CITY OF DELAWARE
CITY COUNCIL
AGENDA
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

6:30 EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

REGULAR MEETING FEBRUARY 9, 2015

1. ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summary of the regular meeting of Council held January 26, 2015, as recorded and transcribed.

5. CONSENT AGENDA
   - A. Resolution No. 15-07, a resolution appointing members to the City of Delaware Tax Incentive Review Council, and specifying the term of the appointments.
   - B. Resolution No. 15-08, a resolution appointing/reappointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointments/reappointments.
   - C. Resolution No. 15-09, a resolution appointing members of the Board of Directors of the Berkshire Township Joint Economic Development District No. 1.
   - D. Resolution No. 15-10, a resolution authorizing support of the proposed Delaware Place II development sponsored by MV Affordable Housing, LLC and Community Action Organization of Delaware, Madison, and Union Counties, Inc.
   - E. Acceptance of the Motion Summary of the Historic Preservation Commission for the meeting held December 17, 2014.
   - F. Acceptance of the Motion Summary of the Shade Tree Commission meeting held November 25, 2014.
   - G. Acceptance of the Motion Summary of the Planning Commission meeting held January 21, 2015.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 15-07, an ordinance approving a Rezoning Amendment for Shear Style Barber Shop from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) at 21 New Market Drive on approximately 0.59 acres.

9. 7:35 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 15-08, an ordinance approving a Rezoning Amendment for Union Electric to allow a PMU (Planned Mixed Use Overlay District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

10. 7:35 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 15-09, an ordinance approving a Conditional Use Permit for Union Electric to allow the placement of a PMU (Planned Mixed Use Overlay District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

11. 7:40 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 15-10, an ordinance approving a Rezoning Amendment for MV Affordable Housing LLC for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue, and Henry Street.

12. SECOND READING of Ordinance No. 15-11, an ordinance approving a Preliminary Development Plan for MV Affordable Housing LCC for Delaware Place Phase 2 and 3 zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue, and Henry Street.

13. CONSIDERATION of Ordinance No. 15-13, an ordinance authorizing and approving a Pre-Annexation Agreement for 100+ acres known as the Lane Annexation and located on the east side of Glenn Parkway and north and west of the existing Glenross Golf Club Subdivision, and declaring an emergency.

14. CONSIDERATON of Ordinance No. 15-14, an ordinance accepting the annexation of 102.4 acres of land more or less, description and map are attached hereto as Exhibits “A” and “B” for the annexation known as the

Lane Annexation by David W. Fisher, agent for the petitioners.

15. CONSIDERATON of Ordinance No. 15-15, an ordinance authorizing the City Manager to enter into an agreement with Delaware County Board of County Commissioners for back-up building official services and inspection services on an as needed basis.

16. CONSIDERATION of Ordinance No. 15-16, an ordinance approving a Combined Preliminary and Final Development Plan for Delaware City Schools for a building expansion and parking lot configuration for Delaware Hayes High School on approximately 29.42 acres zoned R-3 (One-Family Residential District) and located at 289 Euclid Avenue.

17. CONSIDERATION of Ordinance No. 15-17, an ordinance approving a Final Subdivision Plat at 2663 Airport Road (Parcel #419-220-02-003-00) for Engineering Materials Systems on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District).

18. CONSIDERATION of Ordinance No. 15-18, an ordinance approving a Final Development Plan for Engineering Materials Systems for a 64,000 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District)

19. CONSIDERATION of Ordinance No. 15-19, an ordinance providing for the issuance and sale of notes in the maximum aggregate principal amount of $12,145,000 in anticipation of the issuance of bonds, for the purpose of paying the costs of various public infrastructure improvements, together with all related appurtenances thereto, and declaring an emergency.

20. CONSIDERATION of Ordinance No. 15-20, an ordinance providing for the issuance and sale of bonds in the maximum aggregate principal amount of $5,640,000, for the purpose of paying the costs of various public infrastructure improvements, together with all related appurtenances thereto, and declaring an emergency.

21. CONSIDERATION of Ordinance No. 15-21, an ordinance providing for the issuance and sale of bonds in the maximum principal amount of $800,000, for the purpose of paying the costs of purchasing and equipping three emergency medical service vehicles including all necessary equipment, together with all related appurtenances thereto, and declaring an emergency.

22. CONSIDERATION of Ordinance No. 15-22, an ordinance declaring the improvement to certain parcels of real property to be a public purpose and exempt from taxation; establishing a municipal public improvement tax increment equivalent fund and providing for the collection and deposit of service payments into that fund; specifying the public infrastructure improvements directly benefiting the parcels; authorizing compensation payments to the Delaware City School District, the Olentangy Local School District and the Delaware Area Career Center; and authorizing the execution of related school compensation agreements and tax increment financing agreements from time to time, and declaring an emergency.

23. CITY MANAGER'S REPORT

24. COUNCIL COMMENTS

25. ADJOURNMENT

The regular meeting of January 26, 2015 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Joe DiGenova, Fourth Ward Andrew Brush, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was At Large Kent Shafer. The invocation was given by Mayor Riggle, followed by the Pledge of Allegiance, led by the Boy Scouts of America Troop 249.

Staff Present: Dave Efland, Planning and Community Development Director, Scott Stowers, IT Director, Dan Whited, Public Service Group Director, Dean Stelzer, Finance Director, Sean Hughes, Economic Development Director, Bill Ferrigno, Public Works Director, Brad Stanton, Public Utilities Director, Kristin Piper, Watershed Coordinator, Bruce Pijanowski, Chief of Police, John Donahue, Fire Chief, Darren Shulman, City Attorney, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 4: MOTION TO EXCUSE At Large Council Member Kent Shafer

Motion: Mr. Brush moved to excuse Mr. Shafer, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

ITEM 5: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held January 12, 2015, as recorded and transcribed.

Motion: Mrs. Keller moved to approve the Motion Summary of the regular meeting of Council held January 12, 2015, as recorded and transcribed, seconded by Mr. Brush. Motion approved by a 6-0 vote.

ITEM 6: CONSENT AGENDA

A. Resolution No. 15-03, a resolution appointing/reappointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointments/reappointments.

B. Resolution No. 15-04, a resolution authorizing the City Manager to support the proposed application by Wallick-Hendy Development to the Ohio Housing Finance Agency for the purpose of rehabilitating the Georgetown Senior Apartments located 100 Georgetown Drive.

C. Acceptance of the Motion Summary for the Sister City Advisory Board meeting held October 14, 2014.
D. Acceptance of the Motion Summary for the Planning Commission meeting held December 3, 2014.
E. Establish February 9, 2015 at 7:30 p.m. as the date and time for a public hearing and second reading of Ordinance No. 15-07, an ordinance approving a Rezoning Amendment for Shear Style Barber Shop from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) at 21 New Market Drive on approximately 0.59 acres.
F. Establish February 9, 2015 at 7:35 p.m. as the date and time for a public hearing and second reading of Ordinance No. 15-08, an ordinance approving a Rezoning Amendment for Union Electric to allow a PMU (Planned Mixed Use Overlay District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District) and Ordinance No. 15-09, an ordinance approving a Conditional Use Permit for Union Electric to allow the placement of a PMU (Planned Mixed Use Overlay District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).
G. Establish February 9, 2015 at 7:40 p.m. as the date and time for a public hearing and second reading of Ordinance No. 15-10, an ordinance approving a Rezoning Amendment for MV Affordable Housing LLC for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.34 acres bounded by Sandusky Street, Weiser Avenue, and Henry Street.

Motion: Mr. Brush moved to approve the consent agenda, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 7: LETTERS, PETITIONS, AND PUBLIC COMMENTS

Nicole Boyer, 100 Georgetown Drive, Representative of Wallick-Hendy Development

Ms. Boyer thanked Council and the City of Delaware for their support and partnership.

ITEM 8: COMMITTEE REPORTS

Mr. Jones informed Council that the January 20, 2015 Parks and Recreation Advisory Board had been cancelled due to lack of a quorum.

Mrs. Keller updated Council on the progress for the planning of Veteran's Park.

Mr. DiGenova informed Council of the upcoming January 27, 2015, Shade Tree Commission meeting.

Mayor Riggle provided information on the Community Promotional Task Force and requested input from Council on who would be interested. Mr. Brush, Mrs. Keller, Mr. DiGenova, Mr. Jones, and Vice-Mayor Hellinger expressed interest.

ITEM 9: RECOGNITION/PRESENTATION:

A. Recognition of Officer Weirich
B. Delaware General Health District Update – Health Commissioner Sheila Hiddleson

ITEM 10: ORDINANCE NO. 15-03 [Public Hearing and Second Reading]

AN ORDINANCE AMENDING SECTION 331.19 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, RELATING TO STOP SIGNS.

The Clerk read the ordinance for the second time.

There was no public participation.

Mr. Shulman provided a review of Ordinance No. 15-03.

Motion: Mr. Brush moved to suspend the rules for Ordinance No. 15-03, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

Motion: Mr. Brush moved to adopt Ordinance No. 15-03, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

ITEM 11: RESOLUTION NO. 15-05 [First Reading]

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT EXTENSION WITH THE SECOND WARD COMMUNITY INITIATIVE (SWCI).

The Clerk read the resolution for the first time.

Mr. Homan provided information on the lease agreement extension from one year to three years for the Second Ward Community Initiative. Mr. Brush discussed the benefit of a presentation by the Second Ward Community Initiative to provide an overview of their financial status, programming status, and fundraising status. Mrs. Keller provided information on programs that are provided, and reviewed discussion from meeting held in October of 2014.

Motion: Mrs. Keller moved to adopt Resolution No. 15-05, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 12: RESOLUTION NO. 15-06 [First Reading]
A RESOLUTION APPROVING ADDITIONAL FUNDING FOR VETERANS MEMORIAL PARK.

The Clerk read the resolution for the first time.

Mrs. Walker reviewed Resolution No. 15-06.

Motion: Mr. Brush moved to adopt Resolution No. 15-06, seconded by Mr. Jones. Motion approved by a 5-1 (Hellinger) vote.

ITEM 13: ORDINANCE NO. 15-04 [First Reading]
AN ORDINANCE ACCEPTING THE ANNEXATION OF 0.96 ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE AUTO MAX ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

APPLICANT:
Michael Shade, P.O. Box 438, Delaware, Ohio 43015

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-04, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 15-04, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 14: ORDINANCE NO. 15-05 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS TO PROVIDE FUNDING FOR THE CONSTRUCTION OF THREE HAND-POWERED ACCESS SITES ALONG THE OLENTANGY RIVER AT MINGO PARK AND ON CHERRY STREET, AND DECLARING AN EMERGENCY.
The Clerk read the ordinance for the first time.

Mr. Stanton and Ms. Piper provided information on grant that was awarded for three hand-powered boating access sites, and discussed the three locations designated for the access.

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-05, seconded by Mr. Brush. Motion approved by a 6-0 vote.

Motion: Mr. DiGenova moved to enact the emergency clause for Ordinance No. 15-05, seconded by Mr. Brush. Motion approved by a 6-0 vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 15-05, seconded by Mr. Brush. Motion approved by a 6-0 vote.

ITEM 15: ORDINANCE NO. 15-06 [First Reading]
AN ORDINANCE APPROVING THE FINAL SUBDIVISION PLAT FOR MARONDA HOMES FOR CURTIS FARMS PHASE 3 CONSISTING OF 29 SINGLE-FAMILY LOTS ON 13.5 ACRES ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) LOCATED AT THE TERMINUS OF CAROLYN LAND AND DELAWARE DRIVE.

The Clerk read the ordinance for the first time.

Mr. Efland reviewed the final subdivision plat for Maronda Homes for Curtis Farms Phase 3. Mr. Efland provided a location and zoning map. Mrs. Keller reviewed discussion from Planning Commission over the construction of a park to take place in Phase 4.

Motion: Mr. Brush moved to suspend the rules for Ordinance No. 15-06, seconded by Mr. DiGenova. Motion approved by a 6-0 vote.

Motion: Mr. Brush moved to adopt Ordinance No. 15-06, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 16: ORDINANCE NO. 15-07 [First Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR SHEAR STYLE BARBER SHOP FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO B-1 (NEIGHBORHOOD BUSINESS DISTRICT) AT 21 NEW MARKET DRIVE ON APPROXIMATELY 0.59 ACRES.

The Clerk read the ordinance for the first time.

A public hearing has been scheduled for February 9, 2015 at 7:30 p.m.

ITEM 17: ORDINANCE NO. 15-08 [First Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR UNION ELECTRIC TO ALLOW A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

The Clerk read the ordinance for the first time.

A public hearing has been scheduled for February 9, 2015 at 7:35 p.m.

ITEM 18: ORDINANCE NO. 15-09 [First Reading]
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR UNION ELECTRIC TO ALLOW THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

The Clerk read the ordinance for the first time.

A public meeting has been scheduled for February 9, 2015 at 7:35 p.m.

ITEM 19: ORDINANCE NO. 15-10 [First Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE ZONED R-7 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.34 ACRES

BOUNDED BY SANDUSKY STREET, WEISER AVENUE, AND HENRY STREET.

The Clerk read the ordinance for the first time.

A public hearing has been scheduled for February 9, 2015 at 7:40 p.m.

ITEM 20: ORDINANCE NO. 15-11 [First Reading]
AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR MV AFFORDABLE HOUSING LCC FOR DELAWARE PLACE PHASE 2 ZONED R-7 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.34 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE, AND HENRY STREET.

The Clerk read the ordinance for the first time.

ITEM 21: ORDINANCE NO. 15-12 [First Reading]
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROGRAMMATIC AGREEMENT BETWEEN THE CITY OF DELAWARE AND THE OHIO HISTORIC PRESERVATION OFFICE FOR ADMINISTRATION OF PROGRAMS USING U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) FUND WITH DELEGATED REVIEW RESPONSIBILITIES PER 24 CFR PART 58, EXPIRING DECEMBER 31, 2019, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Motion: Mr. Brush moved to suspend the rules for Ordinance No. 15-12, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Mr. Brush moved to enact the emergency clause for Ordinance No. 15-12, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Mr. Brush moved to adopt Ordinance No. 15-12, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 22: CITY MANAGER'S REPORT

Mr. Homan provided information on the joint meeting with the Delaware Board of Education to be held February 3, 2015 in Council Chambers.

Mr. Homan discussed the draft report received on the HVAC system for City Hall.

Mr. Homan discussed arranging a Finance Committee meeting for February 2015, and will discuss potential dates with the Committee members.

ITEM 23: COUNCIL COMMENTS

Vice Mayor Hellinger requested information from Chief Donahue regarding the December 2014 report. Chief Donahue discussed the difference of a service call and an emergency call. Chief Donahue provided information on potential reasons for increased false alarms. Chief Donahue explained to Council the increased training hours was related to 10 new personnel and providing this new staff their mandatory training hours.

Mayor Riggle discussed upcoming Shade Tree interviews. Mayor Riggle provided information on the marriage ceremony and renewal of marriage vows that she will be presiding over on Valentine's Day, February 14, 2015 at 3:30 p.m.

ITEM 24: ADJOURNMENT

Motion: Mr. Brush moved to adjourn the meeting. The meeting adjourned at 8:12 p.m.

_____

Mayor Carolyn Kay Riggle

_____

Elaine McCloskey, Council Clerk

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: **CONSENT ITEM A** **DATE:** **02/9/15**

PUBLIC HEARING: **NO** **READING:** **FIRST**

ORDINANCE NO.: **RESOLUTION NO.:** **15-07**

DESCRIPTION: A RESOLUTION APPOINTING MEMBERS TO THE CITY OF DELAWARE TAX INCENTIVE REVIEW COUNCIL, AND SPECIFYING THE TERM OF THE APPOINTMENTS.

DEPARTMENT AFFECTED:
Economic Development

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Tax Incentive Review Council

RECOMMENDATION:
Approval

VOTE:

MEETING DATE:

STAFF RECOMMENDATION:
Approval

PRESENTER: **Sean Hughes, Economic Development Director**

SUMMARY OF ITEM:
In order to maintain and continue commercial and residential tax exemptions/abatements (Enterprise Zone, Community Reinvestment Area and Tax Increment Financing Agreements), authorized per the Ohio Revised Code and City Resolutions and Ordinances, the City of Delaware legislative authority must appoint a Tax Incentive Review Council (TIRC). The TIRC annually reviews and makes recommendations to City Council to continue, modify, or terminate each tax abatement agreement. City Council's decisions to accept or change the TIRC's recommendations are annually reported to the Ohio Department of Development no later than March 31.

This resolution replaces the resolution that created last year's Program Year 2014 City TIRC which considered incentives in March of 2014. This resolution establishes the Program Year 2015 City TIRC (meeting to be conducted March 6, 2015).

The members of the TIRC remain the same as in Program Year 2014.

City Council's approval of these appointments is requested.

ATTACHMENTS:

COUNCIL NOTES:

RESOLUTION NO. 15-07

A RESOLUTION APPOINTING MEMBERS TO THE CITY OF DELAWARE TAX INCENTIVE REVIEW COUNCIL, AND SPECIFYING THE TERM OF THE APPOINTMENTS.

WHEREAS, in order to grant exemptions from taxation under Ohio Revised Code Chapters 725 or 1728 or under Sections 3735.67, 5709.40, 5709.41, 5709.62, 5709.63, 5709.632, 5709.73, 5709.78 or 5709.88, the City of Delaware legislative authority must create a Tax Incentive Review Council (TIRC) and,

WHEREAS, the TIRC is an inter-jurisdictional body created by the legislative authority in accordance with Ohio law for the purpose of reviewing and evaluating Enterprise Zones, Community Reinvestment Areas, Tax Increment Financing Programs and other Agreements which fall under the jurisdictional review process of the TIRC and granted by Ohio Law and,

WHEREAS, ORC Section 5709.85(A)(1) of the Ohio Revised Code provides that the TIRC members shall consist of the following individuals for a municipal corporation (8 members):

a. the chief executive officer or that officer's designee (1);
b. a member of the legislative authority of the municipal corporation, appointed by the president of the legislative authority or, if the chief executive officer of the municipal corporation is the president, appointed by the president pro tempore of the legislative authority (2);
c. the county auditor or the county auditor's designee (3);
d. the chief financial officer of the municipal corporation or that officer's designee (4);
e. an individual appointed by the board of education of each city, local, exempted village (5), and joint vocational (6) school district to which the instrument granting the exemption applies;
f. two Public Members appointed by the chief executive officer of the municipal corporation with the concurrence of the legislative authority (7 & 8).
g. at least four members of the council shall be residents of the granting authority and at least one of the two public members appointed by the chief executive officer shall be a minority. A minority is an individual who is African-American, Hispanic, or Native American.

WHEREAS, the Public Members shall remain Members of the TIRC until the appointment and confirmation of new Public Members and,

WHEREAS, the City Law Director and County Administrator are encourage to attend to provide guidance and advice, and,

NOW THEREFORE BE IT RESOLVED by the Council of the City of Delaware in accordance with Section 5709.85 of the Ohio Revised Code, the City Manager hereby appoints the following Public Members and City Council confirms the following appointments,

SECTION 1. The following appointments are hereby made:

1. R. Thomas Homan, City Manager as (a) above (city resident 1)
2. Honorable Carolyn Riggle, Mayor as (b) above (city resident 2)
3. Honorable George Kaitsa, TIRC Chairman per ORC, Auditor as (c) above
4. Dean Stelzer, Finance Director as (d) above (city resident 3)
5. Melissa Lee, Treasurer/CFO, Delaware City School District, or Brian Kern, Treasurer, Olentangy Local School District, as (e) above represent the affected school district
6. Chris Bell, Treasurer, Delaware Area Career Center as (e) above
7. Tim Wells, Public Member as (f) above (city resident 4)
8. Carl E. Johnson, Public Member as (f) above and Minority per (g) above

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: **CONSENT ITEM B** **DATE:** **02/09/15**

PUBLIC HEARING: **NO** **READING:** **FIRST**

ORDINANCE NO.: **RESOLUTION NO.:** **15-08**

DESCRIPTION: A RESOLUTION APPOINTING/REAPPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND SPECIFYING THE TERM OF THE APPOINTMENTS/REAPPOINTMENTS.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:

PRESENTER: **Carolyn Kay Riggle, Mayor**

SUMMARY OF ITEM:

ATTACHMENTS:
Glissman, Buck and Carey resumes/letters of interest

COUNCIL NOTES:

RESOLUTION NO. 15-08

A RESOLUTION APPOINTING/REAPPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND SPECIFYING THE TERM OF THE APPOINTMENTS/REAPPOINTMENTS.

WHEREAS, Members are to be appointed/reappointed to serve on various Committees, Commissions and Boards by the Mayor of the City of Delaware and confirmed by Council and,

WHEREAS, the Mayor has appointed/reappointed and Council has confirmed the following appointments/reappointments.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Delaware that:

SECTION 1. The following appointments/reappointments are hereby made:

1. Planning Commission – George Mantzoros - Reappointment (term 12-31-14 to 12-31-17)
2. Planning Commission – Colleen Tucker-Buck - Reappointment (term 12-31-14 to 12-31-17)
3. Shade Tree Commission – Jim Buck – Reappointment (term 1-31-15 to 12-31-15)
4. Shade Tree Commission – Dave Carey – Reappointment (term 1-31-15 to 12-31-15)
5. Shade Tree Commission – Tim Glissman – Appointment (filling an unexpired term ending 1-31-16)

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2015 YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Parks
2nd Ward

To whom it may concern:

I am interested in filling the opening on the Parks and Recreation Advisory Board. I feel that I would have a lot to offer this committee. I participated in the 2013-2014 Citizens Academy, am a current teacher and coach at Buckeye Valley High School, and have a strong personal interest in recreation.

As a homeowner in the city and the father to two young children, I have a vested interest in seeing the success of Delaware's Parks and Recreation programs. As a social studies teacher, I preach the importance of community involvement to my students and this would provide me an opportunity to become involved myself.

I grew up watching my grandfather and father take on leadership roles in their own local governments. These men provided excellent examples to me of what civic responsibility looks like. In college, I became actively involved in Ohio University's recreation program (as an intramural participant and official) and I continued my work as a recreation department basketball official when I graduated college and moved to North Carolina. In last year's Citizens' Academy here in Delaware, I learned the ins and outs of our local government and familiarized myself with the day to day operations of many of our local departments, including Parks and Recreation.

I hope to use both my personal experience and sense of hometown pride to work to improve our Parks and Recreation department. I feel I have the passion, knowledge and dedication to be an asset to this board. Should you have any questions, please feel free to contact me at your earliest convenience.

Sincerely,

Tom Glissman
tglissman@gmail.com
440-567-9355

Tom Glissman
209 Leawood Drive
Delaware, OH 43015
440-567-9355
tglissman@gmail.com

Employment:

Buckeye Valley High School, Delaware, Ohio
Social Studies Teacher
August 2013-Current

Buckeye Valley Local Schools, Delaware, Ohio
Football and Wrestling Coach
August 2013-Current

ADT Security Services, Cleveland, Ohio
Residential Sales Representative
July 2012-July 2013

Maiden High School, Maiden, NC
Social Studies Teacher and Football Coach
August 2010-June 2012

Education:

Ohio University, Athens, Ohio
Masters in Coaching Education
2008-2009

Ohio University, Athens, Ohio
Bachelor's in Secondary Education Integrated Social Studies
2003-2007

Michele Kohler

Planning
Shade Tree
1st Ward

From: jim <jabtec@columbus.rr.com>
Sent: Monday, December 15, 2014 5:27 PM
To: Michele Kohler
Subject: openings for shade tree commission and planning commission

Hi Michele:
I would very much like to serve the City of Delaware. I am interested serving on either of the commissions stated above.
I am presently on the shade tree commission, my spot is over during January.
I reside in the first ward.
Although I have enjoyed my one year on the shade tree commission, my preference would be for serving on the planning commission.
I believe this commission to be the most important for the people of the City. Our City needs to grow and prosper by catering to different demographic groups and businesses that contribute payroll taxes and property taxes.
We need to prepare for the future by planning our infrastructures and transportation while maintaining the sustainability of our beautiful City.
I am a small business to business owner.
Member of Shade Tree Commission
Member of Chamber of Commerce
Member of Business Development Task Force
Graduate of Franklin University (Finance)
Graduate of Supply Chain on line
Member of Delaware City Police Academy Alumni
Graduate of first Delaware City Citizens Academy
Thank you.
Jim Buck
2232 Oakhurst Drive
Delaware,Ohio 43015
614-562-6994

Mayor Riggle,

It's been a pleasure serving on the Sade Tree Commission for the past six years or so. I sought a seat on the commission at the suggestion of Mayor Wheeler during conversations over a proposed big box retail development of off Cheshire Rd. I was advocating for robust landscaping as one of the ways to help buffer the impact of a high intensity retail space adjacent to our young neighborhood. I was heartened to see a good deal of support for that idea from the city staff and council, you included, during that process. As a member of the Shade Tree Commission I've come to understand that Delaware has a great history of knowledgeable and passionate people advocating for our urban forest for the benefit of the entire community. I'm happy to have had a small part in that history and would like to have the opportunity to continue to serve on the commission for a while longer. If you decide to give others the chance to serve and not advance me as a nominee I certainly understand and would have no ill will.

Thank you for your consideration,

David Carey
dcarey@fs.fed.us
614-361-2641

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: **CONSENT ITEM C** **DATE:** **02/09/15**

PUBLIC HEARING: **NO** **READING:** **FIRST**

ORDINANCE NO.: **RESOLUTION NO.:** **15-09**

DESCRIPTION: A RESOLUTION APPOINTING MEMBERS OF THE BOARD OF DIRECTORS OF THE BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 1.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:
approval

PRESENTER: **R. Thomas Homan, City Manager**

SUMMARY OF ITEM:
Under the JEDD agreement between the City and Berkshire Township, the first step in creating the JEDD is to appoint a Board. Per the agreement, this should be done within 60 days after the effective date. The City and Township each get an appointment, and then those two members appoint a third member.

There is currently a lawsuit pending in the Supreme Court of Ohio seeking to get a referendum placed on the ballot to challenge the township legislation authorizing them to sign the JEDD agreement. The plaintiff's in that suit have asked the Court to issue an order preventing the City and Township from doing anything to further the JEDD while the suit is pending. However, to date, the Court has not issued this order. If the referendum is ultimately placed on the ballot and is successful, the JEDD agreement, the appointment, and any other action on the JEDD would simply be considered void. However, it is important that the parties continue to move forward (unless ordered not to by the Court) to facilitate the JEDD being in place by the time construction on the outlet mall in the JEDD begins.

ATTACHMENTS:

COUNCIL NOTES:

RESOLUTION NO. 15-09

A RESOLUTION APPOINTING MEMBERS OF THE BOARD OF DIRECTORS OF THE BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 1.

WHEREAS, Berkshire Township (Delaware County), Ohio (the "Township") and the City of Delaware, Ohio (the "City") have approved, executed and delivered a Joint Economic Development District Contract (the "JEDD Contract") creating the Berkshire Township Joint Economic Development District No. 1 (the "JEDD"); and

WHEREAS, the JEDD Contract provides that the City is to appoint one member to the Board of Directors of the JEDD (the "Board") to represent the City;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio, that:

SECTION 1. _____ is hereby appointed to the Board to represent the City for a term commencing the first day of the month in which the Board holds its first meeting and terminating one year thereafter.

SECTION 2. All formal actions of this Council and any of its committees concerning and relating to the adoption of this Resolution, and all deliberations of Council and of any of its committees that resulted in those formal actions, occurred in meetings open to the public in compliance with the law.

SECTION 3. This Resolution shall be in full force and effect immediately upon its adoption.

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: CONSENT ITEM D **DATE:** 02/09/15

PUBLIC HEARING: NO **READING:** FIRST

ORDINANCE NO.: **RESOLUTION NO.:** 15-10

DESCRIPTION: A RESOLUTION AUTHORIZING SUPPORT OF THE PROPOSED DELAWARE PLACE II DEVELOPMENT SPONSORED BY MV AFFORDABLE HOUSING, LLC AND COMMUNITY ACTION ORGANIZATION OF DELAWARE, MADISON AND UNION COUNTIES, INC.

DEPARTMENT AFFECTED:
Planning Department

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
This is a resolution of support for Miller Valentine Group's (MVG) application to the Ohio Housing Finance Agency (OHFA) for tax credits to enable the continued development of Delaware Place senior affordable housing on S. Sandusky St. If successful, the financing would provide for the contemplated build out of the development as originally conceived by the City and MVG.

MVG plans to construct up to 55 additional units of affordable senior housing in two buildings as well as to shell out the originally contemplated commercial / office component of the development enabling better market absorption than a build to suit option. The rezoning and preliminary development cases are currently pending before City Council for final consideration under separate legislation which has been recommended for passage by the Planning Commission.

ATTACHMENTS:

COUNCIL NOTES:

RESOLUTION NO. 15-10

A RESOLUTION AUTHORIZING SUPPORT OF THE PROPOSED DELAWARE PLACE II DEVELOPMENT SPONSORED BY MV AFFORDABLE HOUSING, LLC AND COMMUNITY ACTION ORGANIZATION OF DELAWARE, MADISON AND UNION COUNTIES, INC.

WHEREAS, MV Affordable Housing, LLC and Community Action Organization of Delaware, Madison and Union Counties, Inc. plan to construct up to fifty-five (55) units of senior (age 55+) housing located at 351 South Sandusky Street, to be known as Delaware Place II; and

WHEREAS, 100% of the units will be available to individuals earning at or below sixty percent (60%) of the Area Median Income (AMI) for Delaware County; and

WHEREAS, Five percent (5%) of the units will be set aside for persons with extremely low incomes at or below thirty percent (30%) of the AMI; and

WHEREAS, the development will utilize Ohio Housing Tax Credits and conventional financing; and

WHEREAS, The City Council desires to promote housing opportunities for residents in Delaware, Ohio; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL FOR THE CITY OF DELAWARE, STATE OF OHIO:

SECTION 1. The City Council supports the Delaware Place II development, as proposed by MV Affordable Housing, LLC and Community Action Organization of Delaware, Madison and Union Counties, Inc., and the use of Ohio Housing Tax Credits for development of affordable housing for eligible households in the City of Delaware, Ohio.

SECTION 2. The City Council supports the Delaware Place II development and its use of the Ohio Housing Tax Credits as an appropriate financing tool to encourage the continued creation of affordable housing within the City of Delaware.

SECTION 3. The City Council authorizes the City Manager to execute the Local Development Priority Letter for the Delaware Place II development.

SECTION 4. The City Council authorizes appropriate staff to support implementation of the proposed development.

SECTION 5. That this resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

HISTORIC PRESERVATION COMMISSION
December 17, 2014
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Koch called the meeting to order at 7:01 p.m.

Members Present: Sherry Riviera, Erinn Nicley, Kim McMullen, Councilman Chris Jones, and Chairman Roger Koch

Members Absent: Joe Coleman and Vice-Chairman Mark Hatten

Staff Present: Lance Schultz, Zoning Administrator and Dianne Guenther, Development Planner

Motion to Excuse: Mr. Nicley moved to excuse Mr. Coleman and Vice-Chairman Hatten, seconded by Ms. McMullen. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on October 22, 2014, as recorded and transcribed.

Mr. Nicley informed the Historic Preservation Commission that his name was misspelled on page three of the Motion Summary of the Historic Preservation Commission meeting from October 22, 2014.

MOTION: Councilman Jones moved to approve the Motion Summary of the Historic Preservation Commission meeting held on October 22, 2014, as recorded and with recommended correction of Mr. Nicley name, seconded by Ms. McMullen. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Informal Review: A request by PetrOhio LLC, for an informal review of the expansion of the BP Gas Station at 17 East William Street which is currently zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a presentation which included the location map, aerial photos, and past and current site photos. Also included were pictures of the President Hayes Memorial which is maintained by the owner. Ms. Guenther reviewed the history of the property, including the remodeling that took place in 1991. Ms. Guenther indicated the current desire of the owner is to demolish the current convenience store and construct a 5,100 sq. ft. addition that will adjoin to the Hamburger Inn Diner. Ms. Guenther reviewed the proposed façade and proposed floor plan.

APPLICANT:
Bill Michailidis, 17 E. William Street, Delaware Ohio, owner of the BP Station

Dean Fraker, 73. E. William Street, Delaware Ohio, President of Delaware Building System, Inc.

A discussion was held over the requirements for BP regarding the colors and signage. Mr. Michailidis discussed that there are no plans to change the gas pump canopy, and that the canopy and signage must meet BP standards and colors.

Mr. Koch recommended the use of brick on all elevations of the façade that is compatible with the historic downtown. Mr. Fraker discussed the possibility of using concrete blocks to match the color and texture of the front brick façade, with the current plan to use the same material on the east side elevation as the back wall (north elevation).

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION
Chairman Koch discussed the status of signage regulations in the downtown area.

Mr. Schultz addressed recent discussions held with Solar Saloon on signage, awnings and replacement of windows.

Mr. Jones requested an update on the West End Grill. Mr. Schultz informed the Commission that there have been no building permits received at this time.

ITEM 5. NEXT REGULAR MEETING: January 28, 2015

ITEM 6. ADJOURNMENT

MOTION: Councilman Jones moved to adjourn the meeting, seconded by Ms. McMullen. The Historic Preservation Commission meeting adjourned at 7:48 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

CITY OF DELAWARE
SHADE TREE COMMISSION
MOTION SUMMARY
November 25, 2014

Staff in attendance included Tech I/Arborist Doug Richmond and Customer Service Liaison Linda Mathews

Meeting called to order at 7:00 p.m. by Chairman Dave Carey.

1. ROLL CALL

   Commission members present at roll call included Jim Buck, Dave Carey, Michaela Dean, Joe DiGenova, Brenda Hendricks, Amanda Mowry, Paul Olen, Tom Wolber, and Susan Wright

2. MOTION TO EXCUSE

   With all members present, this item did not require action to be taken.

3. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of October 28, 2014, as recorded and transcribed

   Vice-Chairwoman Wright moved to approve the Motion Summary of the Shade Tree Commission meeting of October 28, 2014, as recorded and transcribed. Mr. Olen seconded the motion. Mr. Wolber then asked for discussion to take place with regard to the contents of Item #7-Staff Comments. Following discussion, no changes were made to document as originally presented. Vote on motion taken and Motion Summary approved by a 9-0 vote.

4. PRESENTATION of Modern Woodmen Hometown Hero Award

   Ms. Mowry, on behalf of her employer Modern Woodmen, provided an overview of the company and described the award that she was presenting to the members of the Shade Tree Commission. She suggested PIN (People In Need) as the recipient of the $100.00 monetary award-members approved the charity.

5. PUBLIC COMMENTS

   There were no Public Comments presented other than Ray Wollschleger of 29 Darlington Road thanking the commission for allowing him to present his concerns and comments at the previous 2 meetings.

6. FOLLOW UP DISCUSSION on AEP

Councilman DiGenova thanked AEP for attending the last meeting and providing information. He indicated that the notices that are to be posted prior to tree work had recently been seen in his Ward area-he had been able to count 35 that had been distributed.

Arborist Richmond provided a recap of a meeting that he and Parks Superintendent Stacy Davenport recently held with Steve Lajeunesse of AEP and how interaction between the two organizations will be conducted moving forward.

Additional and significant discussion was held with suggestions and recommendations that could be formulated for future agreements with the City of Delaware and AEP identified.

Ms. Mathews provided an overview of how the CSR (Customer Service Request) system operates in response to an inquiry about the logging citizen concerns. Possible reporting on a monthly basis was suggested based on the information that is inputted when there is a citizen inquiry.

7. ARBORIST REPORT

Arborist Richmond provided an oral report indicating that six (6) trees had been removed, 3 in conjunction with the SafeWalk Program, in November, the street tree planting activity had begun as of today's date and that the City of Delaware's Arbor Day application was ready to be submitted once the necessary signatures were attached.

8. STAFF COMMENTS

There were no additional comments by staff.

9. MEMBER COMMENTS

A. Citizen Tree Stewardship Program

There were no new/significant updates available. Sub-committee will continue to be active and formulate a "job description" for interested individuals.

B. Sidewalk/Tree Root Concerns

Chairman Carey indicated that he had not made contact with Mr. Wolber to move this topic along. The draft document that Mr.

Wolber had presented to the Commission for review and discussion will be re-distributed and the topic discussed at a future meeting.

C. Landscape Beautification Award

Chairman Carey reminded members to keep their eyes out for nominations for this award. A vote will be taken at the March meeting so that the award can be made to the winning recipient in April for Arbor Day.

Councilman DiGenova discussed the value that Homeowners Associations have with regard to communication between the citizens of Delaware and City staff.

He also provided information on the new City logo and branding efforts and the City's newsletter as a means of distributing information to residents.

Vice-Chairman Wright requested that two (2) items be on the January agenda-Arbor Day and Annual Shade Tree Commission Report to Council.

Mr. Wolber discussed the City's use of Facebook for communications, advised that Ohio Wesleyan University is considering a formal request to become a Tree Campus USA designee and discussed an article on a 200 year old Oak Tree at the University of Michigan that he felt might be of interest to Commission members.

Councilman DiGenova mentioned the 2015 budget process and that it is favorable for maintaining pace with street tree replacements.

10. PLAN REVIEWS

A. Conger Elementary School

Submitted plan was accepted as submitted by Commission.

B. Carlisle Elementary School

Plan accepted in concept, but Commission is requesting clarification on the spacing, species, and location of the caliper inches to be planted at the Dempsey Tree Save Area.

C. Lantern Chase Phase 2 (Informational Only)

Arborist Richmond advised that this was informational in nature only, the development is expanding to the north and there will be housing and a park with a basketball court. Red Sunset Maples will be planted in the Homeowners Association park.

The addition of the plan for Glen Ross situated with entrance off Glenn Parkway and Ballater Drive was provided as informational only. When additional information is received, the plan will be presented for comments by Shade Tree Commission members.

11. ADJOURNMENT

Ms. Dean moved to adjourn the meeting and meeting concluded at 9:03 p.m.

Dave Carey, Chairman

Linda Mathews 1-27-15

Linda Mathews, Clerk

PLANNING COMMISSION
January 21, 2015
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:00 p.m.

Members Present: George Mantzoros, Dean Prall, Jim Halter, Colleen Tucker-Buck, Adam Lemke, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Staff Present: Dave Efland, Planning and Community Development Director and Jennifer Stachler, Assistant City Engineer

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on December 3, 2014, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the December 3, 2014 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 6-0-1 (Simpson) vote.

ITEM 3. REGULAR BUSINESS

A. 2014-2486: A request by the City of Delaware for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) for Shear Style Barber Shop at 21 New Market Drive on approximately 0.59 acres.

Mr. Efland reviewed the rezoning amendment request with location map, existing photos and current location conditions. Mr. Efland explained that the applicant proposes no changes to the property. Mr. Efland clarified staff recommendations for the removal of the banner style sign as a condition of approval.

APPLICANT:
Wayne Nolting, 21 New Market Drive, Delaware Ohio, Owner of Shear Style Barber Shop

Mr. Nolting reviewed the staff recommendations and conditions with Chairwoman Keller and voiced no concern over the removal of the banner style sign. Mr. Nolting expressed his desire to sell the property.

Motion: Vice-Chairman Simpson moved to approve 2014-2486, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

B. Union Electric

(1) 2014-2505: A request by Union Electric for approval of a Rezoning Amendment to allow a Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

(2) 2014-2506: A request by Union Electric for approval of a Conditional Use Permit allowing the placement of Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

Mr. Efland reviewed the request by Union Electric with a presentation that included the current zoning map, aerial photographs, current site plan and existing conditions.

APPLICANT:
Anthony Notturniano, 74 Glengary Drive, Delaware Ohio, owner of Union Electric

Mr. Notturniano provided information on the services that they provide and maintenance completed on the property.

Motion: Vice-Chairman Simpson moved to approve 2014-2505 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2014-2506, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

C. Delaware Place

(1) 2015-0013: A request by MV Affordable Housing LLC for approval of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.34 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

(2) 2015-0014: A request by MV Affordable Housing LLC for approval of a Preliminary Development Plan for Delaware Place Phase 2 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.34 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

Mr. Efland reviewed the request by MV Affordable Housing LLC with a presentation that included the location map of the property, the current zoning map, aerial photographs, and the sub-area map of the property. Mr. Efland

reviewed the three phases of development. Mr. Efland amended staff recommendation and condition item four to reflect the change of 42 parking spaces to 44 parking spaces. Mr. Efland also clarified property location bounded by Sandusky Street, Weiser Avenue and Henry Street.

APPLICANT:
Denise Blake, 9349 Waterstone Blvd, Cincinnati Ohio, Representative of Miller Valentine

Motion: Mr. Halter moved to approve 2015-0013, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-0014, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

D. 2014-2507: A request by Maronda Homes for approval of Final Subdivision Plat for Curtis Farms Phase 3 located at the terminus of Carolyn Lane and Delaware Drive which consists of 29 single family lots on 13.5 acres zoned R-4 (Medium Density Residential District).

Mr. Efland reviewed the request of the Final Subdivision Plan for Curtis Farms Phase 3. Mr. Efland reviewed in the presentation a location map, aerial photographs, the approved preliminary subdivision plat, and the approximate lot size and approximate square footage of the projected homes. Mr. Efland reviewed future plans for a park place and open space to occur in Phase 4. Mr. Efland also discussed potential for developer to coordinate with the elementary school the connection of a bike path to allow school access.

APPLICANT:
Chad Buckley, 250 Old Wilson Bridge Road, Suite 250, Worthington Ohio, Representative of Civil & Environmental Consultants, Inc.

Motion: Mr. Lemke moved to approve 2014-2507, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed with the Commission the need for election of officers, and presented to the Commission the ability to vote at the next meeting if they preferred.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairwoman Keller discussed the role of Chairperson and that any Commission Member can be appointed in the role. Chairwoman Keller and Mr. Efland discussed that a vote did not need to occur at this meeting, if Commission Members preferred to wait.

Motion: Mr. Halter moved to nominate Mrs. Keller as Chairwoman of the Planning Commission, seconded by Vice-Chairman Simpson. Motion approved by a 7-0 vote.

Motion: Mrs. Tucker-Buck moved to nominate Mr. Simpson as Vice-Chairman of the Planning Commission, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Lemke requested information regarding the interior work being completed at Brooklyn Heights.

Mr. Halter requested information on the lighting of the Houk Road Bike Path.

Mr. Simpson discussed the new businesses of Arby's and Victor's Taco Shop.

Mr. Prall requested the 2015 schedule of meetings.

Mr. Mantzoros discussed the progress being completed at the upcoming Panera Bread.

ITEM 6. NEXT REGULAR MEETING: February 4, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the January 21, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:14 p.m.

Lisa M Keller

Chairman Lisa Keller

Elaine McCloskey

Elaine McCloskey, Clerk

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 8 **DATE: 2/09/15**

PUBLIC HEARING: YES **READING: SECOND**
February 9, 2015 at 7:30 p.m.

ORDINANCE NO.: 15-07 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A REZONING ADMENDMENT FOR SHEAR STYLE BARBER SHOP FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO B-1 (NEIGHBORHOOD BUSINESS DISTRICT) AT 21 NEW MARKET DRIVE ON APPROXIMATELY 0.59 ACRES.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**
Planning Department

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: January 21, 2015

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:

The owner purchased the subject property in 2001 and has utilized the building as a barber shop since. In May of 2003 the Planning Commission approved an administrative approval for a parking lot on the subject site and was obviously interpreted by staff and the Planning Commission as a an office/commercial zoning district (B-1) per the zoning map at that meeting on May 28, 2003. However after extensive research, staff could not locate any City Ordinance that rezoned the subject property from R-4 as indicated on the official City Zoning Maps in 1968, 1991, 1997 and 2014. Therefore, staff is requesting and would support a City sponsored rezoning of the subject parcel from R-4 to B-1 because the site has been utilized as barber shop since November 2001 without any documented complaints from the adjacent neighbors and because of the administrative approval actions taken by the Planning Commission on May 28, 2003.

Staff and the Planning Commission recommended approval with the conditions documented in the ordinance.

ATTACHMENTS:
Staff Report

COUNCIL NOTES:

ORDINANCE NO. 15-07

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR SHEAR STYLE BARBER SHOP FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO B-1 (NEIGHBORHOOD BUSINESS DISTRICT) AT 21 NEW MARKET DRIVE ON APPROXIMATELY 0.59 ACRES.

WHEREAS, the Planning Commission at its meeting of January 21, 2015 recommended approval of a Rezoning Amendment for Shear Style Barber Shop from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) at 21 New Market Drive on approximately 0.59 acres (PC 2014-2486), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for Shear Style Barber Shop from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) at 21 New Market Drive on approximately 0.59 acres, the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The existing banner sign shall be removed.
2. Any new signage (permanent or temporary) shall achieve compliance with the zoning code.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE

PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2014-2486
REQUEST: Rezoning Amendment
PROJECT: Shear Style Barber Shop
MEETING DATE: January 21, 2015

APPLICANT/OWNER

City of Delaware	Wayne Nolting
1 South Sandusky Street	21 New Market Drive
Delaware, Ohio 43015	Delaware, Ohio 43015

REQUEST

2014-2486: A request by the City of Delaware for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to B-1(Neighborhood Business District) for Shear Style Barber Shop at 21 New Market Drive on approximately 0.59 acres.

PROPERTY LOCATION & DESCRIPTION

The subject parcel is at 21 New Market Drive which is located south of West Williams Street and east of New Market Drive. The subject parcel is zoned R-4 (Medium Density Residential District) as are the properties to the south. The property to the north is zoned R-1 (One Family Residential District), the properties to the east are zoned B-1 (Neighborhood Business District) and R-4 with a PUD (Planned Unit Development Overlay District) and the properties to the west are zoned R-6 (Multi-Family Residential District).

BACKGROUND/PROPOSAL

The owner purchased the subject property in 2001 and has utilized the building as a barber shop since. In May of 2003 the Planning Commission approved an administrative approval for a parking lot on the subject site and was obviously interpreted by staff and the Planning Commission as a an office/commercial zoning district (B-1) per the zoning map at that meeting on May 28, 2003. However after extensive research, staff could not locate any City Ordinance that rezoned the subject property from R-4 as indicated on the official City Zoning Maps in 1968, 1991, 1997 and 2014. Therefore, staff is requesting and would support a City sponsored rezoning of the subject parcel from R-4 to B-1 because the site has been utilized as barber shop since November 2001 without any documented complaints from the adjacent neighbors and because of the administrative approval actions taken by the Planning Commission on May 28, 2003.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Medium Density Single Family for the subject property. The existing barber shop is very similar to doctor/medical offices as a destination point and likely produces less traffic than the credit union to the east (office land use designation) and the nursing home to the west (medium density multi-family designation). As noted above, the barber shop has been at this location for almost 13 years and has become an accepted and compatible use in the area. Because the barber shop fronts New Market Drive unlike any other single family houses in this area, it would not likely be a desirable location for a residence anymore.
- **ZONING:** As previously mentioned, the subject property is zoned R-4 based on research and findings of staff which would technically prohibit a barber shop use. A rezoning amendment to B-1 would allow the existing use and would need to be approved by the Planning Commission and City Council. Currently the barber shop would be considered a legal non-conforming use per the City Zoning Code Section 1151.02 & 03 which would permit the existing barber shop use unless it has been discontinued or abandoned for a one year period (see attached). Until the rezoning case is decided, staff would allow the reconstruction of the building as it exists today and if the building is destroyed by any means or razed to the extent of more than 50% of the fair replacement cost of the structure. Since there is discrepancy in the record with regard to the zoning on this site and the fact that the City at a point passed legislation including acknowledging this as a B-1 zoned site, it would be difficult to justify not approving this request. Not approving this request could expose the City to unnecessary litigation in this case which would be difficult to defend in staffs opinion.
- **SITE CONFIGURATION:** The building is located on the southern portion of the site with a six car parking lot with a curb cut to New Market Drive located just north of the building. In addition, a curb cut and access drive is located along the northern portion of the site that provides access to the credit union located just northwest of the site along West William Street.

- **BUILDING DESIGN:** The single story frame building was constructed in 1978 as a two family dwelling unit per the Delaware County Auditor. The owner is not proposing any revisions to the current building.
- **SIGNAGE:** The property currently has a ground sign along West Williams Street and a banner sign on the building along with a few window signs.
- **LIGHTING**: There is one light pole located in the parking lot while no additional light poles or building lights are proposed.
- **LANDSCAPING & SCREENING:** There is minimal landscaping on the subject property except for evergreen trees that buffer the parking lot from the adjacent residents and shrubs that buffer it from New Market Drive.
- **CONCLUSION:** Staff believes based upon interviews with staff and others present at the time this salon was developed that this is simply an error on the zoning map which really needs to be corrected to account for this property being in a B-1 district as are the properties to the east of the site.

STAFF RECOMMENDATION (2014-2486 – REZONING)

Staff recommends approval of a request by the City of Delaware for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to B-1(Neighborhood Business District) for Shear Style Barber Shop at 21 New Market Drive on approximately 0.59 acres, with the following conditions that:

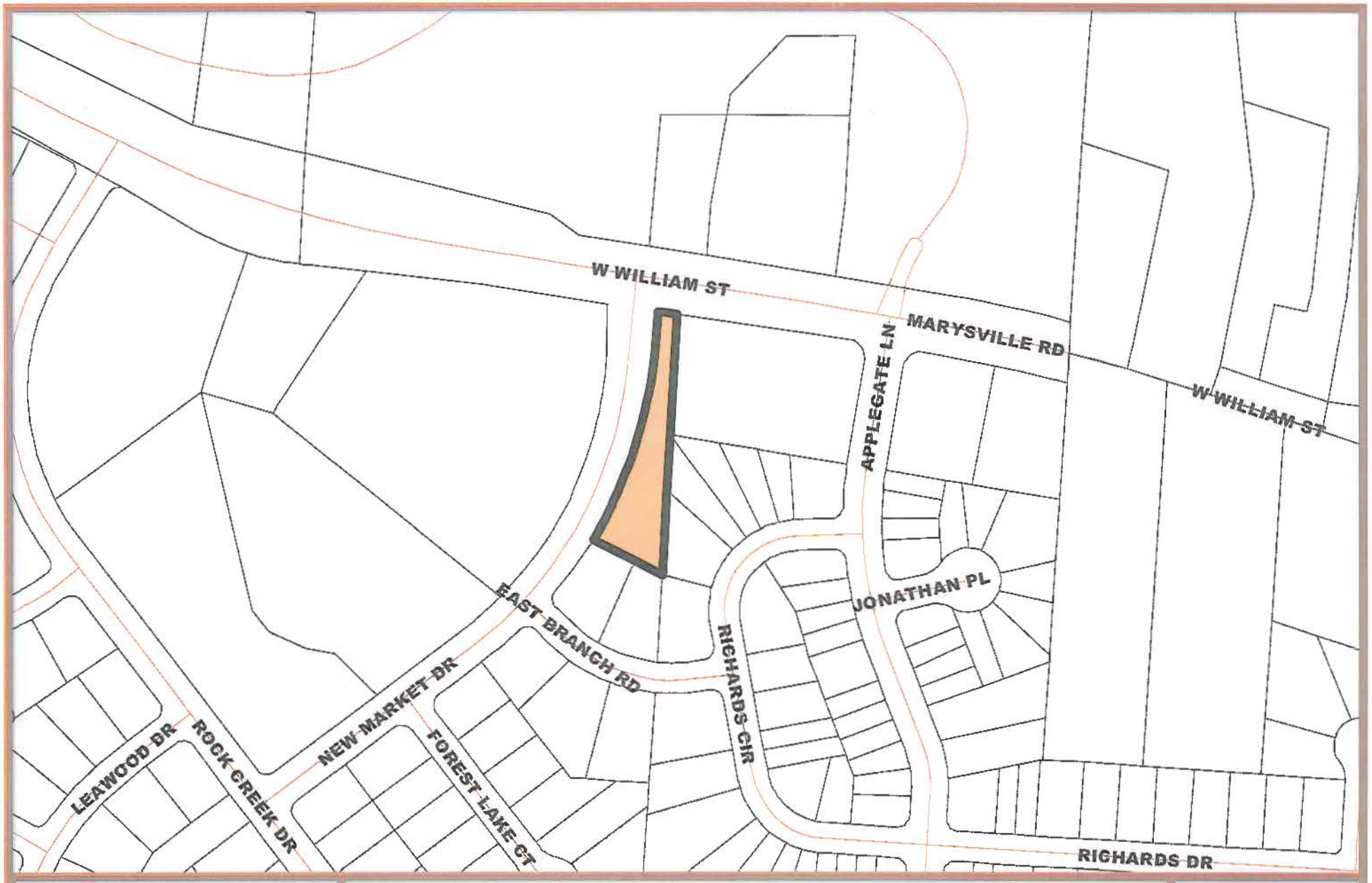
1. The existing banner sign shall be removed.
2. Any new signage (permanent or temporary) shall achieve compliance with the zoning code.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

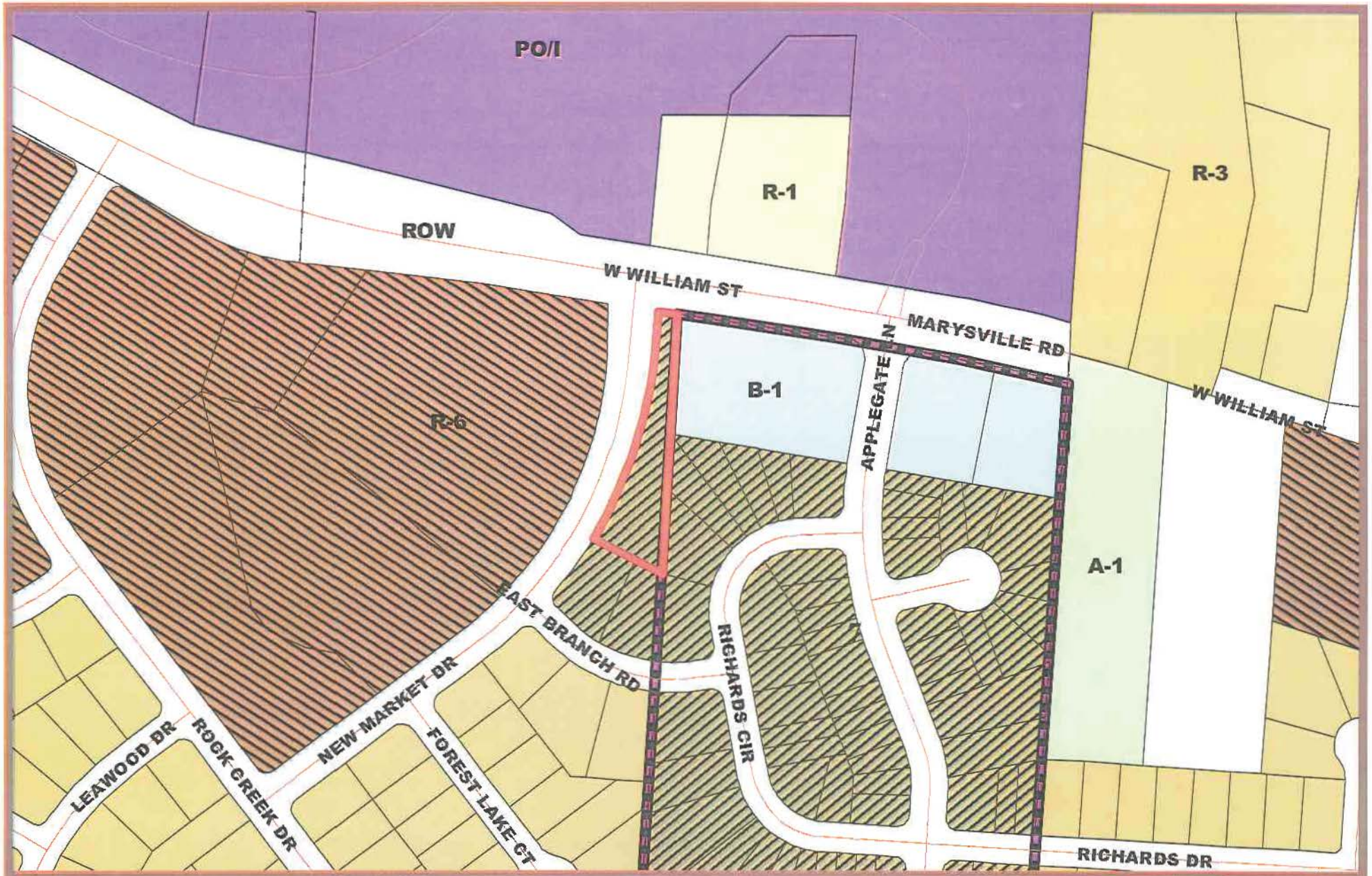
FILE:
ORIGINAL: 6/20/14



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2486
Rezoning
21 New Market Drive - Shear Style
Location Map

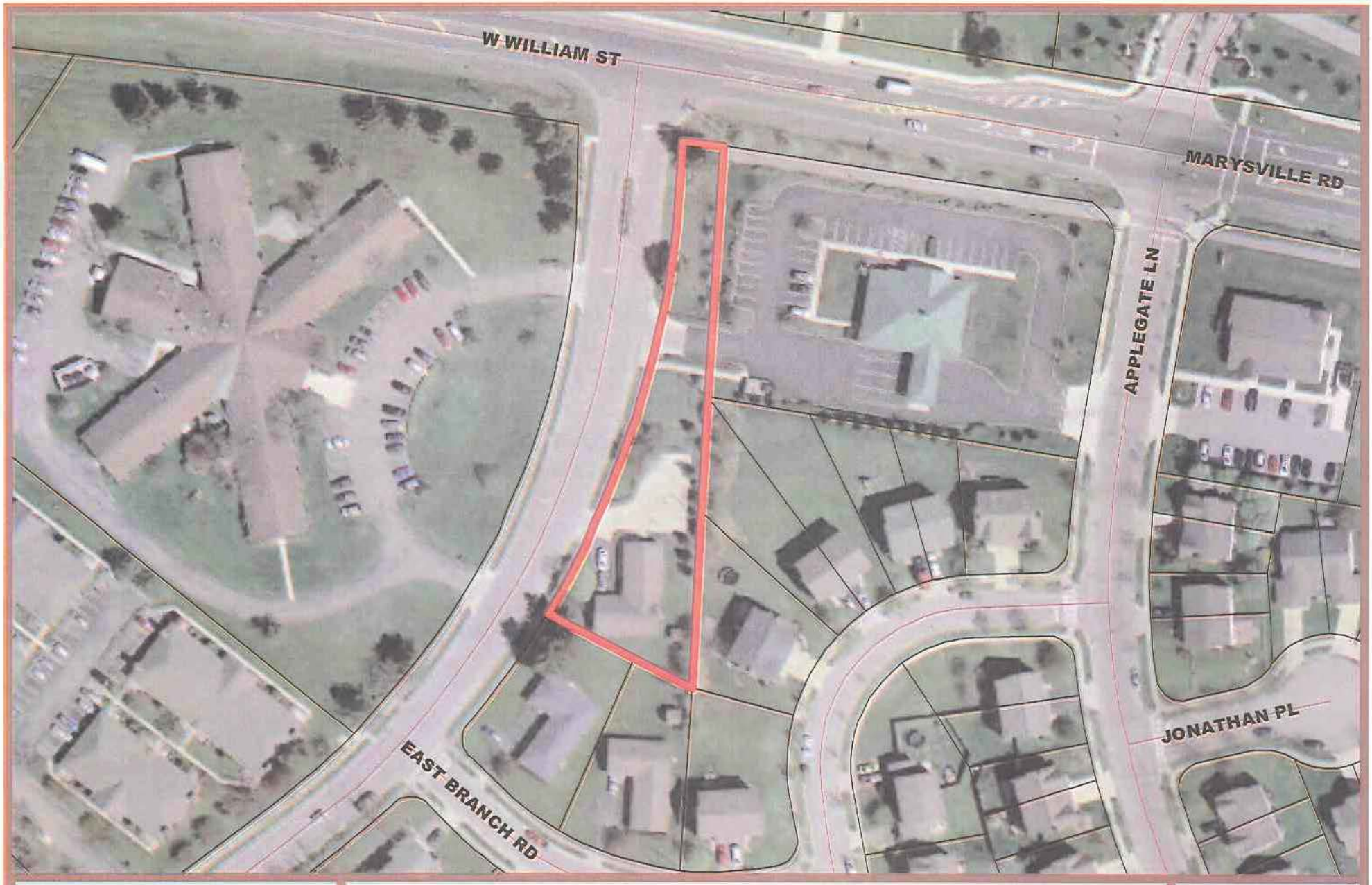
N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2486
Rezoning
21 New Market Drive - Shear Style
Zoning Map

N



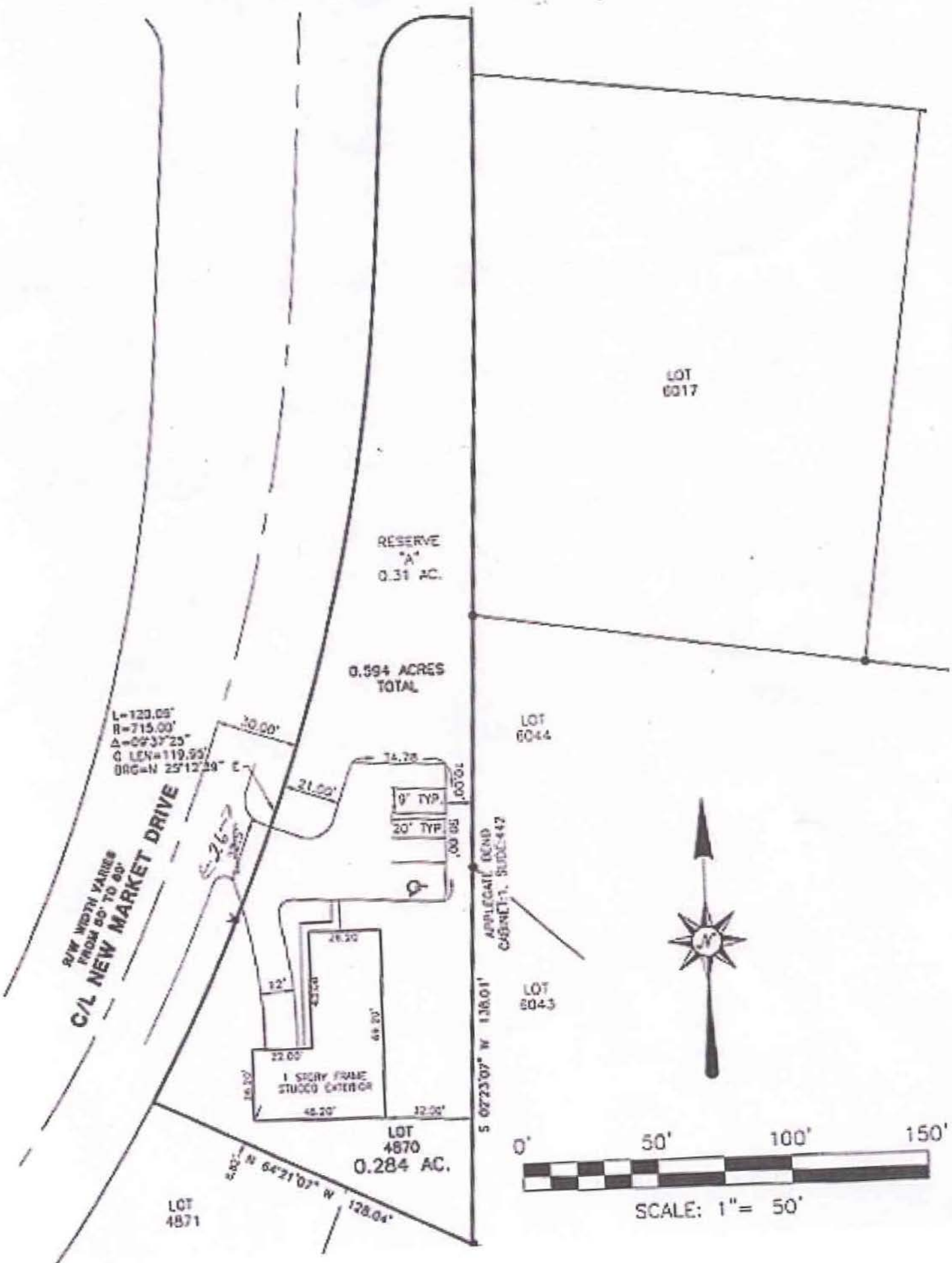
CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2486
Rezoning
21 New Market Drive - Shear Style
Aerial (2013)

N

(3) PLAT OF HOUSE LOCATION FOR WAYNE NOLTING

LOT 4870, SUNNYVIEW FARMS SECTION 1 (PLAT BOOK:11, PAGE:25)
CITY OF DELAWARE, DELAWARE COUNTY, OHIO



SHEAR STYLE
51934303004000 11/12/2009

CITY OF DELAWARE

December 15, 2014

Mr. Wayne Nolting
21 New Market Drive
Delaware, Ohio 43015

Re: Zoning Determination Letter – 21 New Market Drive (519-343-03-004-000)

Dear Mr. Nolting:

After several discussions with you and many hours of staff research, staff could not locate any City ordinance that rezoned the subject property from R-4 (Medium Density Residential District) as indicated on the official City Zoning Maps in 1968, 1991, 1997 and 2014 to B-1 (Neighborhood Business District) which was the City staff interpreted zoning district in Planning Case 03-060A which was an administrative approval of a parking lot at the May 28, 2003 Planning Commission meeting (see attached).

Therefore, staff will initiate and support a City sponsored rezoning of the subject property from R-4 to B-1 because the site has been utilized as a barber shop since November 2001 when you purchased the property without any documented complaints from the adjacent neighbors and because of the administrative approval actions taken by the Planning Commission on May 28, 2003. The rezoning case will be on Wednesday, January 21, 2015 Planning Commission agenda with an anticipated public hearing at City Council on Monday, February 9, 2015.

In the meantime, the barber shop would be considered a legal non-conforming use per the City Zoning Code Section 1151.02 & 03 which would permit the existing barber shop use unless it has been discontinued or abandoned for a one year period (see attached). Until the rezoning case is decided, staff would allow the reconstruction of the building as it exists today and if the building is destroyed by any means or razed to the extent of more than 50% of the fair replacement cost of the structure.

If you have any questions don't hesitate to contact me.

Sincerely,

Lance A. Schultz, AICP
Zoning Administrator

cc: David Efland, Director of Planning & Community Development
enclosures

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 9 **DATE: 2/9/15**

PUBLIC HEARING: YES **READING: SECOND**
February 9, 2015 7:35 p.m.

ORDINANCE NO.: 15-08 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A REZONING AMENDMENT FOR UNION ELECTRIC TO ALLOW A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

DEPARTMENT AFFECTED: **GROUP AFFECTED:**
Planning Department

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: January 21, 2015

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
The owner purchased the subject property in April 2014 and has utilized the building for their Union Electric business since. Prior to purchasing the property in 2014, the subject property was used a contractors office and storage area since it was constructed in 1977 and is deemed a legal non-conforming use per the zoning code. The owner, who has worked diligently with staff since prior to their purchasing of the property, is requesting to bring to site into zoning compliance with a proposed PMU that would permit the existing office and light industrial use. The owner would not make any changes to the site or the building.

Staff and the Planning Commission recommended approval with the conditions documented in the ordinance.

ATTACHMENTS:
Staff Report

COUNCIL NOTES:

ORDINANCE NO. 15-08

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR UNION ELECTRIC TO ALLOW A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of January 21, 2015 recommended approval of a Rezoning Amendment for Union Electric to allow a PMU (Planned Mixed Use Overly District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District) (PC 2014-2505), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for Union Electric to allow a PMU (Planned Mixed Use Overly District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District), the same and is hereby confirmed, approved, and accepted with the following condition:

1. Any new signage (permanent or temporary) shall achieve compliance with the zoning code.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2014-2505 & 2506
REQUEST: Multiple Requests
PROJECT: Union Electric
MEETING DATE: January 21, 2015

APPLICANT/OWNER
Notturniano Investments LLC
259 Vernon Avenue
Delaware, Ohio 43015

REQUEST
2014-2505: A request by Union Electric for approval of a Rezoning Amendment to allow a Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).
2014-2506: A request by Union Electric for approval of a Conditional Use Permit allowing the placement of Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

PROPERTY LOCATION & DESCRIPTION
The subject parcel is at 259 Vernon Avenue which is located north of Vernon Avenue and just east of the railroad tracks. The subject parcel is zoned R-4 (Medium Density Residential District) as are the properties to the south and west. The property to the north is zoned R-1 (One Family Residential District) while the property to the east is zoned A-1 (Agricultural District).

BACKGROUND/PROPOSAL
The owner purchased the subject property in April 2014 and has utilized the building for their Union Electric business since. Prior to purchasing the property in 2014, the subject property was used a contractors office and storage area since it was constructed in 1977 and is deemed a legal non-conforming use per the zoning code. The owner, who has worked diligently with staff since prior to their purchasing of the property, is requesting to bring to site into zoning compliance with a proposed PMU that would permit the existing office and light industrial use.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Medium Density Single Family for the subject property. The existing electrical shop is likely less intense than the previous contractors facility as it is a destination point on the dead end street next to the railroad tracks. As noted above, the site has been utilized for light industrial uses since 1977 and has become an accepted use in the area.
- **ZONING:** As previously mentioned, the subject property (Union Electric) has been deemed a legal non-conforming use per the City Zoning Code Section 1151.02 & 03 which would permit the existing or similar uses unless it has been discontinued or abandoned for a one year period. The rezoning to a PMU is accompanied by specific development text (see attached) which would allow certain residential, office and light industrial uses and would need to be approved by the Planning Commission and City Council.
- **SITE CONFIGURATION:** The subject site has a single curb cut on the western portion of the site from Vernon Avenue that extends into a gravel parking lot. A second curb cut is located just east of the site and accesses the parking lot but is located on railroad property. The building is located in the center of the property with a fenced-in storage area located just east of the building. The owner is not proposing any revision to the current site plan. They have significantly cleaned up the site which had fallen into disrepair with piles of debris outside when Union Electric purchased the property. The owner desires to utilize the property in a low profile manner for their office and secure indoor storage.
- **BUILDING DESIGN:** The single story 7,700 square foot metal building with a flat roof was constructed in 1977 for light industrial uses. The owner is not proposing any revisions to the current building.
- **SIGNAGE:** Currently there is not any signage on the site. Any building and site signage would have to achieve compliance with the minimum zoning code requirements.
- **LIGHTING:** The building has wall lighting but there is not any site lighting.
- **LANDSCAPING & SCREENING:** There is not any landscaping on the subject property.

STAFF RECOMMENDATION (2014-2505 – REZONING AMENDMENT)
Staff recommends approval of a request by Union Electric of a Rezoning Amendment to allow a Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District), with the following condition that:

1. Any new signage (permanent or temporary) shall achieve compliance with the zoning code.

STAFF RECOMMENDATION (2014-2506 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Union Electric for approval of a Conditional Use Permit allowing the placement of Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 1/16/15

PC TEXT

UNION ELECTRIC
NOTTURNIANO INVESTMENTS, LLC.
259 VERNON AVENUE

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT

1. DESCRIPTION OF DEVELOPMENT

Union Electric owned by Nottorniano Investments, LLC. is requesting a Planned Mixed Use Overly District (PMU) on their subject property zoned R-4 (Medium Density Residential District) that encompasses approximately 1.638 acres located at 259 Vernon Avenue.

Address	**Parcel #**	**Use(s)**
259 Vernon Avenue	519-442-01-002-000	Office/Light Industrial

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of the owner to bring the site into zoning compliance to allow the existing building to accommodate an office and light industrial use while maintaining the R-4 zoning district for single family and two family uses. Currently the office and light industrial uses are a legal nonconforming use in the R-4 zoning district. Therefore, the PMU Overlay District would permit the existing building to be rebuilt per Section 1151.02 which states a structure can be rebuilt if it was destroyed by any means or razed to the extent of fifty percent (50%) of the fair replacement cost of the structure. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

d. **Major Modifications.** The existing building, parking lot and all other site improvements at the date of approval comprise the Final Development Plan. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy or any increase from the existing building envelope that might be proposed in the future.
(2) Major change in the approved location of land uses.

e. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor change in the approved location of land uses.
(4) Minor structural alterations that do not alter the overall design intent of the building.

3. USE & SPECIFIC DEVELOPMENT STANDARDS

a. **Uses.** The following residential, office and light manufacturing uses shall be considered permitted, conditionally permitted, or limited uses on the site as represented in the chart below by P, C, or L, respectively, and as defined by Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

Residential/Office/Light Industrial Uses

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds (non-commercial), fences, walls, trash receptacles and enclosures and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	**Uses**
(a) Residential	
(1) Single-family dwelling	L*
(2) Two family dwelling	L*
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Research and Development	P
(3) Medical and dental offices, health and allied services	P
(4) Training Facility	P
(c) Storage and Distribution	

Land Use Category	Uses
(1) Contractor warehouse or indoor storage facility	P
(2) Storage (aboveground) of flammable liquids	C
(d) Outdoor Storage	
(1) Storage of fleet vehicles for operation of principal use	P
(e) Other	
(1) Public safety facility	C
(2) Public utility substation or distribution facility	C
(f) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and walls	A
(3) Trash receptacles	A
(4) Sheds (non-commercial)	A

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	1.5 acre
(2) Minimum lot width	150 ft.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard	Existing condition** or 50 feet for a new building/construction.
(2) Side Yard	Existing condition** or 50 feet for a new building/construction.
(3) Rear Yard	Existing condition** or 50 feet for a new building/construction

d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	
(1) Setback from street right-of-way	Existing condition** or 50 feet for a new building/construction.
(2) Setback from rear and side setbacks	Existing condition** or 30 feet for a new building/construction.

** Existing condition or rebuilds because of an act of God.

e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from finished floor elevation to the highest point of the roof.

f. **Building Design.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1171 Design Criteria and Performance Standards.

g. **Tree Removal and Replacement.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1168 Tree Preservation Regulations.

h. **Landscaping and Screening.** Any new building (except for rebuilds because an act of God) shall comply with all landscaping and screening requirements per Chapter 1166.

(1) A minimum 6 foot high solid fence or equivalent landscaping shall be installed adjacent to the parking lot to buffer the residence to the west.

i. **Lighting.** Any new exterior lighting (except for rebuilds because an act of God) shall be provided in accordance with the Chapter 1158 Lighting Plan.

j. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan except for the following:

k. **Dumpster**. Any new dumpster(s) shall be screened by a wood enclosure with doors painted or stained to compliment the building color. Staff recommends a brick or stone enclosure with woods doors to match to lessen the future durability and maintenance concerns.

l. **Parking.** Any new building (except for rebuilds because an act of God) shall comply with all parking and loading requirements per Chapter 1161.

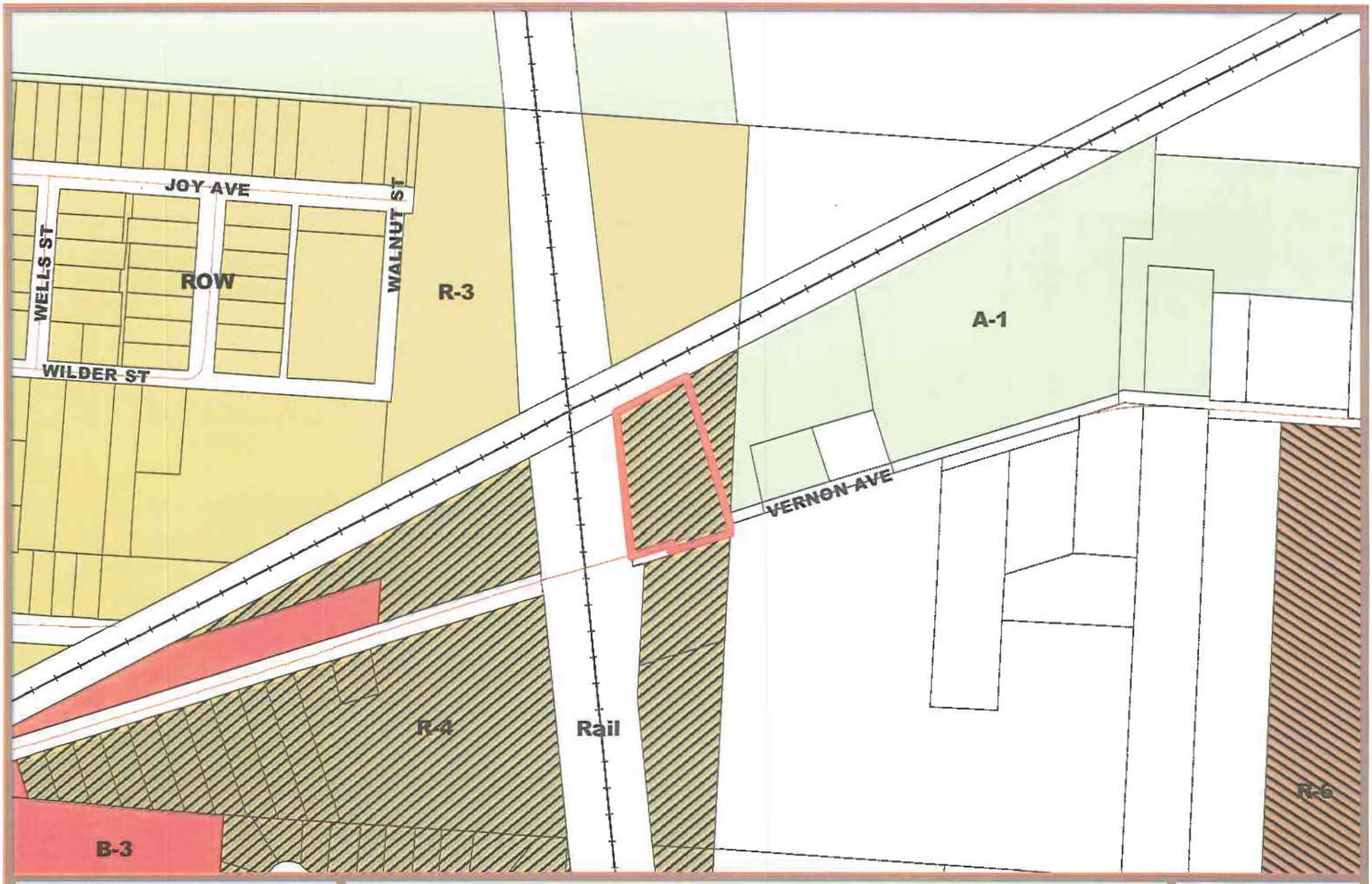
m. **Specific Standards for Limited Uses.**** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

(1) **Single and Two Family Dwelling.** Such limitations include: 1. Only one single family dwelling or one two family dwelling shall be allowed on the subject lot. For more than one single family dwelling or two family dwelling, a zoning amendment to this PMU and a Preliminary/Final Development Plan and Preliminary/Final Subdivision Plat shall be required to be approved by the Planning Commission and

City Council. 2. All single and two-family structures shall comply with minimum bulk requirements in an R-4 zoning district along with achieving compliance with Chapter 1171.08 Residential Development and Design Criteria and Performance Standards.

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2505-2506
Conditional Use Permit and Rezoning
259 Vernon Ave - Union Electric
Location Map



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2505-2506
Conditional Use Permit and Rezoning
259 Vernon Ave - Union Electric
Zoning Map

N

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2014-2505-2506
Conditional Use Permit and Rezoning
259 Vernon Ave - Union Electric
Aerial (2013)

N

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning and Community Development
CITY OF DELAWARE, OHIO

DEC 3

Project # _____ Case # REZ

Planning Commission

- [ ] Amended Final Development Plan
- [ ] Amended Final Subdivision Plat
- [ ] Amended Preliminary Development Plan
- [ ] Amended Preliminary Subdivision Plat
- [ ] Annexation Review
- [ ] Combined Preliminary & Final Development Plan
- [ ] Comprehensive Plan Amendment
- [ ] Concept Plan
- [x] Conditional Use Permit
- [ ] Determination of Similar Use
- [ ] Development Plan Exemption
- [ ] Final Development Plan
- [ ] Final Development Plan Extension
- [ ] Final Subdivision Plat
- [ ] Final Subdivision Plat Extension
- [ ] Floodplain Permit
- [ ] Lot Split
- [ ] Pre-annexation Agreement
- [x] Preliminary Development Plan- N: Fee
- [ ] Preliminary Dev Plan Extension
- [ ] Preliminary Sub Plat
- [ ] Preliminary Sub Plat Extension
- [x] Rezoning
- [ ] Subdivision Variance
- [ ] Substitution of a Non-Conforming Use
- [ ] Vacation-Alley
- [ ] Vacation-Easement
- [ ] Vacation-Street

Board of Zoning Appeals

- [ ] Appeal Administrative Decision or Interpretation
- [ ] Conditional Use Permit
- [ ] Substitution of Equal or Less Non-Conforming Use
- [ ] Variance

Subdivision/Project Name _____ Address 259 Vernon Ave

Acreage 1.63802 Square Footage _____ Number of Lots _____ Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 519-442-01-002-000

Applicant Name Union Electric Contact Person Lisa Notturniano

Applicant Address 259 Vernon Ave, Del. Oh 43015

Phone 740-362-4447 Fax 740 362-5447 E-mail LN34@aol.com

Owner Name Notturniano Investments LLC Contact Person Lisa Notturniano

Owner Address 74 Glengary Drive, Delaware Oh 43015

Phone 614-206-4015 Fax 740 362-5447 E-mail LN34@aol.com

Engineer/Architect/Attorney _____ Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Lisa Notturniano
Owner Signature

Lisa Notturniano
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 3rd day of September, 2014

NOTARIAL SEAL STATE OF OHIO

ALLYSON N. SIMCOX
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Fairfield County
My Comm. Exp. 6/9/16

Notary Public

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 10 **DATE: 2/9/15**

PUBLIC HEARING: YES **READING: SECOND**
February 9, 2015 7:35 p.m.

ORDINANCE NO.: 15-09 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR UNION ELECTRIC TO ALLOW THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

DEPARTMENT AFFECTED: **GROUP AFFECTED:**
Planning Department

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: January 21, 2015

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
The owner purchased the subject property in April 2014 and has utilized the building for their Union Electric business since. Prior to purchasing the property in 2014, the subject property was used a contractors office and storage area since it was constructed in 1977 and is deemed a legal non-conforming use per the zoning code. The owner, who has worked diligently with staff since prior to their purchasing of the property, is requesting to bring to site into zoning compliance with a proposed PMU that would permit the existing office and light industrial use. The owner would not make any changes to the site or the building.

Staff and the Planning Commission recommended approval with the conditions documented in the ordinance.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-09

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR UNION ELECTRIC TO ALLOW THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 259 VERNON AVENUE ON APPROXIMATELY 1.63 ACRES ON PROPERTY ZONED R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of January 21, 2015 recommended approval of a Conditional Use Permit for Union Electric to allow the placement of a PMU (Planned Mixed Use Overly District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District) (PC 2014-2506), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Conditional Use Permit for Union Electric to allow the placement of a PMU (Planned Mixed Use Overly District) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District), the same and is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 11 **DATE: 2/9/15**

PUBLIC HEARING: YES **READING: SECOND**
February 9, 2015 at 7:40 pm

ORDINANCE NO.: 15-10 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A REZONING ADMENDMENT FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE ZONED R-7 & B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.86 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE AND HENRY STREET

DEPARTMENT AFFECTED: **GROUP AFFECTED:**
Planning Department

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: January 21, 2015 & February 4, 2015

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
In September 2011 City Council approved a Rezoning Amendment adding a PMU to the subject property, a Preliminary Development Plan, a Conditional Use Permit and a Comprehensive Plan Amendment to the former hotel and gas station sites. In June 2012, City Council approved the Final Development Plan for Phase 1 to facilitate the construction of the four-story (49 units) senior housing main building and seven two unit single-family duplex units in Phase 1 on the eastern portion of the site fronting Henry Street to the east and Weiser Avenue to the south. The developer is now proposing to construct Phase 2 and 3 which consist of a three-story 48,390 square foot building with 44 senior dwelling units fronting the internal private street and a two-story 24,000 square foot building fronting South Sandusky Street with 8,000 square foot commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor.

Phase 2 and 3 would be accessed by the existing private drive that bisects the site in an east/west orientation that extends from South Sandusky Street to Henry Street The proposed three story 48,390 square foot building with 44 senior dwelling units is located just west of the existing main building with the main entrance on the private street with 38 parking spaces of which 30 are perpendicular to the private street. A sidewalk connects the parking spaces to the front, side and rear entrances to the building. The proposed two story 24,000 square foot building with 8,000 square feet of commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor is located just south of the private street fronting South Sandusky Street and just west of the stream conservation easement. The first floor commercial spaces are accessed from South Sandusky Street while the second floor residential access located on the north side of building. A 25 space parking lot is located just north of the proposed building that is accessed by the private street which was the 0.52 acre Oakside Animal Clinic site. A loading area is located in the rear of the building and is access by a curb cut on Weiser Avenue. A retaining wall would separate the loading area from the conservation area to the east.

In Phase 2, the proposed three-story building is similar to the existing four-story building with the majority of the elevation comprised of brick and limestone on the entire first floor accented with vinyl siding on every other wall on the second floor and the entire third floor. The main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. In Phase 3, the proposed two story building's front (west) elevation has approximately half of the first floor elevation comprised of limestone while remainder of the first floor and second floors are comprised of vinyl siding. The east elevation is entirely comprised of vinyl siding while the first floor of the north elevation is entirely limestone and the second floor is comprised of vinyl siding. The first floor of the south elevation is mostly limestone while the second floor is comprised of vinyl siding. Again, the main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. The development text requires 50% of each façade in Sub-Area A and B shall be constructed of natural materials. The proposed building in Phase 2 achieves compliance with design requirements while the building in Phase 3 would need additional natural material to be consistent with the existing building in Phase 1 and the proposed building in Phase 2. Any landscaping., lighting and signage plans would need to be reviewed and approved during the final development plan approval process.

Staff and the Planning Commission recommended approval with conditions documented in

the ordinance.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-10

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE ZONED R-7 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.86 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE, AND HENRY STREET.

WHEREAS, the Planning Commission at its meetings of January 21, 2015 and February 4, 2015 recommended approval of a Rezoning Amendment for MV Affordable Housing LLC, for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street (PC 2015-0013), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Rezoning Amendment for MV Affordable Housing LLC, for Delaware Place zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue, and Henry Street, the same and is hereby confirmed, approved, and accepted with the following condition:

1. Any new building(s), structure(s) and site improvements shall require conformance to all provisions of the Development Text, Preliminary Development Plan and Final Development Plan.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0013 & 0014
REQUEST: Multiple Requests
PROJECT: Delaware Place Phase 2 & 3
MEETING DATE: February 4, 2015

APPLICANT/OWNER
MV Affordable Housing LLC
9349 Waterstone Boulevard
Cincinnati, Ohio 45249

REQUESTS
2015-0013: A request by MV Affordable Housing LLC for approval of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.
2015-0014: A request by MV Affordable Housing LLC for approval of an Amended Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

PROPERTY LOCATION & DESCRIPTION
The property is located on the east side of Henry Street, north side of Weiser Avenue and west side of Sandusky Street and is comprised of four existing parcels today totaling 7.86 acres. The developer, Miller Valentine, owns all of the properties except for the 0.52 parcel on the northwestern portion of the site (former Oakside Animal Clinic) which they are in contract to purchase and would be included in the expanded rezoning boundary. The zoning of the property is R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District). The surrounding zoning is B-3 (Community Business District) and R-6 (Multi-Family Residential District) to the north, B-3 and R-4 (Medium Density Residential District to south, R-1 (One-Family Residential District) to the west and M-2 (General Manufacturing District) to the east across US 23. These properties serve as a transition from the US 23/Henry Street corridor to the Sandusky Street corridor.

BACKGROUND/PROPOSAL
In September 2011 City Council approved Rezoning Amendment adding at PMU to the subject property, a Preliminary Development Plan for Phase 1, a Conditional Use Permit and a Comprehensive Plan Amendment to the former hotel and gas station sites to facilitate to the construction of the four-story (49 units) senior housing main building and seven two unit single-family duplex units in Phase 1 on the eastern portion of the site fronting Henry Street to the east and Weiser Avenue to the south. The developer is proposing to construct Phase 2 and 3 which consist of a three-story 48,390 square foot building with 44 senior dwelling units fronting the internal private street and a two-story 24,000 square foot building fronting South Sandusky Street with 8,000 square foot commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN AMENDEMENT:** The Comprehensive Plan Future Land Use Map recommends Mixed Use land use designation which is consistent with the zoning and existing and proposed land uses for this site. This property is located in the Near South Sub-Area of the Comprehensive Plan. The major goal for this sub-area is to stabilize the neighborhood while protecting the integrity of residential areas and encouraging reinvestment and business expansion. The Near South Subarea is bounded approximately by London Road to the north, CSX rail road tracks to the west, US42 to the south, and US23 to the east. The Subarea is comprised of a mix of zoning districts with commercial districts centered on the main transportation thoroughfares. There are single family and multi-family residential zoning districts generally located behind the primary road corridors. The largest single property in the Subarea is comprised of the Oak Grove Cemetery located across Sandusky St. from the Site. Land uses generally follow the zoning districts throughout the Subarea. Certain areas of the Subarea, however, are in various states of land use transition including many vacant and abandoned properties.
- **ZONING**: The current zoning on the property is R-7 and B-3 PMU with the development text allows the proposed mix of use of residential and commercial uses. The subject zoning district would be expanded to

include the 0.52 acre parcel to the northwest (former Oakside Animal Clinic). The Planning Commission and City Council would have to approve the Rezoning Amendment and Preliminary Development Plan for Phase 2 and 3. Ultimately a Final Development Plan would need to be approved by the Planning Commission and City Council for Phases 2 and 3 prior to any constructing commencing.

- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development. Some minor revisions to the development text is required to accommodate the proposed site plan based on market changes and leasing the space for complimentary uses to the senior housing project as well as the fact that the existing stream cuts diagonally across the site itself making construction and parking for these uses difficult. Consistent with the RFP response, the development text allows for up to 89 dwelling units in Sub-Area A and up to 31 dwelling units and 8,000 square feet of commercial and 4,000 square feet of community service area in Sub-Area B. All residential units will be for a senior housing, age restricted long term development. The development would require OHFA tax credits requiring active, on-site management for effectively at least 30 years. This on-site management is a critical component to the long term success of the development and its interaction with the larger community. The Development Text allows for a number of non-residential uses that can serve as an appropriate transition from Sandusky St. as well as those that complement the overall senior housing complex. The senior development in its own right will have several accessory uses and spaces inside the multi-story buildings including dining facilities, and community rooms on multiple floors. In many cases there are restrictions on how these uses can be placed or oriented on the site. However, in no case shall any non-residential use be allowed to operate between the hours of 10pm and 7am without first obtaining approval of a Conditional Use Permit. This Conditional Use Permit gives the Planning Commission and City Council the ultimate authority in determining if a later operating use is appropriate for the site. Service and delivery activities are prohibited during the same hours.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review for each subject phase prior to Final Development Plan approval.
- **ROADS AND ACCESS:** Phase 2 and 3 would be accessed by the existing private street that bisects the site in an east/west orientation that extends from South Sandusky Street to Henry Street. There would be a curb cut on Weiser Avenue to access the loading area for the two story building that fronts South Sandusky Street. All streets and parking would be private within the development site.
- **SITE LAYOUT:** The aforementioned private street divides the site into north and south sections which dictates the site layout for Phase 2 and 3. The proposed three story 48,390 square foot building with 42 senior dwelling units is located just west of the existing main building with the main entrance on the private street with 38 parking spaces of which 30 are perpendicular to the private street. A sidewalk connects the parking spaces to the front, side and rear entrances to the building. The proposed two story 24,000 square foot building with 12,000 square feet of commercial on the first floor and 11 senior dwelling units on the second floor is located just south of the private street fronting South Sandusky Street and just west of the stream conservation easement. The first floor commercial spaces are accessed from South Sandusky Street while the second floor residential access located on the north side of building. A 25 space parking lot is located just north of the proposed building that is accessed by the private street which was the 0.52 acre Oakside Animal Clinic site. A loading are is located in the rear of the building and is access by a curb cut on Weiser Avenue. A retaining wall would separate the loading area from the conservation area to the east.
- **PARKING**: The new development in Phase 2 and 3 requires 51 parking spaces (1 space per high rise residential dwelling unit -31- and 1 space per 400 square foot of commercial - 20) while only 63 spaces are provided which results in a 12 space shortfall. But in Phase 1, 3 additional parking spaces were constructed than required for the 49 senior dwelling unit building which would result in a 9 parking space shortfall. However, the development text does allow for, as does the Zoning Code of the City, a reduction in the overall amount of parking so long as the supply is adequate to the use (the 9 parking space shortfall is within the code maximum of sharing up to 50% of the required parking spaces for non-residential uses). Shared parking opportunities are relevant in this development proposal as this will be master planned, developed, and

managed site. Also, given the residential use proposed and age restriction involved there are well established industry standards that serve as good guides as to how much parking is actually necessary. Furthermore, if the City determines there is a parking deficiency problem, the area immediately off the main access drive in front of the existing mound in Sub-Area B and parallel parking around the central park area in Sub-Area A would be potential locations for additional parking and these two locations could yield up to 30 more parking spaces.

- **DESIGN:** Within the Development Text is a very comprehensive set of design requirements. In Phase 2, the proposed three-story building is similar to the existing four-story building with the majority of the elevation comprised of brick and limestone on the entire first floor accented with vinyl siding on every other wall on the second floor and the entire third floor. The main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. In Phase 3, the proposed two story building's front (west) elevation has approximately half of the first floor elevation comprised of limestone while remainder of the first floor and second floors are comprised of vinyl siding. The east elevation is entirely comprised of vinyl siding while the first floor of the north elevation is entirely limestone and the second floor is comprised of vinyl siding. The first floor of the south elevation is mostly limestone while the second floor is comprised of vinyl siding. Again, the main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. The development text requires 50% of each façade in Sub-Area A and B shall be constructed of natural materials. The proposed building in Phase 2 achieves compliance with design requirements while the building in Phase 3 would need additional natural material to be consistent with the existing building in Phase 1 and the proposed building in Phase 2.
- **SIGNS:** A Comprehensive Sign Plan will be submitted with the Final Development Plan. The Development Text does set forth the parameters for the Comprehensive Sign Plan including that only three free-standing signs are allowed (two in Sub-Area A and one in Sub-Area B) and that they shall comply with the Gateway and Corridor Plan. Non-residential signage is allowed in a traditional sign band with external, goose-neck down lighting.
- **LIGHTING:** The submitted Preliminary Development Plan does not identify any building or site lighting but would be required prior to Final Development Plan submittal. Any lighting shall comply with minimum zoning requirements and would have to be approved by the Chief Building Official.
- **PEDESTRIAN CONNECTIVITY:** Public sidewalks are located along South Sandusky Street and Weiser Avenue with internal sidewalks connecting the individual buildings to the public network.

STAFF RECOMMENDATION – REZONING (2015-0013)

Staff recommends approval of a request by MV Affordable Housing LLC of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street, with the following condition that:

1. Any new building(s), structure(s) and site improvements shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION – PRELIMINARY DEVELOPMENT PLAN (2015-0014)

Staff recommends approval of a request by MV Affordable Housing LLC for approval of a Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The buildings in Phase 2 and 3 shall achieve compliance with the requirement of 50% of the building elevations being comprised of natural materials per the approved development text.
3. Any rooftop or ground equipment shall be screened from public view.

4. Any dumpster shall be enclosed by brick or stone walls that match the building and have wood doors.
5. The parking for the Phase 2 building shall be reduced to 38 parking spaces. And the parking for the Phase 3 building shall be reduced to 25 parking spaces with shared parking between Sub-Areas A and B.
6. A lighting plan that achieves compliance with the zoning code shall be submitted, review and approved by the Chief Building Official.

Commission NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 1/30/15
REVISED:

DELAWARE PLACE
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

The City of Delaware, after an extension request for the proposal process, is proposing to allow the redevelopment of the former Delaware Hotel site located at 351 South Sandusky Street. as well as the former gas station site immediately to the west of the Hotel site located at 371 South Sandusky Street. Now Miller Valentine is proposing to expand the development to include the former Oakside Animal Clinic property (0.52 acres) which they have under contract to purchase. For the former Hotel property currently owned by the City of Delaware, a mixed residential use, age restricted senior housing development is contemplated with ongoing, on site, and active management. For the former gas station property and animal clinic site, a mixture of age restricted senior housing along with commercial and retail uses are contemplated including those complimentary to the senior housing development.. The redevelopment of these sites are contemplated within the context and materials supplied in response to the City's call for a request for proposal for such known as RFP 03-11 PL and the developer's response known as the Miller Valentine Group's proposal for Delaware Place.

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a mixed use development with compatible and common architectural design, streetscape, signage, and lighting amenities to be compatible throughout the entire development and to be compatible with and provide for appropriate transition to the adjacent existing residential developments. Prototypical design that is not consistent with this purpose and intent will not be accepted during the required Development Plan review process. It is also the intent of this development to prominently but respectfully address the US 23 view shed, a noted gateway entrance to the City of Delaware.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of Development Plan application.

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements consistent with this Development Text and the requirements of the Zoning Code and accepted City Policies from being placed on the approval of any Development Plan.

d. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Development Plan, as determined by the Director of Planning & Community Development, that results in:

i. Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.

ii. Any minor increase of 10% or less in the non-residential building area.

iii. An increase in the number of dwelling units allowed by this Development Text of less than 10% in aggregate.

iv. Minor change in the approved location of land uses.

v. Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private

street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

vi. Minor structural alterations that do not alter the overall design intent of the building.

e. **Major Modifications.** During Final Development Plan review and/or once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code including, but not limited to, review and recommendation /approval by the Planning Commission and City Council. Major modification for the purposes of this text shall mean any modification of the approved Development Plan, as determined by the Director of Planning & Community Development, that results in:

i. Any increase in the non-residential building area not considered a minor modification.

ii. Any increase in the number of dwelling units not considered a minor modification.

iii. Any change in the approved location of land uses not considered a minor modification.

iv. Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

3. SUB-AREAS

The development area which contains 7.858 acres shall be divided into two sub-areas. **Sub-Area A** contains the property owned by Miller Valentine which encompasses the four story 49 senior dwelling unit and 7 two family units on 5.324 acres (parcel number 419-121-02-034-000 and 419-121-02-034-002). **Sub-Area B** contains property that was formerly a gas station and is now vacant land and owned by Miller Valentine and the former Oakside Animal Clinic which Miller Valentine has a contract to purchase and is divided into two properties comprised of approximately +/- 2.534 acres (parcel number 419-122-09-003-000 and 419-122-09-002-000)

4. DEVELOPMENT STANDARDS

a. **Uses.** The following uses shall be considered permitted or limited uses as represented in the chart below by P or L, respectively, and as defined by the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable. Designated by the letter "P" in the use chart below.

(2) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval. Designated by the letter "L" in the use chart below.

(3) **Accessory Uses and Structures.** Although not all possible accessory uses are specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as limited uses the processes and limitations shall apply regardless of accessory use status. Designated by the letter "A" in the chart below and as interpreted on a case-by-case basis by the Director of Planning and Community Development.

Land Use Category	**Sub-Area A (former Hotel Site)**	**Sub-Area B (former gas station and animal clinic site)**
(a) Office and Professional Services		
(1) Offices – administrative, business and professional	A	P
(2) Financial institutions, banks, not including pay day lending or other businesses offering similar services	A	P
(3) Medical and dental offices, health and allied services	A	P
(b) Retail and Services		
(1) Retail and service establishments in completely enclosed buildings	A	P
(2) Restaurant – table service	A	P
(3) Veterinary office (no outside run or outside kennel)	Not Allowed	L
(4) Veterinary hospital (no outside run or outside kennel)	Not Allowed	L

Land Use Category	Sub-Area A (former Hotel Site)	Sub-Area B (former gas station and animal clinic site)
(c) Community Facilities		
(1) Schools, trade, business or cultural arts	A	P
(2) Place of Worship	A	P
(3) Public cultural institutions and art galleries	A	P
(4) Day care center, child/adult	A	P
(5) Public safety & service facility	P	P
(6) Public/Private parks & playgrounds	P	P
(d) Recreation and Entertainment		
(1) Indoor recreation and amusement (such as indoor theater, bowling alley, arcade, billboard parlor, assembly hall and party center)	A	L
(2) Health club	A	P
(e) Residential		
(1) Age restricted, Senior (age 55 years and older) housing community, master planned and under common management	P	P

b. **Standards for All Uses.** Any use listed shall meet the following additional standards:

(1) Any non-residential use proposed to operate from 10pm to 7am shall be subject to all requirements and processes of a Conditional Use Permit as defined by the Zoning Code.

(2) Regardless of the hours of operation, no delivery, loading, trash removal, or similar operations are permitted between the hours of 10:00pm and 7:00am.

c. **Specific Standards for Limited Uses.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code prior to the use being permitted.

(1) **Any Use Proposed to Operate from 10pm to 7am.** Such use shall be subject to all requirements and processes of a Conditional Use Permit as defined by the Zoning Code.

(2) **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals. Animal crematoriums or other such accessory or principal uses shall be prohibited on the subject properties.

(3) **Indoor Recreation and Amusement (such as indoor theater, bowling alley, arcade, billiard parlor, assembly hall and party center).** Such use shall not include principal for profit, non-charitable, skill based gaming and bingo halls oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games. Traditional video arcade type gaming restaurant/party center arrangements, such as, but not limited to, Dave & Buster's, Magic Mountain, and Chuck E. Cheese are permitted.

d. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	**Sub-Areas A & B**
(a) Minimum lot area	2 acre
(b) Minimum lot width and frontage*	150 ft.
(c) Maximum building coverage	40%
(d) Maximum lot coverage	70%

e. **Building Setback Standards.** The following standards shall apply for minimum building setbacks. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	**Sub-Areas A & B**
(a) Front Setback from Sandusky St. right-of-way	0 ft.
(b) Front Setback from Weiser Ave. right-of-way	65 ft. – Sub-area A 10 ft. – Sub-area B
(c) Front Setback from Henry St. right-of-way	10 ft.

(d) Side setback	10 ft.
(e) Rear setback	10 ft.

f. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	**Sub-Areas A & B**
(1) Setback from Sandusky St.	10 ft.
(2) Setback from Weiser Ave.	15 ft.
(3) Setback from Henry St.	10 ft.
(4) Setback from interior property lines	As approved on the Final Development Plan

g. **Maximum Building Height.** The maximum height of any building or structure shall be as measured from finished floor elevation to the highest point of the roof, not including spires, steeples, chimneys, and other similar architectural additions that are uninhabitable. Maximum Heights shall be a maximum of 55 ft. in Sub-area A and 35 ft. in Sub-area B, both can be modified through the Final Development Plan review process by approval of City Council.

h. **Maximum Intensity / Density of Uses.** The maximum intensity of / density of uses is as follows:

(1) Sub-area A: Within Sub-area A, the maximum permitted number of dwelling units shall be 89. The site shall be a master planned and actively managed senior housing development with specific age restrictions allowing only those at least 55 years or older to reside in the units. Dwelling units are permitted to be designed and built in several types and configurations across the site including a maximum of two (2) - multi-story structures (one 4-story structure maximum and one 3-story-structure maximum are allowed), duplex - single-story units, and single-family-detached dwelling units. . As a master planned development consisting of the two sub-areas then the maximum density allowed is 12 units per acre.

(2) Sub-area B: Within Sub-area B, the maximum development shall include non-residential uses and those residential uses as noted in the use table within this text in additional to the restrictions contained in the sub-section above related to Sub-area A. This sub-area is intended to be master planned in coordination with Sub-area A. The sub-area shall have a

maximum 31 dwelling units and no more than 12,000 square feet of non-residential structures, which may be in a single building or multiple building configurations as approved on the Final Development Plan. Maintenance of the existing open stream channel is desired but crossings, limited piping, and relocation of the stream are all potentially approvable through the Final Development Plan review process at the discretion of the City of Delaware.

(3) The development is proposed to occur in 3 Phases. Phase 1 consists of 63 total dwelling units (49 in four story building and 7 duplex units). Phase 2 consists of 44 dwelling units in a three-story building that spans Sub-Area A and B. Phase 3 consists of a two-story 24,000 square foot building with 8,000 square feet of usable commercial space and 4,000 square feet of useable community service area on the first floor and 11 dwelling units on the second floor located just west of the stream.

i. **Building Design.** All buildings regardless of use shall meet the following building design requirements. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such as cupolas, wind vanes, dormers, columns, awnings, or other elements as determined through the Final Development Plan review process and not inconsistent with the response submitted to the RFP 03-11 PL and the approved Preliminary Development Plan.

(1) General Design Requirements – **Sub-Area A**

a. The architectural design of all residential buildings shall be traditional in nature and shall establish proper transitional relationships with adjacent developments and across the master planned site, including Sub-area B. Quality architecture shall be utilized with a consistent look and feel. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. However, while similar and consistent in overall design each individual structure shall not be identical but rather shall share consistent elements and repeating patterns as part of the overall master planned development. Exterior materials shall be primarily masonry incorporating prominently stone and/or brick (natural or cultured) with accent materials as provided elsewhere in this text. All buildings and portions thereof shall retain traditional building massing while addressing the US23 gateway entrance view corridor to the City of Delaware and as approved on the Final Development Plan. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements

to help reduce the perception of the building mass. See attached exhibits for examples of acceptable building types and designs.

b. Required architectural features shall include transparent fronts and window systems, prominent entryways, roof elements such as dormers, cupolas, chimneys, roof spires, and hip and gable roofs to emphasize and reduce the building scale. Rooflines shall be significantly pitched emphasizing the overall quality and traditional residential design within the City of Delaware.

c. At least one building shall be oriented toward US 23 addressing this noted prominent community Gateway as noted in the City's Gateway and Corridor Plan.

d. For any multi-story building, at least 50% of each façade area shall be brick and/or stone (natural or cultured), with stone preferred as a wainscoting and carried up through vertical elements as appropriate to break up the mass of the structure. Facades of any structure facing the US23 Gateway view corridor shall be predominantly (100% preferred, minimum 75%) composed of brick, stone, and windows.

e. Multi-story structures must provide prominent, covered entry ways at easily identifiable locations that are designed to be architecturally compatible with the primary structure's elevation to which they are attached.

f. For single story structures, the front and any publicly visible side facades shall be predominantly (100% preferred, minimum 60%) composed of brick and/or stone (natural or cultured). Other elevations and accent areas of single story structures may be composed of materials as permitted below.

g. For single story structures, where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located along a side or rear elevation and shall be screened from view.

h. For single story structures, all dwelling units shall provide an identifiable entry and covered front porch. Porches shall have a minimum depth of 6 feet and include columns and railing designed to architecturally compliment the main structure.

i. All garage doors shall adhere to one of the following standards:
   (i) Architecturally upgraded to include design elements consistent with the design of the home and development. This can include matching the door color to the predominant color of the main

structure, adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements. Each garage shall incorporating at least one glass course

(ii) Setback a minimum of 2 feet from the primary wall of the home.

(2) Exterior Design Elements – **Sub-Area A**

a. The permissible building materials shall include the following or shall be a comparable material as approved by the City of Delaware:

(i) Brick
(ii) Wood/Engineered Wood (Hardiplank or comparable)
(iii) Stone/Synthetic Stone
(iv) Dimensional or architectural appearance asphalt shingles, slate, synthetic slate, or comparable materials shall be used for any roof.
(v) Minimum roof pitch shall be 6:12.
(vi) Roof lines shall be broken up through a variety of methods including dormers, sheds, chimneys, cornices, and applied architectural patterns and devices.
(vii) Roof overhangs are required on each elevation and shall be a minimum of 12 inches with end rakes and returns to match the overhang provided.
(viii) Wood siding, composite (synthetic) siding (such as LP and Hardi), are preferred where siding is not required to be brick or stone. Vinyl lap, shake, or shingle siding (or in combination) may also be utilized for areas not required to be brick or stone and must be a minimum thickness of 0.42 inches meeting high end siding requirements of Delaware City Code.
(ix) Wood and composite trim materials of equal quality to the primary material and comparable thickness, color, and quality are allowable. Trim is required around all corners, entry doors, roofs, gutters, downspouts, and windows.
(x) Lintels and sills in masonry wall shall be brick soldier course (or similar decorative coursing), limestone, sandstone, or other manufactured stone product.

b. Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.

c. Unless fully screened by mounding or landscaping or as otherwise approved as part of the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and compositions of similar building materials shall be used on all building elevations. Other than for necessary service and loading areas that do not face a pubic right-

of-way and are not visible to the public, blank facades shall not be permitted.

d. Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

e. All exterior service doors shall be glass or if metal shall be painted to blend in with the exterior masonry of the adjacent wall sections.

f. All structures shall incorporate gutter and downspout systems. Gutters shall be metal-type and shall be painted or prefinished to match fascias. Downspouts shall be installed in a manner comparable to and consistent with the buildings and architecture. Downspouts shall be painted to blend in with exterior building color or shall be manufactured with a pre-finished metal of a color which compliments the finished material to which it is affixed.

(3) General Design Requirements – **Sub-Area B**

a. The architectural design of all commercial/retail buildings shall be traditional in nature and shall establish proper transitional relationships with adjacent developments. Quality architecture shall be utilized with a consistent look and feel. All structures shall be designed to be architecturally compatible with each other and with those in Sub-area A by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials.

b. For any multi-story building, at least 50% of each façade area shall be brick and stone (natural or cultured), with stone preferred as a wainscoting and carried up through vertical elements as appropriate to break up the mass of the structure.

c. Exterior materials for one story buildings shall be primarily (preferred 100%, minimum 70%) masonry incorporating brick and/or stone (natural or cultured) with accent materials listed below. All buildings and portions thereof shall retain traditional building massing. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the building(s) shall be aided through the use of different materials and architectural elements to help reduce the perception of the building mass.

d. Required architectural features shall include large transparent storefronts and window systems, roof elements such as dormers, cupolas, roof spires, and hip and gable roofs to emphasize and reduce the building scale at the building storefront.

e. Buildings shall be oriented primarily toward Sandusky St. whenever possible.

(4) Exterior Design Elements – **Sub-Area B**

a. The permissible building materials shall include the following or shall be a comparable material as approved by the City of Delaware:

(i) Brick – predominant material of facade
(ii) Stone/Synthetic Stone – predominant material of facade
(iii) Stucco/Synthetic Stucco (commonly known as "EIFS") as accent bands or decorative elements only
(iv) Wood siding, composite (synthetic) siding (such as LP and Hardi), are preferred where siding is not required to be brick or stone. Vinyl lap, shake, or shingle siding (or in combination) may also be utilized for areas not required to be brick or stone and must be a minimum thickness of 0.42 inches meeting high end siding requirements of Delaware City Code.
(v) Dimensional or architectural appearance asphalt shingles, slate, synthetic slate, or comparable materials shall be used for any roof.
(vi) Minimum roof pitch shall be 6:12.
(vii) Roof lines shall be broken up through a variety of methods including dormers, sheds, chimneys, cornices, and applied architectural patterns and devices.
(viii) Roof overhangs are required on each elevation and shall be a minimum of 12 inches with end rakes and returns to match the overhang provided.
(ix) Lintels and sills in masonry wall shall be brick soldier course, limestone, sandstone, or other manufactured stone product.

b. Split-faced concrete block, painted standard concrete block (CMU), tilt-up concrete panels, or pre-fabricated steel panels are prohibited as exterior building materials.

c. Unless fully screened by mounding or landscaping or as otherwise approved as part of the Final Development Plan, buildings shall generally have a similar degree of exterior finishes on all sides and compositions of similar building materials shall be used on all building elevations visible to the public. Other than for necessary service and loading areas that do not face a pubic right-of-way and are not visible to the public, blank facades shall not be permitted.

d. Façade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

e. Building trim may feature brighter colors than façade colors, but exposed neon tubing or LED type lighting are prohibited.

f. All exterior service doors and overhead doors other than entry/exits shall be made of a heavy gauge metal painted to blend in with the exterior brick masonry.

g. Unless fully screened by mounding or landscaping as described in this zoning text below or as otherwise approved as part of the Final Development Plan, walls shall have no more than 20 feet of continuous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building, so that a pedestrian scale, rhythm, and visual interest is created.

h. All building facades facing a public right-of-way shall employ a minimum of forty percent (40%) fenestration and architectural articulation/details or other architectural elements as described in this text to reduce building scale, add visual interest and create pedestrian visibility and transparency

i. All structures shall incorporate gutter and downspout systems. Gutters shall be metal-type and shall be painted or pre-finished to match fascias. Downspouts shall be installed in a manner comparable to and consistent with the buildings and architecture. Scuppers shall be used at the rear of the building if desired. Through wall scuppers may be permitted where parapet walls are used. Scupper boxes and downspouts shall be painted or pre-finished to blend in with exterior building color or shall be manufactured with a pre-finished metal of a color which compliments the finished material to which it is affixed. Overflow drains may be an open scupper through a masonry parapet in a manner comparable to and consistent with the buildings and architecture. An open scupper shall be detailed to minimize its appearance on the building elevation.

j. **Screening. – All Sub-Areas**

(1) Rooftop equipment, antennas, and similar protrusions shall be installed in compliance with all applicable provisions of the Zoning Code. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view. All screening elements shall be consistent with the style of architecture of the

center. Satellite dishes shall be consistent with applicable federal law and all applicable provisions of the Zoning Code and shall be similarly screened.

(2) All exterior mechanical equipment and appurtenances not located on a roof, including, but not limited to, transformers, air conditioning units not located on rooftops, wall or sprinkler pumps, and storage tanks shall be located in designated service areas and where not otherwise prohibited shall be suitably screened by means of fences, walls, opaque landscaping, or other appropriate screening as approved as part of the Final Development Plan so as not to be visible from any street or adjacent lot. Electrical wireways, meters, gas meter sets, telephone enclosures and other building services/utility devices shall be painted to match the wall finish to which they are attached.

(3) Loading docks, trash collection, outdoor storage and similar facilities and functions, as provided for by code, shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view. Screen wall materials shall be the same as the building materials and consistent in design. Dumpster enclosures shall be fully enclosed with brick or stone and stone or concrete caps (no roof) with a lockable gate.

k. **Parking. – All Sub-Areas**

(1) The amount of parking provided is permitted to be below the minimum requirements of the Zoning Code and shared parking (including across Sub-areas) is strongly encouraged where such locations are logical.

(2) The number of parking spaces provided shall not exceed 10% of the minimum requirements prescribed by the Zoning Code.

(3) Where necessary for connectivity and access management throughout the development and to adjacent properties, cross access easements shall be provided.

(4) No overnight parking except spaces designated for residential uses shall be allowed

(5) For Sub-area A, parking shall be provided for multi-story residential structures at a rate of 1 space per dwelling unit with spaces being in lots or along any public or private streets falling within the development. For single story residential structures, parking shall be provided at a minimum of 2 dedicated off street (public or private falling within the development) spaces per dwelling unit as follows:

(i) 1 off-street garage space
(ii) 1 private unit driveway space per dwelling unit.

(6) For Sub-area B, parking shall be provide for multi-story residential structures at a rate of 1 space per dwelling unit with spaces being in lots or along any public or private street within either Sub-Area A or B in a shared parking agreement. Parking for one story residential uses shall be at a minimum of 2 dedicated off street (public or private falling within the development) spaces per dwelling unit as follows:
(i) 1 off-street garage space
(ii) 1 private unit driveway space per dwelling unit.

The parking for non-residential uses shall be 1 space per 400 square feet or as approved on the Final Development Plan and can be shared between Sub-Areas A and B. In the event that the City documents a parking deficiency problem in the future, the developer maybe required to install additional parking within Sub-Area A or B to alleviate the documented parking problem. The areas contemplated for additional potential parking include only the following two locations: 1.Immediately off the main access drive in front of the existing mound within Sub-Area B; and, 2. Parallel parking around the central park in Sub-Area A. These two areas could potentially accommodate over 30 parking spaces.

l. **Landscaping and Screening. – All Sub-Areas.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan, including but not limited to the provision of street and front yard trees, unless modified herein.

(1) Along the northern property line there is a significant grade change upward to properties located to the north of Sub-area A. This area is covered with vegetation which shall, to the extent practical, be preserved. In areas near Henry St. where vegetation thins, appropriate landscaped transition areas will be created between the development site and the current uses to the north as approved on the Final Development Plan.

(2) Along the southern development boundary there is an open stream channel. This channel is preserved and protected within a conservation easement. Adjacent to this easement the development property will incorporate landscaping to enhance the transitional area between properties located along Weiser Ave. and the development site. A portion of Sub-area B does not have this open stream running along Weiser Ave. For this section, street side landscaping, building design, decorative walls, decorative fencing and the like shall be used to create an appropriate buffer as determined on the Final Development Plan.

(3) Along the eastern development boundary adjacent to Henry St., significant landscaping shall be added to enhance the gateway appearance and to soften noise and other impacts of the adjacent roadways upon the contemplated residential development.

(4) The hillside area in the northeast portion of the Dicken's property in Sub-area B will be preserved as open space and the existing trees shall be preserved with the exception of potential additional parking on the southern portion of this area per the parking section of this text.

(5) Parking lots will be landscaped in a manner that minimizes the direct views of parking spaces and/or lots and encourages safe vehicular movement, at a minimum, as depicted on the approved Final Development Plan. Each landscaped island within the parking lot shall be planted with two trees.

(6) Wherever possible along building frontages with a pedestrian walkway a mix of year-round and seasonal foundation plantings shall be provided as well as tree wells or planters of other similar plantings included in the pedestrian walkway.

(7) Ground mounted equipment shall be screened from view using plant materials, and/or opaque decorative fencing or mounding providing 100% year round opacity. This shall be done in a way that is consistent with the screening standards located elsewhere within this text.

(8) Landscaping that is planted on the development site or required to remain as a result of the Final Development Plan approval process shall be required to be maintained in good, healthy condition or replanted as needed in perpetuity by the property owner.

m. **Pedestrian Connectivity. – All Sub-Areas.** A pedestrian connectivity plan will be provided with the Final Development Plan.

(1) Walkways and sidewalks are required throughout the site and connecting to the surrounding pedestrian network.
(2) Any current public street without sidewalks/bikepaths or where these are in poor condition shall be the responsibility of the developer to improved or repair concurrent with commencement of any development within the two sub-areas.
(3) A multi-use path is planned along the north side of Weiser Ave. As part of the stream daylighting project, a sidewalk will be installed in advance of any development within the sub-areas. Therefore, in lieu of providing a sidewalk or multi-use path along Weiser Ave. the Applicant shall make a cash contribution in lieu of a sidewalk along US 23 in an amount equal to that which the sidewalk would have cost (per the recent City bid) as

certified by the City Engineer. This contribution shall be used to complete missing segments and gaps of the multi-use path system throughout the City in accordance with the 2010 Bikeway Plan of the City.

(4) The stream daylighting project contemplates potential pedestrian walkways over the stream channel which could connect the development site to the surrounding street side pedestrian network or provide connections among the Sub-areas. This is allowable under this zoning text as approved on the Final Development Plan.

n. **Lighting. – All Sub-Areas**

(1) Building, site, and accent lighting shall be provided in accordance with the current Zoning Code.

(2) All lighting fixtures, except those located in loading or service areas and not visible by the general public, shall be decorative fixtures that are appropriate and consistent with the overall design of the development.

(3) Standard shoe-box type fixtures and standard wall packs may only be used in loading or service areas that are not visible by the general public.

(4) No lighting fixture shall be mounted higher than 20 feet in height, unless part of the architectural detailing of the building or as approved in the Final Development Plan.

(5) All ground mounted accent lighting shall be hidden in landscaping and directed in a manner that does not affect visibility.

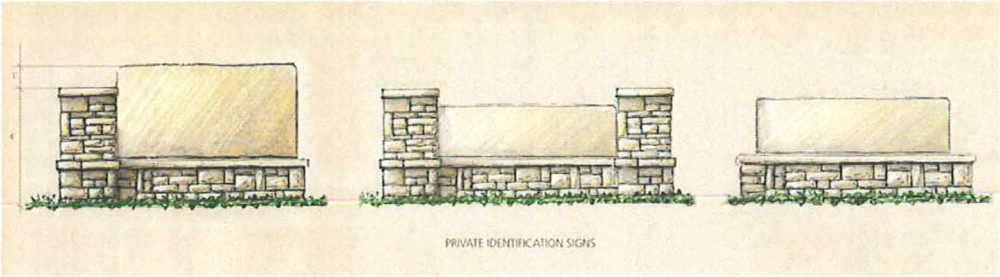
(6) To the extent practical without jeopardizing security, lighting will be minimized along any property line shared with a residentially used or zoned property, including meeting any required minimum lighting specifications of the Zoning Code and including minimal light pole heights even if this results in more overall light poles needing to be utilized Light poles within 20 feet of a single story residential units or within 20 feet of residentially used or zoned property shall have a maximum height of 12 ft., or as approved in the Final Development Plan.

o. **Signs.** A comprehensive sign plan shall be provided in conformance Section 1165.16(c) and the Final Development Plan. All signs shall be in conformance with the approved comprehensive sign plan. The comprehensive sign plan shall meet the following requirements. Unless noted below, all signs shall meet the current Zoning Code.

(1) **All Signs.** All signs shall be designed and located in a manner that is appropriate and consistent with the Gateways & Corridors Plan. Unless noted otherwise, externally illuminated and reverse channel letter signs are

preferred, if illuminated at all. For the purposes of this text, a reverse channel letter sign is generally a type of sign that utilizes an opaque aluminum letter which is stud mounted away from the wall or mounting surface. The illumination creates a soft glow or "halo" behind the letter. Changeable copy and changeable face signs are prohibited.

(2) **Free-Standing Signs.** Free-standing signs shall be designed to serve as part of overall entry and landscape feature to the development. Only one free-standing sign is permitted in Sub-area B. Sub-area A may have two free-standing signs. Any free-standing sign included shall be placed on one of the following monument bases consisting of limestone or cultured stone as approved by the City of Delaware and consistent with the Gateway and Corridor Plan. Landscaping shall be included around the base of the monument sign.



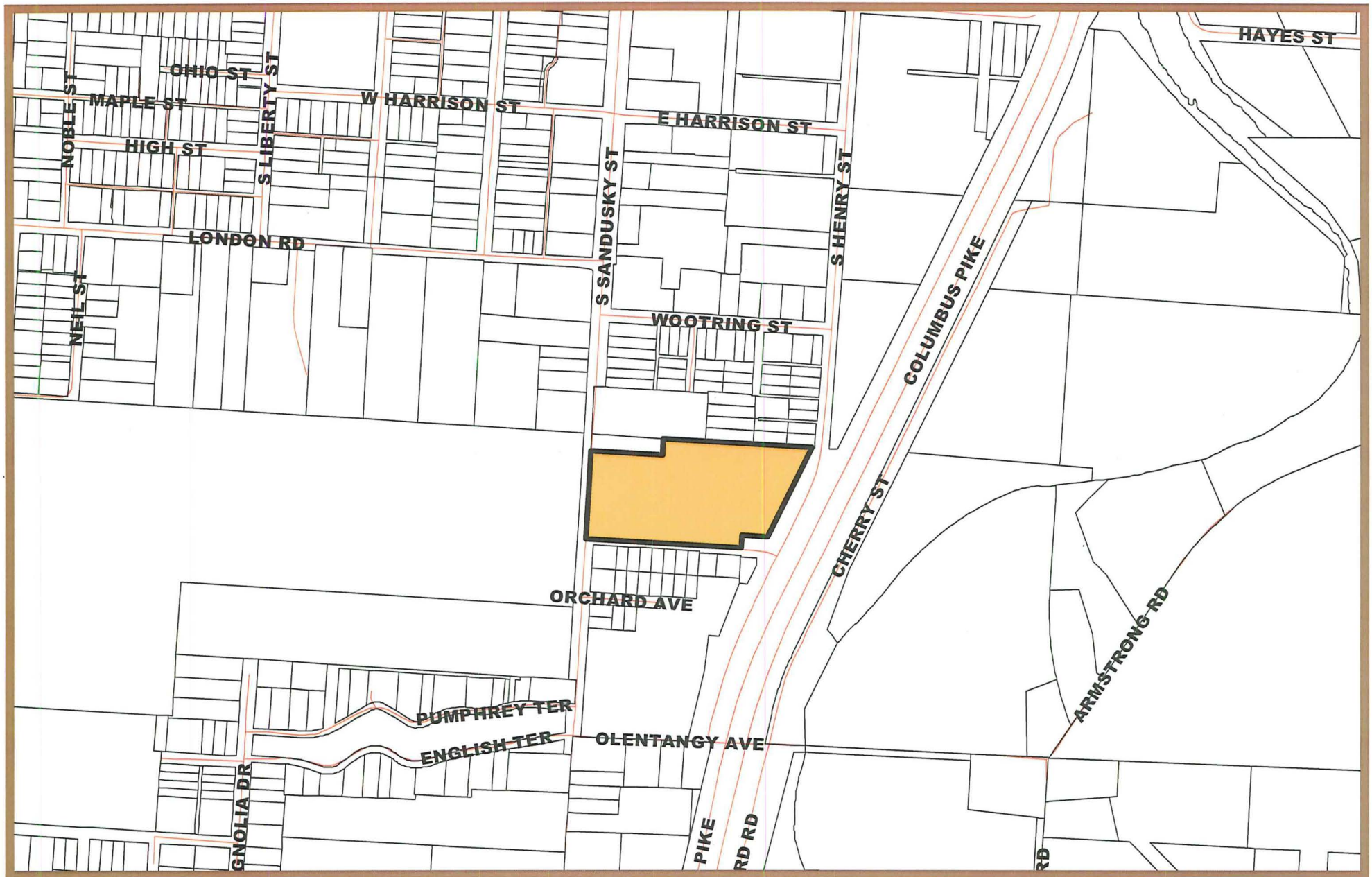
(3) **Wall Signs.** Wall signs shall be integrated into the overall design of the building on which the sign is attached in an area established as part of the building design approval for the purpose of mounting a wall sign.

(i) In Sub-area A, building identification wall signs shall be considered through the Final Development Plan process and consistent with the comprehensive sign plan required. Any such sign shall not be intended for off-site viewing, but rather these are intended as directional and location signs on the development site. As such these signs must be limited in scale, location, lighting, and orientation. Other on site directional signs are allowed per the then current zoning code and comprehensive sign plan.

(ii) In Sub-area B, only one wall sign is permitted per tenant and it must be located within the contemplated sign band designed into the overall architecture of the building(s). Signs shall generally face Sandusky St. only. No wall sign shall directly face Weiser Ave. No part of a wall sign shall project above the roof line, eve line, or other similar plane as these signs are then considered roof signs and are prohibited. These signs should be located in a consistent sign band and if illuminated shall utilize externally mounted, goose-neck down lighting. Sing designs shall be considered through the Final Development Plan process.

(4) **Other Signs.** A temporary marketing/for sale or lease sign plan shall be provided as part of the comprehensive sign plan for the development. All other signs shall meet the current Zoning Code.

5. **Miscellaneous Provisions**
   a. Where conflicts exist between Delaware's base zoning code requirements and this PMU text, this text shall govern and prevail. This property shall conform to the City of Delaware's zoning code requirements and processes. In instances where this PMU text as approved provides no standards, guidelines, procedures or requirements relative to the City of Delaware's Zoning Code requirements and processes, the City's Zoning Code shall govern and prevail.
   b. All plans and requirements shall be in accordance with the provisions and requirements contained within RFP 03-11 PL.
   c. For the parcel in Phase 3 which was previously occupied by the Oakside Animal Clinic (parcel # 41912209002000), this PMU Overlay zoning shall become effective upon its passage in accordance with all applicable laws. In the event that Miller Valentine Group does not complete the acquisition of this property by July 30, 2015 (or as extended by a signed purchase contract between Miller Valentine group and the current record owner of the parcel), the then current property owner may request in writing to the City of Delaware that the property revert back to the B-3 Community Business District zoning classification. The request shall be made in writing to the city within 60 days of the contemplated property acquisition date (July 30, 2015 or later date established by the parties by the aforementioned contract extension). If such written request is received and certified by the City, the property shall immediately revert back to the B-3 Community Business District zoning classification. If no such request is received the PMU Overlay zoning classification here in established shall control and continue to be effective and any future proposed zoning classification change shall be subject to the then current regulations governing Zoning Amendments as regulated by the City of Delaware Zoning Code.



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Location Map

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Zoning Map

N

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0013 & 0014
Rezoning Amendment & Amended
Preliminary Development Plan
Delaware Place - Phase 2 & 3
Aerial (2013)

N

PRELIMINARY DEVELOPMENT PLAN FOR:

DELAWARE PLACE

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ARCHITECT:
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PH: (614) 764-0407
FX: (614) 764-0237

CIVIL ENGINEER/ SURVEYOR:
KLEINGERS AND ASSOCIATES
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
PH: (614) 882-4311
FX: (614) 882-4479

DEVELOPER:
MV RESIDENTIAL
DEVELOPMENT, LLC
9349 WATERSTONE BOULEVARD
CINCINNATI, OH 45249
PH: (513) 774-8400
FX: (937) 683-6165

APPROVED BY:
CITY OF DELAWARE, OHIO

AVID M. EPLAND, AICP — DATE
IRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

ILLIAM L. FARMONO, P.E. — DATE
IRECTOR OF ENGINEERING SERVICES
HIO REGISTERED PROFESSIONAL ENGINEER NO. 56942

AD STANTON — DATE
IRECTOR OF PUBLIC UTILITIES

MOTHY W. BROWNING — DATE
UBLIC WORKS DIRECTOR

THOMAS HOMAN — DATE
ITY MANAGER

ICHELE KOHLER — DATE
LERK OF COUNCIL

PPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO PERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY OR THE INTEGRITY OF THE PLANS.

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DESCRIPTION

PROPOSED MIXED-USE RESIDENTIAL AND COMMERCIAL UNITS ON SOUTH SANDUSKY STREET IN THE CITY OF DELAWARE, INCLUDING A RESIDENTIAL BUILDING WITH 42 DWELLINGS AND A RESIDENTIAL/RETAIL BUILDING WITH 11 DWELLINGS. THE PROJECT ALSO INCLUDES PARKING LOTS, WATER SERVICES, SANITARY AND STORM SEWERS, AND GRADING IMPROVEMENTS.

PROJECT BENCHMARK

TBM #1:
RAILROAD SPIKE SET IN ELECTRIC POLE, ON THE EAST SIDE OF SOUTH SANDUSKY STREET, 168± LF NORTH OF ℄ WEISER AVENUE.

ELEV=881.74' (NAVD 88)

TBM #2:
ARROW BOLT ON HYDRANT, ON THE SOUTH SIDE OF WEISER AVENUE, 135± LF WEST OF ℄ HENRY STREET.

ELEV=868.50' (NAVD 88)

FLOOD DESCRIPTION

PROPOSED SITE ON SOUTH SANDUSKY STREET IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0112K, DATED APRIL 16, 2009.

ZONING

THE PROPERTY IS LOCATED AT 371 SOUTH SANDUSKY STREET. THE ZONING OF THE SITE IS PMU (PLANNED MIXED USE). SURROUNDING ZONINGS ARE B-3 DISTRICT, PDI DISTRICT AND R-8 DISTRICT.

UTILITY COMPANIES:

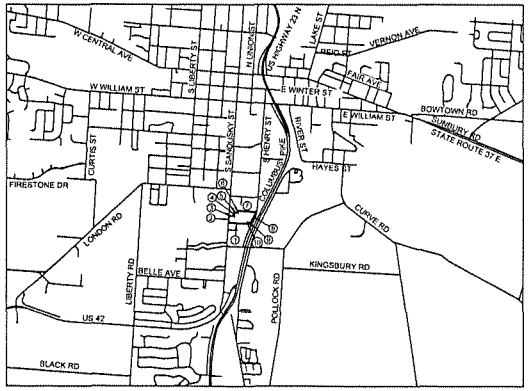
AMERICAN ELECTRIC POWER (AEP)
COLUMBUS SOUTHERN POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230
SUBDIVISONS & COMMERCIAL
614-883-6851

CITY OF DELAWARE
DEPT OF PUBLIC UTILITIES
225 CHERRY STREET
DELAWARE, OH 43015
740-203-1900

COLUMBIA GAS
920 GOODALE BLVD
COLUMBUS, OH 43212
1-800-344-4077

FRONTIER COMMUNICATIONS
2780 LIBERTY ROAD
DELAWARE, OH 43015
740-369-2780

DEL-CO WATER COMPANY
6658 OLENTANGY RIVER ROAD
DELAWARE, OH 43015
740-548-7746



VICINITY MAP

NOT TO SCALE

BOUNDARY DATA

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
1	N 86°03'44" W	665.09'	6	N 03°51'16" E	70.00'
2	N 03°51'16" E	244.54'	7	S 86°03'44" E	634.38'
3	S 86°03'44" E	175.00'	8	S 26°48'51" W	423.21'
4	N 03°51'16" E	130.00'	9	N 86°02'16" W	103.45'
5	S 86°03'44" E	125.00'	10	S 04°31'30" W	54.71'

DRAWING INDEX

D1.0 - TITLE SHEET
D1.1 - PRELIMINARY DEVELOPMENT PLAN
D1.2 - PRELIMINARY DEVELOPMENT GRADING PLAN

SITE DATA

SITE AREA
145,011 SQ. FT.
3.329 ACRE(S)

BUILDING	0.644 ACRE(S)	19 % OF TOTAL AREA
PAVEMENT	0.694 ACRE(S)	21 % OF TOTAL AREA
GREEN/OPEN SPACE	1.991 ACRE(S)	60 % OF TOTAL AREA

BUILDING SETBACKS

FRONT - SANDUSKY ST.	10 FT.
FRONT - WEISER AVE,	
SUB-AREA A	65 FT.
SUB-AREA B	10 FT.
FRONT - HENRY ST.	10 FT.
SIDE	10 FT.
REAR	10 FT.

PARKING SETBACKS

FROM SANDUSKY ST.	10 FT.
FROM WEISER AVE.	15 FT.
FROM HENRY ST.	10 FT.
FROM INTERIOR PROP. LINE	AS APPROVED ON FINAL DEVELOPMENT PLAN

BUILDING DATA

STRUCTURE HEIGHT	42'-2"	50'-6"
DWELLING UNITS	5 - 1 BEDRROM 6 - 2 BEDROOM	17 - 1 BEDRROM 25 - 2 BEDROOM
SQUARE FOOTAGE	12,000 SF RESIDENTIAL 12,000 SF RETAIL	48,390 SF TOTAL

PARKING

REQUIRED PARKING
COMMERCIAL/RETAIL = 1/ 200 SF FLOOR AREA = 60 SPACES
RESIDENTIAL = 2 PER DWELLING UNIT = 53 SPACES

PROVIDED PARKING = 63 SPACES

m+a
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Columbus, Ohio 43212
p 614 764 0407
f 614 764 0237
www.ma-architects.com

DELAWARE PLACE

DELAWARE, OHIO

STATUS

REVISION

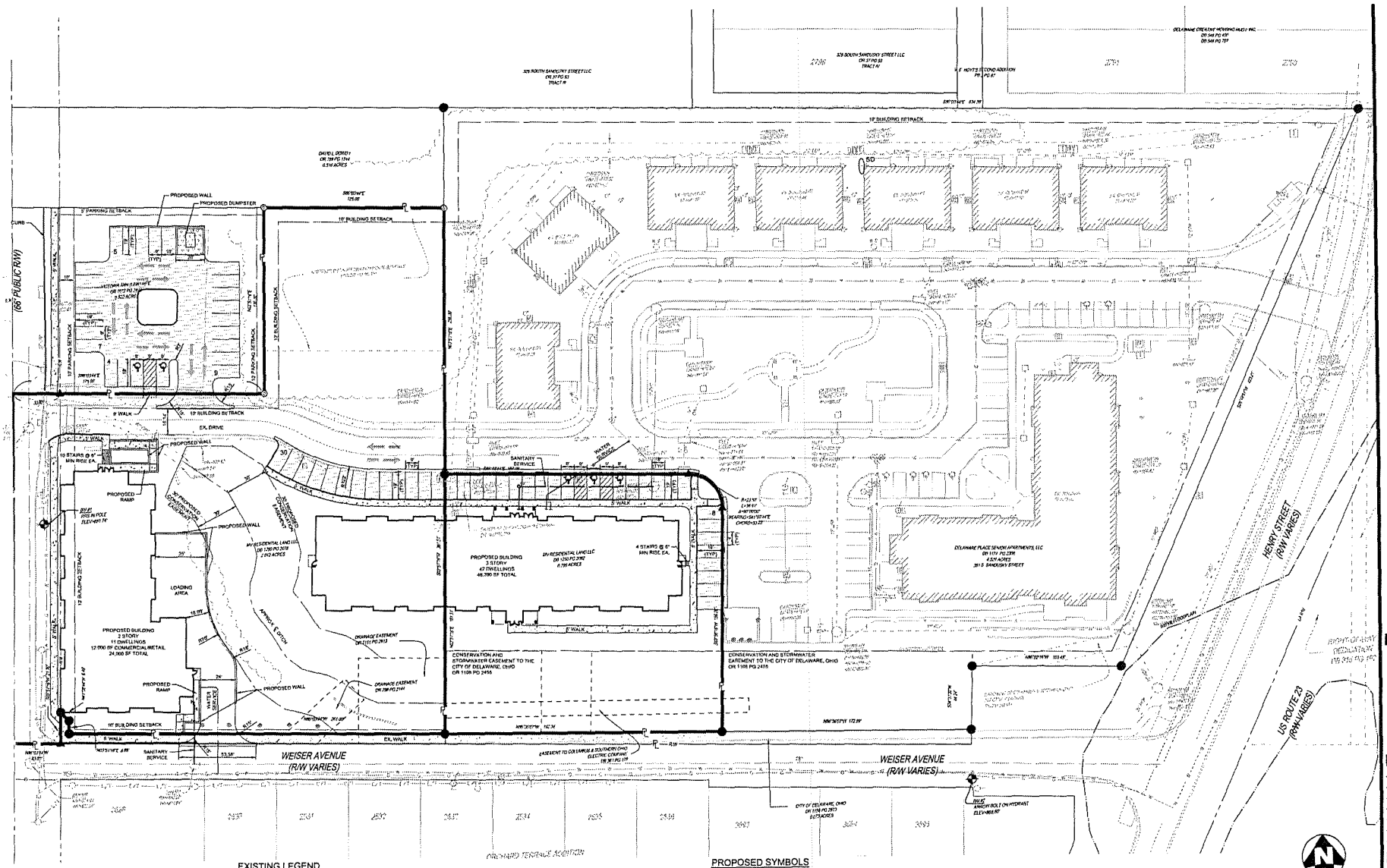
PROJECT NUMBER
2010.288.02

DRAWN BY

DATE
12/31/2014

SHEET NUMBER
D1.0

m+a architects



EXISTING LEGEND

- FOUND 1" IRON PIPE
- 5/8" IRON PIN SET
- NAIL SET
- BENCHMARK
- PHONE BOX
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- YARD LIGHT
- LIGHT POLE
- TRANSFORMER
- CATCH BASIN
- YARD DRAIN
- CLEAN OUT
- MANHOLE
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- GAS VALVE
- GAS METER
- GUARD POST
- TRAFFIC SIGNAL POLE
- HANDICAP PARKING
- SINGLE POST SIGN
- DOUBLE POST SIGN
- TREELINE
- FENCELINE
- UNDERGROUND TELEPHONE
- SANITARY
- GAS LINE
- WATER LINE
- OVERHEAD UTILITIES
- STORM SEWER
- ASPHALT AREA
- CONCRETE AREA

PROPOSED SYMBOLS

- CO SANITARY CLEAN OUT
- SANITARY SEWER
- WATER
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE
- TRAFFIC DIRECTION/PATTERN

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

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f 614 764 0237
www.ma-architects.com

DELAWARE PLACE

DELAWARE, OHIO

STATUS

REVISION

PROJECT NUMBER
2010.288.02

DRAWN BY

DATE
12/31/2014

SHEET NUMBER
D1.1

m+a architects

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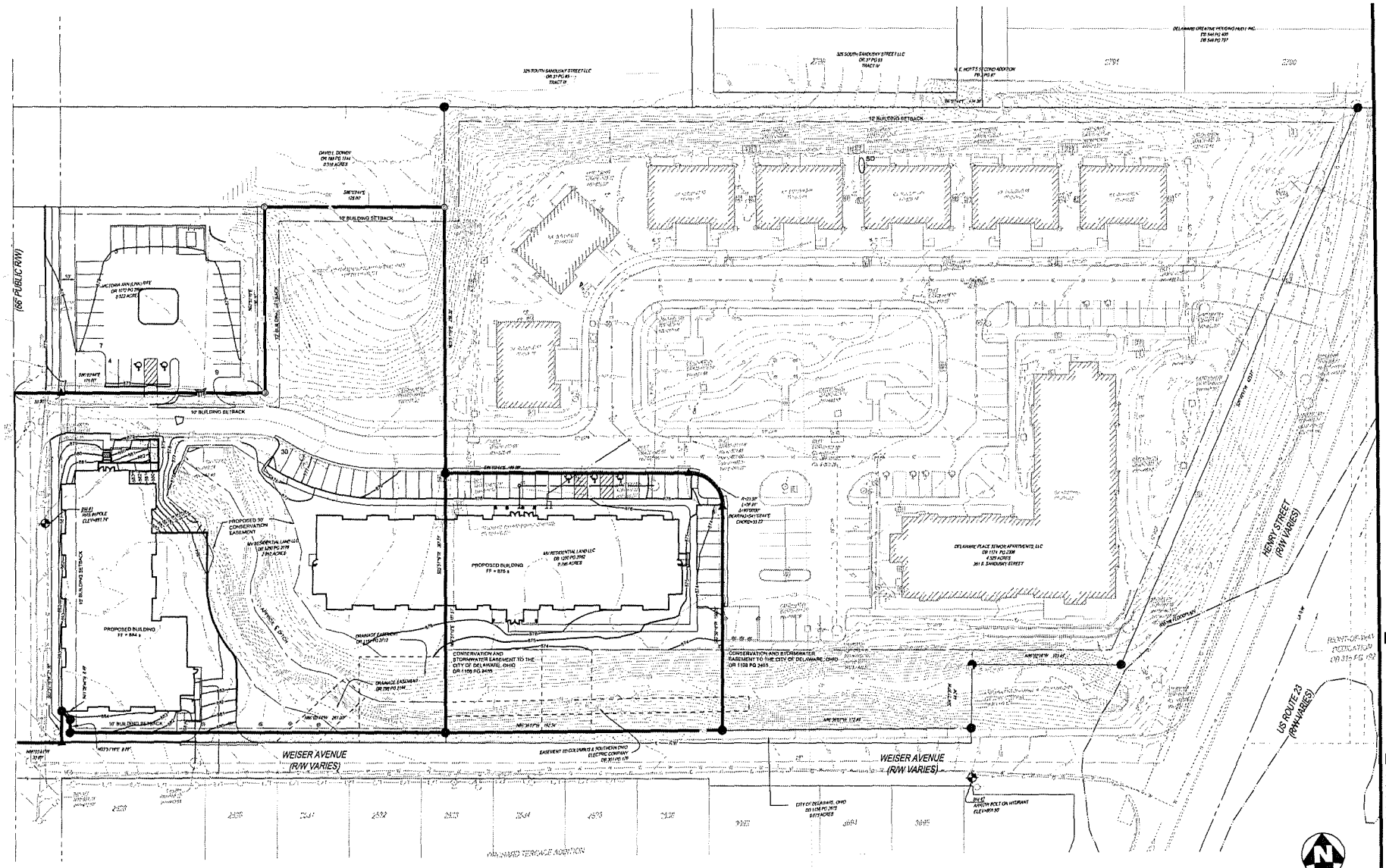

GRADING LEGEND

- 865 — MINOR CONTOUR
- 870 — MAJOR CONTOUR
- 865 — EXISTING MINOR CONTOUR
- 870 — EXISTING MAJOR CONTOUR

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DELAWARE PLACE

DELAWARE, OHIO

STATUS

REVISION

PROJECT NUMBER
2010.288.02

DRAWN BY

DATE
12/31/2014

SHEET NUMBER
D1.2

m+a architects

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north elevation
1/8" = 1'-0"

south elevation
1/8" = 1'-0"

rna architects
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Miller Valentine Group

DELAWARE PLACE II

delaware, ohio

elevations
1.6.2015

east \ west elevation
1/8" = 1'-0"

west elevation
1/8" = 1'-0"

east elevation
1/8" = 1'-0"

north elevation
1/8" = 1'-0"

south elevation
1/8" = 1'-0"

rha architects
rha-architects.com

Miller Valentine Group

DELAWARE PLACE II

delaware, ohio

elevations
1.6.2015

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2015-0013 REZ -$1286.00
2015-0014-PDP-$1143+

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☒ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☒ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name: Delaware Place Phase 2&3 Address: 339 S. Sandusky St. (0.52 AC), 351 S. Sandusky St. (2.01 AC), S. Sandusky St. (0.80 AC)

Acreage: 3.329 Square Footage: 72,390 Number of Lots: 3 Number of Units: 53 dwellings + 12,000 sf retail

Zoning District/Land Use: PMU Proposed Zoning/Land Use: PMU Parcel #: 41912209002000, 41912209003000, 41912102034002

Applicant Name: MV Affordable Housing, LLC Contact Person: Denise Blake

Applicant Address: 9349 Waterstone Blvd. Cincinnati, OH 45249

Phone: (513) 774-8400 Fax: (937) 683-6165 E-mail: Denise.Blake@mvg.com

Owner Name: MV Affordable Housing, LLC Contact Person: Denise Blake

Owner Address: 9349 Waterstone Blvd. Cincinnati, OH 45249

Phone: (513) 774-8400 Fax: (937) 683-6165 E-mail: Denise.Blake@mvg.com

Engineer/Architect/Attorney: M+A Architects Contact Person: Kirk Paisley

Address: 775 Yard Street, Suite 325 Columbus, OH 43212

Phone: (614) 764-04-07 Fax: (614) 764-0237 E-mail: _____

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature: _____ Owner Printed Name: Brian M. McGeady, Authorized Signer

Agent Signature: _____ Agent Printed Name: _____

Sworn to before me and subscribed in my presence this 5th day of January, 2015.

NOTARY PUBLIC STATE OF OHIO

MARILEE F. BROWN, Notary Public
Notary Stamp and for the State of Ohio
My Commission Expires 12/12/15

M. Brown
Notary Public

s/planning/forms/nov. 2005 to 2007 pc & bza application forms/master application form

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 12 **DATE: 2/9/15**

PUBLIC HEARING: NO **READING: SECOND**

ORDINANCE NO.: 15-11 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE PHASES 2 AND 3 ZONED R-7 AND B-3 PMU (MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.86 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE AND HENRY STREET.

DEPARTMENT AFFECTED:
Planning Department

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: January 21, 2015 and February 4, 2015

STAFF RECOMMENDATION:
Approval

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
In September 2011 City Council approved a Rezoning Amendment adding a PMU to the subject property, a Preliminary Development Plan, a Conditional Use Permit and a Comprehensive Plan Amendment to the former hotel and gas station sites. In June 2012, City Council approved the Final Development Plan for Phase 1 to facilitate the construction of the four-story (49 units) senior housing main building and seven two unit single-family duplex units in Phase 1 on the eastern portion of the site fronting Henry Street to the east and Weiser Avenue to the south. The developer is now proposing to construct Phase 2 and 3 which consist of a three-story 48,390 square foot building with 44 senior dwelling units fronting the internal private street and a two-story 24,000 square foot building fronting South Sandusky Street with 8,000 square foot commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor.

Phase 2 and 3 would be accessed by the existing private drive that bisects the site in an east/west orientation that extends from South Sandusky Street to Henry Street The proposed three story 48,390 square foot building with 44 senior dwelling units is located just west of the existing main building with the main entrance on the private street with 38 parking spaces of which 30 are perpendicular to the private street. A sidewalk connects the parking spaces to the front, side and rear entrances to the building. The proposed two story 24,000 square foot building with 8,000 square feet of commercial and 4,000 square foot of community service area on the first floor and 11 senior dwelling units on the second floor is located just south of the private street fronting South Sandusky Street and just west of the stream conservation easement. The first floor commercial spaces are accessed from South Sandusky Street while the second floor residential access located on the north side of building. A 25 space parking lot is located just north of the proposed building that is accessed by the private street which was the 0.52 acre Oakside Animal Clinic site. A loading area is located in the rear of the building and is access by a curb cut on Weiser Avenue. A retaining wall would separate the loading area from the conservation area to the east.

In Phase 2, the proposed three-story building is similar to the existing four-story building with the majority of the elevation comprised of brick and limestone on the entire first floor accented with vinyl siding on every other wall on the second floor and the entire third floor. The main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. In Phase 3, the proposed two story building's front (west) elevation has approximately half of the first floor elevation comprised of limestone while remainder of the first floor and second floors are comprised of vinyl siding. The east elevation is entirely comprised of vinyl siding while the first floor of the north elevation is entirely limestone and the second floor is comprised of vinyl siding. The first floor of the south elevation is mostly limestone while the second floor is comprised of vinyl siding. Again, the main roof is pitched with asphalt shingles accented with gables on each bump out wall elevation. The development text requires 50% of each façade in Sub-Area A and B shall be constructed of natural materials. The proposed building in Phase 2 achieves compliance with design requirements while the building in Phase 3 would need additional natural material to be consistent with the existing building in Phase 1 and the proposed building in Phase 2. Any landscaping., lighting and signage plans would need to be reviewed and approved during the final development plan approval process.

Staff and the Planning Commission recommended approval with conditions documented in the ordinance.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-11

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR MV AFFORDABLE HOUSING LLC FOR DELAWARE PLACE PHASE 2 AND 3 ZONED R-7 AND B-3 PMU(MULTI-FAMILY RESIDENTIAL AND COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 351 SOUTH SANDUSKY STREET ON APPROXIMATELY 7.86 ACRES BOUNDED BY SANDUSKY STREET, WEISER AVENUE AND HENRY STREET.

WHEREAS, the Planning Commission at its meetings of January 21, 2015 and February 4, 2015 recommended approval of a Preliminary Development Plan for MV Affordable Housing LLC, for Delaware Place Phase 2 and 3 zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street (PC 2015-0014), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Development Plan for MV Affordable Housing LLC, for Delaware Place Phase 2 and 3 zoned R-7 and B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street, the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any rooftop equipment shall be screened from public view.
3. Any dumpster shall be enclosed by brick or stone walls that match the building and have wood doors.
4. The parking for the Phase 2 building shall be reduced to 38 parking spaces and the parking for the Phase 3 building shall be reduced to 25 parking spaces with shared parking between Sub-Areas A and B.
5. A lighting plan that achieves compliance with the zoning code shall be submitted, review and approved by the Chief Building Official.

6. The buildings in Phase 2 and 3 shall achieve compliance with the requirement of 50% of the building elevations being comprised of natural materials per the approved development text.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 13 **DATE: 02/09/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-13 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE AUTHORIZING AND APPROVING A PRE-ANNEXATION AGREEMENT FOR 100± ACRES KNOWN AS THE LANE ANNEXATION AND LOCATED ON THE EAST SIDE OF GLENN PARKWAY AND NORTH AND WEST OF THE EXISTING GLENROSS GOLF CLUB SUBDIVISION, AND DECLARING AN EMERGENCY.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:

PRESENTER: David Efland, Director OF Planning & Community Development

SUMARY OF ITEM:
This Ordinance would authorize the City Manager to enter into a Pre-Annexation Agreement (PAA) for the 100 acre Lane Annexation (this is before City Council via a separate ordinance). The Pre-Annexation Agreement is necessary to be entered into prior to accepting the Final Annexation for the property. The Agreement has several provisions but essentially outlines the additional requirements of this development with respect to certain financing elements such as the requirement to enter into a New Community Authority. These are issues that are best dealt with in an agreement and then carried through into zoning and development approvals as needed. The Owner, Developer and Staff have diligently prepared and worked through the various issues contained within the Agreement and Staff is recommending this legislation. The emergency clause is necessary because the Ohio Revised Code provides certain timing requirements for annexations and it is important to have the PAA approved by all parties prior to the final acceptance of the annexation which must occur prior to the end of February.

Staff recommends that this Agreement be executed by all parties prior to the final acceptance of the annexation. This would mean passing the PAA legislation in one reading requiring rules suspension and adoption of the emergency clause. This will ensure the financing obligations required by the City and entrance into the New Community Authority are formalized prior to acceptance of the final annexation. The Final Annexation is set for consideration by City Council for first reading on February 9 and final action on February 23 to meet the timing requirements of the Ohio Revised Code.

ATTACHMENTS:
Pre-Annexation Agreement

COUNCIL NOTES:

ORDINANCE NO. 15-13

AN ORDINANCE AUTHORIZING AND APPROVING A PRE-ANNEXATION AGREEMENT FOR 100± ACRES KNOWN AS THE LANE ANNEXATION AND LOCATED ON THE EAST SIDE OF GLENN PARKWAY AND NORTH AND WEST OF THE EXISTING GLENROSS GOLF CLUB SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, the City and County have been presented with a proposed annexation (known as the Lane annexation, David W. Fisher Agent for the Petitioner) for approximately 102.4 acres with 100 acres to be privately developed and 2.4 acres encompassing existing Glenn Parkway right-of-way owned by the City, and

WHEREAS, prior to the acceptance of the final annexation for this acreage, the land owner, developer, and City desire to enter into a Pre-Annexation Agreement in order to establish certain requirements for this area, and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Pre-Annexation Agreement for 100± acres located on the east side of Glenn Parkway and north and west of the existing Glenross Golf Club Subdivision, be the same and is hereby confirmed, approved, and accepted.

SECTION 2. The Pre-Annexation Agreement, in the form presently on file with the City Clerk, providing for, among other things, the annexation of certain real property into the City and the provision of certain services by the City to that real property, is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of this City, is hereby authorized to execute the Pre-Annexation Agreement, as may be required, provided further that the City's approval shall be evidenced conclusively by the execution thereof.

SECTION 3. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. EMERGENCY CLAUSE. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City and further to allow the agreement

to be signed prior to the statutory deadline for acceptance of the annexation. Therefore this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:	YEAS____ NAYS____ ABSTAIN ____
EMERGENCY CLAUSE:	YEAS____NAYS____ ABSTAIN ____
PASSED: _____, 2015	YEAS____ NAYS____ ABSTAIN ____
ATTEST: _____ CITY CLERK	_____ MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

Pre-Annexation Agreement For the 100 Acre Lane Annexation

Between the City of Delaware, John Daniel Lane (land owner), and Vincent Romanelli (developer).

Background: John Daniel Lane ("Owner") has filed an expedited Type 2 annexation petition for 100 acres of land they own adjacent to the City ("City"). The land included in the annexation is included in **Exhibit A** of this agreement. It is the intent of Owner to develop the land for single family residential dwellings by utilizing Vincent Romanelli as developer ("Developer"). The City is a co-applicant in the annexation because there exists a small amount of right-of-way for Glenn Road (approximately 2.4 acres) that is currently outside the municipal corporation and this annexation would bring that area into the City as it is contiguous with the development area.

City Council Resolution No. 14-61 (**Exhibit B**) established the services that the City will provide to this proposed annexed property should it be finally accepted by the City.

The parties have agreed to the following pre-annexation agreement, which will remain binding on any future owners or developers of the property.

A. **New Community Authority**: As a condition of annexation and consistent with this agreement, the record land owner at the time of execution shall execute a Declaration of Covenants, Restrictions, and Agreements for placement into a New Community Authority ("Declaration") upon request of the City and as soon as possible concurrent with or immediately after annexation. The Declaration shall become effective upon the property when the land subject to the annexation is rezoned to permit the development as acceptable to the developer and consistent with items G and H of this agreement. The Declaration shall be immediately filed by the City on the entire property upon approval of initial rezoning requested by the developer after annexation. Should the developer pursue detachment as contemplated in Item H of this agreement, the Declaration shall not be filed by the City and shall become null and void. As property in the annexation area is developed, the property will be placed in a New Community Authority (such as the existing Delaware South New Community Authority or a newly created similar Authority) as designated by the City with a maximum initial millage charge of 7.5. The City will use its bests efforts to ensure that similarly situated property is included in a New Community Authority consistent with this agreement and including a charge not less than 7.5 mills.
B. **Additional Sewer Charge**: Owners and Developer agree to accept an additional charge for the South East Highland Sanitary Sewer of $3,200 per equivalent dwelling unit. This fee will be paid at the time of building permit issuance. This is in addition to the then current sanitary sewer capacity charge that is paid concurrently with a building permit. This charge is required of all property tapping into the capacity of the SE Highland Sanitary Sewer Main. No structures or home lots shall be placed over the easements in place for this utility as approved through the platting and development planning processes required of this site.

C. **Right of Way**: The Owners and Developer agree to dedicate free of charge their portion of the necessary right-of-way for future Glenn Parkway extension fronting upon their property as well as any temporary construction easements as required by the City . The right-of-way shall be established and dedicated to the City with the first final plat of the proposed subdivision. Future developments in the area will have similar requirements and may be required to construct part or all of the contemplated improvements described above. The conceptual right-of-way to be provided is attached as **Exhibit C**, though the parties recognize that the exact area required may change and is subject to an approved environmental study, final alignment, and right-of-way being certified by the City as required.

D. **Roadway Access**: The City conceptually plans for a two-phase approach for the northward extension of Glenn Parkway from its current terminus north of Sycamore Lane, to its eventual connection at Curve Road. Initially, Glenn Parkway is conceived to be constructed with an at-grade alignment across the Norfolk Southern railroad tracks near Berlin Station Road. Exhibit 'C' shows two possible conceptual alignments under consideration to make this connection. Exhibit 'C' also shows the conceptually proposed future grade separated crossing alignment over the railway. The grade separation will be a necessary improvement at the point in the future where both increased highway and rail traffic are in conflict with maintaining acceptable levels of service along Glenn Parkway. The Delaware County Engineer will also be a necessary part of the review and approval process regarding access to and any improvements on Berlin Station Road and any future grade separated railroad crossing. Any development planning shall account for this approach understanding that changes to final alignment of future roads are anticipated and are shown as concept only at this time.

It is the City's intention to construct Glenn Parkway from the current northern terminus (north of Sycamore Lane) northward to Berlin Station Road at a point in time when it is deemed a necessary transportation improvement and funds are both available and appropriated by City Council, unless alternate non-city funding is identified and secured for the project or the project is advanced by a private sector developer at their cost. Should State or Federal Funding be secured for either the highway improvements, any regulations or requirements for those funds will be in addition to any requirements contained within this agreement.

E. **Transportation Fee**: Owners and Developer agree to an additional per dwelling unit transportation fee of $1,000. This fee will be paid at the time of building permit issuance and will be used by the city at its sole discretion to account for southeast area needed transportation improvements as a result of development in the area. This is consistent with other approved area developments and the city will use its best efforts to ensure that future similar residential developments in the area are subject to not less than the same charge.

F. **Future Utility/Roadway Extensions**: With the exception of items contained within this agreement, any other needed utility or roadway extensions will be the responsibility of the developer as the property develops pursuant to the City's development review process, regulations, and policies in effect at the time of application.

G. **Zoning:** Upon completion or concurrent with the annexation, the area will be rezoned to A-1 Agricultural Zoning, unless a complete zoning amendment application is received, processed, and approved prior to or concurrent with the annexation. Any future development will require the owner to file a zoning amendment request and follow all required processes. Requests will be reviewed on a case-by-case basis and must be consistent with the City Comprehensive Plan and

City policies in effect at the time the zoning amendment application is submitted. Formal Development Planning, Platting, and Conditional Use Permits may also be required depending upon the exact nature, scope, scale, and proposed development to be determined by City Staff at the time of application per the normal and customary development process and regulations in effect at the time of application. A conceptual plan is also attached as **Exhibit D,** and is used for illustrative purposes only to show one of several possible plans, uses, layouts for the acreage, and required roadway network connections to the south, east and future stub to the north. No development rights are conveyed, nor implied, by this concept plan. The area is expected to go through the normal and customary development review and zoning amendment process as contained within the city of Delaware code and consistent with past practices. Currently, the Comprehensive Plan dictates Low Density Single-Family Development for the entire proposed annexation area with a density range of 2-3.25 dwelling units per gross acre.

H. **Detachment and de-annexation:** The first rezoning application shall be for the entire annexation area. If the Owner does not receive zoning approvals they deem acceptable for the first rezoning application for the entire annexation area, the Owner may pursue detachment from the City per the processes outlined in the Ohio Revised Code and the City will cooperate and not be in opposition to any such proceeding brought by the Owner to detach and de-annex the property from the City. If the first rezoning application does not include the entire area or a future application seeks to rezone any portion of the annexed area after an initial zoning application for the entire annexation area has been filed, approved by the City, and accepted by the Owner, the City will not cooperate in any such detachment and de-annexation proceeding.

The undersigned representatives of the Owner, City, and Developer agree to this Pre-Annexation Agreement this _____ day of _____, 2015 by and between:

John Daniel Lane, Owner

R. Thomas Homan, City

Vincent Romanelli, Member

The undersigned representatives of the City agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

City: R. Thomas Homan

By: _____

Print Name: _____

Title: **City Manager**

State of _____)

) ss:

County of _____)

Before me, a notary public, in and for said county and state, personally appeared R. Thomas Homan, the City Manager and duly authorized representative of the City of Delaware, who acknowledged to me that he did execute the foregoing instrument on behalf of the City of Delaware.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this ____day of _____, 2015.

_____

Notary Public

The undersigned representatives of the Developer agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Developer: Vincent Romanelli

By: _____

Print Name: _____

Title: **Member**

State of _____)

) ss:

County of _____)

Before me, a notary public, in and for said county and state, personally appeared Vincent Romanelli, Member and duly authorized representative of the Developer, who acknowledged to me that he did execute the foregoing instrument on behalf of the Developer.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this ____day of _____, 2015.

_____

Notary Public

The undersigned representatives of the Owner agree to this Pre-Annexation Agreement between John Daniel Lane (Owner), R. Thomas Homan (City), and Vincent Romanelli (Member) for the approximately 100 Acre Lane Annexation.

Owner: John Daniel Lane

By: _____

Print Name: _____

Title: **Land Owner**

State of _____)

) ss:

County of _____)

Before me, a notary public, in and for said county and state, personally appeared John Daniel Lane, the Land Owner, who acknowledged to me that he did execute the foregoing instrument on behalf of the Land Owner.

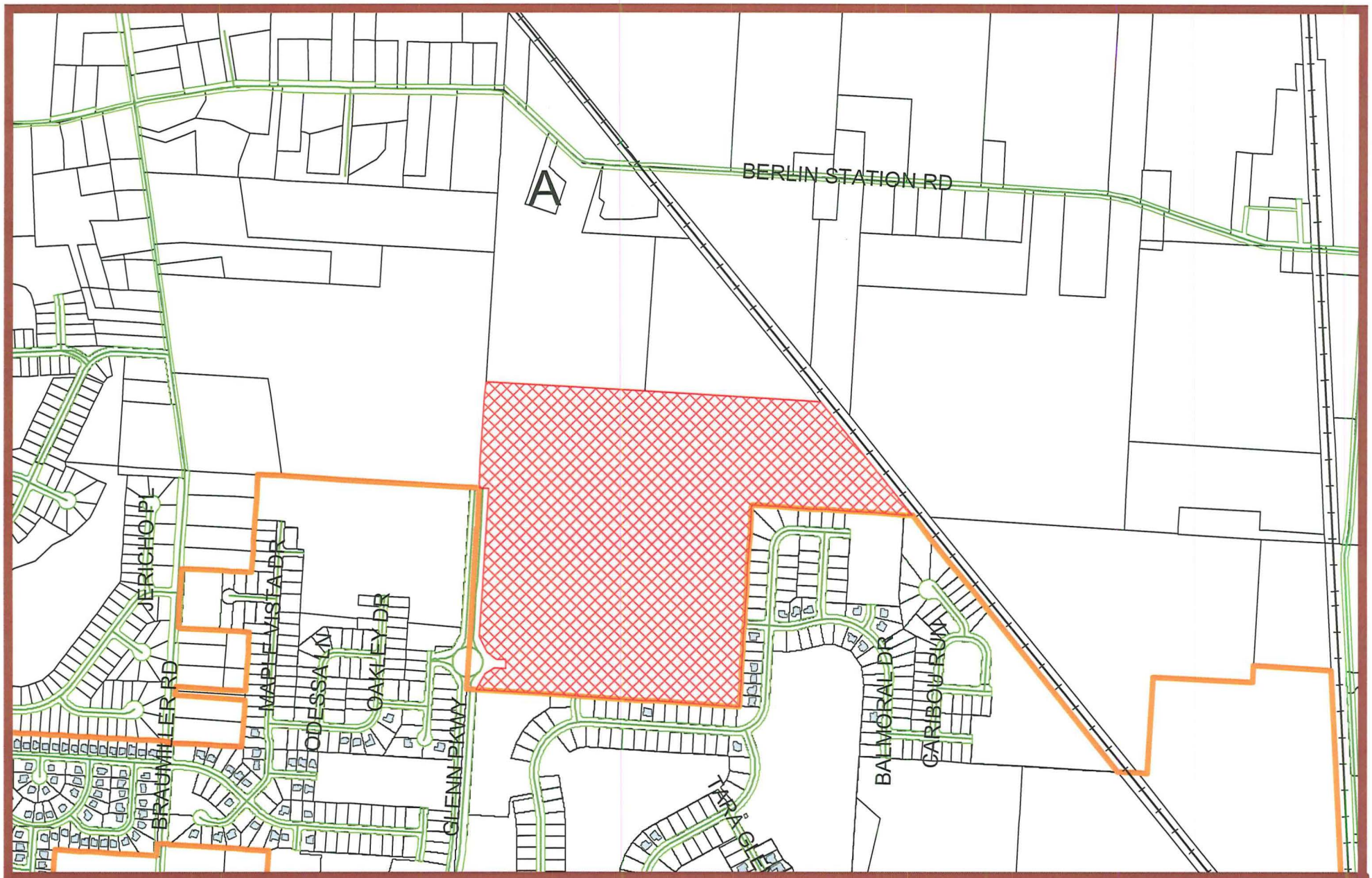
IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this ____day of _____, 2015.

_____

Notary Public

EXHIBIT A

Property survey



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

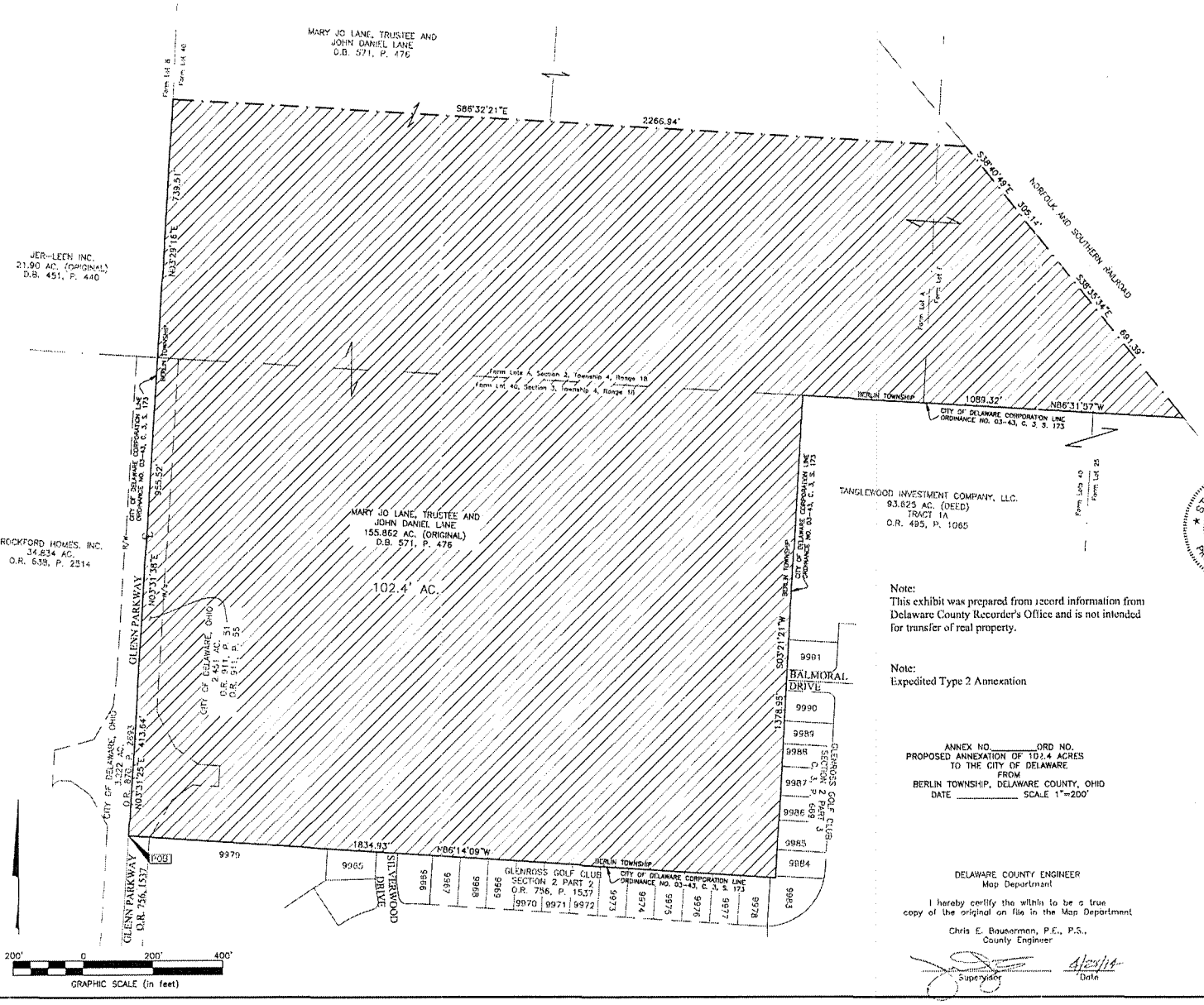
Exhibit A
Lane Annexation
~100 Acre property north of Glenross Subdivision
A = Single family dwelling at 2242 Berlin Station Rd.

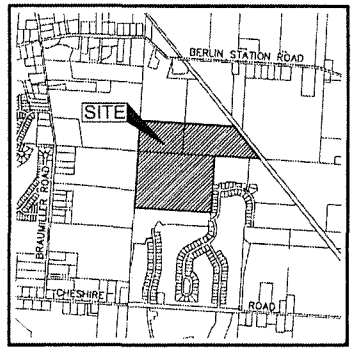
N
W E
S

Exhibit A

ANNEXATION OF 102.4± ACRES

TO THE CITY OF DELAWARE FROM BERLIN TOWNSHIP
FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18
FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18
UNITED STATES MILITARY LANDS
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO





LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA TO BE ANNEXED

Contiguity Note:
Total perimeter of annexation area is 9675.34 feet, of which 6411.87 feet is contiguous with the City of Delaware by Ordinance Number 03-43, giving 66% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

STATE OF OHIO EDWARD J. MILLER 8250 REGISTERED PROFESSIONAL SURVEYOR

By _____ 4/25/14
Edward J. Miller
Professional Surveyor No. 8250
Date

Note:
This exhibit was prepared from record information from Delaware County Recorder's Office and is not intended for transfer of real property.

Note:
Expedited Type 2 Annexation

ANNEX NO._____ORD NO.
PROPOSED ANNEXATION OF 102.4 ACRES
TO THE CITY OF DELAWARE
FROM
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
DATE _____ SCALE 1"=200'

DELAWARE COUNTY ENGINEER
Map Department

I hereby certify the within to be a true copy of the original on file in the Map Department

Chris E. Bauserman, P.E., P.S.,
County Engineer

Supervisor _____ 4/25/14
Date

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	April 24, 2014
Scale:	1" = 200'
Job No:	2013-1493
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

EXHIBIT B

Resolution of Services per ORC.

Exhibit B

RESOLUTION NO. 14-61

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 102.4± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONER.

WHEREAS, David W. Fisher, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 102.4± acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, David W. Fisher, as agent for the petitioners on October 1, 2014 delivered to the Acting Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on September 26, 2014, and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide an approximate date by which it will provide them to the territory proposed for annexation upon annexation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 102.4± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6: That this Resolution of Services is further conditioned upon the following:

SECTION 7. That this resolution shall take effect and be in force immediately after this passage.

PASSED: October 13, 2014 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

EXHIBIT C

Conceptual Glenn Parkway and Access Roadway plans.

Exhibit C

Sheet 02/02	DATE ISSUED: 10/28/2013	ENGINEERING Department of Engineering Services	CONCEPT ALIGNMENT	GLENN PARKWAY SYCAMORE LANE TO CURVE ROAD

REVISIONS

No.	DATE	DESCRIPTION	APPROVED

Exhibit C

Sheet 01/02	DATE ISSUED: 10/28/2013	ENGINEERING Department of Engineering Services	CONCEPT ALIGNMENT	GLENN PARKWAY SYCAMORE LANE TO CURVE ROAD

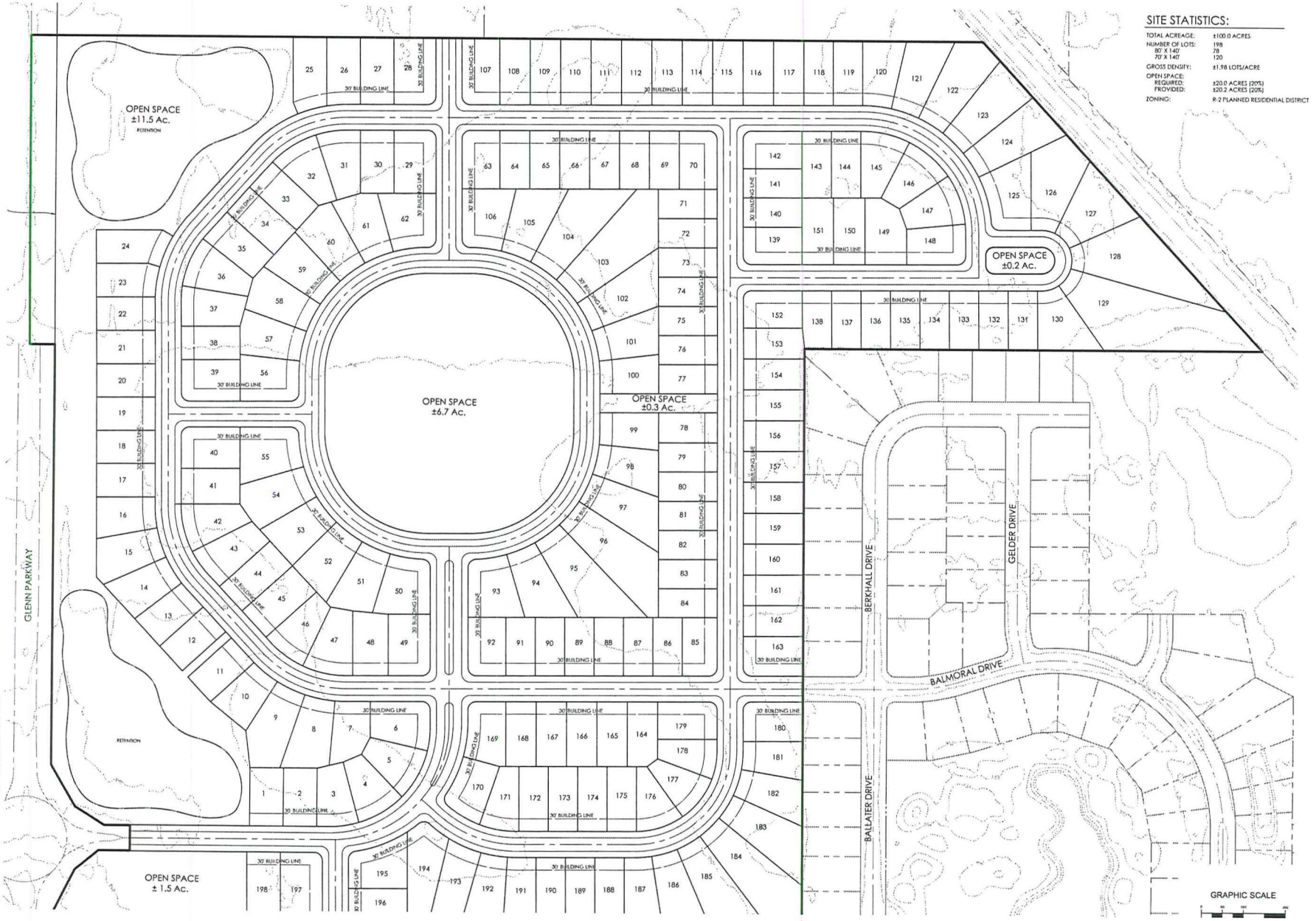
REVISIONS

No.	DATE	DESCRIPTION	APPROVED

EXHIBIT D

Conceptual Development Plan

Exhibit D



SITE STATISTICS:

TOTAL ACREAGE:	±100.0 ACRES
NUMBER OF LOTS:	198
80' X 140'	78
70' X 140'	120
GROSS DENSITY:	±1.98 LOTS/ACRE
OPEN SPACE:	
REQUIRED:	±20.0 ACRES (20%)
PROVIDED:	±20.2 ACRES (20%)
ZONING:	R-2 PLANNED RESIDENTIAL DISTRICT

GLENROSS NORTH

City of Delaware . Delaware County . Ohio

CONCEPTUAL SITE PLAN

PREPARED FOR:

VINCE ROMANELLI

PREPARED BY:

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE:	APRIL 10, 2014
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

NORTH

SHEET

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 14 **DATE: 02/09/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-14 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE ACCEPTING THE ANNEXATION OF 102.4± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONERS.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**
Passage at second reading
MEETING DATE:

STAFF RECOMMENDATION:

PRESENTER: David Efland, Director of Planning & Community Development

SUMARY OF ITEM:
This is the final acceptance of annexation for approximately 102 acres of land north and west of the current Glenross Subdivision in the City's southeast quadrant. City Council passed a Resolution of Services for this proposed annexed territory on October 13, 2014. A portion of this acreage (approximately 2.4 acres) is City of Delaware right-of-way for Glenn Parkway, so the City is technically a co-applicant in this annexation. The Ohio Revised Code contains several required hearings and timing with respect to annexations for both the City and the County. As a result, this annexation must be accepted prior to the end of February 2015 or it is considered technically denied and the entire process must start again. Staff and the applicant have been working diligently during this annexation process to come to terms on a Pre-Annexation Agreement (under separate legislation for City Council consideration) and to present concept development plans to the Planning Commission. Staff and the applicant are in agreement with respect to the Pre-Annexation Agreement and acceptance of this final annexation action. The concept plan calls for single-family detached homes on lots similar to Glenross Subdivision but built around a unifying large 'central park' amenity. This fits with the goals of our Comprehensive Plan and the concept plan has been generally well received by all. Upon passage, the Applicant will move through the development zoning and permitting processes. Therefore, Staff would recommend approval of this item after passage by City Council of the Pre-Annexation Agreement which documents certain requirements of this annexation.

ATTACHMENTS:
October 24 Letter from the County
County Resolution No. 14-1213
City Resolution No. 14-61
Petition
Description
Map

COUNCIL NOTES:

ORDINANCE NO. 15-14

AN ORDINANCE ACCEPTING THE ANNEXATION OF 102.4± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONERS.

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on October 24, 2014 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B".

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That Council hereby accepts the annexation of 102.4± acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Lane Annexation David W. Fisher, agent for the petitioners.

SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULES SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

RESOLUTION NO. 14-61

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 102.4± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE LANE ANNEXATION BY DAVID W. FISHER, AGENT FOR THE PETITIONER.

WHEREAS, David W. Fisher, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 102.4± acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, David W. Fisher, as agent for the petitioners on October 1, 2014 delivered to the Acting Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on September 26, 2014, and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide an approximate date by which it will provide them to the territory proposed for annexation upon annexation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That upon annexation to the City of Delaware of 102.4± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio Revised Code Section 709.023(D), hereby consents to the annexation.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6: That this Resolution of Services is further conditioned upon the following:

SECTION 7. That this resolution shall take effect and be in force immediately after this passage.

PASSED: October 13, 2014 YEAS 7 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Timothy C. Hansley

Clerk to the Commissioners
Jennifer Walraven

RECEIVED
OCT 29 2014
CITY MANAGER'S OFFICE

October 24, 2014

Michele Kohler
Delaware City Hall
1 S. Sandusky St.
Delaware, Ohio 43015

RE: Annexation Petition of 102.4 Acres Berlin Township To The City Of Delaware

Dear Ms. Kohler:

The Delaware County Commissioners in Regular Session on October 23, 2014, adopted a Resolution granting Prayer of Petition for 102.4 acres, more or less, from Berlin Township to the City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution; a copy of the annexation Petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please feel free to call me at 740-833-2108.

Sincerely,

Jennifer Walraven,
Clerk to the Commissioners

Delaware County Commissioners, 101 North Sandusky Street, P.O. Box 8006 Delaware, Ohio 43015
(740) 833-2100 (740) 548-7313 FAX: (740) 833-2099

Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Timothy C. Hansley

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 14-1213

IN THE MATTER OF GRANTING THE ANNEXATION PETITION OF 102.4 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. O'Brien, seconded by Mr. Stapleton to approve the following resolution:

Whereas, on September 26, 2014, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by David W. Fisher, agent for the petitioners, of 102.4 acres, more or less, in Berlin Township to the City of Delaware; and

Whereas, ORC Section 709.023-Expedited Type 2 Annexation Petition; Petitions By All Property Owners With Or Without Consent of Municipality & Township(s) – If the Municipality or Township does not file an objection within 25 days after filing of annexation, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Berlin;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 102.4 acres, more or less, in Berlin Township to the City of Delaware.

Vote on Motion	Mr. O'Brien	Aye	Mr. Merrell	Aye	Mr. Stapleton	Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on October 23, 2014 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to Commissioners

Delaware County Commissioners, 101 North Sandusky Street, P. O. Box 8006, Delaware, Ohio 43015-8006
(740) 833-2100 (740) 548-7313 FAX: (740) 833-2099

PETITION FOR EXPEDITED TYPE II ANNEXATION
OF 102.4 ACRES FROM BERLIN TOWNSHIP
TO THE CITY OF DELAWARE
UNDER SECTIONS 709.021 AND 709.023 OHIO REVISED CODE

TO THE BOARD OF COUNTY COMMISSIONERS
OF DELAWARE COUNTY, OHIO

The undersigned petitioners, being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 102.4 acres in Berlin Township, Delaware County, Ohio with a total perimeter boundary of 9,675.34 feet (being the total length of perimeter of the territory to be annexed), which area is contiguous along a total of 6,411.87 feet to the boundary of the City of Delaware, Ohio (being the total length of contiguity with the boundary of the City), being a total percentage of perimeter contiguity with the City of Delaware, Ohio of 66 percent (66%), do hereby pray that said territory be annexed to the City of Delaware, Ohio by expedited type II annexation procedures according to Sections 709.021 and 709.023 of the Ohio Revised Code, as amended. No island of unincorporated area will be created by this annexation.

A full and accurate legal description and an accurate map of the territory so prayed to be annexed are attached hereto and made part hereof.

In support of said petition, your petitioners state that there is within the territory so prayed to be annexed two (2) OWNERS OF REAL ESTATE.

David W. Fisher, whose address is 207 North Fourth Street, Columbus, Ohio, 43215, is hereby appointed agent for the undersigned petitioners, as required by Section 709.02 of the Ohio Revised Code. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of this petition, legal description and map. Said amendment shall be made by the presentation of an amended map and description to the Board of County Commissioners on, before, or after the date set for hearing on this petition.

Signature Page to Follow

DELAWARE COUNTY
COMMISSIONERS
2014 SEP 26 PM 3:25
RECEIVED

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

PETITIONERS

Name	ADDRESS	SIGNATURE
John Daniel Lane	2242 Berlin Station Rd. Delaware, Ohio 43015	By: John D Lane Name: John D Lane Its: Date: 9-19-14
City of Delaware, Ohio	1 S. Sandusky St. Delaware, OH 43015	By: Name: R. Thomas Homan Its: City Manager Date: 9.2.14

PROPOSED ANNEXATION
102.4 ACRES

FROM: **BERLIN TOWNSHIP**

TO: **CITY OF DELAWARE**

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots A and F, Section 2, Township 4, Range 18, Farm Lot 40, Section 3, Township 4, Range 18, United States Military Lands, being the remainder of that 155.862 acre tract conveyed to Mary Jo Lane, Trustee and John Daniel Lane by deed of record in Deed Book 571, Page 476 (all references refer to the records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a southwesterly corner of that 2.451 acre tract conveyed to City of Delaware, Ohio by deeds of record in Official Record 911, Page 51 and Official Record 911, Page 55, on the centerline of Glenn Parkway of record in Official Record 756, Page 1537, on the existing City of Delaware Corporation Line as established by Ordinance Number 03-43, of record in Cabinet 3, Slide 173, and on the westerly line of that 3.222 acre tract conveyed to City of Delaware, Ohio by deed of record in Official Record 870, Page 2693;

thence North 03° 31' 25" East, with said centerline, Corporation Line and westerly line, a distance of 413.64 feet to a point;

thence North 03° 31' 38" East, continuing with said centerline, existing Corporation Line and westerly line, a distance of 955.52 feet to a point on the northerly terminus of said Glenn Parkway, at the northeasterly corner of said 3.222 acre tract and at the southeasterly corner of that 21.90 acre tract conveyed to Jer-Leen Inc. by deed of record in Deed Book 451, Page 440;

thence North 03° 29' 16" East, with the westerly line of the remainder of said 155.862 acre tract, the easterly line of said 21.90 acre tract and continuing with said Corporation Line, a distance of 739.51 feet to point;

thence South 86° 32' 21" East, across the remainder of said 155.862 acre tract, a distance of 2266.94 feet to a point on the easterly line of the remainder of said 155.862 acre tract and on a westerly line of Norfolk and Southern Railroad;

thence South 38° 40' 49" East, with said easterly line and westerly line, a distance of 305.14 feet to a point;

thence South 38° 35' 34" East, continuing with said easterly line and westerly line, a distance of 691.39 feet to a point at the southeasterly corner of the remainder of said 155.862 acre tract, the northeasterly corner of the remainder of that 93.625 acre tract conveyed as Tract 1A to Tanglewood Investment Company, LLC by deed of record in Official Record 496, Page 1065, being on the existing City of Delaware Corporation Line established by Ordinance Number 03-43 of record in Cabinet 3, Slide 173;

thence North 86° 31' 57" West, with the southerly line of the remainder of said 155.862 acre tract, the northerly line of the remainder of said 93.625 acre tract and said existing Corporation Line, a distance of 1089.32 feet to a point;

thence South 03° 21' 21" West, with the easterly line of the remainder of said 155.862 acre tract, the westerly line of the remainder of said 93.625 acre tract, the westerly line of that subdivision entitled "Glenross Golf Club Section 2 Part 3", of record in Cabinet 3, Slide 669, and said existing Corporation Line, a distance of 1378.95 feet to a point;

thence North 86° 14' 09" West, with the southerly line of the remainder of said 155.862 acre tract, the northerly line of said "Glenross Golf Club Section 2 Part 3" and the northerly line

of that subdivision entitled "Glenross Golf Club Section 2 Part 2", of record in Official Record 756, Page 1537, and with said existing Corporation Line, a distance of 1788.14 feet to the POINT OF BEGINNING, containing approximately 102.4 acres of land.

Total perimeter of annexation area is 9675.34 feet, of which 6411.87 feet is contiguous with the City of Delaware by Ordinance Number 03-43, giving 66% perimeter contiguity. This annexation does not create any unincorporated islands.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY, AND IS NOT TO BE USED FOR DEED TRANSFER.

STATE OF OHIO
EDWARD J. MILLER 8250 REGISTERED PROFESSIONAL SURVEYOR

EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/25/14

Edward J. Miller
Registered Surveyor No. 8250

Date

DAN:td
102_4 ac. 20131493-VS-ANNX

DELAWARE COUNTY ENGINEER
Map Department

I hereby certify the within to be a true copy of the original on file in the Map Department

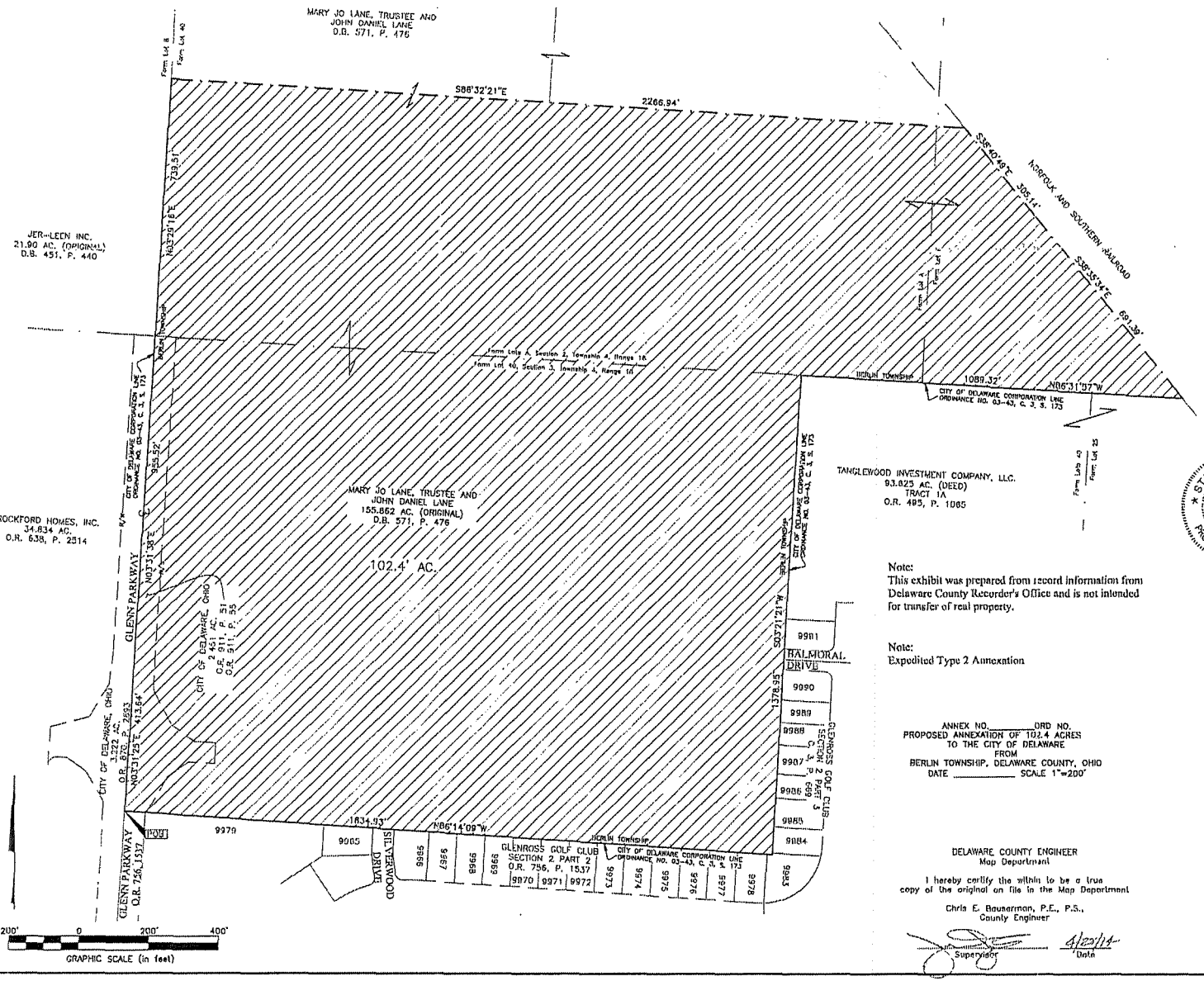
Chris E. Bauserman, P.E., P.S.,
County Engineer

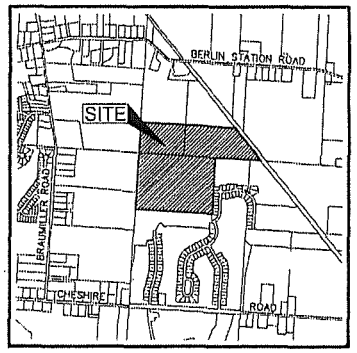
Supervisor

4/28/14
Date

ANNEXATION OF 102.4± ACRES

TO THE CITY OF DELAWARE FROM BERLIN TOWNSHIP
FARM LOTS A AND F, SECTION 2, TOWNSHIP 4, RANGE 18
FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 18
UNITED STATES MILITARY LANDS
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO





LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA TO BE ANNEXED

Contiguity Note:
Total perimeter of annexation area is 9675.34 feet, of which 6411.87 feet is contiguous with the City of Delaware by Ordinance Number 03-43, giving 66% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

Note:
This exhibit was prepared from record information from Delaware County Recorder's Office and is not intended for transfer of real property.

Note:
Expedited Type 2 Annexation

ANNEX NO._____ORD NO.
PROPOSED ANNEXATION OF 102.4 ACRES
TO THE CITY OF DELAWARE
FROM
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
DATE _____ SCALE 1"=200'

DELAWARE COUNTY ENGINEER
Map Department

I hereby certify the within to be a true copy of the original on file in the Map Department

Chris E. Bauserman, P.E., P.S.,
County Engineer

Supervisor

4/25/14
Date

STATE OF OHIO
EDWARD J. MILLER
8250
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 4/25/14
Edward J. Miller
Professional Surveyor No. 8250
Date

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

Date:	April 24, 2014
Scale:	1" = 200'
Job No:	2013-1493
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 15 **DATE: 02/09/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-15 **RESOLUTION NO.:**

DESCRIPTION:
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DELAWARE COUNTY BOARD OF COUNTY COMMISSIONERS FOR BACKUP BUILDING OFFICIAL SERVICES AND INSPECTION SERVICES ON AN AS NEEDED BASIS.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**
Engineering Department

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:
Approval at first reading

PRESENTER: Dave Efland, Planning Director

SUMMARY OF ITEM:
This agreement is necessary for backup Building Official and Inspection Services as required by the Ohio Building Code. This last time this was done was in 2012.

ATTACHMENTS:
Draft Agreement

COUNCIL NOTES:

ORDINANCE NO. 15-15

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DELAWARE COUNTY BOARD OF COUNTY COMMISSIONERS FOR BACKUP BUILDING OFFICIAL SERVICES AND INSPECTION SERVICES ON AN AS NEEDED BASIS.

WHEREAS, the City and County are required to have a backup building official and inspection services on staff or under contract as a part of the Ohio Board of Building Standards Certification process, and

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO:

SECTION 1. That the City Manager is hereby authorized and directed to enter into an agreement with Delaware County Board of County Commissioners for backup building official services and inspection services on an as needed basis, Exhibit 'A' attached hereto and incorporated herein.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULES SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, **2015,** by and between **Delaware County, Ohio**, through the Board of County Commissioners, hereinafter called "COUNTY" and The **City of Delaware**, through City Council, hereinafter called "CITY".

WITNESSETH:

WHEREAS, the CITY and COUNTY are each required to have a backup building official on staff or under contract as a part of the Ohio Board of Building Standards Certification process; and

WHEREAS, the CITY and COUNTY are occasionally in the need of back up inspection assistance; and

WHEREAS, the CITY and COUNTY have qualified staff and are willing to provide such services as may be needed; and

WHEREAS, the CITY and COUNTY use the same building, electrical and mechanical codes; and

WHEREAS, the CITY and COUNTY wish to establish an AGREEMENT with each other to provide the above requirements;

NOW, THEREFORE, CITY and COUNTY, in consideration of their mutual covenants, herein agree as follows:

SECTION 1 – SCOPE OF SERVICES

A. The CITY and COUNTY may provide backup building official and inspection services on an as needed basis to each other. Respectively, the CITY and the COUNTY reserve the right to determine the ability to provide the services as requested.

B. Both the CITY and COUNTY agree that any staff provided as part of the backup service will be certified by the State of Ohio as a building official, building inspector and electrical safety inspector.

C. The CITY and COUNTY shall maintain, at their own expense, all requirements of the State of Ohio for continuing education for their own employees.

D. The CITY and COUNTY shall maintain, at their own expense, the codes and standards necessary for the execution of the building official and inspection services.

L. Coordination of the service(s) shall be administered by the jurisdiction providing the back up inspections and included as part of the overall cost of the service.

M. Complaints and/or disputes resulting from the provided service(s) will be reported immediately to the authority having jurisdiction. The authority having jurisdiction shall provide for the appeal mechanism for all disputes and complaints.

SECTION 2 – BASIS OF PAYMENT

A. Each party shall be compensated by payment for services based upon the hourly costs fee schedule below. All costs associated with the services provided shall be inclusive to the various hourly rates provided below.

Building Official	$81/hour
Building Inspector	$54/hour
Electrical Safety Inspector	$65/hour
Mechanical Inspector	$54/hour
Mileage	$0.55/mile

B. Each party shall provide a report quarterly for services rendered throughout the three month period. The report shall consist of a fully itemized account of the services performed. Reports shall indicate the dates of service, permit and/or project name, and the time spent on each.

C. Services shall be exchanged one for one (1 for 1). In the event that one party provides more hours of service than the other, that party will be compensated at the above listed (2A) rate(s) for the actual hours worked. The party providing the greater amount of hours shall invoice the other party for the difference in hours on a quarterly basis. Invoices shall be paid within forty-five (45) days of the date of the invoice.

Reimbursable expenses shall be itemized and original receipts provided. Reimbursable expenses shall be indicated as such on the invoice.

SECTION 3-GENERAL CONSIDERATIONS

A. This AGREEMENT shall be governed by the laws of the State of Ohio.

B. Neither the CITY, nor the COUNTY shall assign their responsibilities under this AGREEMENT to any other third party without the written consent of the other party.

AUDITOR'S CERTIFICATION (RC 5705.41(D)):

The Delaware County Auditor hereby certifies that the funds required to meet the obligation set forth in this Agreement have been lawfully appropriated for such purpose and are in the county treasury or in the process of collection, free from any other encumbrances. The Delaware County Auditor also certifies that it has confirmed with the State of Ohio Auditor that the City of Delaware has no outstanding findings for recovery issued against it by the State of Ohio.

George Kaitsa, Delaware County Auditor

P1501423
Purchase Order Number

Contract #: 2015-0065

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 16 **DATE: 2/9/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-16 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DELAWARE CITY SCHOOLS FOR A BUILDING EXPANSION AND PARKING LOT CONFIGURATION FOR DELAWARE HAYES HIGH SCHOOL ON APPROXIMATELY 29.42 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 289 EUCLID AVENUE.

DEPARTMENT AFFECTED:
Planning Department

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: February 4, 2015

STAFF RECOMMENDATION:
Approval at First Reading

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
In June 2014, City Council approved a Conditional Use Permit (Ordinance 14-52) and a Combined Preliminary and Final Development Plan (Ordinance 14-53) for athletic fields and parking lot site improvements in Phase 1 of 2 of their overall construction plans to Delaware Hayes High School. Now in Phase 2, the School is proposing building expansions and converting the tennis court into a parking lot. In this phase there would be two separate expansions built concurrently. A two story academic wing would be added to the northeast corner of the main building while a single story performing arts section would be added to the north of the main building. The existing eight tennis courts would be converted to a 160 space parking lot.

The access to the site would remain the same with the proposed expansion and parking lot conversion. The two story academic wing expansion would be located on the northeast corner of the main building and would be approximately 20 feet from Hayes Drive and 75 feet from Euclid Avenue. The expansion protrudes into the 40 foot building setback along Hayes Drive which would require a variance request approval by the Board of Zoning Appeals. A dry detention basin with a bio-retention cell for water quality would be located just northeast of the expansion fronting Hayes Drive and Euclid Avenue. The addition would accommodate 18 to 20 classrooms and small group rooms with associated restrooms, mechanical, electrical and technology spaces along with a new elevator which would serve the addition and the main building. The building would be constructed of new exterior materials (brick, concrete masonry, aluminum windows and doors) to match the existing materials to the extent possible. The single story performing arts expansion would be located on the north side of the main building and would be approximately 75 feet from Hayes Drive. The expansion would provide support space for the existing stage and auditorium. Again, the building would be constructed of new exterior materials (brick, concrete masonry, aluminum windows and doors) to match the existing materials to the extent possible.

The existing eight tennis courts would be converted into a 160 space parking lot which includes 6 handicap spaces. The new parking lot would be accessed through the existing eastern parking which requires the removal of five parking spaces. Per the zoning code, the 20 classroom addition would require only 40 additional parking spaces. Therefore, the school is providing a significant amount of overflow parking. The plan also achieves comliance with the landscaping and lighting requirements while no new signage proposed.

Both staff and the Planning Commission recommend approval of the Combined Preliminary and Final Development Plan with the documented conditions.

ATTACHMENTS:
Staff report

COUNCIL NOTES:

ORDINANCE NO. 15-16

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DELAWARE CITY SCHOOLS FOR A BUILDING EXPANSION AND PARKING LOT CONVERSION FOR DELAWARE HAYES HIGH SCHOOL ON APPROXIMATELY 29.42 ACRES ZONED R-3 (ONE-FAMILY RESIDIENTIAL DISTRICT) AND LOCATED AT 289 EUCLID AVENUE.

WHEREAS, the Planning Commission at its meeting of February 4, 2015, recommended approval of a Combined Preliminary and Final Development Plan for Delaware City Schools for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.42 acres zoned R-3 (One-Family Residential District) and located at 289 Euclid Avenue (PC Case 2015-0034), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Combined Preliminary and Final Development Plan for Delaware City Schools for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.42 acres zoned R-3 (One-Family Residential District) and located at 289 Euclid Avenue, the same and is hereby confirmed, approved, and accepted, with the following conditions:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
3. The lighting plan shall be reviewed and approved by the Chief Building Official.
4. The Board of Zoning Appeals shall approve a building setback variance request for the Academic Wing Expansion or the subject plan shall be revised for the Academic Wing Expansion to achieve compliance with the minimum building setback requirements.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of

this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0034
REQUEST: Combined Preliminary & Final Development Plan
PROJECT: Delaware Hayes High School
MEETING DATE: February 4, 2015

APPLICANT/OWNER

Fanning Howey
4930 Bradenton Avenue
Dublin, Ohio 43017

Delaware City Schools
621 Pennsylvania Avenue
Delaware, Ohio 43015

REQUEST

2015-0034: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.4 acres zoned R-3 (One Family Residential District) and located at 289 Euclid Avenue.

PROPERTY LOCATION & DESCRIPTION

The 29.4 acre Delaware Hayes High School campus encompasses two parcels with a northern boundary of Pennsylvania Avenue, a southern boundary of a residential subdivision, an eastern boundary of Euclid Avenue and a western boundary of the railroad tracks. The campus properties are zoned R-3 (One-Family Residential District) while the properties to the north are zoned R-3 and R-6 (Multi-Family Residential District), the properties to the east and south are zoned R-3 and the properties to the west area zoned R-3, R-6 and B-3 (Community Business District).

BACKGROUND/PROPOSAL

In June 2014, City Council approved a Conditional Use Permit (Ordinance 14-52) and a Combined Preliminary and Final Development Plan (Ordinance 14-53) for athletic fields and parking lot site improvements in Phase 1 of 2 of their overall construction plans to Delaware Hayes High School. Now in Phase 2, the School is proposing building expansions and converting the tennis court into a parking lot. In this phase there would be two separate expansions built concurrently. A two story academic wing would be added to the northeast corner of the main building while a single story performing arts section would be added to the north of the main building. The existing eight tennis courts would be converted to a 160 space parking lot.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject parcels are zoned R-3 with a Conditional Use Permit to allow the school use. Under the current zoning, the building expansion and parking lot conversion would require a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council. In addition, the building expansion on the Academic Wing would need a building setback variance approved by the Board of Zoning Appeals. The schools have applied for the variance which is scheduled to be heard on February 11.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS/PEDESTRIAN CONNECTIVITY:** The access to the site would remain the same with the proposed expansion and parking lot conversion.
- **SITE CONFIGURATION:**

  Academic Wing Expansion – The two story expansion would be located on the northeast corner of the main building and would be approximately 20 feet from Hayes Drive and 75 feet from Euclid Avenue. The expansion protrudes into the 40 foot building setback along Hayes Drive which would require a variance request approval by the Board of Zoning Appeals. A dry detention basin with a bio-retention cell for water quality would be located just northeast of the expansion fronting Hayes Drive and Euclid Avenue. The addition would accommodate 18 to 20 classrooms and small group rooms with associated restrooms, mechanical, electrical and technology spaces along with a new elevator which would serve the addition and the main building. The building would be constructed of new exterior materials (brick, concrete masonry, aluminum windows and doors) to match the existing materials to the extent possible.

Performing Arts Expansion – The single story expansion would be located on the north side of the main building and would be approximately 75 feet from Hayes Drive. The expansion would provide support space for the existing stage and auditorium. Again, the building would be constructed of new exterior materials (brick, concrete masonry, aluminum windows and doors) to match the existing materials to the extent possible

Parking Lot Conversion – The existing eight tennis courts would be converted into a 160 space parking lot which includes 6 handicap spaces. The new parking lot would be accessed through the existing eastern parking which requires the removal of five parking spaces. Per the zoning code, the 20 classroom addition would require only 40 additional parking spaces. Therefore, the school is providing a significant amount of overflow parking.

- **TREE REMOVAL & REPLACEMENT:** The Academic Wing Expansion would remove 2 trees that equal 18 caliper inches and they are not adding any trees above the typical zoning requirements replacing the removed trees. However, any shortfall of trees being removed would be accounted for per the approved Dempsey Middle School tree preservation conservation easement agreement
- **LANDSCAPING & SCREENING:** The landscape plan identifies additional street/front yard trees adjacent to the Academic Wing Expansion on Hayes Drive along with three trees in the Performing Arts Expansion area. The landscape plan would have to be reviewed and approved by the Shade Tree Commission for species, installation size and location.
- **LIGHTING:** The Academic Wing Expansion would have seven new wall pack lights while the Performing Arts Expansion would have two new wall pack lights. The new parking lot would have six new 15 foot high light poles with cut-off fixtures and one new light pole with the same specifications would be constructed in the existing east parking lot. The lighting plan specifications would have to be reviewed and approved by the Chief Building Official.
- **SIGNS:** There is no new signage proposed with the addition and site improvement.

STAFF RECOMMENDATION (2015-0034 – COMBINED PRELIMIMARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.4 acres zoned R-3 (One Family Residential District) and located at 289 Euclid Avenue, with the following conditions that:

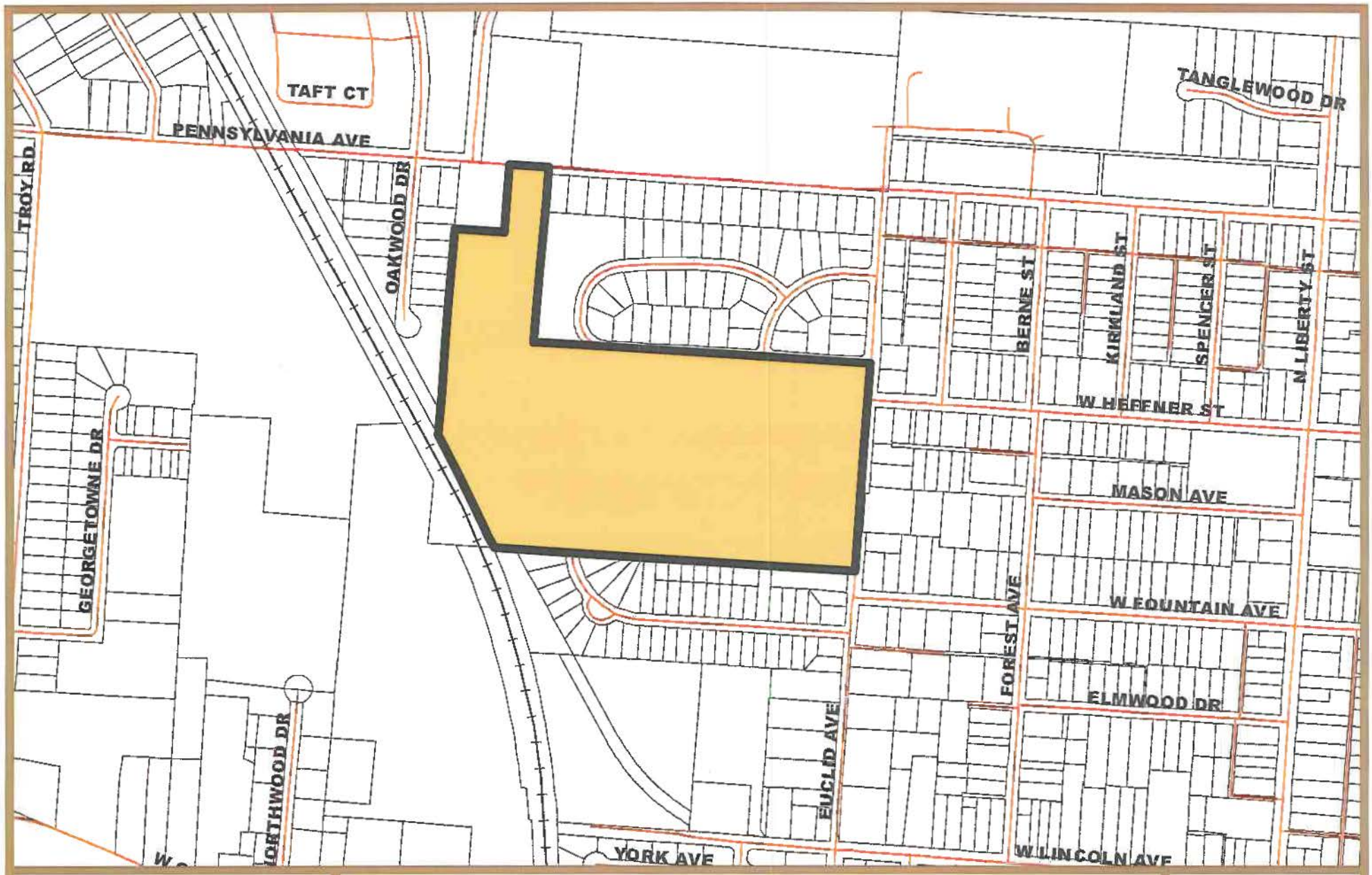
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The landscape plans shall be reviewed and approved by the Shade Tree Commission.
3. The lighting plan shall be reviewed and approved by the Chief Building Official.
4. The Board of Zoning Appeals shall approve a building setback variance request for the Academic Wing Expansion or the subject plan shall be revised for the Academic Wing Expansion to achieve compliance with the minimum building setback requirements.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

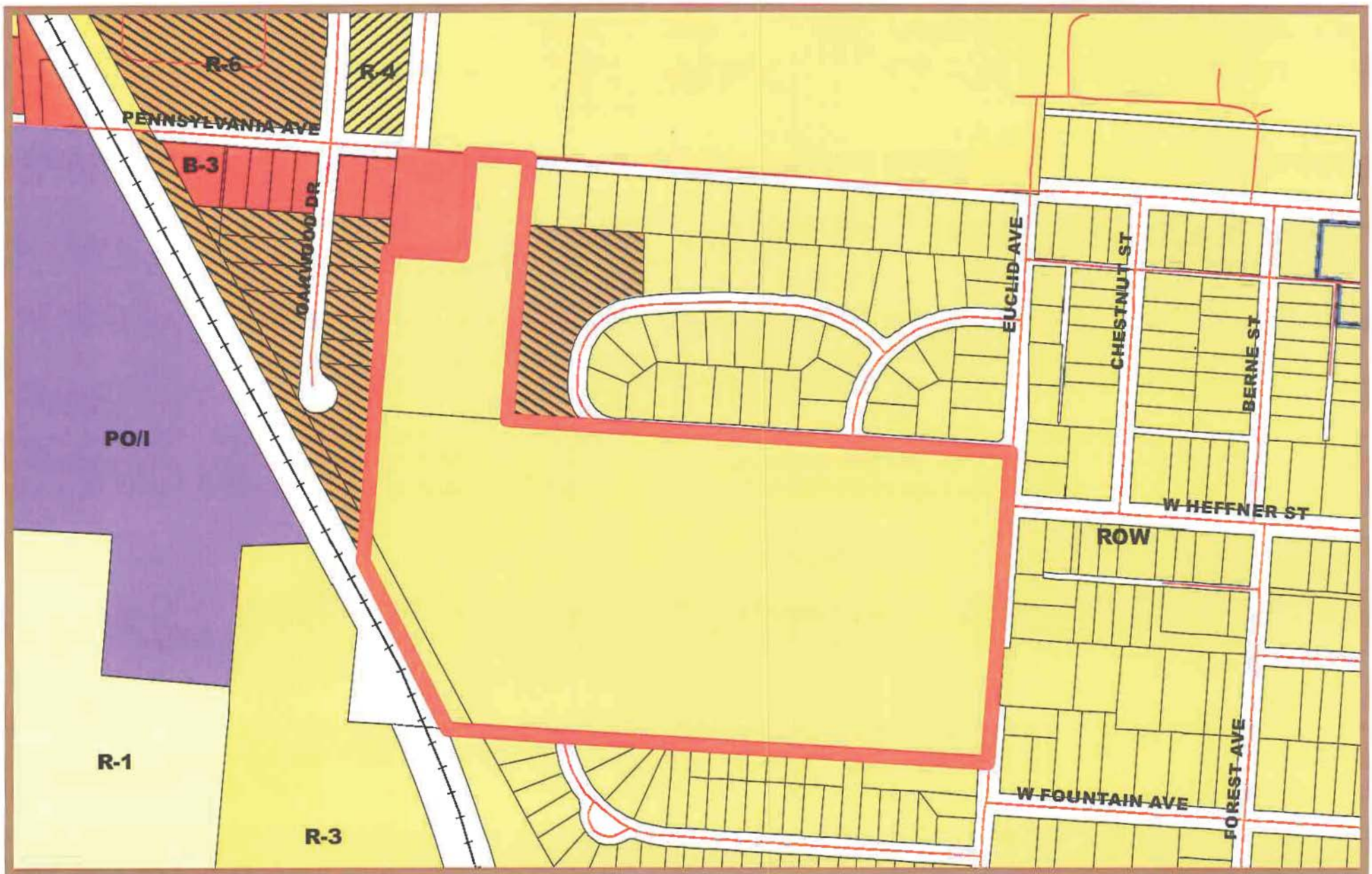
FILE:
ORIGINAL: 01/28/15
REVISED:



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0034
Combined Preliminary & Final Development Plan
Delaware Hayes High School - 289 Euclid Avenue
Location Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0034
Combined Preliminary & Final Development Plan
Delaware Hayes High School - 289 Euclid Avenue
Zoning Map

N

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0034
Combined Preliminary & Final Development Plan
Delaware Hayes High School - 289 Euclid Avenue
Aerial (2013)

N

FANNING HOWEY

January 7, 2015

Hayes High School
Additions and Renovations
Delaware City Schools
Delaware, Ohio
Project No. 213051.07

Project Narrative

Phase 2 of improvements at Hayes High School is comprised of Building Additions and Renovations, and repurposing of the Tennis Court area. This supplements the Phase 1 Athletic Field and Parking Lot improvements currently under construction.

The Phase 2 work at Hayes High School is comprised of two separate additions as well as various renovations, comprised of:

1. A two story academic wing will be added at the northeast corner of the site to accommodate 18 to 20 classrooms and small group rooms with associated restrooms, mechanical, electrical and technology spaces. This addition will house a new elevator which, besides serving the addition, will also serve the original two story north academic wing.
2. A single story Performing Arts addition to the north of the building will provide support spaces for the Stage and Auditorium.
3. Interior renovations to develop additional Athletics and support spaces at the lower level of the original south academic wing. This area will be expanded by moving the exterior wall out to align with the upper level wall and roof above.
4. Interior renovations to develop additional Student Dining and Serving Areas at upper level of the original south academic wing.
5. Various classroom improvements including elimination of non-accessible teaching spaces.
6. Building security improvements.
7. Improvement of Administrative Office circulation and adjacencies.

All new exterior materials (brick and concrete masonry, aluminum windows and doors) will match the existing exterior materials to the extent that these same or similar materials are still available.

Work also includes repurposing of the existing Tennis Courts into parking.

The improvements will include a dry detention basin with a bio-retention cell for water quality at the northeast corner of the site. A new roof drain system will capture runoff from the academic building addition and convey it to the detention basin. The existing 12" storm sewer near the Performing Arts addition will be re-routed/re-connected to convey the storm water into the existing storm sewer system and back to Hayes Drive. The detention basin at the northeast corner has been over-sized to over-detain to account for the added runoff from the Performing Arts Addition.

Access to and from the site off Euclid Avenue and Hayes Drive as well as internal site circulation remains unchanged. Parking capacity is expanded by 154 spaces through repurposing of the existing Tennis Court area to serve as staff and event parking. Improvements include removal of the court surfacing, removal of the perimeter fencing and addition of wheel stops. Surface drainage for this area remains unchanged. New lighting for this area is added to comply with minimum foot candle standards. Screening of this area relative adjacent residential property to the south is provided by the existing 9 foot embankment.

ARCHITECTURE | ENGINEERING

4930 Bradenton Avenue | Dublin, OH 43017

614.764.4661 | fax 614.764.7894 | www.fhai.com

FINAL ENGINEERING PLANS

DELAWARE HAYES HIGH SCHOOL ACADEMIC BUILDING ADDITIONS

DELAWARE CITY SCHOOL
DELAWARE, OHIO

PROJECT NO. 213051.05

JANUARY 7, 2015

OWNER ADDRESS
DELAWARE CITY SCHOOLS
248 N. WASHINGTON STREET
DELAWARE, OHIO 43015
PHONE: 740-833-1100
FAX: 740-833-1149

APPLICANT:
FANNING HOWEY ASSOCIATES, INC.
4930 BRADENTON AVE.
DUBLIN, OHIO 43017
PHONE: 614-764-4661
FAX: 614-764-7894

STRUCTURAL ENGINEER:
JEZERINAC GEERS AND ASSOCIATES, INC.
5640 FRANTZ ROAD
DUBLIN, OHIO 43017
PHONE: 614-766-0066
FAX: 614-766-1223

CIVIL ENGINEER:
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVE., SUITE 850
COLUMBUS, OHIO 43215
PHONE: 614-441-4222
FAX: 888-488-7340

NOTE: QUANTITIES SHOWN ARE NOT COMPLETE. ITEMS LISTED ARE FOR INFORMATION AND ARE ESTIMATES ONLY. THE CONTRACTOR SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL NOT RELY ON QUANTITIES LISTED OR NOT LISTED HEREIN.

SITEWORK ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
			DEMOLITION
202		SY	REMOVE CONCRETE PAVEMENT
202		LF	REMOVE/SALVAGE FENCE
202		LUMP	REMOVE MISCELLANEOUS DEBRIS
			EARTHWORK/INCIDENTALS
202		SY	REMOVE ASPHALT PAVEMENT SUBGRADE
202		SY	REMOVE CONCRETE PAVEMENT SUBGRADE
202		CY	EXCAVATION
202		CY	EXCAVATION REMOVED FROM SITE
659		CY	TOPSOIL REPLACED
MISC		LF	GRADING FOR BERMS
			EROSION CONTROL
670		LF	SILT FENCE
670		EA	TEMPORARY SEDIMENT BASIN
670		SY	TEMPORARY SEEDING
670		EACH	INLET PROTECTION
670		SY	TEMPORARY CONSTRUCTION ENTRANCE
670		SY	TEMPORARY CONSTRUCTION LANDSCAPE AREA
			STORM WATER
611		EACH	CATCH BASIN 2-10
611		EACH	TOP DROPPED CATCH BASIN
611		LF	12" HDPE STORM CONDUIT
611		LF	15" PVC STORM CONDUIT
			PAVEMENT
304		CY	AGGREGATE BASE, CONCRETE
304		CY	AGGREGATE BASE, STANDARD DUTY ASPHALT
407		GAL	TACK COAT (.02 GAL/SQ. YD.)
448		CY	STANDARD DUTY ASPHALT, 4"
452		SY	CONCRETE PAVE, 6"
608		LF	18" CONCRETE SIDEWALK (6.0ft)
630		EACH	TRAFFIC/PARKING SIGNAGE
641		LUMP	PAVEMENT MARKINGS
			SITE DEVELOPMENT
625		EACH	LIGHT FIXTURE – TYPE P1
625		EACH	LIGHT FIXTURE – TYPE P2
625		LF	LIGHTING CIRCUITS – 12/10, THHN 1" CONDUIT
			LANDSCAPING
659		SY	PERMANENT SEEDING
659		CY	MULCH
661		EACH	DECIDUOUS TREES
661		EACH	SHRUBS
MISC		LF	ALUMINUM EDGING

UNDERGROUND UTILITIES

CONTACT BOTH SERVICES
CALL TWO WORKING DAYS
BEFORE YOU DIG
CALL
1-800-362-2764
(TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY
OIL & GAS PRODUCERS PROTECTIVE SERVICE CALL 1-800-925-0988

UTILITY COMPANIES

AMERITECH (SEWER) POWELL
[illegible]
DELAWARE, OHIO 43015
(614) 203-4678

CITY OF DELAWARE
DEPARTMENT OF PUBLIC UTILITIES
ROAD SUPERIOR - DIRECTOR
[illegible]
DELAWARE, OHIO 43015
(740) 203-4709

DEL-CO WATER COMPANY, INC.
WILLIAM WALTER
AREA SUPERVISOR [illegible] ROAD DELAWARE, OHIO 43015
(740) 363-3746 [illegible]

COLUMBIA GAS OF OHIO
3200 AIRPORT AVENUE (SEWER)
COLUMBUS, OHIO 43221
MOTHER CONNIE - FIELD DISPATCH
(614) 818-3160
(800)344-2671
(800) 344-4077

HERE; MAPS INDEX NUMBERS M33401008 M33401009 M33401007 M33401010 M33401005 M33401015 M33401003 M33401129 M33401131 M33401132 M33401133 M33401127

AT&T
PATRICK SHEEN - DESIGN ENGINEER
191 N. HUBBARD STREET, ROOM 802
COLUMBUS, OHIO 43215
(614) 223-8413

TIME WARNER COMMUNICATIONS
INC MANAGER
3700 INTERMARKET ROAD
COLUMBUS, OHIO 43204
(614) 481-8242

FRONTIER COMMUNICATIONS
GOODWEY MURPHY
[illegible] CENTRAL AVENUE
DELAWARE, OHIO 43015
(740) 369-0525

LOCATION MAP

~NOT TO SCALE~

PROJECT DATUM

GEOCENTRIC DATUM
HORIZONTAL DATUM FOR THE PROJECT IS BASED UPON FIELD OBSERVATIONS PERFORMED BY CT CONSULTANTS, IN SEPTEMBER OF 2004 UTILIZING THE OSU/CT. VRS RTK NETWORK (NAD83) (CORS96) NOTEBOOK PAGE: 20013 (2003)

VERTICAL DATUM FOR THE PROJECT IS BASED UPON FIELD OBSERVATIONS PERFORMED BY CT CONSULTANTS, IN SEPTEMBER OF 2004 UTILIZING THE OSU/CT. VRS RTK NETWORK (NAVD88)

BENCHMARKS

BM 1: NORTH CAP BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF HAYES STREET AND GRADEN STREET. ELEVATION=[illegible] (NAVD88)

BM 2: NORTH BOLT ON FIRE HYDRANT LOCATED 1FT EAST OF HAN STREET, IN THE SOUTH SIDE OF WILLIAM STREET AND ON THE WEST PROPERTY LINE OF PATRONIZE 276. ELEVATION=[illegible] (NAVD88)

FLOODPLAIN

THE SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 3601561171, EFFECTIVE DATE APRIL 18, 2002.

SHEET INDEX

COVER

1/4 SURVEY
2/4 SURVEY

CD1.1 DEMOLITION PLAN
SD.1 OVERALL SITE LAYOUT PLAN
SD.2 ENLARGED SITE LAYOUT PLAN
SD.3 ENLARGED SITE LAYOUT PLAN
GD.1 OVERALL GRADING PLAN
GD.2 ENLARGED GRADING PLAN
GD.3 ENLARGED GRADING PLAN
DA.1 DETAILS AND TECHNICAL
DA.2 DETAILS AND SPECS

SU1.1 GENERAL NOTES
SU1.2 UTILITY PLAN
SU1.3 STORM PROFILES AND DETAILS
SU1.4 EROSION CONTROL PLAN
SU1.5 EROSION CONTROL NOTES & DETAILS

APPROVED BY:
CITY OF DELAWARE, OHIO

DAVID L. STEVENS, AICP — DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. FERRARO, P.E. — DATE
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 56662

JENNIFER L. STAUFFER, P.E. — DATE
LAND DEVELOPMENT ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 67000

BRAD SCHUTZER — DATE
DIRECTOR OF PUBLIC UTILITIES

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO CONSTRUCT AS REVISED. THE REVIEWER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE PLANS.

INFRASTRUCTURE OWNERSHIP CHART

INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
STORM SEWER	X		
SANITARY SEWER LATERAL		X	

NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP.

ENGINEER

MANNIK & SMITH

JANUARY 7, 2015
DATE

RANDAL L. VANTILBURG, P.E.
OHIO REGISTERED PROFESSIONAL ENGINEER
SERIAL NO. E-69676

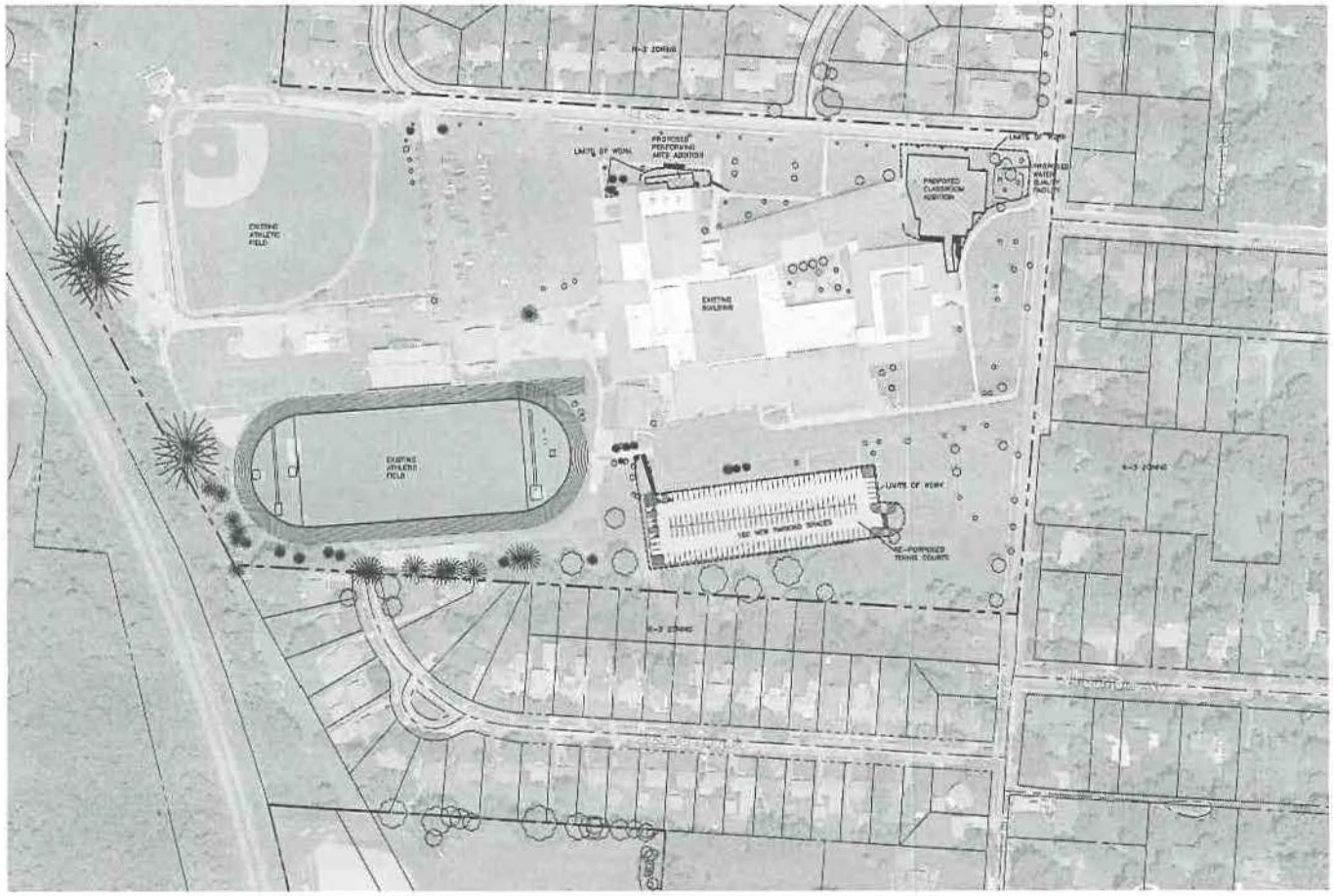
REVISIONS

NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

ACADEMIC BUILDING ADDITIONS FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

COVER

COVER



LAND DEVELOPMENT PROJECT

GENERAL PLAN NOTES

(GEN1) THE CITY OF DELAWARE CITY DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (CDC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE DEPARTMENT OF ENGINEERING SERVICES.

(GEN2) ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO INCORPORATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE DEPARTMENT OF ENGINEERING SERVICES.

LUCAS AVENUE SITE

PARKING LOT CHARACTERISTICS
154 NEW STANDARD SPACES
6 ACCESSIBLE SPACES
160 TOTAL NEW SPACES
6 EXISTING SPACES TO BE REMOVED

ZONING
R-2 ONE-FAMILY RESIDENTIAL DISTRICT
PRESENT AND PROPOSED USE: SECONDARY SCHOOL (EDUCATION)

LIMITS OF DISTURBANCE AREA: 1.71 ACRES

FLOOR AREAS:
EXISTING BUILDING =

CLASSROOM ADDITION =
KITCHEN ADDITION =
COMMONS AREA =

TOTAL BUILDING FLOOR AREA =

MAXIMUM BUILDING HEIGHT (EXISTING BUILDING) =

NORTH

0 50' 100' 200'
SCALE: 1"=100'

NO.	DATE	BY	DESCRIPTION

STE CHAUNCEY HOLT PLACE
SUITE 520
COLUMBUS, OH 43215
TEL: 614-464-8291
FAX: 614-464-1344

PROJECT DATE: 06/07/2018
PROJECT NO: PM1608
DRAWN BY:
CHECKED BY:

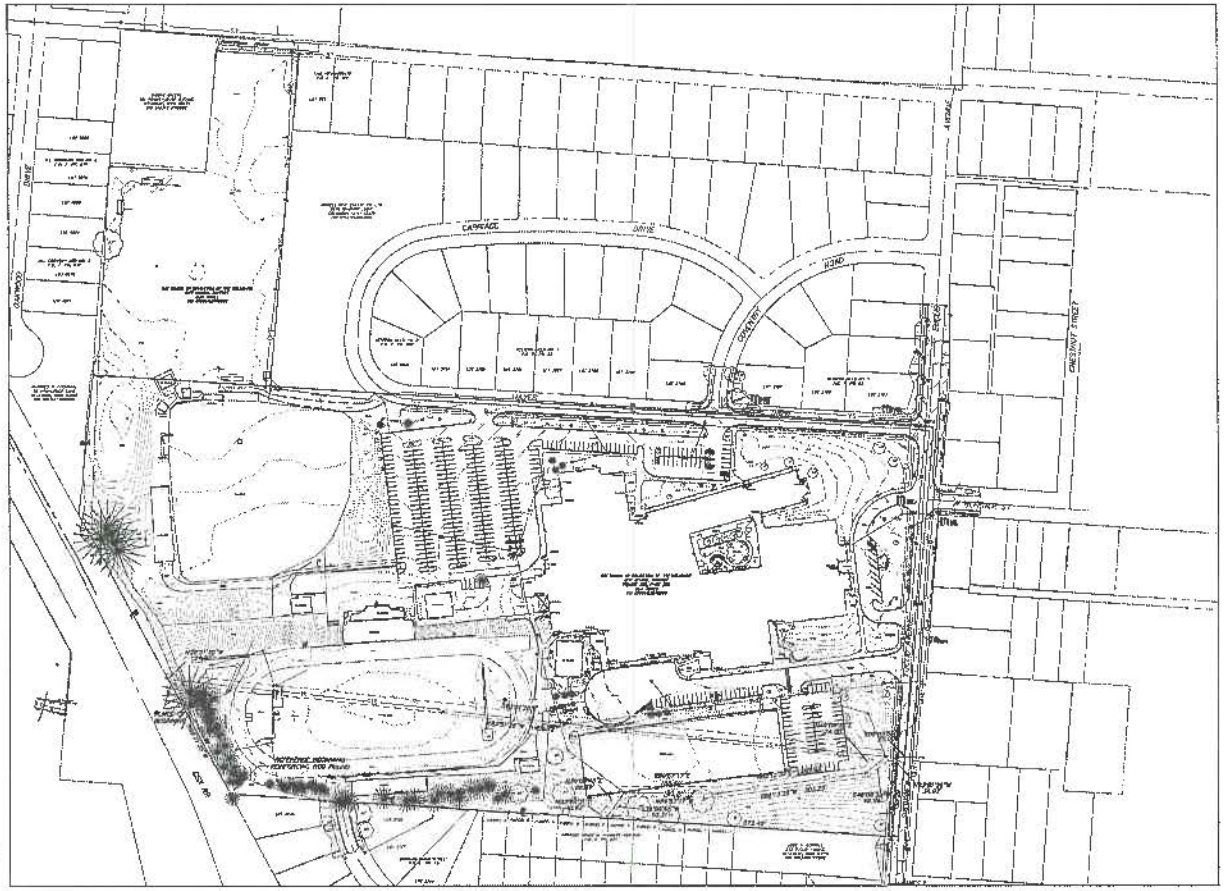
Mannik Smith GROUP
TRANSITIONAL STEEL DESIGNS & BUILT
www.manniksmithgroup.com

ACADEMIC BUILDING ADDITIONS FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

DEVELOPMENT PLAN

G0.1

LOCATION MAP
-NOT TO SCALE-



SCALE 1" = 120'
120' 60' 0' 120' 240'

PROJECT DATUM

ZONTAL DATUM:
ZONTAL DATUM FOR THIS PROJECT IS BASED UPON FIELD OBSERVATIONS PERFORMED BY
NY & ASSOCIATES, LTD. IN JANUARY OF 2014 UTILIZING THE O.D.O.T. VRS RTK NETWORK
(CORS96) REFERENCE FRAME: 2002.0 EPOCH)

ICAL DATUM:
ICAL DATUM FOR THIS PROJECT IS BASED UPON FIELD OBSERVATIONS PERFORMED BY
NY & ASSOCIATES, LTD. IN JANUARY OF 2014 UTILIZING THE O.D.O.T. VRS RTK NETWORK
S)

BENCHMARKS

BENCHMARK:
VRS RTK CORS STATION OHUN.

ELEVATION=917.41

THE NORTH RIM OF A STORM SEWER MANHOLE LOCATED IN THE INTERSECTION OF
AVENUE AND HAYES DRIVE.

ELEVATION=921.60

FLOOR AT THE EAST MAIN ENTRANCE OF HAYES HIGH SCHOOL FACING EUCLID AVENUE.

ELEVATION=927.44

THE NORTH RIM OF A STORM SEWER MANHOLE LOCATED ALONG THE SOUTH PROPERTY
THE MAIN HAYES HIGH SCHOOL PROPERTY, SOUTH OF THE TENNIS COURTS AND 380
EST OF THE CENTERLINE OF EUCLID AVENUE.

ELEVATION=924.44

TRAVERSE MAG NAIL SET IN PAVEMENT, 240 FEET EAST OF THE WEST EDGE OF
NT ON THE PARKING LOT AT THE EXTENSION OF WEST LINCOLN AVENUE, 3.5 FEET
OF THE NORTH EDGE OF PAVEMENT.

ELEVATION=931.38

FLOODPLAIN

THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S "FLOOD INSURANCE RATE MAP" NUMBER 3904120131K, EFFECTIVE DATE APRIL 16, 2009.

LEGEND

- = TELEPHONE POLE
- = TELEPHONE PEDESTAL
- = POWER POLE
- = LIGHT POLE
- = GAS MARKER
- = GUY WIRE
- = CURB INLET
- = MANHOLE
- = CATCH BASIN
- = SIGN
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = GAS METER
- = CURB & GUTTER
- = WATER LINE
- = STORM SEWER LINE
- = SANITARY SEWER LINE
- = TELEPHONE LINE
- = ELECTRIC LINES, OVERHEAD
- = GAS LINE
- = RIGHT-OF-WAY
- = EDGE OF PAVEMENT
- = CONTOUR LINE

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
ROBIN HAND
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6838

CITY OF DELAWARE
DEPARTMENT OF PUBLIC UTILITIES
BRAD STANTON - DIRECTOR
225 CHERRY STREET
DELAWARE, OHIO 43015
(740) 203 -1900

DEL-CO WATER COMPANY, INC.
WILLIAM HAMILTON
6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
(740) 548-7746 X2248

COLUMBIA GAS OF OHIO
3550 JOHNNY APPLESEED COURT
COLUMBUS, OHIO 43231
MATTHEW COYNE- FIELD ENGINEER
(614) 818-2107
EMERGENCY
(800) 344-4077

AT&T
PATRICIA BAKER, DESIGN ENGINEER
111 N. FOURTH STREET, ROOM 802
COLUMBUS, OHIO 43215
(614) 223-5416

TIME WARNER COMMUNICATIONS
RAY MAURER
3780 INTERCHANGE ROAD
COLUMBUS, OHIO 43204
(614) 481-5282

FRONTIER COMMUNICATIONS
COURTNEY MURPHY
18 EAST CENTRAL AVENUE
DELAWARE, OHIO 43015
(740) 389-0826

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS PLAN WERE DERIVED FROM FIELD OBSERVATIONS, RECORD DRAWINGS AND GIS INFORMATION.
OUPS WAS CONTACTED - ONLY PARTIAL UTILITIES WERE MARKED IN THE FIELD. OUPS TICKET NUMBER: B407000500-005

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THE ABOVE TOPOGRAPHIC SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS CORRECT. THE FIELD WORK WAS COMPLETED IN JANUARY-APRIL, 2014.

POMEROY & ASSOCIATES, LTD.

By: David B. McCoy
DAVID B. MCCOY, REGISTERED SURVEYOR #7832 4-9-2014

DAVID B. MCCOY 7832 REGISTERED SURVEYOR

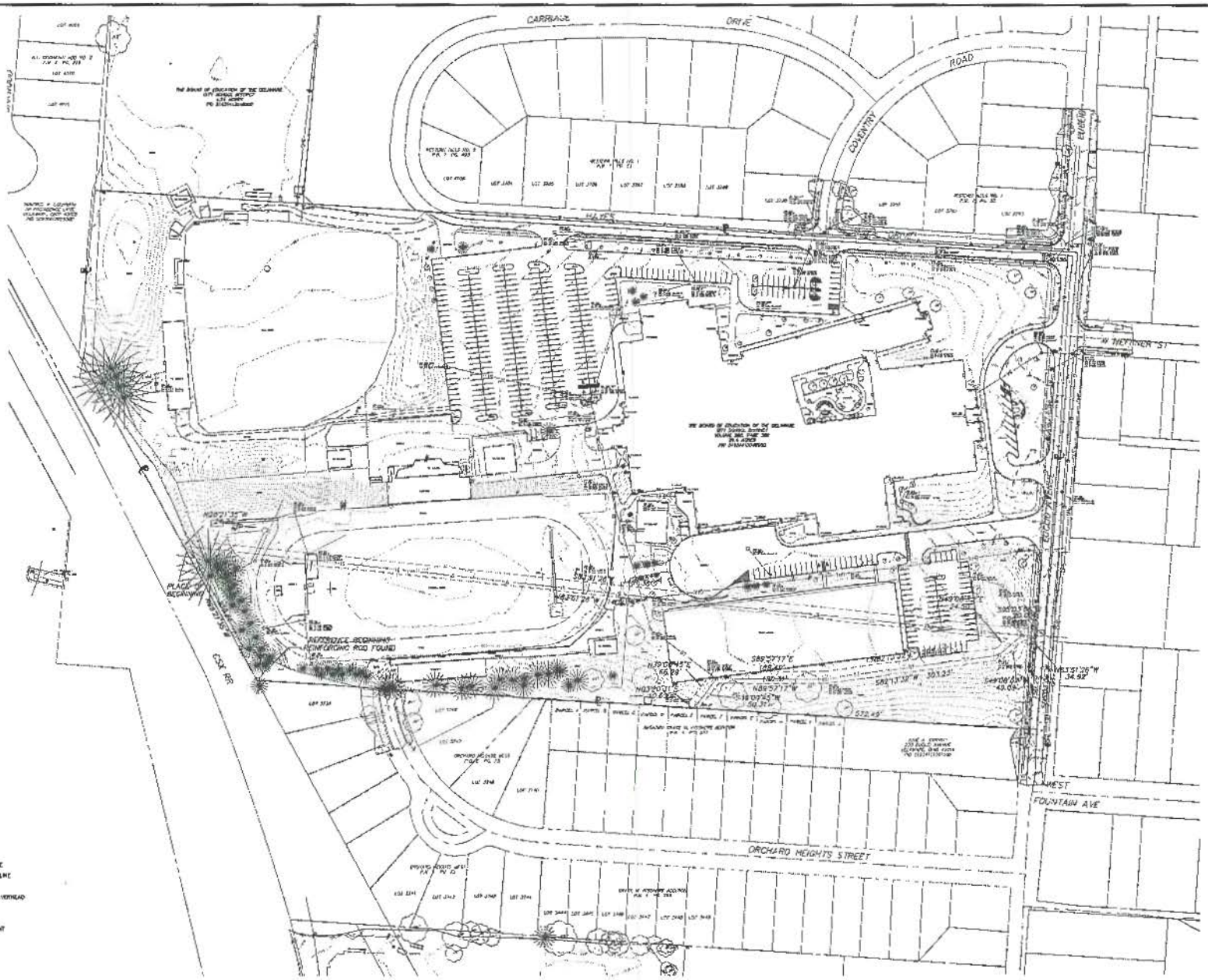
Pomeroy & Associates, Ltd.
Consulting Engineers & Surveyors
440 Schrock Court • Worthington, Ohio 43085
Phone (614)866-5498 • Fax (614)885-6965

HAYES HIGH SCHOOL
TITLE SHEET
289 EUCLID AVENUE
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

REVISIONS

JOB NO.	2329
DRAWN BY	CEN
DESIGN BY	
CHECKED BY	

SHEET 1 OF 4



LEGEND

TELEPHONE POLE		= GAS METER
TELEPHONE PEDESTAL	C & G	= CURB & GUTTER
TOWER POLE	W	= WATER LINE
JOINT POLE	ST	= STORM SEWER LINE
GAS MARKER	SA	= SANITARY SEWER LINE
A/V WIRE	T	= TELEPHONE LINE
LIGHT POLE	OHE	= ELECTRIC LINES, OVERHEAD
MANHOLE	G	= GAS LINE
CATCH BASIN		= RIGHT-OF-WAY
BOH		= EDGE OF PAVEMENT
DELAWARE COUNTY CONTROL MONUMENT		= CONTOUR LINE
DECIDUOUS TREE		
CONIFEROUS TREE		

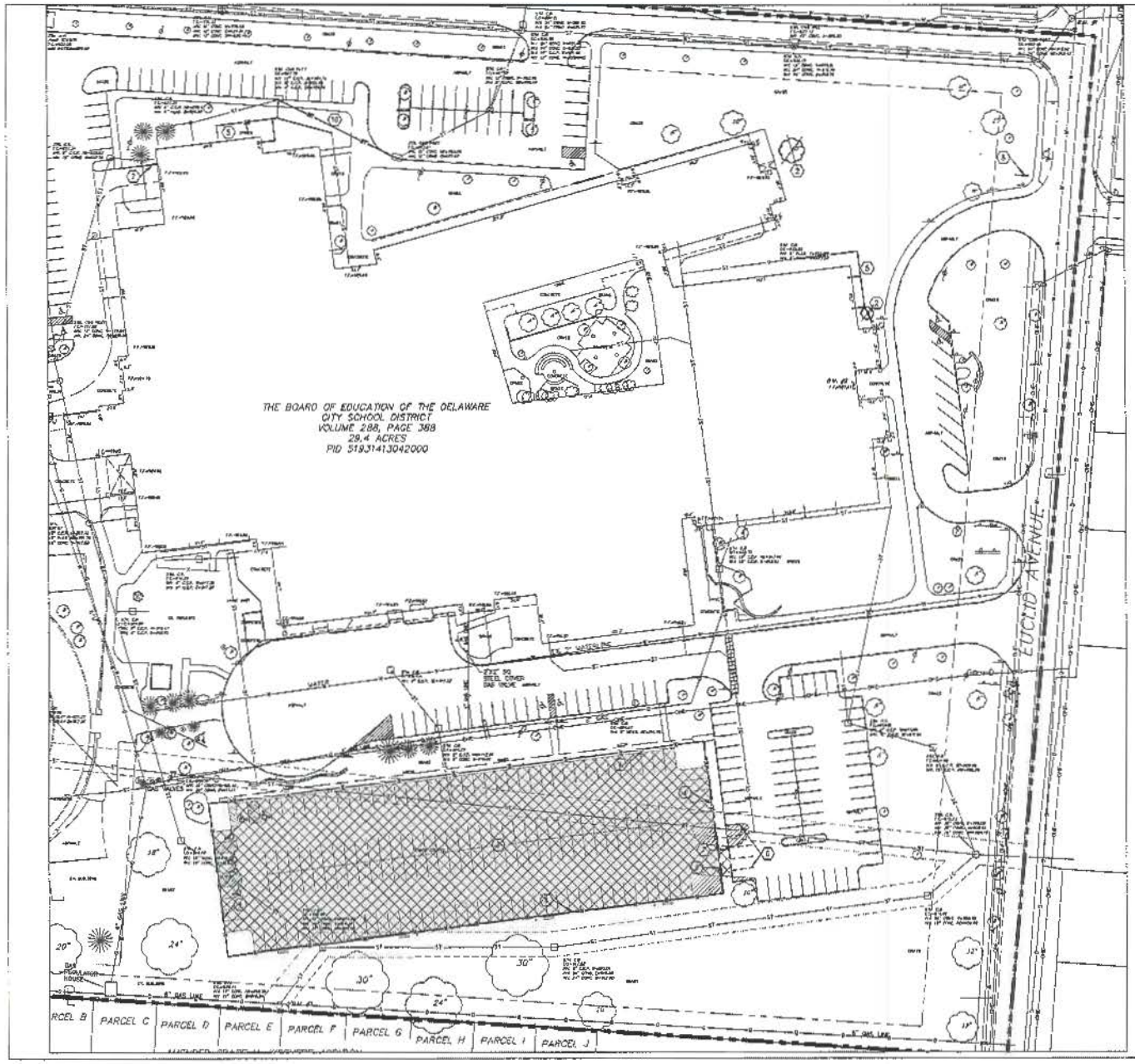
Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
908 Sycamore Court • Worthington, Ohio 43085
Phone (614)885-2408 • Fax (614)885-2966

HAYES HIGH SCHOOL
TOPOGRAPHIC SURVEY
289 EUCLID AVENUE
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

REVISIONS

JOB NO.	2013
DRAWN BY	DBM
DESIGN BY	
CHECKED BY	

SHEET 2 OF 4



DEMOLITION KEYNOTE LEGEND

1. LIMITS OF WORK
2. CONTRACTOR TO REMOVE EXISTING TREE, STUMP, SHRUB AND ROOT AS INDICATED ON THE PLAN AND DISPOSE OFFSITE
3. MILL TOP 1/4" OF EXISTING ASPHALT PAVEMENT AND DISPOSE OFFSITE. REFER TO SHEET C4.1 FOR DETAILS
4. REMOVE EXISTING FENCE AND DISPOSE POSTS AND FOOTERS OFFSITE. ROLL UP FABRIC AND STORE/PILE FRAMEWORK AND RETURN TO OWNER.
5. REMOVE EXISTING ROOF DRAIN STORM LINE AND DISPOSE OFFSITE. REFER TO THE SITE UTILITY PLANS FOR PROPOSED UTILITIES.
6. REMOVE EXISTING PARKING SPACE STRIPING
7. REMOVE EXISTING CURB AND DISPOSE OFFSITE
8. REMOVE EXISTING SIGN AND STORE FOR RE-ERECTION AFTER FINAL GRADING IS COMPLETE.
9. SAWCUT EXISTING COURT SURFACE
10. REMOVE EXISTING STORM LINE AND DISPOSE OFFSITE. REFER TO THE SITE UTILITY PLANS FOR PROPOSED UTILITIES.

GENERAL NOTES

1. THE CONTRACTOR IS TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION OPERATIONS. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO UTILITIES NOT SCHEDULED FOR REMOVAL. CONTACT OUPS FOR COORDINATION OF UTILITY LOCATIONS: 1-800-362-2764.
2. THE CONTRACTOR SHALL WALK THE SITE PRIOR TO BID TO BE FULLY FAMILIAR WITH THE EXTENT OF REMOVAL ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO COMPLETE CONSTRUCTION. EXISTING PROGRAMMED ITEMS TO BE REMOVED SHALL BE DIRECTED TO THE ARCHITECT.
3. CONTRACTOR SHALL APPLY AND RECEIVE ALL PERMITS NECESSARY TO COMPLETE WORK WITHIN PUBLIC RIGHT-OF WAYS. PROVIDE PROPER BARRICADES FOR WALKS ANY STREETS ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. MINIMIZE EQUIPMENT OPERATION WITHIN THE DRIPLINE FENCE AT THE EXISTING TREE DRIPLINE/ROOT ZONES. DO NOT STORE, STOCKPILE, OR PARK WITHIN THE DRIPLINE/ROOT ZONE OF ANY EXISTING VEGETATION. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
5. WATERWAYS AND STRUCTURES SHOWN FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY LEAVING ONLY NATURAL SOILS.
6. IN THE EVENT THAT ANY STRUCTURES OR HISTORICAL ELEMENTS ARE DISCOVERED DURING CONSTRUCTION OPERATIONS, THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
7. IN THE EVENT THAT ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION OPERATIONS, THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
8. ANY ITEM THAT IS TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT NO COST TO THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL PAVEMENTS (CONCRETE, ASPHALT), VEGETATION (TREES, SHRUBS, LAWNS), BUILDINGS (ALL STRUCTURES), UTILITIES (ABOVE AND BELOW GROUND), OR OTHER PERMANENT IMPROVEMENTS.
9. OVERCUTS OF PAVEMENT SAWCUTS ARE REQUIRED TO COORDINATE WITH THE LAYOUT PLANS ON SHEETS C3.1 THROUGH C3.4

LEGEND

- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING STORM LINE TO REMAIN
- EXISTING WATER LINE TO REMAIN
- EXISTING OVERHEAD ELECTRIC TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING STORM STRUCTURE TO REMAIN

NORTH

SCALE: 1" = 40'

815 GRANDVIEW AVENUE
SUITE 240
COLUMBUS, OHIO 43215
TEL: 614-487-8229
FAX: 888-485-7340

NO.	DATE	BY	DESCRIPTION

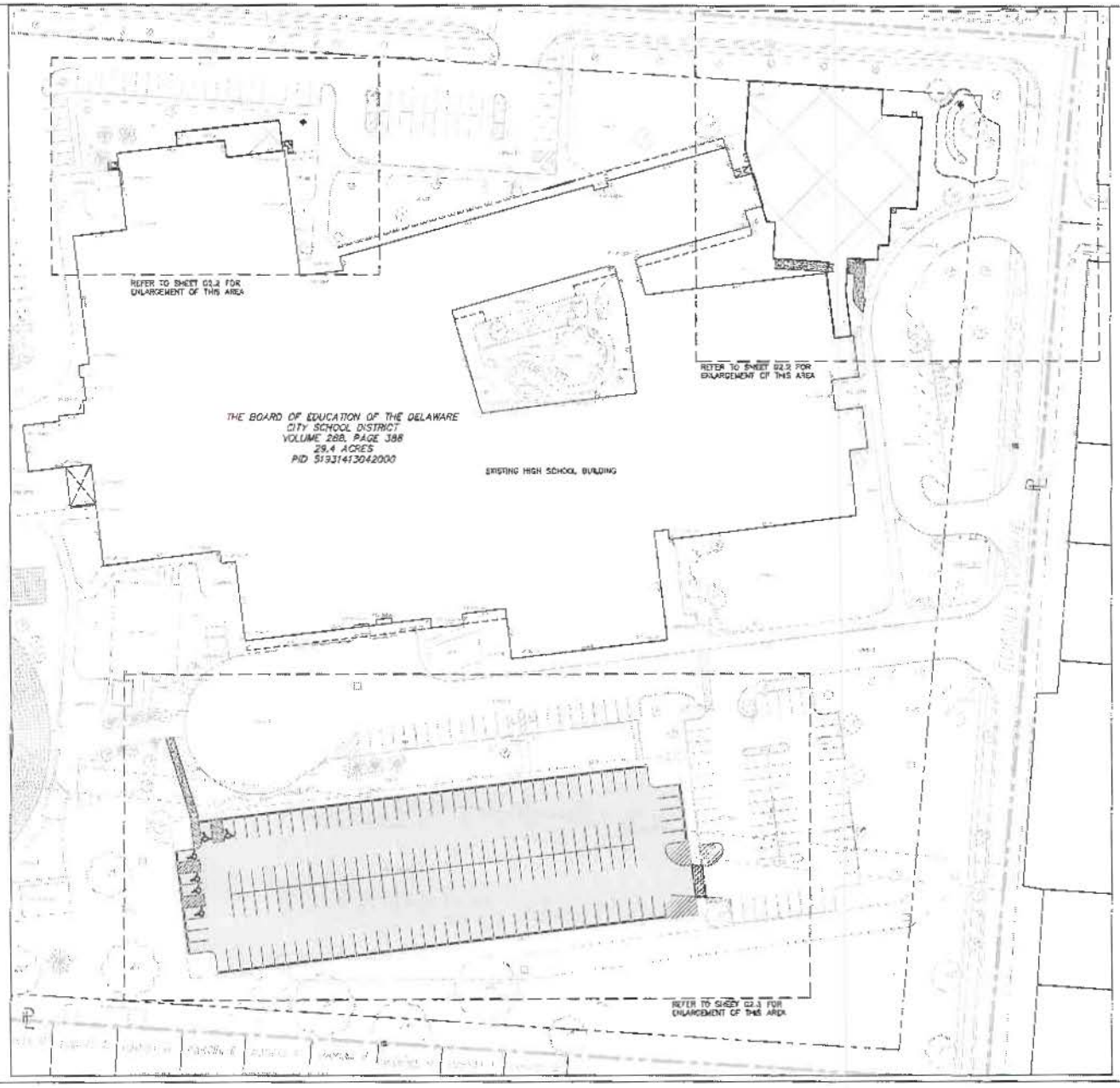
PROJECT DATE: 10/01/2015
PROJECT NO. 1501064
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP
TECHNICAL INFO. SERVICES, INC.
www.MannikSmithGroup.com

ALEXANDER HAYES HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

DEMOLITION PLAN

GD1.1



LEGEND

- EXISTING EVERGREEN TREE
- EXISTING TREE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING STORM STRUCTURE
- EXISTING GUY WIRE

MASTER LAYOUT KEYNOTE LEGEND

THIS KEYNOTE LEGEND IS A MASTER LIST FOR ALL SITE LAYOUT SHEETS (G2.1-G2.3). NOT ALL KEYNOTES MAY APPEAR ON EACH SHEET. REFER TO THE SPECIFICATIONS FOR EACH KEYNOTE

1. PERMANENT SEEDED LAWN AREA INCLUDING TOPSOIL RESPREAD. REFER TO SPECIFICATIONS. KEEP CONSTRUCTION TRAFFIC TO A MINIMUM.
2. LIMITS OF SEEDING; SEED ALL DISTURBED AREAS WITHIN LIMITS OUTLINED ON PLAN
3. STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1/G4.1
4. STANDARD DUTY CONCRETE, SEE DETAIL 2/G4.1
5. PROPOSED BIO-RETENTION FACILITY; SEE DETAILS SHEET 8/SU1.3
6. PROPOSED BUILDING ADDITION, SEE ARCHITECTURAL DRAWINGS
7. PAINTED DIRECTIONAL ARROW, SEE DETAIL 5/G4.2
8. 4 INCH WIDE PAINTED LINES (YELLOW) AT 45 DEGREE ANGLE FROM TRAVELWAY WITH 2 FOOT SPACING
9. PAINTED DISABILITY ACCESSIBLE SYMBOL, SEE DETAIL 3/G4.2
10. 4 INCH WIDE PAINTED LINE (YELLOW)
11. 4 INCH WIDE PAINTED LINE (WHITE)
12. PROPOSED TREE, SEE LANDSCAPING PLAN L1.1
13. EXISTING RETAINING WALL TO REMAIN
14. OUTLET CONTROL STRUCTURE, SEE SHEET SU1.3
15. PROPOSED STORM STRUCTURE, SEE SHEET SU1.3
16. EXISTING BENCH TO REMAIN
17. ASPHALT CONCRETE SURFACE COURSE, SEE DETAIL 9/G4.1
18. PARKING BLOCK, SEE DETAIL 6/G4.2

GENERAL NOTES

1. SEE ARCHITECTURAL SERIES DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
2. REFER TO CIVIL SERIES DRAWINGS FOR STORM SEWER PLANS, PROFILES, NUMBERED STRUCTURES, INVERT ELEVATIONS, AND TYPE OF PIPE.
3. DIMENSIONS ARE GIVEN TO EDGE OF PAVEMENT OR FACE OF CURB.

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

NO.	DATE	BY	DESCRIPTION

BLG ARCHITECTURE AND PLANNING
SUITE 850
COLUMBUS, OH 43215
PH: 614.464.8322
FAX: 614.464.2340

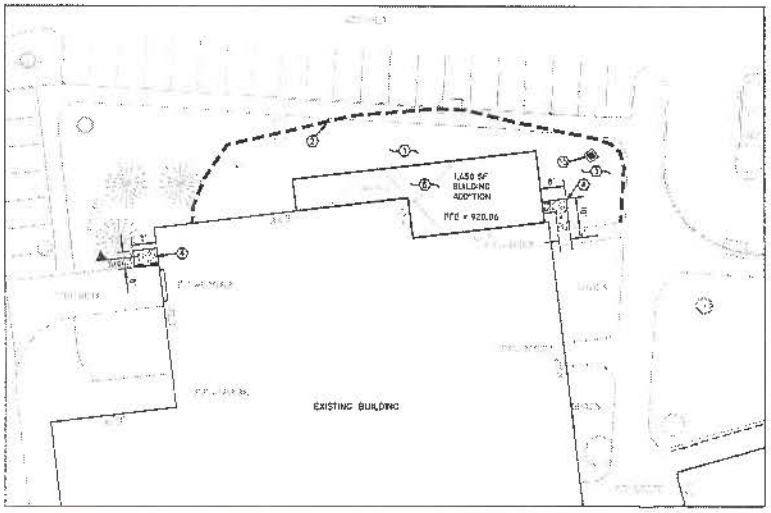
PROJECT DATE: 03/07/2019
PROJECT NO: F0190009
DRAWN BY:
CHECKED BY:

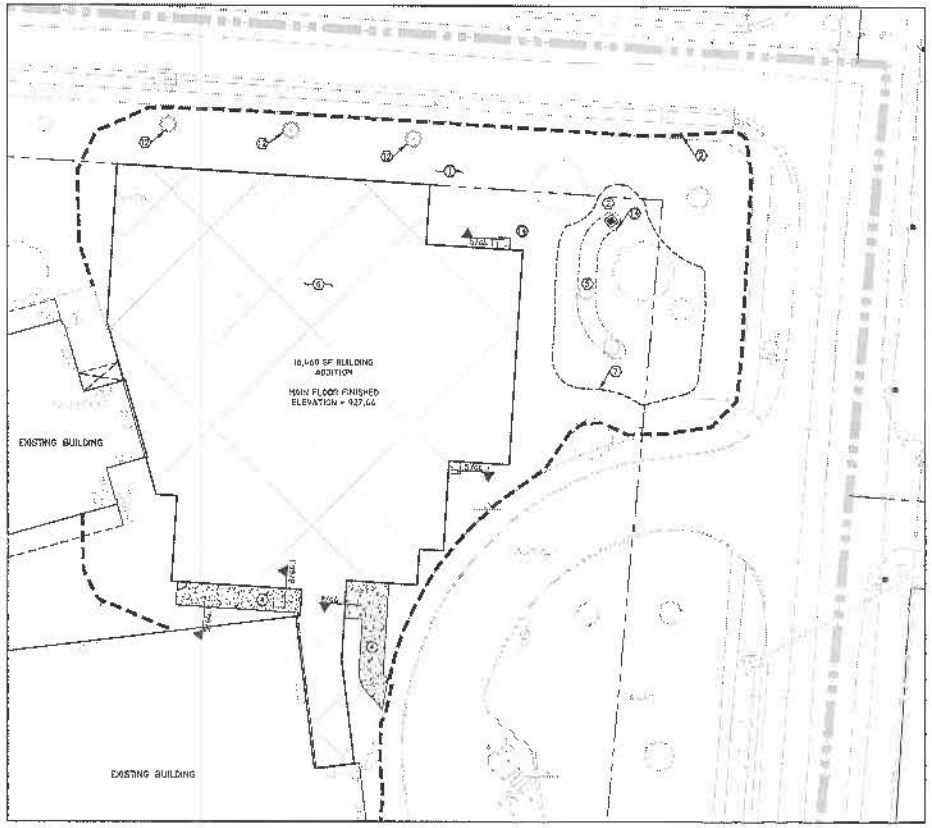
Mannik Smith GROUP
www.mannikandsmithgroup.com

DELAWARE UNITED INTERMEDIATE SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

OVERALL
SITE LAYOUT

G2.1





MASTER LAYOUT KEYNOTE LEGEND

THIS KEYNOTE LEGEND IS A MASTER LIST FOR ALL SITE LAYOUT SHEETS (G2.1–G2.3). NOT ALL KEYNOTES MAY APPEAR ON EACH SHEET. REFER TO THE SPECIFICATIONS FOR EACH KEYNOTE

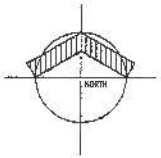
1. PERMANENT SEEDED LAWN AREA INCLUDING TOPSOIL, RESPREAD, REFER TO SPECIFICATIONS. KEEP CONSTRUCTION TRAFFIC TO A MINIMUM.
2. LIMITS OF SEEDING; SEED ALL DISTURBED AREAS WITHIN LIMITS OUTLINED ON PLAN
3. STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 1/G4.1
4. STANDARD DUTY CONCRETE. SEE DETAIL 2/G4.1
5. PROPOSED BIO-RETENTION FACILITY. SEE DETAILS SHEET SU1.3
6. PROPOSED BUILDING ADDITION. SEE ARCHITECTURAL DRAWINGS
7. PROPOSED DETENTION BASIN
8. 4 INCH WIDE PAINTED LINES (YELLOW) AT 45 DEGREE ANGLE FROM TRAVELWAY WITH 2 FOOT SPACING
9. PAINTED DISABILITY ACCESSIBLE SYMBOL. SEE DETAIL 3/G4.2
10. 4 INCH WIDE PAINTED LINE (YELLOW)
11. 4 INCH WIDE PAINTED LINE (WHITE)
12. PROPOSED TREE. SEE LANDSCAPING PLAN L1.1
13. EXISTING RETAINING WALL TO REMAIN
14. OUTLET CONTROL STRUCTURE. SEE SHEET SU1.2
15. PROPOSED STORM STRUCTURE. SEE SHEET SU1.2
16. EXISTING BENCH TO REMAIN
17. ASPHALT CONCRETE SURFACE COURSE. SEE DETAIL 9/G4.1
18. PARKING BLOCK. SEE DETAIL 5/G4.2

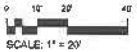
LEGEND

- EXISTING EVERGREEN TREE
- EXISTING TREE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING STORM STRUCTURE
- EXISTING GUY WIRE
- EXISTING FIRE HYDRANT
- (15) PROPOSED STRUCTURE NUMBER

GENERAL NOTES

1. SEE ARCHITECTURAL SERIES DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
2. REFER TO CIVIL SERIES DRAWINGS FOR STORM SEWER PLANS, PROFILES, NUMBERED STRUCTURES, INVERT ELEVATIONS, AND TYPE OF PIPE.
3. DIMENSIONS ARE GIVEN TO EDGE OF PAVEMENT OR FACE OF CURB.





SCALE: 1" = 20'

615 GRANDVIEW AVENUE
SUITE 100
COLUMBUS, OH 43215
TEL: 614.463.9370
FAX: 614.463.9372

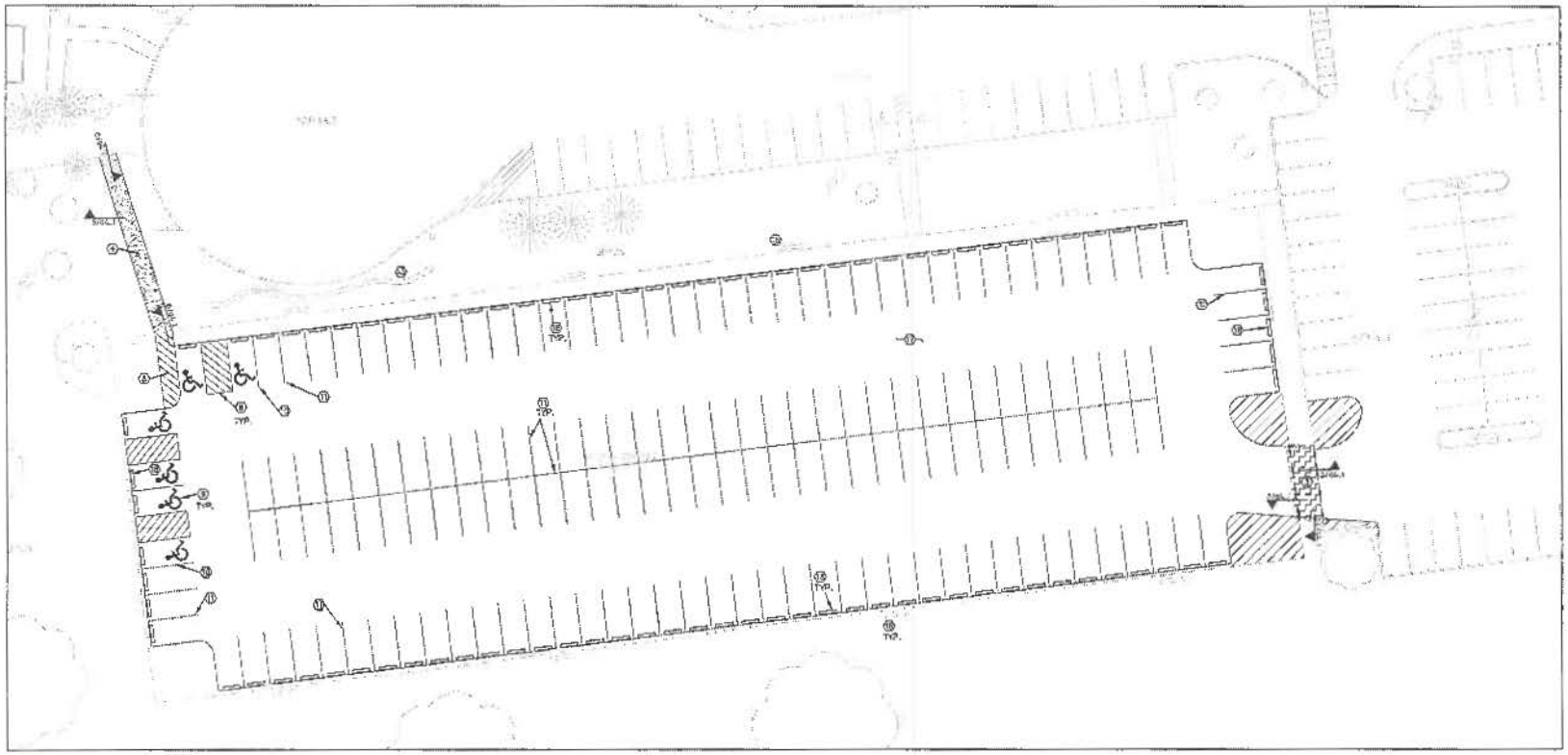
PROJECT DATE: 10/21/2015
PROJECT NO: 318.108
DRAWING: G2.2 OF 3

Mannik Smith GROUP
TRANSITIONAL MODEL
www.MannikSmithGroup.com

DELAWARE CITY SCHOOLS
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

SITE LAYOUT

G2.2



MASTER LAYOUT KEYNOTE LEGEND

THIS KEYNOTE LEGEND IS A MASTER LIST FOR ALL SITE LAYOUT SHEETS (G2.1-G2.3). NOT ALL KEYNOTES MAY APPEAR ON EACH SHEET. REFER TO THE SPECIFICATIONS FOR EACH KEYNOTE.

1. PERMANENT SEEDED LAWN AREA INCLUDING TOPSOIL RESPREAD. REFER TO SPECIFICATIONS. KEEP CONSTRUCTION TRAFFIC TO A MINIMUM.
2. LIMITS OF SEEDING; SEED ALL DISTURBED AREAS WITHIN LIMITS OUTLINED ON PLAN
3. STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1/D4.1
4. STANDARD DUTY CONCRETE, SEE DETAIL 2/C4.1
5. PROPOSED BIO-RETENTION FACILITY, SEE DETAILS SHEET 6/SU1.3
6. PROPOSED BUILDING ADDITION, SEE ARCHITECTURAL DRAWINGS
7. PROPSED DETENTION BASIN
8. 4 INCH WIDE PAINTED LINES (YELLOW) AT 45 DEGREE ANGLE FROM TRAVELWAY WITH 2 FOOT SPACING
9. PAINTED DISABILITY ACCESSIBLE SYMBOL, SEE DETAIL 3/C4.2
10. 4 INCH WIDE PAINTED LINE (YELLOW)
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17. ASPHALT CONCRETE SURFACE COURSE, SEE DETAIL 9/D4.1
18. PARKING BLOCK, SEE DETAIL 6/C4.2

LEGEND

- EXISTING EVERGREEN TREE
- EXISTING TREE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING STORM STRUCTURE
- EXISTING GUY WIRE

GENERAL NOTES

1. SEE ARCHITECTURAL/SERIES DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
2. REFER TO CIVIL SERIES DRAWINGS FOR STORM SEWER PLANS, PROFILES, NUMBERED STRUCTURES, INVERT ELEVATIONS, AND TYPE OF PIPE.
3. DIMENSIONS ARE GIVEN TO EDGE OF PAVEMENT OR FACE OF CURB.

NORTH

0 10' 20' 40'
SCALE: 1" = 20'

NO.	DATE	BY	DESCRIPTION

815 COLUMBUS AVENUE
SUITE 200
COLUMBUS, OH 43215
PH: 614.464.5757
FAX: 614.464.1754

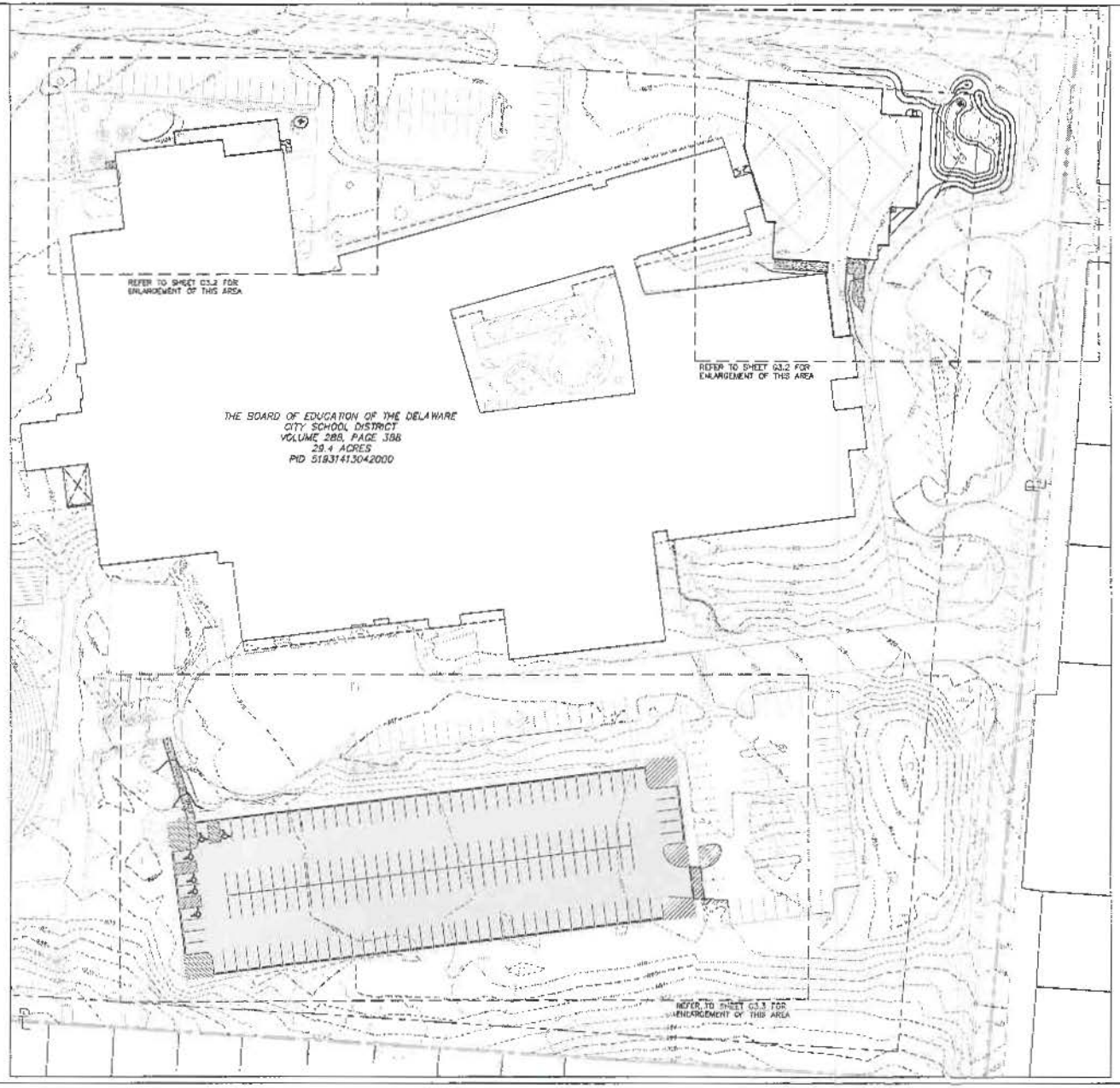
PROJECT DATE: 11/13/2015
PROJECT NO: 2015006
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP
TECHNICAL SERVICES, ARCHITECTURE, ENGINEERING
www.mannikandsmithgroup.com

DELAWARE MITCHELL HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

SITE LAYOUT

G2.3



LEGEND

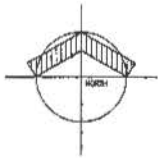
- EX CURB & PAVEMENT
- 975 EX CONTOUR
- 975 PR CONTOUR
- EX CATCH BASIN
- EX MANHOLE
- EX SIGN
- EX GUYWIRE
- EX POLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- X 28.60 PR PAVEMENT ELEVATION (SEE NOTE 6 BELOW)

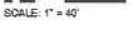
ABBREVIATIONS

A/G	ADJUST TO GRADE
C.O.	CLEAN OUT
EX	EXISTING
ESMT	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT ELEVATION
NGAS	NATURAL GAS
P/L	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SAN	SANITARY
SW	SIDEWALK
STM	STORM
T.C.	TOP OF CASTING
WS	WATER SERVICE
WAT	WATER

NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. CROSS SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
4. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENTS SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION AND ALL PONDING CONDITIONS TO BE FIXED BY CONTRACTOR.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
6. ADD 900' TO ALL SPOT SHOTS AND PROPOSED CONTOURS FOR EXACT ELEVATION.





NO.	DATE	REVISIONS

215 CHADWICK AVENUE
SUITE 103
COLUMBUS, OHIO 43215
PHONE: 614.481.7300
FAX: 614.481.7340

PROJECT DATE: 10/12/2015
PROJECT NO.: 2151004
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP

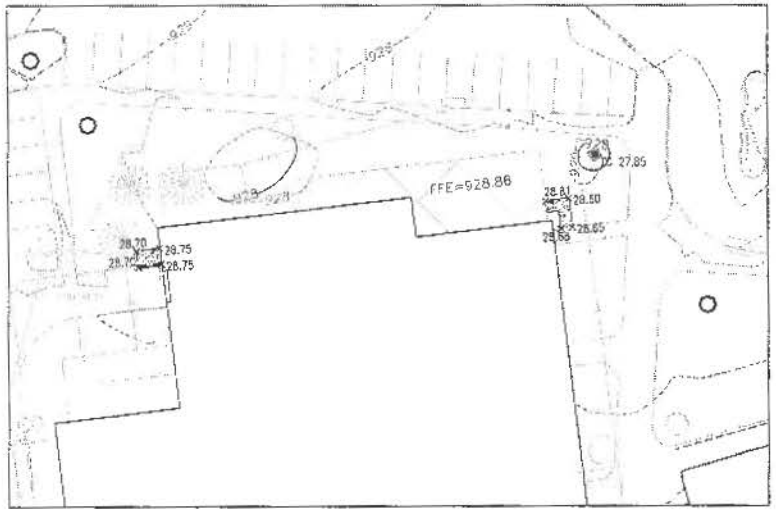
TECHNICAL INFO:
DESIGN SPEC:

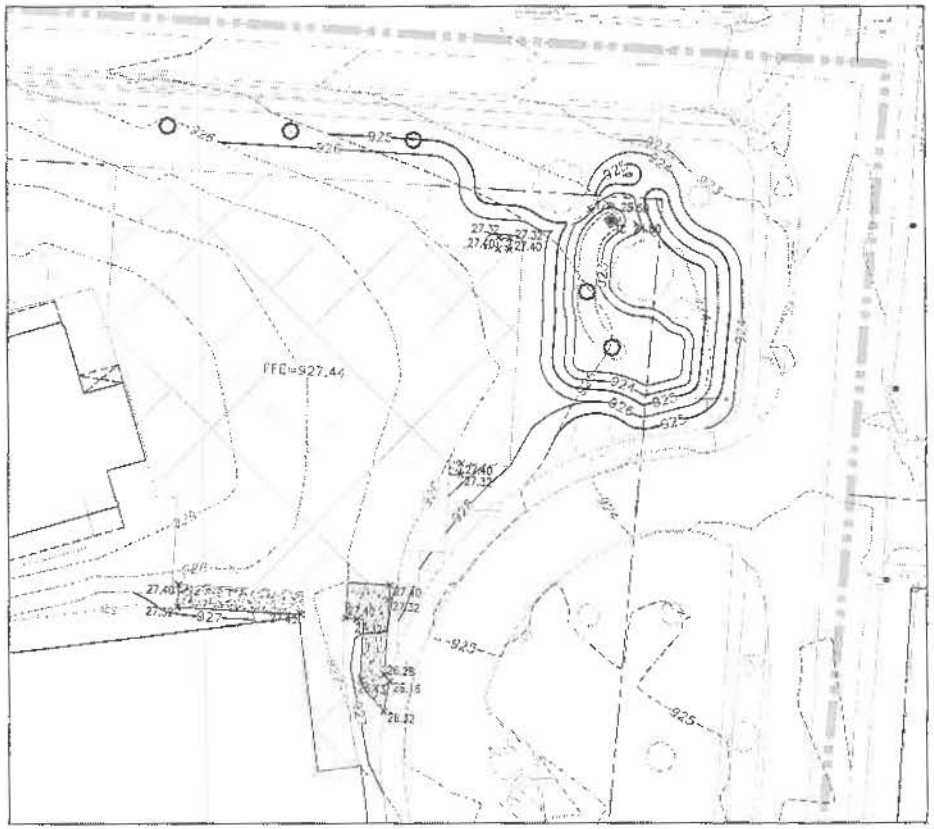
www.MannikSmithGroup.com

ACADEMIC BUILDING ADDITIONS
FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

OVERALL GRADING PLAN

G3.1





LEGEND

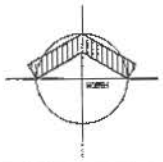
- EX CURB & PAVEMENT
- 925 EX CONTOUR
- 925 PR CONTOUR
- EX CATCH BASIN
- EX MANHOLE
- EX SIGN
- EX SUBWING
- EX POLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- ×28.60 PR PAVEMENT ELEVATION (SEE NOTE 6 BELOW)

ABBREVIATIONS

ATG	ADJUST TO GRADE
C.O.	CLEAN OUT
EX	EXISTING
ESMT	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT ELEVATION
NGAS	NATURAL GAS
P/L	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SAN	SANITARY
SW	SIDEWALK
STM	STORM
TC	TOP OF CASTING
T/W	TOP OF WALL
WS	WATER SERVICE
WAT	WATER

NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. ADD 0.5' TO PAVEMENT SPOT TO DETERMINE TOP OF CURB ELEVATION.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING. ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. CROSS SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
4. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION AND ALL PONDING CONDITIONS TO BE FIXED BY CONTRACTOR.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
6. ADD 0.00' TO ALL SPOT SHOTS AND PROPOSED CONTOURS FOR EXACT ELEVATION.



SCALE: 1" = 20'

JOB	DATE	BY	DESCRIPTION

615 GRANDVIEW Avenue
Suite 100
COLUMBUS, OH 43215
PH: 614.481.8007
FAX: 888.485.7345

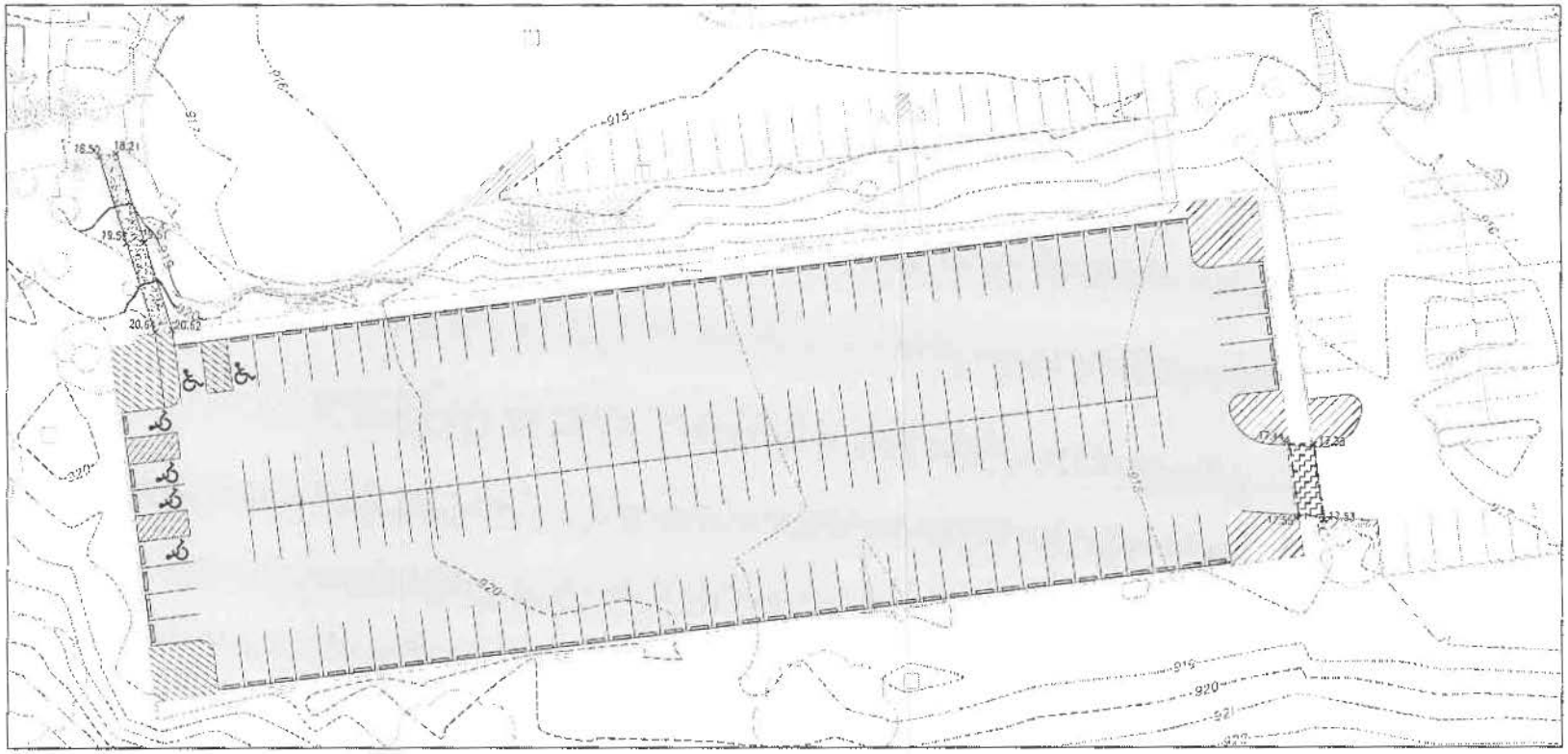
PROJECT DATE: 2/10/2014
PROJECT NO.: P201006
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP
TRANSPORTATION, INFRASTRUCTURE, ENVIRONMENTAL, CONSULTING, SURVEYING
www.mannikandsmithgroup.com

ACADEMIC BUILDING ADDITIONS
FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

GRADING PLAN

G3.2



LEGEND

- EX CURB & PAVEMENT
- 925 EX CONTOUR
- 925 PR CONTOUR
- EX CATCH BASIN
- EX MANHOLE
- EX SIGN
- EX GUYWIRE
- EX POLE
- PR CATCH BASIN
- (19) PR STORM STRUCTURE NUMBER
- ×28.60 PR PAVEMENT ELEVATION (SEE NOTE 6 BELOW)

ABBREVIATIONS

ATG	ADJUST TO GRADE
C.O.	CLEAN OUT
EX	EXISTING
ESMT	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
HWF	HIGHEST ELEVATION
NGAS	NATURAL GAS
P/L	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SAN	SANITARY
SW	SIDEWALK
STM	STORM
T.C.	TOP OF CASTING
WS	WATER SERVICE
WAT	WATER

NOTES

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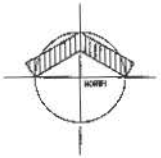
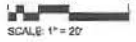
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
6. ADD 0.00' TO ALL SPOT SHOTS AND PROPOSED CONTOURS FOR EXACT ELEVATION.





SCALE: 1" = 20'

NO	DATE	BY	DESCRIPTION

815 GRAND/DEER AVENUE
SUITE 100
COLUMBUS, OHIO 43215
TEL: 614.461.5223
FAX: 888.436.2340

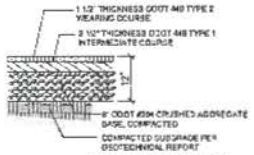
PROJECT: 1-07-0873
PROJECT NO.: 1-07-0873
DRAWN BY: RAK/MSK
CHECKED BY:

Mannik Smith GROUP

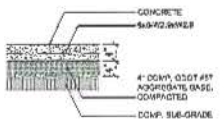
ACADEMIC BUILDING ADDITIONS
FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

GRADING PLAN

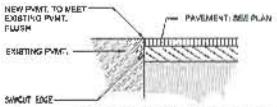
G3.3



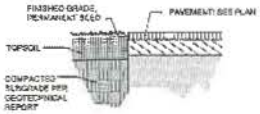
1 STANDARD DUTY PAVING SECTION
SCALE: NOT TO SCALE



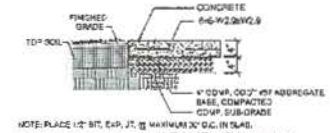
2 STANDARD DUTY CONC. DETAIL
SCALE: NOT TO SCALE



3 PVMT. AT EXISTING PVMT.
SCALE: NOT TO SCALE

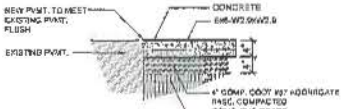


4 PAVEMENT AT GRADE
SCALE: NOT TO SCALE



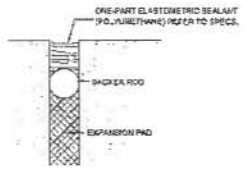
NOTE: PLACE 1/2" BIT. EXP. JT. @ MAXIMUM 30' O.C. IN SLAB.

5 STANDARD DUTY CONC. AT GRADE
SCALE: NOT TO SCALE

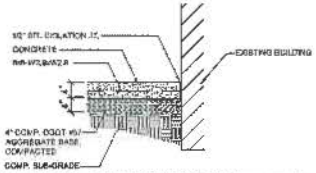


NOTE: PLACE 1/2" BIT. EXP. JT. @ MAXIMUM 30' O.C. IN SLAB.

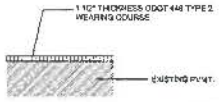
6 STANDARD DUTY CONC. AT EXISTING PVMT.
SCALE: NOT TO SCALE



7 ISOLATION JOINT
NOT TO SCALE



8 CONC. PAVEMENT AT EX. BUILDING
SCALE: NOT TO SCALE



9 STANDARD DUTY PARKING LOT PAVING SECTION
SCALE: NOT TO SCALE

NO	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 250
COLUMBUS, OH 43215
TEL: 614.481.4222
FAX: 614.481.3300

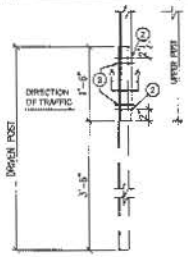
PROJECT NO. 2007.1104
DRAWN BY: PEK/KAR
DATE: 3/26/2010

Mannik Smith GROUP
ISSUED AS SEAL
SUBMITTED BY:
www.MannikSmithGroup.com

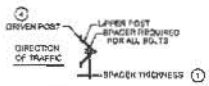
DELAWARE HAYES HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

DETAILS

G4.1



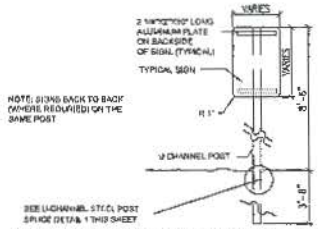
1 U CHANNEL STEEL POST SPLICE
NO SCALE



SECTION "A-A"

GENERAL NOTES

1. THE SPACER THICKNESS SHALL BE 0.10" LESS THAN THE GAP BETWEEN THE POSTS WHEN POSITIONED IN THE UNBOLTED CONFIGURATION.
2. THE EXTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PREPUNCHED HOLE WITHIN THE FIRST 2" OF THE END OF THE LAPPED POST SECTION.
3. THE INTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PREPUNCHED HOLE WITHIN THE FIRST 2" OF THE EXTERIOR BOLTS. THE MAXIMUM SPACING BETWEEN THE INTERIOR BOLTS SHALL BE 1'-6". IF THE LENGTH OF THE POST LAP IS INCREASED SUCH THAT THIS 1'-6" MAXIMUM IS EXCEEDED, THEN ADDITIONAL INTERIOR BOLTS SHALL BE INSTALLED SUCH THAT THE MAXIMUM SPACE BETWEEN A PAIR OF INTERIOR BOLTS DOES NOT EXCEED THE 1'-6" LIMIT.
4. THE DRIVEN POST SHALL ALWAYS BE MOUNTED IN FRONT OF THE UPPER POST WITH RESPECT TO ADJACENT ONCOMING TRAFFIC, REGARDLESS OF THE DIRECTION THE SIGN IS FACING.
5. THE BOLTS SHOWN SHALL BE 7/16" ϕ GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 449, OR SAE J429, GR. 8, OR GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 325.
6. CORE DRILL FOR SIGN POSTS PLACED IN PAVEMENT AND CONCRETE AND GROUT FILL.



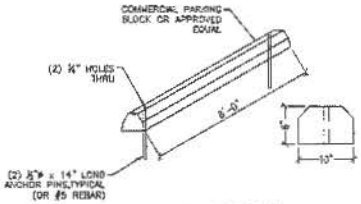
NOTE: FOR "TWO WAY" SIGNS ROTATE SIGN 90° FROM ROAD TOWARD ONCOMING TRAFFIC

4 SIGN MOUNTED SINGLE
NO SCALE

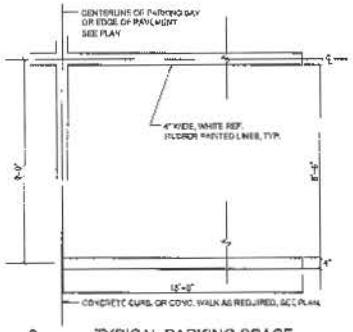
MASTER SIGN SCHEDULE

ALL SIGNS, POSTS, CONNECTORS AND INSTALLATIONS SHALL BE COVER, AND MEET CURRENT MUTCD, (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES), O.D.T./STATE DEPARTMENT OF TRANSPORTATION, AND FHWA (FEDERAL HIGHWAY ADMINISTRATION) GUIDELINES AND SPECIFICATIONS. REFER TO SHEET G3.1-3.4 FOR ALL SIGN LOCATIONS.

KEY	DESCRIPTION	GRAPHICS/T.B.
A	"RESERVED PARKING" AND 3 DIGITY ACCESSIBLE SYMBOL ARROW LEFT AND RIGHT SYMBOL R7-8	18" x 12" 18 GAUGE, ALUMINUM BLACK TEXT, ARROW BORDERS BLUE BACKGROUND WHITE BACKGROUND
B	"VAN ACCESSIBLE" SYMBOL R7-8c	6" x 12" 18 GAUGE, ALUMINUM WHITE BACKGROUND BLACK TEXT, BORDERS



5 PARKING BLOCK DETAIL
SCALE: NOT TO SCALE



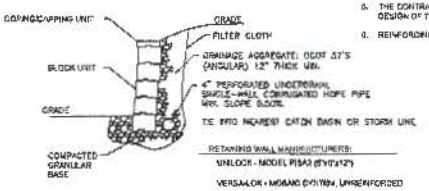
2 TYPICAL PARKING SPACE
SCALE: NOT TO SCALE

NOTES:

INSTALL RETAINING WALL TO MANUFACTURER'S RECOMMENDATIONS.

COLOR OF BLOCK: AS SELECTED BY OWNER/ENGINEER FROM MANUFACTURER'S FULL COLOR RANGE.

TYPICAL CROSS SECTION



RETAINING WALL MANUFACTURERS:

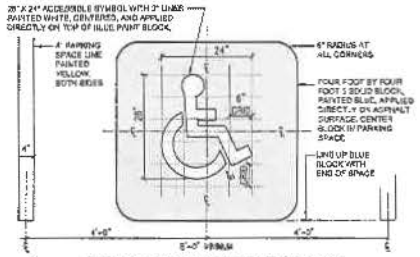
UNILOCK - MODEL RISA3 (8"x12"x12")

VERSALOK - MOBAO SYSTEM, UNREINFORCED

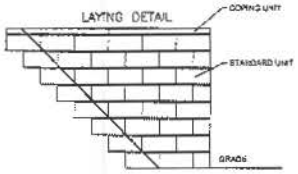
KEYSTONE - COUNTY MANOR, 12/12 UNIT (8"x12"x18")

RETAINING WALL GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGN, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS AND SHOP DRAWINGS SIGNED AND STAMPED BY A REGISTERED ENGINEER IN THE STATE OF OHIO USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.
2. ENGINEERING DESIGN SHALL BE BASED ON THE FOLLOWING LOADS AND BE ACCORDING TO NCMA'S "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS."
   a. GRAVITY LOADS DUE TO SOIL PRESSURES.
   b. SUPERIMPOSED LOADS (SURCHARGE).
3. FINAL WALL DESIGN MUST ADDRESS AND PROVIDE BOTH INTERNAL AND EXTERNAL DRAINAGE AND SHALL BE EVALUATED BY THE PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE WALL DESIGN.
4. ENGINEERING OF THE SEGMENTAL RETAINING WALL SHALL UTILIZE A DESIGN METHOD WHICH BASES THE DESIGN CRITERIA ON THE LONG TERM CONSTRUCTION OF THE RETAINING WALL AND TAKES INTO CONSIDERATION THE INCOMPLETE STATE OF THE WALL AND ADJACENT GRADES OVER A PERIOD OF TIME WHILE CONSTRUCTION ACTIVITIES CONTINUE. THE DESIGN SHALL ACCOMMODATE THE POTENTIAL IMPACT TO SOIL CONDITIONS WHICH ARE LEFT EXPOSED DURING THE CONSTRUCTION DURATION AND LOADING OF CONSTRUCTION VEHICLES.
5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY GEOTECHNICAL ANALYSES OF THE SITE CONDITIONS AS NEEDED FOR DESIGN OF THE RETAINING WALL.
6. REINFORCING/NON-WOVEN GEOTEXTILE LAYERS ARE TO BE PROVIDED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS.



3 DISABILITY ACCESSIBLE SYMBOL
SCALE: NOT TO SCALE



6 RETAINING WALL
SCALE: NOT TO SCALE

NO.	DATE	BY	DESCRIPTION

615 CHAMBERLAIN AVENUE
SUITE 100
COLUMBUS, OH 43205
TEL: 614-441-4222
FAX: 614-455-7340

PROJECT DATE: 04/07/2016
PROJECT NO: 2015-1004
DRAWN BY:
CHECKED BY:

Mannik Smith Group
TECHNICAL SERVICES, INC.
www.MannikSmithGroup.com

DELAWARE HAYES HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

SIGNS & DETAILS

G4.2

GENERAL PLAN NOTES

GEN1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE DEPARTMENT OF ENGINEERING SERVICES.

GEN2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT OF ENGINEERING SERVICES AT LEAST 7 DAYS PRIOR TO THE INITIAL START ANY CONSTRUCTION PROJECT.

GEN4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE DEPARTMENT OF ENGINEERING SERVICES OR THE BUILDING DEPARTMENT.

GEN5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.

GEN6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE DEPARTMENT OF ENGINEERING SERVICES ONE (1) FULL WORKING DAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

GEN7 THE DEVELOPER IS RESPONSIBLE FOR HAVING "AS-BUILT" CONSTRUCTION DRAWINGS DELIVERED TO THE DEPARTMENT OF ENGINEERING SERVICES WITHIN 30 DAYS FOLLOWING THE COMPLETION OF THE PROJECT CONSTRUCTION. PLANS SHALL BE SUBMITTED IN BOTH PAPER AND DIGITAL FORMAT. THE PLANS MUST INCLUDE TOP-OF-CASTING AND FLOW-LINE ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES, FLOOD ROUTING, SWALE VERIFICATION, AND IDENTIFY ALL FIELD MODIFICATIONS TO THE APPROVED PLAN SET. THE "AS-BUILT" DRAWINGS MUST ALSO INCLUDE THE STATE PLANE COORDINATE LOCATIONS FOR ALL NEWLY CONSTRUCTED PUBLIC UTILITY STRUCTURES INCLUDING SANITARY/STORM STRUCTURES, MAINLINE WATER VALVES, FIRE HYDRANTS, STREET LIGHTS, PULL BOXES ETC.

GEN8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE DEPARTMENT OF ENGINEERING SERVICES FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY THE DEPARTMENT OF ENGINEERING SERVICES AND ARE SUBJECT TO PLAN REVISION FEES.

GEN9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.

GEN10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES OF ANY IDENTIFIED CONFLICTS, ERRORS OR OMISSIONS FROM THE CONSTRUCTION PLANS.

GEN11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

GEN12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

GEN13 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE APPROVED CONSTRUCTION PLANS IS BASED ON THE MOST CURRENT AVAILABLE RECORDS, AND AT TIMES FROM MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN DAYS IN ADVANCE OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

GEN14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE UTILITIES WITH THE OWNER OF THE AFFECTED UTILITY.

GEN15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.

GEN16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, DRAINS, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.

GEN17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.

GEN18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

GEN19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

GEN20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE DEPARTMENT OF ENGINEERING SERVICES. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE.

GEN22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A DEMOLITION PERMIT ISSUED BY THE CITY BUILDING DEPARTMENT.

GEN23 THE OPEN BURNING OF SITE CLEARING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.

GEN24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.

GEN25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.

GEN26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL AND COMPACTED TO WITHIN 95% OF THE MAXIMUM DRY DENSITY PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 93% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOULDERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.

GEN27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.

GEN28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISBURSED OVER EXISTING GROUND.

GEN29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN 30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS FROM THE DATE WORK IN THE AREA IS COMPLETED. SEED SHALL BE SPREAD AT A RATE OF 14 POUNDS PER 1000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 659.09 CLASS 1 LAWN MIXTURE. A 19-20-19 COMMERCIAL FERTILIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1000 SF TO NEWLY SEEDED AREAS. SEEDING PERFORMED BETWEEN OCTOBER 30TH AND MARCH 1ST SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 659.

GEN31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, NEW AND WEED GRASS FREE, WITH A 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1000 SF (350 POUNDS PER ACRE).

TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT)

SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:
30% GOLDEN TURF TYPE TALL FESCUE
20% [illegible] TURF TYPE TALL FESCUE
20% [illegible] II TURF TYPE TALL FESCUE
15% [illegible] PERENNIAL RYEGRASS
15% [illegible] PERENNIAL RYEGRASS

FERTILIZER SHALL BE 10-20-10 APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE STRAW MULCH WILL BE CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BALING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. THE STRAW MULCH WILL BE APPLIED AT 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 659.02 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF TRAILS, SHALL BE COMPLETED WITH TRACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1ST.

GEN 32 ALL MULCH UNDER PLAY EQUIPMENT TO BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. CERTIFIED PLAYGROUND MULCH TO BE CERTIFIED TO THE LATEST STANDARD INCLUDING ASTM F1292-04. PLAYGROUND MULCH SHALL MEET HIT (HEAD IMPACT CRITERIA) AND GMAX REQUIREMENTS AT 12" OF COVERAGE ASTM F2075-04. - PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS ASTM F1951. - PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE.

ROADWAY NOTES

RDW1 ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITEM 203 OF THE COC CMS, THE SOILS REPORT AND AS DIRECTED BY THE REGISTERED SOILS ENGINEER PRESENT ON THE SITE. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.07. ONSITE TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF CUT, NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN ROADWAY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR PAVING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.

RDW2 ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING THE CURBLINE OR UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. SHALL BE SEALED IN ACCORDANCE WITH ITEM 413 TYPE (1) OF THE COC CMS. RDW3 AT THE OPTION OF THE DEVELOPER AND APPROVAL BY THE CITY, THE PLACEMENT OF THE FINAL WEARING COURSE OF ITEM 448 ASPHALT CONCRETE MAY BE DELAYED UNTIL SUCH TIME THAT THE MAJORITY OF THE RESIDENTIAL HOUSING CONSTRUCTION IN THE AREA IS COMPLETE, OR IN THE CASE OF WINTER CONSTRUCTION WHEN WEATHER PERMITS.

RDW4 ALL ASPHALT CONCRETE PAVING OPERATIONS SHALL BE ACCURATE AS SPECIFIED IN [illegible] CMS ITEM 401 FLEXIBLE PAVEMENT.

RDW5 PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-II MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN ALTERNATIVE, THE CONTRACTOR MAY CHOOSE TO REPAIR THE PAVEMENT WITH A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0 BEYOND ALL EDGES OF THE
EXCAVATION, AND FINISHED WITH A 1-1/2 INCH ITEM 448 ASPHALT WEARING COURSE.

RDW6 STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT [illegible] OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING THE LOCATION OF ALL STEEL PLATES DIRECTLY TO THE DEPARTMENT OF PUBLIC WORKS.

RDW7 PREVENTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP PUBLIC STREETS CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. AT ALL TIMES. A STABILIZED CONSTRUCTION ENTRANCE, AS SPECIFIED IN THE PLANS, IS TO BE INSTALLED/MAINTAINED AT THE CONSTRUCTION SITE ENTRANCE(S) THROUGHOUT THE PROJECT. IF THE ENTRANCE IS DEEMED INEFFECTIVE IN THE JUDGEMENT OF THE CITY, WORK ON THE PROJECT MAY BE SUSPENDED UNTIL THE ENTRANCE IS MADE EFFECTIVE.

RDW8 CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING THE STANDARD BRAND SET PROVIDED BY THE DEPARTMENT OF ENGINEERING SERVICES. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER CONCRETE IS SET.

BRAND CURBS ARE AS FOLLOWS:
"S" - ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS.
"W" - ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.
"HV" - ON FACE OF CURB FOR HYDRANT WATER VALVE LOCATIONS.
"MV" - ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
"SM" - ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.

RDW9 THE COMBINATION CURB AND GUTTER SHALL BE PLACED CONTINUOUSLY. THE CURB SHALL HAVE CONTROL JOINTS MECHANICALLY CUT AT 10'-0 SPACING WITHIN 24 HOURS FROM BEING POURED. DRIVEWAY CURB CUTS SHALL BE SAW-CUT AT THE TIME EACH INDIVIDUAL RESIDENCE IS CONSTRUCTED.

RDW10 MONUMENT BOXES SHALL BE INSTALLED AT INTERSECTIONS DESIGNATED ON THE PLAN BY A REGISTERED SURVEYOR. BOXES SHALL BE HOLTMAP K-1988, TYPE 38-B OR EAST JORDAN IRON WORKS NO. 8001. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT PER CITY STANDARD.

RDW11 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS. THE CONTRACTOR MUST PROVIDE THE CITY WITH 24-HOUR CONTACT INFORMATION IN THE EVENT THE MOT ITEMS REQUIRE ADJUSTMENT, REPAIR OR REPLACEMENT.

RDW12 TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES AND PUBLIC WORKS DEPARTMENTS A MINIMUM OF TWO-WEEKS IN ADVANCE OF ANY WORK BEING PERFORMED. A MAINTENANCE OF TRAFFIC APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING ANY WORK THAT EFFECTS TRAFFIC FLOWS. WORK REQUIRING PARTIAL OR COMPLETE CLOSURE OF ANY PUBLIC STREET REQUIRES 48-HOUR ADVANCE NOTIFICATION TO ALL AFFECTED RESIDENTS AND BUSINESSES. NOTIFICATIONS SHALL BE PREPARED AND DISTRIBUTED BY THE CONTRACTOR PRIOR TO SCHEDULED WORK. CITY APPROVAL OF ALL NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

RDW13 TACK COAT (COC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE FACE OF THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE DEPARTMENT OF ENGINEERING SERVICES IF THE LIFTS OF ASPHALT ARE INSTALLED WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT, AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.

RDW14 ALL CONSTRUCTION AND PERMANENT ROADWAY SIGNAGE MUST MEET THE MINIMUM REQUIREMENTS OF OMUTCD TABLE 2A-3 REGARDING RETROREFLECTIVITY LEVELS.

RDW15 PROOF ROLLING: THE FOLLOWING SPECIFICATIONS ARE PUT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO THE COC CMS ITEM 204, SUBGRADE COMPACTION AND PROOF ROLLING/TEST ROLLING.

FOR AREAS WHERE SUBGRADE APPEARS TO BE STABLE WITHOUT UNDERCUTTING: PROOF ROLL AFTER THE TOP 12 INCHES OF THE SUBGRADE MEETS THE COMPACTION REQUIREMENTS AND AFTER THE SUBGRADE WAS BEEN BROUGHT TO APPROXIMATE SHAPE WITHIN 0.1 TO 0.5 FEET ADJUSTED BY PLAN GRADE.

FOR AREAS THAT ARE UNSTABLE AND REQUIRE UNDERCUTTING, IT IS NOT NECESSARY TO COMMENCE A FORMAL PROOF ROLL TO DEMONSTRATE THAT SUBGRADE CORRECTION IS REQUIRED. CORRECTION MUST BE AUTHORIZED BY THE CITY AT THE TIME OF ROUGH GRADING AND MUST BE BASED ON RECOMMENDATIONS FROM THE SOILS ENGINEER.

PROOF ROLLING MUST BE TREATED AS THE FINAL VERIFICATION THAT ALL REPAIRS HAVE BEEN PERFORMED. [illegible]

[illegible]

STORM SEWER NOTES

[illegible]

SANITARY SEWER NOTES

[illegible]

SAN10 WHERE THE COVER TO FINISHED GRADE OVER A SANITARY MAIN IS IN EXCESS OF 12'-0, A LENGTH OF RISER PIPE AND A 45 DEG BEND SHALL BE INSTALLED [illegible] WITH A MINIMUM OF ONE WHOLE LENGTH OF 6 PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0 BELOW GRADE.

SAN11 WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL, ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.

SAN12 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING [illegible] MANHOLE FLOWLINE AND TOP-OF-CASTING ELEVATIONS. MANHOLES SHALL BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS. ALL MANHOLE CASTING ADJUSTMENTS SHALL BE ACCOMPLISHED WITH PRE CAST CONCRETE OR HDPE PREFORMED ADJUSTMENT RINGS.

SAN13 ALL SANITARY LINES SHALL BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD DRAWINGS.

SAN14 SANITARY TRENCH DETAILS SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

SAN15 TEMPORARY BULKHEADS SHALL BE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY.

SAN16 SANITARY LATERALS TO ADJACENT LOTS SHALL BE INSTALLED IN A 4'-0 MIN. COMMON TRENCH. [illegible] WITH 2'-0 CENTER TO CENTER SEPARATION, AND WITH 1'-0 MINIMUM [illegible]. THE SERVICES ARE TO BE PLACED APART TO A MINIMUM 10'-0 CENTER TO CENTER SEPARATION AT 6'-0 OUTSIDE THE RIGHT OF WAY LINE.

CITY OF DELAWARE STANDARD DRAWINGS	CITY OF COLUMBUS STANDARD DRAWINGS
SSD - 103	AA-S139
SSD - 128	
SSD - 133	
SSD - 145	
RDWD - 353	
RDWD - 353	

815 GRANDVIEW AVENUE
SUITE 620
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

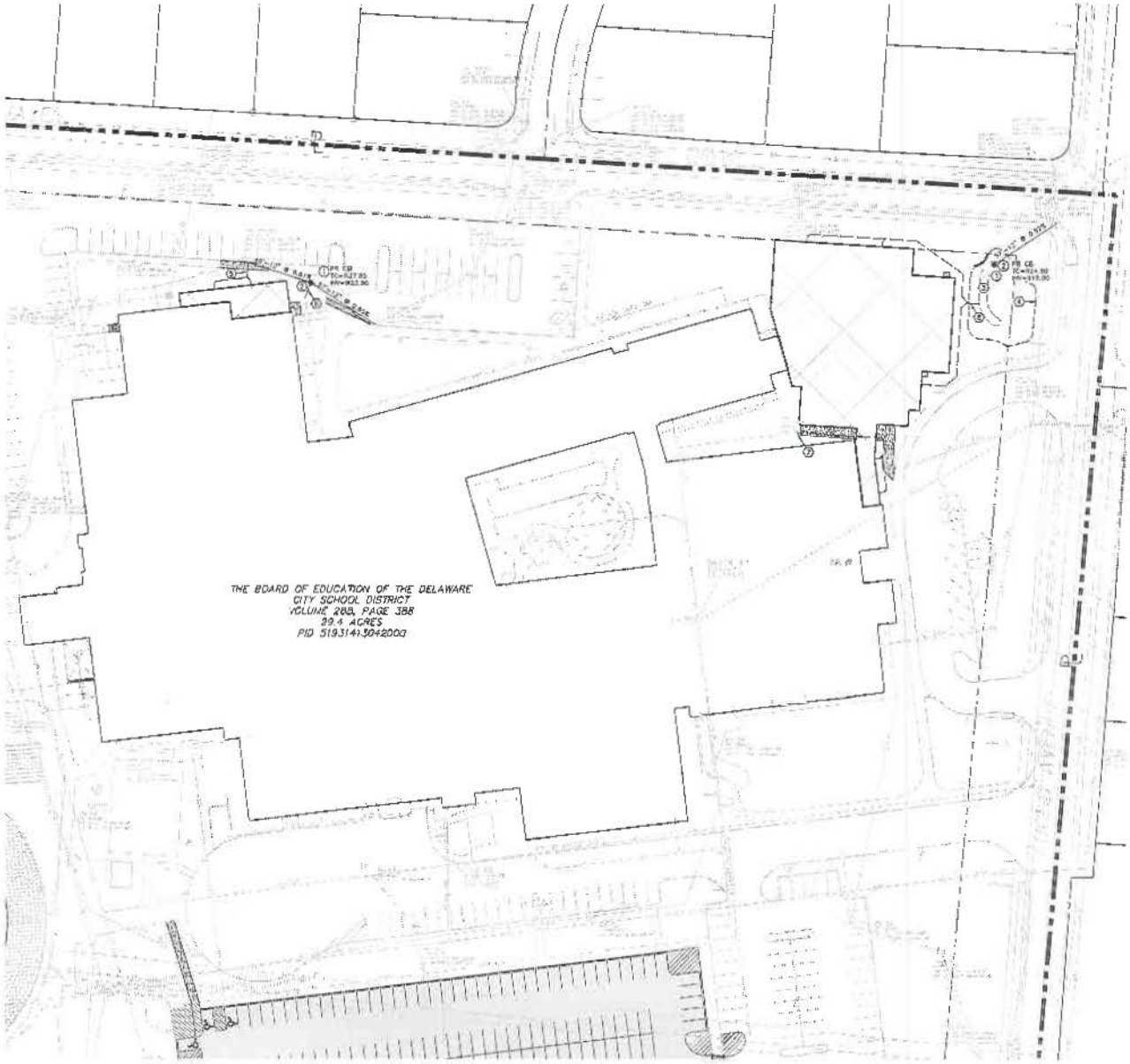
PROJECT DATE: PROJECT NO.: DRAWN BY: CHECKED BY:

Mannik Smith GROUP
www.MannikSmithGroup.com

ACADEMIC BUILDING ADDITIONS
FOR
DELAWARE HAYES
HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

NOTES

SU1.1



LEGEND

- PR STORM
- PR CATCH BASIN
- EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS
- W — EXISTING WATER
- X — EXISTING FENCE
- SA — EXISTING SANITARY
- ST — EXISTING STORM
- PR ROOF DRAIN
- (#) PR STORM STRUCTURE NUMBER

CODED NOTES

1. PR OUTLET CONTROL STRUCTURE. SEE SHEET SU1.3 FOR DETAILS.
2. PR STORM STRUCTURE (SEWD-10.0). SEE SHEET SU1.3 FOR DETAILS.
3. PR BIO-RETENTION FACILITY. SEE DETAILS ON SHEET SU1.3.
4. PROPOSED DETENTION BASIN
5. PR ROOF DRAIN. OUTLET TO EXISTING CURB INLET.
6. PR ROOF DRAIN. CONNECT EXISTING ROOF DRAIN TO PROPOSED STORM STRUCTURE.
7. PR ROOF DRAIN. CONNECT TO EXISTING ROOF DRAIN.
8. PR ROOF DRAIN. OUTLET TO PROPOSED DETENTION BASIN.

0 20 40 80
SCALE: 1" = 40'

NORTH

NO.	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 200
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 614.481.7480

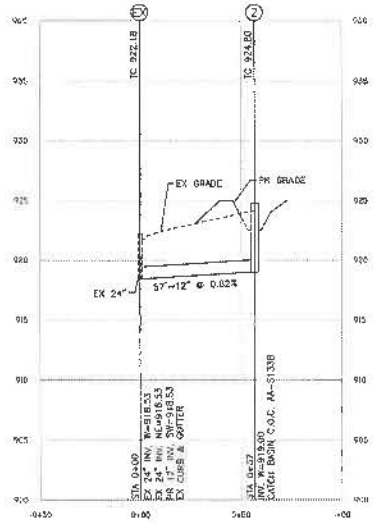
PROJECT DATE: 09/07/18
PROJECT NO. 1182324
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP
TRANSPORTATION ENVIRONMENTAL DEVELOPMENT

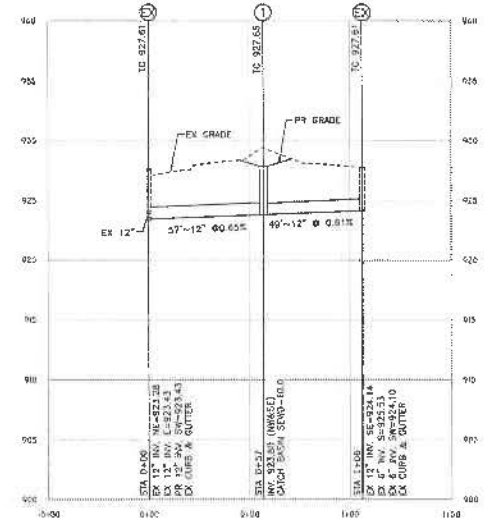
ACADEMIC BUILDING ADDITIONS FOR
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

UTILITY PLAN

SU1.2

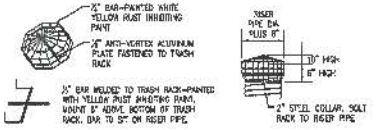


EAST BUILDING ADDITION STORM PROFILE



WEST BUILDING ADDITION STORM PROFILE

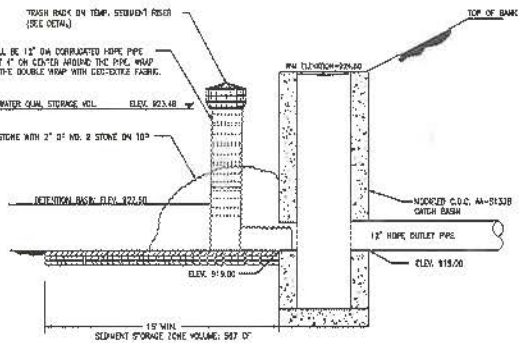
1"=5' VERTICAL
1"=30' HORIZONTAL
SCALE IN FEET



TRASH RACK DETAIL

NO SCALE

NOTE:
TEMP. SEDIMENT RISER SHALL BE INSTALLED UNTIL FINAL SEEDING OF BASIN IS COMPLETED. REMOVE ALL STONE AND TEMP. RISER PRIOR TO PLACING AMENDED SOILS AND UNDERDRAIN FOR BIO-RETENTION FACILITY.



OUTLET STRUCTURE FOR OPEN DETENTION BASIN

NO SCALE

NOTES:

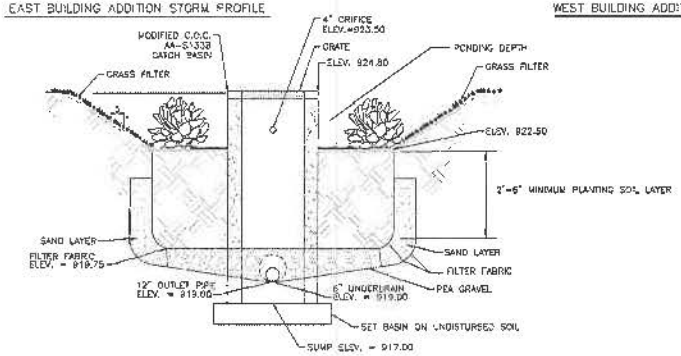
1. TEMPORARY SEDIMENT RISER'S/OUTLET STRUCTURE'S SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2. SITE PREPARATION – THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT. GULLIES AND SHARP BREAKS SHALL BE SLOPED TO NOT STEEPER THAN 1:1. THE SURFACE OF THE FOUNDATION AREA WILL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE EMBANKMENT MATERIAL.

3. TRASH RACKS – TOP OF THE RISER SHALL BE FITTED WITH TRASH RACKS FIRMLY FASTENED TO THE RISER PIPE.

4. SEDIMENT CLEANOUT – SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS FILLED ONE-HALF OF THE POND'S ORIGINAL DEPTH. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE. REMOVE ALL SEDIMENT BEFORE REMOVING TEMPORARY SEDIMENT RISER.

5. REMOVAL OF THE TEMPORARY SEDIMENT RISER SHALL NOT OCCUR UNTIL THE UPSTREAM DRAINAGE AREA IS AT LEAST 70% STABILIZED AND OR APPROVED BY MAHONING SOIL & WATER CONSERVATION DISTRICT. INSTALL POST CONSTRUCTION STRUCTURE (AS SHOWN ON SU1.3) IMMEDIATELY AFTER THE REMOVAL OF TEMPORARY SEDIMENT RISER.



BIORETENTION CROSS SECTION 1

SCALE: NOT TO SCALE

GENERAL NOTES:

1. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS

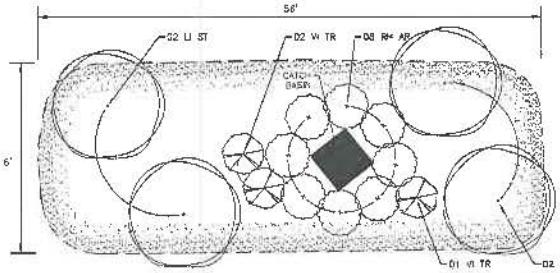
2. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH

3. UNDERDRAIN PIPE SHOULD HAVE 3/8" PERFORATIONS SPACED AT 6" CENTERS, MIN. 4 HOLES PER ROW. MAXIMUM SPACING OF UNDERDRAIN PIPE IS 10 FEET ON CENTER

4. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER. CLEANOUTS MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAWDOWN

PLANTING SOIL ATTRIBUTES

- SANDY LOAM OR LOAMY SAND
  - ** HAVING NO LESS THAN 72% SAND AND NO GREATER THAN 10% CLAY CONSIDERING ONLY THE MINERAL FRACTION OF THE SOIL
- pH RANGE: 5.2–7.0
- SOLUBLE SALTS: 500 PPM
- ORGANIC MATTER: 5–20%
- PHOSPHORUS: SOIL P-INDEX SHOULD BE BETWEEN 15 AND 40
- SAND ADDED TO MEET TEXTURAL CLASS SHALL BE CLEAN AND MEET AASHTO M-6 OR ASTM C-33 WITH A GRAIN SIZE OF 0.02–0.04"
- SOIL SHALL BE CERTIFIED BY PROFESSIONAL SOIL SCIENTIST UPON DELIVERY FOR INSPECTION



BIORETENTION PLANTING PLAN

SCALE: NOT TO SCALE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
LI ST	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2.5" CAL.	B&B
RH AR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	CONT.
VI TR	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24"	B&B

BIO-RETENTION AREA: 728 SF
TREES / SHRUBS REQUIRED: 15 (1 PER 50 FT²)
TREES / SHRUBS PROVIDED: 15

NO.	DATE	BY	DESCRIPTION

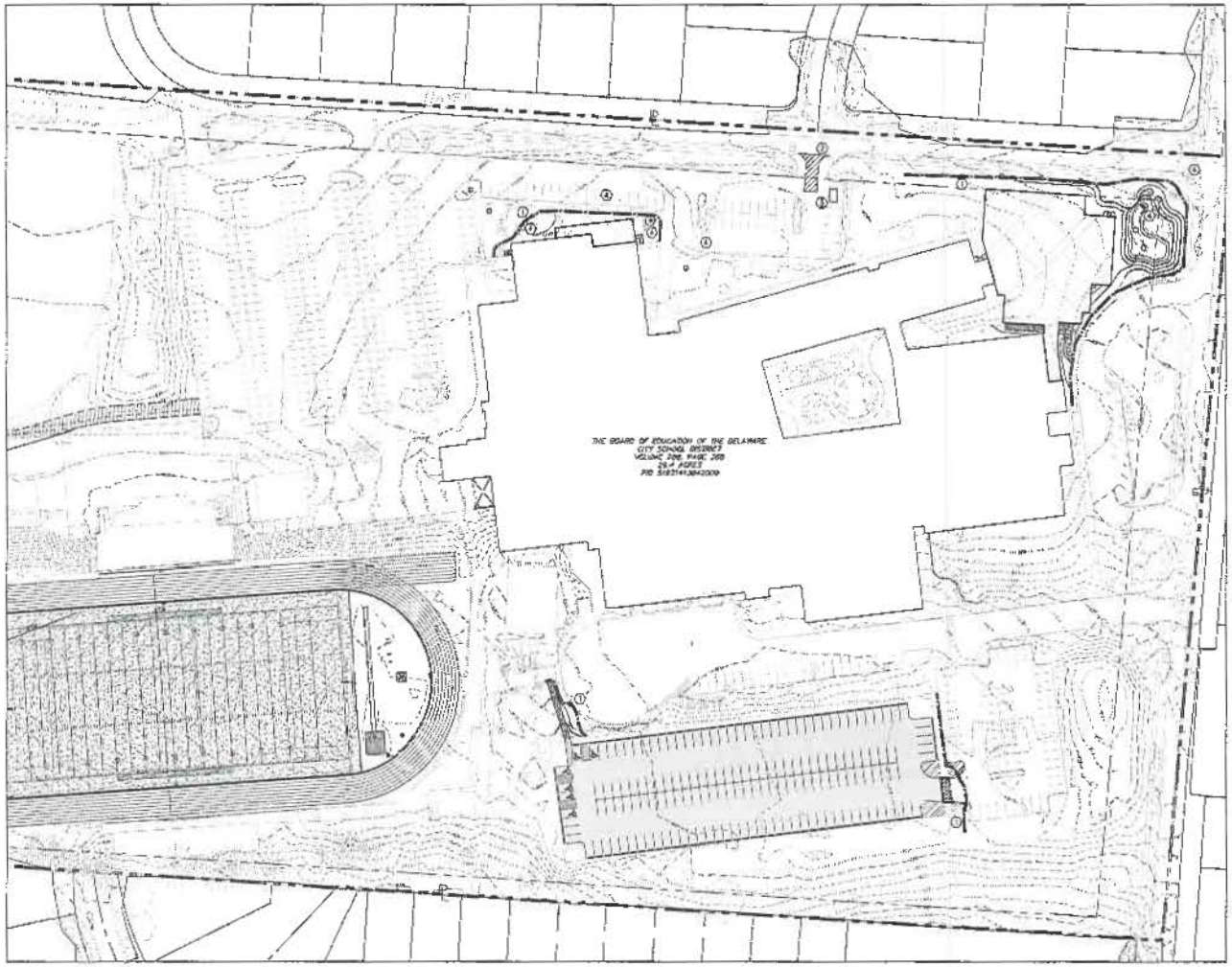
Mannik Smith GROUP
815 COLUMBUS AVENUE
COLUMBUS, OH 43215
TEL: 614.481.4222
FAX: 614.481.4223
www.MannikSmithGroup.com

PROJECT DATE: 04/17/2013
PROJECT NO: F2010004
DRAWN BY:
CHECKED BY:

DELAWARE HAYES HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

PROFILES

SU1.3



LEGEND

- SILT FENCE
- 875 EX CONTOUR
- 925 PR CONTOUR
- EX CATCH BASIN
- EX MANHOLE
- EX SIGN
- EX GUYWIRE
- EX FCLE
- PR CATCH BASIN
- PR EARTH RETAINING WALL

ABBREVIATIONS

ATG	ADJUST TO GRADE
C.O.	CLEAN OUT
EX	EXISTING
ESMT	EASEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT ELEVATION
NGAS	NATURAL GAS
P/L	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
SAN	SANITARY
SW	SIDEWALK
STM	STORM
T.C.	TOP OF CASTING
WS	WATER SERVICE
WAT	WATER

CODED NOTES

1. SILT FENCE. SEE SHEET SU1.5 FOR DETAILS
2. CONSTRUCTION ENTRANCE. SEE SHEET SU1.5 FOR DETAILS
3. CONCRETE WASHOUT AREA. SEE SHEET SU1.5 FOR DETAILS
4. DANDY SAC. SEE SHEET SU1.5 FOR DETAILS

0 30 60 120
SCALE: 1" = 60'

NORTH

DATE	BY	DESCRIPTION

416 GRANDVIEW AVENUE
COLUMBUS, OH 43215
TEL: 614.461.4252
FAX: 866.483.7346

PROJECT DATE: 01/17/13
PROJECT NO.: 1101.02A
DRAWN BY:
CHECKED BY:

Mannik Smith GROUP
TECHNICAL MEETS DESIGNER MEETS

DELAWARE HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

EROSION CONTROL PLAN

SU1.4

OHIO EPA SEDIMENT & EROSION CONTROL CRITERIA

[illegible]

GENERAL CRITERIA

[illegible]

GENERAL NOTES

[illegible]

GENERAL MAINTENANCE/INSPECTION PROCEDURES

[illegible]

SEQUENCE OF CONSTRUCTION SCHEDULE ACTIVITIES

[illegible]

SEQUENCE OF CONSTRUCTION SCHEDULE ACTIVITIES (CONTINUED)

[illegible]

TEMPORARY SEEDING / STABILIZATION

[illegible]

Temporary Stabilization

Area requiring temporary stabilization	Time frame to apply erosion control
Any disturbed areas within 50 feet of a stream and not at final grade	Within two days of the last work date unless there is evidence that work will resume within the next seven days
For all construction activities, the disturbed area that will be exposed for more than 21 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area for residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of property ownership to the individual lot(s)
Disturbed areas that will be idle over winter	Must have bedding prior to October 15th

TEMPORARY SEEDING SPECIES SELECTION

SEEDING DATES	SPECIES	SEEDING RATE	lb/acre
MARCH 1 TO AUGUST 15	OATS	3	128 (4 BUSHELS)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	ANNUAL RYEGRASS	1.25	13
	PERENNIAL RYEGRASS	2.25	18
	CREEPING RED FESCUE	0.4	12
	KENTUCKY BLUEGRASS	0.4	17
AUGUST 16 TO NOVEMBER	OATS	3	128 (4 BUSHELS)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	RYE	3	151 (2 BUSHELS)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	WHEAT	3	180 (2 BUSHELS)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	10
	ANNUAL RYEGRASS	1.25	50
	PERENNIAL RYEGRASS	2.25	180
	CREEPING RED FESCUE	0.4	17
	KENTUCKY BLUEGRASS	0.4	
NOVEMBER 1 TO FEB. 29	USE MULCH ONLY OR DORMANT SEEDING		

NOTE: OTHER APPROVED SEEDING MAY BE SUBSTITUTED.

Permanent Stabilization

Area requiring permanent stabilization	Time frame to apply erosion control
Any areas that will be dormant for one year or more	Within seven days of the most recent disturbance
Any slopes within 50 feet of a stream and not at final grade	Within two days of reaching final grade
Any other areas at final grade	Within seven days of reaching final grade within that area

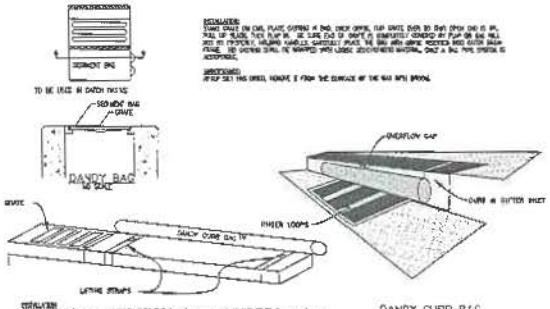
SILT FENCE NOTES

[illegible]

STAKE PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	75 LBS. OR 350 N	ASTM D 4632
MINIMUM ELONGATION AT 40 LBS.	30 %	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	70 LBS (320 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	0.3 MM MAX	ASTM D 4751
PERMITTIVITY	0.02 - 2 SEC. -1	ASTM D 4491
50 YEARS STRENGTH RETENTION	70%	ASTM D 4355

SILT FENCE DETAIL

NO SCALE



DANDY CURB BAG

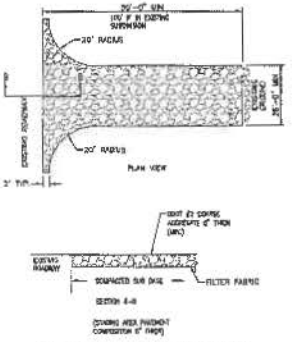
NOT TO SCALE

POST-CONSTRUCTION STORM WATER MANAGEMENT

[illegible]

POST CONSTRUCTIONS INSPECTION & MAINTENANCE SCHEDULE

INSPECTION ITEM	MAINTENANCE PROCEDURES	FREQUENCY
INFILTRATION STRUCTURE	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES.	MONTHLY
	- CHECK SUMP IN OUTLET CONTROL STRUCTURE AND REMOVE DEBRIS.	
	- CONFIRMED STRUCTURE IS WITHIN THE STAT DESIGNED AND TO THAT MANNER.	
SUMP ENHANCEMENT & DISC FILTERS	- REMOVE UNDERUTILIZED AREA AND STABILIZE.	EVERY 6 MONTHS
SWALE DRAIN SYSTEM	- REMOVE DEBRIS FROM THE DRAIN SYSTEM TO ENSURE POSITIVE FLOW TO THE DRAIN.	EVERY 6 MONTHS
STORMWATER DRAIN	- PERFORM FOR DRAINS, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE.	
	- CHECK FOR SIGNS OF ABNORMAL CONDITIONS (LARGE DRAINS).	
	- NOTE SIGNS OF HYDROCARBON BUILD-UP. REMOVE IMMEDIATELY.	
	- MONITOR SEDIMENT ACCUMULATION IN THE FACILITY.	
	- ENSURE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL.	MONTHLY
	- INSPECT FOR ANYMORE VEGETATION IF DESIGN COMPONENTS BELOW.	
SEDIMENT ACCUMULATION	- SEDIMENT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 THE ORIGINAL DEPTH. ANNUAL SHALL DETERMINE DEPTH OF DRAIN IMMEDIATELY AFTER CONSTRUCTION AND VERIFY DEPTH ANNUALLY.	APPROXIMATELY EVERY 5 YEARS
	- DRAIN IS DESIGNED TO A DEPTH OF 4 FT. THE DEPTH SHOULD BE VERIFIED APPROX EVERY 5 YEARS WHEN THE DRAIN WATER LEVEL IS AT NORMAL POOL ELEVATION. ONCE THE DRAIN REACHES 2 FT OF FILL THE ACCUMULATED SEDIMENT SHALL BE EXCAVATED TO RESTORE THE NORMAL POOL DEPTH TO 4 FT.	



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

THE EARTHWORK CONTRACTOR SHALL INSTALL AND MAINTAIN THE CONSTRUCTION ENTRANCES AND TRACKING AREA. THE EARTHWORK CONTRACTOR SHALL PERIODICALLY AND CLEAN STONE AND MAINTAIN THE GRADES ADJACENT FOR THE DURATION OF THE PROJECT. WHEN THE CONSTRUCTION ENTRANCE AND TRACK ARE NO LONGER NEEDED, THE EARTHWORK CONTRACTOR SHALL REMOVE THE GRAVEL AND RESTORE THE GROUND TO ITS ORIGINAL CONDITION.

A 30x4 STONE CAP MAY NOT BE USED THE FIRST 30' OF THE ROADWAY BUT CAN BE USED FOR THE REST.

WHEN A CONSTRUCTION ENTRANCE IS INSTALLED ADJACENT TO A PUBLIC ROAD WITH A POSTED SPEED LIMIT OVER 20 MPH, THE FIRST 50'-0" OF THE ENTRANCE SHALL BE PAVED WITH 1" OF ODOT 301 ASPHALT CONCRETE.

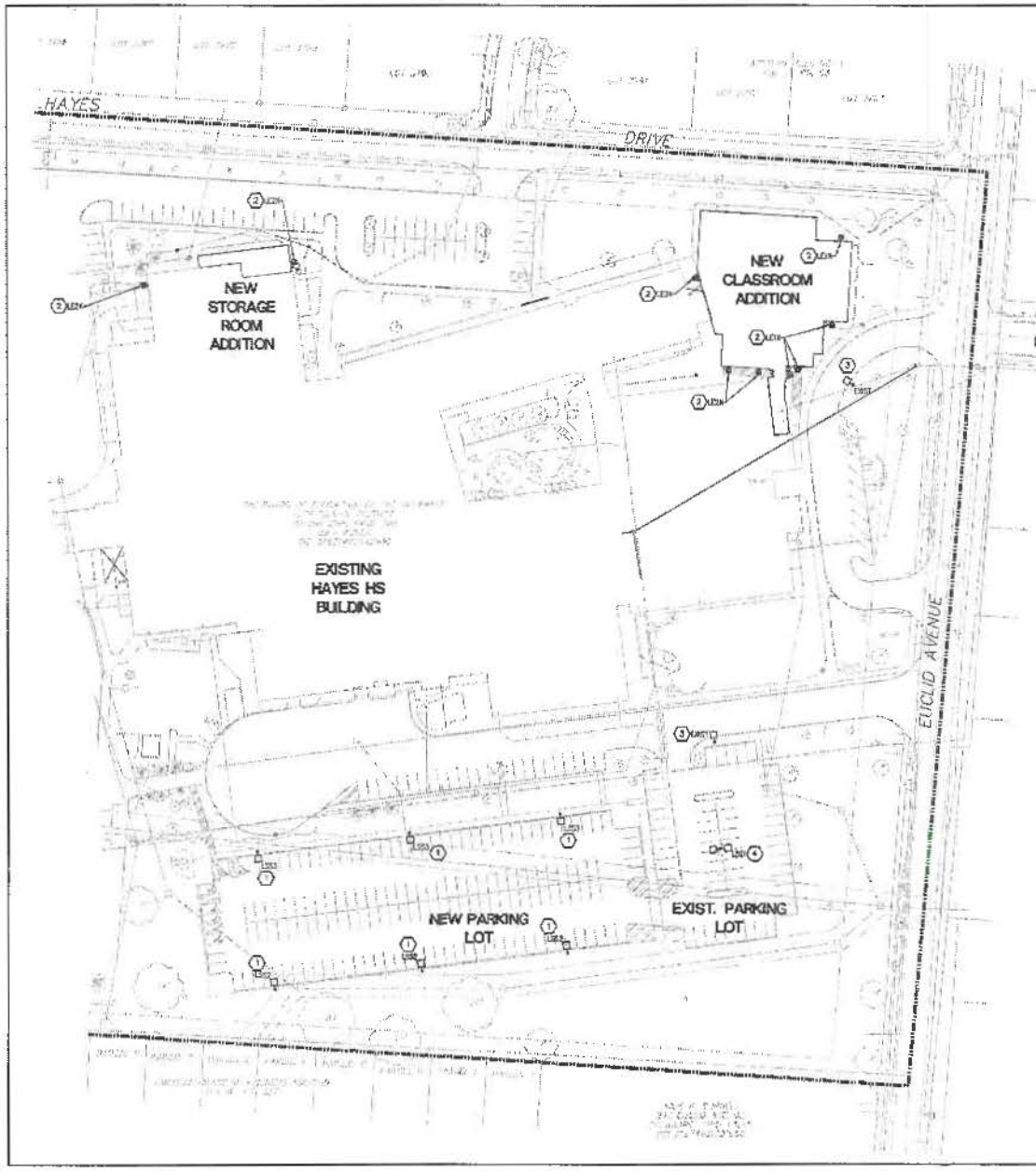
NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
TECHNICAL SERVICES
www.MannikSmithGroup.com
8150 SANTOWN AVENUE
SUITE 100
COLUMBUS, OH 43219
TEL: 614.445.6222
FAX: 614.445.6227
PROJECT NO. 0100778
PROJECT MANAGER: FISHMAN
DRAWN BY: [illegible]

DELAWARE HAYES HIGH SCHOOL
ACADEMIC BUILDING ADDITIONS
FOR
EUCLID AVENUE SITE
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

EROSION CONTROL

SU1.5



GENERAL NOTES:

1. COORDINATE EXACT LOCATION OF ALL POLE BASES AND UNDERGROUND CONDUITS WITH LOCATIONS OF CATCH BASINS AND ALL UNDERGROUND UTILITIES WITH SITE AND UTILITIES SERIES DRAWINGS PRIOR TO INSTALLATION. UNDERGROUND SITE UTILITIES MAY BE INSTALLED PRIOR TO INSTALLATION OF ELECTRICAL UNDERGROUND CONDUITS. ETC. COORDINATE LOCATION OF ALL UNDERGROUND CONDUITS, ETC. WITH SITE CONTRACTOR PRIOR TO TRENCHING AND INSTALLATION.
2. ANY UNDERGROUND SITE UTILITIES SHOWN ON THIS SHEET OTHER THAN ELECTRICAL SITE UTILITIES ARE SHOWN FOR REFERENCE ONLY WITH RESPECT TO LOCATIONS OF ELECTRIC SITE UTILITIES. SEE SITE AND UTILITIES SERIES DRAWINGS FOR ROCS, DEPTHS, EXACT LOCATIONS, ETC. OF UNDERGROUND SITE UTILITIES WHEN COORDINATING WITH ELECTRICAL SITE UTILITIES INDICATED ON THIS SHEET.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PLAN NOTES:

1. NEW PARKING LOT LIGHTING POLE/FIXTURE(S). REFER TO DETAIL ON CONTRACT DOCUMENTS FOR SITE LIGHTING POLE FOUNDATION REQUIREMENTS. LIGHTING TO BE CONNECTED TO EXISTING SITE LIGHTING CIRCUIT CONTROLLED VIA DUSK-TO-DAWN CONTROLS VIA EXISTING BUILDING AUTOMATION SYSTEM.
2. NEW FULL CUT-OFF BUILDING MOUNTED EXTERIOR LIGHTING FIXTURE ON NEW ADDITION. LIGHTING TO BE CONNECTED TO EXISTING BUILDING EXTERIOR LIGHTING CIRCUIT AND CONTROLLED VIA DUSK-TO-DAWN CONTROLS VIA EXISTING BUILDING AUTOMATION SYSTEM.
3. EXISTING SITE LIGHTING POLE/FIXTURE TO REMAIN (SHOWN FOR REFERENCE ONLY).
4. EXISTING SITE LIGHTING FIXTURES ON EXISTING SITE LIGHTING POLE TO BE DISCONNECTED, REMOVED AND REPLACED WITH NEW FIXTURES AS INDICATED. MAINTAIN EXISTING POLE FOR USE WITH NEW FIXTURES. FIELD DRILL EXISTING POLE AS REQUIRED TO INSTALL NEW FIXTURES.

SITE ELECTRICAL PLAN

1"=50'-0"

ALL UNDERGROUND CONDUIT RUNS UNDER EXISTING PAVING OR SIDEWALKS SHALL BE DIRECTIONAL BORED. CUTTING OF PAVEMENT OR SIDEWALKS IS NOT ACCEPTABLE. REFER TO "G" SERIES DRAWINGS FOR LOCATIONS OF EXISTING AND NEW/REPLACEMENT PAVEMENT AND SIDEWALKS.

ALL UNDERGROUND CONDUIT FOR SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED AT A MINIMUM DEPTH OF 36" BELOW FINISH GRADE UNLESS OTHERWISE NOTED. ALL TRENCHING AND BACKFILL BY ELECTRICAL CONTRACTOR PER SPECIFICATIONS. PROVIDE WARNING TAPE IN ALL TRENCHES WHEN BACKFILLING. INSTALL IN-GRADE PULLBOXES AS REQUIRED FOR LONG UNDERGROUND CONDUIT RUNS. PULLBOXES SHALL BE FURNISHED AND INSTALLED PER SPECIFICATIONS AND SIZED AS REQUIRED FOR THE PULLING REQUIREMENTS FOR THE APPLICATION.

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STATE OF OHIO
DAVID A. KNAPP
E-065644
REGISTERED PROFESSIONAL ENGINEER

ADDITIONS AND RENOVATIONS
TO
HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING/HOWEY
614.764.4661 www.fhai.com

SITE ELECTRICAL
ZONING APPROVAL PLAN

DRAWN BY: CB
CHECKED BY: RJC
SCHAL NO.: 21300.07
DATE: JANUARY 2, 2015
REVISIONS/REQ DATE:

E2.0

ADD TO HAYES HIGH SCHOOL
PROJECT NO. 21324.57

LUMINAIRE SCHEDULE

LUMINAIRE TYPE	LUMINAIRE DESCRIPTION	FINISH COLOR	MOUNTING TYPE	MOUNTING	LAMP DATA									VOLTAGE		MANUFACTURER	SERIES #	NOTES
					TYPE	HEIGHT	QTY	WATT	CT	[illegible]	[illegible]	CRI Min	LIFE Hours	[illegible]	[illegible]			
LE1X	FULL CUT-OFF RECESSED DOWNLIGHT FOR [illegible] WITH [illegible] WITH [illegible] COLOR TRIM [illegible]	WHITE	11" DIA	RECESSED WALL	PER PLANS	18"	[illegible]	[illegible]	L		1,625	2400	100,000	277	120	[illegible]	[illegible]	1,4
LE2X	FULL CUT-OFF SQUARE SURFACE [illegible] WALL SCONCE WITH [illegible] COLOR TRIM [illegible]	WHITE	10" X 10"	RECESSED WALL	PER PLANS	12"	[illegible]	[illegible]	L		724	2700	[illegible]	277	13	[illegible]	[illegible]	[illegible]
LES1	[illegible] LED [illegible] LINE, TYPE 4 DISTRIBUTION, [illegible]	DARK BRONZE		EXISTING POLE	30'-0"	7'-0"	[illegible]	[illegible]	L		[illegible]	4000	50,000	277	216	[illegible]	[illegible]	3,4
LES2	FULL CUT-OFF [illegible] TYPE 4 VERSUS [illegible] WITH HOUSE SIDE REFLECTOR, [illegible] DRIVEWAY SINGLE FACE [illegible]	DARK BRONZE		SEE DETAIL [illegible]	30' POLE	13'-0"	[illegible]	[illegible]	L		[illegible]	4000	100,000	277	218	[illegible]	[illegible]	3,4
LES3	FULL CUT-OFF LED AREA LIGHT, TYPE 4 WITH [illegible]	DARK BRONZE		SEE DETAIL [illegible]	30' POLE	[illegible]	[illegible]	[illegible]	L		[illegible]	4000	100,000	277	216	[illegible]	[illegible]	3,4

NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. COLOR SELECTED BY ARCHITECT BASED ON STANDARD OFFERING OF FINISHES, WHEN NOTED
8. PROVIDE A CUSTOM SOLID PAINT SAMPLE IN SHOP DRAWING MATERIAL SPECIFIED

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STATE OF OHIO
CLAIR E. DAVIS
9903
REGISTERED
PROFESSIONAL ENGINEER

ADDITIONS AND RENOVATIONS
TO
HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING/HOWEY
614.764.4661 www.fhai.com

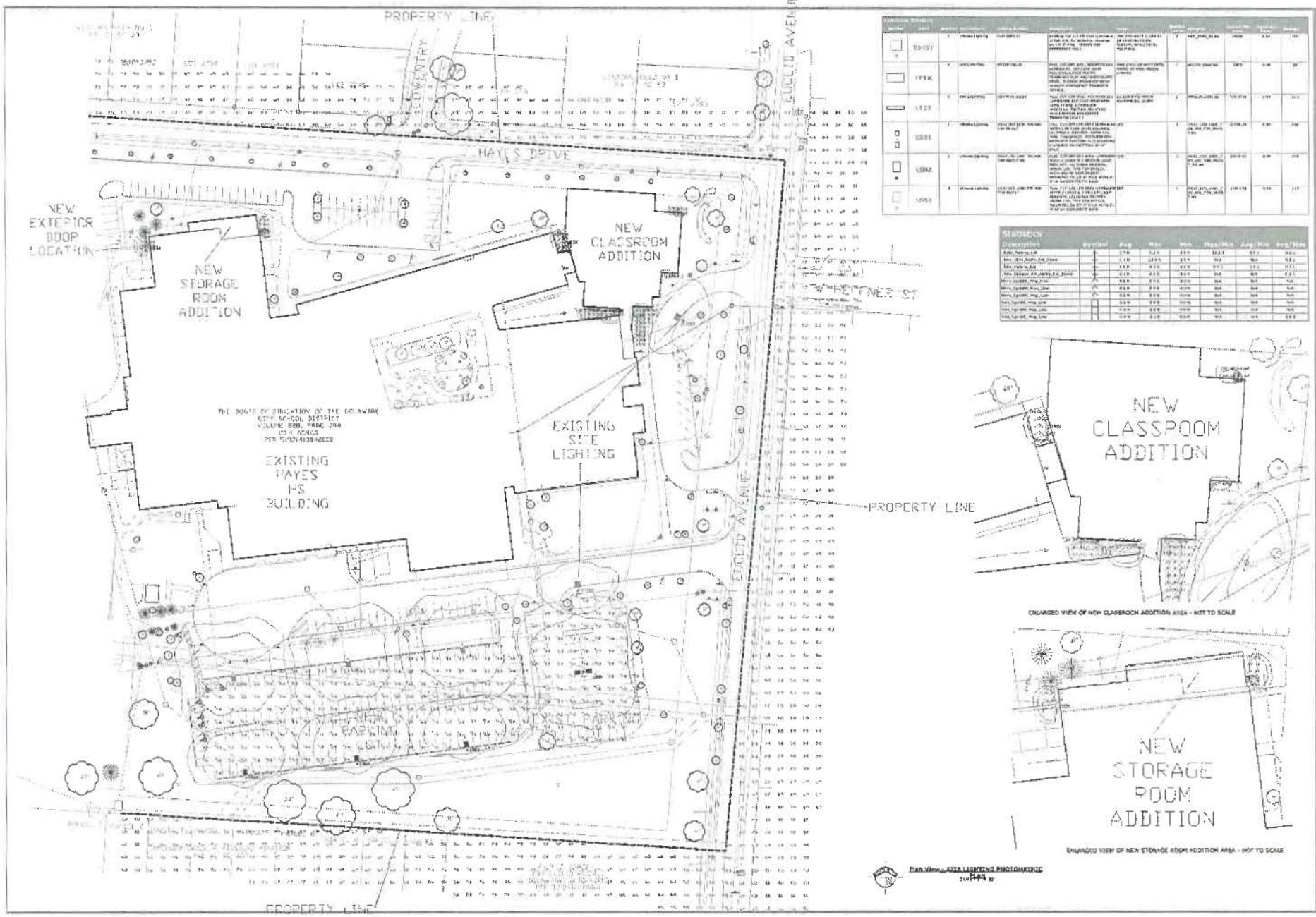
LUMINAIRE SCHEDULE

DRAWN BY: JR | CHECKED BY: DKD | DOWG NO.: F13001-07 | DATE: JANUARY 7, 2015

REVISIONS NO. DATE

E8.1

MR. TO HAYES HIGH SCHOOL
PROJECT NO. 213061.03


PROPERTY LINE
HAYES DRIVE
NEW EXTERIOR DOOR LOCATION
NEW STORAGE ROOM ADDITION
NEW CLASSROOM ADDITION
EXISTING SITE LIGHTING
EXISTING HAYES HS BUILDING
EUCLID AVENUE
WHEELNER ST
PROPERTY LINE
PROPERTY LINE
NEW CLASSROOM ADDITION
ENLARGED VIEW OF NEW CLASSROOM ADDITION AREA - NOT TO SCALE
NEW STORAGE ROOM ADDITION
ENLARGED VIEW OF NEW STORAGE ROOM ADDITION AREA - NOT TO SCALE
Plan View - SITE LIGHTING PHOTOMETRIC
Statistics
ZONING APPROVAL
SITE LIGHTING PHOTOMETRIC PLAN
ADDITIONS AND RENOVATIONS TO HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS - DELAWARE, OHIO
Designer
Date
Scale
Drawing No.
Summary
1 of 1

Type: LE2X
Job: Additions and Renovations to Hayes HS, Delaware City Schools
Catalog number: LLF50P25/12L2KUV/WH

Approvals:

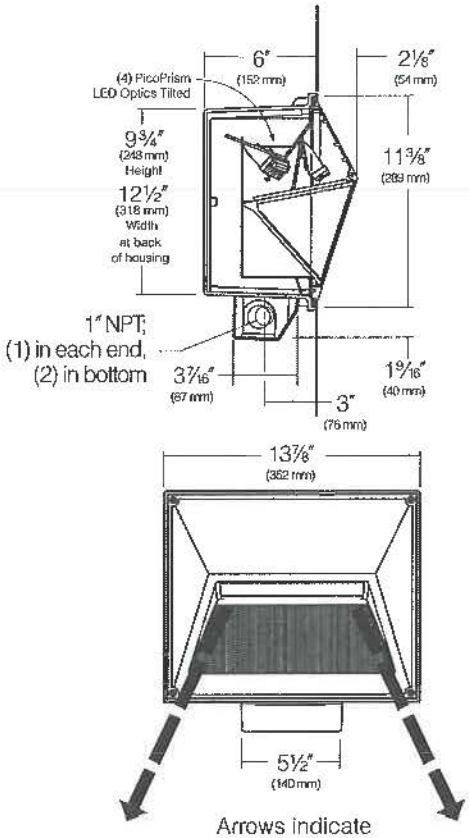
LLF50P35 / / /

Fixture | Electrical Module | Finish | Options

See page 2 — See page 3

Date:

Specifications



Arrows indicate main thrust of light distribution, in elevation.

Housing and Junction Box: Die-cast, low-copper (<0.6% Cu) aluminum to prevent corrosion when cast in concrete. Junction box shall have an internally removable cover, a volume of 25 cu in., and four 1" NPT conduit taps. Two taps in the bottom and one in each end, all with removable plugs. Housing and junction box further protected for permanence by a clear anodize coating. Cover furnished to keep the housing clean until the electrical components are installed.

Pour Items: Aluminum housing and junction box only, less any electrical or optical components.

Finishing Items: Electrical module, reflector and door frame. Each set of finishing items shall be in one container, clearly marked for the fixture catalog number.

Door Frame: Die-cast, low-copper (<0.6% Cu) aluminum with a fine pebbled texture on the outer surface. Trapezoidal outer contour tilts the lens 18° from vertical. Door frame secured to housing by four captive stainless steel countersunk socket head screws. (LLF50) Tempered borosilicate glass, 3/16" min. thickness, with a smooth outer surface flush with the door frame, and vertical inside flutes. Lens is fully sealed around the perimeter with a silicone gasket and is retained by zinc plated steel clips. Tempered clear glass, 1/8" min. thickness. Cast aluminum recessed baffle that conceals the lens 18° from vertical.

Gasketing: One-piece molded silicone between the door frame and housing. A neoprene gasket provided between the junction box and housing. The entire fixture is weather tight.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical and optical modules attaches to housing with stainless steel hardware, accessible by opening the lens frame. Driver is rated for -40°F starting and has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

Optical Module: Each precision, replaceable PicoPrism is positioned to achieve directional control toward desired task. The entire optical system fastens to the housing as a one-piece module.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powder coat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed To: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

Warranty: Kim Lighting warrants Low Level Floodlight LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5 years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield™ device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

Caution: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

HUBBELL®

Hubbell Lighting, Inc.

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Standard Features

Fixture

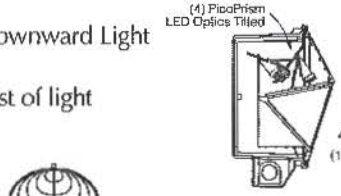
Catalog number includes housing and junction box, optical system, and door frame with standard tempered glass lens.

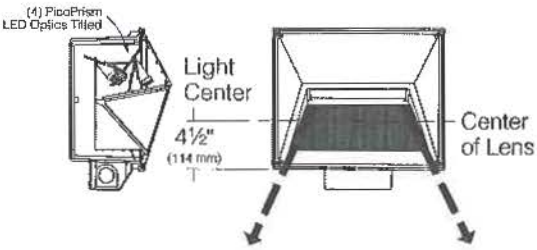
Cat. No.: **LLF50P35***

Direct Lens, Symmetric Downward Light Throw, Wall Mounted.

Arrows indicate main thrust of light distribution, in elevation.

*P35 = 350mA





Electrical Module

Fixture	Source
☐ **12L2KUV**[1]	13W 12 LEDs, 580nm - Amber color temperature
☐ **12L3KUV**[1]	13W 12 LEDs, 3000K color temperature
☐ **12L4KUV**[1]	13W 12 LEDs, 4200K color temperature
☐ **12L5KUV**[1]	13W 12 LEDs, 5100K color temperature

[1]UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.

Finish

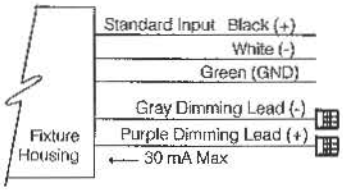
TGIC powder coat

Color:	Black	Dark Bronze	Light Gray	Stealth Gray	Platinum Silver	White	Custom Color[2]
Cat. No.:	☐ **BL**	☐ **DB**	☐ **LG**	☐ **SG**	☐ **PS**	☐ **WH**	☐ **CC**

[2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

0-10V Dimming Interface

Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.



Optional Features

Polycarbonate Lens Cat. No. ☐ **PL** ☐ **No Option**	Injection molded, identical appearance to standard tempered glass lens. **CAUTION:** Use only when vandalism is anticipated to be high. Useful life is limited due to yellowing caused by UV from sunlight.
Fusing (internal only): Cat. No. **(see chart at right)** ☐ **No Option**	High temperature fuse holders factory installed inside the fixture housing. Fuse is included. Line Volts: 120V, 208V, 240V, 277V, 347V Cat. No.: ☐ **SF**, ☐ **DF**, ☐ **DF**, ☐ **SF**, ☐ **SF**
Emergency Battery Back-Up: Cat. No. ☐ **EM** ☐ **No Option**	EM – Internal battery pack provides 90 minutes of supplemental light at 63% of absolute lumens.

Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K-3175K	3800K-4600K	4600K-5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>0.90	>0.90	>0.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350	0.97	0.95

Electrical Driver Current		
Maximum Watts	Volts	Amps
13W	120	0.11
	208	0.06
	240	0.05
	277	0.05

Absolute Lumens	
CCT	LLF50
3000K	735
4200K	939
5100K	1021

Lumens Per Watt	
CCT	LLF50
3000K	56.5
4200K	72.2
5100K	78.5

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KIM LIGHTING

LED Wall Forms® **WF32C** and **WF32H**

Cutoff Face Recessed Mount, Round

revision 10/24/14 • kl_wf32led_spec.pdf

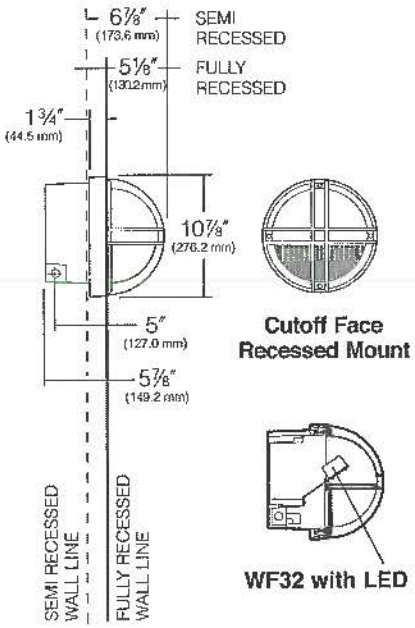
Type: LE1X
Job: Additions and Renovations to Hayes HS, Delaware City Schools
Catalog number: WF32C/18L2KUV/WH

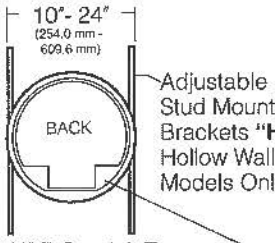
Approvals:

Fixture	/ Electrical Module	/ Finish	/ Options
See page 2			See page 2

Date:

Specifications





¾" NPT Conduit Taps:
"C" Concrete Wall Model: 2 in sides / 2 in bottom
"H" Hollow Wall Models: 2 in bottom Only

Light distribution
Cutoff Face

HUBBELL LIGHTING, INC.

U.S. PATENTS: D385,054, D381,452, D378,621

Housing:

Recessed Concrete: Die-cast, low copper (<0.6% Cu) aluminum alloy with clear anodize under powder coat finish to match louver and face plate. Integral junction box (21 cubic inch volume) with four ¾" NPT conduit taps. Presswood niche cover provided as temporary protection against moisture.

Recessed Hollow Wall: Die-cast, low copper (<0.6% Cu) aluminum alloy with clear anodize under powder coat finish to match louver and face plate. Integral junction box (21 cubic inch volume) with four ¾" NPT conduit taps. Presswood niche cover provided as temporary protection against moisture. (HID): Supplied with adjustable stud mount brackets plus insulation detector in place of one side conduit tap. Quick disconnect plug supplied for electrical module.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum ⅝" depth and 3/16" thickness. Secures to housing with four stainless steel captive socket head screws.

Cutoff Face: Solid upper half and solid lower half with vertical light baffles.

Lens: Flat tempered glass, 3/16" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm (Amber), 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Pour Items: Recessed housings, devoid of all electrical components. Protective presswood niche covers are supplied to temporarily seal the open housings until the electrical modules and face plates are ready to install. Quick disconnect plugs supplied for electrical modules.

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings			
UL cUL 1598[1]	IP66 Rated	CE	25C Ambient

[1]Suitable for wet locations

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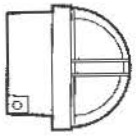
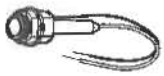
Type:
Job:



Standard Features

Fixture Cat. No. ☐ **WF32C** ☐ **WF32H**	**WF32C** for concrete walls **WF32H** for hollow walls
Electrical Module	☐ **9L2KUV**[1] ☐ **18L2KUV**[1] ☐ **9L3KUV**[1] ☐ **18L3KUV**[1] ☐ **9L4KUV**[1] ☐ **18L4KUV**[1] ☐ **9L5KUV**[1] ☐ **18L5KUV**[1] [1]For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm - Amber color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.
Finish TGIC powder coat	Color: Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, White, Custom Colors[2] Cat. No.: ☐ **BL** ☐ **DB** ☐ **LG** ☐ **SG** ☐ **PS** ☐ **WH** ☐ **CC** [2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Optional Features

Fusing Cat. No. ☐ **SF** ☐ **No Option**	Single fusing for 120V, 277V, and 347V primary. 

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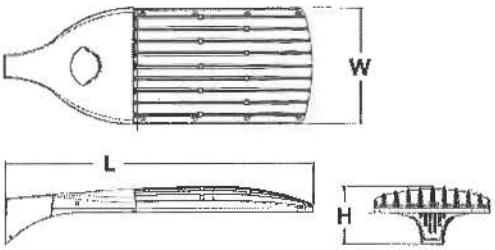
D-Series Size 2
LED Area Luminaire

d#series

Catalog Number	
Notes	Additions and Renovations to Hayes HS, Delaware City Schools
Type	LSS1, LSS2, LSS3

Specifications

EPA:	2.0 ft² (0.19 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	39 lbs (17.7 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

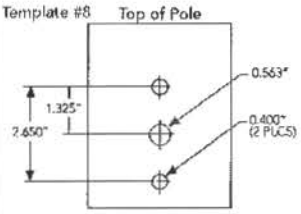
Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** [1] 80C 80 LEDs (four engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A) [2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted LSS1 LSS2 LSS3	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [6]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) [7] DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls) [8] DS Dual switching [9,10] PIRH Motion sensor, 15-30' mounting height [11] BL30 Bi-level switched dimming, 30% [10,12] BL50 Bi-level switched dimming, 50% [10,12]	**Shipped installed** LSS2 HS House-side shield [13] WTB Utility terminal block [14] SF Single fuse (120, 277, 347V) [15] DF Double fuse (208, 240, 480V) [15] TLS Tool-less entry trigger latch [16,17] L90 Left rotated optics [2] R90 Right rotated optics [2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting® POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [17]
SC U	Shorting cap [17]
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES
1. Rotated optics only available with 80C.
2. Available with 80 LEDs (80C option) only. Not available with AMBPC.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
4. N/A BL30, BL50, WTB or TLS. DMG option requires 1000mA.
5. Available as a separate combination accessory: PUMBA (finish) U.
6. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH, DS, BL30, BL50, or TLS.
9. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, PIRH or WTB.
10. Requires an additional switched line.
11. Specifies the SensorSwitch SBGR-6-QSP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with BL30, BL50, DCR, DS, TLS or WTB.
12. Dimming driver standard. MVOLT only. Not available with BL30, BL50, 347v, 480v, DCR, TLS or WTB.
13. Also available as a separate accessory; see Accessories information.
14. WTB not available with BL30, BL50, DS, or PIRH. N/A 347v or 480v.
15. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
16. With TLS option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PIRH. N/A 347v or 480v.
17. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

LITHONIA LIGHTING

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	700	188 W	T1S	16,714	3	0	3	89	17,647	3	0	3	94
			T2S	17,233	3	0	3	92	18,196	3	0	3	97
			T2M	16,839	3	0	3	90	17,779	3	0	3	95
			T3S	16,818	3	0	3	89	17,757	3	0	3	94
			T3M	16,970	3	0	4	90	17,918	3	0	4	95
			T4M	17,201	3	0	4	91	18,162	3	0	4	97
			TFTM	16,944	3	0	4	90	17,890	3	0	4	95
			T5VS	17,899	5	0	1	95	18,899	5	0	1	101
			T5S	18,032	4	0	2	96	19,039	4	0	2	101
			T5M	18,063	5	0	3	96	19,072	5	0	3	101
			T5W	17,798	5	0	3	95	18,792	5	0	3	100
	1000	275 W	T1S	22,771	3	0	3	83	24,137	3	0	3	88
			T2S	23,479	3	0	3	85	24,887	3	0	3	90
			T2M	22,941	3	0	3	83	24,317	3	0	3	88
			T3S	22,912	3	0	3	83	24,287	3	0	3	88
			T3M	23,120	3	0	4	84	24,508	3	0	4	89
			T4M	23,435	3	0	4	85	24,841	3	0	4	90
			TFTM	23,084	3	0	4	84	24,469	3	0	4	89
			T5VS	24,386	5	0	1	89	25,849	5	0	1	94
			T5S	24,567	4	0	2	89	26,041	4	0	2	95
			T5M	24,610	5	0	3	89	26,086	5	0	3	95
			T5W	24,247	5	0	3	88	25,702	5	0	3	93
100C (100 LEDs)	700	218 W	T1S	20,722	3	0	3	95	21,883	3	0	3	100
			T2S	21,366	3	0	3	98	22,563	3	0	3	103
			T2M	20,876	3	0	3	96	22,046	3	0	3	101
			T3S	20,850	3	0	3	96	22,019	3	0	3	101
			T3M	21,039	3	0	4	97	22,219	3	0	4	102
			T4M	21,326	3	0	4	98	22,521	3	0	4	103
			TFTM	21,007	3	0	4	96	22,184	3	0	4	102
			T5VS	22,191	5	0	1	102	23,435	5	0	1	108
			T5S	22,356	4	0	2	103	23,609	4	0	2	108
			T5M	22,395	5	0	3	103	23,650	5	0	3	108
			T5W	22,065	5	0	3	101	23,302	5	0	3	107

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
80	530	142W	1.31	0.76	0.66	0.57	0.45	0.33
	700	188W	1.74	1.00	0.87	0.75	0.66	0.44
	1000	275W	2.55	1.47	1.27	1.10	0.88	0.64
100	530	175W	1.62	0.93	0.81	0.70	0.56	0.41
	700	218W	2.02	1.16	1.01	0.87	0.70	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

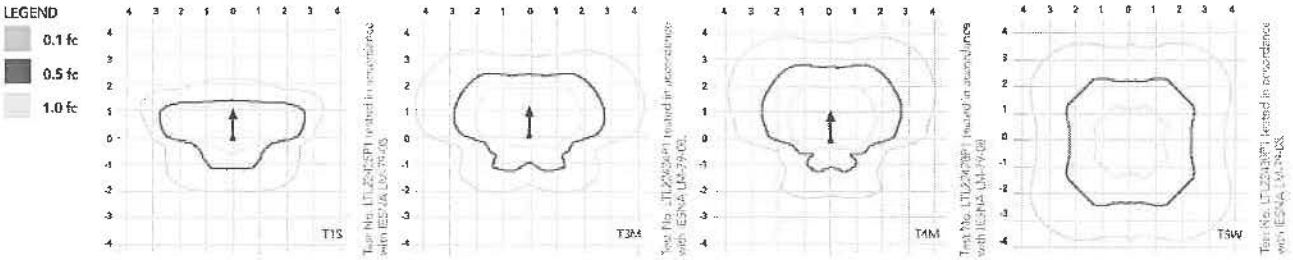
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1000			
	1.0	0.95	0.92	0.88
	DSX2 LED 100C 700			
	1.0	0.98	0.97	0.95

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI), or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 80 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L95/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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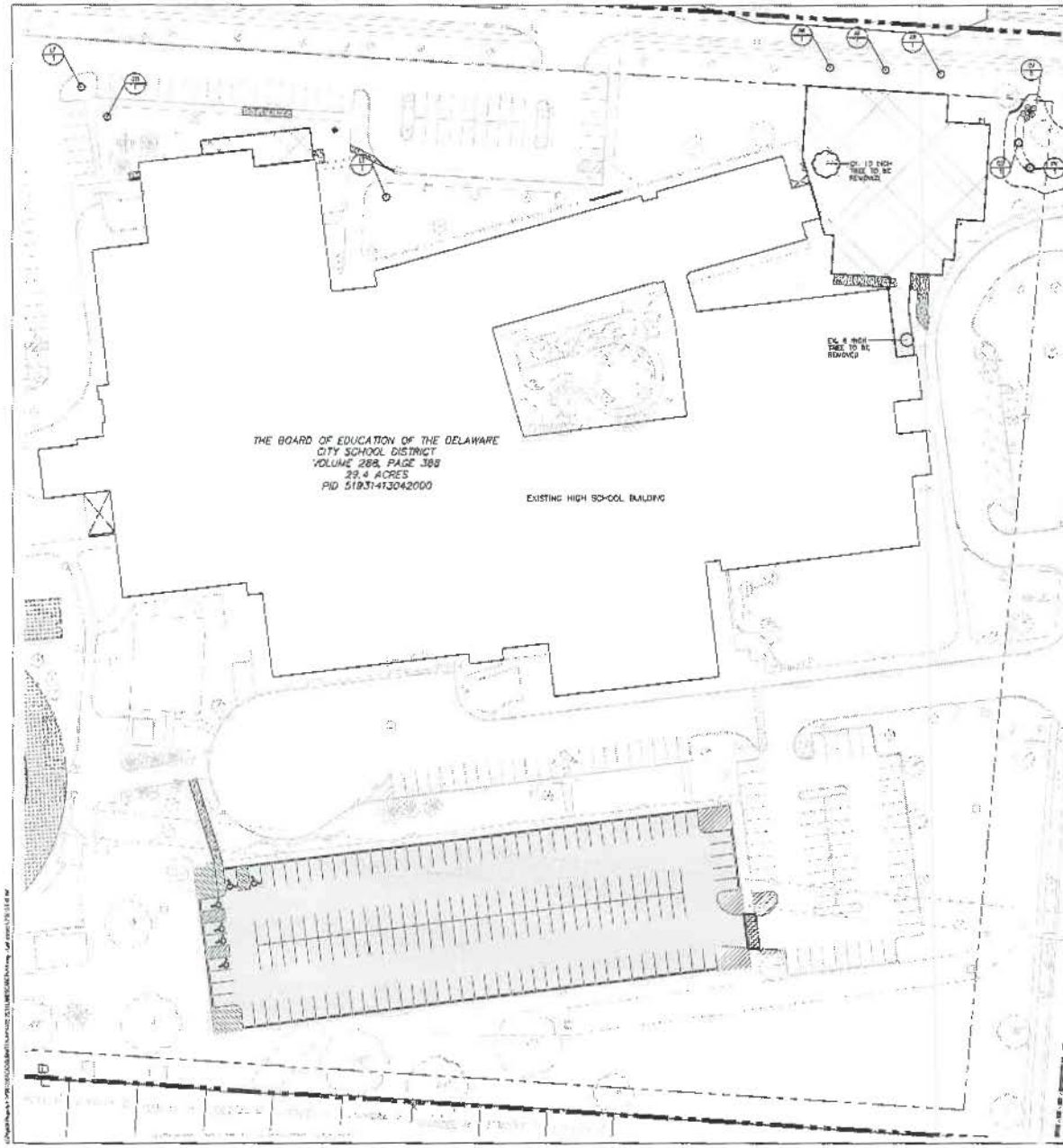


GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE PIPING. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENT, ETC., RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE INSTALLATION PROCESS.
2. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
3. ALL PLANTING OPERATIONS AND MATERIALS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
4. PROTECT ALL VEGETATION NOT SCHEDULED TO BE REMOVED. ANY DAMAGE TO VEGETATION THAT IS TO REMAIN SHALL BE REPLACED WITH LIKE SPECIES AND SIZE.
5. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO ANY ACTION TAKEN.
6. PLANTING BEDS: ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSECUTIVELY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF ENDSOIL MIX. THEN CULTIVATE PLANTING AREA TO A DEPTH OF 8 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
7. BACKFILL MIX: FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
   A. ONE PART SCREENED SOIL
   B. ONE PART CPA RATED CLASS IV COMPOST.
   C. A SLOW RELEASE COMMERCIAL FERTILIZER (10-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
   D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 8.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
   NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
8. MULCH: SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK MULCH NATURAL DARK IN COLOR. APPLY AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (13-13-13 OR EQUAL) IN GRANULAR FORM, TO THE TOP OF THE MULCH AS A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
9. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL A MANTRAP SUPPLEMENTAL DRIP WATERING TREE BAGS (EACH AS 20 GALLON TREE DATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
10. SOD UNIT LINES ARE APPROXIMATE. FINE GRADE, TOPSOIL AND SOD ALL DISTURBED AREAS. TAKE SPECIAL CARE NOT TO DISTURBED DATA RATED AREAS.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MIXTURES)
   ALL SEEDING INSTALLATION SHALL CONFORM TO OUR SPECIFICATIONS. SEED AT 8 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4150 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

12. REMOVE EXISTING VEGETATION GROWING FROM THE AREAS TO BE SEEDED AND SURFACE TILL TO A DEPTH OF TWO (2") TO FOUR (4") INCHES. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. DAMP TILLING IS HARMFUL TO SEED GROWTH.
13. LIGHTLY COMPACT TILLED SOIL WITH A ROLLER, CULTIPACKER OR SIMILAR IMPLEMENT.
14. THE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE UNTIL THE DATE OF FINAL ACCEPTANCE. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE HEALTH AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, MOWING, PRUNING, DIVIDING, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (WEEDING TREES, GRAT GRATES, SHRUBS, AND SOD EDGES OF BLACK MATERIALS AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 6 WEEKS LATER, OR ON ABOUT AUGUST 15. THE OWNER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
15. SHOULD A DISCREPANCY BE FOUND BETWEEN THE PLANTING PLAN AND PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.

REMOVED TREES AND CALIPER

1 - 10 INCH CALIPER TREE = 10"
1 - 8 INCH CALIPER TREE = 8"
TOTAL CALIPER REPLACEMENT REQUIRED = 18 INCHES

PROPOSED TREES AND CALIPER

3 - 3" CALIPER MAPLE TREES = 9"
1 - 2 1/2" CALIPER LOCUST TREES = 2.5"
2 - 2 1/2" CALIPER TULIP TREES = 5"
TOTAL CALIPER PROPOSED TREES = 16.5 INCHES

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
DECIDUOUS TREES: TO BE FURNISHED BALLED AND BURLAPPED				
AF	ACER X FREEMANII	FREEMAN MAPLE	3" CAL	B & B
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL	B & B
GD	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2 1/2" CAL	B & B
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2 1/2" CAL	B & B
SHRUBS: TO BE FURNISHED BALLED AND BURLAPPED OR CONTAINERS				
CS	CORNUS SERICEA	RED-OSIER DOGWOOD	3 GAL	CONT
PV	PRUNUS VIRGINIANA	RED CHOKECHERRY	3 GAL	CONT
CV	CAREX VULPINOIDEA	COMMON FOX SEDGE	2 GAL	CONT

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS/ EVERGREEN SHRUB
- PROPOSED DECIDUOUS TREE
- PLANT KEY, REFER TO PLANT LIST ON THIS SHEET
- QUANTITY

NORTH

SCALE: 1" = 40'

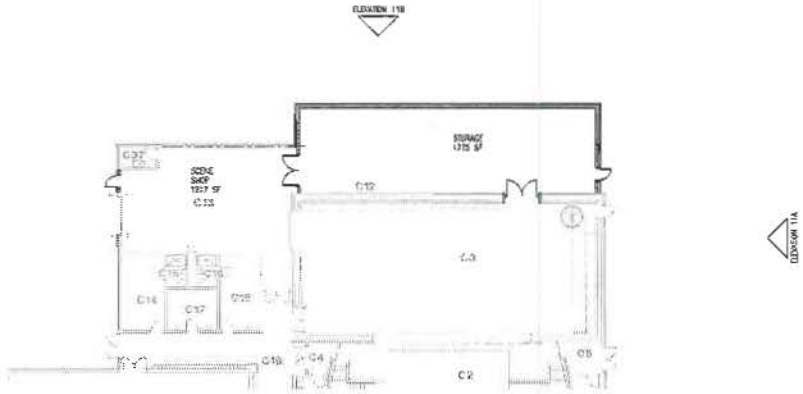
NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
313 GRANDVIEW AVENUE, SUITE 2
COLUMBUS, OHIO 43215
TEL: 614.481.6225
FAX: 614.481.6230
PROJECT MANAGER: C.D. GRIFFITH
PROJECT NO.: 1100.0001
DRAWN BY: P.R. TOUR
CHECKED BY: D.J. DUNCAN
PRINCIPAL ASSOCIATE: D.J. DUNCAN
www.mannikandsmithgroup.com

ACADEMIC BUILDING ADDITIONS FOR:
DELAWARE HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

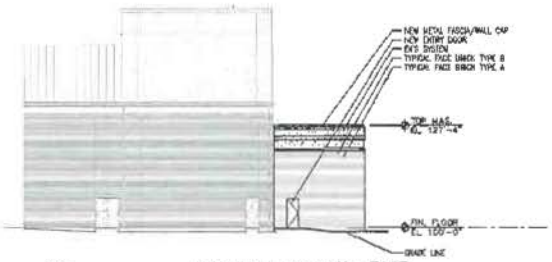
LANDSCAPE PLAN

L1.1



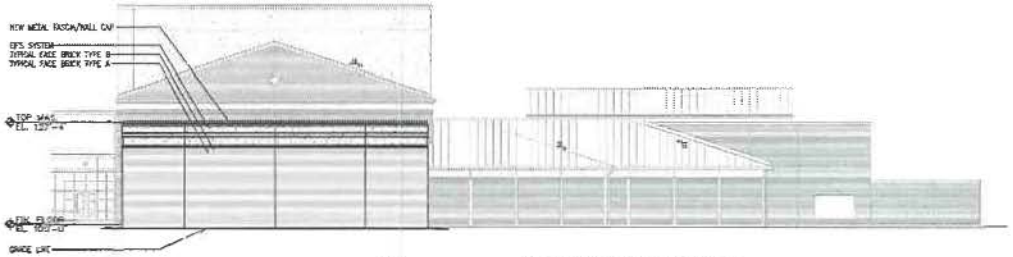
FLOOR PLAN-PERFORMING ARTS ADDITION-AREA 11

SCALE: 1/16"=1'-0"



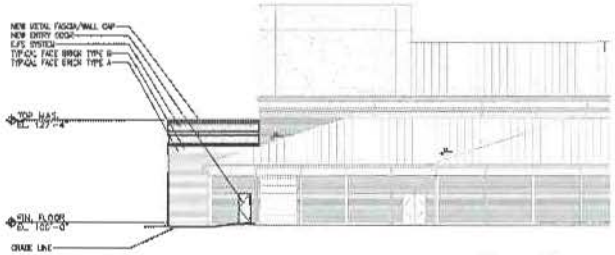
11A BUILDING ELEVATION - EAST

SCALE: 1/16"=1'-0"



11B BUILDING ELEVATION - NORTH

SCALE: 1/16"=1'-0"



11C BUILDING ELEVATION - WEST

SCALE: 1/16"=1'-0"

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STATE OF OHIO
DAVID A. BRUNSTEIN
8862
ARCHITECT

ADDITIONS AND RENOVATIONS
TO
HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING/HOWEY
614.764.4661 www.fhai.com

FLOOR PLAN - PERFORMING ARTS ADDITION AND EXTERIOR ELEVATIONS

DRAWN BY: JBS
CHECKED BY: JRM
CONTRACT NO.: 2-2351-01
DATE: JANUARY 2, 2015
REVISIONS NO. DATE

A1

AAR TO HAYES HIGH SCHOOL
PROJECT NO. 2-2351.01

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STATE OF OHIO
CLAY E. SWEET
5962
REGISTERED ARCHITECT

ADDITIONS AND RENOVATIONS
TO
HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

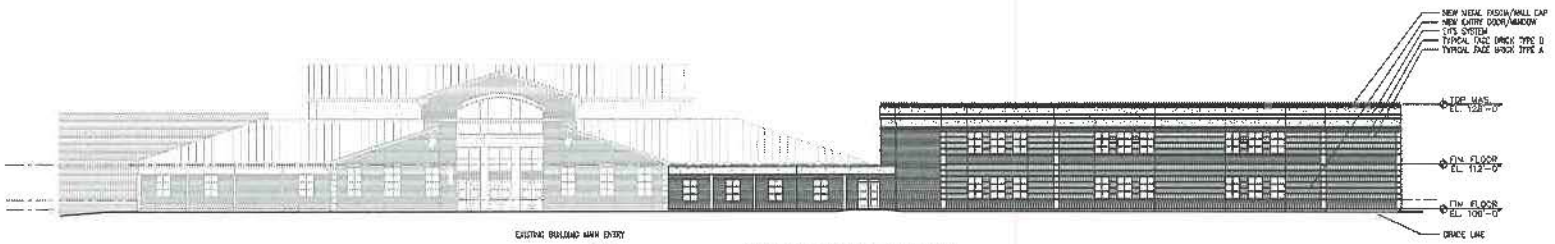
FANNING/HOWEY
614.764.4661 www.fhai.com

FLOOR PLANS-CLASSROOM ADDITION -AREA 12

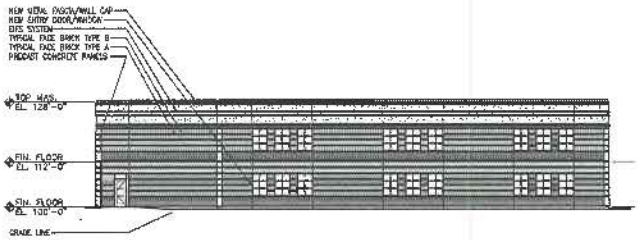
DRAWN BY: SK
CHECKED BY: PJL
COMM. NO.: 213051.67
DATE: MARCH 7, 2015

A2

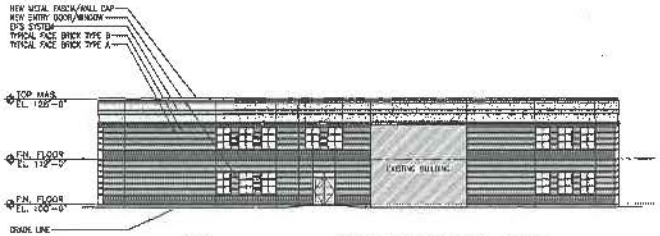
ADD TO HAYES HIGH SCHOOL
PROJECT NO. 213051.67



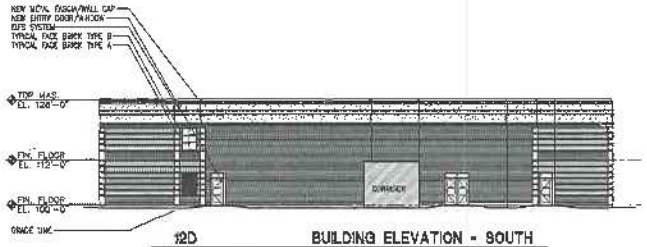
12A BUILDING ELEVATION - EAST
SCALE: 1/16"=1'-0"



12B BUILDING ELEVATION - NORTH
SCALE: 1/16"=1'-0"



12C BUILDING ELEVATION - WEST
SCALE: 1/16"=1'-0"



12D BUILDING ELEVATION - SOUTH
SCALE: 1/16"=1'-0"

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STATE OF OHIO
JAMES E. HOWEY
39602
REGISTERED ARCHITECT

ADDITIONS AND RENOVATIONS
TO
HAYES HIGH SCHOOL
DELAWARE CITY SCHOOLS
DELAWARE, OHIO

FANNING/HOWEY
614.764.4661 www.fhai.com

EXTERIOR ELEVATIONS - CLASSROOM ADDITION

DRAWN BY: JBR
CHECKED BY: JTU
CONTRACT NO.: 213051.07
DATE: JANUARY 7, 2015
REVISIONS NO. DATE

A3

HAP TO HAYES HIGH SCHOOL
PROJECT NO. 213051.07

Last Revised January 7, 2015
Document Date 12/12/2013

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning *and* Community Development

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☒ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Additions & Renovations - Hayes High School, Phase 2 Address 289 Euclid Avenue

Acreage 42.22 Square Footage N/A Number of Lots N/A Number of Units N/A

Zoning District/Land Use R-3 / Public School Proposed Zoning/Land Use R-3 / Public School Parcel # 51931413042000, 51931413018000, 51934102037000, 51934102039000

Applicant Name Delaware City Schools Contact Person Jason Sherman

Applicant Address 621 Pennsylvania Ave, Delaware, OH 43015

Phone 740-272-1429 Fax _____ E-mail Shermaja@DelawareCitySchools.net

Owner Name Delaware City Schools Contact Person Jason Sherman

Owner Address 621 Pennsylvania Ave, Delaware, OH 43015

Phone 740-272-1429 Fax _____ E-mail Shermaja@DelawareCitySchools.net

Engineer/Architect/Attorney Mannik & Smith Group, Inc. Contact Person Randy VanTilburg, PE

Address 815 Grandview Aven, Suite 650, Columbus, OH 43215

Phone 614-441-4222 Fax _____ E-mail RVanTilburg@MannikSmithGroup.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Jason Sherman
Owner Signature

Jason Sherman
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 7th day of January, 2015

Lori L. Stewart
Notary Public

LORI STEWART
Notary Public, State of Ohio
My Comm. Expires 11-21-15

Notary Stamp

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 17 **DATE: 2/9/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-17 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT AT 2663 AIRPORT ROAD (PARCEL #419-220-02-003-00) FOR ENGINEERING MATERIALS SYSTEMS ON APPROXIMATELY 47.558 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT).

DEPARTMENT AFFECTED:
Planning Department

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: February 4, 2015

STAFF RECOMMENDATION:
Approval at First Reading

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
The owner is proposing to divide the 47.558 acre parcel into six lots ranging in size between 5.772 to 8.898 acres on proposed Innovation Court which is an approximate 800 foot cul-de-sac that divides the base parcel essentially in half. The 60 foot wide public street would have a bike path that would connect to the Sawmill Parlway alignment. The six lot plat would have temporary and permanent access based on when the extension of Sawmill Parkway is completed by the County. Until Sawmill Parkway is completed, Innovation Court would be accessed by an easement through the two existing light manufacturing uses to the east which connects to US 42. When Sawmill Parkway is completed, the permanent access would be along Innovation Court via Sawmill Parkway. It is anticipated that construction of both Innovation Court and Sawmill Parkway will begin in 2015. As part of the City incentive package for this project, the City is paying for a large portion of the roadway cost of Innovation Court and the Utility Department is installing water and sewer lines to this site.

Staff and the Planning Commission recommended approval of the Final Subdivision Plat with conditions documented in the ordinance.

ATTACHMENTS:
Staff Report

COUNCIL NOTES:

ORDINANCE NO. 15-17

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT AT 2663 AIRPORT ROAD (PARCEL #419-220-02-003-00) FOR SAWMILL DELAWARE INVESTMENTS LLC ON APPROXIMATELY 47.558 ACRES ZONED M-1 (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting of February 4, 2015 recommended approval of a Final Subdivision Plat for Sawmill Delaware Investments LLC at 2663 Airport Road (Parcel #419-220-02-003-00) on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) (PC 2015-0025), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Subdivision Plat for Sawmill Delaware Investments LLC at 2663 Airport Road (Parcel #419-220-02-003-00) on approximately 47.558 acres zoned M-1 PMU (Light Industrial with a Planned Mixed Use Overlay District), the same and is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a completed plan set is submitted for review.

2. The final subdivision plat shall comply with the approved development text.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2015-0025 & 0026
REQUEST: Multiple Requests
PROJECT: EMS
MEETING DATE: February 4, 2015

APPLICANT/OWNER
FedOne Dublin LLC
8400 Industrial Parkway
Plain City, Ohio 43064

REQUEST
2015-0025: A request by Sawmill Delaware Investments LLC for approval of a Final Subdivision Plat at 2663 Airport Road (parcel #419-220-02-003-000) on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use District).
2015-0026: A request by Sawmill Delaware Investments LLC for approval of a Final Development Plan for Engineering Materials Systems for a 61,600 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION
The 47.558 acre parcel is located approximately a quarter mile west of US 42 on Airport Road. The subject property has been annexed into the City (Ordinance 14-96) and zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) in November 2014 (Ordinance 14-110). The property to the north is zoned M-2 (General Manufacturing District), the property to the east is zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and to the property to the south is zoned M-1 (Light Manufacturing District). The remaining properties to the south and west are located in the County.

BACKGROUND/PROPOSAL
In November 2014, the Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, Preliminary Subdivision Plat and Preliminary Development Plan for the subject project. The owner is proposing to divide the 47.558 acre parcel into six lots (ranging in size between 5.772 to 8.898 acres) and construct a 61,600 square foot building in Phase 1 that could be expanded by 40,000 square feet in Phase 2 on Lot 1 of the proposed light manufacturing subdivision. The proposed building (Lot 1) would have frontage to the south along proposed Sawmill Parkway which would be extended by Delaware County and to the west along proposed Innovation Court (a new public cul-de-sac) which would be extended by the developer.

STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District). The M-1 PMU zoning designation with the appropriate development text and land use designations would allow the proposed use. A Final Subdivision Plat and Final Development Plan would need to be approved by the Planning Commission and City Council.
- **COMPREHENSIVE PLAN:** The subject site is located in the Southwest Subarea of the Comprehensive Plan with a land use designation of "Light Manufacturing." The proposed building is consistent with land use plan and zoning for the site and the following objective and strategy for this subarea:
    - LU 26.1- The Southwest Subarea will continue to be promoted as the major industrial center of the community, with a focus on light to medium industrial production, light assembly, warehousing, distribution, flex-office, and related service industries.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The six lot plat and the proposed building would have temporary and permanent access based on when the extension of Sawmill Parkway is completed by the County. Until Sawmill Parkway is completed, Innovation Court would be accessed by an easement through the two existing light manufacturing uses to the east which connects to US 42. When Sawmill Parkway is completed, the permanent

access would be along Innovation Court via Sawmill Parkway. It is anticipated that construction of both Innovation Court and Sawmill Parkway will begin in 2015. As part of the City incentive package for this project, the City is paying for a large portion of the roadway cost of Innovation Court.

- **UTILITIES:** Any new utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the Utility Director. As part of the City incentive package for the 47 acre site, the Utility Department is installing water and sewer lines to this site.
- **SITE CONFIGURATION:** The six lot subdivision ranges in size from 5.772 acres to 8.897 acres all with frontage on Innovation Court which is an approximate 800 foot cul-de-sac that divides the base parcel approximately in half. Innovation Court would be a public street with a 60 foot right-of-way with a bike path connecting to the Sawmill Parkway bike path alignment. On Lot 1, the proposed 61,600 square foot building would be located on the east side of Innovation Court with two permanent curb cuts (when Sawmill Parkway is completed) that would lead to an internal access drive that would encircle the building. Prior to Sawmill Parkway being extended, the temporary access drive from the east (US 42) would extend to Innovation Court with a second access point that would access the eastern portion of the site. The southern and easternmost (from the temporary access drive) curb cuts would access a 112 space parking lot (102 parking spaces are required) located on the southern portion of the site and the truck docks and semi-trailer parking spaces located on the eastern portion of the building. In addition, a screened dumpster is located near the proposed truck dock. Also, the detention basin would be located on the southeastern portion of the site along the property line. The Phase 2 expansion would be a 40,000 square foot building located north of the proposed building.
- **TREE REMOVAL & REPLACEMENT:** The applicant identified 140 caliper inches of trees being removed in Phase 1 and 50 caliper inches removed in Phase 2 while preserving a total of 102 caliper inches of trees. The applicant is planting 58 two inch caliper trees and 12 spruce trees in Phase 1 that would achieve compliance with the tree replacement requirements. The Phase 2 tree replacement would be determined when the addition is constructed. Any preserved tree(s) that does not survive or is severely damaged within 2 years of completion of construction shall have to be replaced per Chapter 1168.
- **LANDSCAPING & SCREENING**: The development requires street trees, front yard trees, interior parking trees and shrubs. The proposed development appears to comply with the required street (29) and front yard trees (25) along Sawmill Parkway and Innovation Court respectively. The interior parking lot has the required 12 trees along with the required shrubs buffering the parking lot from Sawmill Parkway and Innovation Court. The landscaping plan would be required to be approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies three 20 foot high light poles located in the southern parking lot and 18 wall mounted lights located on all elevations of the building. The lighting plan would have to achieve compliance with the zoning code and development text along with being approved by the Chief Building Official.
- **SIGNAGE:** A building sign on the second story of the east and south elevation is proposed but the size and material of the sign is not identified. All signage would have to achieve compliance with the minimum zoning code requirements.
- **BUILDING DESIGN:** The proposed building includes a 9,600 square foot detached two story office building that would be 35.8 feet high and a 12,000 square foot research and development facility that would be 22.1 foot high attached to a 40,000 square foot warehouse that would be 33.1 feet high. The entire building is constructed of white painted pre-cast concrete hard wall panels with a 24 gauge standing seam metal roof. The two story office building portion would have several bays of windows on the east and south elevations on each floor with the main entrance on the south elevation. The research and development facility main entrance is on the south elevation with a bay of windows on the south and east elevations. The warehouse would have six overhead doors would be on the west elevation while the remainder of the elevations would have the required service doors. All building appurtenance (coping, downspouts, etc) shall be painted to match the adjacent building color. The building design and materials achieve compliance with the development text and is consistent with the surrounding area.
- **AIRPORT OVERLAY DISTRICT:** The owner received "Determination of No Hazard to Air Navigation" by the FAA on September 10, 2014.

STAFF RECOMMENDATION (2015-0025 – FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Sawmill Delaware Investments LLC for approval of a Final Subdivision Plat at 2663 Airport Road (parcel #419-220-02-003-000) on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The final subdivision plat shall comply with the approved development text.

STAFF RECOMMENDATION (2015-0026 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Sawmill Delaware Investments LLC for approval of a Final Development Plan for Engineering Materials Systems for a 61,600 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 (Light Manufacturing with a Planned Mixed Use Overlay District), with the following conditions that:

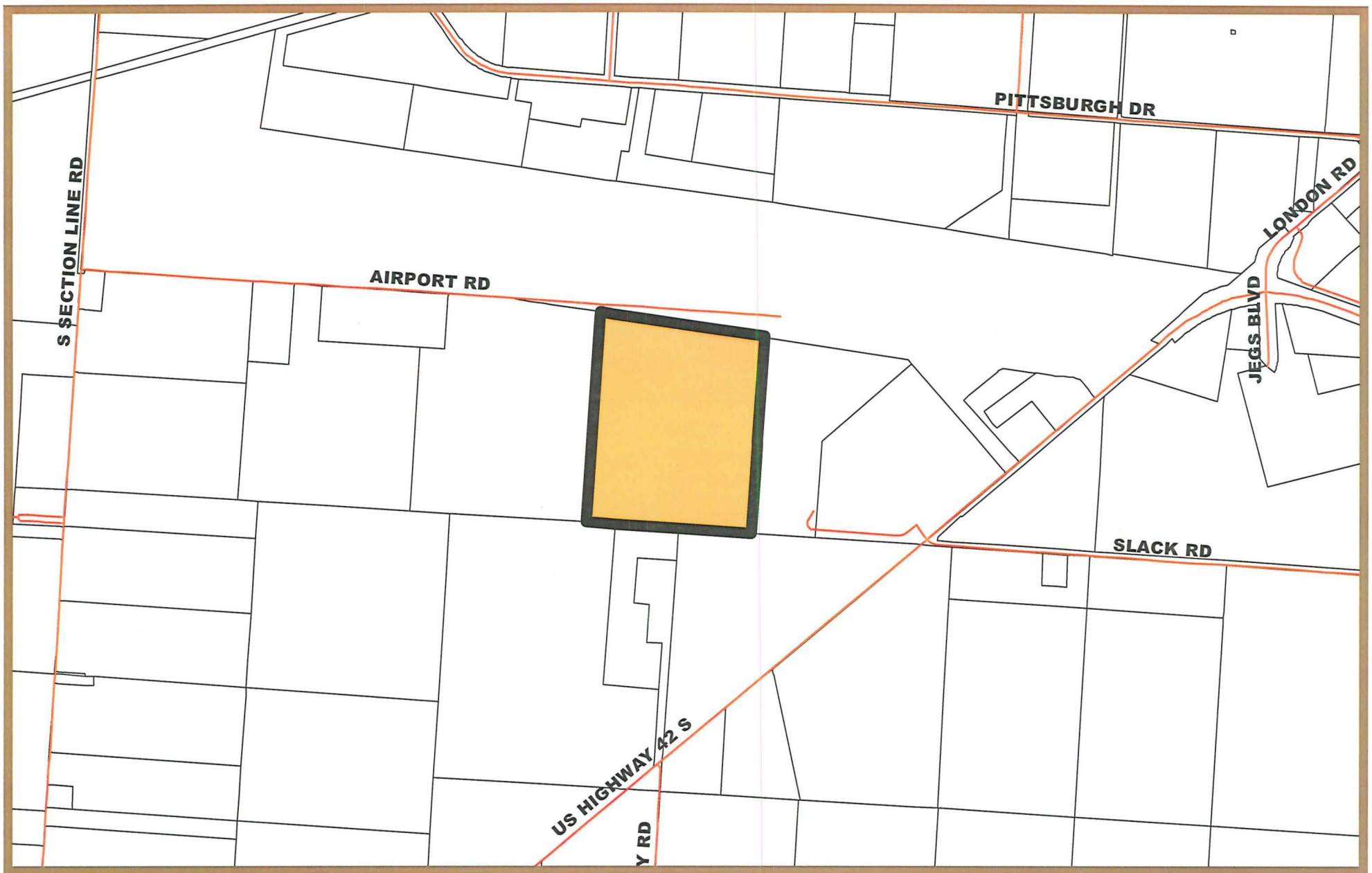
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. Any ground and building signage shall achieve compliance with the minimum zoning requirements and the approved Gateways and Corridors Plan.
5. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
6. The Phase 2 tree replacement shall be determined when the Phase 2 addition is constructed.
7. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
8. The final development agreement shall be executed by the City and owner prior to approval of any building permits.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

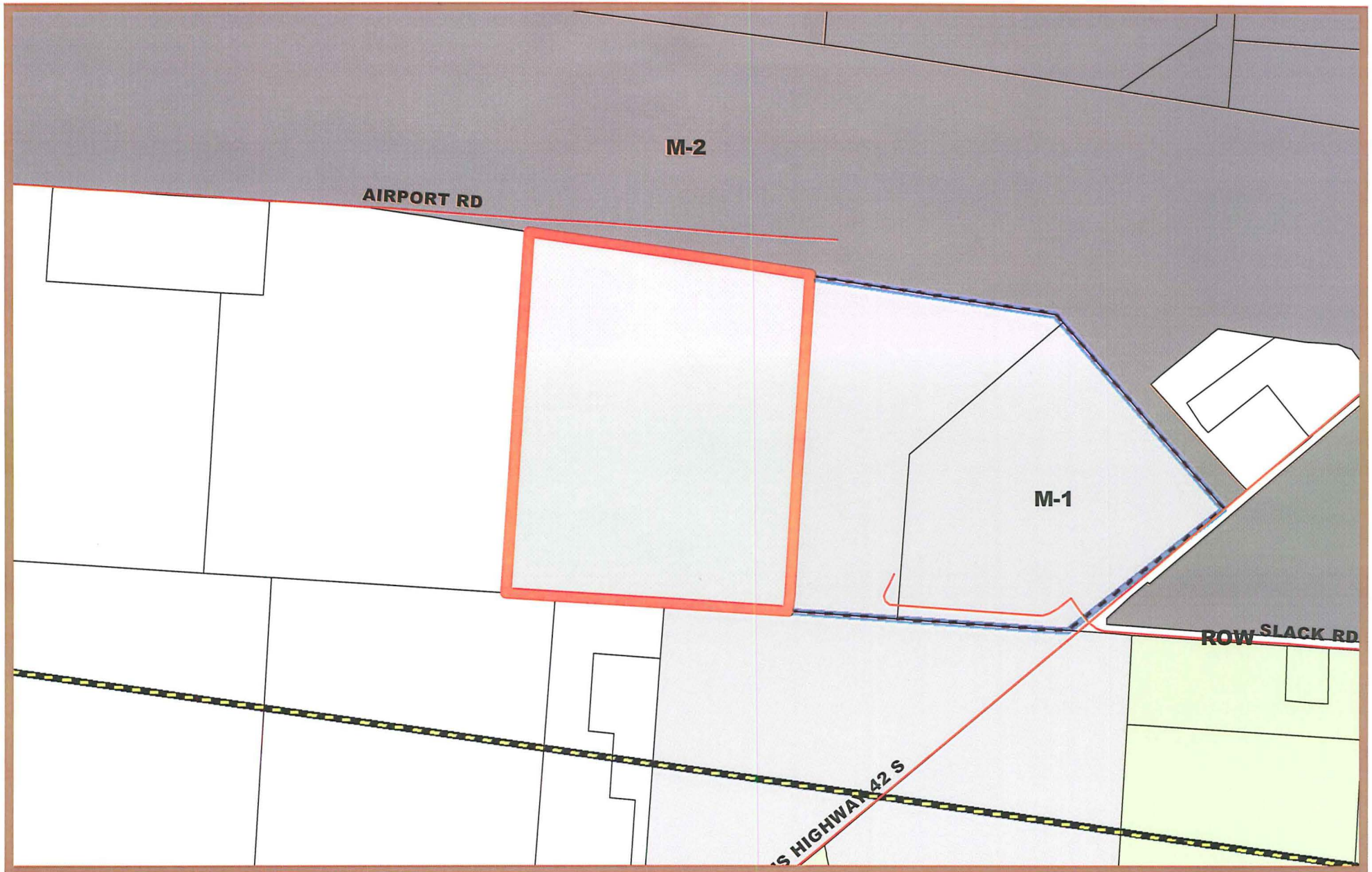
FILE:
ORIGINAL: 01/29/15
REVISED:



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0025 & 0026
Final Subdivision Plat & Final Development Plan
EMS - 2663 Airport Road
Location Map

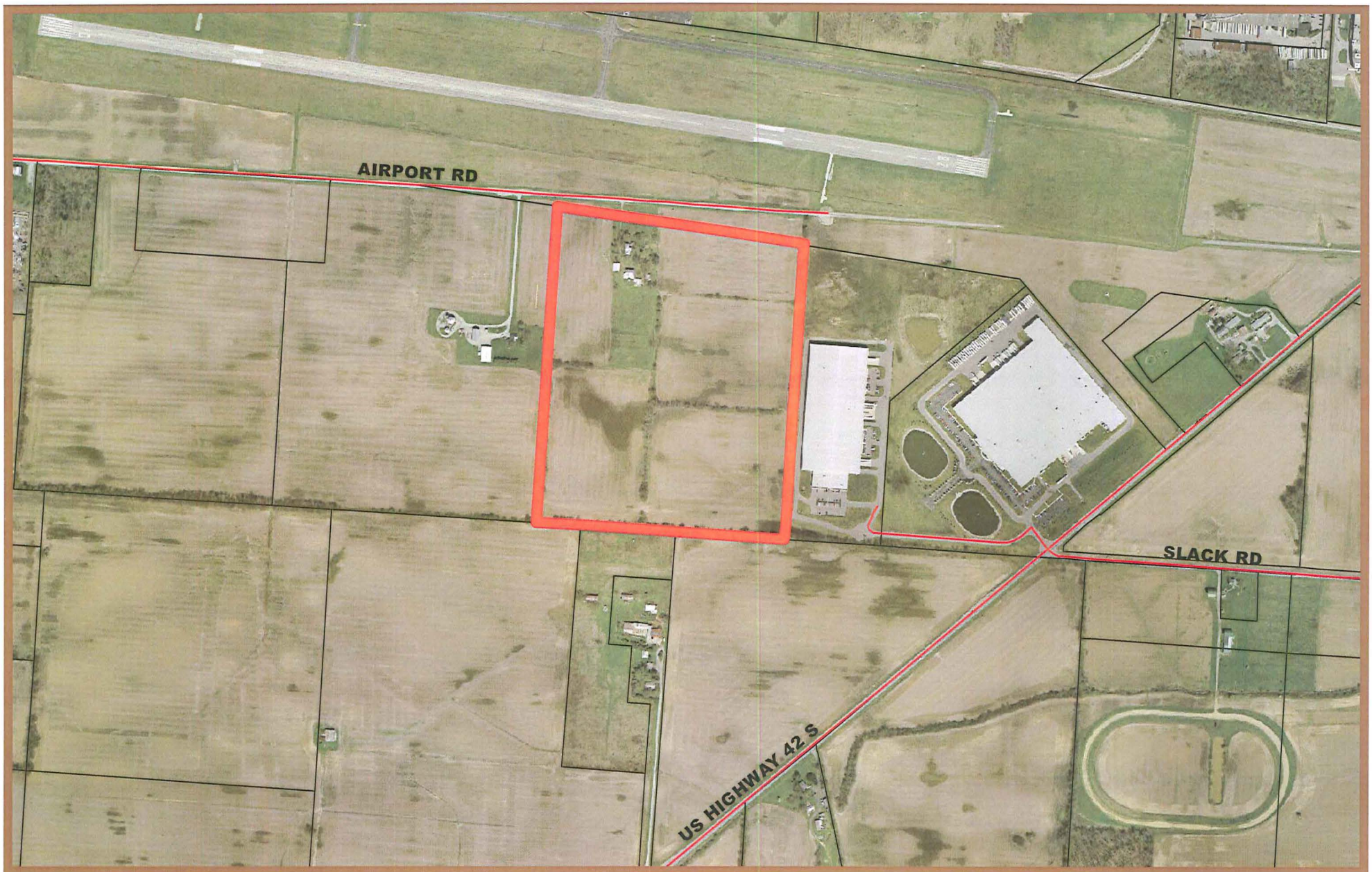
N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0025 & 0026
Final Subdivision Plat & Final Development Plan
EMS - 2663 Airport Road
Zoning Map

N



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

2015-0025 & 0026
Final Subdivision Plat & Final Development Plan
EMS - 2663 Airport Road
Aerial (2013)

N

FINAL PLAT
FOR
INNOVATION BUSINESS PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,
CITY OF DELAWARE, FARM LOT 13,
RANGE 19, TOWNSHIP 4, SECTION 2,
UNITED STATES MILITARY LANDS

1/2

TUATE

tuate in the State of Ohio, County of Delaware, Township of Delaware, Farm Lot 13, Range 19, wnship 4, Section 2, United States Military Lands and being all out of a 47.558 Acre parcel of nd (46.83 Acres Original Deed), conveyed to Barbara A. Spiering trustee of the Barbara A. piering Family Trust (1/4 Undivided Interest), of record in Official Record Volume 886, Page 2284, arbara A Spiering trustee of the William E. Spiering III Family Trust (1/4 Undivided Interest) of cord in Official Record Volume 886, Page 2287, Alyson Bartley Spiering (1/4 Undivided Interest) of cord in Official Record Volume 1268, Pages 892-893) and Leslie Kate Spiering (1/4 Undivided terest) of record in Official Record Volume 1268, Pages 892-893), all references to records being n file in the Office of the Recorder, Delaware County, Ohio

WNER AGREEMENT:

The undersigned, _____ being the owner of the land platted herein, do hereby rtify that the attached plat correctly represents "INNOVATION BUSINESS PARK", a subdivision of 6 lots and signated hereon as "INNOVATION COURT" and do hereby accept this plat of the same and do voluntarily sent to the execution of said plat, and dedicate to public use all easements, such as shown hereon and t heretofore dedicated.

OTES:

asements are hereby reserved, in, over, and under areas designated on this plat as "Easement", "Utility Easement", rainage Easement" or "Sanitary Sewer Easement". Easements designated as "Easement" or "Drainage asement" permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, d on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service nnections to all adjacent lots and lands and for storm water drainage.

asements designated as "Sanitary Easement" shall mean an exclusive sanitary sewer easement over, through, under, hin, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across wner's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for nstruction, operation and maintenance of public and or private sanitary sewers, service connections, manholes, force ins, valves, and other sanitary appurtenances. Sanitary easements may be crossed by other utilities as expressed rein.

Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for e purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground orm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water noff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and rposes expressed herein.

ll easements that overlap or cover all or portions of a "Sanitary Easement" shall be subject to the provisions of a "Sanitary Easement" within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or ver areas is not restricted; however, any proposed new storm sewer pipes, inlets, catch basins, structures, or other orm water appurtenances or infrastructure features subsequent to those which were permitted with the original nitary sewer improvements shall only be permitted if approved by the governing stormwater authority and the laware County Sanitary Engineer.

r any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention sin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights l senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas h a "Sanitary Easement". Any costs associated with the damage, repair, replacement or relocation of any buried or ve ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer ll be the responsibility of the owner of said utility facility or structure. When maintenance, repair or replacement of storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located hin the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying operty or homeowner's association if applicable.

ny landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the laware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to stallation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not erfere with the storm water control facilities.

o buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features ll be constructed above or below ground within the limits of any drainage easements unless said structure is proved in writing by the Delaware County Engineer's Office.

o other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are rmitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise proved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Delco Water Company, successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances designated on this plat are not restricted.

ther utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right gle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and e-hundred (100) degrees) over, across, or under the sanitary sewer line and over, across, under, or through this nitary sewer easement are not restricted, except that all utility crossings under the sanitary sewer shall be subject to review and approval of the Delaware County Sanitary Engineer.

o buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features ll be constructed above or below ground within the limits of the sanitary sewer easement unless said structure is proved in writing by the Delaware County Sanitary Engineer.

ny landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the nitary sewer easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to stallation.

hen maintenance, repair or replacement of a sanitary sewer causes the removal of any trees, plantings, landscaping, nce, or any other feature located within the easement, with the exception of driveways and pedestrian pathways, the placement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's sociation if applicable.

e addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer ll/or within the sanitary sewer easement shall be subject to approval of the Delaware County Sanitary Engineer.

e Delaware County Sanitary Engineer reserves the right to require that all earthwork within the sanitary sewer sement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe on, or limit the County's reasonable access to the sanitary sewer.

non-exclusive easement is hereby specifically granted unto Del-Co Water Company Inc., its successors and assigns, the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas signated hereon as "Easement" or "Drainage Easement" that are located alongside the rights-of-way hereby dedicated. so granted is the right of Del-Co Water Company Inc. to install, service and maintain water meter crocks and purtenances in said easement areas alongside said rights-of-way.

earings and Distances shown on curves are chord bearings and distances.

ll contractors shall comply with the "Delaware County Urban Sediment Pollution and Water Run-Off Control gulations" adopted by the Delaware County commissioners and the Delaware County Drainage, Erosion and Sediment ntrol (DESC) program.

sub-surface drainage system may exist on this site. The system and/or outlet, if located on this property, must be intained at all times.

ll record information shown hereon was obtained from the Recorder's Office, Delaware County, Ohio.

At the time of platting, electric, cable and telephone service providers have not issued information required so that sement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement rmation desired about adjoining properties can be acquired by a competent examination of the then current public cords, including those in the Delaware County Recorder's Office.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department Delaware County, are site improvement plans for the development of said lots showing proposed lot drainage, posed ground elevation at building and/or lot grading plans. These plans, as approved by the governmental agencies, considered part of the approval of this subdivision and are to be incorporated into the final development plan quired with the building permit.

The purpose of this plat is to show certain property, Right of Ways and Easement Boundaries as of the time of nting, at the request of Zoning and Planning Authorities at the time of platting. The limitations requirements may ange from time to time and should be reviewed to determine the then current applicable use and development itations of the zoning code as adopted by the government authority having jurisdiction. The then applicable code ll control over conflicting limitations and requirements that may be shown on this plat. This note should not be strued as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title cumbrances of any nature except to the extent specifically intended as such.

In Witness Whereof, _____ , _____
Has hereunto set his hand this_____day of_____, 2015

_____
WITNESS:

_____
WITNESS: By _____

STATE OF OHIO
COUNTY OF DELAWARE ss:
Before me, a notary public in and for the state of Ohio, personally, appeared_____, who acknowledged the signing the foregoing instrument to be his voluntary act and deed the uses and purpose expressed herein.

In witness thereof, I have hereunto set my hand and affixed my official seal.

This ____ Day of _____, 2015. My Commission Expires _____

_____
Notary Public

TOWNSHIP ZONING

APPROVED THIS____DAY OF_____ 2015 _____
DELAWARE TOWNSHIP ZONING OFFICER

DEL-CO WATER

APPROVED THIS____DAY OF_____ 2015 _____
GENERAL MANAGER

COUNTY SANITARY ENGINEER

APPROVED THIS____DAY OF_____ 2015 _____
DELAWARE COUNTY SANITARY ENGINEER

COUNTY ENGINEER

APPROVED THIS____DAY OF_____ 2015 _____
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED THIS____DAY OF_____ 2015 _____
DELAWARE COUNTY REGIONAL PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

THIS _____ DAY OF _____ (YEAR) _____ RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

_____ _____ _____
DELAWARE COUNTY COMMISSIONERS

AUDITOR

TRANSFERRED THIS ____ DAY OF_____ 2015 _____
DELAWARE COUNTY AUDITOR

RECORDER

RECORDED THIS ____ DAY OF_____ 2015 AT_____AM/PM

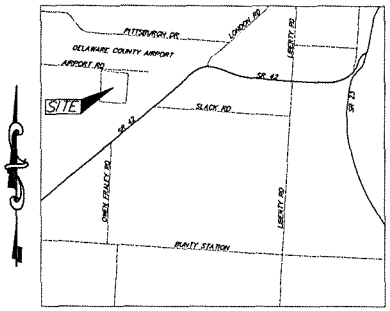
IN OFFICIAL RECORD VOLUME_____, PG_____, FEE $_____

_____
DELAWARE COUNTY RECORDER

LEGEND:

- ⊛ = ¾"(ID) X 30" IP Set w/ Cap Inscribed P.S. 8114
- ● = Solid Bard Found
- ○ = 3/4" Iron Pin Found
- □ = Stone Found
- ▲ = MAG Nail to be set
- △ = Rail Road Spike Found

SURVEYED & PLATTED BY
ROBERT W. MARTIN
Registered Surveyor #8114



LOCATION MAP
NTS

SET BACKS

FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 50'

SITE STATISTICS

ORIGINAL LOT = 47.558 ACRES
PLATED AREA = 44.731 ACRES
TOTAL LOT AREA = 43.408 ACRES
PROPOSED ROADWAY R/W = 1.323 ACRES
FUTURE SAWMILL ROAD R/W = 2.827 ACRES
FARM LOT 13 = 47.558 ACRES

SURVEY DATA:

BASIS OF BEARINGS

For the purpose of this exhibit a bearing of N 86°00'29" W was held on centerline of Airport Road (60' Right of Way), and also being the north line of Farm Lot 13 and is based on the Ohio State Plane Coordinate System, North Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This Exhibit is based on a survey completed by Robert W. Martin in May of the year 2014.

SOURCE OF DATA:

The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Delaware County, Ohio

IRON PINS:

All iron pins set are ¾" (ID) galvanized iron pipe, 30" in length with a yellow plastic cap stamped "P.S. 8114". All iron pins and mag nails are to be set upon the completion of construction of Innovation Court

FLOOD PLAIN

To the best of my knowledge, belief and information no part of this Plat lies within the 100/500 year return frequency flood hazard based on the Federal Flood Insurance Rate Map 39041, Community Panel No. C0011JK that is not plotted.

SURVEYED & PLATTED BY

WATCON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979

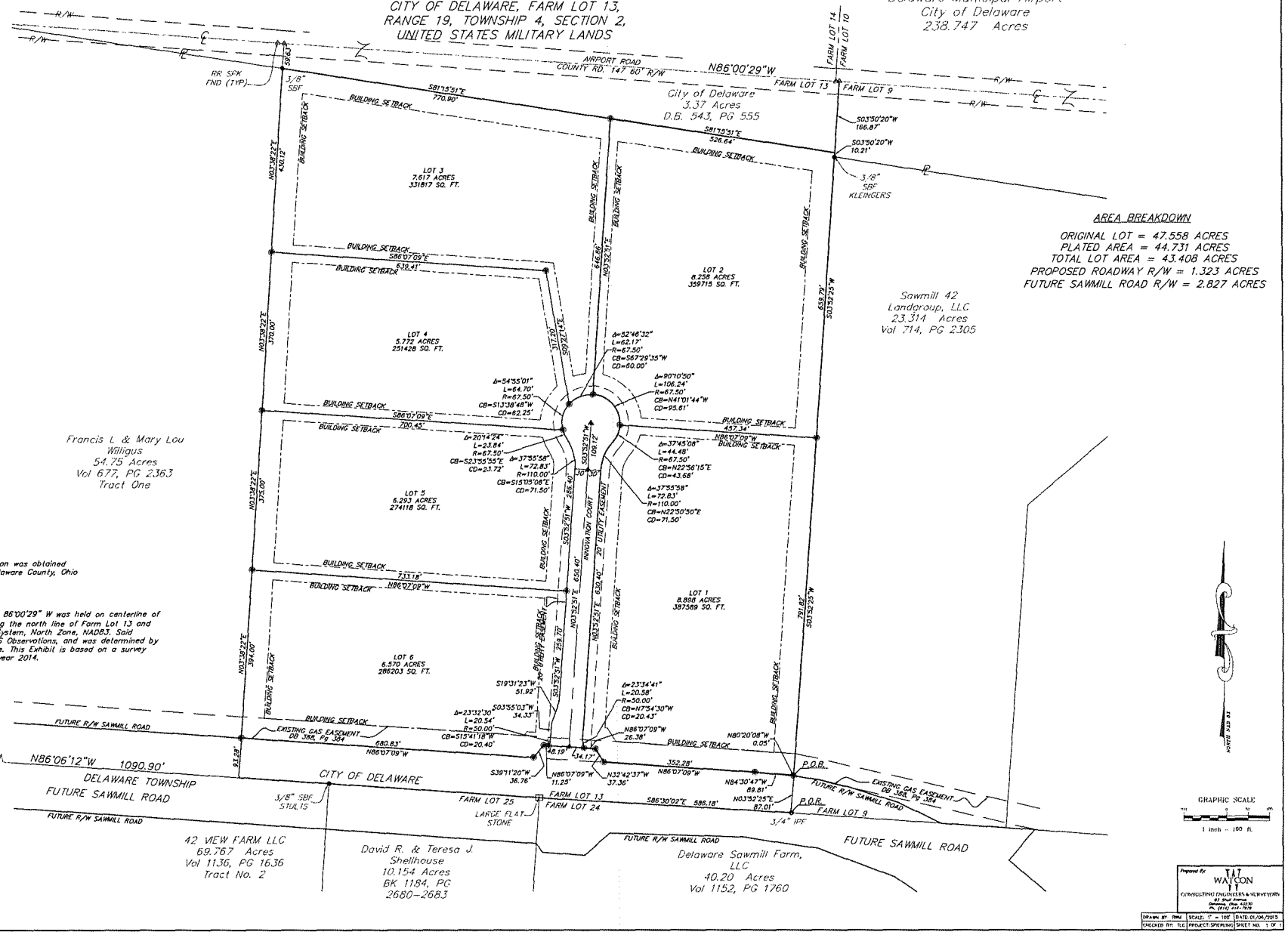
SURVEYOR

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge and belief.

_____ _____
ROBERT W. MARTIN P.S. DATE
PROFESSIONAL SURVEYOR NO. 8114

INNOVATION BUSINESS PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,
CITY OF DELAWARE, FARM LOT 13,
RANGE 19, TOWNSHIP 4, SECTION 2,
UNITED STATES MILITARY LANDS



AREA BREAKDOWN

ORIGINAL LOT = 47.558 ACRES
PLATED AREA = 44.731 ACRES
TOTAL LOT AREA = 43.408 ACRES
PROPOSED ROADWAY R/W = 1.323 ACRES
FUTURE SAWMILL ROAD R/W = 2.827 ACRES

NOTE

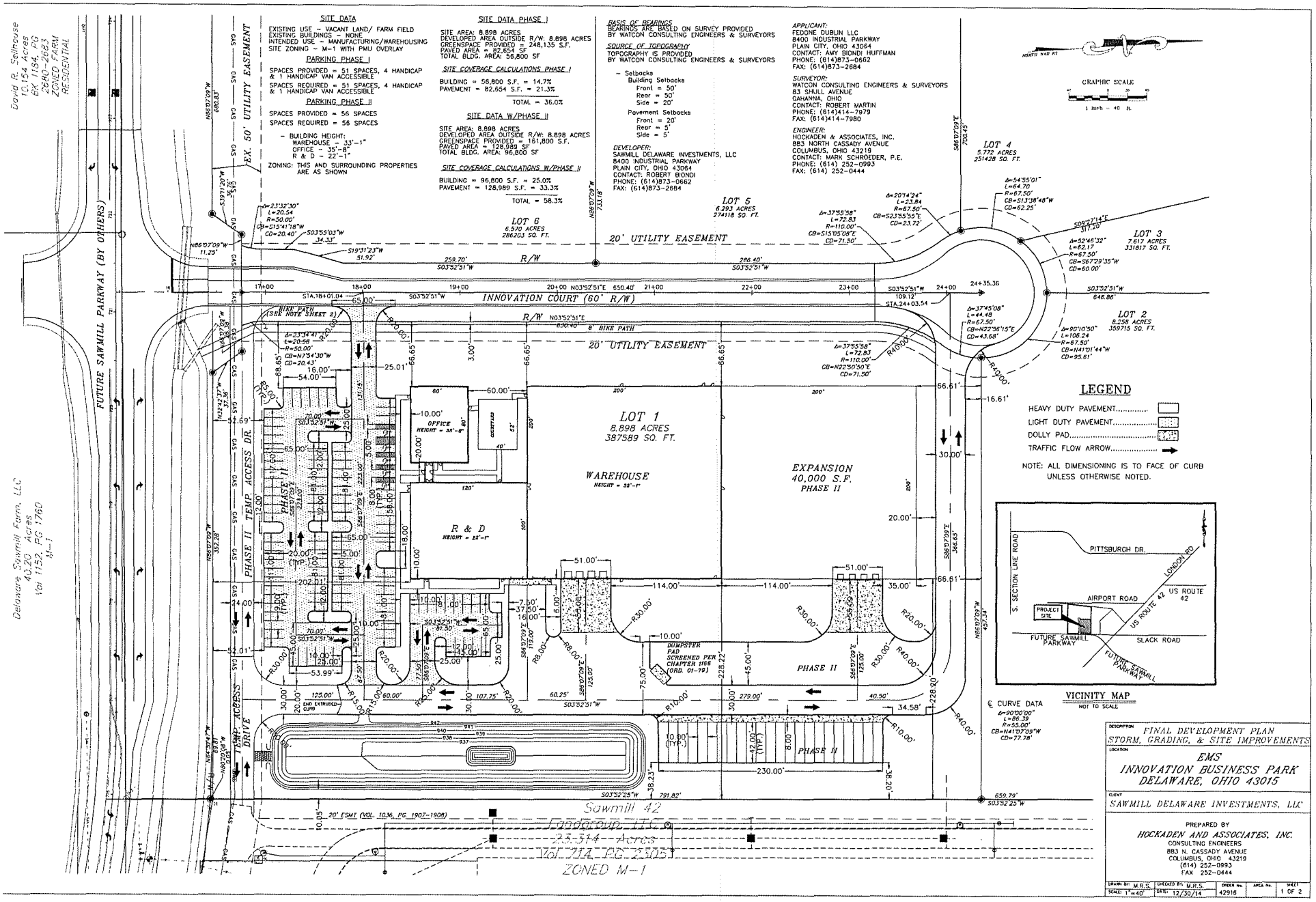
All record information shown hereon was obtained from the Office of The Recorder, Delaware County, Ohio

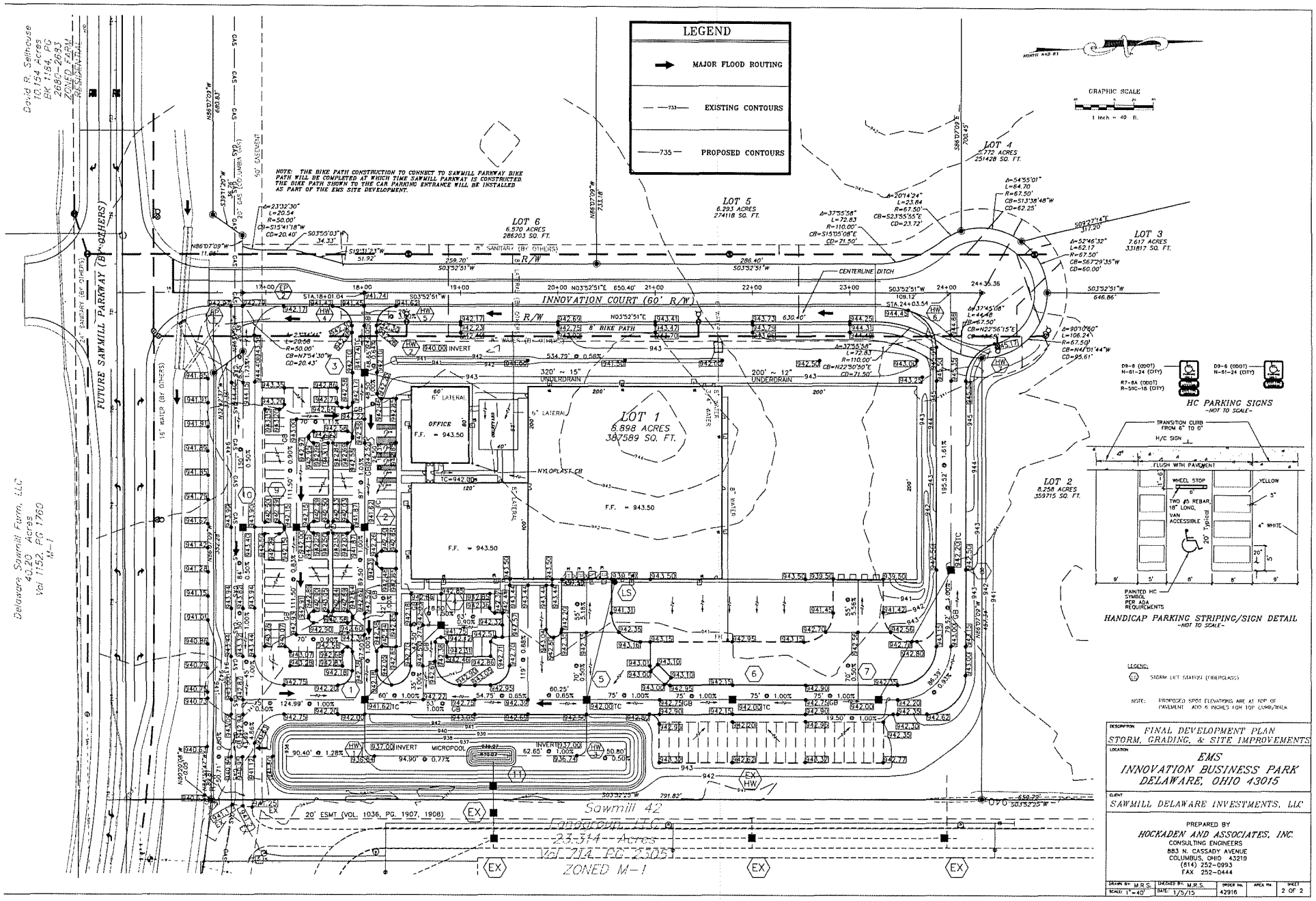
SIS OF BEARINGS:

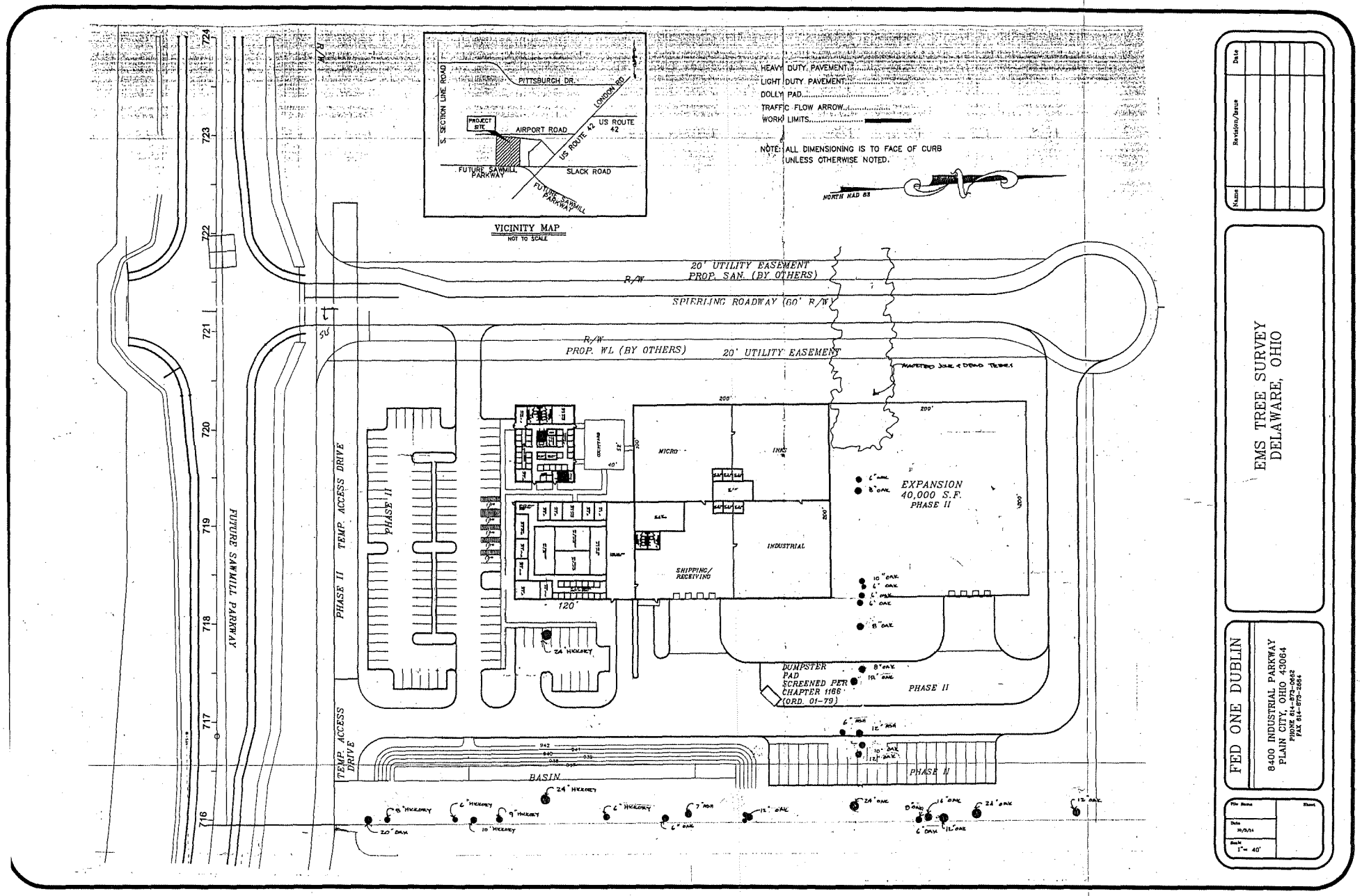
the purpose of this exhibit a bearing of N 86°00'29" W was held on centerline of ort Road (60' Right of Way), and also being the north line of Farm Lot 13 and sed on the Ohio State Plane Coordinate System, North Zone, NAD83. Said ing was established by Static and RTK GPS Observations, and was determined by g National Geodetic Survey, OPUS-S service. This Exhibit is based on a survey oleted by Robert W. Martin in May of the year 2014.

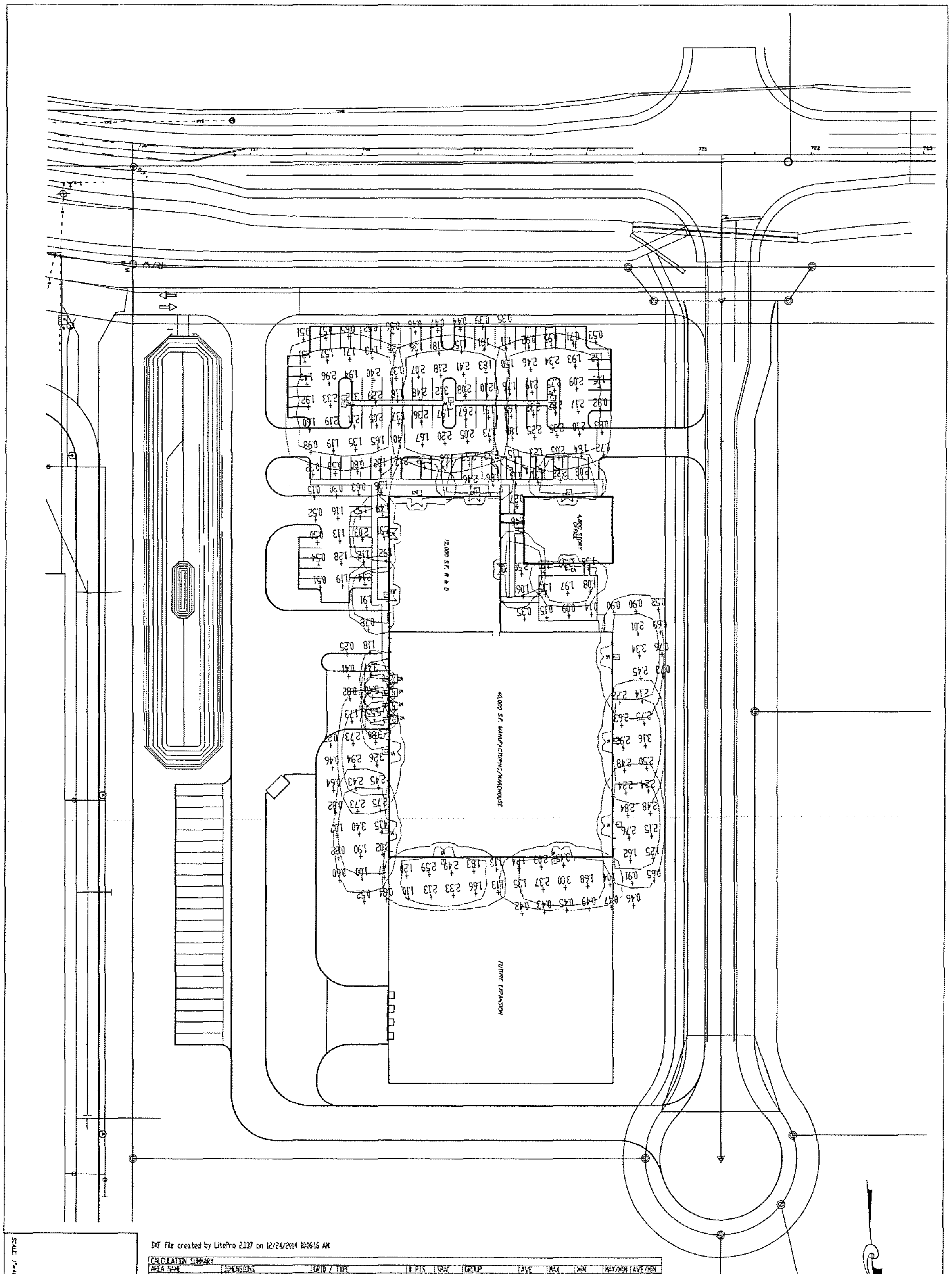
Prepared By:
WATCON
CONSULTING ENGINEERS & SURVEYORS
81 North Avenue
Delaware, Ohio 43015
Ph. (614) 314-7878

DRAWN BY: RWM	SCALE: 1" = 100'	DATE: 01/04/2015	
CHECKED BY: TLC	PROJECT: SPRINING	SHEET NO. 1 OF 1	


SITE DATA
EXISTING USE - VACANT LAND/ FARM FIELD
EXISTING BUILDINGS - NONE
INTENDED USE - MANUFACTURING/WAREHOUSING
SITE ZONING - M-1 WITH PMU OVERLAY
PARKING PHASE I
SPACES PROVIDED = 51 SPACES, 4 HANDICAP & 1 HANDICAP VAN ACCESSIBLE
SPACES REQUIRED = 51 SPACES, 4 HANDICAP & 1 HANDICAP VAN ACCESSIBLE
PARKING PHASE II
SPACES PROVIDED = 56 SPACES
SPACES REQUIRED = 56 SPACES
- BUILDING HEIGHT:
WAREHOUSE - 33'-1"
OFFICE - 35'-8"
R & D - 22'-1"
ZONING: THIS AND SURROUNDING PROPERTIES ARE AS SHOWN
SITE DATA PHASE I
SITE AREA: 8.898 ACRES
DEVELOPED AREA OUTSIDE R/W: 8.898 ACRES
GREENSPACE PROVIDED = 248,135 S.F.
PAVED AREA = 82,654 SF
TOTAL BLDG. AREA: 56,800 SF
SITE COVERAGE CALCULATIONS PHASE I
BUILDING = 56,800 S.F. = 14.7%
PAVEMENT = 82,654 S.F. = 21.3%
TOTAL = 36.0%
SITE DATA W/PHASE II
SITE AREA: 8.898 ACRES
DEVELOPED AREA OUTSIDE R/W: 8.898 ACRES
GREENSPACE PROVIDED = 161,800 S.F.
PAVED AREA = 128,989 SF
TOTAL BLDG. AREA: 96,800 SF
SITE COVERAGE CALCULATIONS W/PHASE II
BUILDING = 96,800 S.F. = 25.0%
PAVEMENT = 128,989 S.F. = 33.3%
TOTAL = 58.3%
BASIS OF BEARINGS
BEARINGS ARE BASED ON SURVEY PROVIDED BY WATCON CONSULTING ENGINEERS & SURVEYORS
SOURCE OF TOPOGRAPHY
TOPOGRAPHY IS PROVIDED BY WATCON CONSULTING ENGINEERS & SURVEYORS
- Setbacks
Building Setbacks
Front = 50'
Rear = 50'
Side = 20'
Pavement Setbacks
Front = 20'
Rear = 5'
Side = 5'
DEVELOPER:
SAWMILL DELAWARE INVESTMENTS, LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
CONTACT: ROBERT BIONDI
PHONE: (614)873-0662
FAX: (614)873-2684
APPLICANT:
FEDONE DUBLIN LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
CONTACT: AMY BIONDI HUFFMAN
PHONE: (614)873-0662
FAX: (614)873-2684
SURVEYOR:
WATCON CONSULTING ENGINEERS & SURVEYORS
83 SHULL AVENUE
GAHANNA, OHIO
CONTACT: ROBERT MARTIN
PHONE: (614)414-7979
FAX: (614)414-7980
ENGINEER:
HOCKADEN & ASSOCIATES, INC.
883 NORTH CASSADY AVENUE
COLUMBUS, OHIO 43219
CONTACT: MARK SCHROEDER, P.E.
PHONE: (614) 252-0993
FAX: (614) 252-0444
NORTH NAD 83
GRAPHIC SCALE
1 inch = 40 ft.
LOT 1
8.898 ACRES
387589 SQ. FT.
WAREHOUSE
HEIGHT = 33'-1"
EXPANSION
40,000 S.F.
PHASE II
R & D
HEIGHT = 22'-1"
OFFICE
HEIGHT = 35'-8"
LOT 2
8.258 ACRES
359715 SQ. FT.
LOT 3
7.617 ACRES
331817 SQ. FT.
LOT 4
5.772 ACRES
251428 SQ. FT.
LOT 5
6.293 ACRES
274118 SQ. FT.
LOT 6
6.570 ACRES
286203 SQ. FT.
INNOVATION COURT (60' R/W)
20' UTILITY EASEMENT
EX. 50' UTILITY EASEMENT
FUTURE SAWMILL PARKWAY (BY OTHERS)
PHASE II TEMP. ACCESS DR.
PHASE II
DUMPSTER PAD SCREENED PER CHAPTER 1168 (ORD. 01-79)
8' BIKE PATH
BIKE PATH (SEE NOTE SHEET 2)
20' ESMT (VOL. 1036, PG. 1907-1908)
Sawmill 42
Landgroup, LLC
23.514 Acres
Vol 714 PG 2305
ZONED M-1
David R. Sellhouse
10.154 Acres
BK 1154, PG 2680-2683
ZONED FARM RESIDENTIAL
Delaware Sawmill Farm, LLC
40.20 Acres
Vol 1152, PG 1760
M-1
LEGEND
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
DOLLY PAD
TRAFFIC FLOW ARROW
NOTE: ALL DIMENSIONING IS TO FACE OF CURB UNLESS OTHERWISE NOTED.
VICINITY MAP
NOT TO SCALE
PITTSBURGH DR.
LONDON RD
AIRPORT ROAD
US ROUTE 42
S. SECTION LINE ROAD
PROJECT SITE
FUTURE SAWMILL PARKWAY
SLACK ROAD
CURVE DATA
Δ=90°00'00"
L=86.39
R=55.00'
CB=N41°07'09"W
CD=77.78'
DESCRIPTION
FINAL DEVELOPMENT PLAN
STORM, GRADING, & SITE IMPROVEMENTS
LOCATION
EMS
INNOVATION BUSINESS PARK
DELAWARE, OHIO 43015
CLIENT
SAWMILL DELAWARE INVESTMENTS, LLC
PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444
DRAWN BY: M.R.S.
CHECKED BY: M.R.S.
SCALE: 1"=40'
DATE: 12/30/14
ORDER No. 42916
SHEET 1 OF 2


LEGEND
MAJOR FLOOD ROUTING
EXISTING CONTOURS
PROPOSED CONTOURS
GRAPHIC SCALE
1 inch = 40 ft.
NORTH NAD 83
FUTURE SAWMILL PARKWAY (BY OTHERS)
INNOVATION COURT (60' R/W)
LOT 1
6.898 ACRES
387589 SQ. FT.
LOT 2
8.258 ACRES
359715 SQ. FT.
LOT 3
7.617 ACRES
331817 SQ. FT.
LOT 4
5.772 ACRES
251428 SQ. FT.
LOT 5
6.293 ACRES
274118 SQ. FT.
LOT 6
6.570 ACRES
286203 SQ. FT.
OFFICE
F.F. = 943.50
NOTE: THE BIKE PATH CONSTRUCTION TO CONNECT TO SAWMILL PARKWAY BIKE PATH WILL BE COMPLETED AT WHICH TIME SAWMILL PARKWAY IS CONSTRUCTED. THE BIKE PATH SHOWN TO THE CAR PARKING ENTRANCE WILL BE INSTALLED AS PART OF THE EMS SITE DEVELOPMENT.
David R. Selthouse
10.154 Acres
BK 1154, PG 2680-2693
ZONED FARM RESIDENTIAL
Delaware Sawmill Farm, LLC
40.20 Acres
Vol 1152, PG 1760
M-1
Sawmill 42
Landgrow, LLC
23.514 Acres
Vol 214 PG 2305
ZONED M-1
20' ESMT (VOL. 1036, PG. 1907, 1908)
HC PARKING SIGNS
-NOT TO SCALE-
HANDICAP PARKING STRIPING/SIGN DETAIL
-NOT TO SCALE-
TRANSITION CURB FROM 6" TO 0"
FLUSH WITH PAVEMENT
WHEEL STOP
TWO #5 REBAR, 18" LONG, VAN ACCESSIBLE
YELLOW
4" WHITE
PAINTED HC SYMBOL PER ADA REQUIREMENTS
LEGEND:
STORM INLET STATION (FIBERGLASS)
NOTE: PROPOSED SPOT ELEVATIONS ARE AT TOP OF PAVEMENT. ADD 6 INCHES FOR TOP CURB/WALK
DESCRIPTION: FINAL DEVELOPMENT PLAN
STORM, GRADING, & SITE IMPROVEMENTS
LOCATION: EMS
INNOVATION BUSINESS PARK
DELAWARE, OHIO 43015
CLIENT: SAWMILL DELAWARE INVESTMENTS, LLC
PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444
DRAWN BY: M.R.S.
CHECKED BY: M.R.S.
SCALE: 1"=40'
DATE: 1/5/15
ORDER No. 42916
AREA No.
SHEET 2 OF 2


VICINITY MAP
NOT TO SCALE
S. SECTION LINE ROAD
PITTSBURGH DR.
LONDON RD.
PROJECT SITE
AIRPORT ROAD
US ROUTE 42
US ROUTE 42
FUTURE SAWMILL PARKWAY
SLACK ROAD
FUTURE SAWMILL PARKWAY
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
DOLLY PAD
TRAFFIC FLOW ARROW
WORK LIMITS
NOTE: ALL DIMENSIONING IS TO FACE OF CURB UNLESS OTHERWISE NOTED.
NORTH NAD 83
20' UTILITY EASEMENT
PROP. SAN. (BY OTHERS)
SPIERLING ROADWAY (60' R/W)
PROP. WL (BY OTHERS)
20' UTILITY EASEMENT
MICRO
INKO
INDUSTRIAL
SHIPPING/ RECEIVING
EXPANSION 40,000 S.F. PHASE II
DUMPSTER PAD SCREENED PER CHAPTER 1166 (ORD. 01-79)
PHASE II
PHASE II
PHASE II
PHASE II
TEMP. ACCESS DRIVE
TEMP. ACCESS DRIVE
FUTURE SAWMILL PARKWAY
BASIN
724
723
722
721
720
719
718
717
716
EMS TREE SURVEY
DELAWARE, OHIO
FED ONE DUBLIN
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
PHONE 614-873-0462
FAX 614-873-2684
Date
Revision/Issue
Name
File Name
Sheet
Date
10/3/14
Scale
1" = 40'



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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
New Area	782.25x1040.50Ft	20x20 / H-H	231	20.00	(+)	1.51	5.55	0.01	516.64	140.52

Delaware EMS (12-16-14) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
P2		SPAULDING LIGHT 2 head (2) 'A' CL1-x-60L-1-4K-4	(2)	16682	20' 2.5'	0.91	3
W1		SPAULDING LIGHT 20' wall mt. (1) 'A2' CL1-x-60L-1-4K-3	(1)	15232		0.91	7
W2		HUBBELL OUTDOOR 12' wall mt. (1) 'A3' LNC2-12LU-4K-3	(1) NVSL2193T R70	3081		0.91	4
W3		SPAULDING LIGHT 16' wall mt. (1) 'A4' CLIS-A-32LU-3K-3	(1) N/A	6468		0.91	7

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
New Area	OUT	782.25x1040.50Ft	(P2) (3) (W1) (7) (W2) (4) (W3) (7)	0.00	1

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

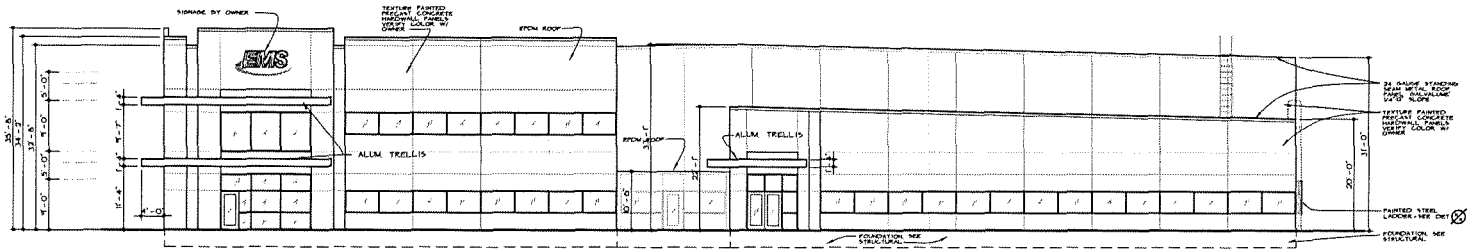
EXTERIOR LIGHTING PLAN
EMS

FED ONE DUBLIN, LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

PH: 614-873-0662 FAX: 614-873-2684

SCALE: 1"=40'

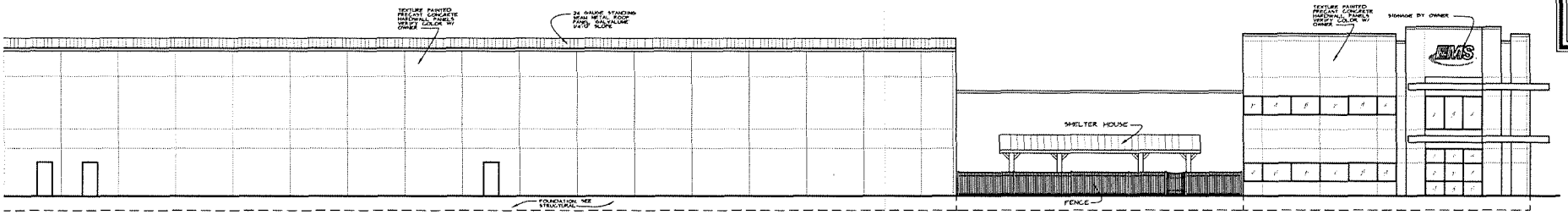
SH 1 / 1



SOUTH ELEVATION

3/32"=1'-0"

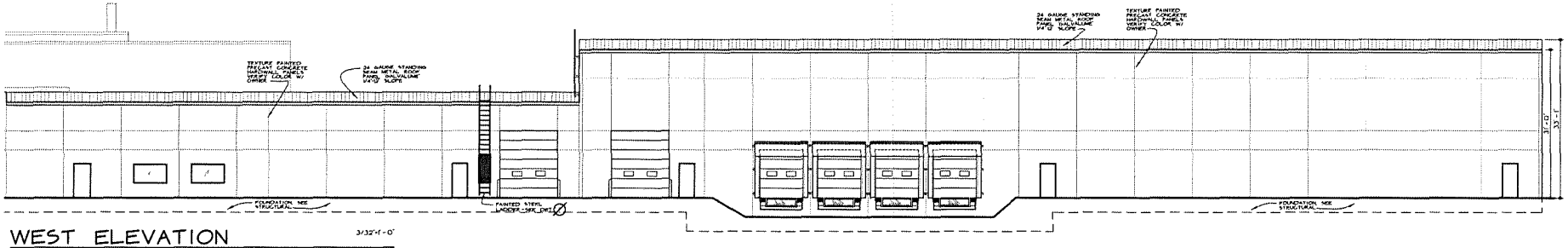
AREA -B- + AREA -C-



EAST ELEVATION

3/32"=1'-0"

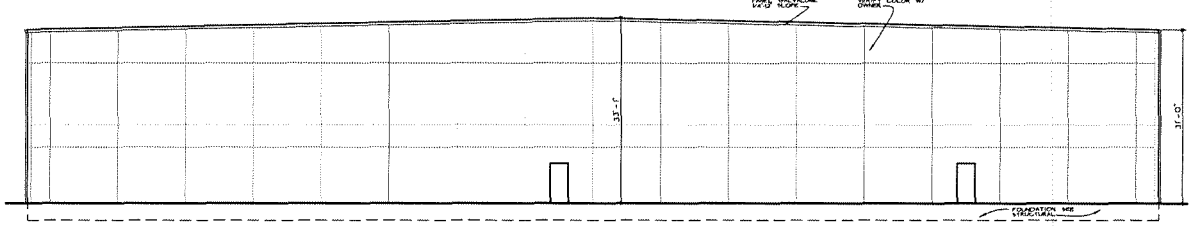
AREA -A- + AREA -C-



WEST ELEVATION

3/32"=1'-0"

AREA -A- + AREA -B-



NORTH ELEVATION

3/32"=1'-0"

AREA -A-

EXTERIOR ELEVATIONS

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESS WRITTEN CONSENT OF DSA ARCHITECTS INC.

REVISIONS

00/00/00

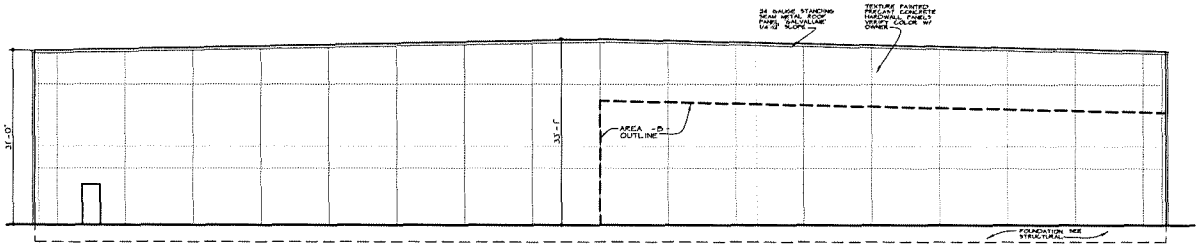
EMS

NEW BUILDING

DELAWARE, OH

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
1277 WORTHINGTON WOODS BLVD.
WORTHINGTON, OHIO 43085
TEL (614) 840-0986
FAX (614) 840-0989

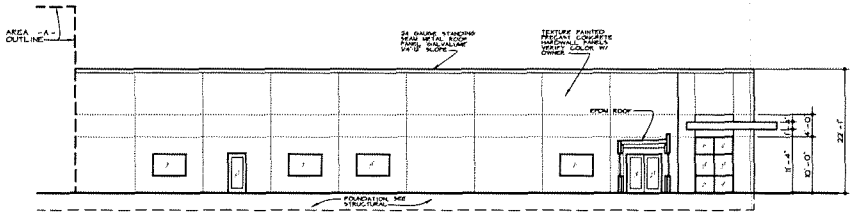
DWG TYPE	SHEET NO.
A	01
JOB NO.	DATE
1454	9/25/14



SOUTH ELEVATION

3/32"=1'-0"

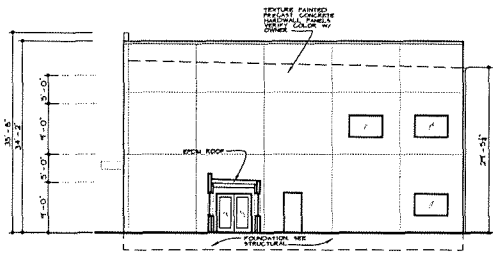
AREA -A-



WEST ELEVATION

3/32"=1'-0"

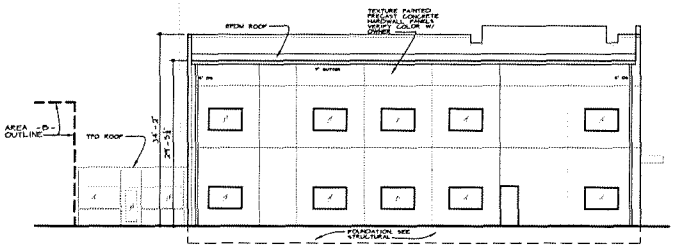
AREA -B-



WEST ELEVATION

3/32"=1'-0"

AREA -C-



NORTH ELEVATION

3/32"=1'-0"

AREA -C-

EXTERIOR ELEVATIONS

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED OR CHANGED WITHOUT THE EXPRESS WRITTEN CONSENT OF DSA ARCHITECTS INC.

REVISIONS

1 00/00/00
2
3
4
5
6
7
8

EMS
NEW BUILDING
DELAWARE, OH

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
1277 WORTHINGTON WOODS BLVD.
WORTHINGTON, OHIO 43085
TEL (614) 840-0986
FAX (614) 840-0989

DWG. TYPE	SHEET NO.
A	7
DWG. NO.	DATE
1454	9/25/14

EMS
EMS

EXHIBIT B

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-AGL-9648-OE

Issued Date: 09/10/2014

Ms. Amy Huffman
Fed One Dublin, LLC.
8400 Industrial Parkway
Plain City, OH 43064

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building EMS #1
Location:	Delaware, OH
Latitude:	40-16-28.37N NAD 83
Longitude:	83-06-40.03W
Heights:	944 feet site elevation (SE)
	31 feet above ground level (AGL)
	975 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports, identifies this land use as a hazardous wildlife attractant, and provides procedures and conditions to ensure compatibility with safe airport operations. You must contact Ernie Gubry (734-229-2905) before beginning any construction at the site to verify that no potential to attract hazardous wildlife on or near public-use airports exists.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/10/2016 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (847) 294-7575. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AGL-9648-OE.

Signature Control No: 226996032-229037488 (DNE)
Vivian Vilaro
Specialist

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

Planning *and* Community Development
CITY OF DELAWARE, OHIO

Project # _____ Case # 2015-0025 FSP — 3,377.50
2015-0026 FDP — 1,444.50

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☒ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name Innovation Business Park Address _____

Acreage 47.558 Square Footage _____ Number of Lots 6 Number of Units _____

Zoning District/Land Use Vacant farm field Proposed Zoning/Land Use M1 with PMU overlay Parcel # _____

Applicant Name Fed One Dublin, LLC Contact Person Amy Biondi-Huffman

Applicant Address 8400 Industrial Pkwy, Plain City, Ohio 43064

Phone 614-873-0662 Fax 614-873-2684 E-mail amyhuffman@rrohio.com

Owner Name Sawmill Delaware Investments, LLC Contact Person John Lewis

Owner Address 8400 Industrial Pkwy, Plain City, Ohio 43064

Phone 740-815-0454 Fax 866-841-3878 E-mail jlewis1957@gmail.com

Engineer/Architect/Attorney Hockaden & Assoc. Contact Person mark Schroeder

Address 883 North Cassady Avenue, Columbus, Ohio 43219

Phone 614-252-0993 Fax 614-252-0444 E-mail mschroeder@hockaden.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

John T Lewis — Owner Signature

John T. Lewis — Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

Sworn to before me and subscribed in my presence this 5th day of January, 2015

NOTARIAL SEAL STATE OF OHIO

Aimee Christian
Notary Public, State of Ohio
My Commission Expires
01-04-2020

Notary Stamp

Aimee Christian — Notary Public

s/planning/forms/nov. 2005 to 2007 pc & bza application forms/master application form

EMS

REVISED SUBMISSION

BUILDING ELEVATION AND SITE PLAN

February 3, 2015

SITE DATA

EXISTING USE – VACANT LAND/ FARM FIELD
EXISTING BUILDINGS – NONE
INTENDED USE – MANUFACTURING/WAREHOUSING
SITE ZONING – M-1 WITH PMU OVERLAY

PARKING PHASE I

SPACES PROVIDED = 51 SPACES, 4 HANDICAP & 1 HANDICAP VAN ACCESSIBLE

SPACES REQUIRED = 51 SPACES, 4 HANDICAP & 1 HANDICAP VAN ACCESSIBLE

PARKING PHASE II

SPACES PROVIDED = 56 SPACES

SPACES REQUIRED = 56 SPACES

– BUILDING HEIGHT:
WAREHOUSE – 29'-1"
OFFICE/R&D – 20'-1"

ZONING: THIS AND SURROUNDING PROPERTIES ARE AS SHOWN

SITE DATA PHASE I

SITE AREA: 8.898 ACRES
DEVELOPED AREA OUTSIDE R/W: 8.898 ACRES
GREENSPACE PROVIDED = 243,930 S.F.
PAVED AREA = 79,584 SF
TOTAL BLDG. AREA: 64,084 SF

SITE COVERAGE CALCULATIONS PHASE I

BUILDING = 64,084 S.F. = 16.5%
PAVEMENT = 79,584 S.F. = 20.5%
TOTAL = 37.1%

SITE DATA W/PHASE II

SITE AREA: 8.898 ACRES
DEVELOPED AREA OUTSIDE R/W: 8.898 ACRES
GREENSPACE PROVIDED = 157,595 S.F.
PAVED AREA = 125,919 SF
TOTAL BLDG. AREA: 104,084 SF

SITE COVERAGE CALCULATIONS W/PHASE II

BUILDING = 104,084 S.F. = 26.9%
PAVEMENT = 125,919 S.F. = 32.5%
TOTAL = 59.3%

BASIS OF BEARINGS

BEARINGS ARE BASED ON SURVEY PROVIDED BY WATCON CONSULTING ENGINEERS & SURVEYORS

SOURCE OF TOPOGRAPHY

TOPOGRAPHY IS PROVIDED BY WATCON CONSULTING ENGINEERS & SURVEYORS

– Setbacks
Building Setbacks
Front = 50'
Rear = 50'
Side = 20'

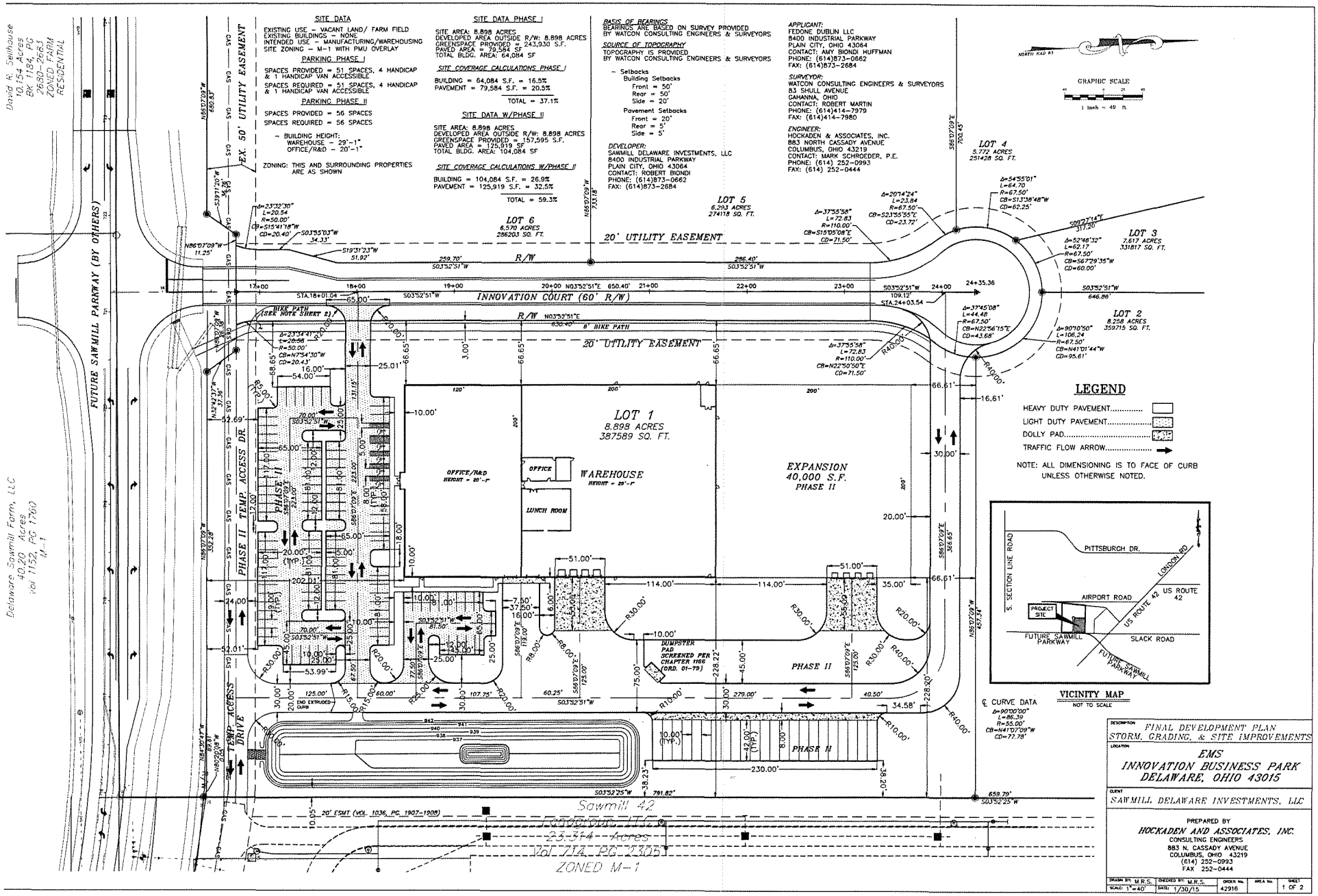
Pavement Setbacks
Front = 20'
Rear = 5'
Side = 5'

DEVELOPER:
SAWMILL DELAWARE INVESTMENTS, LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
CONTACT: ROBERT BIONDI
PHONE: (614)873-0662
FAX: (614)873-2684

APPLICANT:
FEDONE DUBLIN LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
CONTACT: AMY BIONDI HUFFMAN
PHONE: (614)873-0662
FAX: (614)873-2684

SURVEYOR:
WATCON CONSULTING ENGINEERS & SURVEYORS
83 SHULL AVENUE
CAHANNA, OHIO
CONTACT: ROBERT MARTIN
PHONE: (614)414-7979
FAX: (614)414-7980

ENGINEER:
HOCKADEN & ASSOCIATES, INC.
883 NORTH CASSADY AVENUE
COLUMBUS, OHIO 43219
CONTACT: MARK SCHROEDER, P.E.
PHONE: (614) 252-0993
FAX: (614) 252-0444



LEGEND

HEAVY DUTY PAVEMENT.....
LIGHT DUTY PAVEMENT.....
DOLLY PAD.....
TRAFFIC FLOW ARROW.....

NOTE: ALL DIMENSIONING IS TO FACE OF CURB UNLESS OTHERWISE NOTED.

VICINITY MAP
NOT TO SCALE

℄ CURVE DATA
Δ=90°00'00"
L=86.39
R=55.00'
CB=N41°07'09"W
CD=77.78'

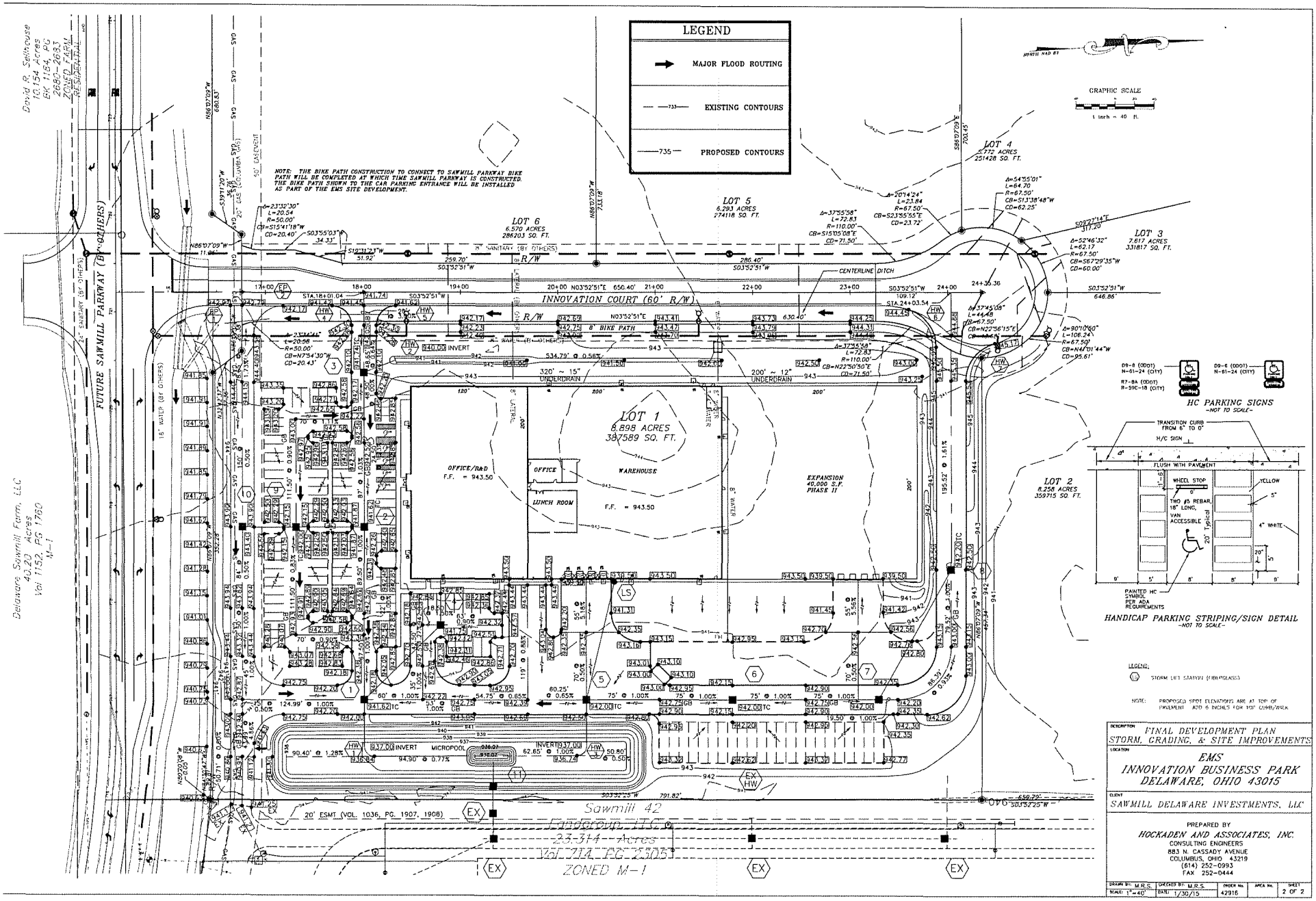
DESCRIPTION: FINAL DEVELOPMENT PLAN
STORM, GRADING, & SITE IMPROVEMENTS

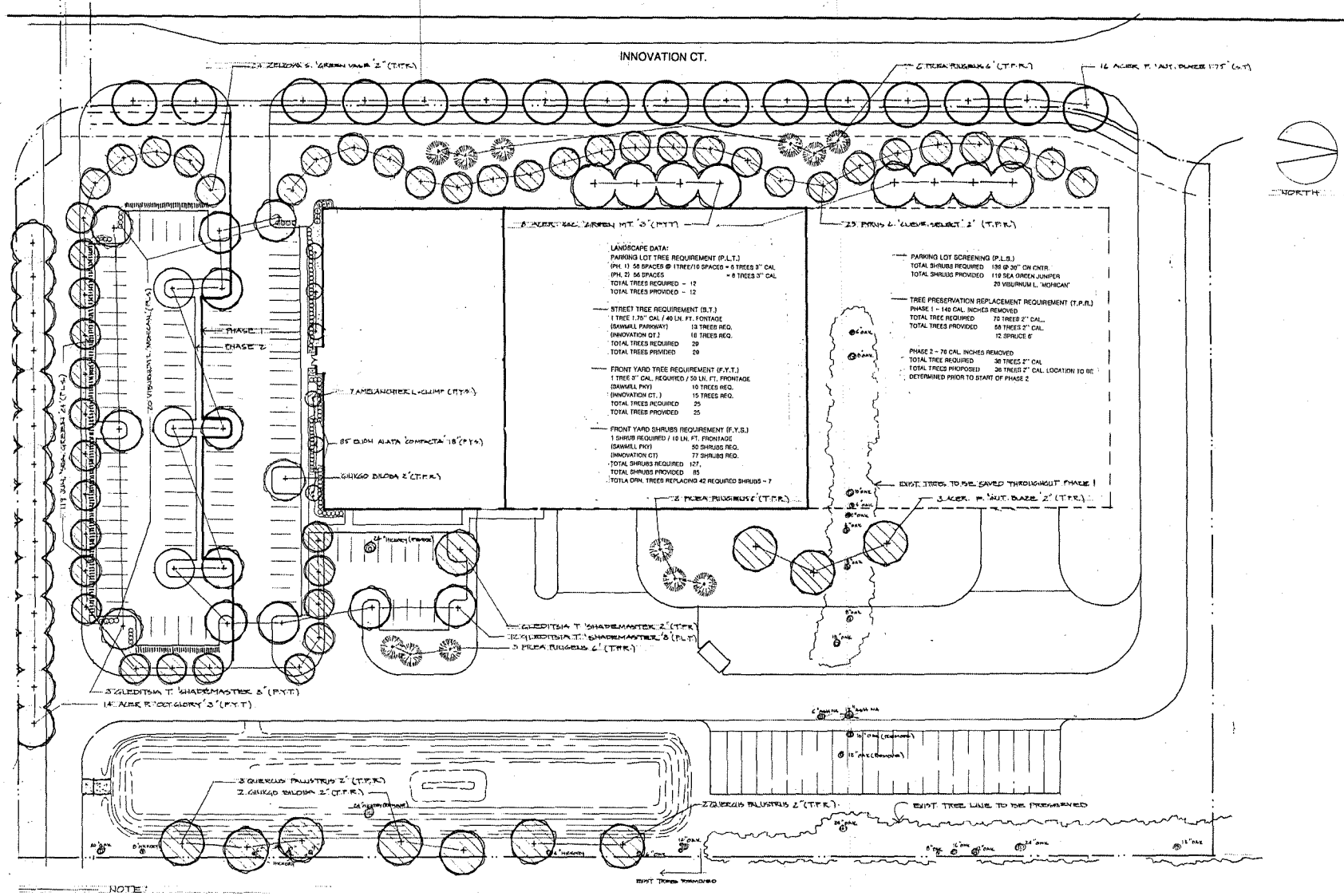
LOCATION: EMS
INNOVATION BUSINESS PARK
DELAWARE, OHIO 43015

CLIENT: SAWMILL DELAWARE INVESTMENTS, LLC

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

DRAWN BY: M.R.S.	CHECKED BY: M.R.S.	ORDER No.	AREA No.	SHEET
SCALE: 1"=40'	DATE: 1/30/15	42916		1 OF 2


LEGEND
MAJOR FLOOD ROUTING
EXISTING CONTOURS
PROPOSED CONTOURS
GRAPHIC SCALE
1 inch = 40 ft.
NORTH NAD 83
NOTE: THE BIKE PATH CONSTRUCTION TO CONNECT TO SAWMILL PARKWAY BIKE PATH WILL BE COMPLETED AT WHICH TIME SAWMILL PARKWAY IS CONSTRUCTED. THE BIKE PATH SHOWN TO THE CAR PARKING ENTRANCE WILL BE INSTALLED AS PART OF THE EMS SITE DEVELOPMENT.
FUTURE SAWMILL PARKWAY (BY OTHERS)
INNOVATION COURT (60' R/W)
LOT 1
8.898 ACRES
387589 SQ. FT.
OFFICE/R&D
F.F. = 943.50
OFFICE
LUNCH ROOM
WAREHOUSE
F.F. = 943.50
EXPANSION
40,000 S.F.
PHASE II
LOT 2
8.258 ACRES
359715 SQ. FT.
LOT 3
7.617 ACRES
331817 SQ. FT.
LOT 4
5.772 ACRES
251428 SQ. FT.
LOT 5
6.293 ACRES
274118 SQ. FT.
LOT 6
6.570 ACRES
286203 SQ. FT.
David R. Smithouse
10.154 Acres
BK 1184, PG 2683-2685
ZONED FARM RESIDENTIAL
Delaware Sawmill Farm, LLC
49.20 Acres
Vol 1152, PG 1760
M-1
Sawmill 42
Landgroup, LTD
23.314 Acres
Vol 714, PG 2305
ZONED M-1
20' ESMT (VOL. 1036, PG. 1907, 1908)
8" SANITARY (BY OTHERS)
8" BIKE PATH
CENTERLINE DITCH
320' ~ 15" UNDERDRAIN
200' ~ 12" UNDERDRAIN
MICROPOOL
HC PARKING SIGNS
-NOT TO SCALE-
HANDICAP PARKING STRIPING/SIGN DETAIL
-NOT TO SCALE-
LEGEND:
STORM INLET STATION (FIBERGLASS)
NOTE: PROPOSED SPOT ELEVATIONS ARE AT TOP OF PAVEMENT. ADD 6 INCHES FOR TOP CURB/WALK
DESCRIPTION
FINAL DEVELOPMENT PLAN
STORM, GRADING, & SITE IMPROVEMENTS
LOCATION
EMS
INNOVATION BUSINESS PARK
DELAWARE, OHIO 43015
CLIENT
SAWMILL DELAWARE INVESTMENTS, LLC
PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444
DRAWN BY: M.R.S.
CHECKED BY: M.R.S.
ORDER No. 42916
SCALE: 1"=40'
DATE: 1/30/15
SHEET 2 OF 2



Notes	Revision/Issue	Date
JTB	ORIGINAL	1-27-15
JTB	REVISED	1-29-15

BOZZACCO CO. INC.
LANDSCAPE DESIGN
PLANNING
SITE CONTRACTING
505 LONDON RD.
DELAWARE, OHIO
PH: 740 - 368-2141

E M S LANDSCAPE PLAN
DELAWARE, OHIO

FED ONE DUBLIN
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
PHONE 614-873-0462
FAX 614-873-2584

File Name
Date 10/8/14
Scale 1" = 30'
Sheet
SHEET 12 OF 13

AREA SUMMARY SCHEDULE						
AREA NAME	ID	DESCRIPTION	LIMS / CLASS	VARIES / SQ FT	QTY	
New Area	001	/82C2/H4L59/1	(02) (3) (01) (3) (02) (4) (03) (1)	100	1	

CALCULATION SUMMARY												
AREA NAME	DESCRIPTION	AVG / MIN	MAX	MIN	MAX/MIN	AVG/MIN	MAX/MIN					
New Area	/82C2/H4L59/1	2.42 / 1.05	4.85	2.21	2.00	2.42	2.00	(1)	1.51	1.05	5.66:1	10.42:1

Date created by Lighting 2001 on 12/21/2014 10:35:15 AM

Luminaire Sch 02-16-10 LUMINAIRE SCHEDULE								
		LAMP		LUMENS	MOUNTING/BALLAST	LLF	QTY	
TYP	STRAIGHT	25 WATTS TYPE			25'	0.91	3	
P2	F	SPACELINE LIGHT 2 FEED (2) MH CLI-X-62-1-6X-4	(2)	16662		0.91		
V1	F	SPACELINE LIGHT 20' MOUNT ME (1) MH CLI-X-62-1-6X-3	(1)	15202		0.91	7	
V2	B	MEDIUM DUPLEX 12' MOUNT ME (1) 42" DLC2-2LU-6X-3	(1) MSL2998 6/8	3061		0.91	4	
V3	F	SPACELINE LIGHT 15' MOUNT ME (1) 14" CLIS-X-32LU-3X-3	(1) N/A	6458		0.91	7	

AREA SUMMARY SCHEDULE						
AREA NAME	ID	DESCRIPTION	LIMS / CLASS	VARIES / SQ FT	QTY	
New Area	001	/82C2/H4L59/1	(02) (3) (01) (3) (02) (4) (03) (1)	100	1	

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

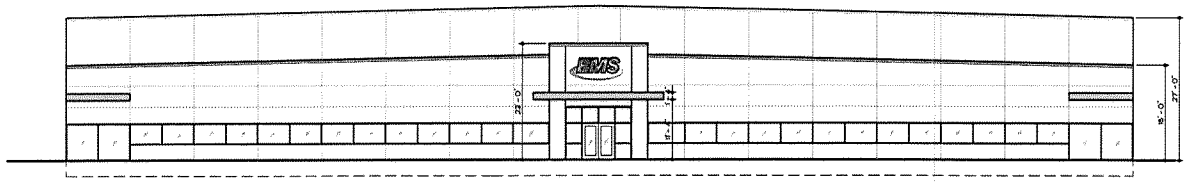
EXTERIOR LIGHTING PLAN
EMS

FED ONE DUBLIN, LLC
8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

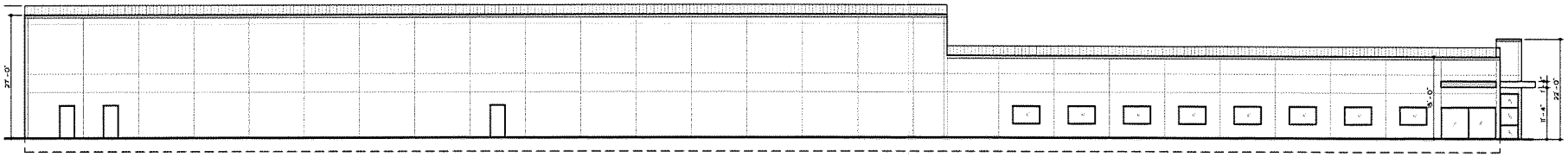
PH: 614-873-0862 FAX: 614-873-0864

SCALE: 1"=40'

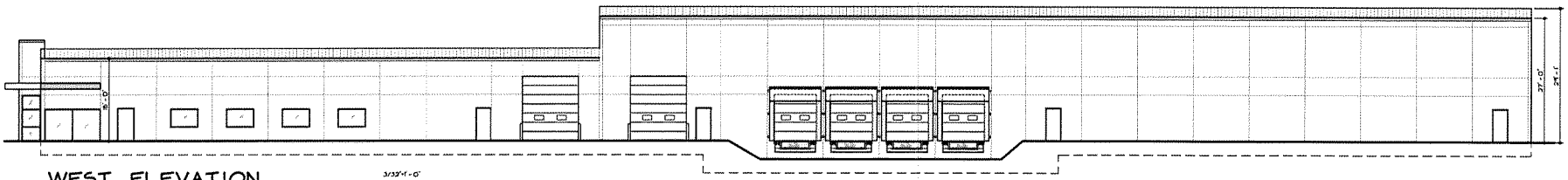
1 of 1



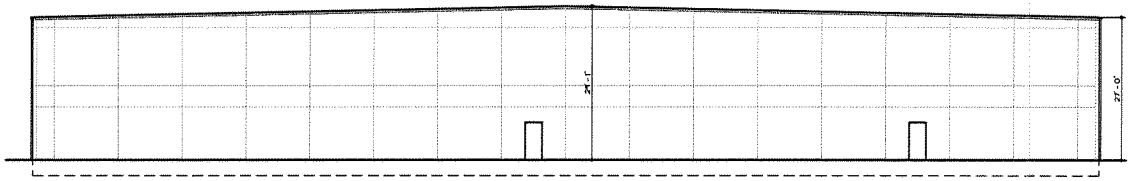
SOUTH ELEVATION 3/32"=1'-0"



EAST ELEVATION 3/32"=1'-0"



WEST ELEVATION 3/32"=1'-0"



NORTH ELEVATION 3/32"=1'-0"

EXTERIOR ELEVATIONS

THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CARRIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS INC.

REVISIONS
00/00/00

EMS
NEW BUILDING
DELAWARE, OH

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
1277 WORTHINGTON WOODS BLVD.
WORTHINGTON, OHIO 43085
TEL (614) 840-0986
FAX (614) 840-0989

DWG TYPE	SHEET NO
A	9
DWG NO	DATE
14154	9/25/14

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 18 **DATE: 2/9/15**

PUBLIC HEARING: NO **READING: FIRST**

ORDINANCE NO.: 15-18 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ENGINEERING MATERIALS SYSTEMS FOR A 64,000 SQUARE FOOT BUILDING WITH A POTENTIAL 40,000 SQUARE FOOT ADDITION IN PHASE 2 LOCATED ON PROPOSED INNOVATION COURT ON APPROXIMATELY 8.898 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRCICT).

DEPARTMENT AFFECTED:
Planning Department

GROUP AFFECTED:

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE:
Planning Commission

RECOMMENDATION:
Approval

VOTE:
7-0
MEETING DATE: February 4, 2015

STAFF RECOMMENDATION:
Approval at First Reading

PRESENTER:
Dave Efland, Planning Director

SUMMARY OF ITEM:
The owner is proposing to divide the 47.558 acre parcel into six lots (ranging in size between 5.772 to 8.898 acres) and construct a 61,600 square foot building in Phase 1 that could be expanded by 40,000 square feet in Phase 2 on Lot 1 of the proposed light manufacturing subdivision. The proposed building (Lot 1) would have frontage to the south along proposed Sawmill Parkway which would be extended by Delaware County and to the west along proposed Innovation Court (a new public cul-de-sac) which would be extended by the developer.

The six lot plat and the proposed building would have temporary and permanent access based on when the extension of Sawmill Parkway is completed by the County. Until Sawmill Parkway is completed, Innovation Court would be accessed by an easement through the two existing light manufacturing uses to the east which connects to US 42. When Sawmill Parkway is completed, the permanent access would be along Innovation Court via Sawmill Parkway. It is anticipated that construction of both Innovation Court and Sawmill Parkway will begin in 2015. As part of the City incentive package for this project, the City is paying for a large portion of the roadway cost of Innovation Court and the Utility Department is installing water and sewer lines to this site.

The six lot subdivision ranges in size from 5.772 acres to 8.897 acres all with frontage on Innovation Court which is an approximate 800 foot cul-de-sac that divides the base parcel approximately in half. Innovation Court would be a public street with a 60 foot right-of-way with a bike path connecting to the Sawmill Parkway bike path alignment. On Lot 1, the proposed 61,600 square foot building would be located on the east side of Innovation Court with two permanent curb cuts (when Sawmill Parkway is completed) that would lead to an internal access drive that would encircle the building. Prior to Sawmill Parkway being extended, the temporary access drive from the east (US 42) would extend to Innovation Court with a second access point that would access the eastern portion of the site. The southern and easternmost (from the temporary access drive) curb cuts would access a 112 space parking lot (102 parking spaces are required) located on the southern portion of the site and the truck docks and semi-trailer parking spaces located on the eastern portion of the building. In addition, a screened dumpster is located near the proposed truck dock. Also, the detention basin would be located on the southeastern portion of the site along the property line. The Phase 2 expansion would be a 40,000 square foot building located north of the proposed building. The building would be constructed of white painted pre-cast concete hard walls panels with a 24 gauge standing seam metal roof. The two story office building portion would have several bays of windows on the east and south elevations on each floor with the main entrance on the south elevation. The research and development facility main entrance is on the south elevation with a bay of windows on the south and east elevations. The warehouse would have six overhead doors would be on the west elevation while the remainder of the elevations would have the required service doors. All building appurtenances (coping, downspouts, etc) shall be painted to match the adjacent building color. The building design and materials achieve compliance with the development text and is consistent with the surrounding area. The plan would achieve compliance with the landscaping, tree preservation and lighing requirements while the signage would have to achieve with zoning requirements.

UPDATE
After Planning Commission approval on February 4, 2015, the applicant submitted a revised building layout by increasing the square footage from 61,600 square feet to 64,000

square feet all within a one story building footprint instead of the original campus layout while maintaining a potential 40,000 square foot expansion in Phase 2. The building materials and colors would remain as approved by the Planning Commission and there would no or minimal revisions to the landscape, tree replacement and lighting plans. The revised building layout is considered minor based on the definition of a minor modification in the approved PMU Development Text.

Staff and the Planning Commission recommended approval of the Final Development Plan with the conditions documented in the ordinance.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-18

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ENGINEERING MATERIALS SYSTEMS FOR A 64,000 SQUARE FOOT BUILDING WITH A POTENTIAL 40,000 SQUARE FOOT ADDITION IN PHASE 2 LOCATED ON PROPOSED INNOVATION COURT ON APPROXIMATELY 8.898 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT).

WHEREAS, the Planning Commission at its meeting of February 4, 2015 recommended approval of a Final Development Plan for Engineering Materials Systems for a 64,000 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Plan Mixed Use Overlay District) (PC 2015-0026), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan for Engineering Materials Systems for a 64,000 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District), the same and is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City.
3. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
4. Any ground and building signage shall achieve compliance with the minimum zoning requirements and the approved Gateways and Corridors Plan.
5. The landscape plan shall be submitted, reviewed, and approved by the Shade Tree Commission.

6. The Phase 2 tree replacement shall be determined when the Phase 2 addition is constructed.
7. The lighting plan shall be submitted, reviewed, and approved by the Chief Building Official.
8. The final development agreement shall be executed by the City and owner prior to approval of any building permits.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2015 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 19 **DATE:** 2/9/15

PUBLIC HEARING: NO **READING:** FIRST

ORDINANCE NO.: 15-19 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $12,145,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE IMPROVEMENTS, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

DEPARTMENT AFFECTED: Finance **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** Various **BUDGETED:** Yes

RECOMMENDATIONS

COMMITTEE: Finance **RECOMMENDATION:** **VOTE:**

MEETING DATE: 2/12/15

STAFF RECOMMENDATION:
Go to second reading.

PRESENTER: Dean Stelzer, Finance Director

SUMMARY OF ITEM:
This legislation authorizes the re-issuance of currently outstanding one year bond anticipation notes previously issued to finance the improvements made to Glenn Road and the City's sidewalk program.

ATTACHMENTS:

COUNCIL NOTES:

City of Delaware • Finance Department

MEMO

TO: City Council

FROM: Dean Stelzer, Finance Director

DATE: February 5, 2015

SUBJECT: Bond/Note Legislation

The City Council meeting agenda for 2/9 includes several ordinances related to the upcoming issuance of debt, which will be sent electronically on Monday. We will be re-issuing some of the existing 1 year notes that are maturing, converting some of the maturing notes to long-term bonds, and issuing new money bonds for some improvements. The following is a quick summary of what is being proposed:

Existing Notes Maturing

Purpose	2014 Issue Amount	2015 Paydown	2015 Issue Amount	Allocated to Notes	Allocated to Bonds
Glenn Road South	12,095,000	400,000	11,695,000	11,695,000	0
Glenn Road North	640,000	0	640,000	0	640,000
Recreation Levy Improvements	2,100,000	0	2,100,000	0	2,100,000
Sidewalk Repairs	450,000	0	450,000	450,000	0
	15,285,000	400,000	14,885,000	12,145,000	2,740,000

New (Additional) Borrowing

Glenn Road North (Mill Run Crossing to 36/37)	2,000,000	0	2,000,000
Recreation Levy Improvements	900,000	0	900,000
(3) EMS Medic Vehicles	800,000	0	800,000
	3,700,000	0	3,700,000
Total April 2015 Note/Bond Issue		**12,145,000**	**6,440,000**

The improvements being financed by this debt issuance are previously completed projects and improvements approved in our Capital Improvement Plan. We have a fairly tight timeframe to move forward with the financing. The current schedule is as follows:

February 9, 2015	First reading of debt legislation
February 12, 2015	Finance Committee discussion/review of financing

Finance Department • City Hall • 1 South Sandusky Street • Delaware, Ohio 43015
financedepartment@delawareohio.net • 740.203.1200 • Fax 740.203.1224

	strategy and related matters
February 23, 2015	Second reading and possible adoption of debt legislation
March 9, 2015	Third reading (if necessary) and adoption of debt legislation
April 8, 2015	Competitive sale of the notes and bonds
Aril 22, 2015	Closing on notes/bonds and payoff of outstanding notes

The interest rate environment is currently very favorable (5.25% @ 2/1/11, 3.7% @ 2/1/12, 3.55% @ 2/1/13, 4.5% @ 2/1/14, and **3.36% @ 2/1/15**). As such I would like to move forward with issuing long-term debt on a portion ($6.44m) of the amount borrowed to lock in the rates. The verbiage in the ordinances may be amended between the first and second readings of the legislation in the event we elect to alter the structure of the financing from a strategic standpoint such that a change to the legislation becomes necessary.

ORDINANCE NO. 15-19

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $12,145,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE IMPROVEMENTS, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 14-10 passed March 10, 2014, notes in anticipation of bonds in the aggregate amount of $12,535,000, dated April 22, 2014 (the "*Roadway Notes*"), were issued for the component purposes stated in clauses (a) and (b) of Section 1, to mature on April 22, 2015; and

WHEREAS, pursuant to Ordinance No. 14-13 passed March 10, 2014, notes in anticipation of bonds in the aggregate amount of $450,000, dated April 22, 2014 (the "*Sidewalk Notes*" and together with the Roadway Notes, the "*Outstanding Notes*"), were issued for the component purpose stated in clause (c) of Section 1, to mature on April 22, 2015; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, the Director of Finance, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of each component of the Improvement described in Section 1 is at least five years, and (i) the estimated maximum maturity of the $2,535,000 portion of the Bonds described in clause (a) of Section 1 is fifteen (15) years, and the maximum maturity of the portion of the Notes described in Section 3, to be issued in anticipation of that portion of the Bonds, is July 28, 2025, (ii) the estimated maximum maturity of the $4,750,000 portion of the Bonds described in clause (a) of Section 1 is sixteen (16) years, and the maximum maturity of the portion of the Notes described in Section 3, to be issued in anticipation of that portion of the Bonds, is May 11, 2026, (iii) the estimated maximum maturity of the $4,410,000 portion of the Bonds described in clause (b) of Section 1 is nineteen (19) years, and the maximum maturity of the portion of the Notes described in Section 3, to be issued in anticipation of that portion of the Bonds, is December 22, 2029 and (iv) the estimated maximum maturity of the $450,000 portion of the Bonds described in clause (c) of Section 1 is twenty (20) years, and the maximum maturity of the portion of the Notes described in Section 3, to be issued in anticipation of that portion of the Bonds, is April 22, 2034;

NOW, THEREFORE, BE IT ORDAINED by The Council of The City of Delaware, State of Ohio, that:

Section 1. It is necessary to issue bonds of this City in the maximum aggregate principal amount of $12,145,000 (the "*Bonds*") for the purpose of paying the costs of (a) constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto, (b) improving the intersection of U.S. Route 23 and Peachblow Road by constructing, excavating, grading and paving, installing drainage, street lighting, conduit, signalization, curbs and gutters, signage, traffic pavement markings, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto and (c) the construction, renovation and improvement of pedestrian sidewalks throughout the City, together with all necessary appurtenances thereto (collectively, the "*Improvement*").

Section 2. The Bonds shall be dated approximately April 1, 2016, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in (i) fifteen (15) annual principal installments with respect to the $2,535,000 portion of the Bonds allocated to the component purpose described in clause (a) of Section 1, (ii) sixteen (16) annual principal installments with respect to the $4,750,000 portion of the Bonds allocated to the component purpose described in clause (a) of Section 1, (iii) nineteen (19) annual principal installments with respect to the $4,410,000 portion of the Bonds allocated to the component purpose described in clause (b) of Section 1 and (iv) twenty (20) annual principal installments with respect to the $450,000 portion of the Bonds allocated to the component purpose described in clause (c) of Section 1, and in each case on December 1 of each year. The portion of the Bonds issued for the component purpose described in clause (a) of Section 1 shall mature in such amounts that the total principal and interest payments on that portion of the Bonds in any fiscal year in which principal is payable is not more than three times the amount of those payments in any other fiscal year. The portion of the Bonds issued for the component purposes described in clauses (b) and (c) of Section 1 shall mature in such amounts that the total principal and interest payments on that portion of the Bonds in any fiscal year in which principal is payable shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2016.

Section 3. It is necessary to issue and this Council determines that notes in the maximum aggregate principal amount of $12,145,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The aggregate

principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*").

Section 5. The Notes shall be signed by the City Manager and Director of Finance, in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of $100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of, and interest on, the Notes and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes security brokers and dealers, banks and trust companies, and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined

necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The City Manager, the Director of Finance, the City Attorney, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

Section 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to withhold certain proceeds from the sale of the Notes to provide for the payment of certain financing costs on behalf of the City. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount

thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes and the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes and the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes and the Bonds.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "*Code*") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver

on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure the exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

Section 11. The Director of Finance is directed to promptly deliver a certified copy of this Ordinance to the County Auditor of Delaware County, Ohio.

Section 12. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or Standard & Poor's Ratings Service, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby

appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 14. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of municipal advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no

statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

Section 17. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS _____ NAYS _____
ABSTAIN _____

EMERGENCY CLAUSE: YEAS _____ NAYS _____
ABSTAIN _____

PASSED: _____, 2015 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

SUPPLEMENTAL
FISCAL OFFICER'S CERTIFICATE

To the City Council of the City of Delaware, Ohio:

As fiscal officer of the City of Delaware, Ohio, and supplementing the certificates of June 13, 2005, March 27, 2006, October 26, 2009 and February 10, 2014, I certify in connection with your proposed issuance of notes in the maximum aggregate principal amount of $12,145,000 (the "*Notes*"), to be issued in anticipation of the issuance of bonds (the "*Bonds*") for the purpose of paying the costs of (a) constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto, (b) improving the intersection of U.S. Route 23 and Peachblow Road by constructing, excavating, grading and paving, installing drainage, street lighting, conduit, signalization, curbs and gutters, signage, traffic pavement markings, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto and (c) the construction, renovation and improvement of pedestrian sidewalks throughout the City, together with all necessary appurtenances thereto (collectively, the "*Improvement*").

1. The estimated life or period of usefulness of each component of the Improvement is at least five years.

2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is as follows:

- The maximum maturity of the $2,535,000 portion of the Bonds to be used for the component purpose described in clause (a) above is twenty (20) years; *provided, however*, since notes in anticipation of Bonds have been outstanding for a period beyond December 31, 2010, that period beyond December 31, 2010 shall be deducted from the maximum maturity of the Bonds and therefore, the maximum maturity of $2,535,000 of the Bonds to be issued for the component purpose described in clause (a) is fifteen (15) years.

- The maximum maturity of the $4,750,000 portion of the Bonds to be used for the component purpose described in clause (a) above is twenty (20) years; *provided, however*, since notes in anticipation of Bonds have been outstanding for a period beyond December 31, 2011, that period beyond December 31, 2011 shall be deducted from the maximum maturity of the Bonds and therefore, the maximum maturity of $4,750,000 of the Bonds to be issued for the component purpose described in clause (a) is sixteen (16) years.

- The maximum maturity of the $4,410,000 portion of the Bonds to be used for the component purpose described in clause (b) above is twenty (20)

years; *provided, however*, since notes in anticipation of Bonds have been outstanding for a period beyond December 31, 2014, that period beyond December 31, 2014 shall be deducted from the maximum maturity of the Bonds and therefore, the maximum maturity of $4,410,000 of the Bonds to be issued for the component purpose described in clause (b) is nineteen (19) years.

- The maximum maturity of the $450,000 portion of the Bonds to be used for the component purpose described in clause (c) above is twenty (20) years.

If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.

3. The maximum maturity of the Notes to be issued for the component purposes described above in (i) clause (a) is July 28, 2025 for the $2,535,000 portion of the Notes and May 11, 2026 for the $4,750,000 portion of the Notes, (ii) clause (b) is December 22, 2029 for the $4,410,000 portion of the Notes and (iii) clause (c) is April 22, 2034 for the $450,000 portion of the Notes.

Dated: February 9, 2015

Director of Finance
City of Delaware, Ohio

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 20 **DATE:** 2/9/15

PUBLIC HEARING: NO **READING:** FIRST

ORDINANCE NO.: 15-20 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $5,640,000, FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE IMPROVEMENTS, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

DEPARTMENT AFFECTED: Finance **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** Various **BUDGETED:** Yes

RECOMMENDATIONS

COMMITTEE: Finance **RECOMMENDATION:** **VOTE:**

MEETING DATE: 2/12/15

STAFF RECOMMENDATION:
Go to second reading.

PRESENTER: Dean Stelzer, Finance Director

SUMMARY OF ITEM:
This legislation authorizes the issuance of long-term bonds for the remainder of the Park Levy projects ($3m) and the Glenn Road improvements ($2.64m) to be constructed at the intersection of Glenn Rd. and US36/37 east.

ATTACHMENTS:

COUNCIL NOTES:

City of Delaware • Finance Department

MEMO

TO: City Council

FROM: Dean Stelzer, Finance Director

DATE: February 5, 2015

SUBJECT: Bond/Note Legislation

The City Council meeting agenda for 2/9 includes several ordinances related to the upcoming issuance of debt, which will be sent electronically on Monday. We will be re-issuing some of the existing 1 year notes that are maturing, converting some of the maturing notes to long-term bonds, and issuing new money bonds for some improvements. The following is a quick summary of what is being proposed:

Existing Notes Maturing

Purpose	2014 Issue Amount	2015 Paydown	2015 Issue Amount	Allocated to Notes	Allocated to Bonds
Glenn Road South	12,095,000	400,000	11,695,000	11,695,000	0
Glenn Road North	640,000	0	640,000	0	640,000
Recreation Levy Improvements	2,100,000	0	2,100,000	0	2,100,000
Sidewalk Repairs	450,000	0	450,000	450,000	0
	15,285,000	400,000	14,885,000	12,145,000	2,740,000

New (Additional) Borrowing

Glenn Road North (Mill Run Crossing to 36/37)	2,000,000	0	2,000,000
Recreation Levy Improvements	900,000	0	900,000
(3) EMS Medic Vehicles	800,000	0	800,000
	3,700,000	0	3,700,000
Total April 2015 Note/Bond Issue		**12,145,000**	**6,440,000**

The improvements being financed by this debt issuance are previously completed projects and improvements approved in our Capital Improvement Plan. We have a fairly tight timeframe to move forward with the financing. The current schedule is as follows:

February 9, 2015	First reading of debt legislation
February 12, 2015	Finance Committee discussion/review of financing

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	strategy and related matters
February 23, 2015	Second reading and possible adoption of debt legislation
March 9, 2015	Third reading (if necessary) and adoption of debt legislation
April 8, 2015	Competitive sale of the notes and bonds
Aril 22, 2015	Closing on notes/bonds and payoff of outstanding notes

The interest rate environment is currently very favorable (5.25% @ 2/1/11, 3.7% @ 2/1/12, 3.55% @ 2/1/13, 4.5% @ 2/1/14, and **3.36% @ 2/1/15**). As such I would like to move forward with issuing long-term debt on a portion ($6.44m) of the amount borrowed to lock in the rates. The verbiage in the ordinances may be amended between the first and second readings of the legislation in the event we elect to alter the structure of the financing from a strategic standpoint such that a change to the legislation becomes necessary.

ORDINANCE NO. 15-20

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $5,640,000, FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE IMPROVEMENTS, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinances No. 14-10, No. 14-11 and No. 14-12, each passed on March 10, 2014, notes in anticipation of bonds in the aggregate amount of $5,500,000, dated April 22, 2014 (the "*Outstanding Notes*"), were issued for the purpose of paying the costs of (a) constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto (the "*Glenn Road Purpose*") and (b) the construction, renovation and improvement of municipal recreation facilities, including the provision of furnishings and equipment for such facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto (the "*Recreation Facility Purpose*" and collectively with the Glenn Road Purpose, the "*Purposes*"), to mature on April 22, 2015; and

WHEREAS, this City Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Bonds described in Section 2 and other funds available to the City and provide an additional $2,000,000 for the Glenn Road Purpose and an additional $900,000 for the Recreation Facility Purpose; and

WHEREAS, this City Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of each component Purpose of the Improvement as described in Section 2 and the maximum maturity of the Bonds described in Section 2; and

WHEREAS, the Director of Finance has certified to this City Council that the estimated life or period of usefulness of each component Purpose of the Improvement is at least five (5) years and that the maximum maturity of the Bonds is at least (a) fifteen (15) years with respect to the $440,000 portion of the Bonds allocable to the Glenn Road Purpose, (b) twenty (20) years with respect to the $2,200,000 portion of the Bonds allocable to the Glenn Road Purpose and (c) twenty (20) years with respect to the $3,000,000 portion of the Bonds allocable to the Recreation Facility Purpose;

NOW, THEREFORE, BE IT ORDAINED by The Council of The City of Delaware, State of Ohio, that:

Section 1. Definitions and Interpretation. In addition to the words and terms elsewhere defined in this Ordinance, unless the context or use clearly indicates another or different meaning or intent:

"*Authorized Denominations*" means the denomination of $5,000 or any integral multiple in excess thereof.

"*Bond Proceedings*" means, collectively, this Ordinance, the Certificate of Award, the Continuing Disclosure Agreement, the Registrar Agreement and such other proceedings of the City, including the Bonds, that provide collectively for, among other things, the rights of holders and beneficial owners of the Bonds.

"*Bond Register*" means all books and records necessary for the registration, exchange and transfer of Bonds as provided in Section 5.

"*Bond Registrar*" means a bank or trust company authorized to do business in the State of Ohio and designated by the Director of Finance in the Certificate of Award pursuant to Section 4 as the initial authenticating agent, bond registrar, transfer agent and paying agent for the Bonds under the Registrar Agreement and until a successor Bond Registrar shall have become such pursuant to the provisions of the Registrar Agreement and, thereafter, "*Bond Registrar*" shall mean the successor Bond Registrar.

"*Bonds*" means, collectively, the Serial Bonds and the Term Bonds, each as is designated as such in the Certificate of Award.

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Bonds and the principal of and interest and any premium on the Bonds may be transferred only through a book entry, and (b) physical Bond certificates in fully registered form are issued by the City and payable only to a Depository or its nominee as registered owner, with the certificates deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Bonds and that principal and interest.

"*Certificate of Award*" means the certificate authorized by Section 6, to be executed by the Director of Finance, setting forth and determining those terms or other matters pertaining to the Bonds and their issuance, sale and delivery as this Ordinance requires or authorizes to be set forth or determined therein.

"*City Clerk*" means the City Clerk of the City.

"*City Manager*" means the City Manager of the City.

"*Closing Date*" means the date of physical delivery of, and payment of the purchase price for, the Bonds.

"*Code*" means the Internal Revenue Code of 1986, the Regulations (whether temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing, all as and to the extent applicable. Unless otherwise indicated, reference to a Section of the Code includes any applicable successor section or provision and such applicable Regulations, rulings, announcements, notices, procedures and determinations pertinent to that Section.

"*Continuing Disclosure Agreement*" means the Continuing Disclosure Agreement which shall constitute the continuing disclosure agreement made by the City for the benefit of the holders and beneficial owners of the Bonds in accordance with the Rule, as it may be modified from the form on file with the City Clerk and executed by the City Manager and the Director of Finance, all in accordance with Section 9(c).

"*Depository*" means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in Bonds or the principal of and interest on Bonds, and to effect transfers of Bonds, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Director of Finance*" means the Director of Finance of the City.

"*Financing Costs*" shall have the meaning given in Section 133.01 of the Ohio Revised Code.

"*Interest Payment Dates*" means June 1 and December 1 of each year that the Bonds are outstanding, commencing on the date specified in the Certificate of Award.

"*Mandatory Redemption Date*" shall have the meaning set forth in Section 3(b).

"*Mandatory Sinking Fund Redemption Requirements*" shall have the meaning set forth in Section 3(e)(i).

"*Original Purchaser*" means the purchaser of the Bonds specified in the Certificate of Award.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies, and clearing corporations.

"*Principal Payment Dates*" means December 1 in each of the years from and including 2015 to and including 2034; *provided* that for each component Purpose, the first Principal Payment Date may be deferred up to one year and the last Principal Payment Date may be deferred up to one year or advanced by such number of years as determined necessary by the Director of Finance, and *provided further* that in no case shall the final Principal Payment Date of any portion of the Bonds issued for any component Purpose exceed the maximum maturity limitation referred to in the preambles hereto for that component Purpose, all of which determinations shall be made by the Director of Finance in the Certificate of Award in such manner as to be in the best interest of and financially advantageous to the City.

"*Registrar Agreement*" means the Bond Registrar Agreement between the City and the Bond Registrar, as it may be modified from the form on file with the City Clerk and executed by the City Manager and the Director of Finance, all in accordance with Section 4.

"*Regulations*" means Treasury Regulations issued pursuant to the Code or to the statutory predecessor of the Code.

"*Rule*" means Rule 15c2-12 prescribed by the SEC pursuant to the Securities Exchange Act of 1934.

"*SEC*" means the Securities and Exchange Commission.

"*Serial Bonds*" means those Bonds designated as such and maturing on the dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and not subject to mandatory sinking fund redemption.

"*Term Bonds*" means those Bonds designated as such and maturing on the date or dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and subject to mandatory sinking fund redemption.

The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof.

Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 2. Authorized Principal Amount and Purpose; Application of Proceeds. This Council determines that it is necessary and in the best interest of the City to issue bonds of this City in the maximum aggregate principal amount of $5,640,000 (the "*Bonds*") for the purpose of paying the costs of (a) constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto and (b) the construction, renovation and improvement of municipal recreation facilities, including the provision of furnishings and equipment for such facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto (collectively, the "*Improvement*"). The Bonds shall be issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The aggregate principal amount of Bonds to be issued shall not exceed the maximum aggregate principal amount specified in this Section and shall be an amount determined by the Director of Finance in the Certificate of Award to be the aggregate principal amount of Bonds that is required to be issued at this time for the component Purposes stated in this Section, taking into account the costs of refunding the Outstanding Notes, providing additional money for the component Purposes stated in this Section, and the estimates of the Financing Costs and the interest rates on the Bonds.

The proceeds from the sale of the Bonds received by the City (or withheld by the Original Purchaser on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are hereby appropriated and shall be used for the purpose for which the Bonds are being issued, including without limitation but only to the extent not paid by others, the payment of the costs of issuing and servicing the Bonds, printing and delivery of the Bonds, legal services including obtaining the approving legal opinion of bond counsel, fees and expenses of any municipal advisor, paying agent, and rating agency, any fees or premiums relating to municipal bond insurance or other security arrangements determined necessary by the Director of Finance, and all other Financing Costs and costs incurred incidental to those purposes. The Certificate of Award may authorize the Original Purchaser to withhold certain proceeds from the purchase price of the Bonds to provide for the payment of Financing Costs related to the Bonds on behalf of the City. Any portion of those proceeds received by the City representing premium (after payment of any Financing Costs identified in the Certificate of Award) and accrued interest shall be paid into the Bond Retirement Fund.

Section 3. Denominations; Dating; Principal and Interest Payment and Redemption Provisions. The Bonds shall be issued in one lot and only as fully registered bonds, in Authorized Denominations, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Bonds shall be dated as provided in the Certificate of Award, *provided* that their dated date shall not be more than sixty (60) days prior to the Closing Date.

(a) Interest Rates and Payment Dates. The Bonds shall bear interest at the rate or rates per year (computed on the basis of a 360-day year consisting of twelve 30-day months) as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award. Interest on the Bonds shall be payable at such rate or rates on the Interest Payment Dates until the principal amount has been paid or provided for. The Bonds shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from their date.

(b) Principal Payment Schedule. The Bonds shall mature or be payable pursuant to Mandatory Sinking Fund Redemption Requirements on the Principal Payment Dates in principal amounts as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award, which determination shall be in the best interest of and financially advantageous to the City.

Consistent with the foregoing and in accordance with the determination of the best interest of and financial advantages to the City, the Director of Finance shall specify in the Certificate of Award (i) the aggregate principal amount of Bonds to be issued as Serial Bonds, the Principal Payment Date or Dates on which those Bonds shall be stated to mature and the principal amount thereof that shall be stated to mature on each such Principal Payment Date and (ii) the aggregate principal amount of Bonds to be issued as Term Bonds, the Principal Payment Date or Dates on which those Bonds shall be stated to mature, the principal amount thereof that shall be stated to mature on each such Principal Payment Date, the Principal Payment Date or Dates on which Term Bonds shall be subject to mandatory sinking fund redemption (each a "*Mandatory Redemption Date*") and the principal amount thereof that shall be payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Mandatory Redemption Date.

(c) Conditions for Establishment of Interest Rates and Principal Payment Dates and Amounts. The rate or rates of interest per year to be borne by the Bonds, and the principal amount of Bonds maturing or payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Principal Payment Date, shall be such that the total principal and interest payments on the Bonds issued for each component Purpose in any fiscal year

in which principal is payable is not more than three times the amount of those payments in any other fiscal year. The net interest cost for the Bonds determined by taking into account the respective principal amounts of the Bonds and terms to maturity or Mandatory Sinking Fund Redemption Requirements of those principal amounts of Bonds shall not exceed 6.00%.

(d) Payment of Debt Charges. The debt charges on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. Principal of and any premium on the Bonds shall be payable when due upon presentation and surrender of the Bonds at the designated corporate trust office of the Bond Registrar. Interest on a Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond was registered, and to that person's address appearing, on the Bond Register at the close of business on the 15th day of the calendar month next preceding that Interest Payment Date. Notwithstanding the foregoing, if and so long as the Bonds are issued in a book entry system, principal of and interest and any premium on the Bonds shall be payable in the manner provided in any agreement entered into by the Director of Finance, in the name and on behalf of the City, in connection with the book entry system.

(e) Redemption Provisions. The Bonds shall be subject to redemption prior to stated maturity as follows:

(i) Mandatory Sinking Fund Redemption of Term Bonds. If any of the Bonds are issued as Term Bonds, the Term Bonds shall be subject to mandatory redemption in part by lot and be redeemed pursuant to mandatory sinking fund redemption requirements, at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on the applicable Mandatory Redemption Dates and in the principal amounts payable on those Dates, for which provision is made in the Certificate of Award (such Dates and amounts being referred to as the "*Mandatory Sinking Fund Redemption Requirements*").

The aggregate of the moneys to be deposited with the Bond Registrar for payment of principal of and interest on any Term Bonds on each Mandatory Redemption Date shall include an amount sufficient to redeem on that Date the principal amount of Term Bonds payable on that Date pursuant to the Mandatory Sinking Fund Redemption Requirements (less the amount of any credit as hereinafter provided).

The City shall have the option to deliver to the Bond Registrar for cancellation Term Bonds in any aggregate principal amount and to receive a credit against the then current or any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) of the City, as specified by the Director of Finance,

for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. That option shall be exercised by the City on or before the 45th day preceding any Mandatory Redemption Date with respect to which the City wishes to obtain a credit, by furnishing the Bond Registrar a certificate, signed by the Director of Finance, setting forth the extent of the credit to be applied with respect to the then current or any subsequent Mandatory Sinking Fund Redemption Requirement for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. If the certificate is not timely furnished to the Bond Registrar, the current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) shall not be reduced. A credit against the then current or any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation), as specified by the Director of Finance, also shall be received by the City for any Term Bonds which prior thereto have been redeemed (other than through the operation of the applicable Mandatory Sinking Fund Redemption Requirements) or purchased for cancellation and canceled by the Bond Registrar, to the extent not applied theretofore as a credit against any Mandatory Sinking Fund Redemption Requirement, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered, redeemed or purchased and canceled.

Each Term Bond so delivered, or previously redeemed, or purchased and canceled, shall be credited by the Bond Registrar at 100% of the principal amount thereof against the then current or subsequent Mandatory Sinking Fund Redemption Requirements (and corresponding mandatory redemption obligations), as specified by the Director of Finance, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered, redeemed or purchased and canceled.

(ii) Optional Redemption. The Bonds of the maturities and interest rates specified in the Certificate of Award (if any are so specified) shall be subject to optional redemption by and at the sole option of the City, in whole or in part in integral multiples of $5,000, on the dates and at the redemption prices (expressed as a percentage of the principal amount to be redeemed), plus accrued interest to the redemption date, to be determined by the Director of Finance in the Certificate of Award; provided that the redemption price for any optional redemption date shall not be greater than 103%.

If optional redemption of Term Bonds at a redemption price exceeding 100% of the principal amount to be redeemed is to take place

as of any Mandatory Redemption Date applicable to those Term Bonds, the Term Bonds, or portions thereof, to be redeemed optionally shall be selected by lot prior to the selection by lot of the Term Bonds of the same maturity (and interest rate within a maturity if applicable) to be redeemed on the same date by operation of the Mandatory Sinking Fund Redemption Requirements. Bonds to be redeemed pursuant to this paragraph shall be redeemed only upon written notice from the Director of Finance to the Bond Registrar, given upon the direction of the City by passage of an ordinance or adoption of a resolution. That notice shall specify the redemption date and the principal amount of each maturity (and interest rate within a maturity if applicable) of Bonds to be redeemed, and shall be given at least 45 days prior to the redemption date or such shorter period as shall be acceptable to the Bond Registrar.

(iii) Partial Redemption. If fewer than all of the outstanding Bonds are called for optional redemption at one time and Bonds of more than one maturity (or interest rate within a maturity if applicable) are then outstanding, the Bonds that are called shall be Bonds of the maturity or maturities and interest rate or rates selected by the City. If fewer than all of the Bonds of a single maturity (or interest rate within a maturity if applicable) are to be redeemed, the selection of Bonds of that maturity (or interest rate within a maturity if applicable) to be redeemed, or portions thereof in amounts of $5,000 or any integral multiple thereof, shall be made by the Bond Registrar by lot in a manner determined by the Bond Registrar. In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than $5,000 are then outstanding, each $5,000 unit of principal thereof shall be treated as if it were a separate Bond of the denomination of $5,000. If it is determined that one or more, but not all, of the $5,000 units of principal amount represented by a Bond are to be called for redemption, then, upon notice of redemption of a $5,000 unit or units, the registered owner of that Bond shall surrender the Bond to the Bond Registrar (A) for payment of the redemption price of the $5,000 unit or units of principal amount called for redemption (including, without limitation, the interest accrued to the date fixed for redemption and any premium), and (B) for issuance, without charge to the registered owner, of a new Bond or Bonds of any Authorized Denomination or Denominations in an aggregate principal amount equal to the unmatured and unredeemed portion of, and bearing interest at the same rate and maturing on the same date as, the Bond surrendered.

(iv) Notice of Redemption. The notice of the call for redemption of Bonds shall identify (A) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (B) the redemption price to be paid, (C) the date fixed for redemption, and (D) the place or places where the amounts due upon redemption are payable.

The notice shall be given by the Bond Registrar on behalf of the City by mailing a copy of the redemption notice by first-class mail, postage prepaid, at least 30 days prior to the date fixed for redemption, to the registered owner of each Bond subject to redemption in whole or in part at the registered owner's address shown on the Bond Register maintained by the Bond Registrar at the close of business on the 15th day preceding that mailing. Failure to receive notice by mail or any defect in that notice regarding any Bond, however, shall not affect the validity of the proceedings for the redemption of any Bond.

(v) Payment of Redeemed Bonds. In the event that notice of redemption shall have been given by the Bond Registrar to the registered owners as provided above, there shall be deposited with the Bond Registrar on or prior to the redemption date, moneys that, in addition to any other moneys available therefor and held by the Bond Registrar, will be sufficient to redeem at the redemption price thereof, plus accrued interest to the redemption date, all of the redeemable Bonds for which notice of redemption has been given. Notice having been mailed in the manner provided in the preceding paragraph hereof, the Bonds and portions thereof called for redemption shall become due and payable on the redemption date, and, subject to the provisions of Sections 3(d) and 5, upon presentation and surrender thereof at the place or places specified in that notice, shall be paid at the redemption price, plus accrued interest to the redemption date. If moneys for the redemption of all of the Bonds and portions thereof to be redeemed, together with accrued interest thereon to the redemption date, are held by the Bond Registrar on the redemption date, so as to be available therefor on that date and, if notice of redemption has been deposited in the mail as aforesaid, then from and after the redemption date those Bonds and portions thereof called for redemption shall cease to bear interest and no longer shall be considered to be outstanding. If those moneys shall not be so available on the redemption date, or that notice shall not have been deposited in the mail as aforesaid, those Bonds and portions thereof shall continue to bear interest, until they are paid, at the same rate as they would have borne had they not been called for redemption. All moneys held by the Bond Registrar for the redemption of particular Bonds shall be held in trust for the account of the registered owners thereof and shall be paid to them, respectively, upon presentation and surrender of those Bonds, *provided* that any interest earned on the moneys so held by the Bond Registrar shall be for the account of and paid to the City to the extent not required for the payment of the Bonds called for redemption.

Section 4. Execution and Authentication of Bonds; Appointment of Bond Registrar. The Bonds shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities, *provided* that

either or both of those signatures may be a facsimile. The Bonds shall be issued in the Authorized Denominations and numbers as requested by the Original Purchaser and approved by the Director of Finance, shall be numbered as determined by the Director of Finance in order to distinguish each Bond from any other Bond, and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The Director of Finance is hereby authorized to designate in the Certificate of Award a bank or trust company authorized to do business in the State of Ohio to act as the initial Bond Registrar. The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Registrar Agreement between the City and the Bond Registrar, in substantially the form as is now on file with the City Clerk. The Registrar Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Registrar Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Registrar Agreement, except to the extent paid or reimbursed by the Original Purchaser in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

No Bond shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under the Bond Proceedings unless and until the certificate of authentication printed on the Bond is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued, signed and delivered under, and is entitled to the security and benefit of, the Bond Proceedings. The certificate of authentication may be signed by any authorized officer or employee of the Bond Registrar or by any other person acting as an agent of the Bond Registrar and approved by the Director of Finance on behalf of the City. The same person need not sign the certificate of authentication on all of the Bonds.

Section 5. Registration; Transfer and Exchange; Book Entry System.

(a) Bond Register. So long as any of the Bonds remain outstanding, the City will cause the Bond Registrar to maintain and keep the Bond Register at its designated corporate trust office. Subject to the provisions of Sections 3(d) and 9(c), the person in whose name a Bond is registered on the Bond Register shall be regarded as the absolute owner of that Bond for all purposes

of the Bond Proceedings. Payment of or on account of the debt charges on any Bond shall be made only to or upon the order of that person; neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as provided in this Section. All such payments shall be valid and effectual to satisfy and discharge the City's liability upon the Bond, including interest, to the extent of the amount or amounts so paid.

(b) Transfer and Exchange. Any Bond may be exchanged for Bonds of any Authorized Denomination upon presentation and surrender at the designated corporate trust office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. A Bond may be transferred only on the Bond Register upon presentation and surrender of the Bond at the designated corporate trust office of the Bond Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. Upon exchange or transfer the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any Authorized Denomination or Denominations requested by the owner equal in the aggregate to the unmatured principal amount of the Bond surrendered and bearing interest at the same rate and maturing on the same date.

If manual signatures on behalf of the City are required, the Bond Registrar shall undertake the exchange or transfer of Bonds only after the new Bonds are signed by the authorized officers of the City. In all cases of Bonds exchanged or transferred, the City shall sign and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of the Bond Proceedings. The exchange or transfer shall be without charge to the owner, except that the City and Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Bonds issued and authenticated upon any exchange or transfer shall be valid obligations of the City, evidencing the same debt, and entitled to the same security and benefit under the Bond Proceedings as the Bonds surrendered upon that exchange or transfer. Neither the City nor the Bond Registrar shall be required to make any exchange or transfer of (i) Bonds then subject to call for redemption between the 15th day preceding the mailing of notice of Bonds to be redeemed and the date of that mailing, or (ii) any Bond selected for redemption, in whole or in part.

(c) Book Entry System. Notwithstanding any other provisions of this Ordinance, if the Director of Finance determines in the Certificate of Award that it is in the best interest of and financially advantageous to the City, the Bonds may be issued in book entry form in accordance with the following provisions of this Section.

The Bonds may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized: (i) the Bonds may be issued in the form of a single, fully registered Bond representing each maturity, and, if applicable, each interest rate within a maturity, and registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository or its designated agent for that purpose, which may be the Bond Registrar; (ii) the beneficial owners of Bonds in book entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iii) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (iv) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Bonds for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Bonds from the Depository, and shall cause Bond certificates in registered form and Authorized Denominations to be authenticated by the Bond Registrar and delivered to the assignees of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of the City action or inaction, of those persons requesting such issuance.

The Director of Finance is hereby authorized and directed, to the extent necessary or required, to enter into any agreements, in the name and on behalf of the City, that the Director of Finance determines to be necessary in connection with a book entry system for the Bonds.

Section 6. Sale of the Bonds to the Original Purchaser. The Director of Finance is authorized to sell the Bonds at private sale to the Original Purchaser at a purchase price, not less than 97% of the aggregate principal amount thereof, as shall be determined by the Director of Finance in the Certificate of Award, plus accrued interest (if any) on the Bonds from their date to the Closing Date, and shall be awarded by the Director of Finance with and upon such other terms as are required or authorized by this Ordinance to be specified in the Certificate of Award, in accordance with law and the provisions of this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Bonds with one or more other bond issues of the City into a consolidated bond issue pursuant to Section 133.30(B) of the Ohio Revised Code in which case a single Certificate of

Award may be utilized for the consolidated bond issue if appropriate and consistent with the terms of this Ordinance.

The Director of Finance shall sign and deliver the Certificate of Award and shall cause the Bonds to be prepared and signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Bonds, to the Original Purchaser upon payment of the purchase price.

The Mayor, the City Manager, the Director of Finance, the City Attorney, the City Clerk and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance.

Section 7. Provisions for Tax Levy. There shall be levied on all the taxable property in the City, in addition to all other taxes, a direct tax annually during the period the Bonds are outstanding in an amount sufficient to pay the debt charges on the Bonds when due, which tax shall not be less than the interest and sinking fund tax required by Section 11 of Article XII of the Ohio Constitution. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Bonds when and as the same fall due.

In each year to the extent receipts from the City's municipal income tax are available for the payment of the debt charges on the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Bonds.

Section 8. Federal Tax Considerations. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Bonds in

such manner and to such extent as may be necessary so that (a) the Bonds will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Code or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Bonds will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Bonds to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Bonds as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Bonds, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Bonds, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Bonds, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Bonds. The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is specifically authorized to designate the Bonds as "qualified tax-exempt

obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Bonds is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Bonds (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure the exclusion of interest on the Bonds from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Bonds.

Section 9. Official Statement, Rating, Bond Insurance, Continuing Disclosure and Financing Costs.

(a) Primary Offering Disclosure -- Official Statement. The City Manager and the Director of Finance are each authorized and directed, on behalf of the City and in their official capacities, to (i) prepare or cause to be prepared, and make or authorize modifications, completions or changes of or supplements to, a disclosure document in the form of an official statement relating to the original issuance of the Bonds, (ii) determine, and to certify or otherwise represent, when the official statement is to be "deemed final" (except for permitted omissions) by the City as of its date or is a final official statement for purposes of paragraph (b) of the Rule, (iii) use and distribute, or authorize the use and distribution of those official statements and any supplements thereto in connection with the original issuance of the Bonds, and (iv) complete and sign those official statements and any supplements thereto as so approved, together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of those official statements and any supplements, as they may deem necessary or appropriate.

(b) Application for Rating or Bond Insurance. If, in the judgment of the Director of Finance, the filing of an application for (i) a rating on the Bonds by one or more nationally-recognized rating agencies, or (ii) a policy of insurance from a company or companies to better assure the payment of principal of and interest on the Bonds, is in the best interest of and financially advantageous to this City, the Director of Finance is authorized to prepare and submit those applications, to provide to each such agency or company such information as may be required for the purpose, and to provide further for the payment of the cost of obtaining each such rating or policy, except to the extent otherwise paid in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose. The Director of Finance is hereby authorized, to the extent necessary or required, to enter into any agreements, in the name of and on behalf of the

City, that the Director of Finance determines to be necessary in connection with the obtaining of that bond insurance.

(c) Agreement to Provide Continuing Disclosure. For the benefit of the holders and beneficial owners from time to time of the Bonds, the City agrees to provide or cause to be provided such financial information and operating data, audited financial statements and notices of the occurrence of certain events, in such manner as may be required for purposes of the Rule. The City Manager and the Director of Finance are each authorized and directed to complete, sign and deliver the Continuing Disclosure Agreement, in the name and on behalf of the City, in substantially the form as is now on file with the City Clerk. The Continuing Disclosure Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or amendments thereto.

The Director of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its Continuing Disclosure Agreement, including timely provision of information and notices as described above. Prior to making any filing required under the Rule, the Director of Finance shall consult with and obtain legal advice from, as appropriate, the City Attorney and bond or other qualified independent special counsel selected by the City. The Director of Finance, acting in the name and on behalf of the City, shall be entitled to rely upon any such legal advice in determining whether a filing should be made. The performance by the City of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

(d) Financing Costs. The expenditure of the amounts necessary to pay any Financing Costs in connection with the Bonds, to the extent not paid by the Original Purchaser in accordance with the Certificate of Award, is authorized and approved, and the Director of Finance is authorized to provide for the payment of any such amounts and costs from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 10. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Bonds and rendering at delivery related legal opinions. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of

laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 11. Municipal Advisor. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of municipal advice and recommendations in connection with the issuance and sale of the Bonds. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 12. Certification and Delivery of Ordinance and Certificate of Award. The City Clerk is directed to promptly deliver a certified copy of this Ordinance and an executed copy of the Certificate of Award to the County Auditor of Delaware County, Ohio.

Section 13. Satisfaction of Conditions for Bond Issuance. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Bonds in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Bonds have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 7) of the City are pledged for the timely payment of the debt charges on the Bonds; that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Bonds; and that the Bonds are being authorized and issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance, the Certificate of Award and other authorizing provisions of law.

Section 14. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and any of its

committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 15. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Bonds, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS _____ NAYS _____
ABSTAIN _____

VOTE ON EMERGENCY CLAUSE: YEAS _____ NAYS _____
ABSTAIN _____

PASSED: _____, 2015 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

SUPPLEMENTAL
FISCAL OFFICER'S CERTIFICATE

To the City Council of the City of Delaware, Ohio:

As fiscal officer of the City of Delaware, Ohio, and supplementing the certificates of June 13, 2005 and February 10, 2014, I certify in connection with your proposed issue of bonds in the maximum aggregate principal amount of $5,640,000 (the "*Bonds*"), to be issued for the purpose of paying the costs of (a) constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto and (b) the construction, renovation and improvement of municipal recreation facilities, including the provision of furnishings and equipment for such facilities, and acquiring related interests in real property and otherwise improving the same, together with all necessary appurtenances thereto (collectively, the "*Improvement*"), that:

1. The estimated life or period of usefulness of each component purpose of the Improvement is at least five years.

2. The maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is as follows:

- The maximum maturity of the $440,000 portion of the Bonds to be used for the component purpose described in clause (a) above is twenty (20) years; *provided, however*, since notes in anticipation of Bonds have been outstanding for a period beyond December 31, 2010, that period beyond December 31, 2010 shall be deducted from the maximum maturity of the Bonds and therefore, the maximum maturity of $440,000 of the Bonds to be issued for the component purpose described in clause (a) is fifteen (15) years.

- The maximum maturity of the $2,200,000 portion of the Bonds to be used for the component purpose described in clause (a) above is twenty (20) years.

- The maximum maturity of the $3,000,000 portion of the Bonds to be used for the component purpose described in clause (b) above is twenty (20) years.

Dated: February 9, 2015

Director of Finance
City of Delaware, Ohio

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 21 **DATE:** 2/9/15

PUBLIC HEARING: NO **READING:** FIRST

ORDINANCE NO.: 15-21 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF $800,000, FOR THE PURPOSE OF PAYING THE COSTS OF PURCHASING AND EQUIPPING THREE EMERGENCY MEDICAL SERVICE VEHICLES INCLUDING ALL NECESSARY EQUIPMENT, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

DEPARTMENT AFFECTED: Finance **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** Various **BUDGETED:** Yes

RECOMMENDATIONS

COMMITTEE: Finance **RECOMMENDATION:** **VOTE:**

MEETING DATE: 2/12/15

STAFF RECOMMENDATION:
Go to second reading.

PRESENTER: Dean Stelzer, Finance Director

SUMMARY OF ITEM:
This legislation authorizes the issuance of long-term bonds (7 years) to pay for the three recently ordered EMS vehicles. We otherwise would have executed a capital lease for this equipment but since we planned to issue bonds for other improvements it made sense to include the vehicle financing with the LTB's.

ATTACHMENTS:

COUNCIL NOTES:

City of Delaware • Finance Department

MEMO

TO: City Council

FROM: Dean Stelzer, Finance Director

DATE: February 5, 2015

SUBJECT: Bond/Note Legislation

The City Council meeting agenda for 2/9 includes several ordinances related to the upcoming issuance of debt, which will be sent electronically on Monday. We will be re-issuing some of the existing 1 year notes that are maturing, converting some of the maturing notes to long-term bonds, and issuing new money bonds for some improvements. The following is a quick summary of what is being proposed:

Existing Notes Maturing

Purpose	2014 Issue Amount	2015 Paydown	2015 Issue Amount	Allocated to Notes	Allocated to Bonds
Glenn Road South	12,095,000	400,000	11,695,000	11,695,000	0
Glenn Road North	640,000	0	640,000	0	640,000
Recreation Levy Improvements	2,100,000	0	2,100,000	0	2,100,000
Sidewalk Repairs	450,000	0	450,000	450,000	0
	15,285,000	400,000	14,885,000	12,145,000	2,740,000

New (Additional) Borrowing

Glenn Road North (Mill Run Crossing to 36/37)	2,000,000	0	2,000,000
Recreation Levy Improvements	900,000	0	900,000
(3) EMS Medic Vehicles	800,000	0	800,000
	3,700,000	0	3,700,000
Total April 2015 Note/Bond Issue		**12,145,000**	**6,440,000**

The improvements being financed by this debt issuance are previously completed projects and improvements approved in our Capital Improvement Plan. We have a fairly tight timeframe to move forward with the financing. The current schedule is as follows:

February 9, 2015	First reading of debt legislation
February 12, 2015	Finance Committee discussion/review of financing

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	strategy and related matters
February 23, 2015	Second reading and possible adoption of debt legislation
March 9, 2015	Third reading (if necessary) and adoption of debt legislation
April 8, 2015	Competitive sale of the notes and bonds
Aril 22, 2015	Closing on notes/bonds and payoff of outstanding notes

The interest rate environment is currently very favorable (5.25% @ 2/1/11, 3.7% @ 2/1/12, 3.55% @ 2/1/13, 4.5% @ 2/1/14, and **3.36% @ 2/1/15**). As such I would like to move forward with issuing long-term debt on a portion ($6.44m) of the amount borrowed to lock in the rates. The verbiage in the ordinances may be amended between the first and second readings of the legislation in the event we elect to alter the structure of the financing from a strategic standpoint such that a change to the legislation becomes necessary.

ORDINANCE NO. 15- 21

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF $800,000, FOR THE PURPOSE OF PAYING THE COSTS OF PURCHASING AND EQUIPPING THREE EMERGENCY MEDICAL SERVICE VEHICLES INCLUDING ALL NECESSARY EQUIPMENT, TOGETHER WITH ALL RELATED APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, this City Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 2 and the maximum maturity of the Bonds described in Section 2; and

WHEREAS, the Director of Finance has certified to this City Council that the estimated life or period of usefulness of the Improvement is at least five (5) years and that the maximum maturity of the Bonds is ten (10) years;

NOW, THEREFORE, BE IT ORDAINED by The Council of The City of Delaware, State of Ohio, that:

Section 1. Definitions and Interpretation. In addition to the words and terms elsewhere defined in this Ordinance, unless the context or use clearly indicates another or different meaning or intent:

"*Authorized Denominations*" means the denomination of $5,000 or any integral multiple in excess thereof.

"*Bond Proceedings*" means, collectively, this Ordinance, the Certificate of Award, the Continuing Disclosure Agreement, the Registrar Agreement and such other proceedings of the City, including the Bonds, that provide collectively for, among other things, the rights of holders and beneficial owners of the Bonds.

"*Bond Register*" means all books and records necessary for the registration, exchange and transfer of Bonds as provided in Section 5.

"*Bond Registrar*" means a bank or trust company authorized to do business in the State of Ohio and designated by the Director of Finance in the Certificate of Award pursuant to Section 4 as the initial authenticating agent, bond registrar, transfer agent and paying agent for the Bonds under the Registrar Agreement and until a successor Bond Registrar shall have become

such pursuant to the provisions of the Registrar Agreement and, thereafter, "*Bond Registrar*" shall mean the successor Bond Registrar.

"*Bonds*" means, collectively, the Serial Bonds and the Term Bonds, each as is designated as such in the Certificate of Award.

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Bonds and the principal of and interest and any premium on the Bonds may be transferred only through a book entry, and (b) physical Bond certificates in fully registered form are issued by the City and payable only to a Depository or its nominee as registered owner, with the certificates deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Bonds and that principal and interest.

"*Certificate of Award*" means the certificate authorized by Section 6, to be executed by the Director of Finance, setting forth and determining those terms or other matters pertaining to the Bonds and their issuance, sale and delivery as this Ordinance requires or authorizes to be set forth or determined therein.

"*City Clerk*" means the City Clerk of the City.

"*City Manager*" means the City Manager of the City.

"*Closing Date*" means the date of physical delivery of, and payment of the purchase price for, the Bonds.

"*Code*" means the Internal Revenue Code of 1986, the Regulations (whether temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing, all as and to the extent applicable. Unless otherwise indicated, reference to a Section of the Code includes any applicable successor section or provision and such applicable Regulations, rulings, announcements, notices, procedures and determinations pertinent to that Section.

"*Continuing Disclosure Agreement*" means the Continuing Disclosure Agreement which shall constitute the continuing disclosure agreement made by the City for the benefit of the holders and beneficial owners of the Bonds in accordance with the Rule, as it may be modified from the form on file with the City Clerk and executed by the City Manager and the Director of Finance, all in accordance with Section 9(c).

"*Depository*" means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in Bonds or the principal of and interest on Bonds, and to effect transfers of Bonds, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Director of Finance*" means the Director of Finance of the City.

"*Financing Costs*" shall have the meaning given in Section 133.01 of the Ohio Revised Code.

"*Interest Payment Dates*" means June 1 and December 1 of each year that the Bonds are outstanding, commencing on the date specified in the Certificate of Award.

"*Mandatory Redemption Date*" shall have the meaning set forth in Section 3(b).

"*Mandatory Sinking Fund Redemption Requirements*" shall have the meaning set forth in Section 3(e)(i).

"*Original Purchaser*" means the purchaser of the Bonds specified in the Certificate of Award.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies, and clearing corporations.

"*Principal Payment Dates*" means December 1 in each of the years from and including 2015 to and including 2024; *provided* that the first Principal Payment Date may be deferred up to one year and the last Principal Payment Date may be deferred up to one year or advanced by such number of years as determined necessary by the Director of Finance, and *provided further* that in no case shall the final Principal Payment Date exceed the maximum maturity limitation referred to in the preambles hereto, all of which determinations shall be made by the Director of Finance in the Certificate of Award in such manner as to be in the best interest of and financially advantageous to the City.

"*Registrar Agreement*" means the Bond Registrar Agreement between the City and the Bond Registrar, as it may be modified from the form on file with the City Clerk and executed by the City Manager and the Director of Finance, all in accordance with Section 4.

"*Regulations*" means Treasury Regulations issued pursuant to the Code or to the statutory predecessor of the Code.

"*Rule*" means Rule 15c2-12 prescribed by the SEC pursuant to the Securities Exchange Act of 1934.

"*SEC*" means the Securities and Exchange Commission.

"*Serial Bonds*" means those Bonds designated as such and maturing on the dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and not subject to mandatory sinking fund redemption.

"*Term Bonds*" means those Bonds designated as such and maturing on the date or dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and subject to mandatory sinking fund redemption.

The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 2. Authorized Principal Amount and Purpose; Application of Proceeds. This Council determines that it is necessary and in the best interest of the City to issue bonds of this City in the maximum principal amount of $800,000 (the "*Bonds*") for the purpose of paying the costs of purchasing and equipping three emergency medical service vehicles including all necessary equipment, together with all related appurtenances thereto (the "*Improvement*"). The Bonds shall be issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The principal amount of Bonds to be issued shall not exceed the maximum principal amount specified in this Section and shall be an amount determined by the Director of Finance in the Certificate of Award to be the principal amount of Bonds that is required to be issued at this time for the purpose stated in this Section, taking into account the costs of the Improvement, the estimates of the Financing Costs and the interest rates on the Bonds.

The proceeds from the sale of the Bonds received by the City (or withheld by the Original Purchaser on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are hereby appropriated and shall be used for the purpose for which the Bonds are being issued, including without limitation but only to the extent not paid by others, the payment of the costs of

issuing and servicing the Bonds, printing and delivery of the Bonds, legal services including obtaining the approving legal opinion of bond counsel, fees and expenses of any municipal advisor, paying agent, and rating agency, any fees or premiums relating to municipal bond insurance or other security arrangements determined necessary by the Director of Finance, and all other Financing Costs and costs incurred incidental to those purposes. The Certificate of Award may authorize the Original Purchaser to withhold certain proceeds from the purchase price of the Bonds to provide for the payment of Financing Costs related to the Bonds on behalf of the City. Any portion of those proceeds received by the City representing premium (after payment of any Financing Costs identified in the Certificate of Award) and accrued interest shall be paid into the Bond Retirement Fund.

Section 3. Denominations; Dating; Principal and Interest Payment and Redemption Provisions. The Bonds shall be issued in one lot and only as fully registered bonds, in Authorized Denominations, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Bonds shall be dated as provided in the Certificate of Award, *provided* that their dated date shall not be more than sixty (60) days prior to the Closing Date.

(a) Interest Rates and Payment Dates. The Bonds shall bear interest at the rate or rates per year (computed on the basis of a 360-day year consisting of twelve 30-day months) as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award. Interest on the Bonds shall be payable at such rate or rates on the Interest Payment Dates until the principal amount has been paid or provided for. The Bonds shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from their date.

(b) Principal Payment Schedule. The Bonds shall mature or be payable pursuant to Mandatory Sinking Fund Redemption Requirements on the Principal Payment Dates in principal amounts as shall be determined by the Director of Finance, subject to subsection (c) of this Section, in the Certificate of Award, which determination shall be in the best interest of and financially advantageous to the City.

Consistent with the foregoing and in accordance with the determination of the best interest of and financial advantages to the City, the Director of Finance shall specify in the Certificate of Award (i) the aggregate principal amount of Bonds to be issued as Serial Bonds, the Principal Payment Date or Dates on which those Bonds shall be stated to mature and the principal amount thereof that shall be stated to mature on each such Principal Payment Date and (ii) the aggregate principal amount of Bonds to be issued as Term Bonds, the Principal Payment Date or Dates on which those Bonds shall be

stated to mature, the principal amount thereof that shall be stated to mature on each such Principal Payment Date, the Principal Payment Date or Dates on which Term Bonds shall be subject to mandatory sinking fund redemption (each a "*Mandatory Redemption Date*") and the principal amount thereof that shall be payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Mandatory Redemption Date.

(c) Conditions for Establishment of Interest Rates and Principal Payment Dates and Amounts. The rate or rates of interest per year to be borne by the Bonds, and the principal amount of Bonds maturing or payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Principal Payment Date, shall be such that the total principal and interest payments on the Bonds in any fiscal year in which principal is payable is not more than three times the amount of those payments in any other fiscal year. The net interest cost for the Bonds determined by taking into account the respective principal amounts of the Bonds and terms to maturity or Mandatory Sinking Fund Redemption Requirements of those principal amounts of Bonds shall not exceed 6.00%.

(d) Payment of Debt Charges. The debt charges on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. Principal of and any premium on the Bonds shall be payable when due upon presentation and surrender of the Bonds at the designated corporate trust office of the Bond Registrar. Interest on a Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond was registered, and to that person's address appearing, on the Bond Register at the close of business on the 15th day of the calendar month next preceding that Interest Payment Date. Notwithstanding the foregoing, if and so long as the Bonds are issued in a book entry system, principal of and interest and any premium on the Bonds shall be payable in the manner provided in any agreement entered into by the Director of Finance, in the name and on behalf of the City, in connection with the book entry system.

(e) Redemption Provisions. The Bonds shall be subject to redemption prior to stated maturity as follows:

(i) Mandatory Sinking Fund Redemption of Term Bonds. If any of the Bonds are issued as Term Bonds, the Term Bonds shall be subject to mandatory redemption in part by lot and be redeemed pursuant to mandatory sinking fund redemption requirements, at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on the applicable Mandatory Redemption Dates and in the principal amounts payable on those Dates, for which provision is made in the Certificate of Award (such Dates and amounts being referred to as the "*Mandatory Sinking Fund Redemption Requirements*").

The aggregate of the moneys to be deposited with the Bond Registrar for payment of principal of and interest on any Term Bonds on each Mandatory Redemption Date shall include an amount sufficient to redeem on that Date the principal amount of Term Bonds payable on that Date pursuant to the Mandatory Sinking Fund Redemption Requirements (less the amount of any credit as hereinafter provided).

The City shall have the option to deliver to the Bond Registrar for cancellation Term Bonds in any aggregate principal amount and to receive a credit against the then current or any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) of the City, as specified by the Director of Finance, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. That option shall be exercised by the City on or before the 45th day preceding any Mandatory Redemption Date with respect to which the City wishes to obtain a credit, by furnishing the Bond Registrar a certificate, signed by the Director of Finance, setting forth the extent of the credit to be applied with respect to the then current or any subsequent Mandatory Sinking Fund Redemption Requirement for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. If the certificate is not timely furnished to the Bond Registrar, the current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) shall not be reduced. A credit against the then current or any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation), as specified by the Director of Finance, also shall be received by the City for any Term Bonds which prior thereto have been redeemed (other than through the operation of the applicable Mandatory Sinking Fund Redemption Requirements) or purchased for cancellation and canceled by the Bond Registrar, to the extent not applied theretofore as a credit against any Mandatory Sinking Fund Redemption Requirement, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered, redeemed or purchased and canceled.

Each Term Bond so delivered, or previously redeemed, or purchased and canceled, shall be credited by the Bond Registrar at 100% of the principal amount thereof against the then current or subsequent Mandatory Sinking Fund Redemption Requirements (and corresponding mandatory redemption obligations), as specified by the Director of Finance, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered, redeemed or purchased and canceled.

(ii) Optional Redemption. The Bonds of the maturities and interest rates specified in the Certificate of Award (if any are so specified) shall be subject to optional redemption by and at the sole option of the City, in whole or in part in integral multiples of $5,000, on the dates and at the redemption prices (expressed as a percentage of the principal amount to be redeemed), plus accrued interest to the redemption date, to be determined by the Director of Finance in the Certificate of Award; provided that the redemption price for any optional redemption date shall not be greater than 103%.

If optional redemption of Term Bonds at a redemption price exceeding 100% of the principal amount to be redeemed is to take place as of any Mandatory Redemption Date applicable to those Term Bonds, the Term Bonds, or portions thereof, to be redeemed optionally shall be selected by lot prior to the selection by lot of the Term Bonds of the same maturity (and interest rate within a maturity if applicable) to be redeemed on the same date by operation of the Mandatory Sinking Fund Redemption Requirements. Bonds to be redeemed pursuant to this paragraph shall be redeemed only upon written notice from the Director of Finance to the Bond Registrar, given upon the direction of the City by passage of an ordinance or adoption of a resolution. That notice shall specify the redemption date and the principal amount of each maturity (and interest rate within a maturity if applicable) of Bonds to be redeemed, and shall be given at least 45 days prior to the redemption date or such shorter period as shall be acceptable to the Bond Registrar.

(iii) Partial Redemption. If fewer than all of the outstanding Bonds are called for optional redemption at one time and Bonds of more than one maturity (or interest rate within a maturity if applicable) are then outstanding, the Bonds that are called shall be Bonds of the maturity or maturities and interest rate or rates selected by the City. If fewer than all of the Bonds of a single maturity (or interest rate within a maturity if applicable) are to be redeemed, the selection of Bonds of that maturity (or interest rate within a maturity if applicable) to be redeemed, or portions thereof in amounts of $5,000 or any integral multiple thereof, shall be made by the Bond Registrar by lot in a manner determined by the Bond Registrar. In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than $5,000 are then outstanding, each $5,000 unit of principal thereof shall be treated as if it were a separate Bond of the denomination of $5,000. If it is determined that one or more, but not all, of the $5,000 units of principal amount represented by a Bond are to be called for redemption, then, upon notice of redemption of a $5,000 unit or units, the registered owner of that Bond shall surrender the Bond to the Bond Registrar (A) for payment of the redemption price of the $5,000 unit or units of principal amount called for redemption (including, without limitation, the interest accrued

to the date fixed for redemption and any premium), and (B) for issuance, without charge to the registered owner, of a new Bond or Bonds of any Authorized Denomination or Denominations in an aggregate principal amount equal to the unmatured and unredeemed portion of, and bearing interest at the same rate and maturing on the same date as, the Bond surrendered.

(iv) Notice of Redemption. The notice of the call for redemption of Bonds shall identify (A) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (B) the redemption price to be paid, (C) the date fixed for redemption, and (D) the place or places where the amounts due upon redemption are payable. The notice shall be given by the Bond Registrar on behalf of the City by mailing a copy of the redemption notice by first-class mail, postage prepaid, at least 30 days prior to the date fixed for redemption, to the registered owner of each Bond subject to redemption in whole or in part at the registered owner's address shown on the Bond Register maintained by the Bond Registrar at the close of business on the 15th day preceding that mailing. Failure to receive notice by mail or any defect in that notice regarding any Bond, however, shall not affect the validity of the proceedings for the redemption of any Bond.

(v) Payment of Redeemed Bonds. In the event that notice of redemption shall have been given by the Bond Registrar to the registered owners as provided above, there shall be deposited with the Bond Registrar on or prior to the redemption date, moneys that, in addition to any other moneys available therefor and held by the Bond Registrar, will be sufficient to redeem at the redemption price thereof, plus accrued interest to the redemption date, all of the redeemable Bonds for which notice of redemption has been given. Notice having been mailed in the manner provided in the preceding paragraph hereof, the Bonds and portions thereof called for redemption shall become due and payable on the redemption date, and, subject to the provisions of Sections 3(d) and 5, upon presentation and surrender thereof at the place or places specified in that notice, shall be paid at the redemption price, plus accrued interest to the redemption date. If moneys for the redemption of all of the Bonds and portions thereof to be redeemed, together with accrued interest thereon to the redemption date, are held by the Bond Registrar on the redemption date, so as to be available therefor on that date and, if notice of redemption has been deposited in the mail as aforesaid, then from and after the redemption date those Bonds and portions thereof called for redemption shall cease to bear interest and no longer shall be considered to be outstanding. If those moneys shall not be so available on the redemption date, or that notice shall not have been deposited in the mail as aforesaid, those Bonds and portions thereof shall continue to bear interest, until they are paid, at the same rate as

they would have borne had they not been called for redemption. All moneys held by the Bond Registrar for the redemption of particular Bonds shall be held in trust for the account of the registered owners thereof and shall be paid to them, respectively, upon presentation and surrender of those Bonds, *provided* that any interest earned on the moneys so held by the Bond Registrar shall be for the account of and paid to the City to the extent not required for the payment of the Bonds called for redemption.

Section 4. Execution and Authentication of Bonds; Appointment of Bond Registrar. The Bonds shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities, *provided* that either or both of those signatures may be a facsimile. The Bonds shall be issued in the Authorized Denominations and numbers as requested by the Original Purchaser and approved by the Director of Finance, shall be numbered as determined by the Director of Finance in order to distinguish each Bond from any other Bond, and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The Director of Finance is hereby authorized to designate in the Certificate of Award a bank or trust company authorized to do business in the State of Ohio to act as the initial Bond Registrar. The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Registrar Agreement between the City and the Bond Registrar, in substantially the form as is now on file with the City Clerk. The Registrar Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Registrar Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Registrar Agreement, except to the extent paid or reimbursed by the Original Purchaser in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

No Bond shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under the Bond Proceedings unless and until the certificate of authentication printed on the Bond is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued, signed and delivered under, and is entitled to the security and benefit of, the Bond Proceedings. The certificate of authentication may be signed by any

authorized officer or employee of the Bond Registrar or by any other person acting as an agent of the Bond Registrar and approved by the Director of Finance on behalf of the City. The same person need not sign the certificate of authentication on all of the Bonds.

Section 5. Registration; Transfer and Exchange; Book Entry System.

(a) Bond Register. So long as any of the Bonds remain outstanding, the City will cause the Bond Registrar to maintain and keep the Bond Register at its designated corporate trust office. Subject to the provisions of Sections 3(d) and 9(c), the person in whose name a Bond is registered on the Bond Register shall be regarded as the absolute owner of that Bond for all purposes of the Bond Proceedings. Payment of or on account of the debt charges on any Bond shall be made only to or upon the order of that person; neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as provided in this Section. All such payments shall be valid and effectual to satisfy and discharge the City's liability upon the Bond, including interest, to the extent of the amount or amounts so paid.

(b) Transfer and Exchange. Any Bond may be exchanged for Bonds of any Authorized Denomination upon presentation and surrender at the designated corporate trust office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. A Bond may be transferred only on the Bond Register upon presentation and surrender of the Bond at the designated corporate trust office of the Bond Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. Upon exchange or transfer the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any Authorized Denomination or Denominations requested by the owner equal in the aggregate to the unmatured principal amount of the Bond surrendered and bearing interest at the same rate and maturing on the same date.

If manual signatures on behalf of the City are required, the Bond Registrar shall undertake the exchange or transfer of Bonds only after the new Bonds are signed by the authorized officers of the City. In all cases of Bonds exchanged or transferred, the City shall sign and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of the Bond Proceedings. The exchange or transfer shall be without charge to the owner, except that the City and Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Bonds issued and authenticated upon any exchange or transfer shall be valid obligations of the City, evidencing the same debt, and

entitled to the same security and benefit under the Bond Proceedings as the Bonds surrendered upon that exchange or transfer. Neither the City nor the Bond Registrar shall be required to make any exchange or transfer of (i) Bonds then subject to call for redemption between the 15th day preceding the mailing of notice of Bonds to be redeemed and the date of that mailing, or (ii) any Bond selected for redemption, in whole or in part.

(c) Book Entry System. Notwithstanding any other provisions of this Ordinance, if the Director of Finance determines in the Certificate of Award that it is in the best interest of and financially advantageous to the City, the Bonds may be issued in book entry form in accordance with the following provisions of this Section.

The Bonds may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized: (i) the Bonds may be issued in the form of a single, fully registered Bond representing each maturity, and, if applicable, each interest rate within a maturity, and registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository or its designated agent for that purpose, which may be the Bond Registrar; (ii) the beneficial owners of Bonds in book entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iii) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (iv) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Bonds for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Bonds from the Depository, and shall cause Bond certificates in registered form and Authorized Denominations to be authenticated by the Bond Registrar and delivered to the assignees of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of the City action or inaction, of those persons requesting such issuance.

The Director of Finance is hereby authorized and directed, to the extent necessary or required, to enter into any agreements, in the name and on behalf of the City, that the Director of Finance determines to be necessary in connection with a book entry system for the Bonds.

Section 6. Sale of the Bonds to the Original Purchaser. The Director of Finance is authorized to sell the Bonds at private sale to the Original Purchaser at a purchase price, not less than 97% of the aggregate principal amount thereof, as shall be determined by the Director of Finance in the Certificate of Award, plus accrued interest (if any) on the Bonds from their date to the Closing Date, and shall be awarded by the Director of Finance with and upon such other terms as are required or authorized by this Ordinance to be specified in the Certificate of Award, in accordance with law and the provisions of this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Bonds with one or more other bond issues of the City into a consolidated bond issue pursuant to Section 133.30(B) of the Ohio Revised Code in which case a single Certificate of Award may be utilized for the consolidated bond issue if appropriate and consistent with the terms of this Ordinance.

The Director of Finance shall sign and deliver the Certificate of Award and shall cause the Bonds to be prepared and signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Bonds, to the Original Purchaser upon payment of the purchase price.

The Mayor, the City Manager, the Director of Finance, the City Attorney, the City Clerk and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance.

Section 7. Provisions for Tax Levy. There shall be levied on all the taxable property in the City, in addition to all other taxes, a direct tax annually during the period the Bonds are outstanding in an amount sufficient to pay the debt charges on the Bonds when due, which tax shall not be less than the interest and sinking fund tax required by Section 11 of Article XII of the Ohio Constitution. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Bonds when and as the same fall due.

In each year to the extent receipts from the City's municipal income tax are available for the payment of the debt charges on the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Bonds shall be paid from municipal income taxes lawfully available therefor under the

Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Bonds.

Section 8. Federal Tax Considerations. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Bonds in such manner and to such extent as may be necessary so that (a) the Bonds will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Code or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Bonds will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Bonds to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Bonds as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Bonds, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Bonds, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or

obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Bonds, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Bonds. The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is specifically authorized to designate the Bonds as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Section 9. Official Statement, Rating, Bond Insurance, Continuing Disclosure and Financing Costs.

(a) Primary Offering Disclosure -- Official Statement. The City Manager and the Director of Finance are each authorized and directed, on behalf of the City and in their official capacities, to (i) prepare or cause to be prepared, and make or authorize modifications, completions or changes of or supplements to, a disclosure document in the form of an official statement relating to the original issuance of the Bonds, (ii) determine, and to certify or otherwise represent, when the official statement is to be "deemed final" (except for permitted omissions) by the City as of its date or is a final official statement for purposes of paragraph (b) of the Rule, (iii) use and distribute, or authorize the use and distribution of those official statements and any supplements thereto in connection with the original issuance of the Bonds, and (iv) complete and sign those official statements and any supplements thereto as so approved, together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of those official statements and any supplements, as they may deem necessary or appropriate.

(b) Application for Rating or Bond Insurance. If, in the judgment of the Director of Finance, the filing of an application for (i) a rating on the Bonds by one or more nationally-recognized rating agencies, or (ii) a policy of insurance from a company or companies to better assure the payment of principal of and interest on the Bonds, is in the best interest of and financially advantageous to this City, the Director of Finance is authorized to prepare and submit those applications, to provide to each such agency or company such information as may be required for the purpose, and to provide further for the payment of the cost of obtaining each such rating or policy, except to the extent otherwise paid in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose. The Director of Finance is hereby authorized, to the extent necessary

or required, to enter into any agreements, in the name of and on behalf of the City, that the Director of Finance determines to be necessary in connection with the obtaining of that bond insurance.

(c) Agreement to Provide Continuing Disclosure. For the benefit of the holders and beneficial owners from time to time of the Bonds, the City agrees to provide or cause to be provided such financial information and operating data, audited financial statements and notices of the occurrence of certain events, in such manner as may be required for purposes of the Rule. The City Manager and the Director of Finance are each authorized and directed to complete, sign and deliver the Continuing Disclosure Agreement, in the name and on behalf of the City, in substantially the form as is now on file with the City Clerk. The Continuing Disclosure Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or amendments thereto.

The Director of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its Continuing Disclosure Agreement, including timely provision of information and notices as described above. Prior to making any filing required under the Rule, the Director of Finance shall consult with and obtain legal advice from, as appropriate, the City Attorney and bond or other qualified independent special counsel selected by the City. The Director of Finance, acting in the name and on behalf of the City, shall be entitled to rely upon any such legal advice in determining whether a filing should be made. The performance by the City of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

(d) Financing Costs. The expenditure of the amounts necessary to pay any Financing Costs in connection with the Bonds, to the extent not paid by the Original Purchaser in accordance with the Certificate of Award, is authorized and approved, and the Director of Finance is authorized to provide for the payment of any such amounts and costs from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 10. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Bonds and rendering at delivery related legal opinions. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City

in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 11. Municipal Advisor. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of municipal advice and recommendations in connection with the issuance and sale of the Bonds. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 12. Certification and Delivery of Ordinance and Certificate of Award. The City Clerk is directed to promptly deliver a certified copy of this Ordinance and an executed copy of the Certificate of Award to the County Auditor of Delaware County, Ohio.

Section 13. Satisfaction of Conditions for Bond Issuance. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Bonds in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Bonds have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 7) of the City are pledged for the timely payment of the debt charges on the Bonds; that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Bonds; and that the Bonds are being authorized and issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance, the Certificate of Award and other authorizing provisions of law.

Section 14. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 15. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Bonds, which is necessary to enable the City to timely arrange for the delivery of the Improvement and to coordinate the sale of the Bonds with other bonds of the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS _____ NAYS _____
ABSTAIN _____

VOTE ON EMERGENCY CLAUSE: YEAS _____ NAYS _____
ABSTAIN _____

PASSED: _____, 2015 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

FISCAL OFFICER'S CERTIFICATE

To the City Council of the City of Delaware, Ohio:

As fiscal officer of the City of Delaware, Ohio, I certify in connection with your proposed issue of bonds in the maximum principal amount of $800,000 (the "*Bonds*"), to be issued for the purpose of paying the costs of purchasing and equipping three emergency medical service vehicles including all necessary equipment, together with all related appurtenances thereto (the "*Improvement*"), that:

1. The estimated life or period of usefulness of the Improvement is at least five years.

2. The maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is ten (10) years.

Dated: February 9, 2015

Director of Finance
City of Delaware, Ohio

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 22 **DATE:** 2/9/15

PUBLIC HEARING: NO **READING:** FIRST

ORDINANCE NO.: 15-22 **RESOLUTION NO.:**

DESCRIPTION: AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND AND PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS INTO THAT FUND; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS DIRECTLY BENEFITING THE PARCELS; AUTHORIZING COMPENSATION PAYMENTS TO THE DELAWARE CITY SCHOOL DISTRICT, THE OLENTANGY LOCAL SCHOOL DISTRICT AND THE DELAWARE AREA CAREER CENTER; AND AUTHORIZING THE EXECUTION OF RELATED SCHOOL COMPENSATION AGREEMENTS AND TAX INCREMENT FINANCING AGREEMENTS FROM TIME TO TIME, AND DECLARING AN EMERGENCY.

DEPARTMENT AFFECTED: **GROUP AFFECTED:**

FINANCIAL INFORMATION

COST: **FUND SOURCES:** **BUDGETED:**

RECOMMENDATIONS

COMMITTEE: **RECOMMENDATION:** **VOTE:**

MEETING DATE:

STAFF RECOMMENDATION:
Approval

PRESENTER: **R. Thomas Homan, City Manager**

SUMMARY OF ITEM:
This ordinance would authorize the establishment of a TIF district in connection with the Sawmill Parkway Project. Because the city schools just gave the approval to the Cooperation Agreement on Monday, there was not enough time to have the completed legislation by packet time. It will be provided on Monday, and it's recommended that it go for at least two readings.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-22

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND AND PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS INTO THAT FUND; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS DIRECTLY BENEFITING THE PARCELS; AUTHORIZING COMPENSATION PAYMENTS TO THE DELAWARE CITY SCHOOL DISTRICT, THE OLENTANGY LOCAL SCHOOL DISTRICT AND THE DELAWARE AREA CAREER CENTER; AND AUTHORIZING THE EXECUTION OF RELATED SCHOOL COMPENSATION AGREEMENTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City and Delaware County, Ohio (the "*County*") have heretofore entered into the Sawmill Parkway Cooperative Agreement dated January 23, 2015 (the "*Sawmill Cooperative Agreement*") to provide for the construction of an extension to Sawmill Parkway commencing at the current northern terminus of Sawmill Parkway at Hyatts Road and proceeding in a northerly/northwesterly direction and terminating approximately 1600 feet north/northwest of U.S. Route 42 (the "*Project*"); and

WHEREAS, the City and the County have determined that such construction would enhance and facilitate traffic flow in the northern portion of the County and further, that the construction of the Project will stimulate the development of real property proximately located thereto and result in the creation of jobs and employment opportunities and generally enhance the prosperity, health, safety, and welfare of the residents of the City and the County; and

WHEREAS, the Sawmill Cooperative Agreement also provided that the County would initially provide for the payment of the costs of the Project and that the City would be responsible for paying a portion of the costs of the Project (the "*City's Portion of the Costs*") and that those payments would be made from service payments in lieu of taxes which the City would be entitled to receive pursuant to the creation of one or more tax increment financing areas; and

WHEREAS, Ohio Revised Code Sections 5709.40 to 5709.43 (collectively, the "*TIF Statutes*") authorize the legislative authority of a municipal

corporation, by ordinance, to declare the improvement to parcels of real property located within the municipal corporation to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, provide for the distribution of the applicable portion of such service payments to the city, local, or exempted village, and joint vocational school district, and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

WHEREAS, this City Council has determined to declare the improvements to certain parcels of real property, which parcels are further described in Section 1, to be a public purpose; and

WHEREAS, this City Council desires to facilitate the construction and/or installation of the Project and provide for the collection of service payments in lieu of taxes which may be used to pay the City's Portion of the Costs; and

WHEREAS, this City Council has determined that a portion of the service payments in lieu of taxes shall be paid to the Delaware City School District (the "*Delaware City School District*") or the Olentangy Local School District (the "*Olentangy Local School District*"), as applicable, and to the Delaware Area Career Center (the "*Delaware Area Career Center*"), each in such amounts as provided in the related school compensation agreements as authorized herein (each a "*School Compensation Agreement*"); and

WHEREAS, the Board of Education of the Delaware City School District has on February 2, 2015 approved the School Compensation Agreement and provided an executed copy of such Agreement to the City, which Agreement, among other matters, includes approval of the amount of school compensation payments to the Delaware City School District and waives any requirement that the City provide notice to the Delaware City School District relating to the passage of this Ordinance; and

WHEREAS, the Board of Education of the Olentangy Local School District has on January 22, 2015 approved the School Compensation Agreement and provided an executed copy of such Agreement to the City, which Agreement, among other matters, includes approval of the amount of school compensation payments to the Olentangy Local School District and waives any requirement that the City provide notice to the Olentangy Local School District relating to the passage of this Ordinance; and

WHEREAS, the Delaware Area Career Center has been provided a copy of the School Compensation Agreement but has not yet executed that Agreement and accordingly, notice of this proposed Ordinance has been delivered to the

Board of Education of the Delaware Area Career Center in accordance with and within the time period prescribed in Ohio Revised Code Section 5709.83;

NOW, THEREFORE, BE IT ORDAINED by The Council of The City of Delaware, State of Ohio, that:

Section 1. Parcels of Real Property. The parcels of real property subject to the exemption granted by this Ordinance are identified and depicted in **EXHIBIT A** attached hereto (each, as currently or subsequently configured, individually, a "*Parcel*" and collectively, the "*Parcels*").

Section 2. Public Infrastructure Improvements. This City Council hereby designates the Project as a public infrastructure improvement made, to be made or in the process of being made by the City that directly benefits, or that once made will directly benefit, the Parcels.

Section 3. Authorization of Tax Exemption. This City Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the "*Improvement*" as defined in Ohio Revised Code Section 5709.40(A)) is hereby declared to be a public purpose and shall be exempt from taxation in accordance with Ohio Revised Code Section 5709.40(B) for a period commencing for each Parcel with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure on that Parcel first appears on the tax list and duplicate of real and public utility property were it not for the exemption granted by this Ordinance and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes.

Section 4. Service Payments. Pursuant to Ohio Revised Code Section 5709.42, the owner of each Parcel is hereby required to and shall make service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Delaware County, Ohio (the "*County Treasurer*") on or before the final dates for payment of real property taxes. The service payments in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3 of this Ordinance, including any penalties and interest (collectively, the "*Service Payments*"). The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reductions required by Ohio Revised Code Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "*Property*

Tax Rollback Payments"), shall be allocated, distributed and deposited in accordance with Section 6 of this Ordinance.

Section 5. TIF Fund. This City Council hereby establishes, pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.43, the _____ Municipal Public Improvement Tax Increment Equivalent Fund (the "*TIF Fund*"). The TIF Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to Ohio Revised Code Section 5709.42 shall be used solely for the purposes authorized in the TIF Statutes or this Ordinance. The TIF Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with Ohio Revised Code Section 5709.43.

Section 6. Distributions. Pursuant to the TIF Statutes, the Sawmill Cooperative Agreement and the School Compensation Agreements, the County Treasurer is requested to allocate and distribute the Service Payments and Property Tax Rollback Payments as follows:

(a) to the City for further payment to the Delaware City School District, the Olentangy Local School District and the Delaware Area Career Center, such amounts as are provided for in the respective School Compensation Agreements; and

(b) to be retained by the County, such amount as is provided for in the Sawmill Cooperative Agreement to be applied towards the City's Portion of the Costs.

All distributions required under this Section 6 are requested to be made at the times as set forth in the Sawmill Cooperative Agreement and the School Compensation Agreements.

Section 7. School Compensation Agreements. The form of Sawmill Parkway TIF Area Cooperative Agreements (one for each of the Delaware City School District, the Olentangy Local School District and the Delaware Area Career Center and each referred to herein as a "*School Compensation Agreement*") presently on file with the Clerk of Council, providing for, among other things, compensation payments in respect of the tax exemption authorized by Section 3 to each of those school districts, are hereby approved and authorized with changes therein and amendments thereto not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of

this City, is hereby authorized to execute the School Compensation Agreements in substantially those forms along with any amendments thereto, provided that the approval of such changes and amendments thereto by the City Manager, and the character of those changes and amendments as not being substantially adverse to this City, shall be evidenced conclusively by the City Manager's execution thereof. This Council further authorizes the City Manager, for and in the name of the City, to execute any amendments to the School Compensation Agreements, which amendments are not inconsistent with this Ordinance and not substantially adverse to this City.

Section 8. Further Authorizations. This City Council hereby authorizes and directs the City Manager, the Director of Finance, the City Attorney, the Economic Development Coordinator, the Clerk of Council or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments and the Property Tax Rollback Payments. This City Council further hereby authorizes and directs the City Manager, the Director of Finance, the City Attorney, the Economic Development Coordinator, the Clerk of Council or other appropriate officers of the City to prepare and sign all documents and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 9. Tax Incentive Review Council. The applicable Tax Incentive Review Council, with the membership of that Council to be constituted in accordance with Section 5709.85 of the Ohio Revised Code, shall, in accordance with Section 5709.85 of the Ohio Revised Code, review annually all exemptions from real property taxation granted by this Ordinance and any other such matters as may properly come before that Council, all in accordance with Ohio Revised Code Section 5709.85.

Section 10. Filings with Ohio Development Services Agency. Pursuant to Ohio Revised Code Section 5709.40(I), the Economic Development Coordinator is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Development Services Agency within fifteen days after its effective date. Further, and on or before March 31 of each year that the tax exemption authorized by Section 3 remains in effect, the Economic Development Coordinator or other authorized officer of the City is directed to prepare and submit to the Director of the Ohio Development Services Agency the status report required under Ohio Revised Code Section 5709.40(I).

Section 11. Open Meetings. This City Council finds and determines that all formal actions of this City Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Council or any of its committees, and that all deliberations of this City Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

Section 12. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to facilitate the commencement of construction of the Project; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

(SIGNATURE PAGE FOLLOWS)

VOTE ON RULE SUSPENSION: YEAS _____ NAYS _____
ABSTAIN _____

VOTE ON EMERGENCY CLAUSE: YEAS _____ NAYS _____
ABSTAIN _____

PASSED: _____, 2015 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

EXHIBIT A

IDENTIFICATION AND MAP OF THE PARCELS

The shaded area on the following map specifically identifies and depicts the Parcels and constitutes part of this **EXHIBIT A**. The Parcels include, without limitation, the following tax parcels: _____ (as they exist in the County Auditor's records on _____, 2015).

February ___, 2015

To: Board of Education of the Delaware Area Career Center

Subject: Notice of Ohio Revised Code Section 5709.40(B)
Proposed Tax Increment Financing

This letter constitutes notice to the Board of Education of the Delaware Area Career Center (the "*School District*") of the intent of the City of Delaware, Ohio (the "*City*") to declare the Improvement (as defined in the attached Proposed TIF Ordinance) to certain parcels of real property in the City to be a public purpose under Ohio Revised Code Section 5709.40(B). The following information is provided pursuant to Ohio Revised Code Sections 5709.40 and 5709.83:

Description of Parcels to be Exempt: See Attachment A of the attached Proposed TIF Ordinance.

Estimate of the True Value in Money of the Improvements: $_____.

Period for Which the Improvement to Each Parcel Will be Exempt from Taxation: The Improvement to each Parcel will be exempt for a period commencing with the first tax year that begins after the effective date of the Proposed TIF Ordinance and in which an Improvement attributable to a new structure on the Parcel first appears on the tax list and duplicate of real and public utility property for that Parcel and ending on the earlier of (a) thirty (30) years after such exemption commenced or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and all as further described in the attached Proposed TIF Ordinance.

Percentage of the Improvement to each Parcel to be Exempt: One hundred percent (100%).

Compensation to the School District: The City has heretofore provided to the School District a copy of the Sawmill Parkway TIF Cooperative Agreement which provides compensation to the School District in connection with the exemptions authorized by the proposed TIF Ordinance. An additional copy of the Sawmill Parkway TIF Cooperative Agreement is attached hereto as Attachment B. The City has received executed copies of the Sawmill Parkway TIF Cooperative Agreement from the Delaware City School District and the Olentangy Local School District, each of which also includes a waiver of any notices required by Ohio Revised Code Section 5709.40 in connection with the passage of the proposed TIF Ordinance. Accordingly, the City is providing notice to the School District in accordance with Ohio Revised Code Section 5709.83.

The City Council intends to adopt the Proposed TIF Ordinance on: _____, 2015.

Sincerely,

By: _____

Name:_____

Title:_____

Receipt Acknowledged by the
Delaware Area Career Center:

By:_____

Name:_____

Title:_____

Attachments: Proposed TIF Ordinance
Sawmill Parkway TIF Cooperative Agreement

ATTACHMENT A

PROPOSED TIF ORDINANCE

ATTACHMENT B

SAWMILL PARKWAY TIF COOPERATIVE AGREEMENT

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: February 5, 2015

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1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   See Attached

3. **Bi-Weekly Meetings**
   January 14
   * Police Officer Swearing-in

   January 15
   * State of the City
   * 911 Administrative Committee
   * Downtown Parking meeting

   January 16
   * Strand Board meeting

   January 21
   * Supervisor Training

   January 22
   * MORPC Regional Roundtable – Speaker
   * OLSD Board meeting

   January 26
   * Rotary
   * Delaware City School Board meeting
   * Council meeting

   January 29
   * OWU Journalism Students

   February 2, 2015
   * Rotary
   * Officer Deckling's Retirement Party
   * Joint Council meeting with School Board

February 3

* 911 Board meeting

February 5

* Chamber Annual meeting

February

2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Joint meeting between Council and Delaware School Board 7	3	4 Civil Service Commission 3 Planning 7	5 Chamber Dinner 5:30	6	7
8	9 Council 7	10	11 BZA 7	12 Finance Committee 4	13	14
15	16 Parking & Safety Committee 7	17 Parks and Rec Advisory Board 7	18	19	20	21
22	23 Council 7	24 Shade Tree Commission 7	25 HPC 7	26	27	28

CONTRACT APPROVAL – FEBRUARY 9, 2015			
VENDOR	**EXPLANATION OF AGREEMENT**	**2015 AMOUNT**	**DEPARTMENT**
EP Ferris	Bridge Inspections	$31,490	Engineering
Pomeroy & Associates	Engineering Plan Review	Various	Engineering
Quality Control	Construction Inspections	Various	Engineering
Wayne Fischer	Maintenance	$1.00	Public Works
Francis and Mary Lou Wilgus	Maintenance	$1.00	Public Works
Contract Sweepers	Street Sweeping	$43,000	Public Works
Hamburg Fireworks	4th of July	$35,000	Fire
PostNet	Business Cards	Various	CMO
Gardner Architects	Public Works Admin Addition	$20,000	Public Works
Ohio Historic Preservation	Programmatic Agreement	N/A	Planning