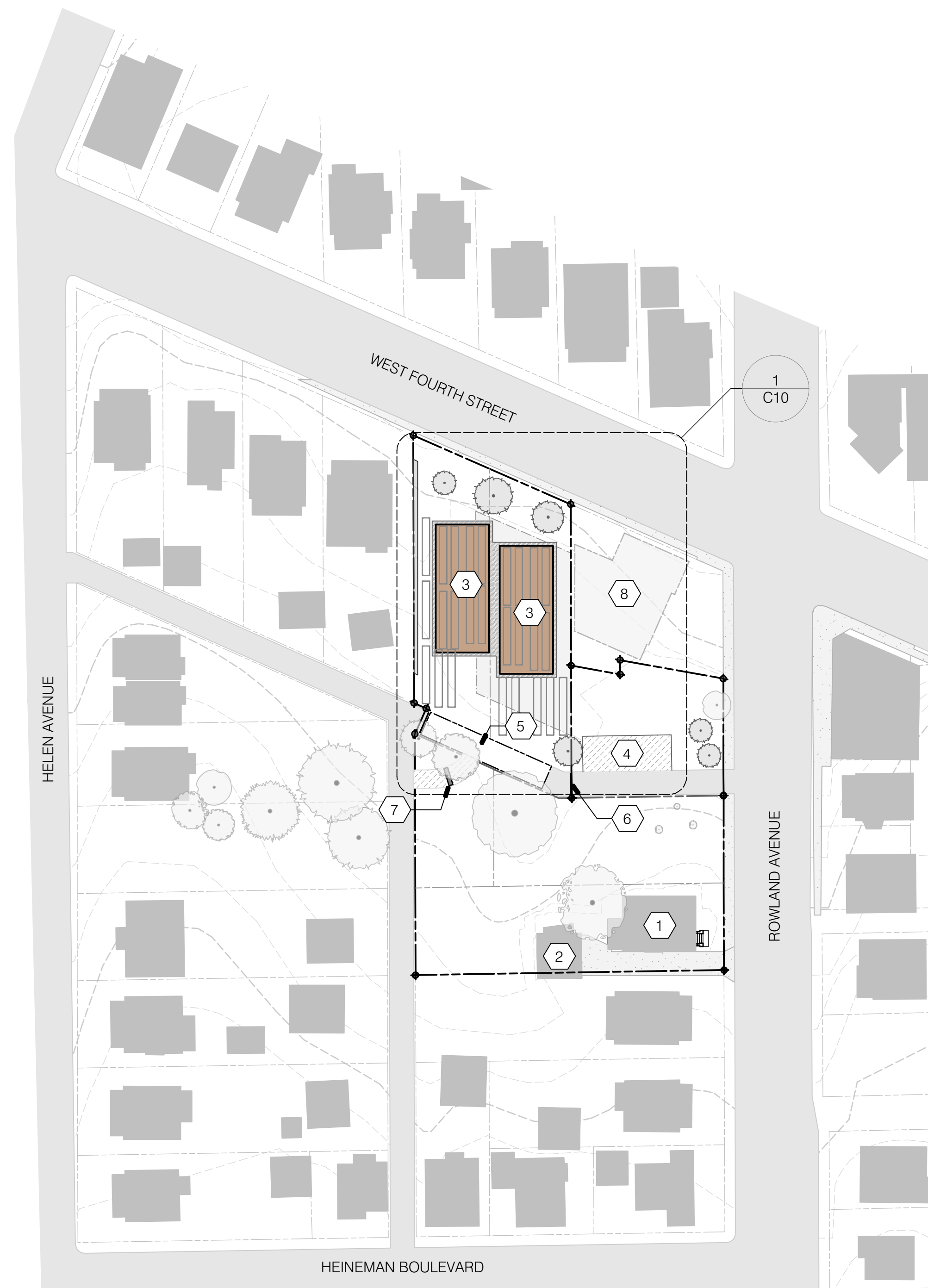


NEW HIGH TUNNEL INSTALLATION



133 ROWLAND AVENUE, MANSFIELD, OHIO 44903



1 Overall Site Plan
G00 Scale: 1" = 50'-0"
0 50 100 150 200 FT



Keyed Notes

1. EXISTING RESIDENCE AT 133 ROWLAND AVENUE.
2. EXISTING GARAGE AT 133 ROWLAND AVENUE.
3. NEW HIGH TUNNEL
4. NEW ASPHALT MILLING PARKING AREA.
5. REMOVE EXISTING ASPHALT.
6. NEW GATE.
7. NEW JERSEY BARRIER.
8. EXISTING FORMER DRIVE THRU. ON CITY'S DEMOLITION LIST.

Scope of Project

A. WE HAVE ACQUIRED SEVERAL PROPERTIES ADJACENT TO OUR HOME ON ROWLAND AVENUE THROUGH THE RICHLAND COUNTY LAND BANK AND OTHER SOURCES. A COUPLE OF YEARS AGO WE WERE INTRODUCED TO THE OHIO MICROFARM PROJECT INITIATED THROUGH THE EFFORTS OF NECIC AND THE OHIO STATE UNIVERSITY MANSFIELD. AFTER MUCH BEHIND THE SCENES WORK SECURING FUNDING, THE PROJECT IS READY TO START IMPLEMENTATION. OUR SITE WAS CHOSEN AS ONE OF THREE FOR THE INITIAL ROLE OUT. NECIC WILL HOUSE A FARM ON THE OLD GORMAN RUPP SITE ON BOWMAN STREET. THE THIRD SITE IS LOCATED ON MEADOW RISE FARM IN BELLEVILLE.

THE ULTIMATE GOAL IS TO INSTALL TWO 30'X72' ENGINEERED HIGH TUNNEL STRUCTURES ON OUR TWO FOURTH STREET LOTS AS RESIDENTIAL ACCESSORY STRUCTURES. THE TUNNELS WILL BE USED FOR AGRICULTURAL PRODUCTION WHICH WILL THEN BE AGGREGATED AT A SITE DOWNTOWN AND SOLD TO INSTITUTIONAL BUYERS.

IN ORDER TO REACH THAT END, WE WILL BE GOING THROUGH SEVERAL STEPS, INCLUDING VACATING THE ALLEY THAT SEPARATES OUR PROPERTIES, CONSOLIDATING THE PROPERTIES, REMOVING A PORTION OF THE ALLEY, RE-GRADING THE PROPERTIES, AND INSTALLING THE HIGH TUNNELS.

B. HIGH TUNNELS WILL NOT BE HEATED NOR COOLED. ALL VENTILATION WILL BE NATURALLY PROVIDED THROUGH LOUVERS, DOORS, AND ROLL UP SIDES.

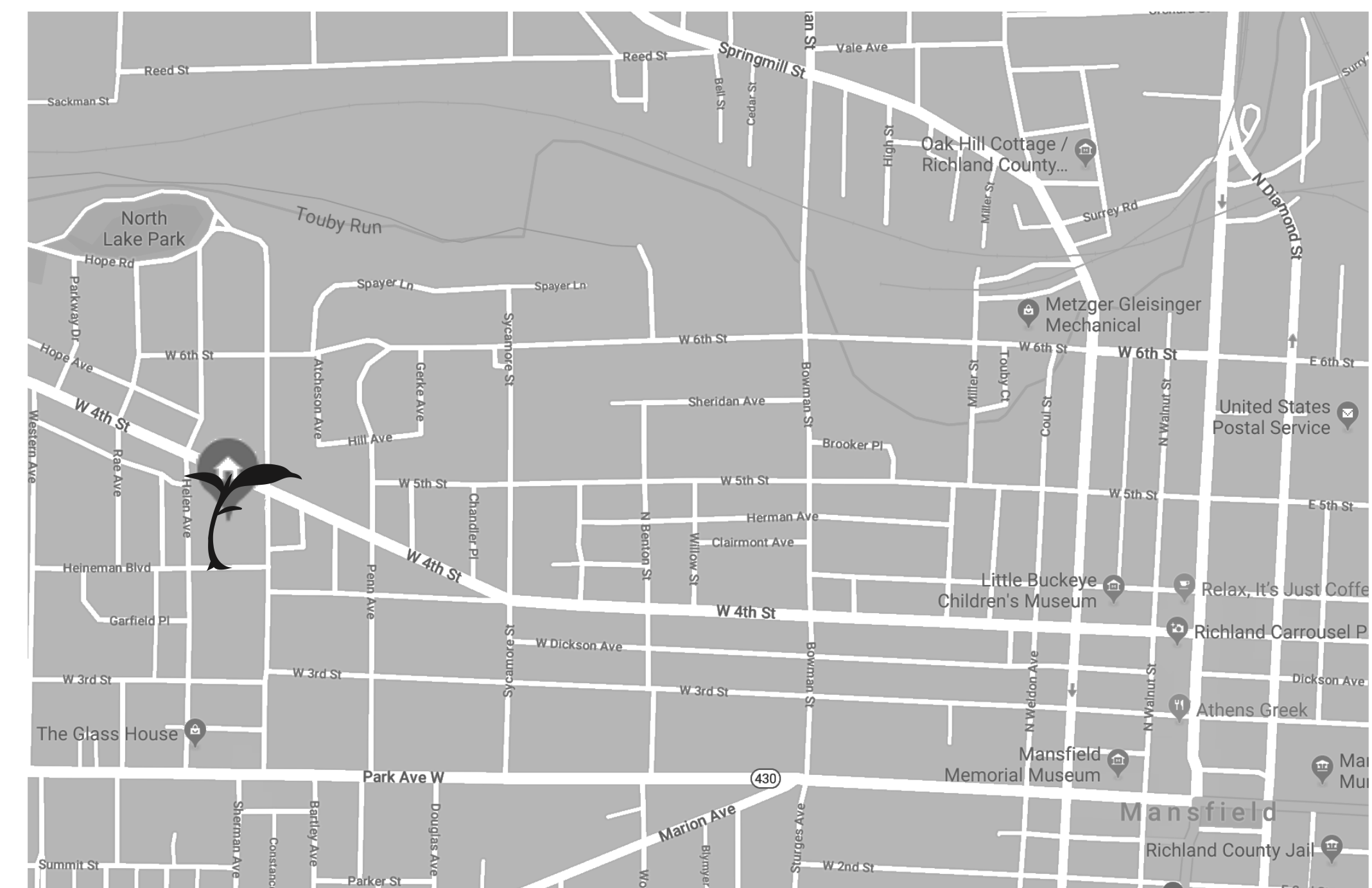
C. ELECTRICAL PERMIT WILL BE SUBMITTED UNDER SEPARATE APPLICATION. THE INTENTION IS TO INSTALL A SMALL PHOTOVOLTAIC SYSTEM WITH BATTERY STORAGE ON SITE WITH ENOUGH CAPACITY TO RUN THE INFLATION BLOWER MOTOR, A COUPLE OF HOUSEKEEPING RECEPTACLES, AND LED LIGHTING. IN THE MEANTIME, THE HIGH TUNNELS WILL BE OPERATED WITHOUT ELECTRICITY.

Sheet Index

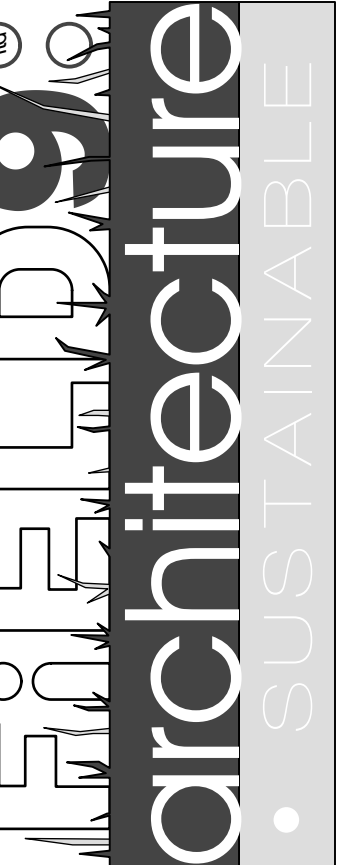
- General**
G00 Title Sheet
G10 Site Diagrams
- Civil**
C10 Site Plan

Zoning + Code Notes

- ZONING AUTHORITY: CITY OF MANSFIELD
ZONING DISTRICT: R-1 RESIDENTIAL
B-1 NEIGHBORHOOD BUSINESS
- MINIMUM LOT SIZE: R-1 REQUIRED = 12,500 SQ. FT.
R-1 ACTUAL = 18,565 SQ. FT. (0.43 ACRES)
- B-1 REQUIRED = N/A
B-1 FARM = 14,800 SQ. FT. (0.34 ACRES)
B-1 FUTURE = 5,502 SQ. FT. (0.13 ACRES)
- MINIMUM LOT WIDTH: R-1 REQUIRED = 80 FT.
R-1 ACTUAL = 106 FT.
- B-1 REQUIRED = N/A
B-1 ACTUAL = 99 FT.
- FRONT YARD SETBACK: R-1 REQUIRED = 35 FT.
R-1 ACTUAL = 12 FT. (EXISTING)
- B-1 REQUIRED = 25 FT.
B-1 ACTUAL = 25 FT.
- REAR YARD SETBACK: R-1 REQUIRED = 30 FT.
R-1 ACTUAL = 68 FT. (EXISTING)
- B-1 REQUIRED = 35 FT. (ABUTTING R-1)
B-1 ACTUAL = 43 FT.
- SIDE YARD SETBACKS: R-1 REQUIRED = 6 FT.
R-1 ACTUAL: 0 FT.; 64 FT. (EXISTING)
- B-1 REQUIRED = 0 FT.; 25 FT. (ABUTTING R-1)
B-1 ACTUAL = 8 FT.; 16 FT. (ABUTTING R-1)
- BUILDING HEIGHT: R-1 ALLOWED = 25 FT. / 2 STORIES
R-1 ACTUAL: 25 FT. / 2.5 STORIES (EXISTING)
- B-1 ALLOWED = 30 FT. / 2 STORIES
B-1 ACTUAL = 13 FT. / 1 STORY
- GROUND COVERAGE: R-1 ALLOWED = 35% = 6,500 SQ. FT.
R-1 ACTUAL = 2,140 SQ. FT. (EXISTING)
- B-1 ALLOWED = 60% = 8,800 SQ. FT.
B-1 ACTUAL = 4,320 SQ. FT.
- OFFSTREET PARKING: REQUIRED: N/A
- USE GROUP: U
- CONSTRUCTION TYPE: VB
- BUILDING AREA: ALLOWED: 5,500 SQ. FT.
ACTUAL: 2,160 SQ. FT. EACH HIGH TUNNEL
4,320 SQ. FT. AGGREGATE
- CONSIDER EACH HIGH TUNNEL AS A PORTION OF ONE BUILDING.
- BUILDING HEIGHT: VB ALLOWED: 40 FT. / 1 STORY
ACTUAL: 13 FT. / 1 STORY
- OCCUPANT LOAD: 1/300 GROSS = 8 EACH HIGH TUNNEL
- OWNER: MATTHEW + AMANDA STANFIELD
133 ROWLAND AVENUE
MANSFIELD, OHIO 44902
419 512 3771
- REFERENCED CODES: 2017 OHIO BUILDING CODE (OBC) WITH AUGUST 2018 UPDATE.



2 Location Map
G00 NTS



60 SOUTH MAIN STREET
MANSFIELD, OHIO 44902
419 564 7521
FIELD9ARCHITECTURE.COM

ARCHITECT:



matthew.stanfield - license #13879
expiration date: 2019DEC31

REVISIONS:

A. 7/28/19 ADD CODE DATA AND MOVE HIGH TUNNELS WEST TO ALLOW 10' FIRE SEPARATION DISTANCE. ADD GREEN BELT PER PLANNING COMMISSION REQUIREMENTS. ADJUST LAYOUT OF HIGH TUNNEL TO ACCOMMODATE SITE CONDITIONS.

1915

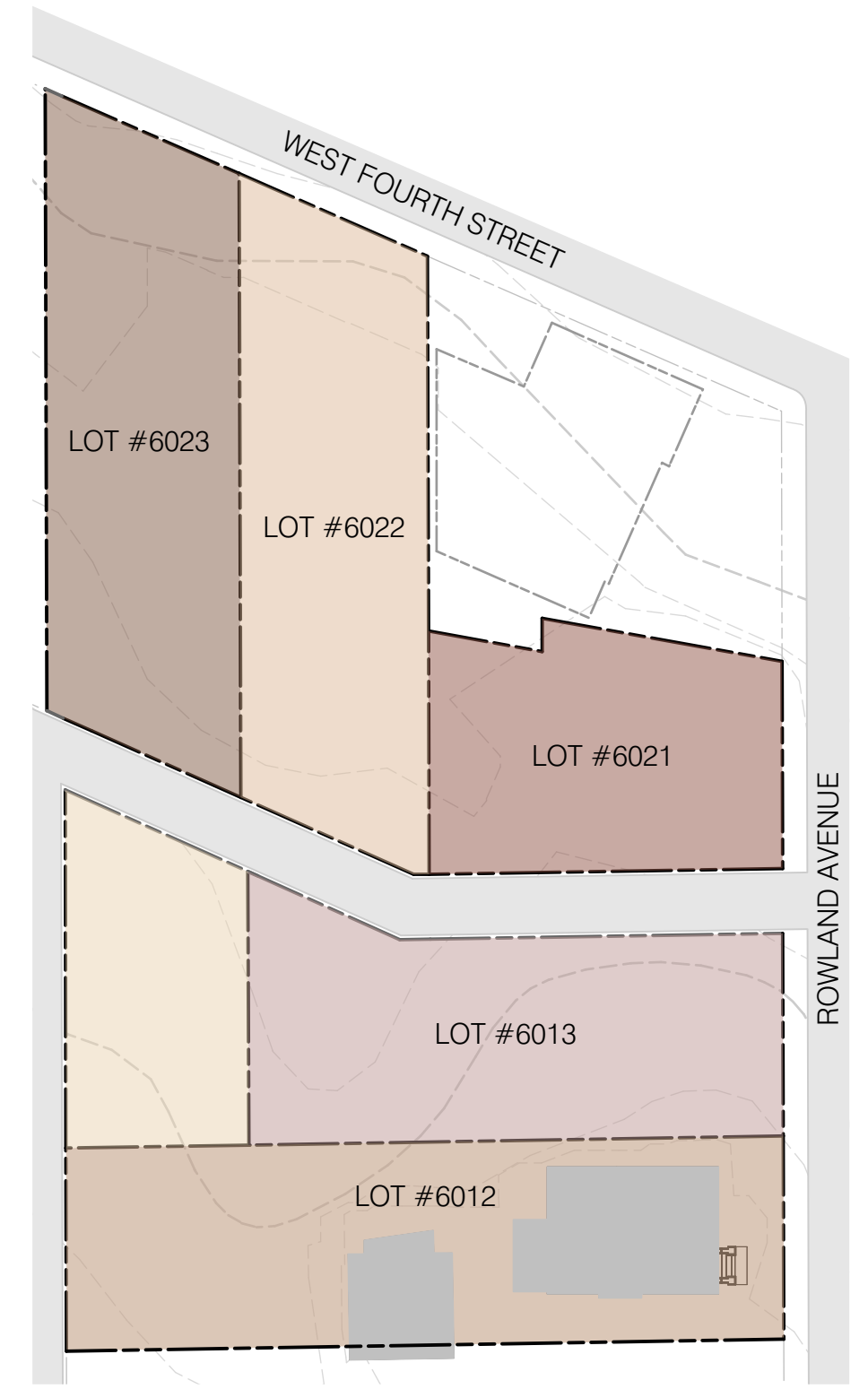
CLIENT:

New High Tunnel Installation
growfourth Urban Farm
growfourth Urban Farm
133 Rowland Avenue
Mansfield, Ohio 44903

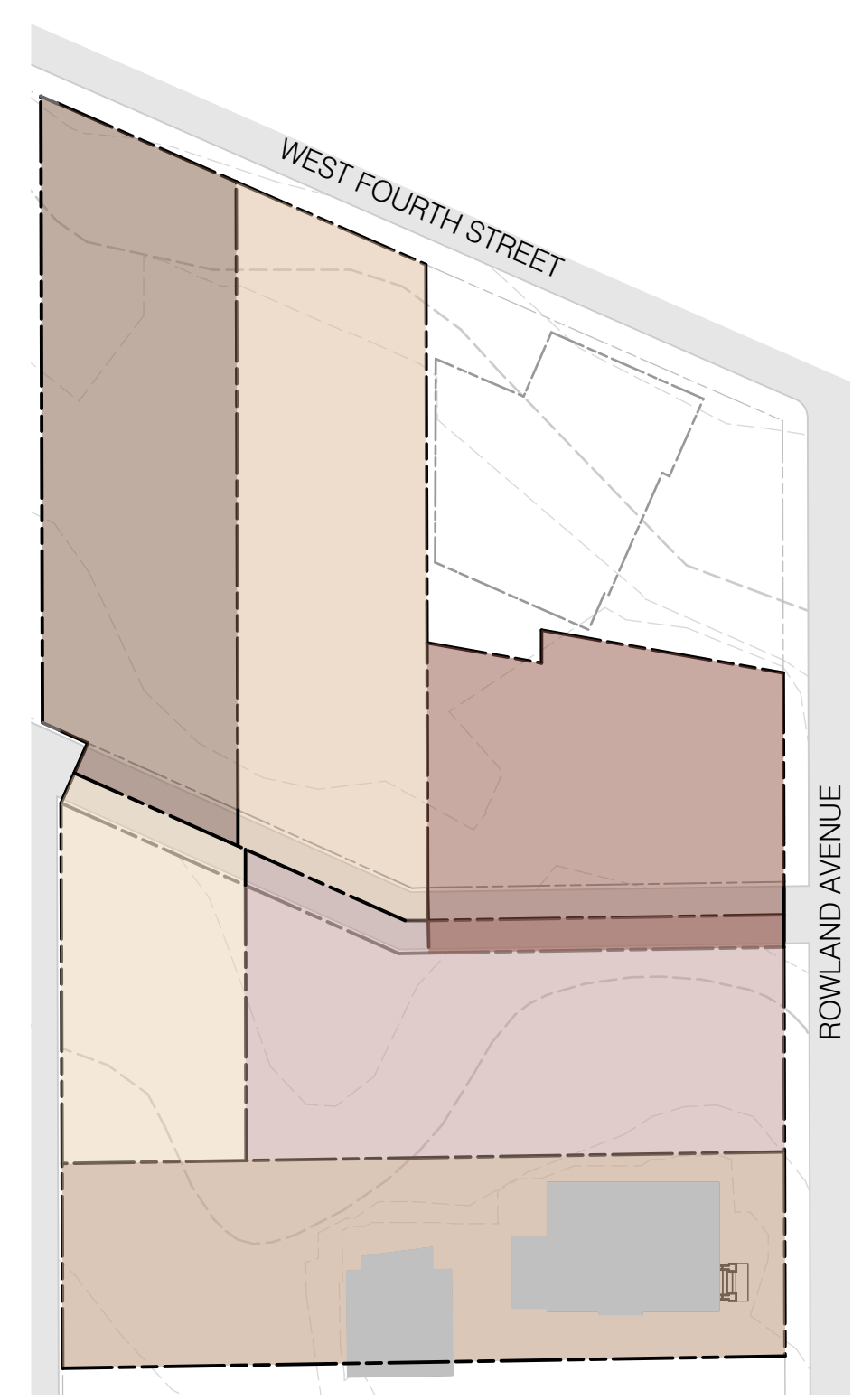
G00 Title Sheet

ISSUE: CD 6/18/19

©2019 FIELD9: architecture

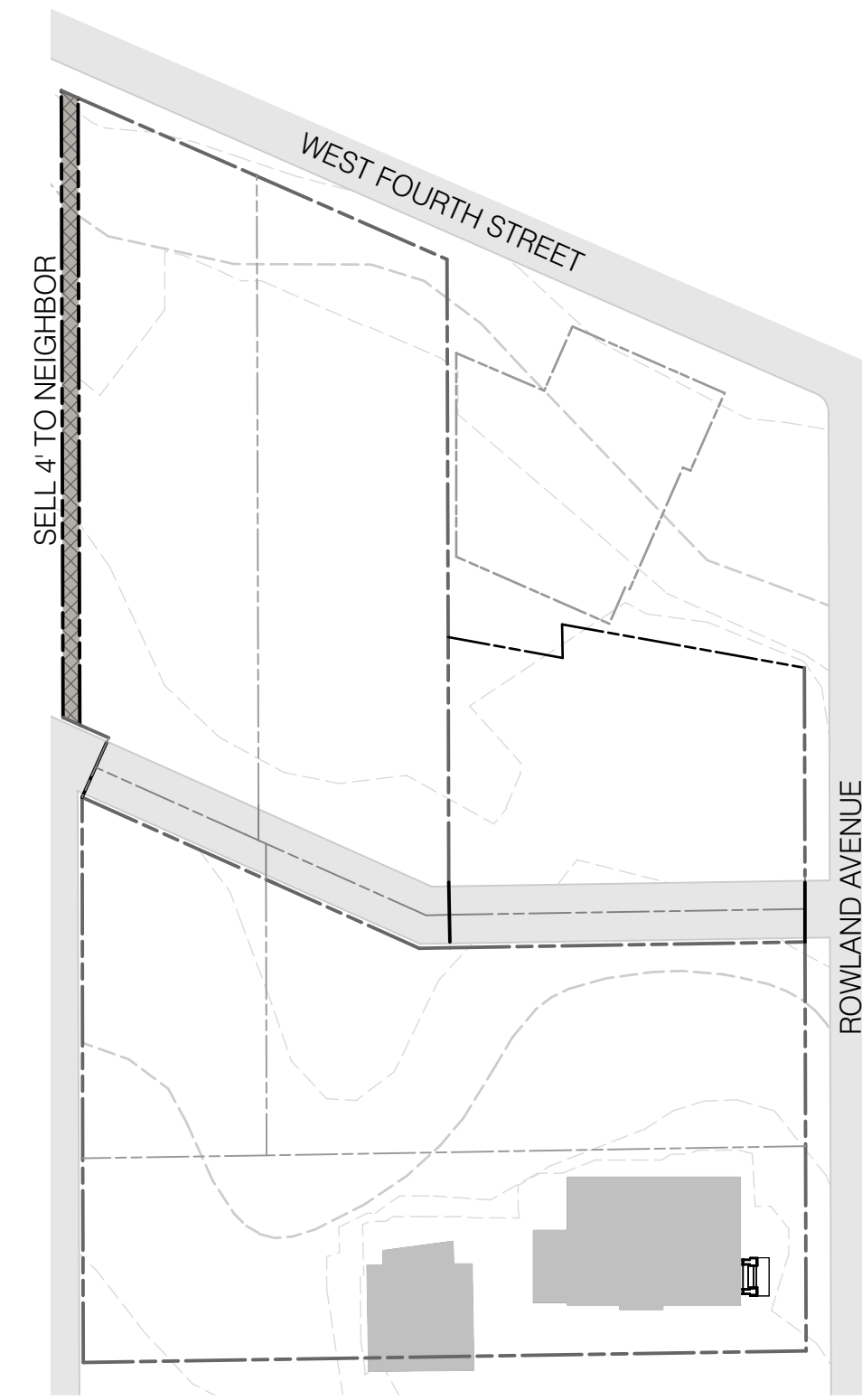


1 Existing Properties NTS



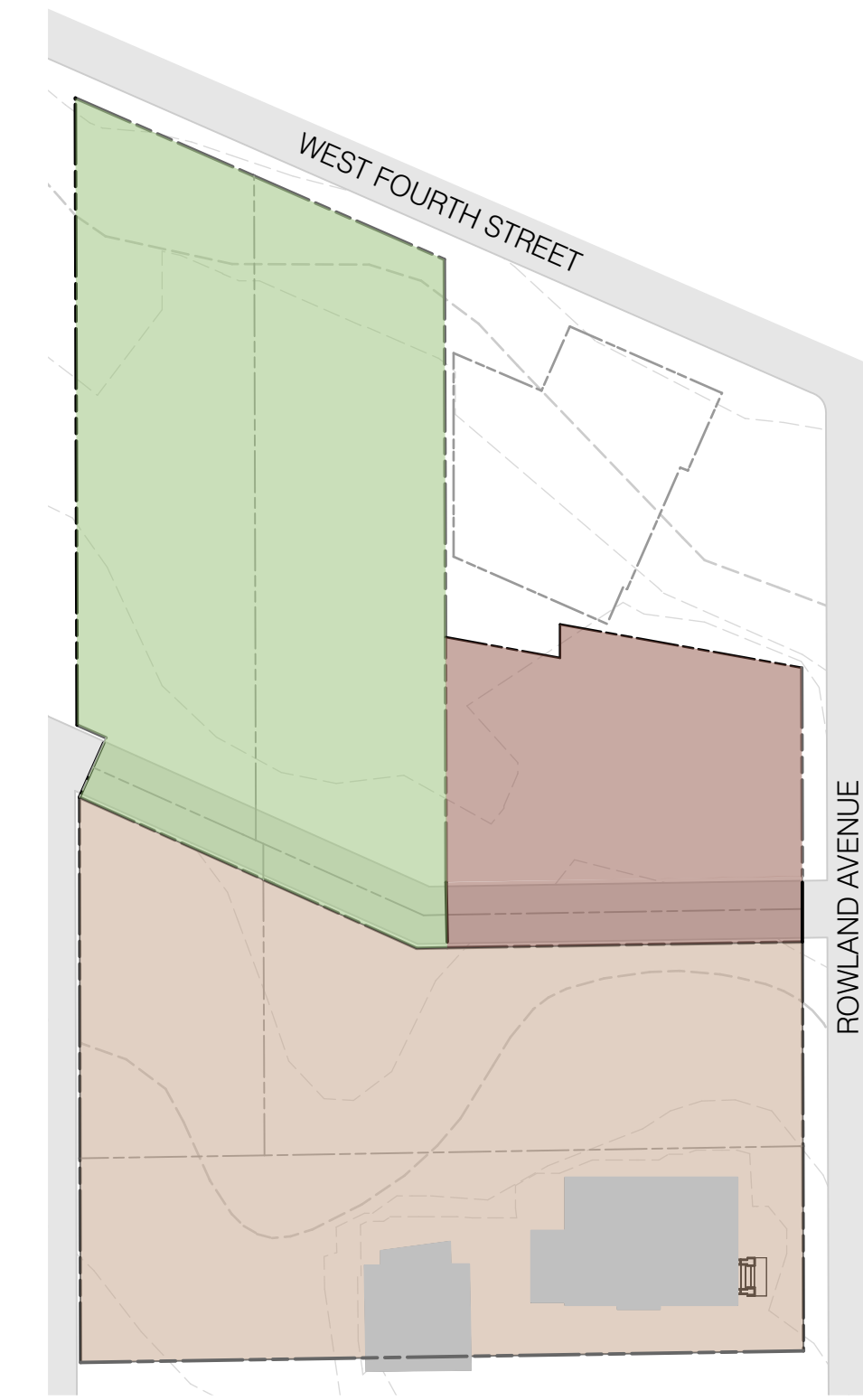
2 Alley Vacation NTS

VACATE ALLEY BI-SECTING PROPERTIES AND DISTRIBUTE LAND TO ADJACENT PARCELS.



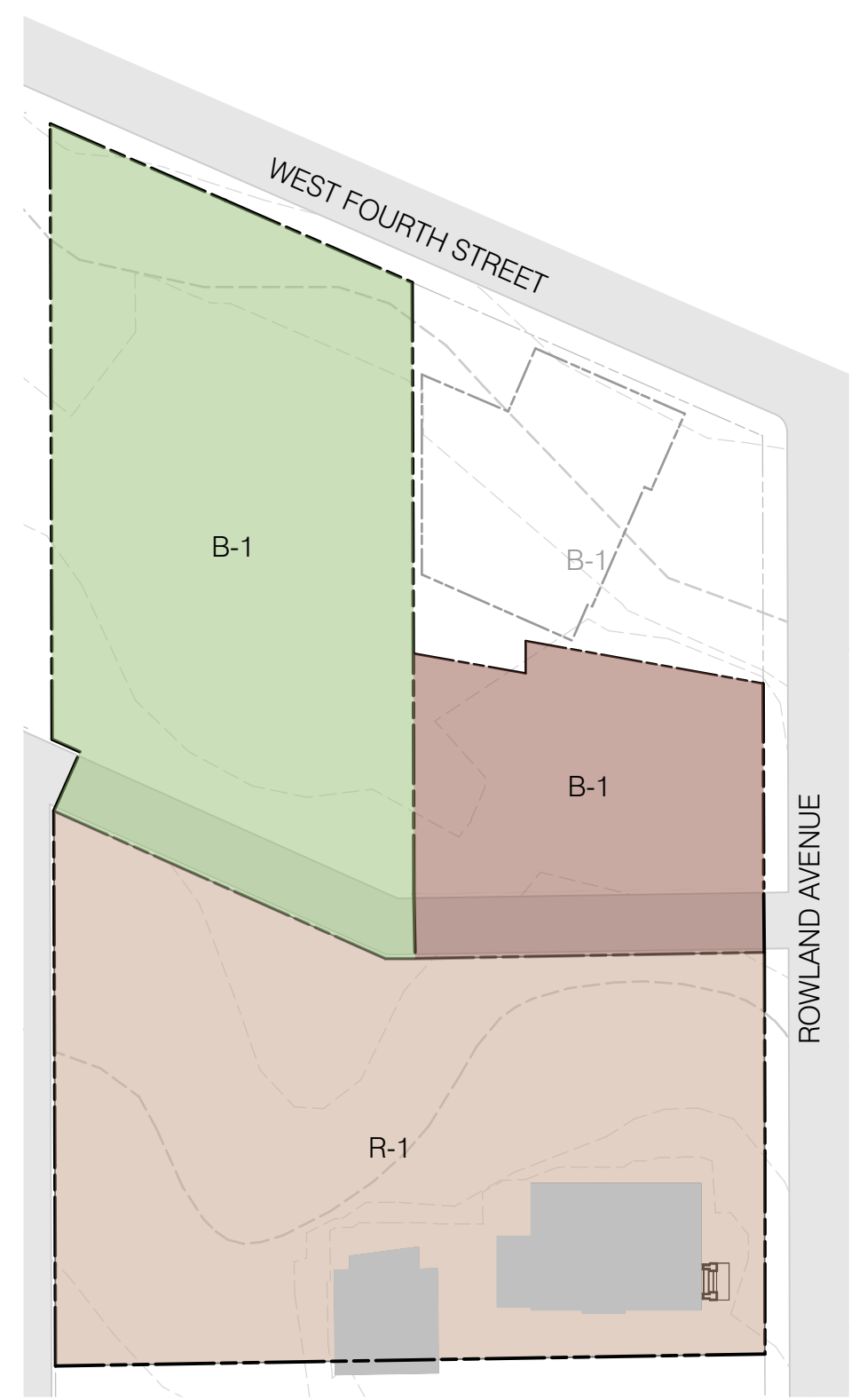
3 Property Sale NTS

SELL A PORTION OF LOT #6023 TO NEIGHBOR FOR DRIVEWAY EXPANSION.

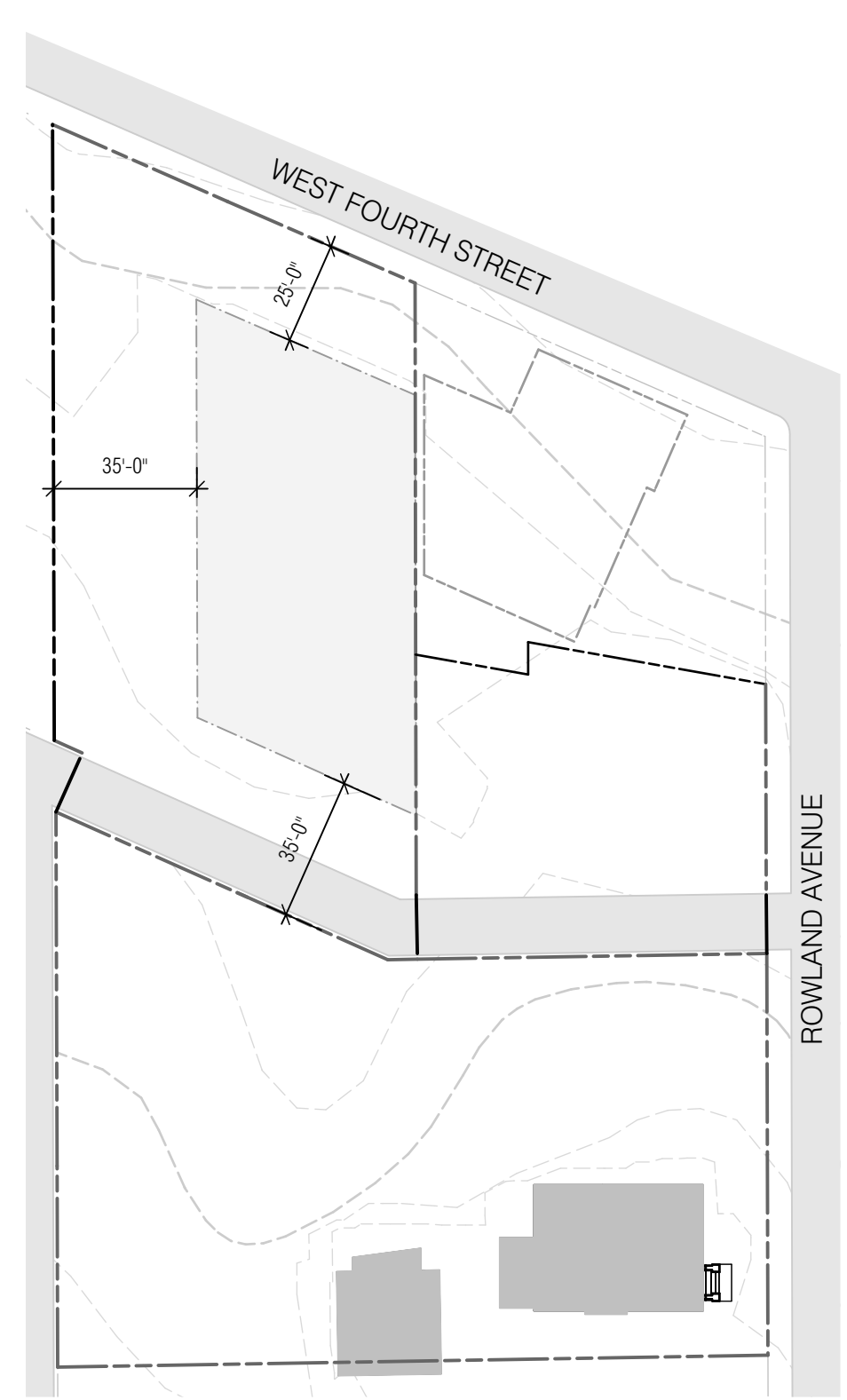


4 Property Consolidation NTS

MOVE LOT LINE TO SOUTH SIDE OF ALLEY. COMBINE 2 VACANT PARCELS SOUTH OF ALLEY WITH EXISTING RESIDENCE. COMBINE 2 VACANT PARCELS NORTH OF ALLEY FOR FARM SITE. ONE PARCEL TO REMAIN SEPARATE FOR FUTURE DEVELOPMENT.

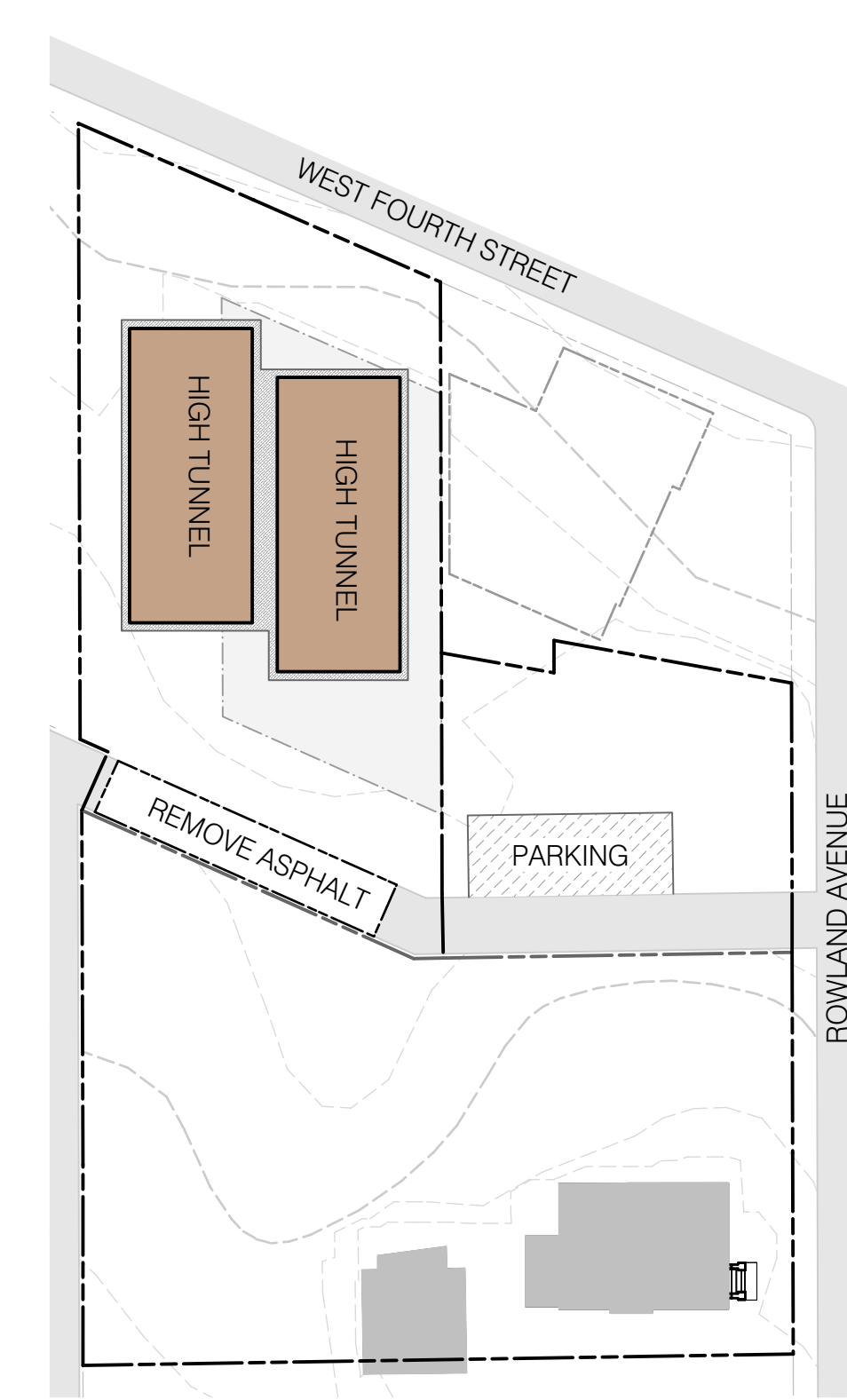


5 Zoning Designations NTS



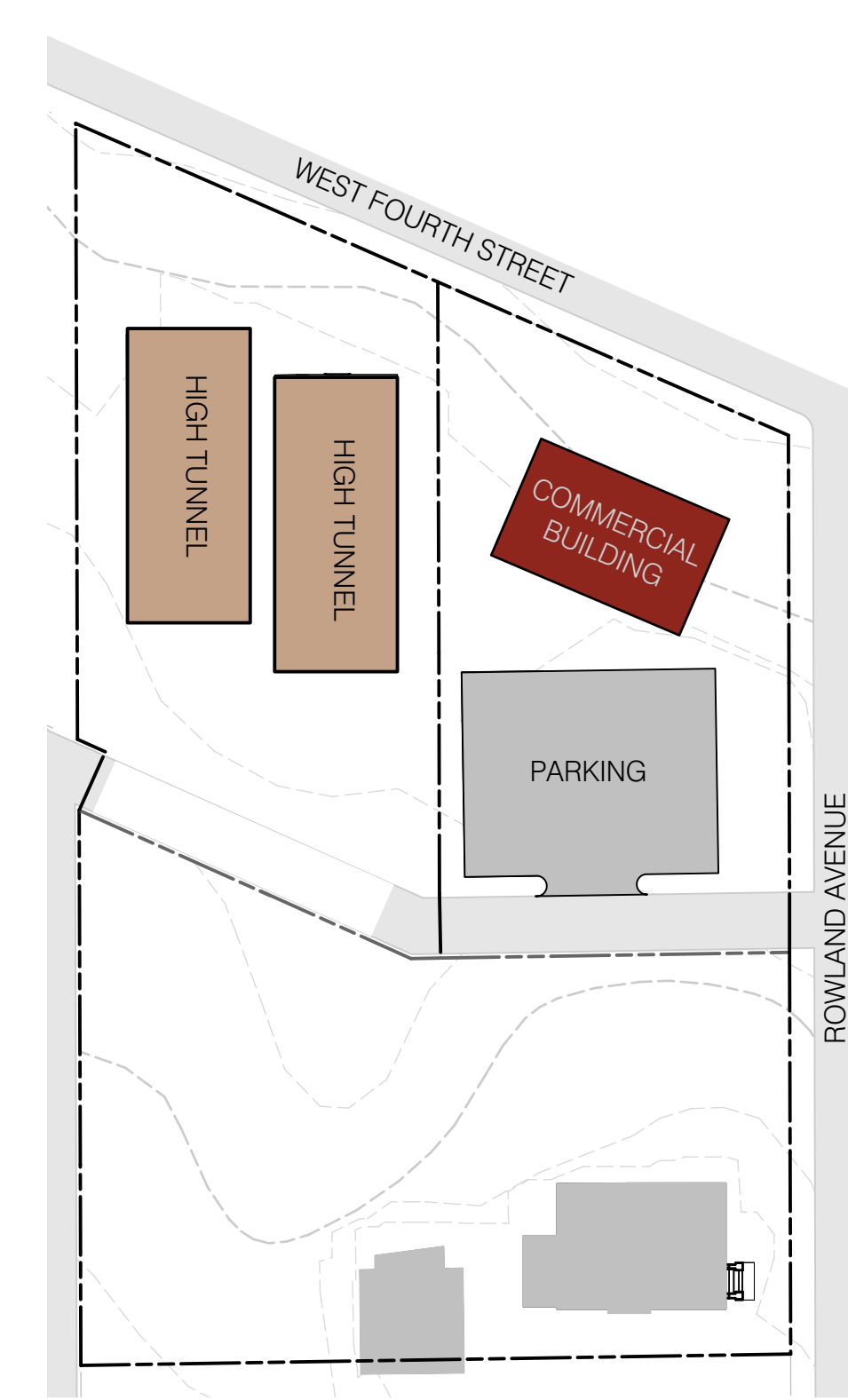
6 Buildable Area NTS

REQUIRED SET BACKS BASED ON B-1 ZONING DESIGNATION FOR PROPOSED BUILDING SITE.



7 Phase 1 Improvements NTS

PROPOSED INITIAL IMPROVEMENTS TO FARM SITE.



8 Future Improvements NTS

PURCHASE OLD DRIVE -THRU FROM LAND BANK AFTER DEMOLITION BY CITY. COMBINE DRIVE-THRU PARCEL WITH PARCEL JUST SOUTH OF IT AND BUILD NEW COMMERCIAL BUILDING.



REVISIONS:

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CLIENT:

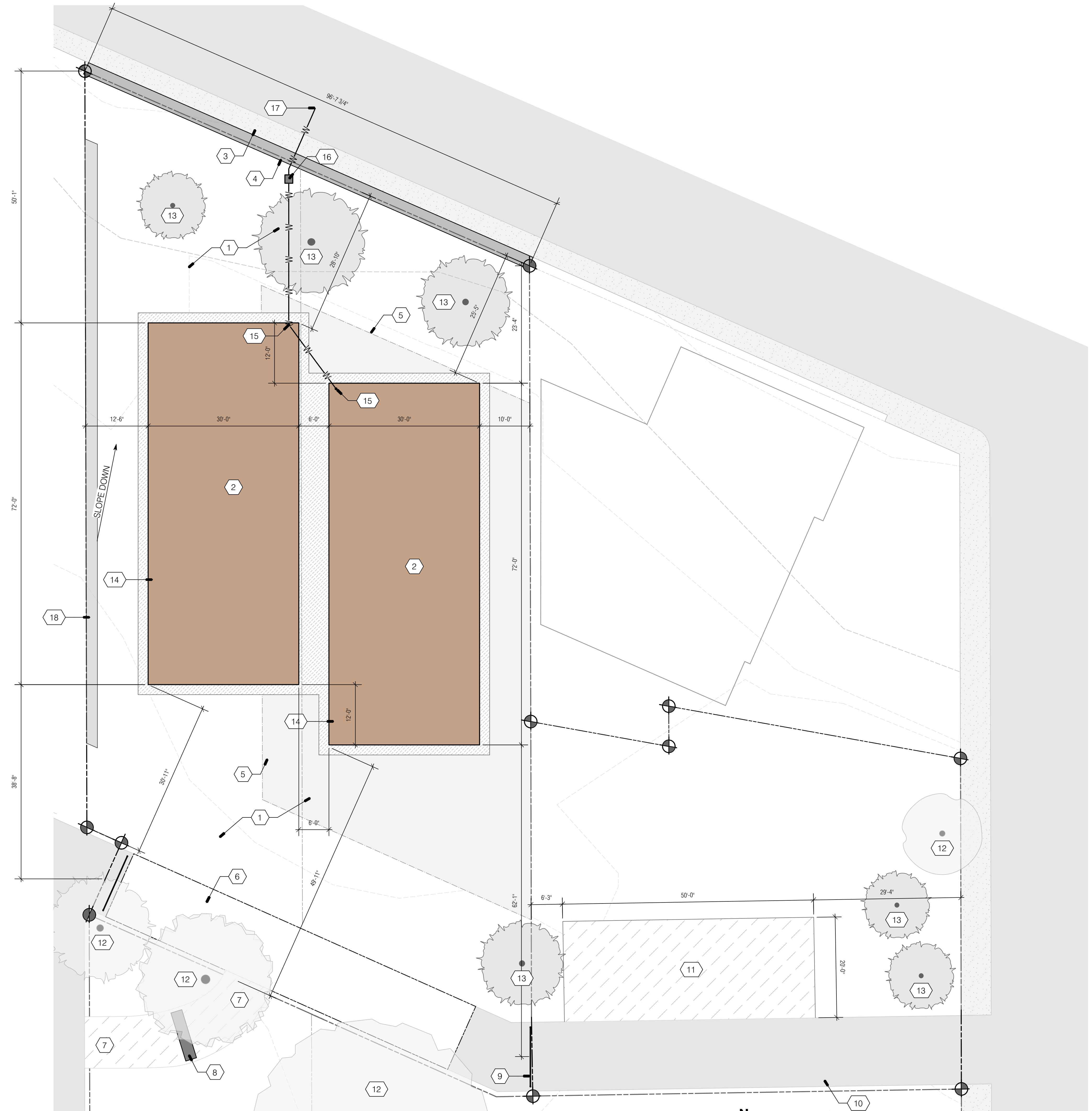
New High Tunnel Installation
growFourth Urban Farm
133 Rowland Avenue
Mansfield, Ohio 44903

G10

ISSUE: CD 6/18/19

Keyed Notes

1. REGRADE SITES TO LEVEL EAST TO WEST. SLOPE DOWN FROM SOUTH TO NORTH. SUITABLE FOR INSTALLATION OF HIGH TUNNELS.
2. NEW 30' X 72' PRE-ENGINEERED HIGH TUNNEL FOR AGRICULTURAL PRODUCTION. INSTALL AS RESIDENTIAL ACCESSORY STRUCTURES.
3. REPLACE EXISTING SIDEWALK.
4. NEW 16" HIGH RETAINING WALL.
5. BUILDABLE AREA PER ZONING ORDINANCE. SEE DIAGRAM 6 ON SHEET G10.
6. ALLEY TO BE VACATED. REMOVE EXISTING ASPHALT AND BASE. PLACE NEW TOP SOIL AND GRADE TO MATCH SURROUNDING.
7. EXISTING GRAVEL.
8. NEW CONCRETE JERSEY BARRIER.
9. NEW GATE.
10. EXISTING ALLEY TO BE VACATED. EXISTING ASPHALT TO REMAIN.
11. NEW ASPHALT MILLING PARKING AREA FOR RESIDENTIAL USE.
12. EXISTING TREE TO REMAIN.
13. NEW TREE.
14. GRAVEL PAD FOR HIGH TUNNELS. LEVEL EAST TO WEST. SLOPE WITH SITE SOUTH TO NORTH.
15. FROST FREE HYDRANT.
16. INGROUND METER BOX WITH SEWER DUCT METER WITH BACK FLOW PREVENTER. PROVIDE FREEZE PROTECTION ON ALL EXPOSED PIPES, VALVES, AND EQUIPMENT.
17. FROM EXISTING WATER MAIN.
18. 6' HIGH GREENBELT.



1 growFourth Site Plan
 C10 Scale: 1" = 10'-0"
 0 10 20 30 40 50 FT



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