron pin set;
2. South 86°23'45" East for a distance of **265.00 feet**, to an iron pin set;
3. South 03°05'16" West for a distance of **445.00 feet**, to an iron pin set;
4. South 40°35'34" East for a distance of **152.03 feet**, to an iron pin set;
5. South 86°23'45" East for a distance of **330.00 feet**, to a 2" MAG nail set on the centerline of said Owen Fraley Road, passing an iron pin set at 300.00 feet;

Thence along the centerline of said Owen Fraley Road South 03°05'16" West for a distance of **102.82 feet**, to the **TRUE POINT OF BEGINNING** containing **12.241 acres**, more or less.

PT. PID 419-230-01-063-000



9-25-24

SURVEY NOTES:

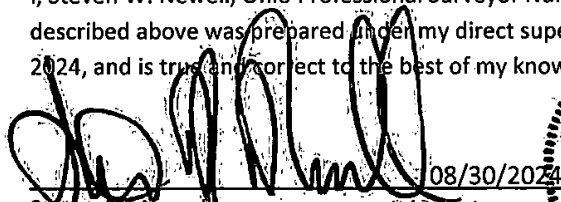
Basis of Bearings for the herein described tract of land are referenced to the Ohio State Plane Coordinate System (North Zone) by GPS measurements referenced to the ODOT VRS Network with the centerline of Bunty Station Road having a bearing of **North 86°23'45" West**.

All iron pins set are 5/8" diameter steel pin by 30" in length with a yellow plastic cap stamped "NEWELL 7212".

Distances described herein are horizontal lengths, expressed in U.S. Survey foot and hundredths of a foot.

SURVEYOR CERTIFICATE:

I, Steven W. Newell, Ohio Professional Surveyor Number 7212, certify that the land description described above was prepared under my direct supervision, based on a field survey performed in April 2024, and is true and correct to the best of my knowledge.


Steven W. Newell
Ohio Registered Surveyor No. 7212

08/30/2024
Date



DESCRIPTION FOR CLOSING ONLY	
<input type="checkbox"/>	RPC Approval Required 9/10/24
<input type="checkbox"/>	Municipal Approval Required
A.S. Delaware County Engineer	

Attachment 2 – Deed, Legal Description & Survey – 12.214 acres

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 9/25/2024 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By EM

PLAN 4 LAND BOX



Doc ID: 015195970004 Type: OFF
Kind: DEED
Recorded: 09/27/2024 at 03:19:51 PM
Fee Amt: \$50.00 Page 1 of 4
Workflow# 0000359895-0005
Delaware County, OH
Melissa Jordan County Recorder
File# 2024-00020689

BK **2114** PG **2459-2462**

QUIT CLAIM DEED

That Bunty & Owen Holding LLC, an Ohio Limited Liability Company ("Grantor"), for valuable consideration paid, grants to Bunty & Owen Holding LLC, the Grantee, whose tax mailing address is 7016 Timberview Drive, Dublin, Ohio 43017, the following described Real Estate consisting of approximately 7.084 acres:

See attached description - Exhibit A and Plat of Survey by Steven W. Newell, P.S. 7212, dated September 10, 2024 – attached hereto as Exhibit B.

Last Transfer: Official Record 2103, Pg. 2106
Property Address is: Owen Fraley Road, Delaware, Ohio 43015
Parcel No.: Split from Parcel # 419-230-01-063-000

IN WITNESS WHEREOF, Tho H. Nguyen, Jr., President of Bunty & Owen Holding LLC, the Grantor, who hereby releases any and all interests of its own in the described premises, have hereunto set their hands this 23rd day of September in the year A.D. Two Thousand Twenty-Four (2024).

Tho H. Nguyen Jr. 9/23/2024
Tho H. Nguyen, Jr., President
Bunty & Owen Holding LLC, Grantor

STATE OF OHIO
COUNTY OF DELAWARE, ss:

On this 23rd day of September, 2024, before me, a Notary Public in and for said County, personally came Tho H. Nguyen, Jr., President of Bunty & Owen Holding LLC, Grantor, in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

[Signature]
Notary Public

LEGAL DESCRIPTION
7.084 ACRES

Situate in the State of Ohio, County of Delaware, Township of Concord, Pt. Lot 36, Quarter 2, Township 4 North, Range 19 West, USML, and being part of a 40.367 acre tract of land conveyed to Bunty & Owen Holding LLC as recorded in O.R. 2103, page 2106 (all references to deeds, plats, surveys, etc. refer to the Delaware County Recorder's Office or Engineer's Office), being more particularly described as follows;

COMMENCING FOR REFERENCE at a spike found at the intersection of the centerline of Owen Fraley Road (Township Road 142) with the centerline of Bunty Station Road (Township Road 141);

Thence along the centerline of said Owen Fraley Road North 03°05'16" East for a distance of 1256.82 feet, to a 2" MAG nail set, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence leaving said centerline and across said 40.367 acre, on a new dividing line, **North 86°23'45" West** for a distance of **700.00 feet**, to an iron pin set, passing an iron pin set at 30.00 feet;

Thence continuing across said 40.367 acre, on a new dividing line, **North 53°49'50" West** for a distance of **118.63 feet**, to an iron pin set at a corner of a 33.15 acre tract of land conveyed to Owen Fraley Road LLC as recorded in O.R. 1801, page 758;

Thence along a line of said 33.15 acre tract **North 03°04'22" East** for a distance of **329.92 feet**, to a 3/4" iron pipe found (no cap);

Thence along a line of said 33.15 acre tract **South 86°20'24" East** for a distance of **344.50 feet**, to a 5/8" iron pin found (ABT cap) at a corner of a 0.063 acre tract of land conveyed to Linda J. Wine as recorded in O.R. 1963, page 1129;

Thence along the south line of said 0.063 acre tract **South 84°49'48" East** for a distance of **455.28 feet**, to a spike found at a southeast corner of said 0.063 acre tract, said point also being on the centerline of said Owen Fraley Road

Thence along the centerline of said Owen Fraley Road **South 03°05'16" West** for a distance of **381.00 feet**, to the **TRUE POINT OF BEGINNING** containing **7.084 acres**, more or less.

PT. PID 419-230-01-063-000



SURVEY NOTES:

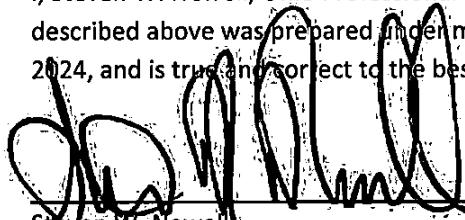
Basis of Bearings for the herein described tract of land are referenced to the Ohio State Plane Coordinate System (North Zone) by GPS measurements referenced to the ODOT VRS Network with the centerline of Bunty Station Road having a bearing of **North 86°23'45" West**.

All iron pins set are 5/8" diameter steel pin by 30" in length with a yellow plastic cap stamped "NEWELL 7212".

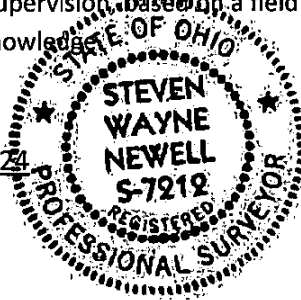
Distances described herein are horizontal lengths, expressed in U.S. Survey foot and hundredths of a foot.

SURVEYOR CERTIFICATE:

I, Steven W. Newell, Ohio Professional Surveyor Number 7212, certify that the land description described above was prepared under my direct supervision, based on a field survey performed in April 2024, and is true and correct to the best of my knowledge.


Steven W. Newell
Date 08/30/2024

Ohio Registered Surveyor No. 7212



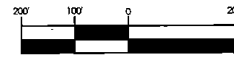
DESCRIPTION FOR CLOSING ONLY
<input type="checkbox"/> RPC Approval Required 9/10/24
<input type="checkbox"/> Municipal Approval Required
<input checked="" type="checkbox"/> Delaware County Engineer

PT. LOT 36, QUARTER 2,
TOWNSHIP 4 NORTH, RANGE 19 WEST, USML
CONCORD TOWNSHIP, DELAWARE COUNTY,
STATE OF OHIO



NORTH

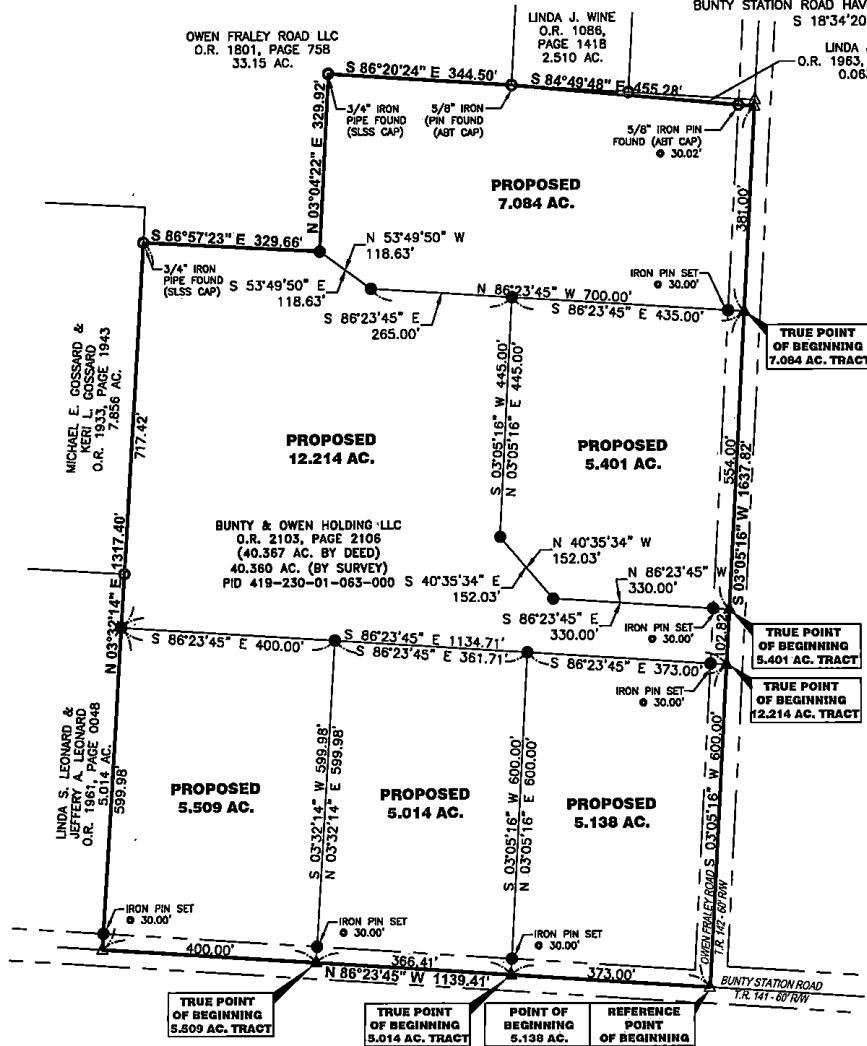
GRAPHIC SCALE



1" = 200'

BASIS OF BEARINGS

BEARINGS DEPICTED ON THIS SURVEY
ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM NORTH ZONE (NAD83-2011)
FROM GPS MEASUREMENTS REFERENCED TO THE
ODOT VRS NETWORK WITH THE CENTERLINE OF
BUNTY STATION ROAD HAVING A BEARING OF
S 18°34'20" W



REFERENCES AND NOTES:

- ABT SURVEY 02/02/2022 RO-19-4-5-141
- ABT SURVEY 03/29/2021 RO-19-4-5-131
- STULTZ SURVEY 04/03/1991 RO-19-4-2-078

DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS
CONSISTENT WITH THE PROPERTY BOUNDARY LINE
LOCATIONS.

NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS
SURVEY.

ALL IRON PINS SET ARE 5/8" STEEL PIN, 30" IN
LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED
"NEWELL 7212."

LEGEND:

- IRON PIN/PIPE FOUND (AS DESCRIBED)
- ▲ SPIKE/NAIL FOUND (AS DESCRIBED)
- IRON PIN SET
- ▲ 2" MAG NAIL SET

CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECT
SUPERVISION IN APRIL, 2024. THIS DRAWING IS
REPRESENTATIVE OF A BOUNDARY SURVEY IN
CONFORMANCE WITH OAC 4733-37 STANDARDS FOR
BOUNDARY SURVEYS.



BLUE CHURCH SURVEYS - 419.509.0951

STEVEN WAYNE NEWELL
S-7212
REGISTERED PROFESSIONAL SURVEYOR
DATE 09/10/2024

Attachment 3 – Mailing Labels for Public Notice

BUNTY & OWEN HOLDING
7016 TIMBERVIEW DRIVE
DUBLIN, OH 43017

LINDA S & JEFFERY A
LEONARD
3286 BUNTY STATION RD
DELAWARE OH 43015

MICHAEL E. & KERI L.
GOSSARD
3342 BUNTY STATION RD
DELAWARE OH 43015

OWEN FRALEY ROAD LLC
6811 STEITZ RD
POWELL, OH 43065

LINDA J. WINE
3360 OWEN-FRALEY RD
DELAWARE OH 43015

CHRISTOPHER M. MILLER
ETAL
3403 OWEN-FRALEY RD
DELAWARE OH 43015

HARRY GRAFE
3001 BUNTY STATION RD
DELAWARE OH 43015

DENISE A. NEIGHBOR
3043 BUNTY STATION RD
DELAWARE OH 43015

ALBERT J. HART III
3115 BUNTY STATION RD
DELAWARE OH 43015

NATALIE M. & NATHAN H.
GOLD
3165 BUNTY STATION RD
DELAWARE OH 43015

ARNOLD & ROBERTA E.
JUNGERS, TRUSTEES
3225 BUNTY STATION RD
DELAWARE OH 43015

EDWIN L. & FARIDA A. BECK
3281 BUNTY STATION RD
DELAWARE OH 43015

KATHRYN IRENE SHROYER
3335 BUNTY STATION RD
DELAWARE OH 43015

Attachment 4 – Engineering Feasibility Letter



September 13, 2024

Concord Township
6385 Home Road
Delaware, Ohio 43015

**Subject: Columbus Soccer Academy
Re-Zoning Request
Stormwater Feasibility**

Dear Concord Township,

Environmental Design Group has reviewed the proposed Columbus Soccer Academy development to be located off Owen-Fraley Road for stormwater feasibility.

Upon thorough review of the proposed site improvements and surrounding conditions, it has been identified that the proposed development will result in an increased runoff from the site that would require treatment on-site. The proposed development has ample space to provide a solution to the increased runoff.

Our proposed solution would be to design and implement a new stormwater basin during the final engineering phase for the project to account for the increase in runoff. The location currently planned for the basin would be along the entrance drive between the development and Owen-Fraley Road.

We will ensure that the storm water pond has the capacity to accommodate the anticipated increase in runoff volume, thereby minimizing the risk of flooding or drainage problems in the area resulting from the proposed development.

Our team will follow all regulatory requirements and work directly with the local regulators of Delaware County to ensure the final design is acceptable to all. We have vast experience in working in Delaware County and on projects similar to this development.

In conclusion, I am confident that a storm water drainage system can be designed to effectively mitigate the potential impacts of the new development on the surrounding and downstream drainage conditions.

Should you have any questions or require further information, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Bickley", is written over a light blue horizontal line.

Scott Bickley, P.E.
Project Manager

The community impact people.

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT

CORPORATE

450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

CLEVELAND OFFICE

2800 Euclid Avenue, Suite 620
Cleveland, Ohio 44115

COLUMBUS OFFICE

88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

Attachment 5 – Landscaping Details

Blue Colorado Spruce (*picea pungens* ‘var. glauca’)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 5’ Width = 2’	Height = 10’ Width = 4’	Height = 50’ Width = 20’

Green Giant Arborvitae (*thuja* ‘green giant’)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 6’ Width = 2’	Height = 21’ Width = 7’	Height = 30’ Width = 10’

Norway Maple (*acer platanoides*)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 10’ Width = 8’	Height = 20’ Width = 16’	Height = 50’ Width = 40’

Norway Spruce (*picea abies*)

AVERAGE SIZE AT PLANTING	GROWTH STATUS AT 4 YEARS	MATURE SIZE
Height = 6’ Width = 2.5’	Height = 18’ Width = 7.5’	Height = 60’ Width = 25’



Blue Colorado Spruce

Picea pungens 'var. glauca'

Height: 50 feet

Spread: 20 feet

Sunlight: ☐

Hardiness Zone: 2a

Other Names: Colorado Blue Spruce

Description:

A popular and much-sought-out evergreen accent tree with large stout branches and long, very pointy silvery-blue needles, far more reliable color than the species, a tree of great beauty and color; extremely hardy and rugged, makes an excellent windbreak

Ornamental Features

Blue Colorado Spruce is primarily valued in the landscape for its distinctively pyramidal habit of growth. It has attractive bluish-green evergreen foliage which emerges blue in spring. The needles are highly ornamental and remain bluish-green throughout the winter. The rough gray bark adds an interesting dimension to the landscape.

Landscape Attributes

Blue Colorado Spruce is a dense evergreen tree with a strong central leader and a distinctive and refined pyramidal form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance tree. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. Deer don't particularly care for this plant and will usually leave it alone in favor of tastier treats. It has no significant negative characteristics.

Blue Colorado Spruce is recommended for the following landscape applications;

- Accent
- Vertical Accent
- Windbreaks and Shelterbelts

Planting & Growing

Blue Colorado Spruce will grow to be about 50 feet tall at maturity, with a spread of 20 feet. It has a low canopy, and should not be planted underneath power lines. It grows at a slow rate, and under ideal conditions can be expected to live for 80 years or more.

This tree should only be grown in full sunlight. It is very adaptable to both dry and moist growing conditions, but will not tolerate any standing water. It is considered to be drought-tolerant, and thus makes an ideal choice for xeriscaping or the moisture-conserving landscape. It is not particular as to soil type or pH, and is able to handle environmental salt. It is highly tolerant of urban pollution and will even thrive in inner city environments. This is a selection of a native North American species.



Blue Colorado Spruce
Photo courtesy of NetPS Plant Finder



Blue Colorado Spruce foliage
Photo courtesy of NetPS Plant Finder



Green Giant Arborvitae

Thuja 'Green Giant'

Height: 30 feet

Spread: 10 feet

Sunlight: ○ ●

Hardiness Zone: 4b

Other Names: Green Giant Cedar

Description:

A stately looking upright evergreen that grows uniformly and is perfect for privacy or wind screening; very resilient and resists ice and snow damage, grows in almost any soil type

Ornamental Features

Green Giant Arborvitae is primarily valued in the landscape for its distinctively pyramidal habit of growth. It has rich green evergreen foliage. The scale-like sprays of foliage remain green throughout the winter. The shaggy brown bark adds an interesting dimension to the landscape.

Landscape Attributes

Green Giant Arborvitae is a dense multi-stemmed evergreen tree with a distinctive and refined pyramidal form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance tree. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Green Giant Arborvitae is recommended for the following landscape applications;

- Vertical Accent
- Hedges/Screening

Planting & Growing

Green Giant Arborvitae will grow to be about 30 feet tall at maturity, with a spread of 10 feet. It has a low canopy, and should not be planted underneath power lines. It grows at a fast rate, and under ideal conditions can be expected to live for 50 years or more.

This tree does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is somewhat tolerant of urban pollution, and will benefit from being planted in a relatively sheltered location. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder microclimates. This particular variety is an interspecific hybrid.



Green Giant Arborvitae
Photo courtesy of NetPS Plant Finder



Norway Maple

Acer platanoides

Height: 50 feet

Spread: 40 feet

Sunlight: ○

Hardiness Zone: 3b

Description:

An import from Europe, this is one of the most common maples for general landscape use because it is durable and a solid performer; protect its bark when young; many diverse cultivars are available with specific landscape attributes

Ornamental Features

Norway Maple is smothered in stunning corymbs of lemon yellow flowers along the branches in early spring before the leaves. It has dark green deciduous foliage. The lobed leaves turn yellow in fall.

Landscape Attributes

Norway Maple is a dense deciduous tree with a more or less rounded form. Its relatively coarse texture can be used to stand it apart from other landscape plants with finer foliage.

This is a relatively low maintenance tree, and should only be pruned in summer after the leaves have fully developed, as it may 'bleed' sap if pruned in late winter or early spring. It has no significant negative characteristics.

Norway Maple is recommended for the following landscape applications;

- Shade

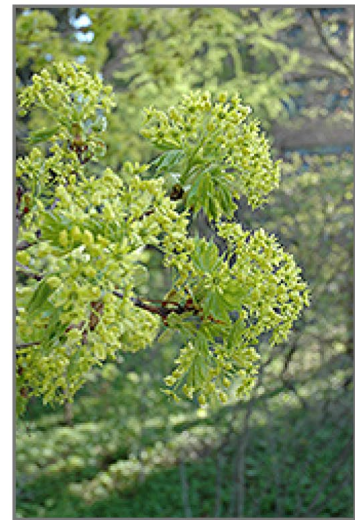
Planting & Growing

Norway Maple will grow to be about 50 feet tall at maturity, with a spread of 40 feet. It has a high canopy with a typical clearance of 7 feet from the ground, and should not be planted underneath power lines. As it matures, the lower branches of this tree can be strategically removed to create a high enough canopy to support unobstructed human traffic underneath. It grows at a medium rate, and under ideal conditions can be expected to live to a ripe old age of 100 years or more; think of this as a heritage tree for future generations!

This tree should only be grown in full sunlight. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments. This species is not originally from North America.



Norway Maple
Photo courtesy of NetPS Plant Finder



Norway Maple flowers
Photo courtesy of NetPS Plant Finder



Norway Spruce

Picea abies

Height: 60 feet

Spread: 25 feet

Sunlight: ○

Hardiness Zone: 3a

Other Names: Norwegian Spruce

Description:

A very popular and durable spire-shaped evergreen, excellent for articulation; interesting droopy branches when mature, rich deep green needles; tough and hardy, good for windbreaks, will grow quite large under the right conditions

Ornamental Features

Norway Spruce is primarily valued in the landscape for its distinctively pyramidal habit of growth. It has rich green evergreen foliage which emerges light green in spring. The needles remain green throughout the winter. The smooth gray bark adds an interesting dimension to the landscape.

Landscape Attributes

Norway Spruce is a dense evergreen tree with a strong central leader and a distinctive and refined pyramidal form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance tree. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. Deer don't particularly care for this plant and will usually leave it alone in favor of tastier treats. It has no significant negative characteristics.

Norway Spruce is recommended for the following landscape applications;

- Vertical Accent
- Windbreaks and Shelterbelts

Planting & Growing

Norway Spruce will grow to be about 60 feet tall at maturity, with a spread of 25 feet. It has a low canopy, and should not be planted underneath power lines. It grows at a medium rate, and under ideal conditions can be expected to live for 70 years or more.

This tree should only be grown in full sunlight. It does best in average to evenly moist conditions, but will not tolerate standing water. It is not particular as to soil type or pH, and is able to handle environmental salt. It is highly tolerant of urban pollution and will even thrive in inner city environments. This species is not originally from North America.



Norway Spruce
Photo courtesy of NetPS Plant
Finder

Attachment 6 – Lighting Details

SLIM26 USA

RAB

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.27A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	29.5W

LED Info

Watts	26W
Color Temp	5000K (Cool)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	3,523 lm
Efficacy	119.4 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 150W Metal Halide

Construction

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 175W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Technical Specifications (continued)

FTC Country of Origin:
This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:
This product complies with the Buy American Act

Optical

BUG Rating:
B1 U0 G0

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

THD:
7.5% at 120V, 17.7% at 277V

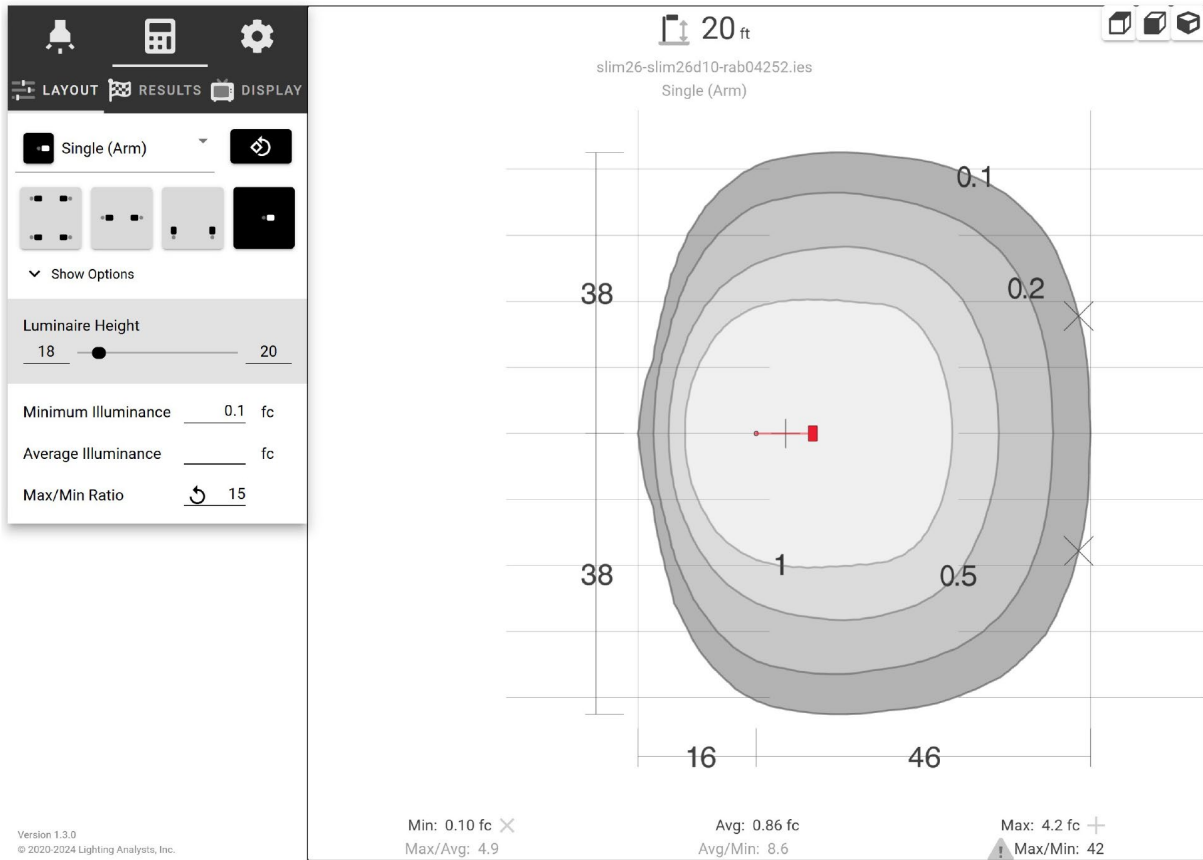
Power Factor:
99.1% at 120V, 90.3% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty



INSTRUCTIONS

SLIM® 12W - 26W INSTALLATION



RAB Lighting is committed to creating high-quality, affordable, well-designed and energy-efficient LED lighting and controls that make it easy for electricians to install and end users to save energy. We'd love to hear your comments. Please call the Marketing Department at 888-RAB-1000 or email: marketing@rablighting.com



IMPORTANT

READ CAREFULLY BEFORE INSTALLING FIXTURE. RETAIN THESE INSTRUCTIONS FOR FUTURE REFERENCE.

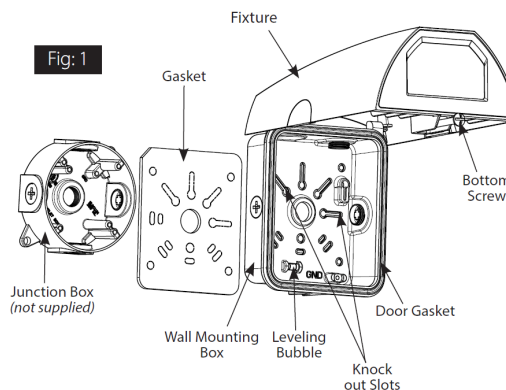
RAB fixtures must be wired in accordance with the National Electrical Code and all applicable local codes. Proper grounding is required for safety. THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED.

WARNING: Make certain power is OFF before installing or maintaining fixture. No user serviceable parts inside.

CAUTION: To ensure weatherproof seal, apply weatherproof silicone sealant around the edge of the Wall Mounting Box and/or Junction Box. This is especially important with an uneven wall surface. Silicone all plugs and unused conduit entries.

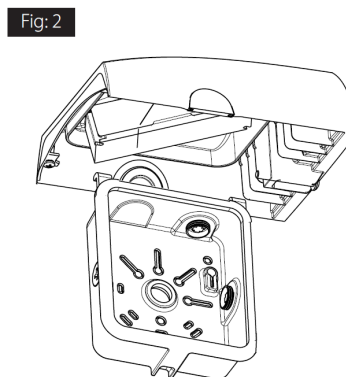
MOUNTING TO THE JUNCTION BOX

1. Loosen the **Bottom Screw** and open the **Fixture** (Fig. 1). Knock out appropriate **Slots** when mounting to **Junction Box** (not supplied).
2. Using the **Leveling Bubble** in the **Wall Mounting Box**, level the **Fixture**.
3. Feed supply wires through **Junction Box**, **Gasket** and **Wall Mounting Box**. Check that the **Gasket** is fully sealed.
4. Wire the **Fixture** using provided wire connectors.
5. Place wired **Fixture** over the **Wall Mounting Box**, close and tighten the **Bottom Screw**. Check **Door Gasket**.



MOUNTING TO WALL

1. Secure **Wall Mounting Box** to a sturdy wall. Use appropriate mounting hardware such as lag bolts and anchors with washers suitable for the mounting surface.
2. Using the **Leveling Bubble** in the **Wall Mounting Box**, level the **Fixture**.
3. Secure **Fixture** on top hinges as shown in Fig 2 for hands free wiring.
4. Wire the **Fixture** using provided wire connectors.
5. Place wired **Fixture** over the **Wall Mounting Box**, close and tighten the **Bottom Screw**. Check **Door Gasket**.



INSTRUCTIONS

SLIM® 12W - 26W INSTALLATION



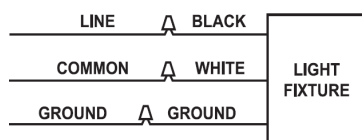
RAB Lighting is committed to creating high-quality, affordable, well-designed and energy-efficient LED lighting and controls that make it easy for electricians to install and end users to save energy. We'd love to hear your comments. Please call the Marketing Department at 888-RAB-1000 or email: marketing@rablighting.com

ON/OFF WIRING

Universal voltage driver permits operation at 120V to 277VAC, 50 or 60 Hz except fixtures factory ordered with a 120V photocell (/PC) or 277V swivel (/PC2). Units ordered with (/480) suffix are 480V, 60Hz (Fig. 3).

1. Connect the black fixture lead to the (+) **LINE** supply lead.
2. Connect the white fixture lead to the (-) **COMMON** supply lead.
3. Connect the **GROUND** wire from fixture to supply **GROUND**.

Fig: 3



CLEANING & MAINTENANCE

CAUTION: Be sure fixture temperature is cool enough to touch. Do not clean or maintain while fixture is energized.

1. Clean glass lens with non-abrasive glass cleaning solution.
2. Do not open the fixture to clean the LED. Do not touch the LED.

TROUBLESHOOTING

1. Check that the line voltage at the fixture is correct. Refer to wiring directions.
2. Is the fixture grounded properly?
3. Is the photocell, if used, functioning properly?

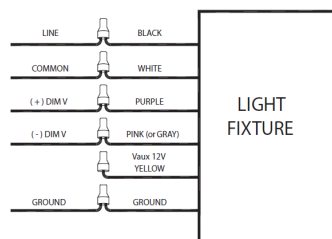
Note: These instructions do not cover all details or variations in equipment nor do they provide for every possible situation during installation, operation or maintenance.

0-10V DIMMABLE WIRING

Universal voltage driver permits operation at 120V thru 277V, 50 or 60 Hz. For 0-10V Dimming, follow the wiring directions as shown in Fig. 4.

1. For Junction Box Mount, feed wires through silicone wiring plug into the junction box.
2. Connect the black fixture lead to the (+) **LINE** supply lead.
3. Connect the white fixture lead to the (-) **COMMON** supply lead.
4. Connect the **GROUND** wire from fixture to supply **GROUND**. Do NOT connect the **GROUND** of the dimming fixture to the output.
5. Connect the purple fixture lead to the (V+) **DIM** lead.
6. Connect the pink (or gray) fixture lead to the (V-) **DIM** lead.
7. Cap the yellow fixture lead, if present. Do NOT connect.

Fig: 4



Attachment 7 – Concord Township Fire Department Review

Joe Clase

From: Prevention Office <prevention@concordtwp.org>
Sent: Monday, August 5, 2024 3:56 PM
To: Joe Clase
Subject: Re: Owen Fraley Soccer Facility

Looking at the plans for the Bounty Station Soccer facility for Concord Township Fire Department to approve the perimeter access the following Issues would have to be addressed.

1. The gates ould have to be siren Activated.
2. The access roads would have to be 20 foot wide.
3. The Access roads would have to be marked with no parking signs.

If you have further questions please let me know.

Attachment 8 – Delaware County Engineer’s Review of Traffic Study

Joe Clase

From: Love, Michael <mlove@co.delaware.oh.us>
Sent: Friday, September 13, 2024 6:02 AM
To: Joe Clase
Cc: dlaurent@cmtran.com; Ferguson, William
Subject: RE: Owen Fraley Soccer Fields Traffic Memo
Attachments: Columbus Soccer Academy Trip Gen Memo DCEO Approved.pdf

Joe

See attached approval

For future submittals, make sure to work thru Will Ferguson.

Thanks

Mike

From: Joe Clase <joe@plan4land.net>
Sent: Thursday, September 12, 2024 11:06 AM
To: Love, Michael <mlove@co.delaware.oh.us>
Cc: dlaurent@cmtran.com
Subject: RE: Owen Fraley Soccer Fields Traffic Memo

CAUTION EXTERNAL EMAIL

DO NOT open attachments or click on links from unknown senders or unexpected emails

Mike,

Attached is the updated version for your review. I hope you find this acceptable for approval. Thanks!!!

Joe Clase, AICP
Plan 4 Land at Harrison Place
1 South Harrison Street, P.O. Box 306
Ashley, Ohio 43003
740.413.4084 office
614.512.0182 direct
www.plan4land.net
www.harrisonplace.net

Plan④Land
WWW.PLAN4LAND.NET

From: Love, Michael <mlove@co.delaware.oh.us>
Sent: Thursday, September 12, 2024 5:59 AM
To: dlaurent@cmtran.com
Cc: Gina Balsamo <gbalsamo@cmtran.com>; Joe Clase <joe@plan4land.net>
Subject: RE: Owen Fraley Soccer Fields Traffic Memo

See **red** below. You can tweak the statement as you see applicable. This would be acceptable to DCEO.

From: Joe Clase <joe@plan4land.net>
Sent: Wednesday, September 11, 2024 10:58 PM
To: dlaurent@cmtran.com
Cc: Love, Michael <mlove@co.delaware.oh.us>; Gina Balsamo <gbalsamo@cmtran.com>
Subject: Owen Fraley Soccer Fields Traffic Memo

Drew,

Good evening! I know you were out of the office today, but hoping you are in tomorrow to help us with a quick amendment to this Traffic Memo.

I talked with Mike Love at the Delaware County Engineer's Office this afternoon about the attached review and TIS standards that he sent yesterday. He mentioned a few small amendments that may keep us on track for the zoning submittal Friday morning.

He clarified the statement on the memo, "Per Delaware County Traffic Impact Study Standards, a traffic impact study is required when a development exceeds 100 trip ends in any peak hour" is not accurate. He asked that we replace this statement with your finding that "the projected traffic generation is significantly less than the county's standards that would trigger a turn lane for this project," assuming this is accurate. **Since Owen Fraley is classified as a minor collector, Delaware County left turn warrant defaults to ODOT criteria. The proposed development is expected to generate XX NB left turns. For a left turn lane to be warranted, XXXX vehicles would need to be present on Owen Fraley. The traffic volume on Owen Fraley is significantly less than this amount.**

He suggested maybe a break down of right and left turns, that may assist the township in understanding the impacts as well.

I attached an updated development plan for this project with some other clarifications we discussed. We submitted the project as "Owen Fraley Soccer Fields" but my client informed me today the formal name will be "Columbus Soccer Academy". I might recommend we remove the Bunty Station reference since this use no longer has access there and replace it with these more accurate titles.

Let me know if you have any questions. Thanks!

Joe Clase, AICP
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Approved
9/13/2024
MAL



Trip Generation Memo

RE: Columbus Soccer Academy

To: Delaware County Engineer's Office

From: Carpenter Marty Transportation

Date: September 12, 2024

Carpenter Marty Transportation was retained to complete a trip generation analysis for a proposed soccer facility development located along Owen-Fraley Road, north of Bunty Station Road in Concord Township, Delaware County, OH. A concept plan of the proposed development can be found in the **Attachment**. The existing site is undeveloped. The proposed redevelopment will include two soccer fields, one indoor and one outdoor. The development proposes two access points to Owen-Fraley Road which is classified as a local roadway.

Trips for the proposed development were generated based on Institute of Transportation Engineers (ITE) practices and the Trip Generation Manual, 11th edition. Land use code (LUC) 488 – Soccer Complex was utilized to generate trips for the proposed development. Pass-by and internal capture reductions rates do not apply. **Table 1** shows the trip generation of the expected entering/exiting trips for the AM and PM Peaks. The full trip generation can be seen in the **Attachment**.

Table 1 - Site Trip Generation Summary

Land Use	Size	AM Peak		PM Peak	
		Entry	Exit	Entry	Exit
488 – Soccer Complex	2 Fields	1	1	42	21

Since Owen-Fraley Road is classified as a minor collector, Delaware County left turn warrant defaults to ODOT criteria. The proposed development is expected to generate approximately 21 northbound left turns into the site access point in the PM peak. Note, two access points are proposed, but one will be emergency only. For a left lane to be warranted, approximately 600 vehicles would need to be present on Owen-Fraley Road in the PM peak, split evenly between northbound and southbound traffic. Per a 2021 segment count, the traffic volume on Owen-Fraley Road is significantly less than this amount (less than 200 vehicles total). The segment count can be found in the **Attachment**. Thus, no turn lanes will meet warrants for the proposed access points to the development.

If you have any questions or comments, please contact Drew Laurent at 614-656-2421 or dlaurent@cmtran.com.

Sincerely,

Gina Balsamo, PE, PTOE
Project Manager
Carpenter Marty Transportation



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Scenario - 2

Scenario Name: PM Peak

Dev. phase: 1

Analyst Note:

User Group:

No. of Years to Project 0

Traffic :

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source		Location	IV	Size	Time Period	Method	Entry	Exit	Total
488 - Soccer Complex	11th Ed	General Urban/Suburban	Fields	2	Weekday, Peak Hour of Adjacent Street Traffic,	Rate/Equation	Split%	Split%	
	Best Fit (LIN)					42	21		
Data Source: Trip Generation Manual,						T = 13.92(X) + 35.13	66%	34%	63

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
488 - Soccer Complex	100	100	1	1	66	34

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
	488 - Soccer Complex	42	21	0	0	42
		63	0	0		63

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		Total
	Entry	Exit	Total
488 - Soccer Complex	42	21	63

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	42	21	63
External Vehicle Trips	42	21	63
New Vehicle Trips	42	21	63

Location Info						Count Data Info	
Location ID	112199					Start Date	8/11/2021
Type	I-SECTION					End Date	8/12/2021
Functional Class	7					Start Time	12:00 AM
Located On	BUNTY STATION RD					End Time	12:00 AM
						Direction	
Direction	2-WAY					Notes	odot
Community	-					Count Source	19621983070
MPO_ID						File Name	
HPMS ID	2.10014E+11					Weather	
Agency	Ohio Department of Transportation					Study	
						Owner	southerntraffic
					QC Status	Accepted	
Interval: 15 mins							
Time	15 Min				Hourly Count		
	1st	2nd	3rd	4th			
00:00 - 01:00	2	1	0	0	3		
01:00 - 02:00	1	0	2	0	3		
02:00 - 03:00	5	0	1	0	6		
03:00 - 04:00	0	0	0	1	1		
04:00 - 05:00	2	2	2	3	9		
05:00 - 06:00	2	4	11	10	27		
06:00 - 07:00	10	14	27	22	73		
07:00 - 08:00	45	28	47	41	161		
08:00 - 09:00	45	36	38	41	160		
09:00 - 10:00	30	43	37	48	158		
10:00 - 11:00	41	31	50	44	166		
11:00 - 12:00	48	41	36	42	167		
12:00 - 13:00	36	48	48	32	164		
13:00 - 14:00	40	37	44	31	152		
14:00 - 15:00	49	33	26	44	152		
15:00 - 16:00	32	41	44	46	163		
16:00 - 17:00	36	35	45	67	183		
17:00 - 18:00	49	37	57	39	182		
18:00 - 19:00	30	22	37	25	114		
19:00 - 20:00	17	24	17	14	72		
20:00 - 21:00	15	22	16	22	75		
21:00 - 22:00	13	7	12	14	46		
22:00 - 23:00	6	3	4	7	20		
23:00 - 24:00	4	2	2	4	12		
TOTAL					2269		