

**CITY OF DELAWARE
CITY COUNCIL
AGENDA
CITY COUNCIL CHAMBERS
MINGO PARK
500 EAST LINCOLN AVENUE
MOSES BYXBE ROOM
7:00 P.M.**

REGULAR MEETING

MAY 11, 2015

1. ROLL CALL
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held April 27, 2015, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary for the Shade Tree Commission meeting held March 24, 2015.
 - B. Acceptance of the Motion Summary for the Planning Commission meeting held April 1, 2015.
 - C. Acceptance of the Motion Summary for the Public Works/Public Utilities Committee meeting held March 3, 2015.
 - D. Acceptance of the Motion Summary for the Sister City Advisory Board meeting held January 13, 2015.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. PRESENTATIONS
 - A. Recognition of National Police Week
 - B. Presentation of the Storm Water Pollution Prevention Award to Ohio Wesleyan University
9. SECOND READING of Ordinance No. 15-42, an ordinance approving a Community Reinvestment Area Agreement and School Compensation Agreement with Precision Tower Products, LLC, Delaware City Schools, and Delaware Area Career Center for investment in real property improvements on a parcel on Pittsburgh Drive, and declaring an emergency.

10. 7:30 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 15-33, an ordinance revising sections of the Delaware Codified Ordinances relating to parking and traffic offenses.
11. CONSIDERATION of Ordinance No. 15-45, an ordinance supplementing the 2015 Appropriations Ordinance to provide funding for the removal of two low head dams in the Olentangy River at Stratford Road and Route 23, and declaring an emergency.
12. CONSIDERATION of Ordinance No. 15-46, an ordinance approving an Amended Final Development Plan for LYH, LCC for Stockdale Farms Phase 1 consisting of 60 single-family lots on 44.74 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
13. CONSIDERATION of Ordinance No. 15-47, an ordinance approving an Amended Final Subdivision Plat for LYH, LLC for Stockdale Farms Phase 1 consisting of 60 single-family lots on 44.74 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
14. CONSIDERATION of Ordinance No. 15-48, an ordinance approving an Amended Final Development Plan for Pulte Homes of Ohio, LLC for the Communities at Glenross Section 5 consisting of 39 Single-family lots on 28.117 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane, and Crick Stone Drive.
15. CONSIDERATION of Ordinance No. 15-49, an ordinance approving an Amended Final Subdivision Plat for Pulte Homes of Ohio, LLC for the Communities at Glenross Section 5 consisting of 39 Single-family lots on 28.117 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane, and Crick Stone Drive.
16. CONSIDERATION of Ordinance No. 15-50, an ordinance approving a Combined Preliminary and Final Development Plan for Stop-N-Go Storage for a self-storage facility on approximately 8.1 acres zoned M-2 (General Manufacturing District) located south of East William Street, east of East Point Crossing and north of the City Public Works facility.
17. CITY MANAGER'S REPORT

18. COUNCIL COMMENTS

19. ADJOURNMENT

RECORD OF PROCEEDINGS

Minutes of Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held April 27

20 15

The regular meeting of April 27, 2015 was called to order at 5:00 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, At Large Kent Shafer, Vice Mayor George Hellinger and Mayor Carolyn Kay Riggle who presided. The invocation was given by Pastor Julie Morgan of Delaware City Vineyard, followed by the Pledge of Allegiance.

Staff Present: Dave Efland, Planning and Community Development Director, Scott Stowers, IT Director, Dean Stelzer, Finance Director, Dan Whited, Public Service Group Director, Darren Shulman, City Attorney, Brad Stanton, Public Utilities Director, Bill Ferrigno, Public Works Director/City Engineer, Sean Hughes, Economic Development Director, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held April 13, 2015, as recorded and transcribed.

Motion: Mr. Brush moved to approve the Motion Summary of the regular meeting of Council held April 13, 2015, as recorded and transcribed, seconded by Mr. Shafer. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary for the Board of Zoning Appeals meeting held March 11, 2015.
- B. Acceptance of the Motion Summary for the Airport Commission meeting held October 2, 2014.
- C. Acceptance of the Motion Summary for the Parks and Recreation Advisory Board meeting held March 17, 2015.
- D. Resolution No. 15-19, a resolution authorizing the City Manager to submit a grant application to the State of Ohio Department of Transportation, Division of Aviation for Ohio Airport Grant Projects Funding.
- E. Resolution No. 15-20, a resolution authorizing the City Manager to participate in the National Joint Powers Alliance (NJPA) for the purchase of services, materials, and equipment.
- F. Resolution No. 15-21, a resolution authorizing the City Manager to file an application with the Ohio Department Services Agency, Office of Community Development, for Federal Program Year 2015 Ohio Small Cities Community Development Block Grant (CDBG), Home Investment Partnership Program, and Ohio Housing Trust Funds, supplemented by Local Housing Program Income, for the Community Housing Impact and Preservation Program (CHIP).
- G. Resolution No. 15-22, a resolution reappointing members to the Airport Commission, and specifying the term of the reappointments.

Motion: Mr. Brush moved to approve the Consent Agenda, seconded by Mr. Shafer. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS

Mr. DiGenova informed Council that there will be a Shade Tree meeting on Tuesday, April 18, 2015, and that the Commission will be discussing First Friday events to celebrate Arbor Day.

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Vice-Mayor Hellinger updated Council on the Airport Commission meeting that was held stating that the extension of the airstrip will be delayed due to the timing of the grants and bids.

Mrs. Keller informed Council that the bids for Veteran's Park were higher than anticipated and that the city will start the rebidding process.

ITEM 8: PRESENTATIONS

A. Delaware Metropolitan Housing Authority Update – Steve Cooper, Executive Director

Mr. Cooper provided a background of Delaware Metropolitan Housing Authority. Mr. Cooper informed Council that there are currently 301 people on a waiting list that was closed in March of 2013. Cindi Kauble, Deputy Director of Delaware Metropolitan Housing Authority was also in attendance.

ITEM 9: DISCUSSION: 2015 Community Attitudes Survey

Mr. Homan discussed the community survey that was drafted by the various comments and questions by staff and council.

Marty Saperstein, President, Saperstein Associates was in attendance to answer any questions of Council.

Mr. Saperstein discussed with Council that he will be completing the community survey through phone calls provided by a random list of registered voters. Mr. Saperstein plans to use a sample size of 400 completed phone surveys.

Mr. Ferrigno voiced a concern on the wording of transportation, and that there are many different aspects, such as, road repairs or road connections.

Motion: Mr. Shafer moved to use the survey as a device for a pretest and have a second round of discussion with the results provided, seconded by Mr. Brush. Motion approved by a 6-1 (Keller) vote.

ITEM 10: RESOLUTION NO. 15-23 [First Reading]

A RESOLUTION APPROVING THE ADOPTION OF CITY-WIDE MISSION, VISION, AND VALUE STATEMENTS FOR THE CITY OF DELAWARE.

The Clerk read the resolution for the first time.

Mr. Whited reviewed the strategic plan, including the mission, vision, and value statements.

Motion: Mrs. Keller moved to adopt Resolution No. 15-23, seconded by Mr. Brush. Motion approved by a 7-0 vote.

ITEM 11: ORDINANCE NO. 15-42 [First Reading]

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH PRECISION TOWER PRODUCTS, LLC, DELAWARE CITY SCHOOLS, AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A PARCEL ON PITTSBURGH DRIVE, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

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Mr. Hughes reviewed the Community Reinvestment Area Agreement with Precision Tower Products, LLC. Mr. Hughes informed Council that Precision Tower Products is a company from the Chicago area, and would provide 23 new jobs to Delaware, and provide a product for cell phone towers.

ITEM 12: ORDINANCE NO. 15-43 [First Reading]
AN ORDINANCE APPROVING THE SALE OF A 1988 CHAMPION MOTOR GRADER.

The Clerk read the ordinance for the first time.

Motion: Mr. Brush moved to suspend the rules for Ordinance No. 15-43, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

Motion: Mr. Brush moved to adopt Ordinance No. 15-43, seconded by Mr. DiGenova. Motion approved by a 7-0 vote.

ITEM 13: ORDINANCE NO. 15-44 [First Reading]
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE DELAWARE COUNTY BOARD OF COMMISSIONERS AND THE DELAWARE COUNTY AGRICULTURAL SOCIETY TO PROVIDE ASSISTANCE WITH THE WATERLINE PROJECT AT THE FAIRGROUNDS, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Mr. Stanton reviewed the two phases for the replacement of a waterline to help with sustainability and improve and reserve water usage to the Delaware County Fairgrounds. Mr. Stanton informed Council that current leaks have caused a double consumption of water.

Chip Thompson, President, Delaware County Agricultural Society was in attendance.

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-44, seconded by Mr. Brush. Motion fails with a 4-2 (Keller, Hellinger)-1 (Riggle) vote.

A discussion was held on opposition to Ordinance No. 15-44. Mrs. Keller voiced no concerns on the Ordinance but does have concern with emergency clause. Mrs. Keller requested a vote again.

Motion: Mr. DiGenova moved to suspend the rules for Ordinance No. 15-44, seconded by Mr. Brush. Motion approved with a 6-0-1 (Riggle) vote.

Motion: Mr. DiGenova moved to enact the emergency clause for Ordinance No. 15-44, seconded by Mr. Brush. Motion fails with a 4-2 (Keller, Hellinger)-1 (Riggle) vote.

Mr. Shulman reviewed the charter regarding a failed emergency clause. Mrs. Keller voiced her concern over not giving the public adequate time and knowledge of the amount of money that can potentially be spent on the project. Mr. Brush voiced his concern over the large amount of water that is being wasted a month. Mrs. Keller requested if anyone in the public had called the city with any objections over the project and feels

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that due to the nature of the amount of water being consumed she requested that there be a reconsideration of the vote.

Motion: Mrs. Keller moved to reconsider the emergency clause for Ordinance No. 15-44, seconded by Mr. Brush. Motion approved by a 6-0-1 (Riggle) vote.

Motion: Mr. DiGenova moved to enact the emergency clause for Ordinance No. 15-44, seconded by Mr. Shafer. Motion approved with a 6-0-1 (Riggle) vote.

Motion: Mr. DiGenova moved to adopt Ordinance No. 15-44, seconded by Mr. Shafer. Motion approved by a 6-0-1 (Riggle) vote.

ITEM 14: RESOLUTION NO. 15-24 [First Reading]
A RESOLUTION REALLOCATING \$20,000 OF RECREATION LEVY FUNDS FROM COMMUNITY GARDENS AT BLUE LIMESTONE PARK TO PICKLEBALL COURTS AT BLUE LIMESTONE PARK AND REPURPOSING THE EXISTING BASKETBALL COURTS FOR USE AS PICKLEBALL COURTS

The Clerk read the resolution for the first time.

Mr. Whited reviewed the request by the citizens that attended the Parks and Recreation Advisory Board in March and April. Mr. Whited reviewed the feasibility study that was recommended to be completed by the Parks and Recreation Advisory Board.

Motion: Mr. Brush moved to adopt Resolution No. 15-24, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 15: CITY MANAGER'S REPORT
Mr. Homan informed Council that there will be an internal meeting with Staff and Main Street Delaware on Wednesday, April 29, 2015 to discuss the May 1, 2015 First Friday event.

Mr. Homan provided a review of an email from the Delaware Housing Coalition.

ITEM 16: COUNCIL COMMENTS
Mrs. Keller informed Council about a presentation that was given to third grade students at Schultz Elementary School in which she and Mayor Riggle attended.

Mr. DiGenova informed Council that he has received a call from a constituent that has an interest in bocce ball being set up at the parks.

Mr. DiGenova reviewed the contributions received for Veteran's Memorial.

Mr. Brush informed Council that he will be absent for the May 11, 2015 meeting.

Mayor Riggle updated Council on her recent trip to Washington D.C.

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ITEM 17: ADJOURNMENT

Motion: Mr. Brush moved to adjourn the meeting. The meeting adjourned at 6:04 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

SHADE TREE COMMISSION
March 24, 2015
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Carey called the meeting to order at 7:00 p.m.

Members Present: Jim Buck, Michaela Dean, Brenda Hendricks, Amanda Mowry, Paul Olen, Tom Wolber, Councilmember Joe DiGenova, Vice-Chairwoman Susan Wright, and Chairman Dave Carey

Members Absent: Tom Glissman

Staff Present: Doug Richmond, City Arborist

Motion to Excuse: Councilmember DiGenova moved to excuse Mr. Glissman, seconded by Vice-Chairwoman Wright. Motion approved by a 9-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of February 24, 2015 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the February 24, 2015 meeting, seconded by Chairman Carey. Motion passed by an 8-0-1 (Mowry) vote.

ITEM 3. PUBLIC COMMENTS

Ms. Lisa Bowers, 8995 E. Main Street, Columbus, Urban Forester for The Ohio Department of Natural Resources, Division of Forestry.

Ms. Bowers spoke to the Commission over the Tree Commission Academy courses that will be offered. Ms. Bowers provided information on the prerequisites for admission into the Freshman Class through the Senior Class.

Ms. Hendricks voiced an interest in the course, and Chairman Carey plans to discuss with the City of Delaware a sponsorship to the program.

ITEM 4. DISCUSSION of Arbor Day Activities.

Chairman Carey informed the Commission that he placed a call to the YMCA to discuss an appropriate location for the Arbor Day Celebration. Chairman Carey recommends that instructions be available to plant seedlings to hand out to those individuals that attend the ceremony. Ms. Mowry to follow up with the YMCA on a ceremony to take place at approximately 4:30 p.m. on April 24, 2015, and will follow up with a group email.

Chairman Carey presented to the Commission the idea of dedicating the Arbor Day tree to Mr. DiGenova. The Commission was in agreement to this suggestion. Mr. Richmond recommended that the tree be planted near the front of the YMCA, west of the new parking lot.

Discussion was held on the May First Friday event in the Downtown Historic District. Vice-Chairwoman Wright suggested that the Commission sign up by the next meeting for shifts to help pass out pamphlets and seedlings. The Commission plans to begin set up at 5:30 p.m.

Discussion was held on the various children activities to provide during the First Friday event. Councilmember DiGenova discussed the idea of providing a coloring page. Ms. Bowers presented to the Commission the idea of building a tree on a poster board and branch off with information provided by participants on what benefits trees provide to the community. Mr. Wolber informed the Commission that he is finalizing the flier and condensing the information. Mr. Wolber plans to send out a copy of the finalized flier when completed. Ms. Hendricks volunteered to assist with the children's activities.

Ms. Hendricks requested that eleven of the seedlings be donated to eleven Girl Scouts that will be receiving their Gold Award. The Commission was in agreement.

Mr. DiGenova discussed contacting the Gazette on an article regarding Arbor Day, and informed the Commission that he has a tree from an Arbor Day Ceremony from 37 years ago.

ITEM 5. DISCUSSION of Annual Shade Tree Commission Report

Vice-Chairwoman Wright presented the Shade Tree Commission Report draft to the Commission members, and plans to present the report to Council on April 13, 2015.

Mr. Wolber recommended the addition into the report the discussion of working with other communities and the efforts for sidewalk damage related to tree roots. Chairman Carey was in agreement with the addition of sidewalk discussion to formally recognize the efforts made by the Commission regarding this issue.

Ms. Hendricks discussed the role that the Commission takes in communicating with the different departments throughout the City of Delaware.

ITEM 6. DISCUSSION of Volunteer Pruning Program

Ms. Dean provided to the Commission a revision of the Volunteer Program requirements. Vice-Chairwoman Wright discussed her efforts in reaching the

Master Gardeners in the area to have a soft start in June.

Mr. Richmond discussed the need to prune trees that have had growth related to water shoots. Mr. Richmond also discussed the need for a liability waiver, an identification badge, reflective vest, and safety glasses. Chairman Carey also requested that in the waiver the addition to protect the volunteers from liability on any damage that may occur to city trees. Mr. Olen recommended that the group begin with the task of door hanging.

Discussion held with the Commission on training requirements and hours. Mr. Richmond discussed that pruning instructions will come from him and that initial training will also include how to handle homeowner concerns and complaints. Chairman Carey recommends that the volunteer program not be responsible for monitoring AEP.

ITEM 7. ARBORIST REPORT.

Mr. Richmond provided the arborist report for March 2015. Mr. Richmond informed the Commission that there were no stumps removed. Mr. Richmond reviewed the tree maintenance in which eight street trees were pruned, and that two trees were involved in auto accidents which resulted in total loses. These trees will be compensated by the driver's insurance and that cost of both trees will allow for an additional eight trees plus the replacement of the two damaged trees. These trees will be replaced in the same neighborhood that the accident occurred in.

Mr. Richmond informed the Commission that on April 16, 2015 the Tree City USA award ceremony will take place in Bellefontaine, Ohio, which will include a walking tour.

ITEM 8. STAFF COMMENTS

Mr. Richmond reviewed customer service requests for the month of February.

ITEM 9. MEMBER COMMENTS

Councilmember DiGenova discussed the addition of information regarding the Watershed Festival to be sent out with the monthly water bills.

Ms. Dean stated that she needs to meet with the National Honor Society to discuss the replacement of student representative for the Shade Tree Commission.

Mr. Olen to present at the Watershed Festival meeting the ideas for activities, which include, tree identification activity, coloring table, and a scavenger hunt.

Chairman Carey discussed his opinion regarding the Delaware City Schools improvements and the initial concerns regarding the acreage that was set aside to accommodate the improvements. Chairman Carey discussed that after further review he feels less concerned on the issue.

ITEM 10. PLAN REVIEWS

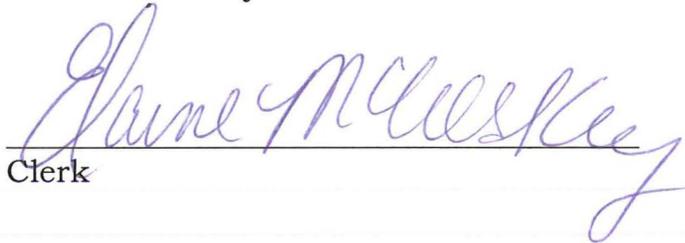
- A. Communities at Glen Ross-Section 4- plan approved as submitted.
- B. Communities at Glen Ross-Section 5- plan approved as submitted.
- C. Meeker Way (Informational Only)
- D. Stockdale Farms (Revised) - Commission recommends eliminating Adirondack Crabapple Trees at the Middle Mead entrance and replacing with Ivory Silk Lilac Trees.

ITEM 11. ADJOURNMENT

Motion: Ms. Dean moved to adjourn the meeting, seconded by Vice-Chairwoman Wright. The Shade Tree Commission meeting adjourned at 8:44 p.m.



Chairman Carey



Clerk

PLANNING COMMISSION
April 1, 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, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Members Absent: Adam Lemke and Colleen Tucker-Buck

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

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Lemke and Ms. Tucker-Buck, seconded by Mr. Prall. Motion approved by a 5-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on March 4, 2015, as recorded and transcribed.

Motion: Mr. Mantzoros moved to approve the Motion Summary for the March 4, 2015 meeting, seconded by Mr. Prall. Motion passed by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Stockdale Farms

- (1) 2015-0335: A request by LYH, LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (2) 2015-0336: A request by LYH, LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

Mr. Schultz provided a presentation that included the zoning map, aerial photos, and reviewed the past history of the Stockdale Farms. Mr. Schultz reviewed the proposed development plan and discussed the decision by the Applicant to eliminate the access point on Polluck Road and provide an additional access point on Braumiller Road. Mr. Schultz reviewed the conditions for approval, as well as the designated open space. The parks are to be maintained by the Homeowner's Association. Mr. Schultz provided a review

of the landscaping buffer to the homeowner that is adjacent to the development and that the Applicant and the homeowner's agreement for more landscaping, with the possibility of the landscaping to be placed on the homeowners property.

Mr. Halter questioned the need to change the access point from Polluck Road to Braumiller Road. Ms. Stachler discussed the reasons for the change in the access point with regards to the steep grade and safety concerns on Polluck Road.

APPLICANT:

David Denniston, Engineer
Advanced Civil Design
422 Beecher Road
Gahanna Ohio

Mr. Denniston discussed the decision to move the access point.

PUBLIC PARTICIPATION:

John Lewis
464 Braumiller Road
Delaware, Ohio

Mr. Lewis voiced concern over the new access location which is east of his property. He voiced concern over the curves and narrowness of Braumiller Road.

Windell Wheeler
23 Penwick Avenue
Delaware, Ohio

Mr. Wheeler voiced concern over the responsibility for the home owners association to maintain the designated parks, and that there will be a high cost reflection in the home owner association fees. Mr. Wheeler also requested information on the school district that the development will reside in. Mr. Efland provided information on Olentangy City School District. Mr. Efland also explained that the developer will be responsible for maintenance until the residents take over control of the home owners association.

Motion: Mr. Halter moved to approve 2015-0335, along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

Motion: Mr. Halter moved to approve 2015-0336, along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

- B. 2015-0336: A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility.

Mr. Schultz provided a presentation that included the location map, zoning map, which allows for indoor and outdoor storage, aerial photographs, and the proposed site plan. Mr. Schultz reviewed the two phases for the site plan, and the proposed signage, and proposed building renderings. Mr. Schultz reviewed staff recommendations and conditions.

APPLICANT:

Mark Hazel, Representative
Site Engineering
7453 East Main Street
Reynoldsburg, Ohio

Alexis Zeune, Owner
Stop-N-Go
5909 Westerville Road
Westerville, Ohio

A discussion was held on the colors for the garage doors. Ms. Zeune informed the Commission that the closing on the property was contingent on the approval of the Planning Commission and Council.

Mr. Halter voiced concern over the increased traffic to the area. Ms. Zeune discussed the time limit that renters have to access the storage unit, and that they are encouraged to bring storage, drop off belongings, and leave the premises. Ms. Zeune informed the Commission that designated hours have not been confirmed at this time.

A discussion was held on the landscaping of the property to assist with the aesthetics of the property.

PUBLIC PARTICIPATION:

Kim Zeune
7726 Watkins Road
Pataskala, Ohio

Mr. Zeune informed council that a landscape architect was consulted to recommend tree placement.

Windell Wheeler
23 Penwick Avenue
Delaware, Ohio

Mr. Wheeler voiced concern over the utilities and placement of fiber optics that run through the property. Mr. Hazel demonstrated on a map the location of the fiber optics, and that the line will not need to be removed.

A discussion was held over the design of the building and the location of the office layout. Ms. Zeune discussed that the layout was to make for easier access for customers. Discussion was also held on possible redesign of the layout to improve the aesthetics of the building. Ms. Zeune discussed preference to remain with current proposed plan.

Motion: Mr. Mantzoros moved to approve 2015-0348, along with all staff recommendations, seconded by Mr. Prall. Motion failed with a 2-3 (Halter, Simpson, Keller) vote.

Mr. Efland reviewed next proceedings to the Applicant that can come before Council.

ITEM 4. PLANNING DIRECTOR'S REPORT

An update was provided on the Glenn Ross North proposed development.

Mr. Efland requested a presentation by MORPC of the 2015 planning results. The Commission was agreeable to a presentation.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 6, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the April 1, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:25 p.m.


Chairman Lisa Keller


Elaine McCloskey, Clerk

PUBLIC WORKS/PUBLIC UTILITIES COMMITTEE
MOTION SUMMARY
March 3, 2015

1. ROLL CALL

Committee Members Present: Chairman Chris Jones and Mayor Carolyn Riggle

Committee Members Absent: Vice-Chairman Kent Shafer

Mayor Riggle moved to excuse Vice-Chairman Shafer, seconded by Chairman Jones and approved by a 2-0 vote.

Meeting called to order at 7:00 p.m. by Chairman Chris Jones.

Staff Present: Public Service Director Dan Whited, Water Manager Tom Hinson, Utility Maintenance and Project Manager Perry Mickley, Public Works Director Bill Ferrigno, Project Engineer Jessica Ormeroid, Project Manager Jeff Coleman, Utility Office Supervisor Kim Johnson and Customer Service Liaison Linda Mathews.

2. APPROVAL of the Motion Summary of the Public Works/Public Utilities Committee meeting held January 6, 2015, as recorded and transcribed.

Mayor Riggle moved to approve the Motion Summary of the meeting held January 6, 2015 as recorded and transcribed. Motion seconded by Chairman Jones and approved by a 2-0 vote.

3. PUBLIC COMMENTS

Matthew White, representing his grandfather of 341 N. Franklin St., requested some assistance with resolving an ice build-up resulting from sump pump discharge into the roadway from the property to the north of the identified address. Mr. White provided pictures of the build-up and indicated that his grandfather had fallen as a result of the build-up.

Staff will look at the concern and contact Mr. White to provide follow up options to resolve the concern.

4. SUMMARY and DISCUSSION of SafeWalk Program

Public Works Director provides a recap of the SafeWalk Program from inception through the present highlighting information that was distributed with the

agenda packet.

5. PRESENTATION of SafeWalk Appeals

Prior to the first appeal presentation, Chairman Jones provided a summary of how appeals are presented and the options that the Committee could issue following an appeal.

The first appeal was from Timothy Pollock for the property at 959 Wallace Dr. Mr Pollock purchased the property during the process period from identification to the work being completed. He felt that the previous owner was the individual that should be responsible for the cost of the repairs.

The appeal was placed on hold, during which time City representatives will make contact with the previous owner and or the title company to discuss the fact that this work was not disclosed during the closing for the purchase of the property.

The second appeal was for 201 Hawthorn Blvd and the property owner Joseph Yednock was present to make the appeal. He also assumed ownership during the process. He was present the day that the new sections were installed and his recollection of the condition of the tree roots in conjunction to the cause of the damage varied from the construction inspection notes.

Chairman Jones moved that the appeal be approved due to the differing opinions with the City being responsible for the cost of the improvements. Mayor Riggle seconded the motion and it was approved by a 2-0 vote.

The third appeal was for the properties at 121 and 125 W. Harrison St. The property owner, Michael Harter, who resides at 85 Limetree Dr., was present to present his appeal. Mr. Harter, based on the fact that he does not reside at either property, was not aware of the need to the improvements prior to receiving an invoice from the City. He would have made the repairs, at a reduced cost had he been aware of the need. He was also concerned with the damage to the newly installed sidewalk due to the turning and parking of vehicles at the intersection of S. Liberty St. and W. Harrison St. during discharge and pick up of students at Woodward Elementary School.

Chairman Jones moved to reduce the cost of the portion of the invoice Mr. Harter will be responsible to by 50% or to \$1,217.25. Motion seconded by Mayor Riggle and approved by a 2-0 vote.

Staff will also make contact with Mr. Harter with regard to options to remedy his concerns regarding the damage at the intersection.

Ross Sonnier of 195 Hawthorn Blvd was present to discuss repairs made at his property. He purchased the property in April 2014, and was unaware of the program.

Staff was not aware that this appeal would be presented, and therefore did not have all of the background information to make a presentation. This was placed on hold until the next meeting when information will be available for the committee.

6. UPDATE on AMR/AMI System

Public Service Director Dan Whited provided a summary recap of the information and presentation at the January meeting regarding the AMI/AMR System. He described the draft RFP that has been prepared and is currently under review. This will be refined and then be distributed to firms for proposals. The time frame for providing a recommendation is approximately six months.

7. PRESENTATION on W Central Ave/CSX Bridge

Project Engineer Jessica Omeroid presented a PowerPoint regarding the potential installation of an Over Height Vehicle Detection Warning System to assist with vehicular accidents at the W. Central Ave. CSX railroad overpass. The presentation explained the system, its operation, possible locations if installed, and the cost of the system. The City with working in conjunction with ODOT for possible funding of the system through a safety grant they offer.

Mayor Riggle moved to proceed with the submission of the grant application for funding for the installation. Chairman Jones seconded the motion and it was approved by a 2-0 vote.

8. UPDATE on Winter Snow and Ice Removal Activity

Public Works Director Bill Ferrigno provides a recap of snow removal activities that have occurred to date this season.

There was discussion with regard to a Snow Emergency designation to assist crews with removal of snow and also distribution of information to the public as to the method utilized when determining where snow removal commences when an event occurs.

9. STAFF COMMENTS

Mr. Whited thanked committee members and City Council for the support they provide to members of the Public Service group in executing their daily activities.

10. MEMBER COMMENTS

Mayor Riggle thanked staff for all of their efforts.

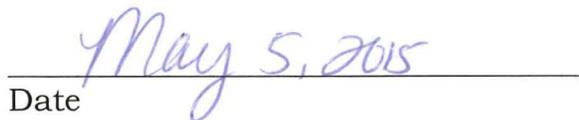
Chairman Jones inquired as to the date of the Employee Breakfast and felt that comments regarding snow removal activity would be appropriate during the event.

11. ADJOURNMENT

Mayor Riggle moved to adjourn and meeting was adjourned at 8:42 p.m.


Chris Jones, Chairman


Clerk


Date

**SISTER CITY ADVISORY BOARD
MOTION SUMMARY
January 13, 2015**

ITEM 1. Roll Call

Chairman Guebert called the Sister City Advisory Board meeting to begin at 6:00 p.m.

Members Present: Rita Selle-Grider, Hong Nguyen, Luke Powers, Will Kopp, Dan Bartha, Councilman Andrew Brush (arrived at 6:02 p.m.), Mayor Carolyn Riggle and Chairman Rand Guebert

ITEM 2. APPROVAL of the Motion Summary of the Sister City Advisory Board meeting held on October 14, 2014, as recorded and transcribed.

MOTION: Mayor Riggle moved to approve the Motion Summary of the Sister City Advisory Board meeting held on October 14, 2014, seconded by Ms. Nguyen. Motion approved by a 6-0-1(Kopp) vote.

Councilman Brush arrived at 6:02 p.m.

ITEM 3. Date of next meeting (TENTATIVE Date: April 14)

ITEM 4. City Status Updates:

a. Baumholder, Germany

Councilman Brush provided an update on the school for Baumholder, Germany, with a probable plan that the school will be closing and students will be divided into three neighboring school systems. Councilman Brush also notified the Advisory Board that the Education Ministry now requires a minimum of ten students for an exchange program, as well as, an English teaching instructor. Discussion held on identifying a partnership between the school system and not through the government.

Chairman Guebert provided information on the interest that Baumholder, Germany has to have a residential exchange with the City of Delaware. Councilman Brush recommended that this program begin with city employees and school employees as a trial. Councilman Brush also recommended that the use of personal transportation be considered when discussing this exchange program.

Ms. Selle-Grider recommends the use of current German speaking residents of the City of Delaware to assist with communication barriers.

b. Arequipa, Peru

Chairman Guebert informed the Board that there has been no response from officials in Arequipa from a letter that was written in October of 2014. Chairman Guebert stated that recent elections and the holiday season could be a reason for the delay in response.

c. Sakata, Japan

A discussion was held on having city administration from Sakata visit during the school visit, and have the Sister City Advisory Board arrange host families for their visit.

d. Omutninsk, Russia

A discussion was held on forming a partnership with the City of Omutninsk.

Public Participation:

Ms. Colleen Huckabee, 100 Willow Brook Way, Apt 2007, Delaware Ohio

Ms. Huckabee discussed recent contact with residents in Omutninsk and recommended that the Board, engage younger generation to help approach a relationship between the two cities.

Ms. Elena Lubenets, 8046 Lakelooop Drive, Westerville Ohio 43081

Ms. Lubenets discussed growing up in a city near Omutninsk, and her past history of being an exchange student. Ms. Lubenets explained the differences in the school system from the United States of America and Russia. Ms. Lubenets also discussed the need to look at the seasonal year for a visit due to harsh winter climates.

Mr. Paul Olen, 358 ½ N. Sandusky Street, Delaware Ohio, 43015

Mr. Olen discussed the need to determine if an exchange program is available and if the government has recently stopped the program.

Ms. Anastasia Martimyan, 5026 Dierker Road, Columbus Ohio, 43220

Ms. Martimyan discussed with the Board her experiences as an exchange student and that some programs have been banned, but not all.

ITEM 5. Advisory Board Development

a. Possible Rotary Club Contacts

Chairman Guebert discussed that the City Manager and himself will be attending a meeting with the Rotary Club to discuss coordination and communication to assist with forming sister city relationships.

b. Coordination between City Staff and Advisory Board

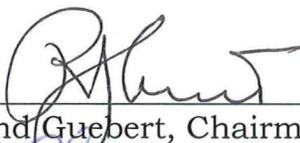
A discussion was held on who should be the formal liaison from the City of Delaware to make formal invitations and communication. Councilman Brush felt that the City Manager at this time had too many other responsibilities to take on this role.

c. Global Scholars Diploma

Chairman Guebert provided information on this new developing program which is a supplemental degree for high school students to develop international awareness and cultural understanding. Chairman Guebert feels that this program could become an excellent complement to the sister city activities for the City of Delaware.

ITEM 6. Adjournment

MOTION: Mayor Riggle moved to adjourn the meeting, seconded by Mr. Powers. The Sister City Advisory Board Meeting adjourned at 6:51 p.m.



Rand Guebert, Chairman



Elaine McCloskey, Clerk

Office of the Mayor

Proclamation

Whereas:

the City of Delaware has the

responsibility to recognize occasions of outstanding significance; and

WHEREAS, across our city, police officers carry the great responsibility of protecting their fellow citizens with valor and devotion; and

WHEREAS, it is important that all citizens understand the duties, hazards and sacrifices of their law enforcement agencies, and that members of our law enforcement agencies recognize their duty to serve the people; and

WHEREAS, Congress and the President of the United States have designated this week as National Police Week; and

WHEREAS, the men and women of the City of Delaware Police Department provide a vital public service and, on behalf of the City, merit our much-deserved support.

NOW THEREFORE, I, Mayor Carolyn Kay Riggle, call upon all citizens of Delaware to observe Sunday, May 17, as Peace Officers' Memorial Day, in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of Delaware.

Carolyn Kay Riggle, Mayor



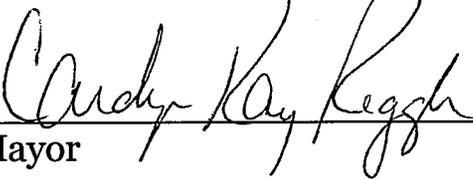
STORM WATER POLLUTION PREVENTION AWARD

CITY OF DELAWARE, OHIO
PUBLIC UTILITIES DEPARTMENT

For distinguished community service and an exceptional Environmental Studies
program in prevention of Storm Water Pollution Prevention

2014 Award Recipient
Ohio Wesleyan University

On this day is recognized with the 3rd Annual City of Delaware, Ohio
Storm Water Pollution Prevention Award.



Mayor

Date

Protecting Public Health
Providing Environmental Responsibility
City of Delaware MS 4 Program

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 9

DATE: 5/11/15

PUBLIC HEARING: NO

READING: SECOND

ORDINANCE NO.: 15-42

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH PRECISION TOWER PRODUCTS, LLC, DELAWARE CITY SCHOOLS AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A PARCEL ON PITTSBURGH DRIVE, AND DECLARING AN EMERGENCY.

**DEPARTMENT AFFECTED:
Economic Development Department
Finance**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Tax Incentive Negotiating Comm Approval**

RECOMMENDATION:

VOTE:

MEETING DATE: 12/10/14

**STAFF RECOMMENDATION:
Approval**

PRESENTER: Sean Hughes, Economic Development Director

SUMMARY OF ITEM:

We are requesting City Council's approval for the City Manager to enter into a Community Reinvestment Area (CRA) Tax Incentive Agreement and School Compensation Agreement with Precision Tower Products, LLC, Delaware City Schools and Delaware Area Career Center for a \$3,716,000 investment in a 55,000 sq. ft. new facility, machinery and equipment at a to be determined site on Pittsburgh Dr.

Todd King of Precision Tower Products, LLC submitted application for a 100%/15 year Community Reinvestment Area Tax Abatement. Precision Tower Products also is looking for properties and incentives in Illinois where the company is currently located.

Our success in attracting Precision Tower Products in the City of Delaware would add 35 new FTEs with a taxable payroll of \$1.97 million (12 of the positions will mostly work out of the state and, therefore, will not be paying local income taxes.) to the local economy.

The City of Delaware Tax Incentive Negotiating Committee (TINC) met on December 10, 2014 with Precision Tower Products officials. The TINC investigated the tax incentive/abatement application and found Precision Tower Products qualified by financial responsibility and business experience to able to create employment opportunities. The TINC (City, County, City School and Delaware Area Career Center representatives) recommends that City Council authorize the agreement. The TINC considers this a high return on investment, advanced manufacturing, high priority project that is indicative of the target industries in the City's 2014 economic development plan.

Based on Precision Tower Products' commitments of the creation of 35 new full-time jobs within 3 years of the completion of your project, the creation of an additional \$1.97 in taxable payroll, we are proposing the following incentives.

Summary of Incentives:

- **Community Reinvestment Area (CRA) Tax Abatement**
100% tax abatement on property improvements
15 year term
Value of Abatement is estimated at \$599,058 (16% of their total investment with this project)
- **School Compensation Agreement between the City of Delaware, Delaware City Schools and Delaware Area Career Center for \$18,222.50 per year for 15 years for a total of \$273,337.50 (50% of new income taxes shared with schools on projects with new payrolls exceeding \$1 million per ORC).**

All incentives contain claw back or incentive modification clauses if the company fails to meet its job and payroll commitment and term requirements.

ATTACHMENTS:

- CRA School Notification Letters
- Precision Tower Products Incentives Application
- CRA Agreement

School Compensation Agreement

COUNCIL NOTES:

ORDINANCE NO. 15-42

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH PRECISION TOWER PRODUCTS, LLC, DELAWARE CITY SCHOOLS AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A PARCEL ON PITTSBURGH DRIVE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware has encouraged development of and investment in real property in the area designated as Community Reinvestment Area 141-1135-1 pursuant to ORC 3735; and

WHEREAS, the City of Delaware by Resolution Number 01-52, as amended by Resolution 14-57, resolved to review and approve all Community Reinvestment Area Agreements which meet the statutory guidelines;

WHEREAS, the City of Delaware partners with impacted school districts to ensure mutual benefit from economic development projects; and

WHEREAS, the Council of the City of Delaware established an economic development fund to attract, incentive and assist high return on investment projects in the City of Delaware; and

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

SECTION 1. The Community Reinvestment Area Agreement by and between the City of Delaware and Precision Tower Products meets all of the guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 2. The School Compensation Agreement by and between the City of Delaware, Delaware City School District, Delaware Area Career Center and Precision Tower Products meets all of the school compensation guidelines established by the State of Ohio and the City of Delaware, and the same is hereby approved.

SECTION 3. That the City Council of the City of Delaware hereby authorizes the execution of said agreements by the City Manager to implement the Community Reinvestment Area Program and School Compensation for this project.

SECTION 4. 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.

SECTION 5. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and is necessary to finalize negotiations, and as such will 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

COMMUNITY REINVESTMENT AREA AGREEMENT
CITY OF DELAWARE and **PRECISION TOWER PRODUCTS, LLC**

This agreement made and entered into by and between the City of Delaware, Ohio, a municipal government, with its main offices located at 1 South Sandusky Street, Delaware, Ohio 43015, and **Precision Tower Products, LLC, 1800 Pittsburgh Drive, Delaware, OH 43015-8699**, WITNESSETH;

WHEREAS, the City of Delaware has encouraged the development of real property and the acquisition of personal property located in the area designated as Community Reinvestment Area 141-1135-01; and

WHEREAS, **Precision Tower Products, LLC** desires to construct a facility on an approximately 9.5 acre parcel on Pittsburgh Dr. This PROJECT will take place within the boundaries of the aforementioned Community Reinvestment Area provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Delaware, Ohio, by Resolution No. 01-52 adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of the Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

WHEREAS, the City of Delaware, having the appropriate authority for the stated type of project desires to provide **Precision Tower Products, LLC** with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, **Precision Tower Products, LLC** has submitted a proposed agreement application (herein attached as Exhibit A and incorporated herein by reference) to the City of Delaware (hereinafter referred to as "APPLICATION"); and

WHEREAS, **Precision Tower Products, LLC** has remitted the required state application fee of \$750.00 made payable to the Ohio Department of

Development with the APPLICATION to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the Tax Incentive Negotiating Committee of the City of Delaware has investigated the APPLICATION of **Precision Tower Products, LLC**, and has recommended the same to the Council of the City of Delaware on the basis that **Precision Tower Products, LLC** is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City of Delaware; and

WHEREAS, the project site as proposed by **Precision Tower Products, LLC** is located in the Delaware City School District and the Delaware Area Career Center (per the attached resolutions authorizing the superintendents to act on behalf of the board) and both school districts have been notified in accordance with Section 5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. **Precision Tower Products, LL** shall construct a new estimated 55,000 sq. ft. facility to be located on a parcel on Pittsburgh Dr.

The PROJECT will begin _____ and all construction will be completed by _____. Any changes to the beginning and completion dates must be agreed to by formal resolution and an amended agreement.

2. **Precision Tower Products, LLC** shall **create** the equivalent of **35** new **full-time equivalent (FTE) (23 will be on-site and 12 will be travelling field techs)** jobs at the Delaware facility. The job creation period begins _____ and all jobs will be in place by _____ (3 years or 36 months after the completion of the PROJECT per ORC 3735).

This increase in the number of new employees shall result in the creation of at least ONE MILLION NINE HUNDRED AND SEVENTY THOUSAND (\$1,970,000) in total annual payroll generated at the

PROJECT site (does not include \$600,000 of field tech payroll that would be taxed where the field techs work).

3. Based on new job and payroll creation levels, the City of Delaware estimates an annual new employee income tax revenue amount of \$36,445 (\$1,970,000 payroll times the current income tax rate of 1.85%) for the PROJECT. If in any year after the first three year grace period of this Agreement the level of new payroll does not reach or falls below levels established by this Agreement, **Precision Tower Products, LLC** agrees to reimburse the City of Delaware for lost employee income taxes. Should the City's income tax rates change, the reimbursement will be adjusted accordingly. Alternatively, the City of Delaware may modify this CRA agreement to lower Precision Tower Products' CRA percentage and/or term while adjusting the company's FTE and payroll commitments to match the company's actual hiring performance at the time of reporting at the City's discretion.

To the extent that **Precision Tower Products, LLC** substantially complies with the terms of this section 4 of this agreement, the company shall incur no income tax reimbursement penalty.

4. **Precision Tower Products, LLC** shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to section 5711.02 and 5727.08 of the Ohio Revised Code if requested by the council (ORC3735.671C7).
5. City of Delaware hereby grants **Precision Tower Products, LLC** a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised Code and shall be for ten (15) years in the following amounts:

<u>Year of Tax Exemption</u>	<u>Tax Exemption Amount</u>
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	100%
Year 7	100%
Year 8	100%
Year 9	100%
Year 10	100%
Year 11	100%
Year 12	100%

Year 13	100%
Year 14	100%
Year 15	100%

The exemption commences the first full taxable year the facility is 100% complete. No exemption shall commence before _____, nor extend beyond _____. Said exemption shall be based on the increase on the assessed value of real property attributed to the real property improvements at the PROJECT site. **Precision Tower Products, LLC** must file the appropriate tax forms (DTE 23) with the County Auditor to effect and maintain the exemptions covered in the agreement.

6. **Precision Tower Products, LLC** shall pay an annual fee equal to the greater of one percent of the dollar value of incentives offered under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars.

The fee shall be made payable to the City of Delaware once per year for each year the agreement is effective by December 31. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with Section 5709.68 of the Ohio Revised Code and by the Tax Incentive Review Council created under Section 5709.85 of the Ohio Revised Code exclusively for the purposes of performing the duties prescribed under that section.

7. Waiver Requirement (for jobs relocated within Ohio)
If the Director of Development has issued a waiver under Section 5709.633 of the Ohio Revised Code as a condition for the agreement to be executed, the following applies:

Continuation of this agreement is subject to the validity of the circumstances upon which **Precision Tower Products, LLC** applied for, and the Director of the Ohio Department of Development issued, the waiver pursuant to Section 5709.633 of the Ohio Revised Code. If, after formal approval of this agreement by the City of Delaware, the Director or the City of Delaware discovers that such a circumstance did not exist, **Precision Tower Products** shall be deemed to have materially failed to comply with this agreement. The formal waiver document shall be incorporated as an exhibit to this agreement and specifies conditions enumerated in Section 5709.633 of the Ohio Revised Code upon which the waiver was issued.

8. **Precision Tower Products, LLC** shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If **Precision Tower Products, LLC** fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter (ORC3735.671C2).
9. City of Delaware shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions (ORC3735.671C4).
10. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Development Services Agency revokes certification of the area, or the City of Delaware revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless **Precision Tower Products, LLC** materially fails to fulfill its obligations under this agreement and the City of Delaware terminates or modifies the exemptions from taxation granted under this agreement (ORC3735.671C5).
11. If **Precision Tower Products, LLC** materially fails to fulfill its obligations under this agreement, or if the City of Delaware determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.
12. **Precision Tower Products, LLC** hereby certifies that at the time this agreement is executed, **Precision Tower Products, LLC** does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which **Precision Tower Products, LLC** is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, **Precision Tower Products, LLC** currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against

Precision Tower Products, LLC. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

13. **Precision Tower Products, LLC** affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
14. **Precision Tower Products, LLC** and the City of Delaware acknowledge that this agreement must be approved by formal action of the legislative authority of the City of Delaware and approval and execution of this agreement by **Precision Tower Products, LLC** as a condition for the agreement to take effect (ORC3735.671C10).
15. The City of Delaware has developed a policy to ensure recipients of a Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, **Precision Tower Products, LLC** is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
16. Exemptions from taxation granted under this agreement shall be revoked if it is determined that **Precision Tower Products, LLC** any successor property owner, or any related member (as those terms are defined in Division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections (ORC3735.671C9).
17. In any three-year period after the first three years of the agreement during which this agreement is in effect, if the actual number of employee positions created or retained by **Precision Tower Products, LLC** is not equal to or greater than ninety percent of the number of employee positions estimated to be created or retained under this agreement, **Precision Tower Products, LLC** shall repay the amount of taxes on property that would have been payable had the property not been exempted from taxation under this agreement during that three-year period. In addition, the City of Delaware may terminate or modify the exemptions from taxation granted under this agreement.

18. **Precision Tower Products, LLC** affirmatively covenants that it has made no false statements to the State or local political subdivision in the process of obtaining approval for the Community Reinvestment Area incentives. If any representative of **Precision Tower Products, LLC** has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, **Precision Tower Products, LLC** shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant to Ohio Revised Code Section 9.66 (C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to Ohio Revised Code Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code 2921.13(D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.
19. This agreement is not transferable or assignable without the express, written approval of the City of Delaware.
20. **Precision Tower Products, LLC**, acknowledges that if any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or sections 5709.62, 5709.63, or 5709.632 of the Ohio Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, 'successor' means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. 'Related member' has the same meaning as defined in section 5733.042 of the Ohio Revised Code without regard to Division (B) of that section (ORC3735.671E).
21. **Precision Tower Products, LLC** hereby represents that it has full authority to act, negotiate, and execute this agreement.

IN WITNESS WHEREOF, the City of Delaware, Ohio, by R. Thomas Homan, its City Manager, and pursuant to **Resolution** __-__ adopted on _____, has caused this instrument to be executed this 1st day of _____ 2015, and **Precision Tower Products, LLC** has caused this instrument to be executed on this _____ day of _____ 2015.

CITY OF DELAWARE

By: _____
R. Thomas Homan, City Manager

PRECISION TOWER PRODUCTS, LLC

By: _____
, President
Precision Tower Products, LLC

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney

**School Compensation Agreement
PRECISION TOWER PRODUCTS, LLC
Community Reinvestment Area #141-1135-01**

This agreement between the **City of Delaware**, a municipal corporation, with its offices at 1 South Sandusky Street, Delaware, Ohio 43015; **Delaware City School District Board of Education**, a public school district, with its principal offices at 248 North Washington Street, Delaware, Ohio 43015; **Delaware Area Career Center Board of Education**, a public school district with its principal offices at 4565 Columbus Pike, Delaware, OH 43015 and **Precision Tower Products, LLC**, 1800 Pittsburgh Dr., Delaware, OH 43015, specifies the manner in which and procedures to be used pursuant to Ohio Revised Code 3735 and 5709 authorizing general school district compensation for lost revenues relating to the Community Reinvestment Area tax abatement for the construction of a new headquarters and manufacturing facility in the City of Delaware's Community Reinvestment Area #141-1135-01.

WHEREAS, the Community Reinvestment Program, pursuant to Chapter 3735 of the Ohio Revised Code authorizes cities and counties to grant real property tax exemptions on eligible new investments; and

WHEREAS, the Council of the City Council of Delaware, Ohio, by Resolution No. 01-52, adopted July 23, 2001, designated the area as a "Community Reinvestment Area" pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective September 4, 2001, the Director of Development of the State of Ohio determined that the aforementioned area designated in said Resolution No. 01-52 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as Community Reinvestment Area #141-1135-01 under said Chapter 3735; and

Whereas, effective November 26, 2001, a Delaware City School District Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; the minutes of the January 15, 2014 Tax Incentive Negotiating Committee document the Superintendent's approval; and

Whereas, effective April 15, 2004, a Delaware Area Career Center Board of Education resolution authorized the Superintendent to act on its behalf to negotiate, approve, and define terms and conditions on any Tax Incentive Agreement; and

Whereas, the City of Delaware within **Ordinance Number** __-__ adopted on _____, 2015, has acted pursuant to ORC 3735 to grant a tax exemption to **Precision Tower Products, LLC**, and entered into a formal Community Reinvestment Area abatement agreement on _____, **2015**; and

Whereas, Item 5(a) of the Community Reinvestment Area Agreement relating to the aforementioned project requires compensation to the Delaware City School District and Delaware Area Career Center for the sole benefit of educational initiatives.

Now therefore, in consideration of the foregoing and of the mutual promises, covenants, and agreements hereinafter set forth by the City of Delaware, Delaware City School District, Delaware Area Career Center and Precision Tower Products, LLC, agree as follows:

Section 1. THE CITY OF DELAWARE, shall pay SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY ONE DOLLARS AND SEVENTY THREE CENTS (\$17,471.73) per year for fifteen (15) years to the Delaware City School District and SEVEN HUNDRED AND FIFTY DOLLARS AND SEVENTY SEVEN CENTS (\$750.77) to the Delaware Area Career Center in accordance with the terms and conditions set forth in Item __ of the Community Reinvestment Area Agreement for the referenced project. This payment shall be made upon receipt of invoices per the instructions set forth in Item ___ of the Community Reinvestment Area Agreement relating to the aforementioned project, and the first payment shall be due by December 31 each year following receipt of income taxes and dispersed per Section 2 of this agreement.

Section 2. The cash payment made by the City of Delaware, to the Delaware City School District and Delaware Area Career Center **satisfies ORC Section 5709.82C(2) (School Compensation Agreement is mutually acceptable)** and shall be used for educational initiatives for the sole benefit of the Delaware City Schools and the Delaware Area Career Center, as follows:

a.	Delaware City School District	\$17,471.73
b.	Delaware Area Career Center	\$750.77
c.	Total	\$18,222.50

Section 3. This agreement may be amended or modified by the parties, only in writing, signed by all parties to the agreement or by applicable law changes.

Note: All parties agree that if Ohio tax reform results in no net tax incentive benefits (if the sum of tax incentives offered through the Community Reinvestment Area Agreement minus the school compensation payment is negative), Precision Tower Products, LLC may request that the City of Delaware Tax Incentive Review Council recommend agreement modification or termination. No School Compensation payment is required if there is no net tax benefit to Precision Tower Products, LLC.

Section 5. This agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussions, agreements, and undertakings of every kind between the parties with respect to the subject matter of this agreement.

Section 6. All payments, certificates, reports, and notices which are required to or may be given pursuant to the provisions of this agreement shall be sent by regular mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

R. Thomas Homan, City Manager
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Paul A. Craft, PhD, Superintendent
Delaware City School District
248 N. Washington Street
Delaware, Ohio 43015

Mary Beth Freeman, Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, Ohio 43015

_____, President
Precision Tower Products, LLC
1800 Pittsburgh Drive
Delaware, OH 43015

Any party may change its contact or mailing address for receiving notices and reports by giving written notice of such change to the other parties.

Section 7. The invalidity of any provision of this agreement shall not affect the other provisions of this agreement, and this agreement shall be construed in all respects as if any invalid portions were omitted.

In witness whereof, the parties have caused this Agreement to be executed as of this **day of** **2015**.

CITY OF DELAWARE

R. Thomas Homan

DELAWARE CITY SCHOOL DISTRICT

Paul A. Craft, Superintendent

DELAWARE AREA CAREER CENTER

Mary Beth Freeman, Superintendent

PRECISION TOWER PRODUCTS, LLC

_____, President

Approved as to form:

By: _____
Darren Shulman, Delaware City Attorney



April 13, 2015

Mary Beth Freeman
Superintendent
Delaware Area Career Center
4565 Columbus Pike
Delaware, OH 43015

Paul Craft
Superintendent
Delaware City Schools
248 North Washington Street
Delaware, OH 43015

RE: Precision Tower Products Community Reinvestment Area Request for Tax Incentives

Dear Superintendents Craft and Freeman:

In an attempt to attract Precision Tower Products, LLC to the City of Delaware and allow for expansion of V&P Hydraulics, the City of Delaware's Tax Incentive Negotiation Committee, that includes the superintendents and treasurers from the impacted school districts, negotiated a 100% for 15 year CRA tax abatement for their project to be located at a site on Pittsburgh Dr. Due to the project generating an income tax of greater than \$1 million, the City of Delaware is required to enter into a School Compensation Agreement with both school districts for 50% of the newly generated income taxes.

The CRA incentive is based on Precision Tower Products' commitments of the creation of 35 new full-time jobs within 3 years of the completion of the building, the creation of an additional \$1.97 million in payroll, and the building of a new 55,000 sq. ft. facility with \$4,010,000 in investment in the City of Delaware. A copy of their application for tax incentives and commitment letter is attached. Please note that the application says 35 jobs and \$2.5 million in payroll, but 12 of the new positions will be technician jobs requiring the people to work in the field outside of the City of Delaware, and, thus, not generating income tax for the City of Delaware.

Therefore, the School Compensation Agreement will be prepared following ORC5709.82(D) guidelines. The estimated annual employee income taxes are \$36,445. The City will pay half the employee income taxes minus any City infrastructure construction costs for the 15 year term of the agreement.

CRA (ORC 3735.65-70) guidelines require that Boards of Education be informed of amendments,

notice requirements, review rights, meeting requests, revenue sharing requirements, and/or program participation. Since the CRA legislation and company agreements contain many legal requirements, you may want to review Ohio Revised Code references (please see: <http://onlinedocs.andersonpublishing.com/>).

Delaware City Council will consider these requests at our regularly scheduled Council meeting on Monday, April 27, 2015, held at Delaware City Hall, 1 South Sandusky Street, Delaware, at 7:00 P.M. A second reading and public hearing should be scheduled for Monday, May 11, 2015 at 7 p.m. School Board Members, staff and the public are welcome to attend these meetings. Please let me know if you require any further assistance. I can be reached at 740.203.1016 or shughes@delawareohio.net. **Please email me with confirmation of receipt of this notification so that I can send it with our petition to the Ohio Development Services Agency.** For Delaware City Schools, we are asking that you waive the full 45 day notification period, so that we can ultimately pass the abatement for Precision Tower Products at our May 11 City Council meeting.

School district consent is not required because the total of unabated real property taxes and School Compensation agreements is estimated to equal greater than 50% of the amount of the taxes estimated that would have been charged on the improvements if the exemption had not taken place.

Yours Sincerely,
Sean Hughes
Economic Development Director

xc: Honorable George Kaitsa, Auditor
 R. Thomas Homan, City Manager
 Dean Stelzer Finance Director
 Melissa Lee , Treasurer, Delaware City School District
 Chris Bell, Treasurer, Delaware Area Career Center
 Jenna Jackson, Delaware County Economic Development Coordinator

Attached:

1. ORC 3735.671
2. Precision Tower Products, LLC application for tax incentives
3. Precision Tower Products, LLC incentives letter of intent

3735.671 Written agreement where commercial or industrial property is to be exempted.

(A) If construction or remodeling of commercial or industrial property is to be exempted from taxation pursuant to section [3735.67](#) of the Revised Code, the legislative authority and the owner of the property, prior to the commencement of construction or remodeling, shall enter into a written agreement, binding on both parties for a period of time that does not end prior to the end of the period of the exemption, that includes all of the information and statements prescribed by this section. Agreements may include terms not prescribed by this section, but such terms shall in no way derogate from the information and statements prescribed by this section.

(1) Except as otherwise provided in division (A)(2) or (3) of this section, an agreement entered into under this section shall not be approved by the legislative authority unless the board of education of the city, local, or exempted village school district within the territory of which the property is or will be located approves the agreement. For the purpose of obtaining such approval, the legislative authority shall certify a copy of the agreement to the board of education not later than forty-five days prior to approving the agreement, excluding Saturday, Sunday, and a legal holiday as defined in section [1.14](#) of the Revised Code. The board of education, by resolution adopted by a majority of the board, shall approve or disapprove the agreement and certify a copy of the resolution to the legislative authority not later than fourteen days prior to the date stipulated by the legislative authority as the date upon which approval of the agreement is to be formally considered by the legislative authority. The board of education may include in the resolution conditions under which the board would approve the agreement. The legislative authority may approve an agreement at any time after the board of education certifies its resolution approving the agreement to the legislative authority, or, if the board approves the agreement conditionally, at any time after the conditions are agreed to by the board and the legislative authority.

(2) Approval of an agreement by the board of education is not required under division (A)(1) of this section if, for each tax year the real property is exempted from taxation, the sum of the following quantities, as estimated at or prior to the time the agreement is formally approved by the legislative authority, equals or exceeds fifty per cent of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation:

(a) The amount of taxes charged and payable on any portion of the assessed valuation of the new structure or remodeling that will not be exempted from taxation under the agreement;

(b) The amount of taxes charged and payable on tangible personal property located on the premises of the new structure or of the structure to be remodeled under the agreement, whether payable by the owner of the structure or by a related member, as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

(c) The amount of any cash payment by the owner of the new structure or structure to be remodeled to the school district, the dollar value, as mutually agreed to by the owner and the board of education, of any property or

services provided by the owner of the property to the school district, whether by gift, loan, or otherwise, and any payment by the legislative authority to the school district pursuant to section [5709.82](#) of the Revised Code.

The estimates of quantities used for purposes of division (A)(2) of this section shall be estimated by the legislative authority. The legislative authority shall certify to the board of education that the estimates have been made in good faith. Departures of the actual quantities from the estimates subsequent to approval of the agreement by the board of education do not invalidate the agreement.

(3) If a board of education has adopted a resolution waiving its right to approve agreements and the resolution remains in effect, approval of an agreement by the board is not required under this division. If a board of education has adopted a resolution allowing a legislative authority to deliver the notice required under this division fewer than forty-five business days prior to the legislative authority's execution of the agreement, the legislative authority shall deliver the notice to the board not later than the number of days prior to such execution as prescribed by the board in its resolution. If a board of education adopts a resolution waiving its right to approve agreements or shortening the notification period, the board shall certify a copy of the resolution to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority.

(B) Each agreement shall include the following information:

(1) The names of all parties to the agreement;

(2) A description of the remodeling or construction, whether or not to be exempted from taxation, including existing or new structure size and cost thereof; the value of machinery, equipment, furniture, and fixtures, including an itemization of the value of machinery, equipment, furniture, and fixtures used at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of machinery, equipment, furniture, and fixtures at the facility prior to the execution of the agreement; the value of inventory at the property, including an itemization of the value of inventory held at another location in this state prior to the agreement and relocated or to be relocated from that location to the property, and the value of inventory held at the property prior to the execution of the agreement;

(3) The scheduled starting and completion dates of remodeling or construction of real property or of investments made in machinery, equipment, furniture, fixtures, and inventory;

(4) Estimates of the number of employee positions to be created each year of the agreement and of the number of employee positions retained by the owner due to the remodeling or construction, itemized as to the number of full-time, part-time, permanent, and temporary positions;

(5) Estimates of the dollar amount of payroll attributable to the positions set forth in division (B)(4) of this section, similarly itemized;

(6) The number of employee positions, if any, at the property and at any other location in this state at the time the agreement is executed, itemized as to the number of full-time, part-time, permanent, and temporary positions.

(C) Each agreement shall set forth the following information and incorporate the following statements:

(1) A description of real property to be exempted from taxation under the agreement, the percentage of the assessed valuation of the real property exempted from taxation, and the period for which the exemption is granted, accompanied by the statement: "The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after (insert date) nor extend beyond (insert date)."

(2) "..... (insert name of owner) shall pay such real property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If (insert name of owner) fails to pay such taxes or file such returns and reports, exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter."

(3) "..... (insert name of owner) hereby certifies that at the time this agreement is executed, (insert name of owner) does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which (insert name of owner) is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Ohio Revised Code, or, if such delinquent taxes are owed, (insert name of owner) currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101 , et seq., or such a petition has been filed against (insert name of owner). For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes."

(4) "..... (insert name of municipal corporation or county) shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions."

(5) "If for any reason (insert name of municipal corporation or county) revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless (insert name of owner) materially fails to fulfill its obligations under this agreement and (insert name of municipal corporation or county) terminates or modifies the exemptions from taxation pursuant to this agreement."

(6) "If (insert name of owner) materially fails to fulfill its obligations under this agreement, or if (insert name of municipal corporation or county) determines that the certification as to delinquent taxes required by this agreement is fraudulent, (insert name of municipal corporation or county) may terminate or modify the exemptions from taxation granted under this agreement."

(7) "..... (insert name of owner) shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the applicant's compliance with the agreement, including returns filed pursuant to section [5711.02](#) of the Ohio Revised Code if requested by the council."

(8) "This agreement is not transferable or assignable without the express, written approval of (insert name of municipal corporation or county)."

(9) "Exemptions from taxation granted under this agreement shall be revoked if it is determined that (insert name of owner), any successor to that person, or any related member (as those terms are defined in division (E) of section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under division (E) of section 3735.671 or section [5709.62](#) or [5709.63](#) of the Ohio Revised Code prior to the time prescribed by that division or either of those sections."

(10) "..... (insert name of owner) and (insert name of municipal corporation or county) acknowledge that this agreement must be approved by formal action of the legislative authority of (insert name of municipal corporation or county) as a condition for the agreement to take effect. This agreement takes effect upon such approval."

The statement described in division (C)(6) of this section may include the following statement, appended at the end of the statement: ", and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement." If the agreement includes a statement requiring repayment of exempted taxes, it also may authorize the legislative authority to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

(D) Except as otherwise provided in this division, an agreement entered into under this section shall require that the owner pay an annual fee equal to the greater of one per cent of the amount of taxes exempted under the agreement or five hundred dollars; provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars, the fee shall not exceed two thousand five hundred dollars. The fee shall be payable to the legislative authority once per year for each year the agreement is effective on the days and in the form specified in the agreement. Fees paid shall be deposited in a special fund created for such purpose by the legislative authority and shall be used by the legislative authority exclusively for the purpose of complying with section [3735.672](#) of the Revised Code and by the tax incentive review council created under section [5709.85](#) of the Revised Code exclusively for the purposes of performing the duties prescribed under that section. The legislative authority may waive or reduce the amount of the fee, but such waiver or reduction does not affect the obligations of the legislative authority or the tax incentive review council to comply with section [3735.672](#) or [5709.85](#) of the Revised Code.

(E) If any person that is party to an agreement granting an exemption from taxation discontinues operations at the structure to which that exemption applies prior to the expiration of the term of the agreement, that person, any successor to that person, and any related member shall not enter into an agreement under this section or section [5709.62](#), [5709.63](#), or [5709.632](#) of the Revised Code, and no legislative authority shall enter into such an agreement with such a person, successor, or related member, prior to the expiration of five years after the discontinuation of operations. As used in this division, "successor" means a person to which the assets or equity of another person has been transferred, which transfer resulted in the full or partial nonrecognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the tax commissioner. "Related member" has the same meaning as defined in section [5733.042](#) of the Revised Code without regard to division (B) of that section.

The director of development shall review all agreements submitted to the director under division (F) of this section for the purpose of enforcing this division. If the director determines there has been a violation of this division, the

director shall notify the legislative authority of such violation, and the legislative authority immediately shall revoke the exemption granted under the agreement.

(F) When an agreement is entered into under this section, the legislative authority authorizing the agreement shall forward a copy of the agreement to the director of development within fifteen days after the agreement is entered into.

Effective Date: 09-26-2003; 03-23-2005



CITY OF DELAWARE

INCENTIVES APPLICATION

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name- Precision Tower Products LLC Contact Person – Todd King

Address – 1800 Pittsburgh Drive, Delaware, OH 43015

Telephone Number – 740-203-3905

b. Project site: Pittsburgh Drive

Contact Person- Same as Above

Address

Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. Manufacturing and Warehousing

b. List primary 6 digit North American Industry Classification System (NAICS) #

Business may list other relevant SIC numbers. _____

c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: Consolidating 2 locations. One location in Chicago IL and a location in Ostrander, OH

d. Form of business of enterprise (corporation, partnership, proprietorship, or other). LLC partnership

3. Name of principal owner(s) or officers of the business. Todd King, George Anasis, Kelly Winkler

4. a. State the enterprise's current employment level at the proposed project site: 35

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes 5 will come from Ostrander OH

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located: 5 positions currently in Ostrander, OH

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): 5



CITY OF DELAWARE

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: Majority of positions will be new hires over a 2-3 year period.

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? New to manufacturing equipment, raw materials, office etc.

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? No ___

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

No ___

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Build a 55,000 sqft manufacturing/warehouse building to service manufacture ground conditioning equipment and products for the cell tower industry.

7. Project will begin March ,2015 and be completed Sept ,2015 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): 35

b. State the time frame of this projected hiring: 3 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): Over a 2-3 year period

9. a. Estimate the amount of annual payroll such new employees will add \$2,500,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim



CITY OF DELAWARE

resulting from the project: \$ 0

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

- A. Acquisition of Buildings: \$
- B. Additions/New Construction: \$ 2,800,000
- C. Improvements to existing buildings: \$
- D. Machinery & Equipment: \$ 850,000
- E. Furniture & Fixtures: \$ 160,000
- F. Inventory: \$ 200,000

Total New Project Investment: \$4,010,000

11. a. Business requests the following tax exemption incentives: 100 % for 15 years covering real as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible) Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item# 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Name of Property Owner Todd King

Date 11-6-14

Signature

Typed Todd King, Partner

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A



CITY OF DELAWARE

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 10

DATE: 5/11/15

PUBLIC HEARING: YES
May 11, 2015 at 7:30 p.m.

READING: FIRST

ORDINANCE NO.: 15-33

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE REVISING SECTIONS OF THE DELAWARE CODIFIED ORDINANCES RELATING TO PARKING AND TRAFFIC OFFENSES.

DEPARTMENT AFFECTED:

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

COMMITTEE:

RECOMMENDATION:

VOTE:

MEETING DATE:

STAFF RECOMMENDATION:
Approval

PRESENTER: Bruce Pijanowski, Police Chief
Darren Shulman, City Attorney

SUMMARY OF ITEM:

This ordinance represents the first time the parking enforcement ordinance is being updated since 1991. The legislation reflects recommendations from a downtown parking committee convened by Councilman Shafer. Essentially, it reduces the cost of some parking permits and increases the penalties for violating the ordinance. As an additional enforcement measure, this ordinance also adds the ability to apply a boot to vehicles in certain circumstances. In addition, this ordinance cleans up the code pertaining to stop signs by mirroring a change previously made to the code involving red lights.

ATTACHMENTS:

Parking Survey Memo
Parking Survey

COUNCIL NOTES:

ORDINANCE NO. 15-33

AN ORDINANCE REVISING SECTIONS OF THE DELAWARE CODIFIED ORDINANCES RELATING TO PARKING AND TRAFFIC OFFENSES.

WHEREAS, the parking enforcement ordinance has not been revised since 1991, and

WHEREAS, a downtown parking committee has met and provided recommendations to improve access and turnover to parking for people visiting the downtown, and

WHEREAS, Council wishes to make a change to the red light ordinance similar to a clarification previously passed clarifying the stop sign ordinance, and

NOW THEREFORE, Be It Ordained by the Council of the City of Delaware, State of Ohio:

SECTION 1. The Fee Schedule contained in TITLE ELEVEN, Part One – Administrative Code is amended as follows:

197.02 FEE SCHEDULE

353.06	Parking Permits	Cost of meter for 8 hours per billable day. \$25 a month except for the East William Street Metered Lot (Lot #4), which is \$20 a month.
353.09 351.99	Parking Tickets	\$3.00 <u>7.00</u> over time if paid by midnight (meter) \$10 <u>5</u> over time if not paid by midnight \$40 <u>10</u> over limit (2 hour parking) \$2 <u>15</u> parking in prohibited spot <u>If the vehicle has accumulated three tickets (over time, over limit, prohibited spot) in 30 days or five or more tickets in 60 days, the ticket fee may be doubled.</u> \$20 <u>10</u> late fee for tickets over 30 days old. \$5 billing fee
	<u>Boot Removal</u>	<u>Payment of all unpaid tickets plus \$100 fee.</u>

SECTION 2. Section 353.09 is hereby amended as follows:

353.09. - Enforcement; violation notice; **PARKING FEES**, waiver.

(a) It shall be the duty of a police officer, ~~or a~~ Parking Control Officer, **SUPPORT SERVICES AID, OR COMMUNITY SERVICES OFFICER** to report:

- (1) The number of each parking meter which indicates that the vehicle occupying the parking space adjacent to such parking meter is or has been in violation of any of the provisions of this chapter;
- (2) The state license number of such vehicle;
- (3) The time during which such vehicle is parked in violation of any of the provisions of this chapter; and
- (4) Any other facts ~~a knowledge of which is~~ necessary to **DESCRIBE THE CIRCUMSTANCES OF THE VIOLATION** ~~a thorough understanding of the circumstances attending such violation.~~

(b) Each of such officers shall affix to such vehicle a notice to the owner or operator thereof that the vehicle has been parked in an illegal manner and in violation of the provisions of this chapter, and instructing such owner or operator in regard to the penalties and methods of satisfying them.

(c) **PARKING TICKETS SHALL BE ASSESSED ACCORDING TO THE FEE SCHEDULE CONTAINED IN 197.02 OF THE CODIFIED ORDINANCES. IF THE VEHICLE HAS ACCUMULATED THREE OR MORE TICKETS (OVER TIME, OVER LIMIT, PROHIBITED SPOT) IN THIRTY DAYS OR FIVE OR MORE TICKETS IN 60 DAYS, THE TICKET FEE MAY BE DOUBLED.**

~~Effective on or before October 1, 1987, Each such owner or operator referred to above may plead guilty and, as a penalty for and in full satisfaction of such violation, shall pay to the Police Department, as follows:~~

- ~~(1) For the first notice for a violation of Section 353.08(a)(3) or (4), if paid by midnight on the date the notice was attached to such vehicle, three dollars (\$3.00); or if paid after midnight on the date the notice was attached to such vehicle, five dollars (\$5.00);~~
- ~~(2) For the second and each subsequent violation notice for a violation of Section 353.08(a)(3) or (4), issued at least one hour following the previous notice, ten dollars (\$10.00);~~
- ~~(3) For a violation of Section 353.08(a)(1) and (2), ten dollars (\$10.00); and~~
- ~~(4) If a parking meter violation ticket is not paid in full within thirty days of issuance, such fine shall be increased by an additional ten dollars (\$10.00) per violation.~~

(d) The penalty shall be paid in one of the following ways:

- (1) In person at the Police Department in the **JUSTICE CENTER** ~~City Hall~~;
 - (2) By depositing the fine in the envelope provided and dropping the envelope in the fine boxes provided;
 - (3) By depositing the fine in the envelope provided, placing a stamp thereon and mailing the same.
- (e) **A VEHICLE MAY BE IMMOBILIZED BY LOCKING A DEVICE (BOOT) TO AT LEAST ONE WHEEL TO PREVENT THE TURNING OF THE WHEEL IN THE FOLLOWING CIRCUMSTANCES. THE FEE ESTABLISHED IN THE FEE SCHEDULE AND ANY UNPAID PARKING TICKETS MUST BE PAID PRIOR TO REMOVAL OF THE BOOT:**
- (1) THE VEHICLE HAS THREE OR MORE UNPAID PARKING TICKETS THAT ARE OVER 30 DAYS OLD.**
 - (2) THE VEHICLE OR THE VEHICLE'S REGISTERED OWNER HAS ACCUMULATED FIVE OR MORE PARKING TICKETS IN A 30 DAY PERIOD.**
 - (3) THE VEHICLE OR THE VEHICLE'S REGISTERED OWNER HAS ACCUMULATED 15 OR MORE PARKING TICKETS IN ANY CALENDAR YEAR.**
- (f) If the owner or operator does not wish to plead guilty, such owner or operator may appear in the Municipal Court. The failure of such owner or operator to pay such fine in one of the prescribed ways or to appear in the Municipal Court, within the periods of time specified herein, shall render such owner or operator subject to the penalties provided for a violation of any of the provisions of this chapter.

Section 3: Delaware Codified Ordinance Section 313.03 is amended as follows:

(c)(1)

A.) Vehicular traffic facing a steady circular red signal indication, unless entering the intersection to make another movement permitted by another signal indication, shall stop at **BEFORE** a clearly marked stop line; but if there is no stop line, traffic shall stop before entering the crosswalk on the near side of the intersection; or if there is no crosswalk, before then before entering the intersection; and shall remain stopped until a signal indication to proceed is displayed except as provided in subsections (c)(1), (2) and (3) of this section.

B.) Except when a traffic control device is in place prohibiting a turn on red or a steady red arrow signal indication is

displayed, vehicular traffic facing a steady circular red signal indication is permitted to enter the intersection to turn right, or to turn left from a one-way street, after stopping. The right to proceed with the turn shall be subject to the provisions that are applicable after making a stop at **BEFORE** a stop sign.

(c)(2)

A.) Vehicular traffic facing a steady red arrow signal indication shall not enter the intersection to make the movement indicated by the arrow and, unless entering the intersection to make another movement permitted by another signal indication, shall stop at **BEFORE** a clearly marked stop line; but if there is no stop line, before entering the crosswalk on the near side of the intersection; or if there is no crosswalk, then before entering the intersection; and shall remain stopped until a signal indication or other traffic control device permitting the movement indicated by such red arrow is displayed.

B.)

When a traffic control device is in place permitting a turn on a steady red arrow signal indication, vehicular traffic facing a steady red arrow indication is permitted to enter the intersection to make the movement indicated by the arrow signal indication, after stopping. The right to proceed with the turn shall be limited to the direction indicated by the arrow, and shall be subject to the provisions that are applicable after making a stop at **BEFORE** a stop sign.

(f) Flashing Red Signal Indication:

(1) Vehicular traffic, on an approach to an intersection, facing a flashing circular red signal indication, shall stop at **BEFORE** a clearly marked stop line; but if there is no stop line, before entering the crosswalk on the near side of the intersection; or if there is no crosswalk, at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway before entering the intersection. The right to proceed shall be subject to the provisions that are applicable after making a stop at **BEFORE** a stop sign.

(g)

General Application: In the event an official traffic-control signal is erected and maintained at a place other than an intersection, the provisions of this section shall be applicable except as to those

provisions which by their nature can have no application. Any stop required shall be made ~~at~~ **BEFORE** a sign or marking on the pavement indicating where the stop shall be made, but in the absence of any such sign or marking the stop shall be made at the signal.

SECTION 4. Downtown parking spaces designated as Handicapped Spots which would otherwise be designated as two hour parking, may be used for three hours. These spots will be designated by signs.

SECTION 5. 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

Parking Survey 2015

In 2014 and into 2015, Councilmen Kent Shafer established a working group to look at the current downtown parking environment and to identify potential remedies to reported abuses. The group ultimately concluded that current fees and fines were insufficient to adequately change parking behaviors. The recommendations that were made by the group included increasing fees, adding enhancements for repeat offenders and making monthly parking passes more economically viable for downtown employees. Long term parking enhancements included the potential of adding a parking structure in the downtown.

In order to get an idea of how Delaware compared against neighboring communities and similarly situated cities, a parking survey was conducted by the Police Department. The questions asked included current fines for overtime and over limit, and whether there were any enhancements for repeat violators. Also asked was if monthly permits were available and if so what the cost was and how the cost was derived. Finally, a series of questions related to parking structures was asked, including if there was a structure, what the cost to use the structure was, and if utilization was as projected when the structure was built.

The results are contained in the spreadsheet below. Special thanks to Ofc. Austin Barnthouse for completing the survey, and to the downtown parking committee for their time and suggestions.

Parking Survey 2015

	What are current fines for overtime on meters, and over limit in other areas?	What enhancements are there for repeat violators; i.e. does anyone boot / increase fines; both or other?	How are monthly permit fees calculated – are they a set fee, and if so what is the monthly cost?	Additionally, please find out if there are any parking garages. If there are any jurisdictions with parking garages, try to find out if:	Is there a fee to park?	If the fees and fines generate enough revenue to pay down the construction debt / ongoing costs	The utilization – is it getting used as was projected, or are there any problems
Delaware	METERED: If paid by midnight on the date the notice was attached to such vehicle, three dollars (\$3.00); or if paid after midnight on the date the notice was attached to such vehicle, five dollars (\$5.00). FREE SPACE: ten dollars (\$10.00)	For the second and each subsequent violation notice for a violation of Section 353.08(a)(3) or (4), issued at least one hour following the previous notice, ten dollars (\$10.00)	Monthly rates are calculated based upon the number of enforceable days (Monday-Friday) in the month less any holidays. Fee is \$2.00 per day.				
Marysville	Marysville does not currently use parking meters, though they do have free space parking with time limits. Their over time parking ticket fine is \$20. If the ticket is not paid within 10 days the fine is doubled.	Subsequent tickets receive additional tickets of \$10. Marysville "will probably not tow" for over time parking violations.	N/A	N/A	N/A	N/A	N/A
Newark	Newark does not have metered parking. Their 2 hr timed space violations carry a \$40 parking citation. They also have a section for 30 min, 3 hr, and 11hr violations, which carry a fine of \$15.	No enhancements. Just get re-ticketed. Subject to tow after repeated violations, no boots, etc.	N/A	There is a parking garage which is run by the county. The garage is free to parking in.	Free	There are no fees or fines with respect to the garage. The garage was built by the city 30 years ago and "acquired" by the county. The maintenance cost are high and is funded entirely through tax money. They do have a day time and evening time parking attendant.	The garage is being utilized as envisioned. It is usually at about 55% capacity, with the weather protected portion being used more than the portion which is not protected from the elements. A couple years ago there were problems with vandalism however it was address. There are spurts of kids skateboarding, etc. in the garage, but the problem is easily addressed.
Marion	Marion no longer has metered or otherwise timed parking due to failing downtown businesses.	N/A	N/A	N/A	N/A	N/A	N/A
Sidney	Both metered and timed space parking violations carry a \$5 ticket if paid within 72 hours. If the citation is not paid within 72 hours, the ticket cost becomes \$10.	For subsequent offenses another \$5 parking citation is issued and the vehicle is subject to tow.	Permits are offered at a price of \$30.00 a quarter for parking. An explanation of how the fee is calculated was not able to be given, but the fee is set.	N/A	N/A	N/A	N/A

Lima	Lima does not have metered parking, however they do have timed 2 hour parking zones. The fine for a violation is a \$7.00 ticket if paid before 10 days. If paid after 10 days the fine is raised to \$15. If the ticket is not paid after 30 days the fine is raised to \$25.00	There are no further enhancements, other than after receiving three citations the vehicle is subject to being towed.	The only monthly permits available in Lima are for their parking garage. See that section for further details.	Lima has a 390 space parking garage. The best point of contact for the garage is Howard Elstro ph# 419-221-5288. The garage was built in 1990 for about 4 million dollars.	The garage cost .50 per hour to park or \$3 per day. Special event parking ranges from \$3-\$4 dollars. Howard stated he did not think the rates could be successfully raised higher then currently set. Spaces can be leased for \$40 per month. Leasing prices can differ for fleets of vehicles, etc. A specific cost for leasing multiple spaces (to the same business, etc.) could not be given. It sounded as if different factors would go into the cost for leasing multiple spaces.	The fees collected at the garage are "just about sufficient" to keep up with operating costs, minus money needed for "capital improvements." The garage was initially manned by attendants, however is now contracted out and ran by an automated system. The money is collected once a month.	Howard advised he is "pretty happy" with the parking garage. When asked if it was being utilized as anticipated, he said it was running "a little tight." Howard said with a vibrant downtown atmosphere the parking garage would be bringing in more money, but economic difficulty in the city has hampered the garage from operating at the level it was envisioned.
Upper Sandusky	Upper Sandusky is not currently using metered parking or free space parking with set limits. When they did the ticket was \$20.00 The only timed violation is a 24 hour parking violation which carries a \$20.00 ticket.	N/A	N/A	N/A	N/A	N/A	N/A
Bowling Green	Bowling Green charges \$5 for a meter violation. If the ticket is paid after 5 days the fine raises to \$15. Timed parking space violations carry a \$15 ticket, and if paid after 5 days the fine raises to \$20.00	If 3 or more tickets are accumulated for the violation, towing is considered but not preferred. Bowling Green will utilize the BMV's "DETER" program to report unpaid parking tickets, which results in a registration renewal block on the car. This program cost \$5, which is passed onto the violator via their parking ticket fees.	Bowling Green issues parking passes for three month time periods for the amount of \$65 which is a set fee. How the fee is arrived at is unknown.	N/A	N/A	N/A	N/A
Westerville	Westerville does not have parking meters. Over time parking in a marked space(s) carries a fine of \$40.	There are no enhancements to over time parking tickets. If a vehicle remains in violation, another ticket is issued. There are no immobilization measures, other than impounding if the vehicle collects more than two citations.	N/A	N/A	N/A	N/A	N/A

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 11

DATE: 05/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-45

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR THE REMOVAL OF TWO LOW HEAD DAMS IN THE OLENTANGY RIVER AT STRATFORD ROAD AND ROUTE 23, AND DECLARING AN EMERGENCY.

**DEPARTMENT AFFECTED:
PUBLIC UTILITES
ENGINEERING**

GROUP AFFECTED:

FINANCIAL INFORMATION

**COST:
\$70,000**

**FUND SOURCES:
CAPITAL IMPROVEMENT**

**BUDGETED:
NO**

RECOMMENDATIONS

COMMITTEE:

RECOMMENDATION:

VOTE:

MEETING DATE:

**STAFF RECOMMENDATION:
approval**

**PRESENTER: Brad Stanton, Public Utilities Director
Kristin Piper, Watershed Coordinator**

SUMMARY OF ITEM:

A SUPPLEMENTAL APPROPRIATION IS NECESSARY TO ESTABLISH THE FUNDING AVAILABLE FOR THE DEMOLITION OF THE TWO LOW HEAD DAMS IN THE OLENTANGY RIVER LOCATED AT STRATFORD ROAD AND ROUTE 23. THIS PROJECT IS A JOINT COOPERATIVE EFFORT BETWEEN THE CITY OF DELAWARE AND THE DELAWARE COUNTY AGRICULTURAL SOCIETY AND HAS BEEN IN THE PLANNING PHASE FOR FOUR YEARS. AGREEMENTS HAVE BEEN SIGNED WITH PROPERTY OWNERS FOR ACCESS TO THE RIVER TO COMPLETE THE WORK AND THE NATIONWIDE PERMIT NO. 27 HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS TO WORK WITHIN THE RIVER. BOTH DAMS ARE CONCRETE STRUCTURES THAT WILL BE REMOVED USING A PNEUMATIC HAMMER ATTACHED TO A TRACK HOE DURING LOW FLOW CONDITIONS TO REDUCE SEDIMENTATION DOWNSTREAM. THE REMOVAL OF THE DAMS IS EXPECTED TO RETURN THE RIVER TO ITS CORRECT DIMENSION, PATTERN, AND PROFILE.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-45

AN ORDINANCE SUPPLEMENTING THE 2015 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR THE REMOVAL OF TWO LOW HEAD DAMS IN THE OLENTANGY RIVER AT STRATFORD ROAD AND ROUTE 23, AND DECLARING AN EMERGENCY.

WHEREAS, the OEPA Surface Water Improvements Grant provides financial grants for water quality improvements projects in the State of Ohio.

WHEREAS, the City of Delaware in cooperation with the Delaware County Agricultural Society have previously entered into an agreement to work together toward the removal of the low head dams, and

WHEREAS, the City of Delaware received from OEPA a Surface Water Improvement Grant for the removal of two low head dams in the Olentangy River at Stratford Road and Route 23 and

WHEREAS, the grant agreement was authorized in the amount of \$70,000 immediately available for the project, and

WHEREAS, City costs for the grant portion of the project are 100% reimbursable up to the full amount of the available grant funding, and

WHEREAS, a supplemental appropriation will be necessary to add the grant for the removal of Low Head Dams to the 2015 budget.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Capital Improvement Fund \$70,000 increasing the following account:

Olentangy River LowHead Dam Removal	(410-4108-5520)	\$70,000
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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.

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to provide for the timely review of construction bids and for completion of the project by October 1, 2015, and as such will be in full force and be in 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

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 12

DATE: 5/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-46

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR LYH, LLC FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 60 SINGLE FAMILY LOTS ON 44.74 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

**DEPARTMENT AFFECTED:
Planning Department**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Planning Commission**

**RECOMMENDATION:
Approval**

**VOTE:
7-0
MEETING DATE: 5/6/15**

**STAFF RECOMMENDATION:
Approval at the first reading**

**PRESENTER:
Dave Efland, Planning Director**

SUMMARY OF ITEM:

The Stockdale Farms development was originally proposed by Toll Brothers, a nationwide custom home builder. In August of 2003, a Preliminary Development Plan and Preliminary Subdivision Plat were approved by City Council for 387 units (an overall density of 2.47 dwelling units per acre). In 2004 and 2005, both the Planning Commission and City Council approved one year extensions to prevent the approved plan and plat from expiring. Since the original approval and subsequent expirations, Toll Brothers, for various reasons, left the central Ohio market and thereby abandoned the Stockdale Farms project. In 2005, an Applicant approached Staff regarding the possibility of undertaking the current plan with several modifications and received approval to allow 370 single family units for a density of 2.34 units per acre. The developer received five extensions of the amended plan and plats over the years and now apparently with the sluggish housing market transitioning into a more stable environment, the developer is requesting a revised layout because of today's housing market demands and changes in City policies, plans and development requirements since the early 2000's. In April 2014, City Council approved a rezoning to allow a PMU (Planned Mixed Use Overlay District), a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to allow 323 single-family units on approximately 158.2 acres for a density of 2.04 units per acre. Now in April 2015, the Planning Commission and City Council approved a Preliminary Development Plan and Preliminary Subdivision Plat of a revised layout primarily because of access and grading issues which yield 320 single family units on approximately 158.3 acres for a density of 2.02 units per acre. The overall layout is similar to the previous approved plan in 2014 while eliminating access from Pollock Road and reducing the number of single family units by three. The development would be divided into five phases with Phase 1 containing 60 single family lots on 44.74 acres.

Phase 1 is located in the extreme southwestern portion of the site which fronts Braumiller Road and Pollack Road with access only to Braumiller Road. The site lies approximately 20 feet above Pollock Road with the Ingleton Court cul-de-sac lots on a bluff with the rear of the houses having a nice view of the Olentangy River. The remainder of the Phase 1 is a typical subdivision design with double loaded streets primary on open farmland with two streets forming a loop and the third street stubbing into Phase 2 at the 150 foot wide electric easement. Two retention ponds are located in this Phase, one on the extreme northeastern portion of the in Reserve C within the 150 foot wide electric easement and one on the extreme eastern portion of the site in Reserve C. A 150 foot wide electric easement is located in the northern portion of this Phase that bisects the entire development in an east/west orientation. All the lots have a minimum size of 12,000 square feet with minimum lots widths of 80 feet and minimum lot depths of 150 feet except for the lots north of the 150 foot wide electric easement which are minimum 70 wide lots with minimum lots depths of 150 feet. The corner lots would be oversized to achieve compliance with the zoning code. The building setbacks would be 30 foot for the front and 40 foot for the rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. Single-family homes would have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single family houses include:

- 1.) At least 50% of the front elevation of all homes shall consist of approved natural

materials as defined in the text; 2.) EIFS, stucco or similar products are prohibited as an exterior material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

Phase 1 would have five reserve areas of open space and parkland. Reserve A (4.064 acres of open space) is located adjacent to the Olentangy River across Pollock Road and would be dedicated to the City to protect the floodplain similar to the Terra Alta development. Reserve B (4.685 acres of open space) is located just east of the main entrance and north of Braumiller Road. Reserve C (6.226 acres of park) is a designated neighborhood park located east of the main entrance behind the rear of the lots on Skipton Loop (east leg) and north of Braumiller Road that contains 6.226 acres of parkland and 0.782 acres of open space. Two retention ponds and a bike path are located in Reserve C. Reserve D (1.847 acres of park) is a designated pocket park located south of Bulklewell Drive, east of Middlemead Drive and west of Skipton Loop within the 150 foot wide electric easement. This park area shall be graded relatively flat to be useable play area for soccer, baseball and football fields per the approved Preliminary Development Plan and Preliminary Subdivision Plat. Reserve E (0.284 acres of open space) is located just west of Middlemead Drive within the 150 foot wide electric easement. The parkland and open space (less the open space along the Olentangy River which would be dedicated to the City) would all be owned and maintained by the Homeowners Association but open to the public. The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park and open space landscaping. In addition, along the rear of lots of 96-102 in the northwest section of Phase 2 a continuous buffer of 8 foot high Norway spruce trees would be required to screen the adjacent home in addition to the tree line that exists in this location already as approved in the Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat. The applicant has provided a bike path/pedestrian route along the north/south stream bed and along the north side of Braumiller Road which are important pathways in the Bikeway Master Plan. In Phase 1, a bike path would be located in Reserve D and would follow the existing creek bed that would extend from Braumiller Road north through the 150 foot electric easement. In addition a bike path would extend along the north side of Braumiller Road within Phase 1. All bike paths, not in a public right-of-way, must be within a minimum 10 feet wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks would be provided on both sides of all public streets in the subdivision and future cluster development plan. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock Road infeasible. However, a sidewalk shall be extended to Pollock Road to provide a connection to the river parkland in either Phase 1 or Phase 2.

Both Staff and the Planning Commission recommend approval of the Amended Final Development Plan and Amended Final Subdivision Plat with the documented conditions.

ATTACHMENTS:

Staff Report
Site Maps
Application

COUNCIL NOTES:

ORDINANCE NO. 15-46

AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR LYH, LLC FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 60 SINGLE FAMILY LOTS ON 44.74 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of May 6, 2015 recommended approval of an Amended Final Development Plan for LYH, LLC for Stockdale Farms Phase 1 consisting of 60 single family lots on 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads (2015-0521), and

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

SECTION 1. That the Amended Final Development Plan for LYH, LLC for Stockdale Farms Phase 1 consisting of 60 single family lots on 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final 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.
2. A second access point to the subdivision along Braumiller Road shall be required after 60 lots are developed (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.

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



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0521 & 0522
REQUEST: Multiple Requests
PROJECT: Stockdale Farms - Phase 1
MEETING DATE: May 6, 2015

APPLICANT/OWNER

Tom Warner	LYH, LLC
Advanced Civil Design	Mark Inks
422 Beecher Street	5695 Avery Road
Gahanna, Ohio 43230	Dublin, Ohio 43016

REQUESTS

2015-0521: A request by LYH, LLC for approval of a Final Development Plan for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

2015-0522: A request by LYH, LLC for approval of a Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

PROPERTY LOCATION & DESCRIPTION

The parcel is located at the northeast corner of Braumiller and Pollock Roads. The zoning of the parcel is R-2 PMU (Single-Family Residential District with a Planned Mixed Use Overlay District). The surrounding zoning is A-1 (Agricultural District) to the north in the City and township zoning to the north, south, east and west.

BACKGROUND

The Stockdale Farms development was originally proposed by Toll Brothers, a nationwide custom home builder. In August of 2003, a Preliminary Development Plan and Preliminary Subdivision Plat were approved by City Council for 387 units (an overall density of 2.47 dwelling units per acre). In 2004 and 2005, both the Planning Commission and City Council approved one year extensions to prevent the approved plan and plat from expiring. Since the original approval and subsequent expirations, Toll Brothers, for various reasons, left the central Ohio market and thereby abandoned the Stockdale Farms project. In 2005, an Applicant approached Staff regarding the possibility of undertaking a new plan with several modifications and received approval to allow 370 single family units for a density of 2.34 units per acre. The developer received five extensions of the amended plan and plats over the years until April 2014 when City Council approved a rezoning to allow a PMU (Planned Mixed Use Overlay District), a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to allow 323 single-family units on approximately 158.3 acres for a density of 2.04 units per acre for a revised layout because of the housing market demands and changes in City policies, plans and development requirements since the early 2000's. In August 2014, City Council approved a Final Development Plan and Final Subdivision Plat for Phase 1 of the aforementioned revised plan.

In April 2015, the Planning Commission and City Council approved a Preliminary Development Plan and Preliminary Subdivision Plat of a revised layout primarily because of access and grading issues which yield 320 single family units on approximately 158.3 acres for a density of 2.02 units per acre. The overall layout is similar to the previous approved plan in 2014 while eliminating access from Pollock Road and reducing the number of single family units by three. The development would be divided into five phases with Phase 1 containing 60 single family lots on 44.74 acres.

STAFF ANALYSIS

- **LAND USE:** The proposed residential use is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use at this location. The proposed density (2.02 units per acre) of the April 2015 plan is less dense than the previous plan approved for the site (2.04 units per acre) which is significantly less than the prior plans.
- **ZONING:** As mentioned above, the zoning for the properties is R-2 –PMU (One Family Residential District with a Planned Mixed Use Overlay District) with specific and high quality development text. The April 2015 approved amended plan has 320 single family units (on larger than typical subdivision lots) which would yield 3 less units than the current 2014 approved plan. More specifically, the 242 single family lots would be divided into 190 single family lots on 70 foot wide lots and 52 single family lots on 80 foot wide lots with minimum depths of 150 feet which yields 10,500 and 12,000 square foot lots respectively.

- **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 a technical review by the Engineering Department. The County has approved a traffic impact study that requires roadway improvements to Braumiller Road and it is the financial obligation of the developer to complete the necessary improvements. For Phase 1, the improvements include the construction of a left handed turn lane on Braumiller Road into the development.
- **ROADS AND TRAFFIC:** Phase 1 is accessed from Braumiller Road by Middlemead Street in a north/south orientation that extends through the 150 foot wide electric easement to Bucklewell Drive which is the northern boundary of Phase 1. Skipton Loop extends east and west from Middlemead Street about two lots and then proceeds north. The east leg of Skipton Loop extends north to Bucklewell Drive while the west leg of Skipton Loop stubs into Phase 2 at the 150 foot wide electric easement. Ingleton Court extends west from Skipton Loop (west) with lots that overlook the Olentangy River. The east leg of Skipton Loop should be renamed to eliminate any future confusion for emergency services. All streets would have to achieve compliance with the minimum engineering standards. Also as part of the original approval, the applicant has agreed to a transportation contribution of \$1,000 per dwelling unit due upon building permit approval for each unit. In addition, the developer would be responsible for any roadway improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.
- **SITE LAYOUT:** Phase 1 is located in the extreme southwestern portion of the site which fronts Braumiller Road and Pollack Road with access only to Braumiller Road. The site lies approximately 20 feet above Pollock Road with the Ingleton Court cul-de-sac lots on a bluff with the rear of the houses having a nice view of the Olentangy River. The remainder of the Phase 1 is a typical subdivision design with double loaded streets primary on open farmland with two streets forming a loop and the third street stubbing into Phase 2 at the 150 foot wide electric easement. Two retention ponds are located in this Phase, one on the extreme northeastern portion of the in Reserve C within the 150 foot wide electric easement and one on the extreme eastern portion of the site in Reserve C. As mentioned earlier, a 150 foot wide electric easement is located just north of the Phase that bisects the entire development in an east/west orientation.
- **LOT SIZES:** All the lots have a minimum size of 12,000 square feet with minimum lots widths of 80 feet and minimum lot depths of 150 feet except for the lots north of the 150 foot wide electric easement which are minimum 70 wide lots with minimum lots depths of 150 feet. The corner lots would be oversized to achieve compliance with the zoning code. The setbacks would be 30 foot for the front and 40 foot for the rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. All lots meet or exceed minimum requirements of the approved development text are in conformance with the approved Amended Preliminary Development Plan and Preliminary Subdivision Plat. Single-family homes would have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms.
- **HOUSE DESIGN:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by base zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single family houses include: 1.) At least 50% of the front elevation of all homes shall consist of approved natural materials as defined in the text; 2.) EIFS, stucco or similar products are prohibited as an exterior material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.
- **PARKLAND AND OPEN SPACE:** The entire development has 49.99 acres (just over 31.5%) of open space and parkland (32.60 acres or approximately 20.5% of open space and 17.39 acres or approximately 11.0% of parkland) which exceeds minimum base zoning code requirements. Phase 1 would have five reserve areas of open space and parkland. Reserve A (4.064 acres of open space) is located adjacent to the Olentangy River across Pollock Road and would be dedicated to the City to protect the floodplain similar to the Terra Alta

development. Reserve B (4.685 acres of open space) is located just east of the main entrance and north of Braumiller Road. Reserve C (6.226 acres of park) is a designated neighborhood park located east of the main entrance behind the rear of the lots on Skipton Loop (east leg) and north of Braumiller Road that contains 6.226 acres of parkland and 0.782 acres of open space. Two retention ponds and a bike path are located in Reserve C. Reserve D (1.847 acres of park) is a designated pocket park located south of Bulklewell Drive, east of Middlemead Drive and west of Skipton Loop within the 150 foot wide electric easement. This park area shall be graded relatively flat to be useable play area for soccer, baseball and football fields per the approved Preliminary Development Plan and Preliminary Subdivision Plat. Reserve E (0.284 acres of open space) is located just west of Middlemead Drive within the 150 foot wide electric easement. The parkland and open space (less the open space along the Olentangy River which would be dedicated to the City) would all be owned and maintained by the Homeowners Association but open to the public.

- **LANDSCAPING AND SCREENING:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park and open space landscaping. In Phase 1, the applicant is proposing a 3 to 6 foot high mound (where grading allows) with landscaping adjacent to Braumiller Road to screen the rear yards of the houses abutting the roadway. Buffering along Pollock Road is not necessary because of the significant grade change (approximately 20 feet in this area) between Pollock Road and the rear of the lots adjacent to Pollock Road. In addition, along the rear of lots of 96-102 in the northwest section of Phase 2 a continuous buffer of 8 foot high Norway spruce trees would be require to screen the adjacent home in addition to the tree line that exists in this location already as approved in the Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat. Significant landscaping features along with signage are proposed at the main entrance into Phase 1 along Braumiller Road. The entrance sign would have an approximate 3 foot high granite boulder veneer base with a limestone cap with 14 inch high raised letters installed on a 2 foot high IPE wood panel. The sign base would be 14 feet wide. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors in this Phase. The evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant has provided a bike path/pedestrian route along the north/south stream bed and along the north side of Braumiller Road which are important pathways in the Bikeway Master Plan. In Phase 1, a bike path would be located in Reserve D and would follow the existing creek bed that would extend from Braumiller Road north through the 150 foot electric easement. In addition a bike path would extend along the north side of Braumiller Road within Phase 1. All bike paths, not in a public right-of-way, must be within a minimum 10 feet wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks would be provided on both sides of all public streets in the subdivision and future cluster development plan. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock Road infeasible. However, a sidewalk shall be extended to Pollock Road to provide a connection to the river parkland in either Phase 1 or Phase 2.
- **TREE PRESERVATION:** The development is designed in a manner that maximizes tree preservation (approximately 44% of trees being preserved) on the site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals and the methodology discussed throughout the approval process, the Applicant, with the agreement of Staff, has agreed to a \$500 per lot fee paid at the time of building permit issuance along with complying with the tree preservation plan approved by City Council. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed and approved by the Chief Building Official that would achieves compliance with the zoning code for Phase 1 prior to engineering drawing approval.

- **PHASING:** A second access point to the subdivision along Braumiller Road would be required after 60 lots (during Phase 2 per approved Amended Preliminary Development Plan and Preliminary Subdivision Plat) to facilitate circulation within the subdivision and limit congestion on Braumiller Road. Phase 2 is located just north of Phase 1.

STAFF RECOMMENDATION – (2015-0521 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by LYH, LLC of a Final Development Plan for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions:

1. The Applicant needs to obtain final 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.
2. A second access point to the subdivision along Braumiller Road shall be required after 60 lots are developed (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.

STAFF RECOMMENDATION – (2015-0522 FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by LYH, LLC of a Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. The east leg of Skipton Loop shall be renamed to eliminate any confusion for emergency services.
4. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
5. The developer shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
6. The main north/south entrance road from Braumiller Road shall be constructed before the 61st lot is developed (building permit approval) which is Phase 2 per submitted Preliminary Development Plan.
7. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
8. The off-site stormwater improvements shall comply with the minimum City and County regulations.
9. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed prior to or concurrent with Phase 2 of the development
10. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended to Pollock Road to provide a connection to the river parkland in Phase 1 or 2.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.

CASE NUMBER: 2015-0521 & 0522

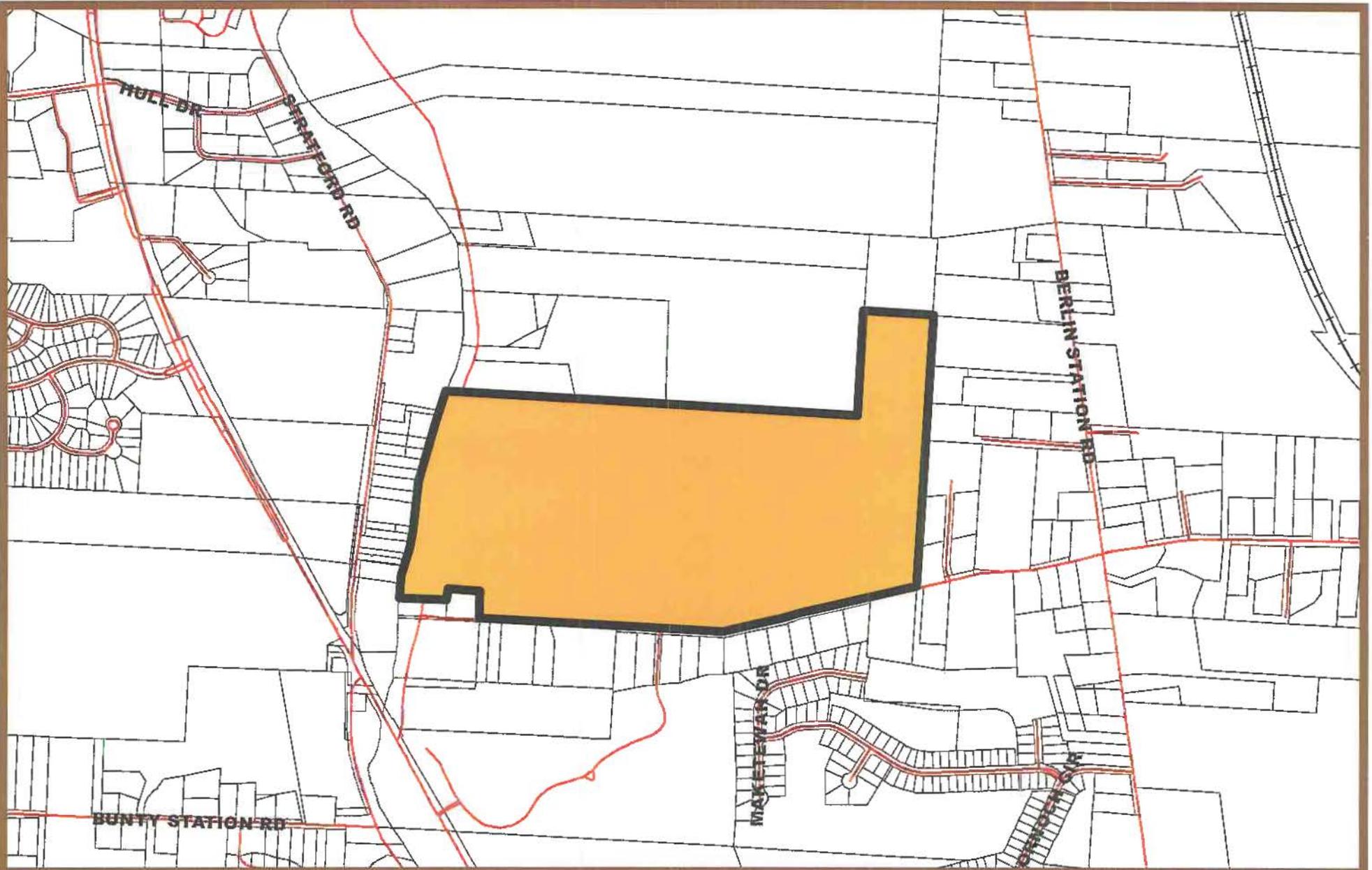
MEETING DATE: May 6, 2015

PAGE: Page 6 of 6

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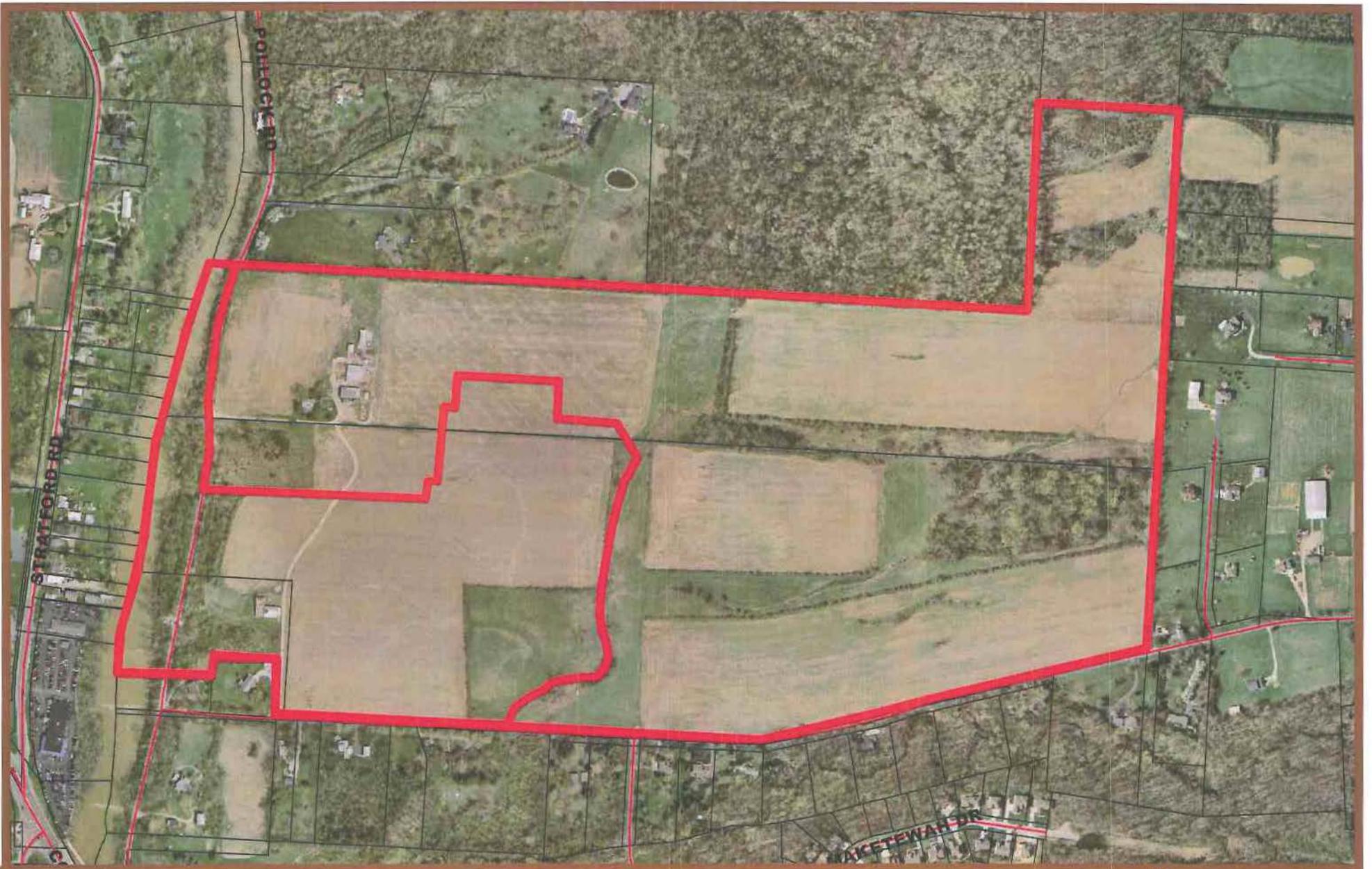
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EST 1808
CITY OF
DELAWARE
OHIO

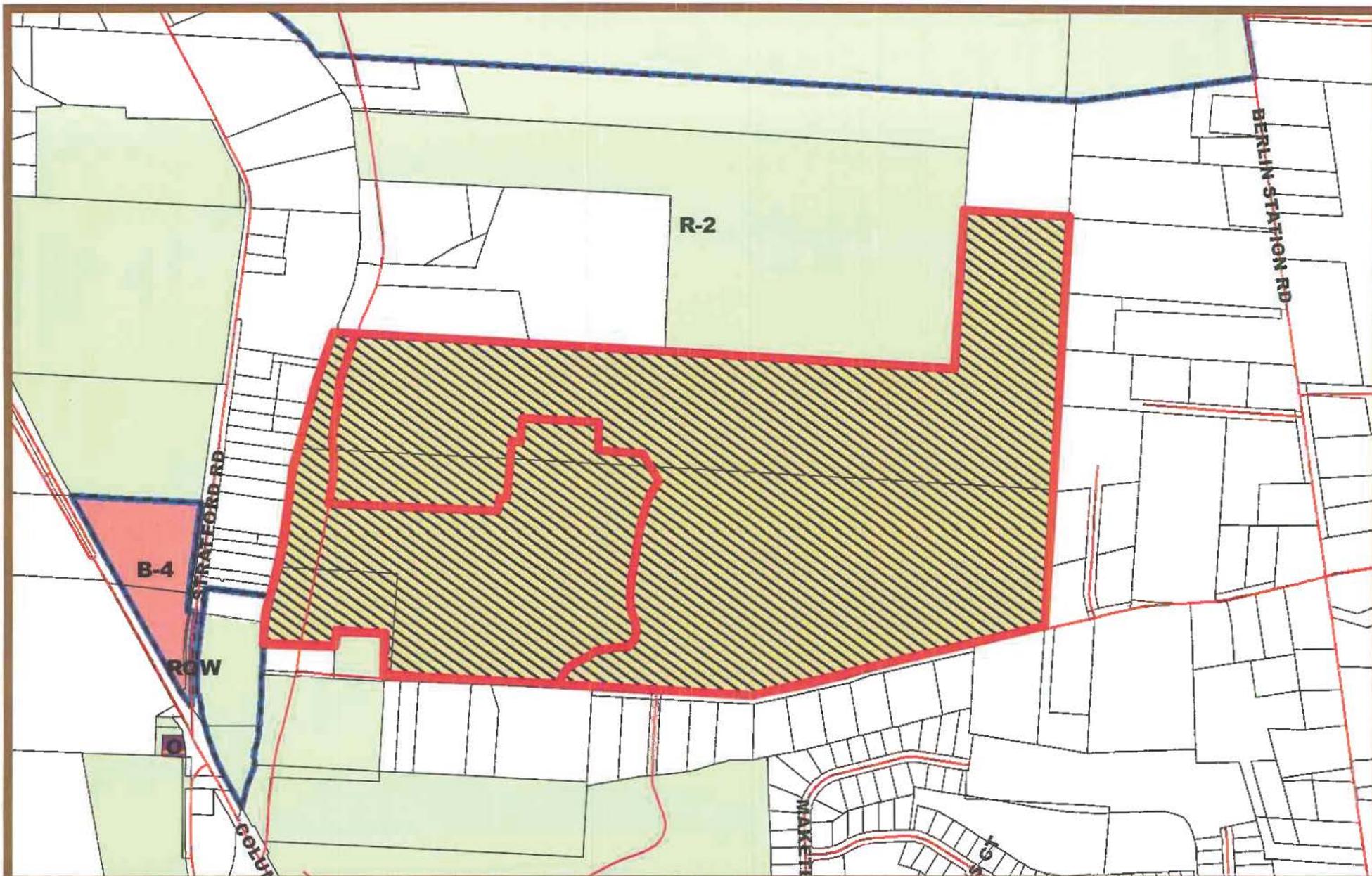
2015-0521 & 0522
Final Development Plan and
Final Subdivision Plat
Stockdale Farms - Phase 1
Location Map





2015-0521 & 0522
Final Development Plan and
Final Subdivision Plat
Stockdale Farms - Phase 1
Aerial (2013)

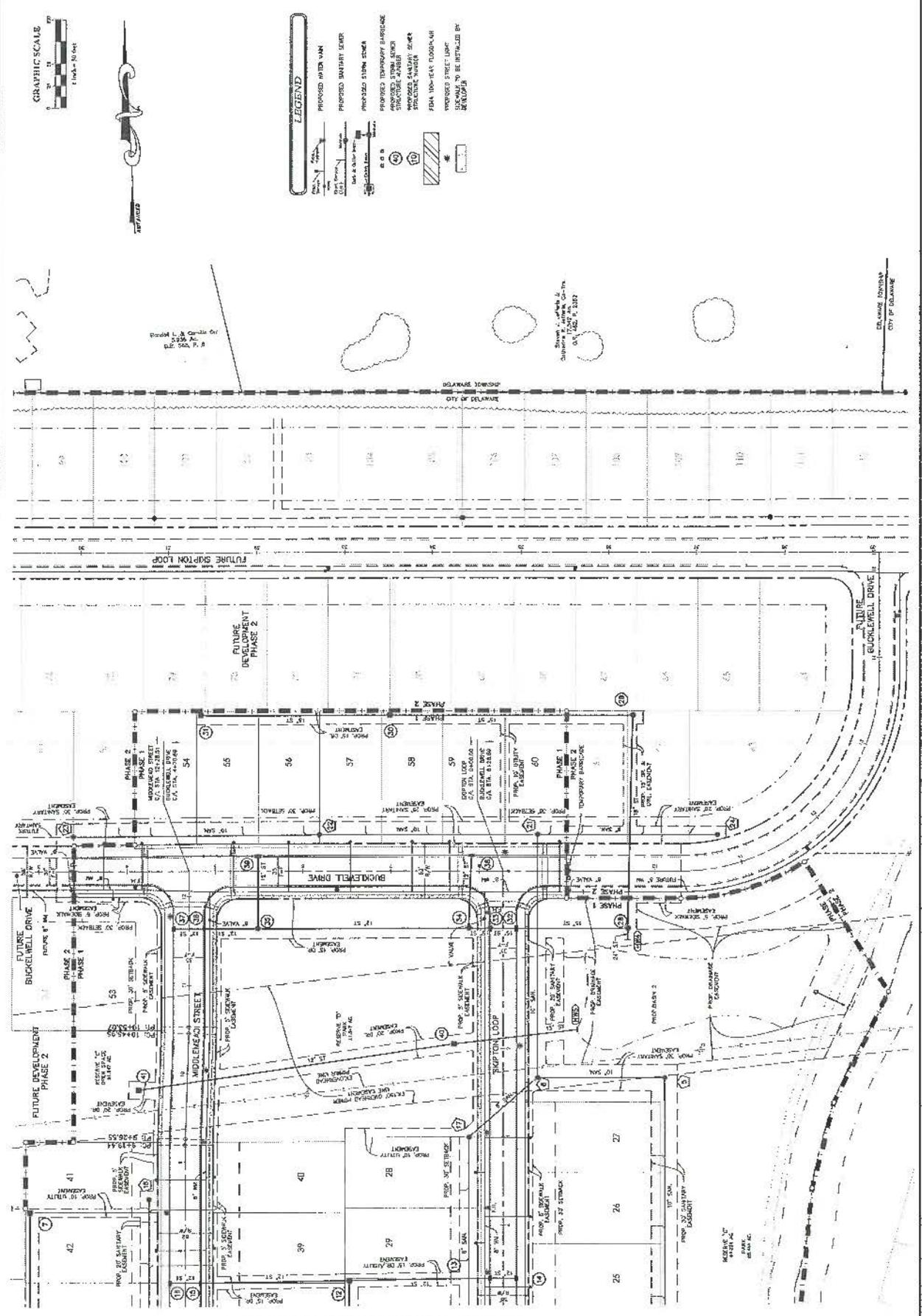


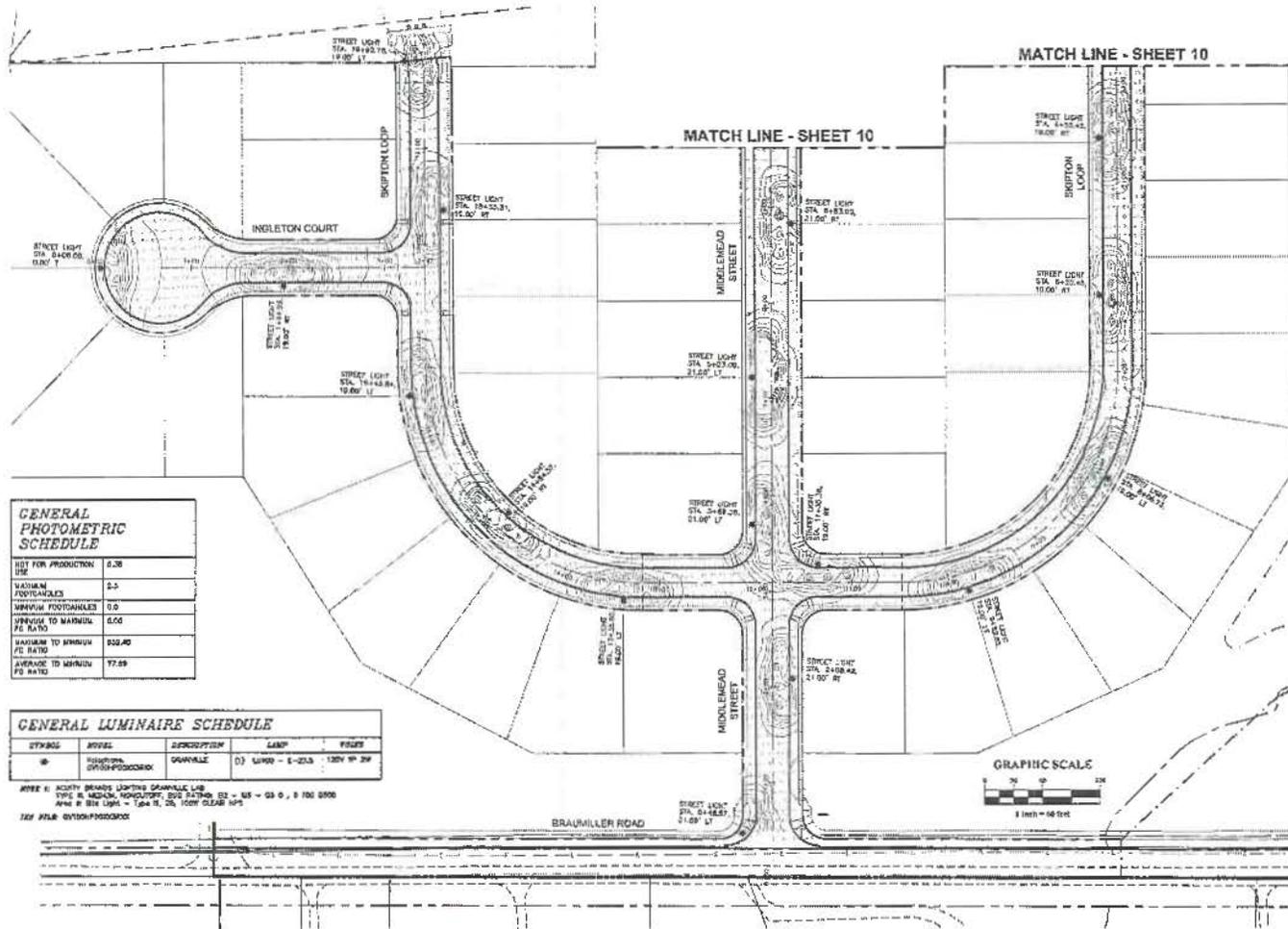


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CITY OF
DELAWARE
OHIO

2015-0521 & 0522
Final Development Plan and
Final Subdivision Plat
Stockdale Farms - Phase 1
Zoning Map







GENERAL PHOTOMETRIC SCHEDULE

INT FOR PRODUCTION USE	0.38
MINIMUM FOOTCANDLES	2.5
MINIMUM FOOTCANDLES PER FOOT	0.0
MINIMUM TO MAXIMUM FC RATIO	0.06
MAXIMUM TO MINIMUM FC RATIO	0.06 AD
AVERAGE TO MINIMUM FC RATIO	17.28

GENERAL LUMINAIRE SCHEDULE

SYMBOL	MODEL	DESCRIPTION	LAMP	FOOTS
⊙	PHOTONIX OPTIUM/PRO/2000	OSWALLE	DJ L1400 - 1-27.5	130V W 2W

NOTE: 1. SCOTT BRANDE LIGHTING CHANNEL LAMP TYPE A MEDIUM VOLTAGE, 250 WATT, 27.5 - 65 - 03 0, 0 100 0000
 2. 4' x 8' DIM LAMP - 1.24 x 12, 25, 100V CLEAR W/P
 3. 12' x 18' x 6" DIM/PRO/2000

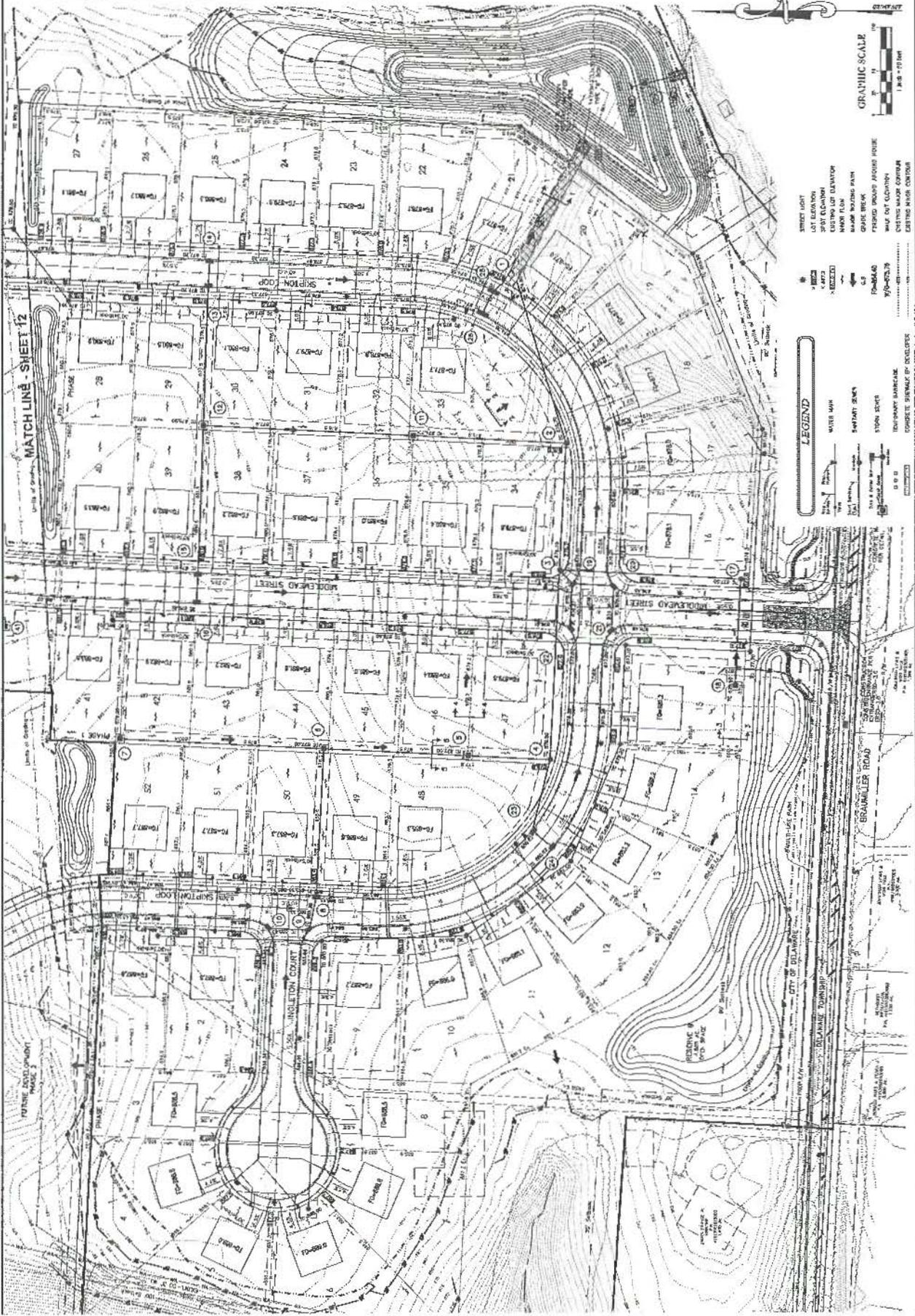


ADVANCED CIVIL DESIGN
 437 Summit Blvd
 Columbus, OH 43260
 Tel: 614.231.0774

CITY OF CLEVELAND, OHIO
FINAL DEVELOPMENT PLAN
 FOR
STOCKDALE FARMS PHASE 1
LIGHTING PLAN

DATE	APPROVED

Date: 04/29/2015
 Scale: 1"=40'
 Drawn By: G.L.
 Checked By: G.S.
 Project Number:
 15-0002-586
 Drawing Number:
9 / 12



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING A PART OF FARM LOTS S AND T, SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING PART OF A 81.83 ACRE TRACT AS CONVEYED TO LYH, L.L.C. IN OFFICIAL RECORD #1, PAGE 133, AND PART OF A 81.23 ACRE TRACT AND A 8.50 ACRE TRACT AS CONVEYED TO LYH, L.L.C. IN OFFICIAL RECORD #1, PAGE 137, DELAWARE COUNTY RECORDERS OFFICE.

THE UNDERSIGNED, LYH, L.L.C., AN OHIO LIMITED LIABILITY COMPANY BY JUDITH D. HOOK, MANAGING PARTNER, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS STOCKDALE FARM, PHASE 1, A SUBDIVISION OF SAID LOTS AND DO HEREBY ACCEPT THIS PLAN AND DO VOLUNTARILY DEDICATE A BAY AREA FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAN AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", "DRAINAGE / UTILITY / LANDSCAPE EASEMENT", AND "SANITARY EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LINES, AND FOR STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED AS "UTILITY EASEMENT", AND "DRAINAGE AND UTILITY EASEMENT". AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER FACILITIES. ANY ABOVE GRADE STRUCTURES WITHIN "DRAINAGE AND UTILITY EASEMENTS" SHALL BE DESIGNED TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID LYH, L.L.C. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPHS.

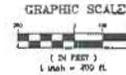
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THE LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLANNING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF DELAWARE, OHIO, FOR THE BENEFIT OF LYH, L.L.C. AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, JUDITH D. HOOK, MANAGING PARTNER OF LYH, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS CONVEYANCE TO BE ENGRAVED THIS _____ DAY OF _____, 2015.

SIGNED AND APPROVED/LED IN THE PRESENCE OF: LYH, L.L.C., AN OHIO LIMITED LIABILITY COMPANY
 SIGNATURE: JUDITH D. HOOK, MANAGING PARTNER
 PRINTED: JUDITH D. HOOK, MANAGING PARTNER

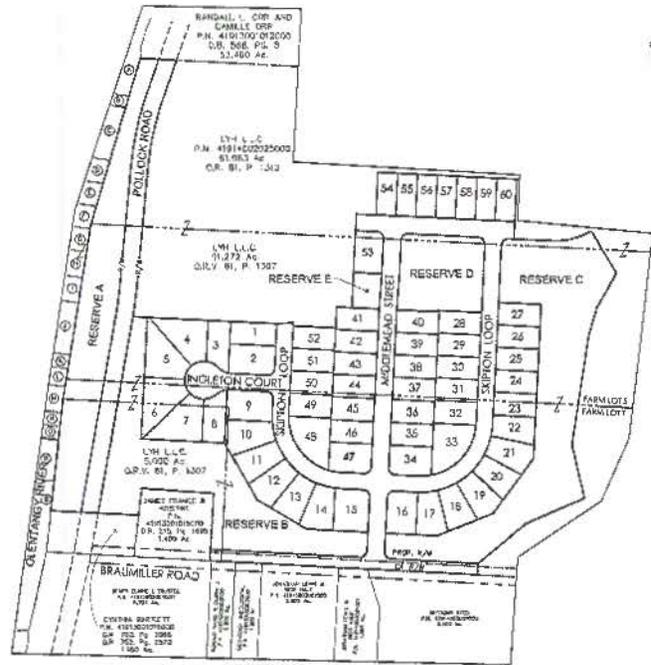
Notary for Owner, STATE OF OHIO: JUDITH D. HOOK, MANAGING PARTNER OF LYH, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, PERSONALLY APPEARED JUDITH D. HOOK, WHO ADMITTED THE SIGNING OF THE INSTRUMENTS REFERRED TO IN HER PRECEDING VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN IMPRESSED.
 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS _____ DAY OF _____, 2015.
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC, STATE OF OHIO

STOCKDALE FARMS PHASE 1 FARM LOTS S AND T, SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CITY OF DELAWARE, DELAWARE COUNTY, OHIO



OWNERSHIP INFORMATION

- 1 MICHAEL J. AND JANE R. HEALD
- 2 NICHOLE M. AND MATTHEW J. OFFNER
- 3 P.M. HANCOCK/OSBORN
- 4 RICHARD W. STALEY
- 5 P.M. HANCOCK/OSBORN
- 6 MICHAEL J. AND JANE R. HEALD
- 7 RUSSELL PHILLIPS/OSBORN
- 8 PATRICIA L. HANCOCK
- 9 JAMES E. AND JANE E. STALEY
- 10 JAMES E. AND JANE E. STALEY
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- 60 JAMES E. AND JANE E. STALEY



OWNER / DEVELOPER
 LYH, L.L.C.
 5802 AVERY ROAD
 DELAWARE, OHIO 43015
PRIMARY CONTACT:
 MARK HINES
 PHONE: 614-999-5488

PHASE 1
 TOTAL AREA: 64.74 ACRES
 TOTAL AREA: 64.74 ACRES
 NET PHASE 1 AREA LESS ROAD: 58.04 ACRES
 OPEN SPACE: 17.78 ACRES
 BUILDABLE LOTS (70) AREA: 43.41 ACRES

ZONING DISTRICT: R-2 PMU
 SETBACKS:
 FRONT MINIMUM 5' (FROM RIGHT-OF-WAY)
 SIDE 10' (PER ROAD)
 REAR 40'
 POLLOCK ROAD: 100' FROM R/W
 BRAUMILLER ROAD: 80' FROM R/W

SHOWING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE FINAL PLAT.

BASIS OF BEARINGS
 BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH OZMA, NAD 83 (2011).

FLOOD DESIGNATION
 BY DRAWING PLATTED ON: THE AREA ON THE EAST SIDE OF POLLOCK ROAD IS LOCATED IN ZONE "X" AND THE AREA ON THE WEST SIDE OF POLLOCK ROAD IS LOCATED IN ZONE "AO" AND ZONE "A" FROM FEDERAL EMERGENCY MANAGEMENT AGENCY OF FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 200401010C WITH AN EFFECTIVE DATE OF APRIL 18, 2008. IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PINS, THIRTY-FOUR (36) INCH BORE DIAMETER, THIRTY (30) INCH LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING. THE INSCRIPTION INDICATED THEREIN, THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE DRAINAGE DIMETERS, THIRTY-FOUR (36) INCH LONG, THIRTY (30) INCH WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN GAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED" ONCE INSTALLED. THE TOP OF THE CAP SHALL BE MARKED PUNCHING TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATE: 10/29/2015

- DRAINAGE AND UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND, PUBLIC AND PRIVATE UTILITIES AND APPURTENANT RECORDS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAR, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSES. NO ABOVE GRADE STRUCTURES, LINES OR OTHER CONSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DESIGNATED ON THIS PLAN.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DESIGNATED UPON THIS PLAN THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED WITHIN FINISHED GRADE, ELEVATIONS AND/OR LOT DRAINAGE PLANS, SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES, AND CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLAT SUBMITTED WITH THE BUILDING PERMIT.
- ROOF GUTTER, SPREAD, ASSESSMENT SUMP PUMP, FOUNDATION DRAINAGE SYSTEM TILES, TIED INLETS, OR CATCH BASINS, OR ANY OTHER CLEAR WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
- WHERE DESIGNATED SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS, AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
- MAINTENANCE OF "DRAINAGE AND UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREON, THEIR SUCCESSORS, OR ASSIGNS AND IS TO BE TRANSFERRED WITH CONVEYANCE OF SAID LOTS.
- THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAN.
- THIS SUBDIVISION PLAN DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SURVEY LOTS. A TITLE REPORT SHOULD BE OBTAINED TO SHOW ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
- EASEMENTS ARE SPECIFICALLY GRANTED UNTO DELCO WATER COMPANY, INC. ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, AND APPURTENANCES WITHIN DESIGNATED ROAD RIGHT-OF-WAY, PRIVATE ROADS, COMMON ACCESS DRIVE EASEMENTS, AND DESIGNATED DRAINAGE & UTILITY EASEMENTS, UTILITY EASEMENTS & SANITARY EASEMENTS.

AUDITOR
 TRANSFERRED THIS _____ DAY OF _____, 2015

AUDITOR
 DELAWARE COUNTY, OHIO

PD CASE NO. _____ APPROVED BY PLANNING COMMISSION ON _____

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE NO. _____, WHEREIN ALL EASEMENTS, SHOWN DESIGNATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

DELCO WATER
 APPROVED THIS _____ DAY OF _____, 2015.

DEPUTY GENERAL MANAGER

CITY CLERK _____ DATE _____

R. THOMAS NOVAK, CITY MANAGER _____ DATE _____

RECORDER

DAVID H. EPLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR / CITY ENGINEER _____ DATE _____

BRAD STANTON, UTILITIES DIRECTOR _____ DATE _____

DATE: 10/29/2015

LEGEND
 O = OPEN PLOT
 D = PERMANENT MARKER
 S = IRON NAIL SET
 * = IRON PILE FOUND
 # = IRON NAIL FOUND

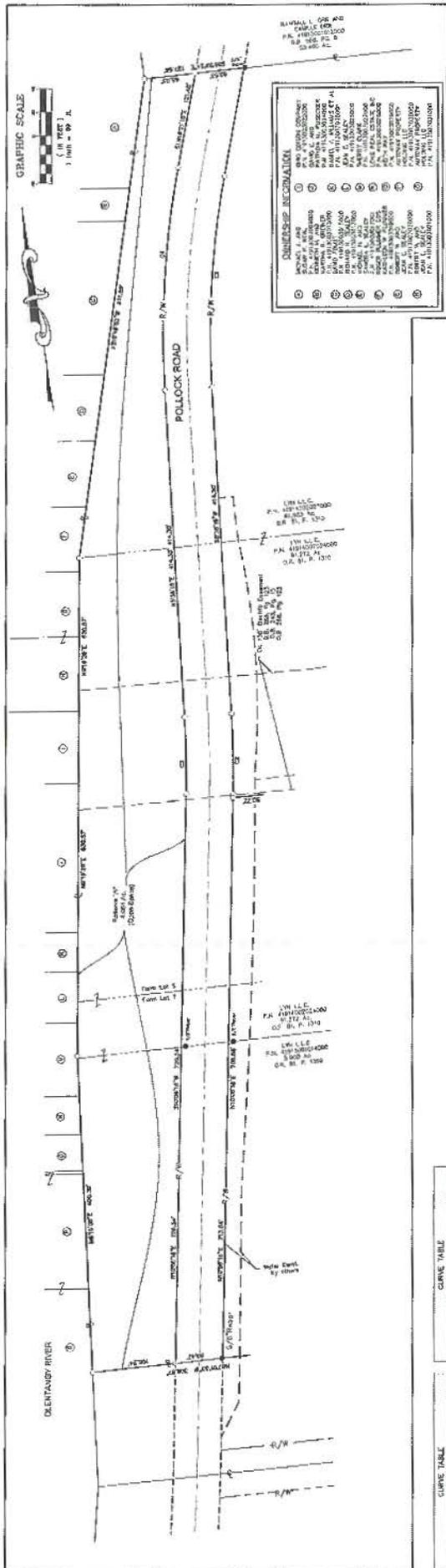
FROM IRON NAIL SET ARE IRON PINS, THIRTY-FOUR (36) INCH BORE DIAMETER, THIRTY (30) INCH LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING. THE INSCRIPTION "ADVANCED T&E".

ADVANCED CIVIL DESIGN
 DATE: 10/29/2015

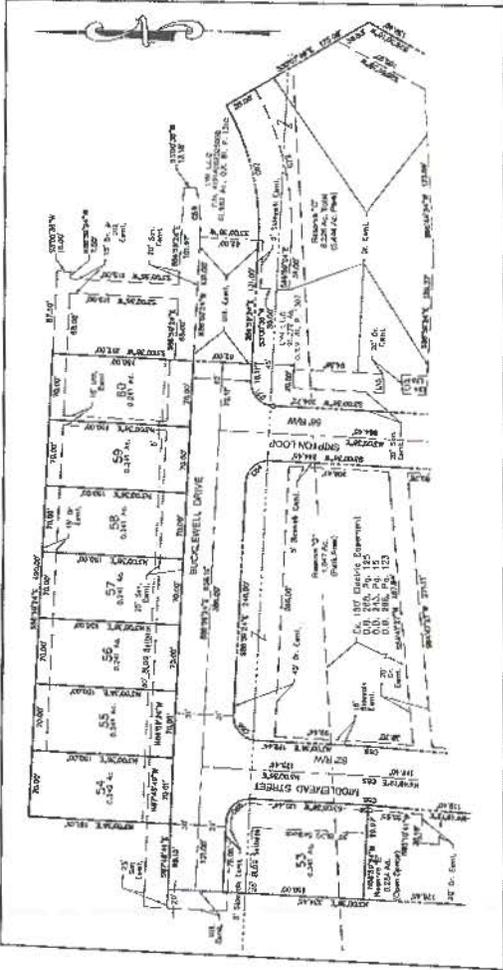
NOTARIAL: TOWNSHIP 4, RANGE 19, SECTION 1, UNITED STATES MILITARY LANDS, CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL PLAT

13/2009-2014
 04/14/2014
 04/14/2014

Detail "A"



Detail "B"



CURVE TABLE

NO.	LENGTH	MARKS	DELTA	CHORD	CHORD BEARING
101	100.00	100.00	180.00	100.00	180.00
102	100.00	100.00	180.00	100.00	180.00
103	100.00	100.00	180.00	100.00	180.00
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119	100.00	100.00	180.00	100.00	180.00
120	100.00	100.00	180.00	100.00	180.00

CURVE TABLE

NO.	LENGTH	MARKS	DELTA	CHORD	CHORD BEARING
121	100.00	100.00	180.00	100.00	180.00
122	100.00	100.00	180.00	100.00	180.00
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139	100.00	100.00	180.00	100.00	180.00
140	100.00	100.00	180.00	100.00	180.00

CURVE TABLE

NO.	LENGTH	MARKS	DELTA	CHORD	CHORD BEARING
141	100.00	100.00	180.00	100.00	180.00
142	100.00	100.00	180.00	100.00	180.00
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159	100.00	100.00	180.00	100.00	180.00
160	100.00	100.00	180.00	100.00	180.00

*SPECIES / LOCATION TO BE APPROVED BY ELECTRIC BASEMENT OWNER
 GENERAL NOTES
 1. TREES ARE TO BE MEASURED AT BREAST HEIGHT

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
16	AG	ACER GINNALA	AMUR MAPLE	1 3/4" CAL.	B&B	MATCH FORM
84	GB	ACER SPERMATOPHYTES SIENNA GLEN	SIENNA GLEN MAPLE	1 3/4" CAL.	B&B	MATCH FORM
13	LF	LIRIODENDRON TULIPIFERA	TULIP TREE	1 3/4" CAL.	B&B	MATCH FORM
23	UM	ULMUS 'MORTON'	MORTON ELM	1 3/4" CAL.	B&B	MATCH FORM
37	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	1 3/4" CAL.	B&B	MATCH FORM

PLANT LIST - REPLACEMENT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
31	PAR	PICEA ABIES	NORWAY SPRUCE	8" HT.	B&B	
31	PGR	PICEA GLAUCA	WHITE SPRUCE	8" HT.	B&B	
15	UMR	ULMUS 'MORTON'	MORTON ELM	3 3/4" CAL.	B&B	

PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
9	AGA	AMELANCHIER SCRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6" HT.	B&B	CLUMP
4	GYM	GYMNOCADUS SERRATUS	KENTUCKY COFFEETREE	1 3/4" CAL.	B&B	
3	KOL	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1 3/4" CAL.	B&B	
37	PAB	PICEA ABIES	NORWAY SPRUCE	8" HT.	B&B	
32	PGC	PICEA GLAUCA	WHITE SPRUCE	8" HT.	B&B	

GENERAL PLANTING NOTES:

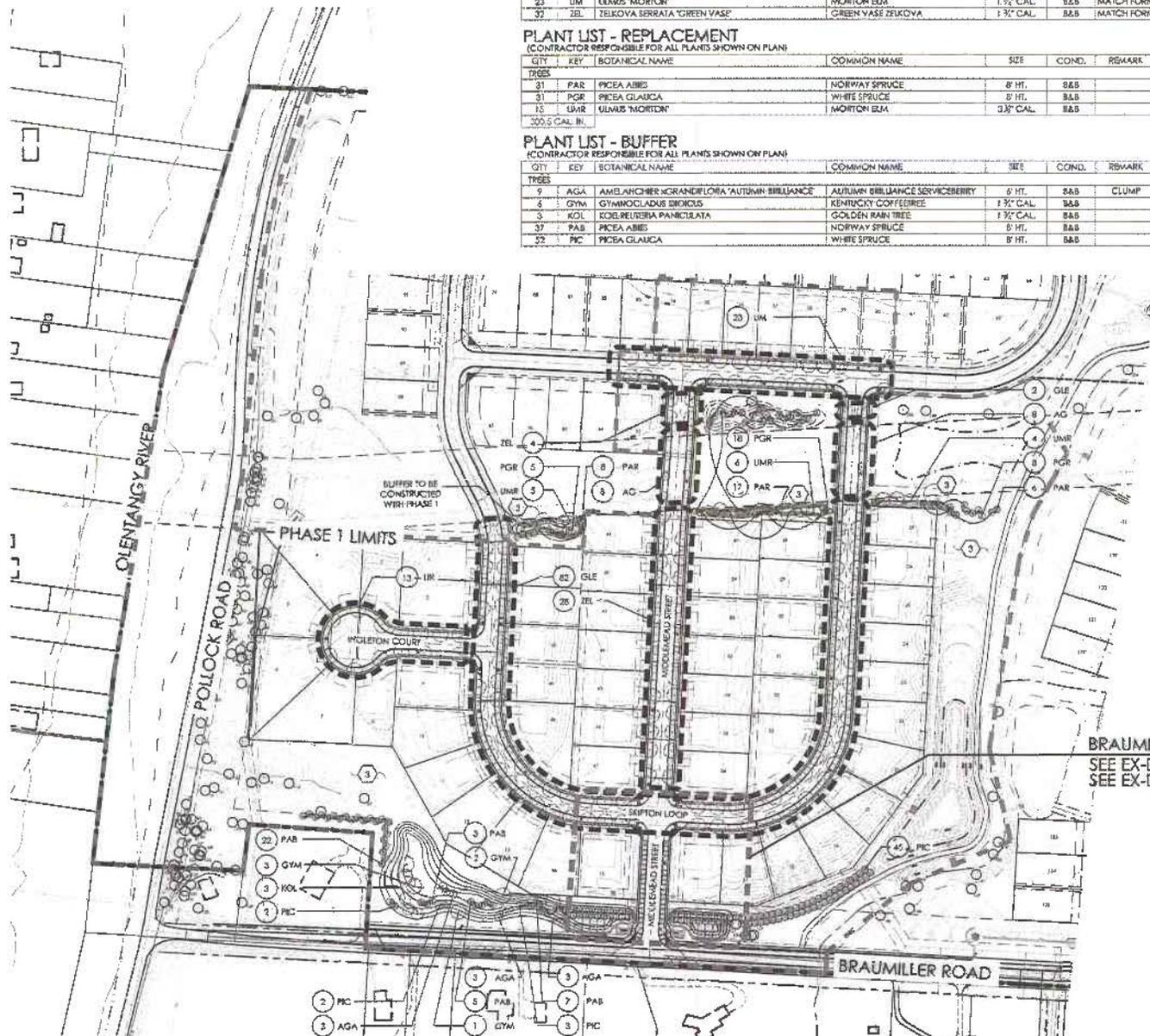
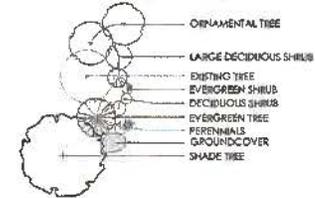
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH BEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, PINE GRADED AND SEEDED/SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

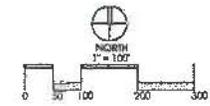
1. LAYIN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA. PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. MEADOW SEED MIX

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



BRAUMILLER ROAD - SECONDARY ENTRY
 SEE EX-D.2 FOR LAYOUT & MATERIALS PLAN
 SEE EX-D.3 FOR ENLARGEMENT LANDSCAPE PLAN



REVISIONS	

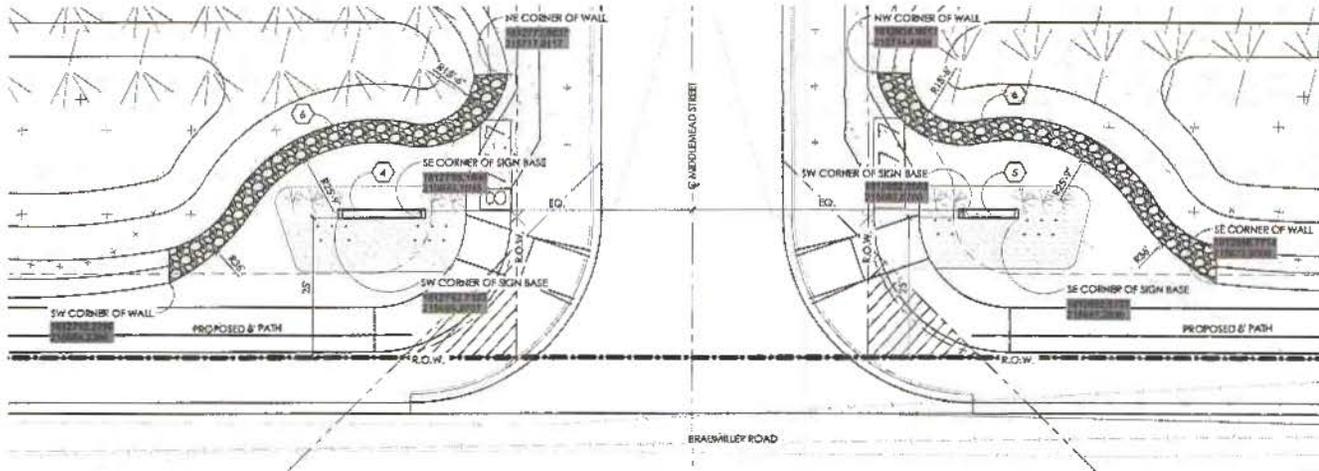
OVERALL LANDSCAPE PLAN - PHASE 1

STOCKDALE FARMS
 PREPARED BY
LYH, LLC
 5500 AVENUE ROAD
 DUREN, CO 80131

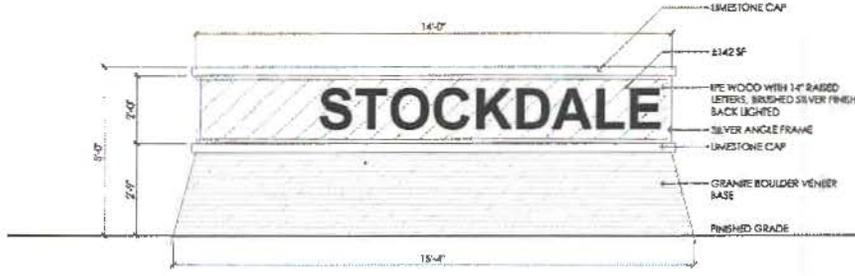
Lyh Planning & Design
 LANDSCAPE ARCHITECTURE
 245 MILL STREET
 P.O. BOX 101184
 DENVER, CO 80201
 5.64.481
 www.lyhplanninganddesign.com

DATE	4/29/15
PROJECT	15027
SHEET	

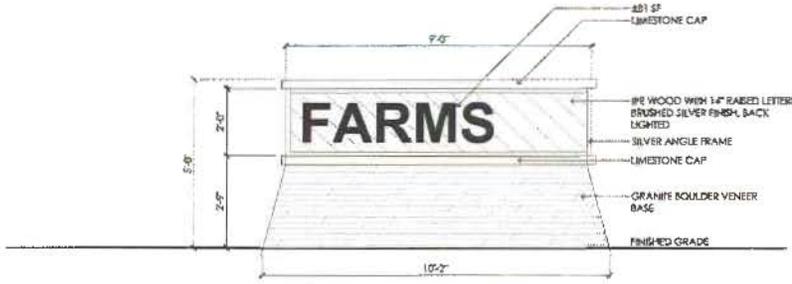
EX-D.1



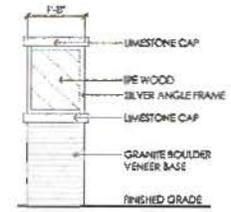
1 BRAUMILLER ROAD SECONDARY ENTRY LAYOUT & MATERIALS PLAN
SCALE: 1" = 10'



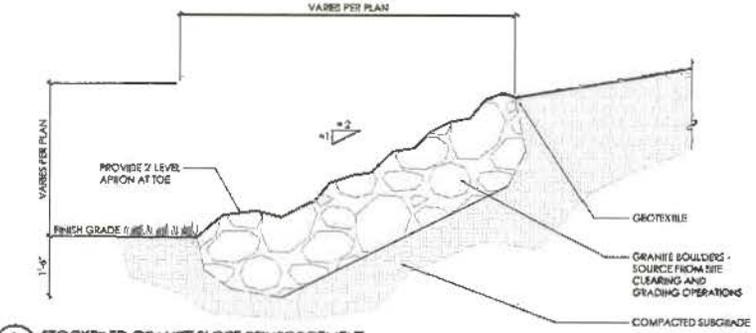
3 SIGN ELEVATION - WEST SIDE
SCALE: N.T.S.



4 SIGN ELEVATION - EAST SIDE
SCALE: N.T.S.



1 ENTRY SIGN SIDE ELEVATION
SCALE: N.T.S.



2 STOCKPILED GRANITE SLOPE REINFORCEMENT
N.T.S.

GENERAL LAYOUT NOTES

- BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY ADVANCED CIVIL DESIGN- 422 BECKER RD, GAHANNA, OH 43230 PH: 614.426.7750
- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3\"/>

REVISIONS

NO.	DESCRIPTION

**BRAUMILLER ROAD
SECONDARY ENTRY
LAYOUT & MATERIALS**

STOCKDALE FARMS
PROPERTY OF
LYH, LLC
485 AVERY ROAD
DUBLIN, OH 43015

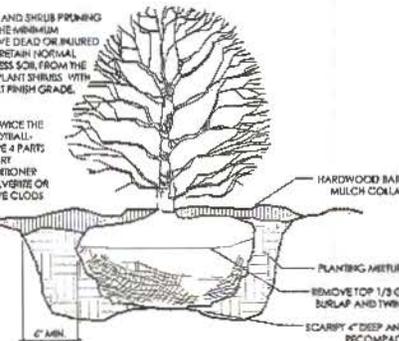
Paris Planning & Design
LANDSCAPE ARCHITECTS
200 N. 16th Street
Bellefontaine, OH 45114
www.parisplanninganddesign.com

DATE: 4/29/15
PROJECT: 15027
SHEET:

EX-D.2

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'-3" ABOVE FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL. BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST), PULVERISE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

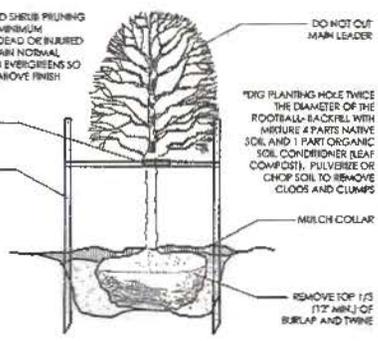


③ SHRUB PLANTING DETAIL
N.T.S. 01-1300

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'-3" ABOVE FINISH GRADE.

FLINKIE TREE WRIBING MATERIAL 1" WIDE-GREEN COLOR

2" X 2" X 8' WOOD STAKE, 2 PER TREE



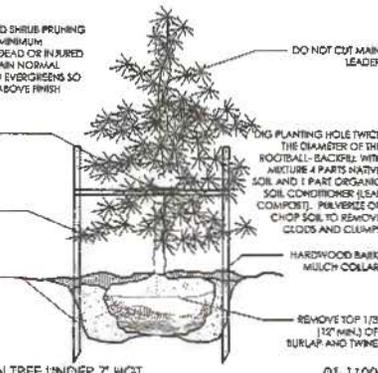
① DECIDUOUS TREE
N.T.S. 01-1001

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2'-3" ABOVE FINISH GRADE.

FLINKIE TREE WRIBING MATERIAL 1" WIDE-GREEN COLOR-TREAT HOT OF TREE

2" X 2" X 8' WOOD STAKE, 3 PER TREE UP TO 7' HEIGHT

DRIVE STAKES TO 18" BELOW FE



② EVERGREEN TREE UNDER 7' HGT.
N.T.S. 01-1100

GENERAL PLANTING NOTES:

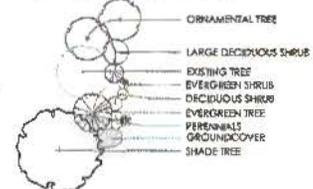
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH BEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA: PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ② LANDSCAPE AREA: PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ NOT USED
- ④ MAIN ENTRY SIGN - WEST SIDE - SEE DETAILS 1 & 3. THIS SHEET
- ⑤ MAIN ENTRY SIGN - EAST SIDE - SEE DETAILS 1 & 4. THIS SHEET
- ⑥ GRANITE COBBLE STONE WALL OF CHASTE MATERIAL - SEE DETAIL 2, SHEET D.2

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST - REPLACEMENTS

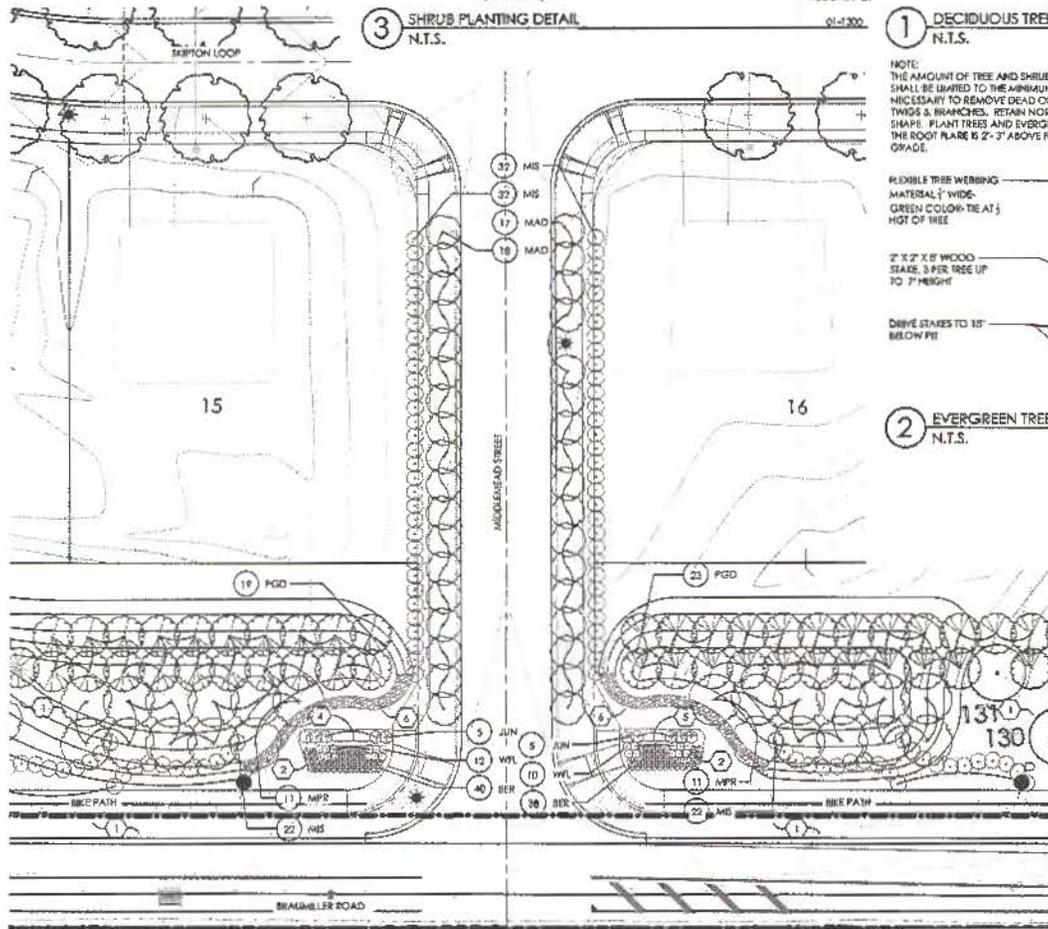
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
35	MAD	MALUS 'ALBIONDACE'	ALBIONDACE CRABAPPLE	3" C	B&B	MATCH FORM
22	MPP	MALUS 'PRINCE'	PRINCE CRABAPPLE	3" C	B&B	MATCH FORM
43	PGD	PICEA GLAUCA 'DENSATA'	WHITE SPRUCE	6" HT.	B&B	

PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
78	BER	BERRBERIS THUNBERGII 'BOGOWEAM'	BONANIA GOLD SABBERRY	12" SP.	CONT.	
10	JUN	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" SP.	B&B	
22	WFL	WIBGELA FLORIDA 'TANGO'	TANGO WIBGELA	18" HGT.	CONT.	
PERENNIALS / ORNAMENTAL GRASSES						
108	MB	MEXCATHUS TENENIS 'GRACILIMUS'	GRACILIMUS MAIDEN GRASS	NO. 2	CONT.	



REVISIONS

BRAUMILLER ROAD
SECONDARY ENTRY
ENLARGEMENT
LANDSCAPE PLAN

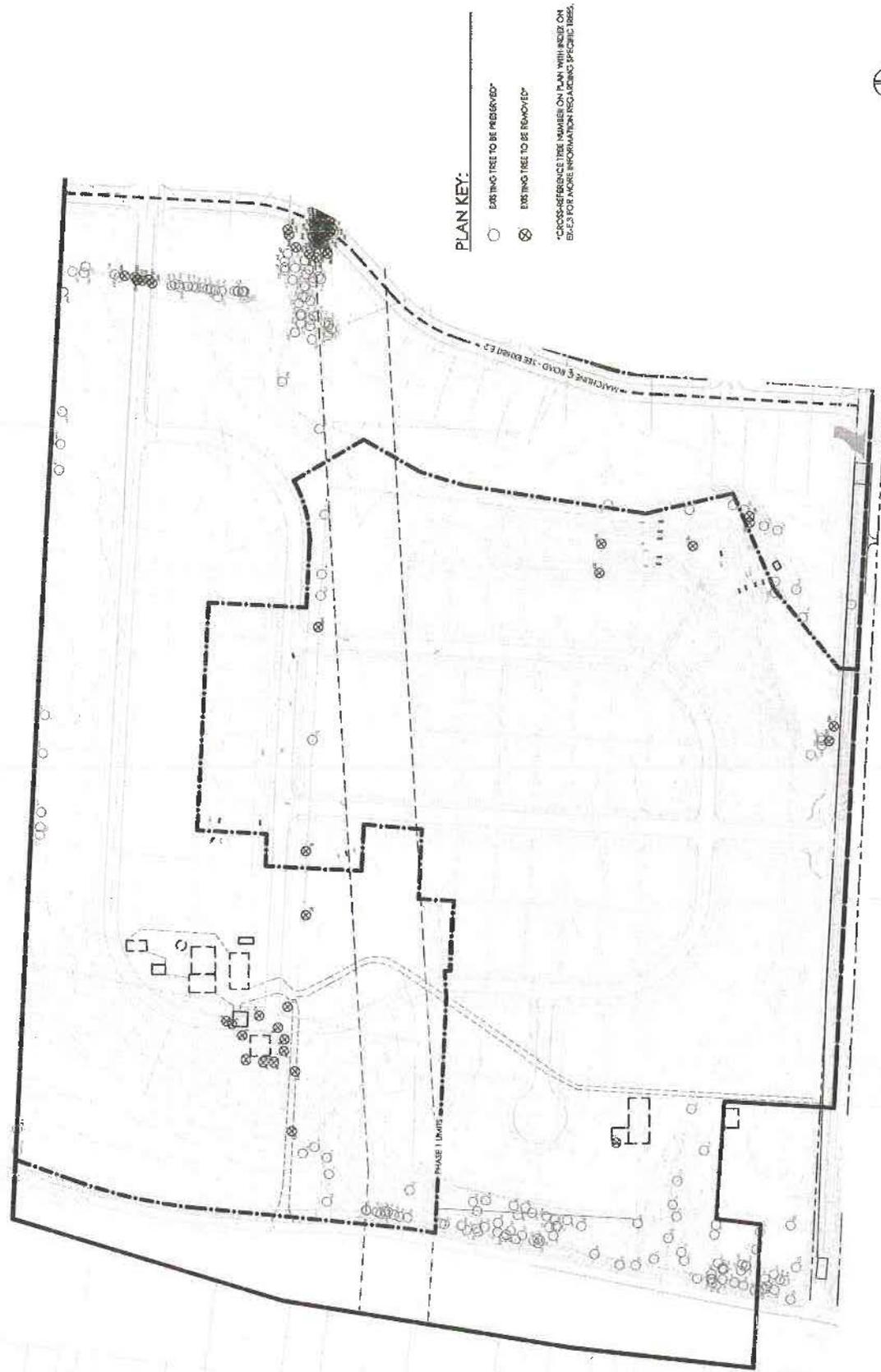
STOCKDALE FARMS
L.V.H. LLC
3455 AVENUE ROAD
ENRIN, OR 97135

Maris Planning & Design
LANDSCAPE ARCHITECTURE
L.V.H. LLC
3455 AVENUE ROAD
ENRIN, OR 97135

DATE 4/29/15
PROJECT 15027
SHEET

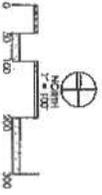
EX-D.3

REVISIONS		STOCKDALE FARMS PROVIDER LTH, LLC 5475 AVERY ROAD DUBLIN, OH 43016	Part's Planning & Design LAND PLANNING 5101 W. STATE ST. COLUMBUS, OH 43235 WWW.PARTSPANNINGDESIGN.COM	DATE	4/29/15
				PROJECT	15027
TREE PRESERVATION PLAN - WESTERN HALF		EX-E.1			



PLAN KEY:

- EXISTING TREE TO BE PRESERVED*
- ⊗ EXISTING TREE TO BE REMOVED*
- *CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON B.L.S FOR MORE INFORMATION REGARDING SPECIFIC TREES.



PLAN KEY:

- ◻ SAMPLE AREA TREE PRESERVE (DLS/ST/29)
- EXISTING TREE TO BE PRESERVED
- ⊗ BEING TREE TO BE REMOVED

*CROSS-REFERENCE TREE NUMBERS ON PLAN WITH NOTES ON EX-15 FOR MORE INFORMATION REGARDING SPECIFIC TREES.



EX-E.2	Paris Planning & Design	STOCKDALE FARMS	TREE PRESERVATION PLAN	REVISIONS
	<small>LAND PLANNING LANDSCAPE ARCHITECTURE</small> <small>240 N. 2nd Street 5,7th Fl Columbus, OH 43215</small> <small>© 2014, 2017, 2018 www.parisplanninganddesign.com</small>	<small>PROPERTY OF</small> LYH, LLC <small>5475 AVERY ROAD DUNMIL, OH 43014</small>	- EASTERN HALF	
DATE	4/29/15			
PROJECT	15002			
SHEET				

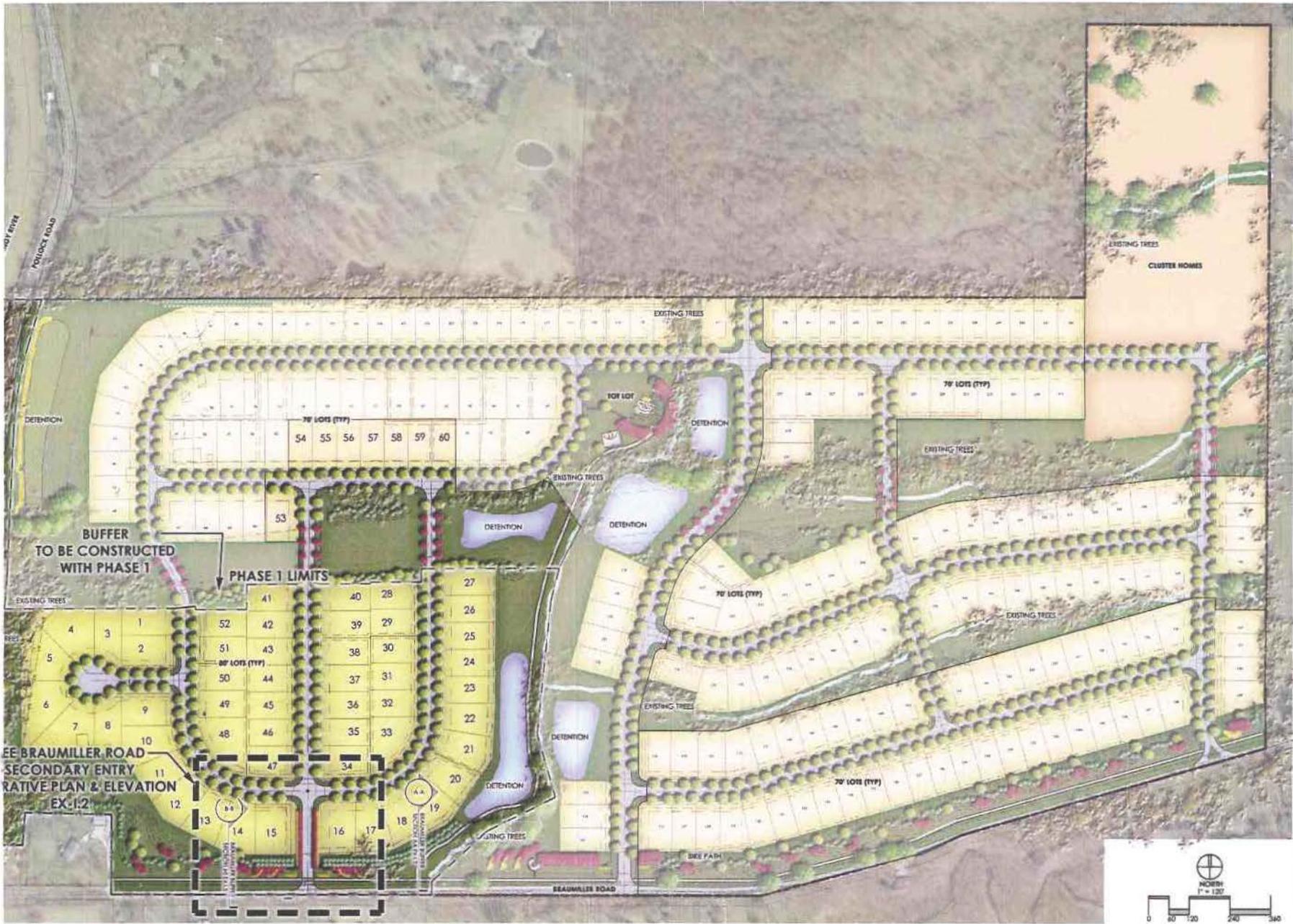
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SEE BRAUMILLER ROAD
SECONDARY ENTRY
LAYOUT PLAN & ELEVATION
EX. I.2

REVISIONS	

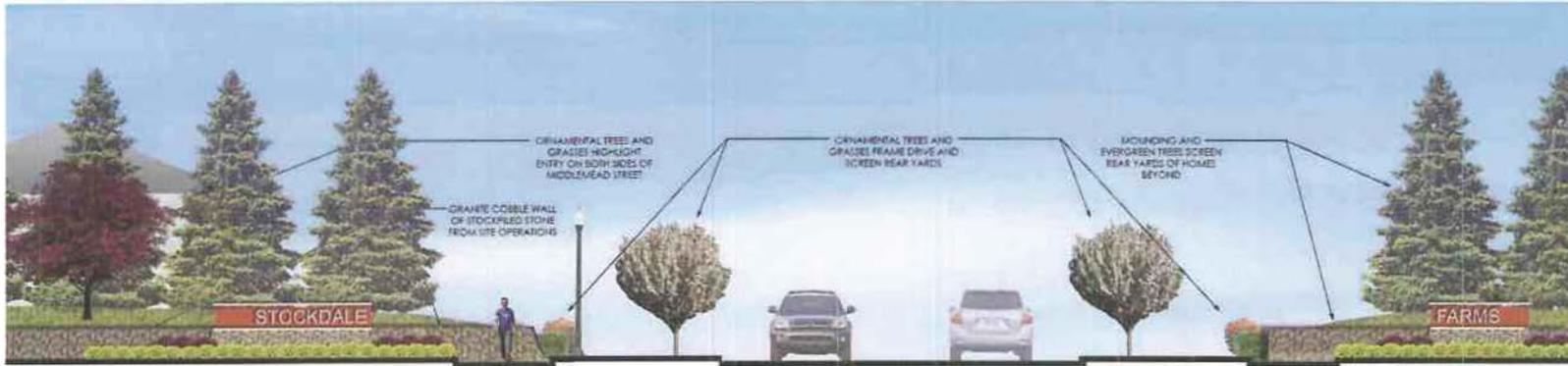
ILLUSTRATIVE
PLAN

STOCKDALE FARMS
 a subsidiary of
 LPH, LLC
 5815 AVONBY ROAD
 DUBLIN, OH 43015

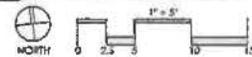
Paris Planning & Design
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 5815 AVONBY ROAD
 DUBLIN, OH 43015
 614.885.1234
 www.parisplanninganddesign.com

DATE	4/29/15
PROJECT	15027
SHEET	

EX-I.1



1 BRAUMILLER ROAD - SECONDARY ENTRY ELEVATION
SCALE: 1" = 5'



2 BRAUMILLER ROAD - SECONDARY ENTRY PLAN
SCALE: 1" = 30'



REVISIONS	

BRAUMILLER ROAD
- MAIN + SECONDARY
ENTRY ILLUSTRATIVE
PLAN

STOCKDALE FARMS
FOR INFORMATION
 LYH, LLC
 505 AVON ROAD
 GREEN, OH 43016

Paris Planning & Design
LANDSCAPE ARCHITECTURE
 2024 N. HIGHWAY 100
 SUITE 100
 GREEN, OH 43016
 WWW.PARISPLANNING.COM

DATE	4/29/15
PROJECT	19027
SHEET	

EX-1.2

REVISIONS	

PROPOSED BUFFER SECTIONS

STOCKDALE FARMS
 LYH, LLC
 1665 ABBEY ROAD
 OAKLEY, OH 43051

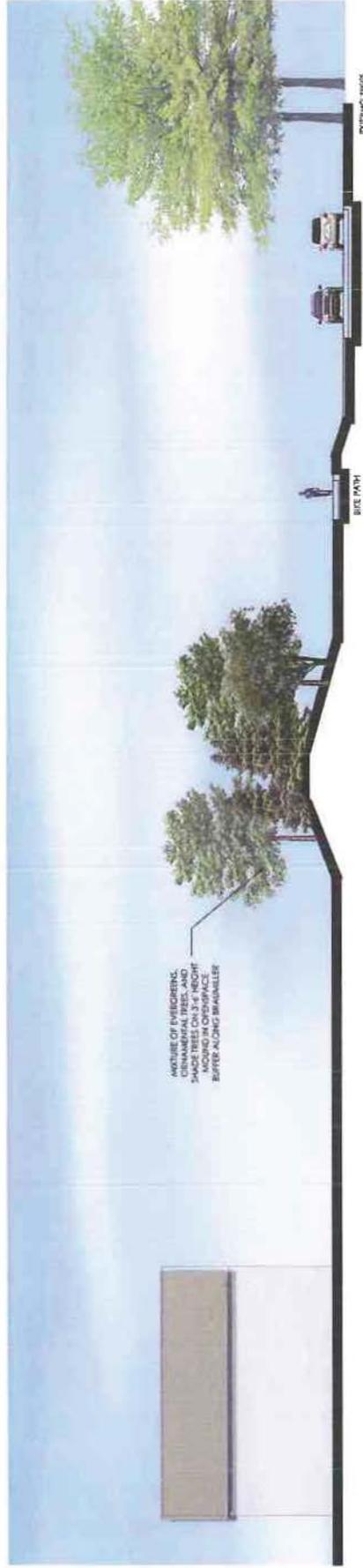
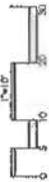
Paris Planning & Design
 LANDSCAPE ARCHITECTS
 5410 E. 12th St.
 Columbus, OH 43240
 614.291.1111
 www.parisplanninganddesign.com

DATE	4/29/15
PROJECT	15027
SHEET	

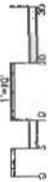
EX-1.3



SECTION AA THROUGH BRAUMILLER ROAD

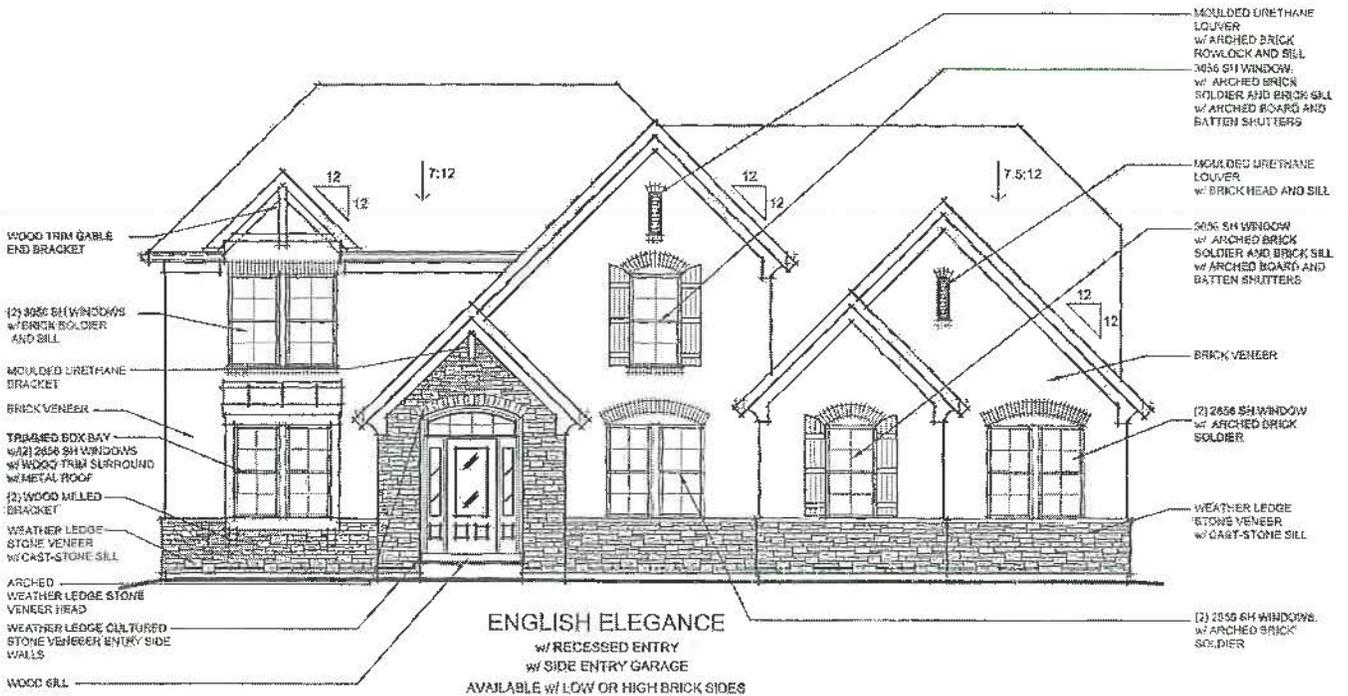
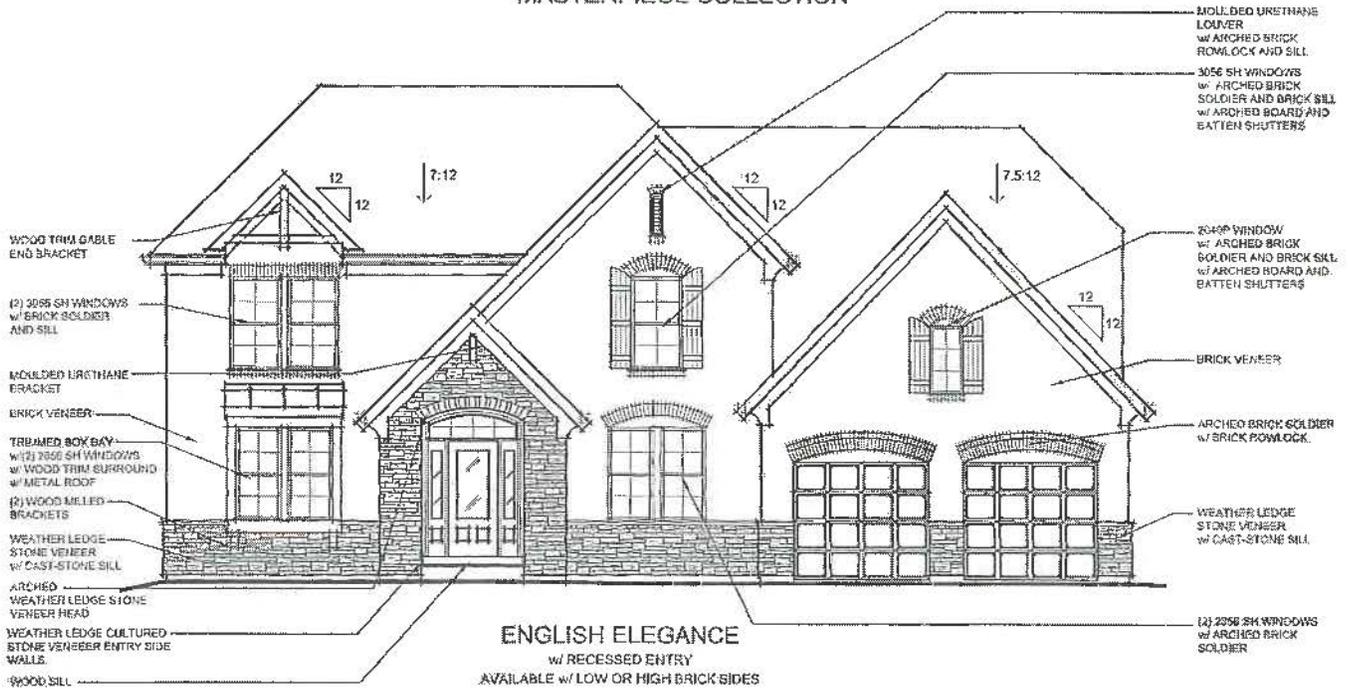


SECTION BB THROUGH BRAUMILLER ROAD



STANTON

F767 MASTERPIECE COLLECTION



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ST-2.3
10.12.2012

STANTON

F767
MASTERPIECE COLLECTION



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ST-2.1
10.12.2012

YALE

F471
MASTERPIECE COLLECTION

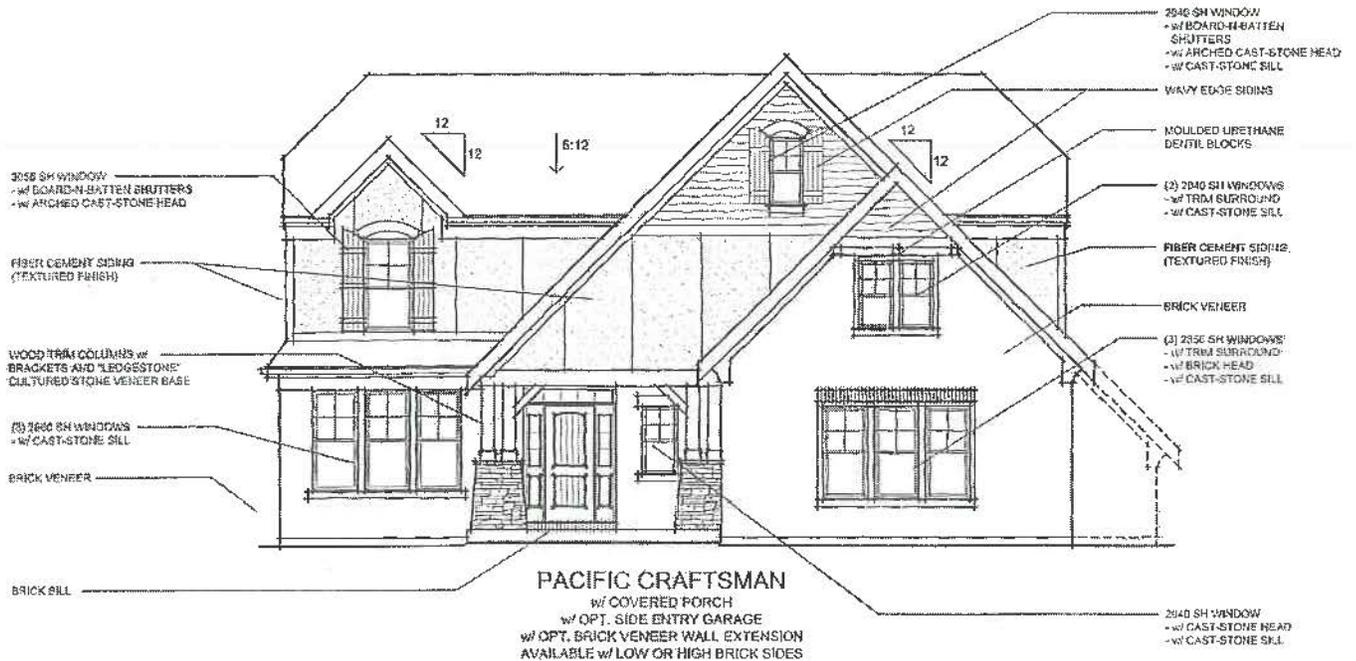
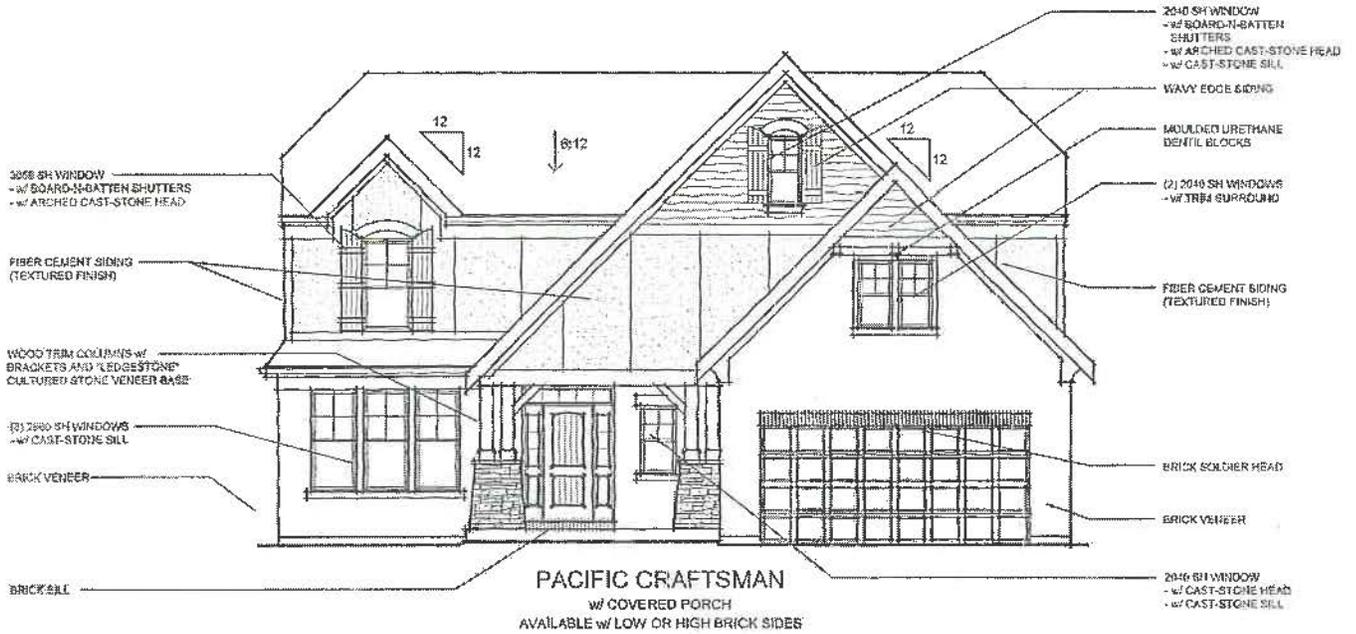


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YA-2.11
12.9.2013

WALLACE

F415 MASTERPIECE COLLECTION



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WA-2.3
04.24.2013

WALLACE

F415 MASTERPIECE COLLECTION



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WA-2.2
04.24.2013

MUIRFIELD

F531
MASTERPIECE COLLECTION

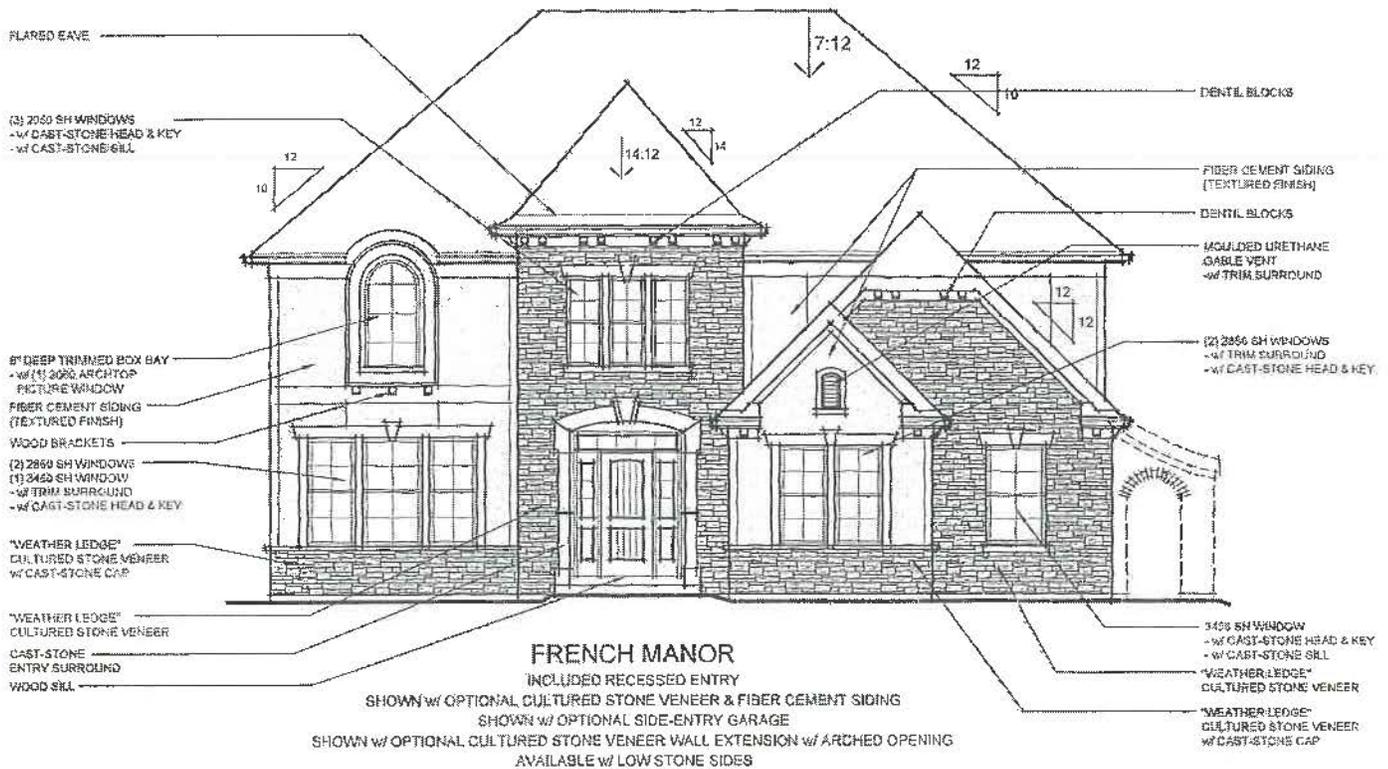


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MU-2.5
10.12.2012

MARSHALL

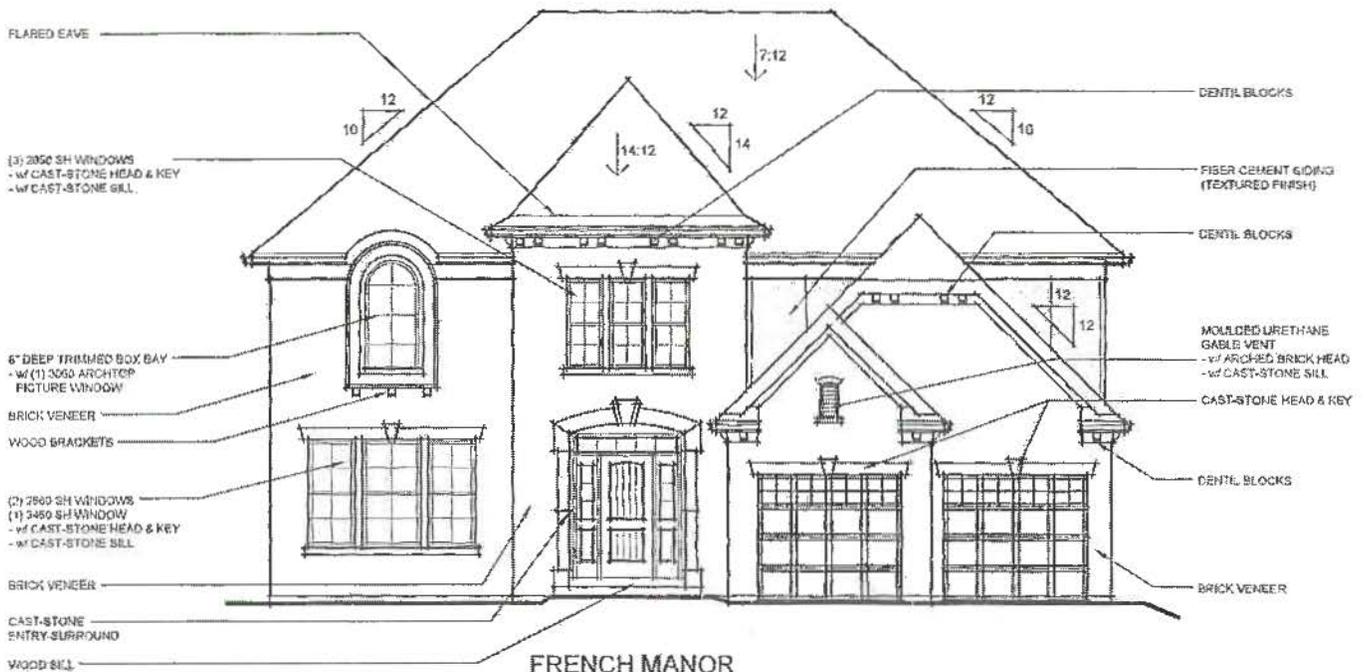
F737 MASTERPIECE COLLECTION



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MARSHALL

F737
MASTERPIECE COLLECTION



FRENCH MANOR
INCLUDED RECESSED ENTRY
AVAILABLE w/ LOW OR HIGH BRICK SIDES



FRENCH MANOR
INCLUDED RECESSED ENTRY
SHOWN w/ OPTIONAL SIDE-ENTRY GARAGE
SHOWN w/ OPTIONAL BRICK VENEER WALL EXTENSION w/ ARCHED OPENING
AVAILABLE w/ LOW OR HIGH BRICK SIDES

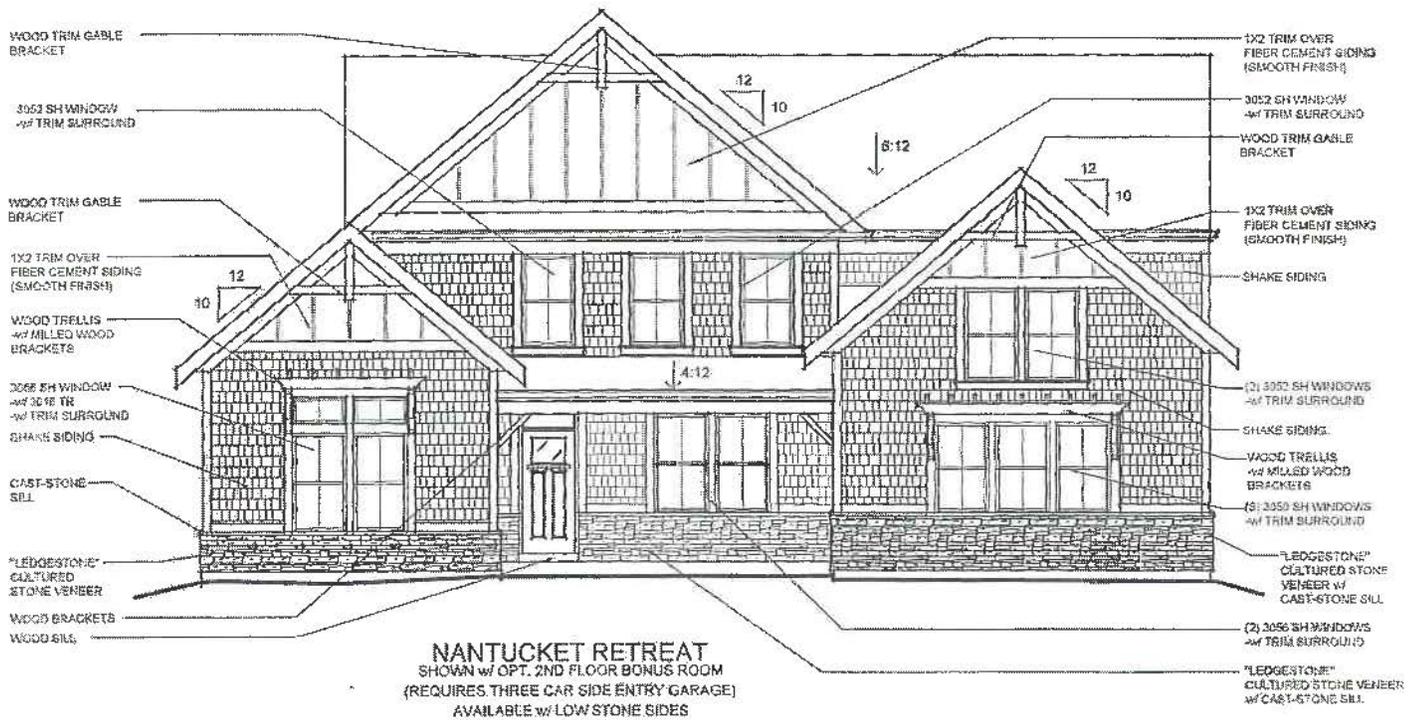


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MA-2.3
12.31.2013

KELLER

F561
 MASTERPIECE COLLECTION



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KR-2.7
 11.21.2013

DOUGLAS

F758

MASTERPIECE COLLECTION

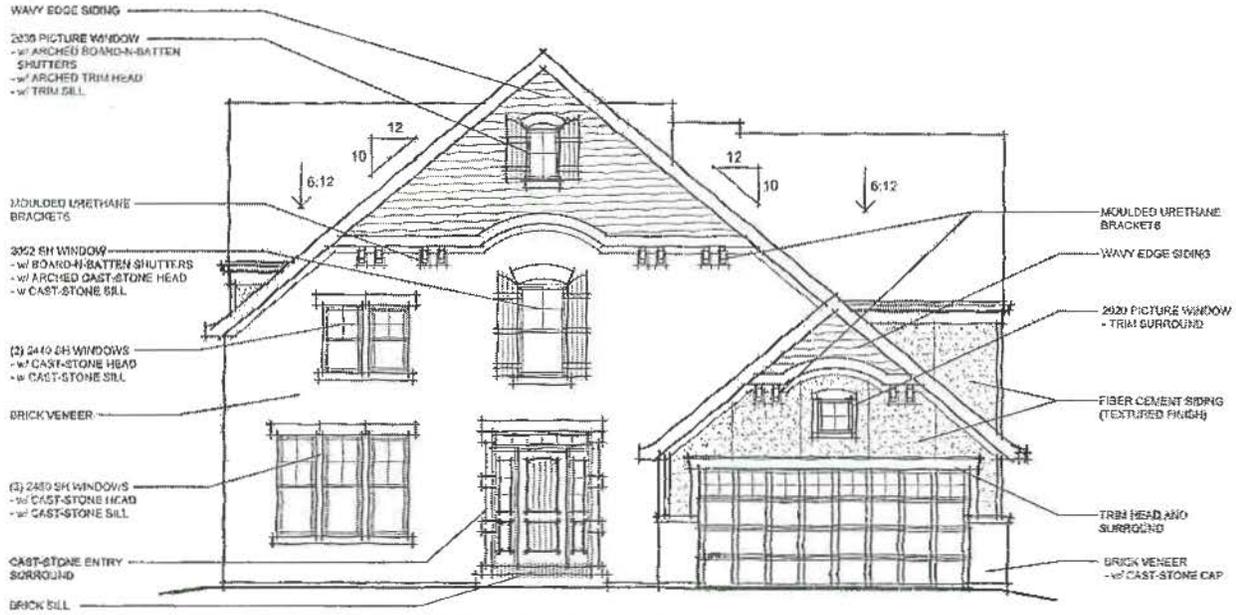


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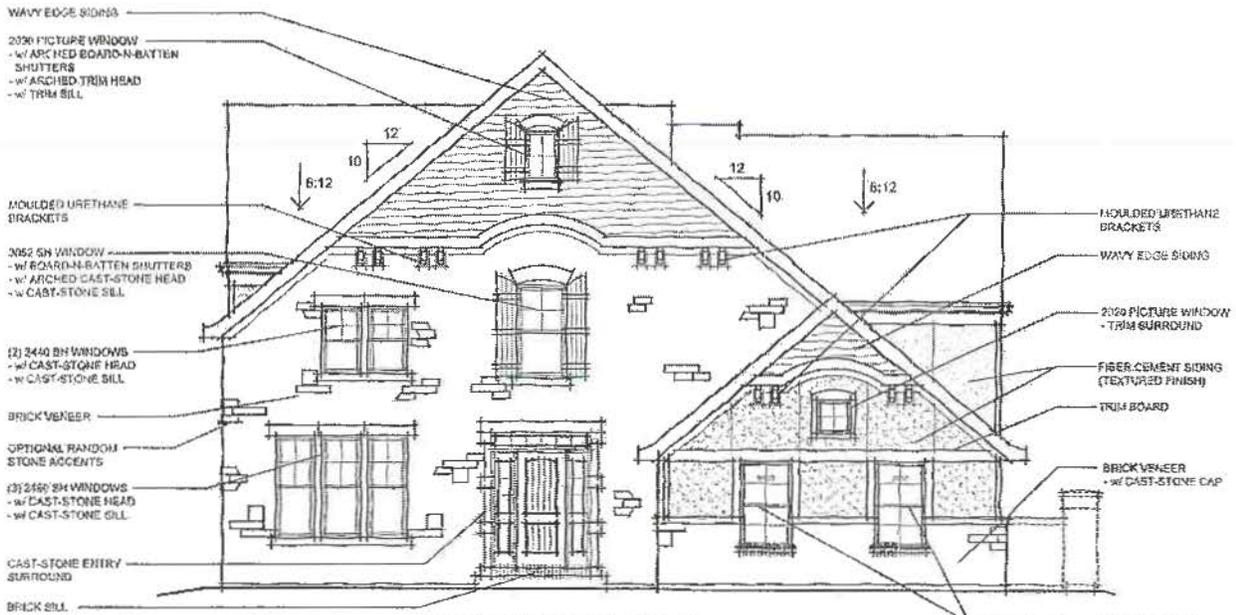
DG-2.3
09.07.2013

CLAY

F352 MASTERPIECE COLLECTION



HYDE PARK COTTAGE
AVAILABLE w/ LOW BRICK SIDES



HYDE PARK COTTAGE
SHOWN w/ OPTIONAL RANDOM STONE ACCENTS
SHOWN w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL BRICK VENEER WING WALL
AVAILABLE w/ LOW BRICK SIDES



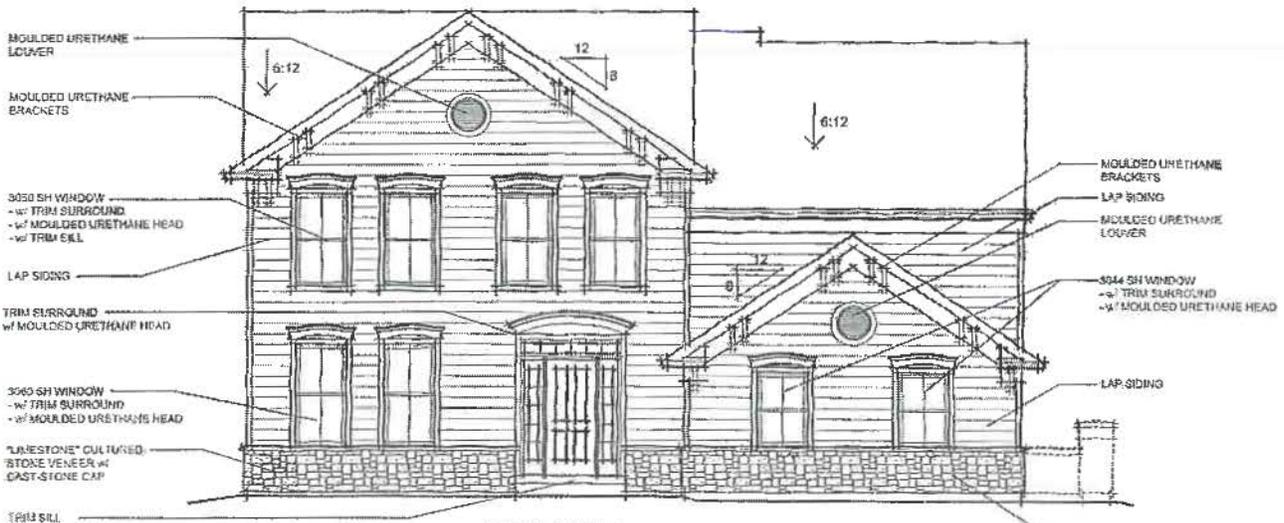
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CLAY

F352
MASTERPIECE COLLECTION



CASA BELLA
AVAILABLE w/ LOW STONE SIDES



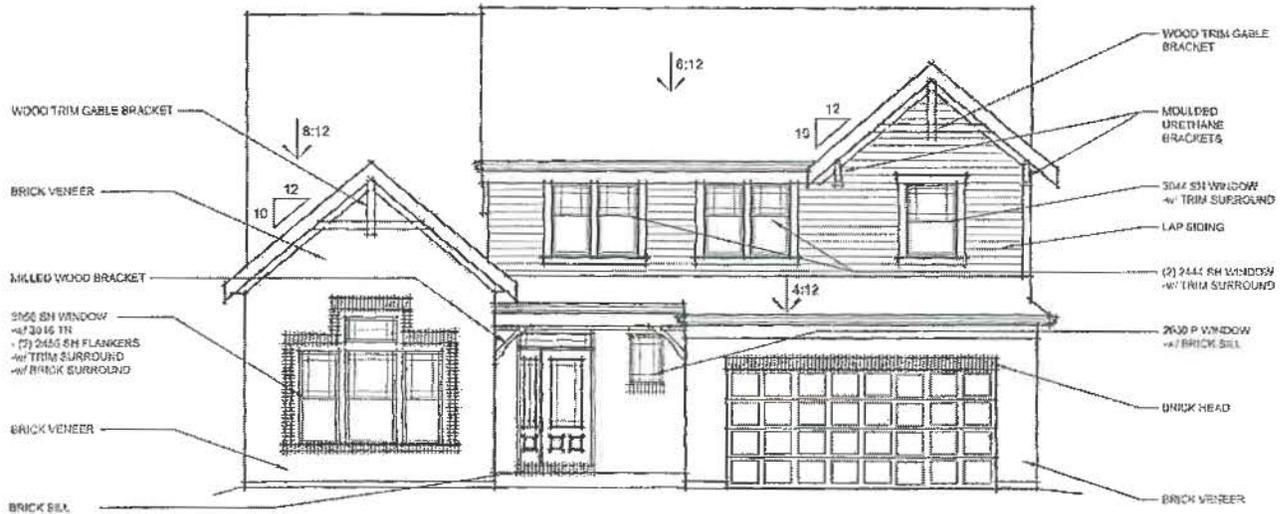
CASA BELLA
w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL CULTURED STONE VENEER WING WALL
AVAILABLE w/ LOW STONE SIDES



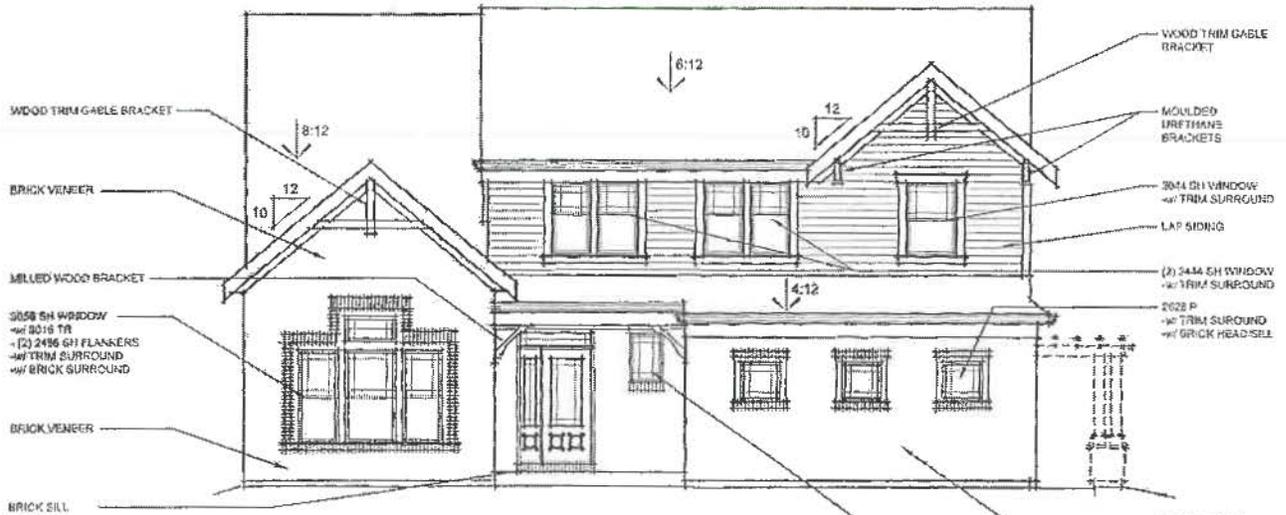
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BRADFORD

F468
MASTERPIECE COLLECTION



PACIFIC CRAFTSMAN
AVAILABLE w/ LOW OR HIGH BRICK SIDES



PACIFIC CRAFTSMAN
(SHOWN w/ OPT. SIDE ENTRY GARAGE)
(w/ OPT. WOOD TRELLIS WING WALL
w/ CULTURED STONE VENEER BASE)
AVAILABLE w/ LOW OR HIGH BRICK SIDES

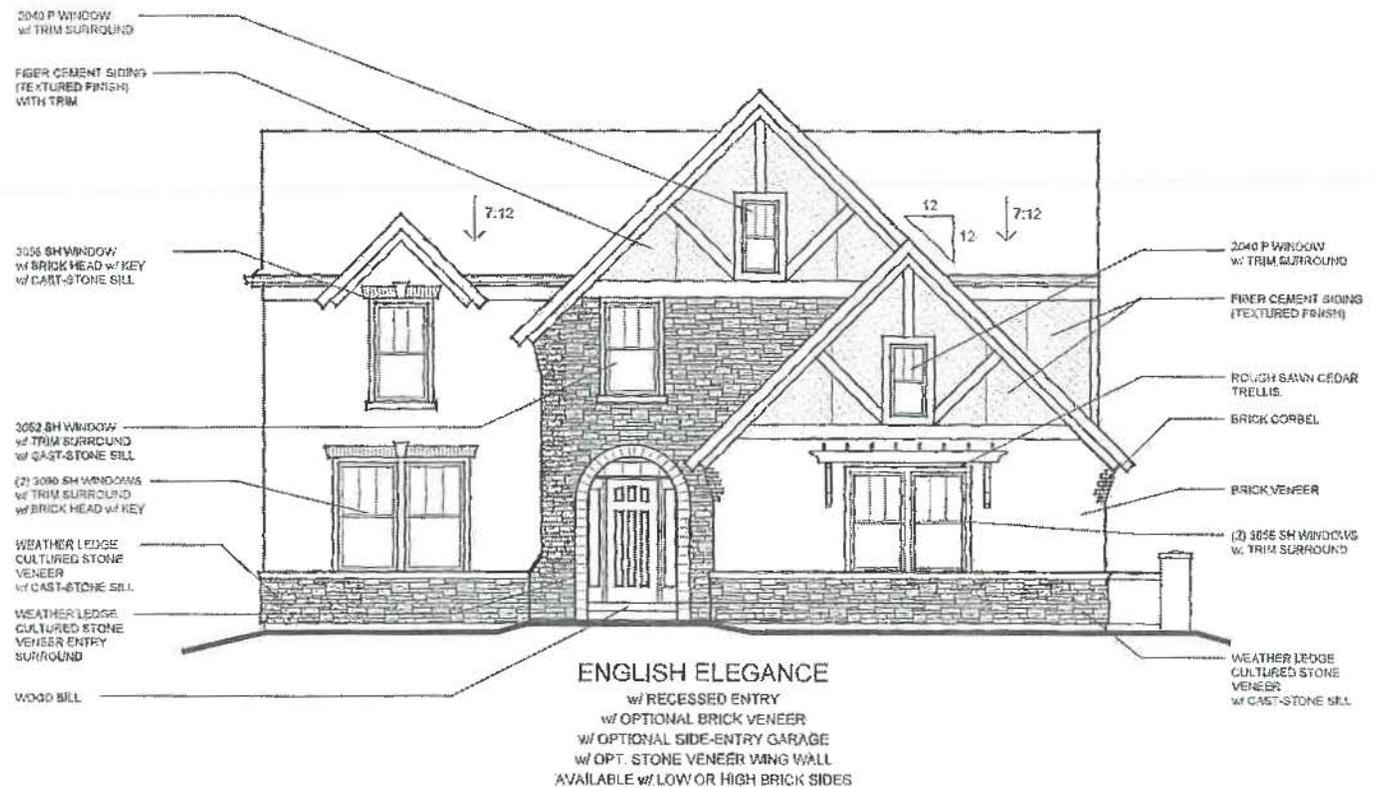
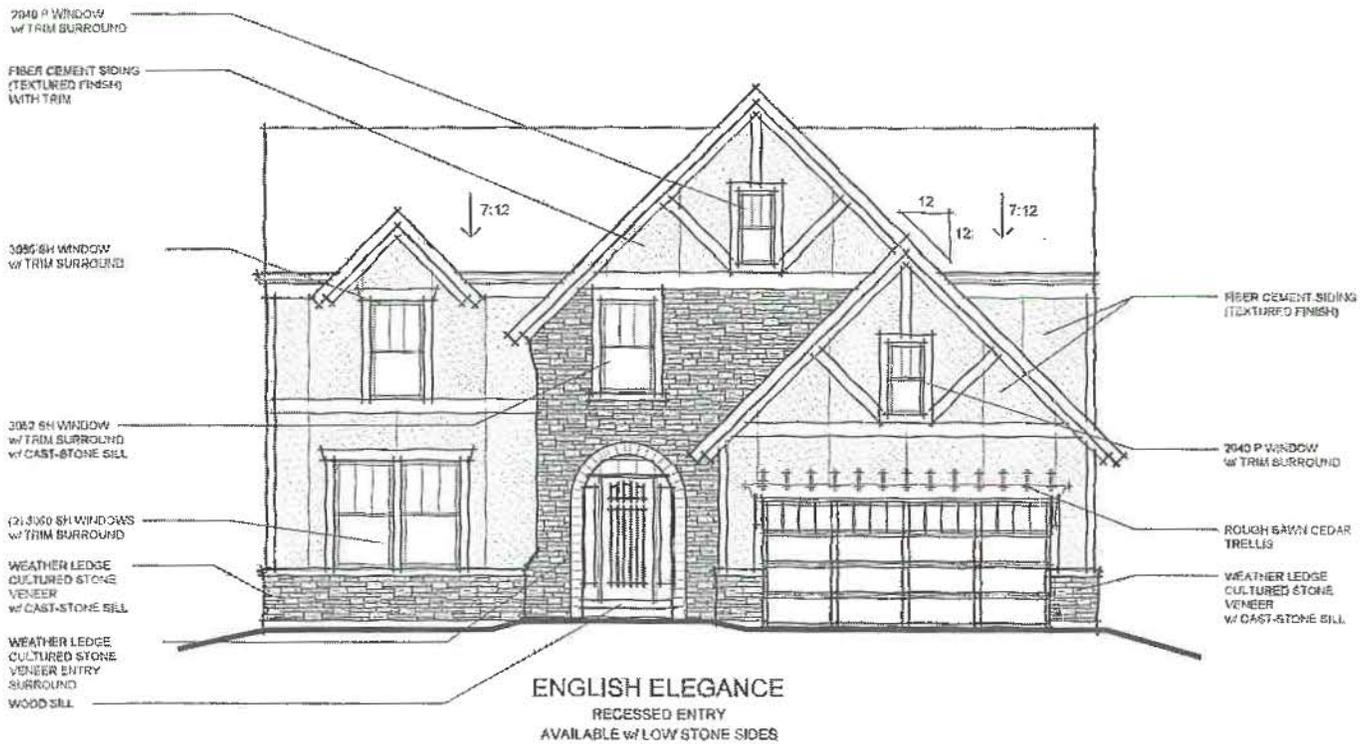


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BLAKE

F331

MASTERPIECE COLLECTION

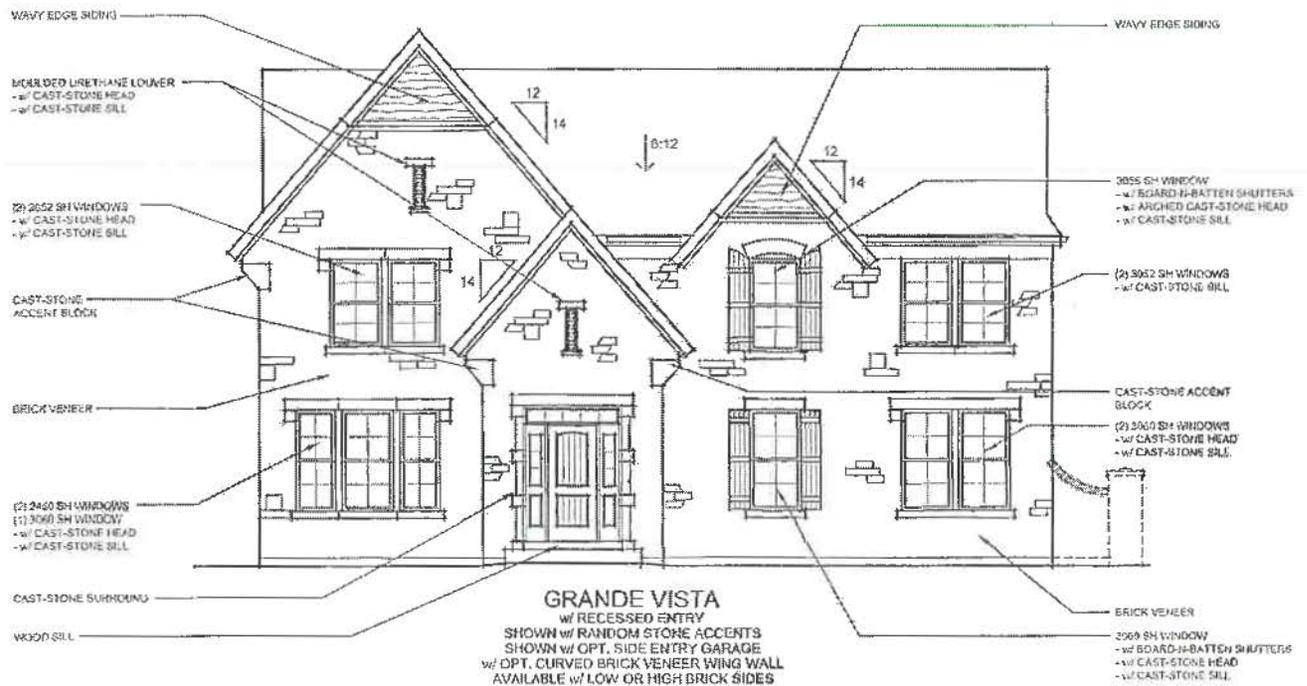


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BK-2.2
02.17.2014

ANDOVER

F749
MASTERPIECE COLLECTION

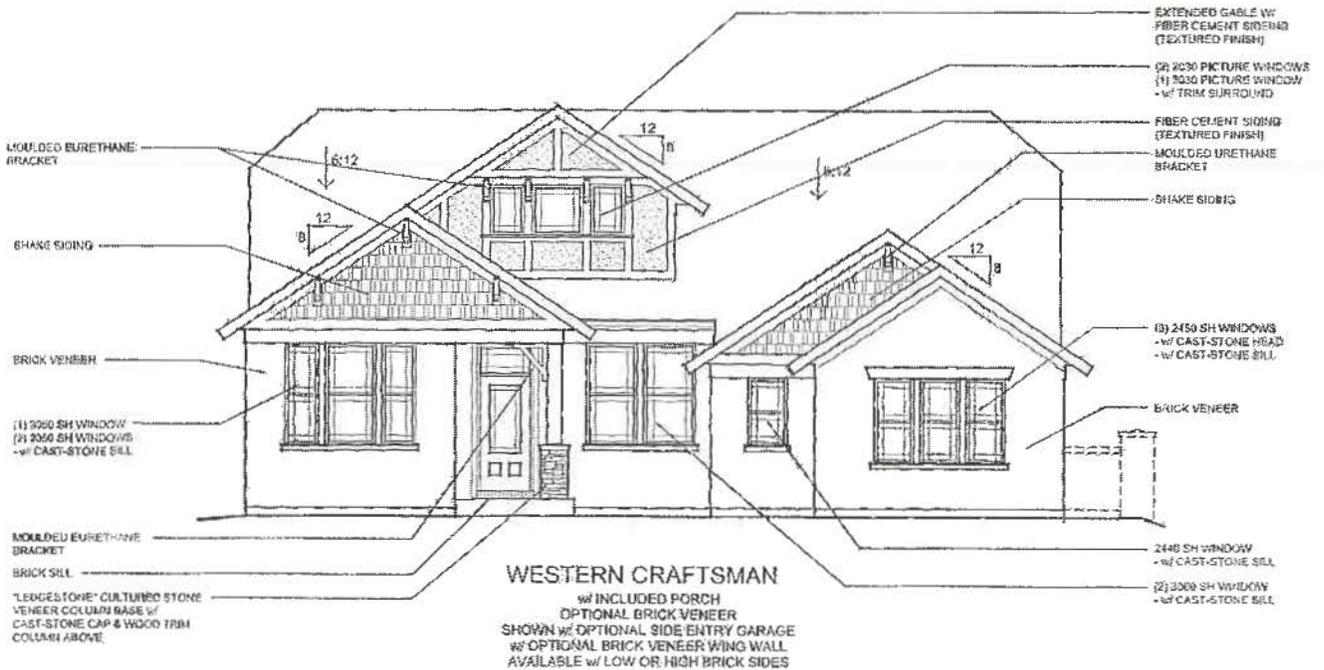
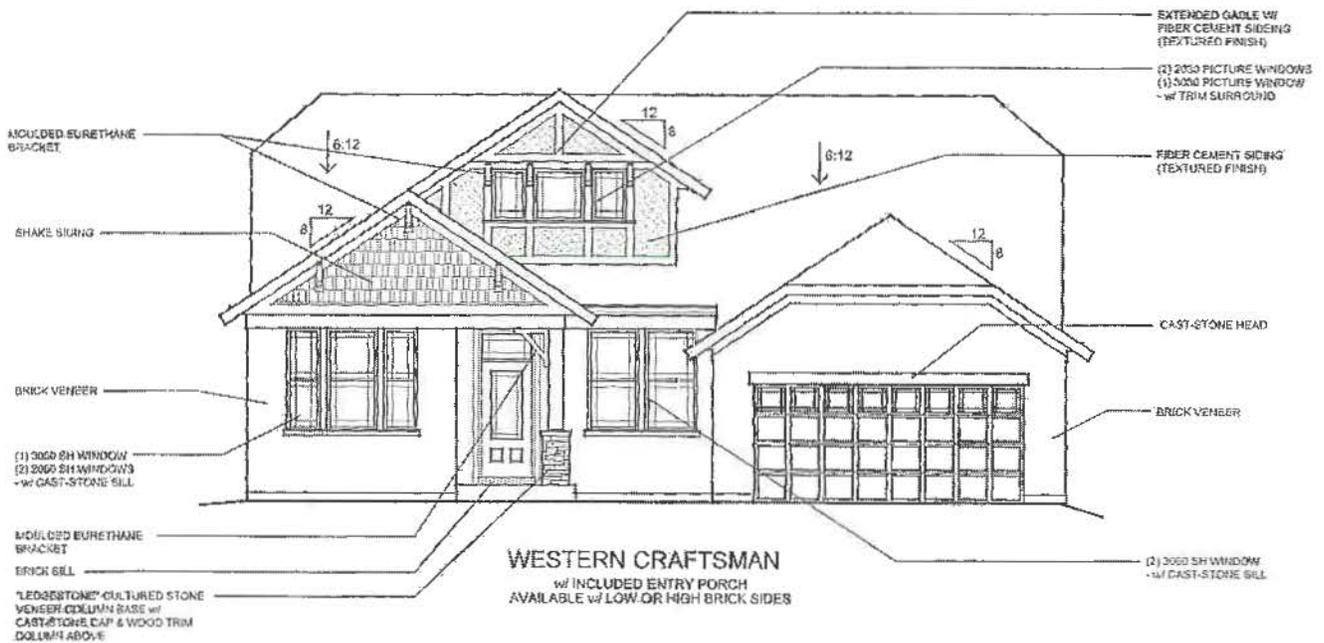


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AD-2.1
01.31.2013

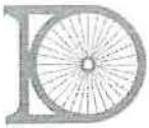
STUART

F111 MASTERPIECE COLLECTION



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SR-2.4
10.11.2012



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



Project # _____ Case # _____

Planning Commission

- | | | |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input checked="" type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

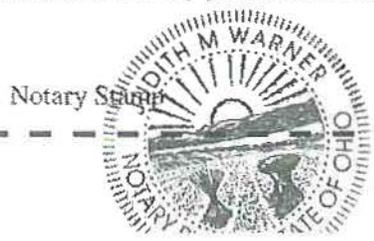
Subdivision/Project Name Stockdale Farms Phase I Address 2483 Pollock Rd. Delaware, OH 43015
 Acreage 30.049 Square Footage _____ Number of Lots 52 Number of Units _____
 Zoning District/Land Use R2 PMU Proposed Zoning/Land Use _____ Parcel # 41914002024000

Applicant Name Mark Inks Contact Person _____
 Applicant Address 5695 Avery Road Dublin, OH 43016
 Phone (614) 980-3468 Fax _____ E-mail mark@nprimirealestate.com
 Owner Name LYH, LLC Contact Person Mark Inks
 Owner Address 7221 Pineville Matthews Road, Suite 600 Charlotte, NC 28226
 Phone (614) 980-3468 Fax _____ E-mail mark@nprimirealestate.com
 Engineer/Architect/Attorney Advanced Civil Design Contact Person David Denniston
 Address 422 Beecher Road Gahanna, OH 43230
 Phone (614) 944-5088 Fax (614) 498-7755 E-mail ddenniston@advancedcivildesign.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.

Owner Signature <u>Mark Inks</u>	Owner Printed Name <u>MARK INKS</u>
Agent Signature	Agent Printed Name

Sworn to before me and subscribed in my presence this 8th day of April, 2015



Judith M. Warner
Notary Public
3-9-16

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 13

DATE: 5/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-47

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING AN AMENDED FINAL SUBDIVISION PLAT FOR LYH, LLC FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 60 SINGLE FAMILY LOTS ON 44.74 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

**DEPARTMENT AFFECTED:
Planning Department**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Planning Commission**

**RECOMMENDATION:
Approval**

**VOTE:
7-0
MEETING DATE: 5/6/15**

**STAFF RECOMMENDATION:
Approval at the first reading**

**PRESENTER:
Dave Efland, Planning Director**

SUMMARY OF ITEM:

The Stockdale Farms development was originally proposed by Toll Brothers, a nationwide custom home builder. In August of 2003, a Preliminary Development Plan and Preliminary Subdivision Plat were approved by City Council for 387 units (an overall density of 2.47 dwelling units per acre). In 2004 and 2005, both the Planning Commission and City Council approved one year extensions to prevent the approved plan and plat from expiring. Since the original approval and subsequent expirations, Toll Brothers, for various reasons, left the central Ohio market and thereby abandoned the Stockdale Farms project. In 2005, an Applicant approached Staff regarding the possibility of undertaking the current plan with several modifications and received approval to allow 370 single family units for a density of 2.34 units per acre. The developer received five extensions of the amended plan and plats over the years and now apparently with the sluggish housing market transitioning into a more stable environment, the developer is requesting a revised layout because of today's housing market demands and changes in City policies, plans and development requirements since the early 2000's. In April 2014, City Council approved a rezoning to allow a PMU (Planned Mixed Use Overlay District), a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to allow 323 single-family units on approximately 158.2 acres for a density of 2.04 units per acre. Now in April 2015, the Planning Commission and City Council approved a Preliminary Development Plan and Preliminary Subdivision Plat of a revised layout primarily because of access and grading issues which yield 320 single family units on approximately 158.3 acres for a density of 2.02 units per acre. The overall layout is similar to the previous approved plan in 2014 while eliminating access from Pollock Road and reducing the number of single family units by three. The development would be divided into five phases with Phase 1 containing 60 single family lots on 44.74 acres.

Phase 1 is located in the extreme southwestern portion of the site which fronts Braumiller Road and Pollack Road with access only to Braumiller Road. The site lies approximately 20 feet above Pollock Road with the Ingleton Court cul-de-sac lots on a bluff with the rear of the houses having a nice view of the Olentangy River. The remainder of the Phase 1 is a typical subdivision design with double loaded streets primary on open farmland with two streets forming a loop and the third street stubbing into Phase 2 at the 150 foot wide electric easement. Two retention ponds are located in this Phase, one on the extreme northeastern portion of the in Reserve C within the 150 foot wide electric easement and one on the extreme eastern portion of the site in Reserve C. A 150 foot wide electric easement is located in the northern portion of this Phase that bisects the entire development in an east/west orientation. All the lots have a minimum size of 12,000 square feet with minimum lots widths of 80 feet and minimum lot depths of 150 feet except for the lots north of the 150 foot wide electric easement which are minimum 70 wide lots with minimum lots depths of 150 feet. The corner lots would be oversized to achieve compliance with the zoning code. The building setbacks would be 30 foot for the front and 40 foot for the rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. Single-family homes would have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single family houses include:

- 1.) At least 50% of the front elevation of all homes shall consist of approved natural

materials as defined in the text; 2.) EIFS, stucco or similar products are prohibited as an exterior material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

Phase 1 would have five reserve areas of open space and parkland. Reserve A (4.064 acres of open space) is located adjacent to the Olentangy River across Pollock Road and would be dedicated to the City to protect the floodplain similar to the Terra Alta development. Reserve B (4.685 acres of open space) is located just east of the main entrance and north of Braumiller Road. Reserve C (6.226 acres of park) is a designated neighborhood park located east of the main entrance behind the rear of the lots on Skipton Loop (east leg) and north of Braumiller Road that contains 6.226 acres of parkland and 0.782 acres of open space. Two retention ponds and a bike path are located in Reserve C. Reserve D (1.847 acres of park) is a designated pocket park located south of Bulklewell Drive, east of Middlemead Drive and west of Skipton Loop within the 150 foot wide electric easement. This park area shall be graded relatively flat to be useable play area for soccer, baseball and football fields per the approved Preliminary Development Plan and Preliminary Subdivision Plat. Reserve E (0.284 acres of open space) is located just west of Middlemead Drive within the 150 foot wide electric easement. The parkland and open space (less the open space along the Olentangy River which would be dedicated to the City) would all be owned and maintained by the Homeowners Association but open to the public. The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park and open space landscaping. In addition, along the rear of lots of 96-102 in the northwest section of Phase 2 a continuous buffer of 8 foot high Norway spruce trees would be required to screen the adjacent home in addition to the tree line that exists in this location already as approved in the Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat. The applicant has provided a bike path/pedestrian route along the north/south stream bed and along the north side of Braumiller Road which are important pathways in the Bikeway Master Plan. In Phase 1, a bike path would be located in Reserve D and would follow the existing creek bed that would extend from Braumiller Road north through the 150 foot electric easement. In addition a bike path would extend along the north side of Braumiller Road within Phase 1. All bike paths, not in a public right-of-way, must be within a minimum 10 feet wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks would be provided on both sides of all public streets in the subdivision and future cluster development plan. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock Road infeasible. However, a sidewalk shall be extended to Pollock Road to provide a connection to the river parkland in either Phase 1 or Phase 2.

Both Staff and the Planning Commission recommend approval of the Amended Final Development Plan and Amended Final Subdivision Plat with the documented conditions.

ATTACHMENTS:

Staff Report
Site Maps
Application

COUNCIL NOTES:

ORDINANCE NO. 15-47

AN ORDINANCE APPROVING AN AMENDED FINAL SUBDIVISION PLAT FOR LYH, LLC FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 60 SINGLE FAMILY LOTS ON 44.74 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of May 6, 2015 recommended approval of an Amended Final Subdivision Plat for LYH, LLC for Stockdale Farms Phase 1 consisting of 60 single family lots on 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads (2015-0522), and

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

SECTION 1. That the Amended Final Subdivision Plat for LYH, LLC for Stockdale Farms Phase 1 consisting of 60 single family lots on 44.74 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final 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. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. The east leg of Skipton Loop shall be renamed to eliminate any confusion for emergency services.
4. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
5. The developer shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.

6. The main north/south entrance road from Braumiller Road shall be constructed before the 61st lot is developed (building permit approval) which is Phase 2 per submitted Preliminary Development Plan.
7. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
8. The off-site stormwater improvements shall comply with the minimum City and County regulations.
9. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed prior to or concurrent with Phase 2 of the development
10. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended to Pollock Road to provide a connection to the river parkland in Phase 1 or 2.
11. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
12. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
13. A minimum 3-6 foot high mound (where grade allows) with landscaping shall be located along Braumiller Road.
14. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.
15. The 1.847 acre pocket park shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).
16. The applicant shall install a continuous row of 8 foot high Norway Spruce trees along the rear of lots of 96-102 in northwest section of Phase 2 to screen the adjacent home in addition to the tree line that exists in this location already
17. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
18. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.
19. For each single family house, a \$500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

20. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to engineering drawing approval.

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.: 14

DATE: 5/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-48

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR PULTE HOMES OF OHIO LLC FOR THE COMMUNITIES AT GLENROSS SECTION 5 CONSISTING OF 39 SINGLE FAMILY LOTS ON 28.117 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED ON BALMORAL DRIVE, WHITE FAWN RUN, NIGHT BIRD LANE AND CRICK STONE DRIVE.

**DEPARTMENT AFFECTED:
Planning Department**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Planning Commission**

**RECOMMENDATION:
Approval**

**VOTE:
7-0
MEETING DATE: 5/6/15**

**STAFF RECOMMENDATION:
Approval at the first reading**

**PRESENTER:
Dave Efland, Planning Director**

SUMMARY OF ITEM:

The Communities at Glenross development was annexed and zoned in 2006 and most recently amended in 2010. This development was designed as a sister development to The Glenross Golf Club and consists of approximately 400 acres and over 1,100 dwelling units. The plan includes single family detached units as well as condominium sections which are located in several zoning sub-areas on both sides of Cheshire Road and includes significant open space, park, a club house and buffering amenities.

In April 2014, the Planning Commission and City Council approved a Final Development Plan and Final Subdivision Plat for Section 5 but subsequently an overall storm water study for the entire development required a retention pond to be constructed along Cheshire Road in this section. Now the applicant is requesting approval of an Amended Final Development Plan and Amended Final Subdivision Plat of Section 5 consisting of 39 single family lots on 28.117 acres. Overall, the plan is consistent with the Preliminary Development Plan and Preliminary Subdivision Plat that was approved in 2010 except for a retention pond on the extreme northwestern portion of the section which would not be required per the City Engineer and the inclusion of the aforementioned retention pond along Cheshire Road. The proposed retention pond on 5.833 acres is located one property east of Balmoral Drive fronting Cheshire Road located between three county residential lots. Evergreen and deciduous trees would be installed adjacent to the single family houses to the east, southeast and west of the proposed retention pond to provide an appropriate screen since the proposed pond is significantly larger than originally approved in the Preliminary Development Plan and Preliminary Subdivision Plat in 2010 (retention pond was previously in Section 7). Also, the developer is requesting two additional lots that back up to the golf course in the northwestern portion of this section (at the location of the removed retention pond) and staff recommends that additional park amenities be installed in the large 17.1 acre open space in the section just east of the subject section and in the 1.7 acre open space in Section 3 of The Communities of Glenross to offset the loss of qualifying open space. This section would provide a third access point to The Glenross Golf Club with Balmoral Drive extending to Cheshire Road which would require intersection improvements per the City Engineer. An entrance sign with landscaping would be located in the open space just east of the main entrance. Also, the extension of the bike path along Cheshire Road would be required. The design requirements for this section would be similar to The Glenross Golf Club which requires 100% natural materials on all elevations, minimum 2,000 square foot houses, dimensional shingles, etc.

Both Staff and the Planning Commission recommend approval of the Amended Final Development Plan and Amended Final Subdivision Plat for Section 5 with the documented conditions.

ATTACHMENTS:

Staff Report
Site Maps
Application

COUNCIL NOTES:

ORDINANCE NO. 15-48

AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR PUTLE HOMES OF OHIO LLC FOR THE COMMUNITIES AT GLENROSS SECTION 5 CONSISTING OF 39 SINGLE-FAMILY LOTS ON 28.117 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED ON BALMORAL DRIVE, WHITE FAWN RUN, NIGHT BIRD LANE AND CRICK STONE DRIVE.

WHEREAS, the Planning Commission at its meeting of May 6, 2015 recommended approval of an Amended Final Development Plan for Pulte Homes of Ohio LLC for The Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive (2015-0518), and

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

SECTION 1. That the Amended Final Development Plan for Pulte Homes of Ohio LLC for The Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final 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.
2. The subject plan shall achieve compliance with the approved Preliminary 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



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0518 & 0519

REQUEST: Multiple Requests

PROJECT: The Communities at Glenross - Section 5

MEETING DATE: May 6, 2015

APPLICANT/OWNER

Pulte Homes of Ohio LLC
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

REQUEST

2015-0518: A request by Pulte Homes of Ohio, LLC for approval of an Amended Final Development Plan for The Communities at Glenross Section 5 consisting of 39 single family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

2015-0519: A request by Pulte Homes of Ohio, LLC for approval of an Amended Final Subdivision Plat for The Communities at Glenross Section 5 consisting of 39 single family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

PROPERTY LOCATION & DESCRIPTION

The subject property is mostly located on Balmoral Drive, which will extend south to Cheshire Road with some lots on White Fawn Run with Crickstone Drive and Night Bird Lane stubbing to the east and south respectively. The zoning of the subject site is R-2 (Single-Family Residential District) with a Planned Mixed Use (PMU) Overlay as are the properties to the south and east. The property to the west is zoned R-2 PRD (One Family Residential District with a Planned Residential Development District) while the property to north is a previously approved section of Glenross Golf Club.

BACKGROUND

The Communities at Glenross development was annexed and zoned in 2006 and most recently received a Rezoning Amendment and Amended Preliminary Development Plan and Preliminary Subdivision Plat approval in 2010. This development was designed as a sister development to the Golf Club at Glenross. Overall, this development consists of approximately 400 acres and over 1,100 dwelling units. The plan includes single family detached units as well as condominium units. Compared to the Golf Club at Glenross development, the Communities at Glenross has a much more detailed sub-area plan and Development Text. The development is located in several zoning Sub Areas on both sides of Cheshire Road and includes significant open space, park area, a club house, and buffering amenities.

Section 5, which consists of 39 single family lots on 28.117 acres, is the next section that is located north of Cheshire Road. Overall, the plan and plat are consistent with the Amended Preliminary Development Plan and Preliminary Subdivision Plat for the entire subdivision, except for the deletion of a retention pond and the addition of 2 lots at the location of the former retention pond on the northeast portion of the section. In April 2014, the Planning Commission and City Council approved a Final Development Plan and Final Subdivision Plat for Section 5 but subsequently an overall storm water study for the entire development required a detention basin to be constructed in this section. The 5.833 acre retention basin is located one property east of Balmoral Drive fronting Cheshire Road located between three county residential lots.

STAFF ANALYSIS

- **LAND USE:** The proposed development is to be located in an area that recommends a future land use of Mixed Use consistent with the PMU Overlay zoning and associated development text and preliminary plans. The proposed single family development achieves compliance with the comprehensive plan.
- **DESIGN:** The comprehensive and extensive design requirements of the Communities at Glenross subdivision would be required in this section. The requirements for Sub-Area IIA include: minimum 2,000 square feet for ranch house and multi-story single family houses, 100% natural materials on all elevations which shall consist of brick, stone, or cultured stone and/or fiber cement siding and the roofs shall have dimensional shingles among other items.

- **ENGINEERING:** The Applicant has submitted final engineering drawings for review by the Engineering and Utilities Departments. All comments and requirements of Engineering Services must be included in the final approval Plan and Plat. All utilities shall be stubbed to the section line to facilitate future adjacent development.
- **ROADS, TRAFFIC & ACCESS:** Access is gained through previous phases of the Golf Club at Glenross and Communities at Glenross via Balmoral Road and extends south to Cheshire Road. White Fawn Run and Crickstone Drive are two streets that extend and stub to east from Balmoral Road with Night Bird Lane stubbing to the south in this section. All the streets would have to achieve compliance with minimum engineering standards. Cheshire Road improvements would be required at the Balmoral Road intersection per the City Engineer.
- **LOT SIZE:** This section is in Sub-Area IIA which has specific development standards within The Communities at Glenross. The lot sizes range from 12,240 square feet (0.285 acre) to 28,967 square feet (0.665 acres) with minimum lot widths of 85 feet and minimum lot depths of 111 feet. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet while the side yard setbacks are 10 feet. The applicant would have to revise Note "B" on page 2 of the Final Subdivision Plat to reflect the minimum side yard setback requirements of 10 feet. All lots meet or exceed minimum requirements of the approved text and are in conformance with the Amended Preliminary Development Plan and Preliminary Subdivision Plat. Staff required the adjustment of a few corner lots from the previous approved Preliminary Development Plan and Preliminary Subdivision Plat to achieve compliance with the minimum corner lot size requirements.
- **LIGHTING PLAN:** A lighting plan needs to be submitted, reviewed and approved by the Chief Building Official that complies with the minimum zoning requirements prior to the engineering drawing approval.
- **LANDSCAPE PLAN:** A street tree planting plan needs to be submitted, reviewed, and approved by the Shade Tree Commission. It is imperative that the Applicant coordinate the landscaping plan with the Engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs. In addition, an entrance sign and landscaping is proposed just west of Balmoral Drive at the Cheshire Road intersection consistent with the recently approved landscaping and signage upgrades along Cheshire Road.
- **OPEN SPACE/RESERVE AREA** There are two reserve areas (open spaces) located east (1.215 acres) and west (1.15 acres) of the Balmoral Road main entrance from Cheshire Road. In the east reserve area, an entrance sign and landscaping is proposed. Staff would have to review and approved the sign and landscaping plans while the west reserve area would be open space. The Amended Preliminary Development Plan and Preliminary Subdivision Plat indicated a 0.965 acre reserve area which included a retention pond that would be located on the extreme northwestern portion of the subject section west of Balmoral Drive and just south of Section Part B of The Communities of Glenross. However, the retention pond is not required per the City Engineer and the developer is requesting 2 additional premium lots that back up to the golf course at the former site of the retention pond. Staff recommends that additional park amenities as approved by staff be included in the large 17.1 acre open space reserve in the section just east of the subject section and in the 1.7 acre open space in Section 3 of the Communities of Glenross to offset the loss of qualifying open space. The bike path should be extended thru "Reserve E" along Cheshire Road consistent with the existing bike path to the west
- **DETENTION BASIN:** As mentioned above, the reason for the Amended Final Development Plan and Final Subdivision Plat was the inclusion of a detention basin in this section based on the results of an overall storm water study of the area of the development north of Cheshire Road. The proposed a retention pond on 5.833 acres is located one property east of Balmoral Drive fronting Cheshire Road located between three county residential lots. Staff recommends evergreen and deciduous trees should be installed adjacent to the single family houses to the east, southeast and west of the proposed retention pond to provide an appropriate screen since the proposed pond is significantly larger than originally approved in the Preliminary Development Plan and Preliminary Subdivision Plat in 2010 (retention pond was previously in Section 7).
- **MISCELLANEOUS:** This subdivision shall be in the Delaware South New Community Authority, there is a calculated transportation fee per lot imposed at the time of building permit issuance at the rate for single family lots in the Glenross Golf Club Subdivision and this area is subject to the South East Highland Sanitary Sewer additional capacity fee of \$3,200 per dwelling unit.

STAFF RECOMMENDATION – FINAL DEVELOPMENT PLAN (2015-0518)

Staff recommends approval of a request by Pulte Homes of Ohio, LLC for an Amended Final Development Plan for The Communities at Glenross Section 5 consisting of 39 single family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive, with the following conditions:

1. The Applicant needs to obtain final 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.
2. The subject plan shall achieve compliance with the approved Preliminary Development Plan.

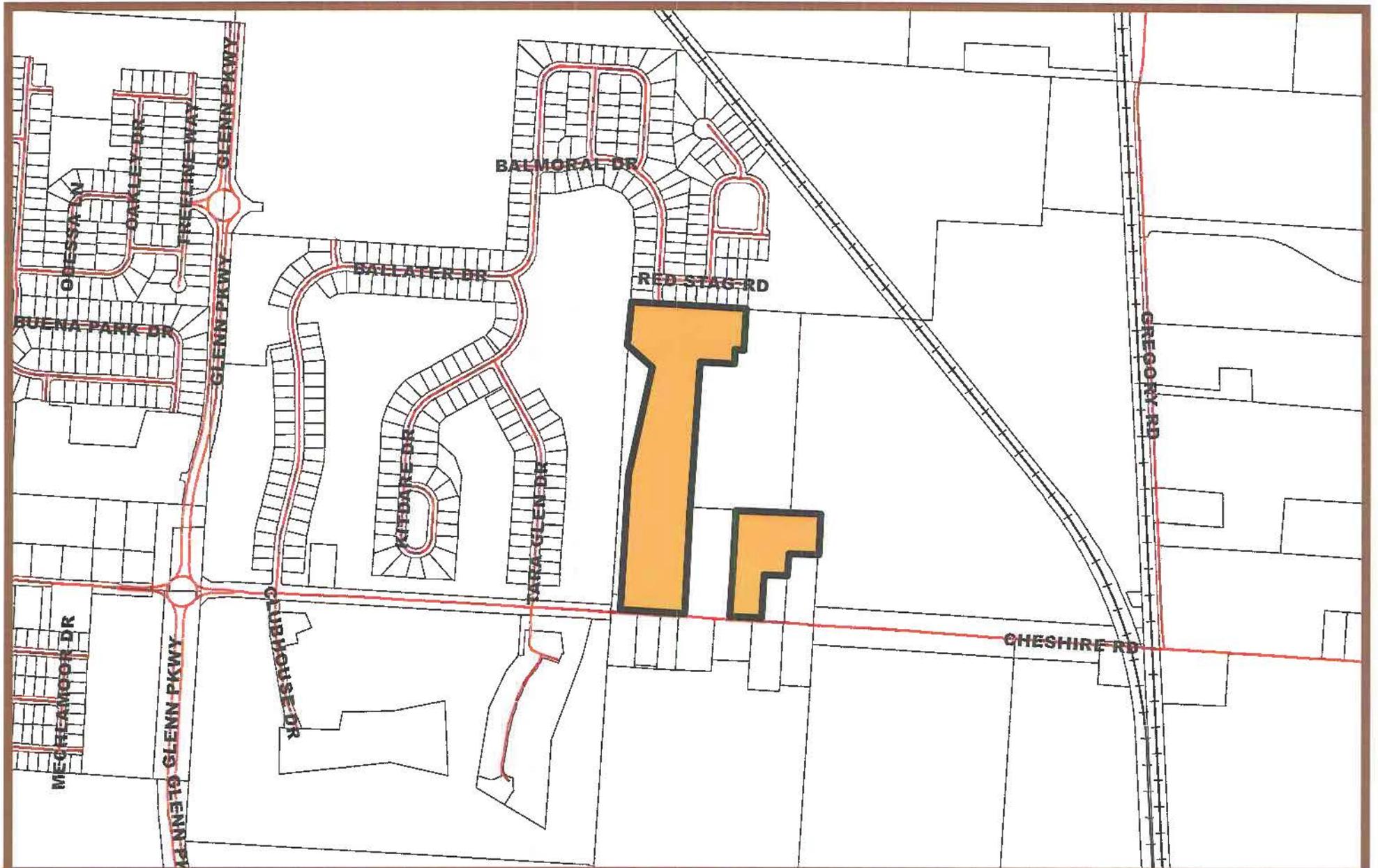
STAFF RECOMMENDATION – FINAL DEVELOPMENT SUBDIVISION PLAT (2015-0519)

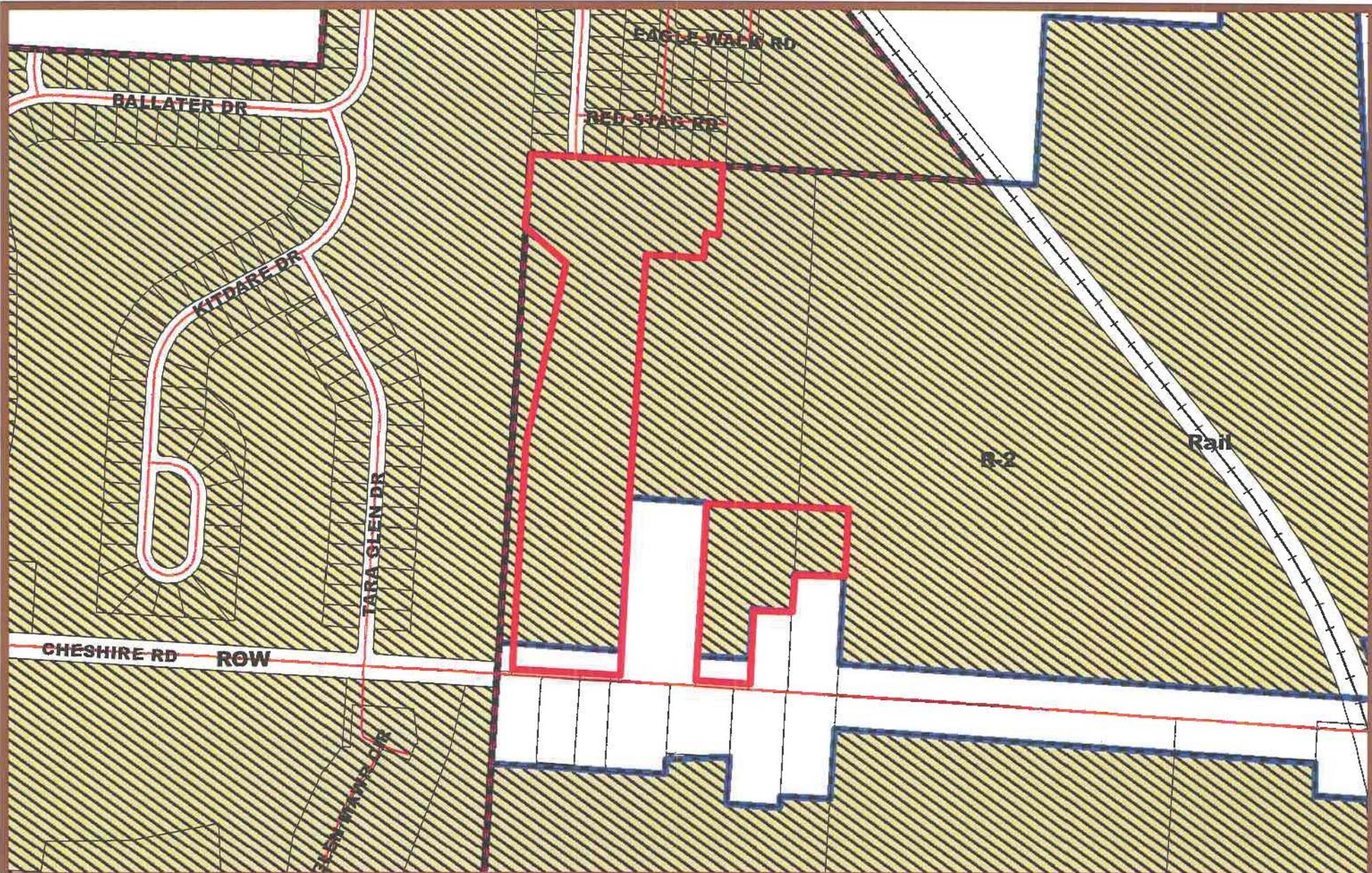
Staff recommends approval of a request by Pulte Homes of Ohio, LLC for an Amended Final Subdivision Plat for The Communities at Glenross Section 5 consisting of 39 single family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any stormwater 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.
2. Cheshire Road improvements shall be required at the Balmoral Road intersection per the City Engineer and shall be constructed by the end of the 2016 construction season. These intersection improvements shall be bonded prior to commencement of construction of Section 5.
3. The bike path shall be extended thru "Reserve E" along Cheshire Road consistent with the existing bike path to the west.
4. The single family houses shall comply with the Sub-Area IIA Communities at Glenross design and size standards.
5. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official prior to engineering drawing approval.
6. That evergreen and deciduous trees shall be installed adjacent to the single family houses to the east, southeast and west of the proposed retention pond to provide an appropriate screen.
7. The street tree plan and the entrance sign and landscaping shall be approved by the Shade Tree Commission.
8. Additional park amenities as approved by staff shall be included in the large 17.1 acre reserve in the section just east of the subject section and in the 1.7 acre open space in Section 3 of The Communities of Glenross to justify permitting the additional 2 lots which will occupy previous qualifying open space area.
9. The applicant shall revise Note "B" on page 2 of the Final Subdivision Plat to reflect the minimum side yard setbacks of 10 feet.
10. This section of the Communities of Glenross Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

CONCLUSIONS

- The proposal is consistent with the Land Use element of the Comprehensive Plan.
- The proposal meets all applicable Code requirements, with fulfillment of the approval conditions.



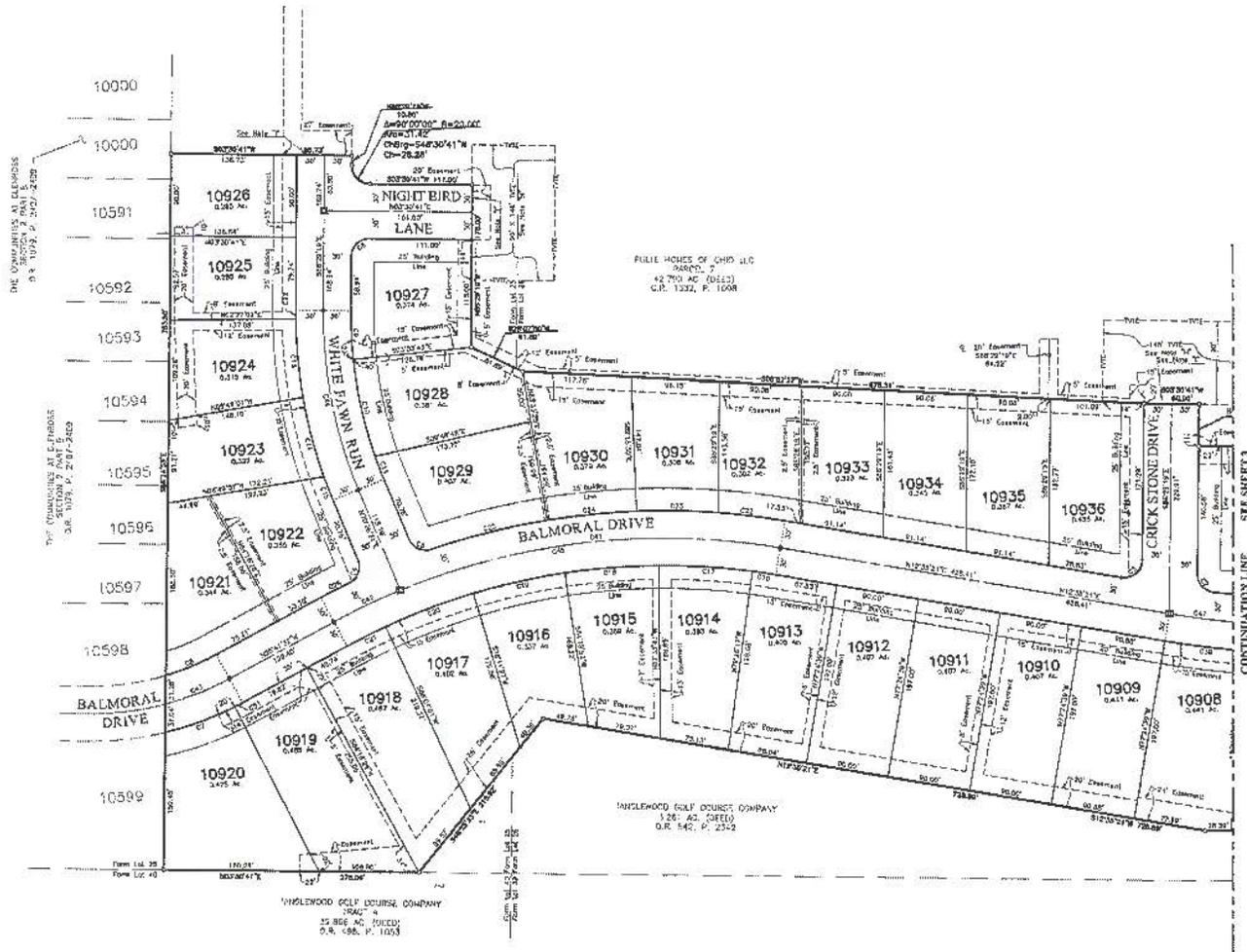




EST 1808
CITY OF
DELAWARE
OHIO

2015-0518 & 0519
Amended Final Development Plan and
Final Subdivision Plat
The Communities at Glenross - Section 5
Aerial (2013)





PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLANNING DATE
 APRIL 2015

CONTINUATION LINE SEE SHEET 3

THE COMMUNITIES AT GLENROSS
 0.8 10922, 2, 201-2400

THE COMMUNITIES AT GLENROSS
 SECTION 5 PART 5
 3.8 10910, 2, 201-2400

Form 114-38
 Form 114-43

INGLEWOOD GOLF COURSE COMPANY
 TRACT 4
 25.86 AC. (0112)
 O.R. 686, P. 1003

FILLIE HOUSES OF CHD A/C
 PARCEL 7
 42,700 AC. (0113)
 O.R. 1332, P. 1008

INGLEWOOD GOLF COURSE COMPANY
 128 AC. (0110)
 O.R. 542, P. 252

DATE	DESCRIPTION

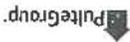


CITY OF DELAWARE, OHIO
 FINAL PLANNING FOR THE COMMUNITIES AT GLENROSS
SECTION 5



DATE	APRIL 2015
SCALE	3" = 40'
DATE	2013-1749
SHEET	2/3

DATE	APRIL 2015
SCALE	1" = 40'
PROJECT NO.	10000
PROJECT NAME	THE COMMUNITIES AT GLENROSS
SECTION	SECTION 3
DATE	APRIL 2015
SCALE	1" = 40'
PROJECT NO.	10000
PROJECT NAME	THE COMMUNITIES AT GLENROSS
SECTION	SECTION 3



FINAL DEVELOPMENT PLAN
FOR
THE COMMUNITIES AT GLENROSS
SECTION 3

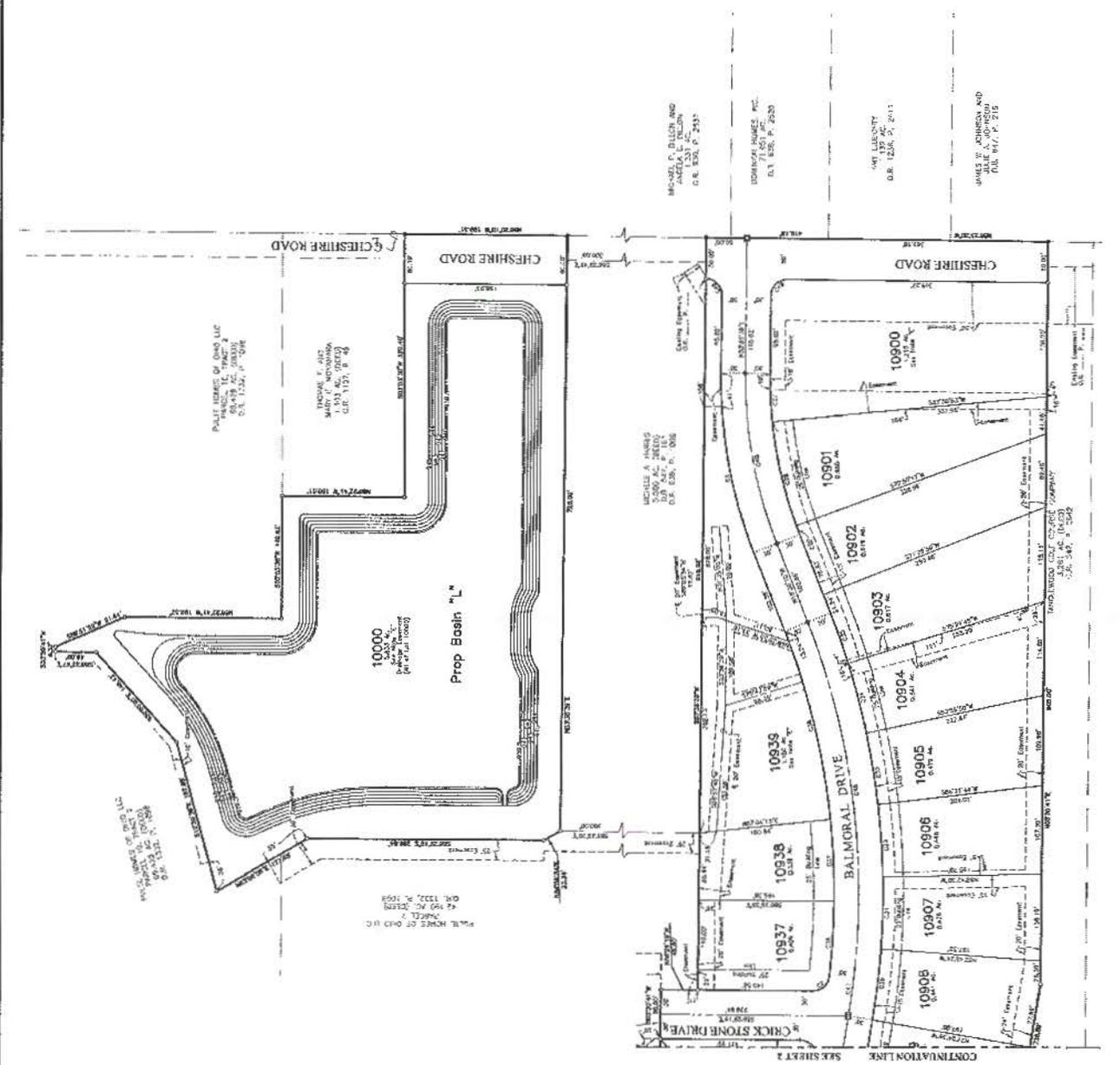


DATE	APRIL 2015
SCALE	1" = 40'
PROJECT NO.	10000
PROJECT NAME	THE COMMUNITIES AT GLENROSS
SECTION	SECTION 3



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLANS SET DATE
APRIL 2015



CONTINUATION LINE SEE SHEET 2

THE COMMUNITIES AT GLENROSS

SECTION 5

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 25, Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 28.117 acres of land, more or less, said 28.117 acres being comprised of a part of each of those tracts of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE COMMUNITIES AT GLENROSS SECTION 5", a subdivision containing Lots numbered 10900 to 10000, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Crick Stone Drive, Balmoral Drive, White Fawn Run, Nightbird Lane and Cheshire Road (4.688 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged
In the presence of: PULTE HOMES OF OHIO LLC

By: MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN 555

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20__.

Approved and accepted this _____ day of _____, 20__, by Ordinance No. _____, wherein all of Balmoral Drive, Cheshire Road, Crick Stone Drive, Night Bird Lane and White Fawn Run (4.413 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this _____ Day of _____, 20__
Michele Kohler, Acting City Clerk,
Delaware, Ohio

Approved this _____ Day of _____, 20__
R. Thomas Homan, City Manager,
Delaware, Ohio

Approved this _____ Day of _____, 20__
David M. Eflaud, AICP, Planning and
Community Development Director,
Delaware, Ohio

Approved this _____ Day of _____, 20__
William L. Ferrigno, P.E., City Engineer,
Delaware, Ohio

Approved this _____ Day of _____, 20__
Brad Stanton, Utilities Director,
Delaware, Ohio

Approved this _____ Day of _____, 20__
Allen Rothermel,
Interim Public Works Director,
Delaware, Ohio

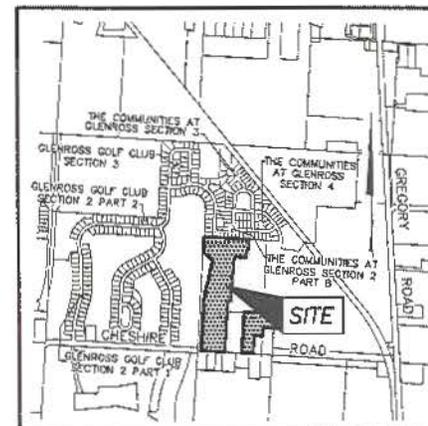
Transferred this _____ day of _____, 20__
Auditor, Delaware County, Ohio

Filed for record this _____ day of _____, 20__ at _____ M.
Fee \$ _____

Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1500'

SURVEYED & PLATTED
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)
- ⊠ = Permanent Marker encased in monument box

By _____
Professional Surveyor No. 7865 Date _____

THE COMMUNITIES AT GLENROSS

SECTION 5

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 5 in effect at the time of platting of The Communities at Glenross Section 5 specifies the following setback requirements:

Average lot size:	65 feet by 135 feet
Front yard:	25 feet
Side yard:	minimum 6 feet, total 20% of width
Rear yard:	30 feet
Zoning classification:	Sub-Area IIA (PMU/R2)

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 5 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on January 24, 2011 by Ordinance Number 11-17 on file at the City of Delaware Department of Planning and Community Development as PC _____.

NOTE "D": All utilities within The Communities at Glenross Section 5 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" LOT 10900 AND LOT 10000 - Lot 10900 and Lot 10000, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities of Glenross subdivisions for the purpose of open space.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	28.117 Ac.
Acreage in lots	15.506 Ac.
Acreage in Lots 10000, 10000 and 10000	8.198 Ac.
Acreage in Right-of-way	4.688 Ac.

NOTE "G" - ACREAGE BREAKDOWN: The Communities at Glenross Section 5 is out of the following Delaware County Parcel Number:

41832001016000	28.117 Ac.
----------------	------------

NOTE "H" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TYTE) - CRICK STONE DRIVE AND NIGHT BIRD LANE: The City of Delaware, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the easterly terminus of Crick Stone Drive and the southerly terminus of Night Bird Lane on that parcel owned by Pulse Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.

NOTE "I": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 1" of record in Cabinet 3, Side 456-456E, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kidare Drive has a bearing of South 61°09'41" West.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirty-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "EMHT INC." Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

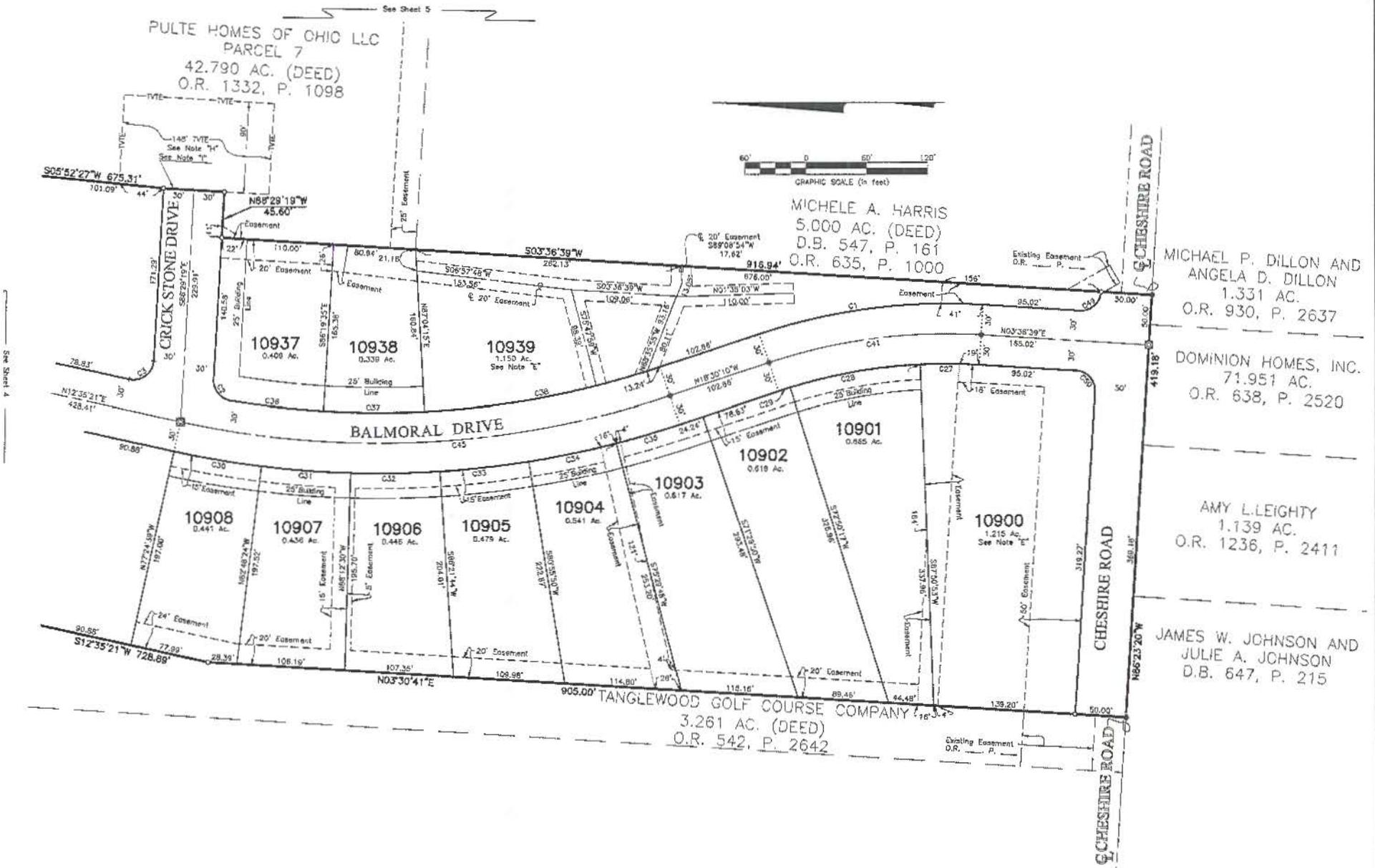
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	22°06'49"	580.00'	223.85'	N 07°26'45" W	222.47'
C2	83°47'12"	20.00'	29.25'	S 51°37'05" W	26.71'
C3	99°04'40"	20.00'	34.58'	S 38°58'59" E	39.43'
C4	88°25'00"	20.00'	30.17'	S 68°21'09" E	27.39'
C5	88°25'00"	20.00'	30.17'	S 27°13'51" W	27.39'
C6	90°00'00"	20.00'	31.42'	N 43°29'19" E	28.28'
C7	13°27'01"	344.55'	80.88'	S 17°21'28" E	80.70'
C8	11°58'33"	284.55'	59.48'	S 19°42'15" E	58.37'
C9	6°34'23"	470.00'	53.92'	N 89°48'31" W	53.89'
C10	13°12'26"	470.00'	108.34'	S 80°20'05" W	108.10'
C11	3°17'31"	470.00'	27.00'	S 22°05'06" W	27.00'
C12	1°03'32"	330.00'	9.60'	N 87°01'05" W	9.60'
C13	9°16'15"	530.00'	85.76'	S 87°48'01" W	85.66'
C14	9°44'11"	530.00'	80.14'	S 78°18'33" W	80.03'
C15	2°58'32"	930.00'	27.73'	S 71°06'17" W	27.73'
C16	2°01'38"	720.00'	26.48'	N 11°34'32" E	26.47'
C17	8°07'25"	720.00'	102.09'	N 06°50'00" E	102.00'
C18	8°07'25"	720.00'	102.09'	N 01°37'25" W	102.00'
C19	8°07'25"	720.00'	102.09'	N 09°44'51" W	102.00'
C20	8°07'25"	720.00'	102.09'	N 17°52'16" W	102.00'
C21	3°45'33"	720.00'	47.24'	N 23°48'45" W	47.23'
C22	5°22'28"	780.00'	73.17'	N 09°54'06" E	73.14'
C23	6°31'42"	780.00'	88.87'	N 03°57'01" E	88.83'
C24	7°07'45"	780.00'	97.05'	N 02°52'43" W	96.99'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C25	9°32'04"	780.00'	129.80'	N 11°12'37" W	128.65'
C26	2°32'53"	780.00'	34.69'	N 24°25'05" W	34.66'
C27	6°24'58"	620.00'	58.23'	N 00°24'10" E	58.20'
C28	14°22'48"	920.00'	130.50'	N 09°59'42" W	130.16'
C29	11°19'04"	620.00'	11.98'	N 17°50'37" W	11.96'
C30	5°23'44"	930.00'	87.59'	S 08°53'39" W	87.55'
C31	5°24'07"	930.00'	87.68'	S 04°29'33" W	87.65'
C32	5°23'46"	930.00'	88.13'	S 00°55'23" E	88.09'
C33	3°25'54"	930.00'	88.16'	S 06°21'13" E	88.13'
C34	5°24'02"	930.00'	88.20'	S 11°47'11" E	88.17'
C35	3°59'58"	930.00'	84.92'	S 16°30'11" E	84.90'
C36	6°03'04"	870.00'	81.88'	S 06°41'57" W	81.84'
C37	6°33'45"	870.00'	99.65'	S 00°23'33" W	99.59'
C38	15°36'50"	870.00'	237.09'	S 10°41'45" E	236.35'
C41	22°06'49"	550.00'	212.27'	N 07°28'45" W	210.85'
C42	13°40'14"	314.55'	75.05'	S 16°51'25" E	74.87'
C43	23°04'20"	500.00'	201.34'	S 81°58'31" W	199.39'
C44	38°16'52"	750.00'	501.10'	N 08°33'06" W	491.83'
C45	31°05'30"	800.00'	488.39'	S 02°57'25" E	482.42'
C46	32°09'00"	750.00'	420.84'	N 03°29'09" W	415.34'
C47	8°07'53"	750.00'	80.25'	N 22°37'35" W	80.22'
C49	6°00'00"	20.00'	31.42'	S 41°23'21" E	28.28'
C50	9°00'01"	20.00'	31.42'	N 48°38'40" E	28.28'

THE COMMUNITIES AT GLENROSS

SECTION 5

3
5



PULTE HOMES OF OHIO LLC
PARCEL 7
42.790 AC. (DEED)
O.R. 1332, P. 1098

MICHELE A. HARRIS
5.000 AC. (DEED)
D.B. 547, P. 161
O.R. 635, P. 1000

MICHAEL P. DILLON AND
ANGELA D. DILLON
1.331 AC.
O.R. 930, P. 2637

DOMINION HOMES, INC.
71.951 AC.
O.R. 638, P. 2520

AMY L. LEIGHTY
1.139 AC.
O.R. 1236, P. 2411

JAMES W. JOHNSON AND
JULIE A. JOHNSON
D.B. 647, P. 215

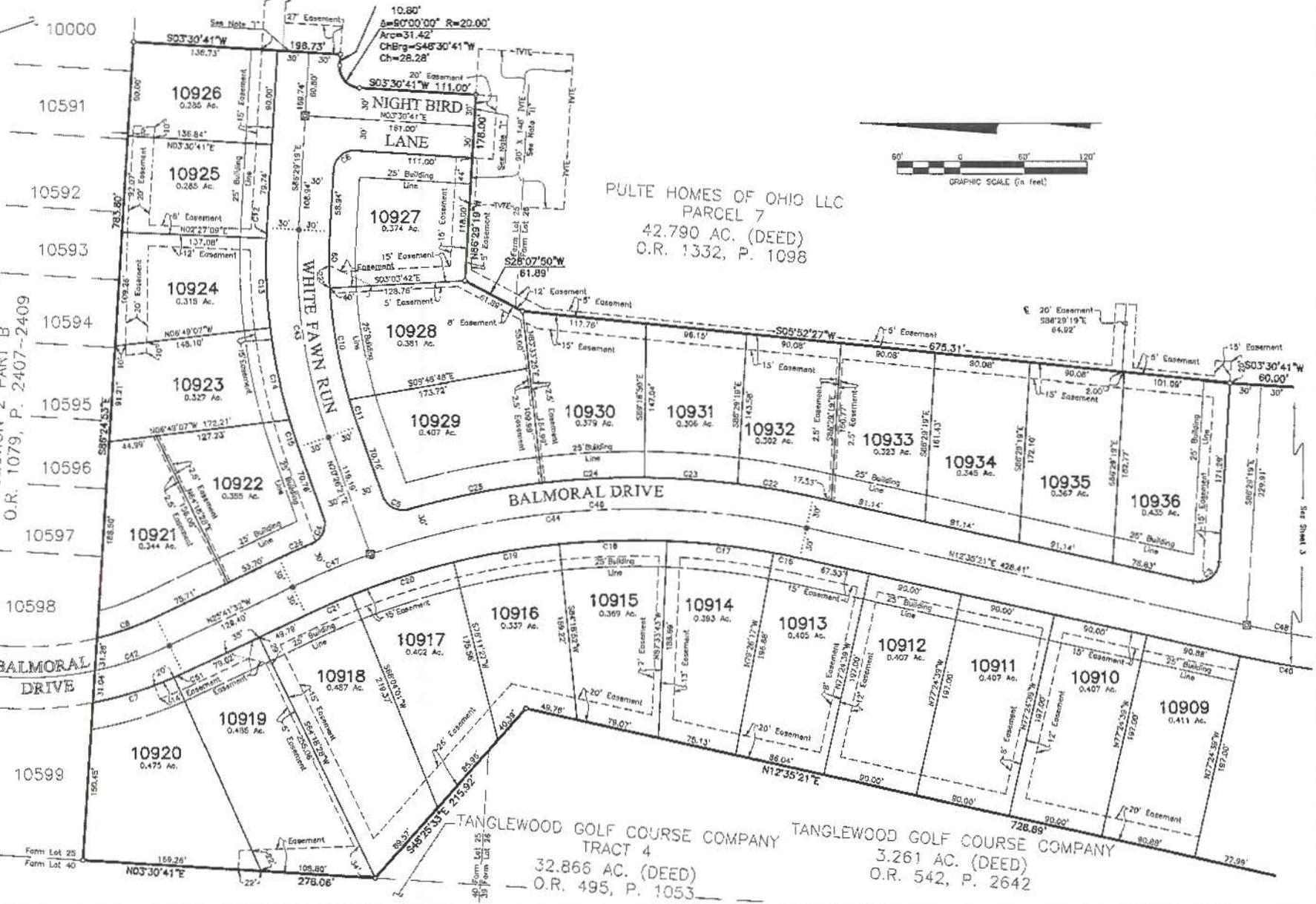
TANGLEWOOD GOLF COURSE COMPANY
3.261 AC. (DEED)
O.R. 542, P. 2642

THE COMMUNITIES AT GLENROSS

SECTION 5

THE COMMUNITIES AT GLENROSS
SECTION 2 PART B
O.R. 1079, P. 2407-2409

THE COMMUNITIES AT GLENROSS
SECTION 2 PART B
O.R. 1079, P. 2407-2409



PULTE HOMES OF OHIO LLC
PARCEL 7
42.790 AC. (DEED)
O.R. 1332, P. 1098

TANGLEWOOD GOLF COURSE COMPANY
TRACT 4
32.866 AC. (DEED)
O.R. 495, P. 1053

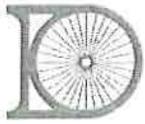
TANGLEWOOD GOLF COURSE COMPANY
3.261 AC. (DEED)
O.R. 542, P. 2642

THE COMMUNITIES AT GLENROSS

SECTION 5

5
5





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



Project # 20131769

Case # _____

Planning Commission

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input checked="" type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name The Communities @ Glenross Section 5 Address Cheshire Road, Delaware, OH
 Acreage 28.117 Square Footage N/A Number of Lots 41 Number of Units 38
 Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use PMU/R-2 Parcel # 41832001016000

Applicant Name Pulte Homes of Ohio LLC Contact Person Steve Pech
 Applicant Address 4900 Tuttle Crossing Blvd. Dublin, OH 43016
 Phone 614-376-1082 Fax 614-356-6801 E-mail Stephen.Pech@Pulte.com
 Owner Name Pulte Homes of Ohio LLC Contact Person Steve Pech
 Owner Address 4900 Tuttle Crossing Blvd. Dublin, OH 43016
 Phone 614-376-1082 Fax 614-356-6801 E-mail Stephen.Pech@Pulte.com
 Engineer/Architect/Attorney EMH&T Inc. Contact Person Brad Holland
 Address 5500 New Albany Road, Columbus OH 43054
 Phone 614-775-4441 Fax 614-775-4887 E-mail bholland@emht.com

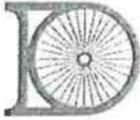
The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature _____
Owner Printed Name

Agent Signature _____
Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Stamp _____
Notary Public



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



Project # 20131769

Case # _____

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input checked="" type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | Board of Zoning Appeals |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name The Communities @ Glenross Section 5 Address Cheshire Road, Delaware, OH
 Acreage 28.117 Square Footage N/A Number of Lots 41 Number of Units 38
 Zoning District/Land Use PMU/R² Proposed Zoning/Land Use PMU/R-2 Parcel # 41832001016000

Applicant Name Pulte Homes of Ohio LLC Contact Person Steve Pech
 Applicant Address 4900 Tuttle Crossing Blvd. Dublin, OH 43016
 Phone 614-376-1082 Fax 614-356-6801 E-mail Stephen.Pech@Pulte.com
 Owner Name Pulte Homes of Ohio LLC Contact Person Steve Pech
 Owner Address 4900 Tuttle Crossing Blvd. Dublin, OH 43016
 Phone 614-376-1082 Fax 614-356-6801 E-mail Stephen.Pech@Pulte.com
 Engineer/Architect/Attorney EMH&T Inc. Contact Person Brad Holland
 Address 5500 New Albany Road, Columbus, OH 43054
 Phone 614-775-4441 Fax 614-775-4887 E-mail bholland@emht.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.

_____	_____
Owner Signature	Owner Printed Name
_____	_____
Agent Signature	Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____	_____
Notary Stamp	Notary Public

DELAWARE CITY COUNCIL FACT SHEET

ITEM NO.: 15

DATE: 5/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-49

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING AN AMENDED FINAL SUBDIVISION PLAT FOR PULTE HOMES OF OHIO LLC FOR THE COMMUNITIES AT GLENROSS SECTION 5 CONSISTING OF 39 SINGLE FAMILY LOTS ON 28.117 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED ON BALMORAL DRIVE, WHITE FAWN RUN, NIGHT BIRD LANE AND CRICK STONE DRIVE.

**DEPARTMENT AFFECTED:
Planning Department**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Planning Commission**

**RECOMMENDATION:
Approval**

**VOTE:
7-0
MEETING DATE: 5/6/15**

**STAFF RECOMMENDATION:
Approval at the first reading**

**PRESENTER:
Dave Efland, Planning Director**

SUMMARY OF ITEM:

The Communities at Glenross development was annexed and zoned in 2006 and most recently amended in 2010. This development was designed as a sister development to The Glenross Golf Club and consists of approximately 400 acres and over 1,100 dwelling units. The plan includes single family detached units as well as condominium sections which are located in several zoning sub-areas on both sides of Cheshire Road and includes significant open space, park, a club house and buffering amenities.

In April 2014, the Planning Commission and City Council approved a Final Development Plan and Final Subdivision Plat for Section 5 but subsequently an overall storm water study for the entire development required a retention pond to be constructed along Cheshire Road in this section. Now the applicant is requesting approval of an Amended Final Development Plan and Amended Final Subdivision Plat of Section 5 consisting of 39 single family lots on 28.117 acres. Overall, the plan is consistent with the Preliminary Development Plan and Preliminary Subdivision Plat that was approved in 2010 except for a retention pond on the extreme northwestern portion of the section which would not be required per the City Engineer and the inclusion of the aforementioned retention pond along Cheshire Road. The proposed retention pond on 5.833 acres is located one property east of Balmoral Drive fronting Cheshire Road located between three county residential lots. Evergreen and deciduous trees would be installed adjacent to the single family houses to the east, southeast and west of the proposed retention pond to provide an appropriate screen since the proposed pond is significantly larger than originally approved in the Preliminary Development Plan and Preliminary Subdivision Plat in 2010 (retention pond was previously in Section 7). Also, the developer is requesting two additional lots that back up to the golf course in the northwestern portion of this section (at the location of the removed retention pond) and staff recommends that additional park amenities be installed in the large 17.1 acre open space in the section just east of the subject section and in the 1.7 acre open space in Section 3 of The Communities of Glenross to offset the loss of qualifying open space. This section would provide a third access point to The Glenross Golf Club with Balmoral Drive extending to Cheshire Road which would require intersection improvements per the City Engineer. An entrance sign with landscaping would be located in the open space just east of the main entrance. Also, the extension of the bike path along Cheshire Road would be required. The design requirements for this section would be similar to The Glenross Golf Club which requires 100% natural materials on all elevations, minimum 2,000 square foot houses, dimensional shingles, etc.

Both Staff and the Planning Commission recommend approval of the Amended Final Development Plan and Amended Final Subdivision Plat for Section 5 with the documented conditions.

ATTACHMENTS:

COUNCIL NOTES:

ORDINANCE NO. 15-49

AN ORDINANCE APPROVING AN AMENDED FINAL SUBDIVISION PLAT FOR PULTE HOMES OF OHIO LLC FOR THE COMMUNITIES AT GLENROSS SECTION 5 CONSISTING OF 39 SINGLE-FAMILY LOTS ON 28.117 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED ON BALMORAL DRIVE, WHITE FAWN RUN, NIGHT BIRD LANE AND CRICK STONE DRIVE.

WHEREAS, the Planning Commission at its meeting of May 6, 2015 recommended approval of an Amended Final Subdivision Plat for Pulte Homes of Ohio LLC for The Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive (2015-0519), and

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

SECTION 1. That the Amended Final Subdivision Plat for Pulte Homes of Ohio LLC for The Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive, be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any stormwater 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.
2. Cheshire Road improvements shall be required at the Balmoral Road intersection per the City Engineer and shall be constructed by the end of the 2016 construction season. These intersection improvements shall be bonded prior to commencement of construction of Section 5.
3. The bike path shall be extended thru "Reserve E" along Cheshire Road consistent with the existing bike path to the west.
4. The single family houses shall comply with the Sub-Area IIA Communities at Glenross design and size standards.
5. The lighting plan shall be submitted, reviewed, and approved by the Chief Building Official prior to engineering drawing approval.

6. Evergreen and deciduous trees shall be installed adjacent to the single family houses to the east, southeast and west of the proposed retention pond to provide an appropriate screen.
7. The street tree plan and the entrance sign and landscaping shall be approved by the Shade Tree Commission.
8. Additional park amenities as approved by staff shall be included in the large 17.1 acre reserve in the section just east of the subject section and in the 1.7 acre open space in Section 3 of The Communities of Glenross to justify permitting the additional 2 lots which will occupy previous qualifying open space area.
9. The applicant shall revise Note "B" on page 2 of the Final Subdivision Plat to reflect the minimum side yard setbacks of 10 feet.
10. This section of the Communities of Glenrsoss Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

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.: 16

DATE: 05/11/15

PUBLIC HEARING: NO

READING: FIRST

ORDINANCE NO.: 15-50

RESOLUTION NO.:

DESCRIPTION: AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR STOP-N-GO STORAGE FOR A SELF-STORAGE FACILITY ON APPROXIMATELY 8.1 ACRES ZONED M-2 (GENERAL MANUFACTURING DISTRICT) LOCATED SOUTH OF EAST WILLIAM STREET, EAST OF EAST POINT CROSSING AND NORTH OF THE CITY PUBLIC WORKS FACILITY.

**DEPARTMENT AFFECTED:
Planning Department**

GROUP AFFECTED:

FINANCIAL INFORMATION

COST:

FUND SOURCES:

BUDGETED:

RECOMMENDATIONS

**COMMITTEE:
Planning Commission**

**RECOMMENDATION:
Approval**

**VOTE:
7-0
MEETING DATE: 5/6/15**

**STAFF RECOMMENDATION:
Approval at the first reading**

**PRESENTER:
Dave Efland, Planning Director**

SUMMARY OF ITEM:

The subject site has been vacant for years with the applicant proposing an 86,261 square foot self-storage facility with 400 total units on approximately 8.1 acres that consists of eight buildings which that would be constructed in two phases. The subject site would have two access points from East Point Crossing with the main access curb cut along the midpoint of the development that enters into a 19 space parking lot (two handicap spaces). The second curb cut would be an emergency access point on the extreme southern portion of the site near the City Public Works Facility. Phase 1 is located along the northern portion of the site and would consist of 4 storage buildings (227 storage units) encompassing 38,411 square feet. Building 1 and 2, bisected by the main entrance and parking lot, would be temperature controlled facilities with the main office in building one. Phase 2 is located the southern portion of the site and would consist of 4 building (173 storage units) encompassing 47,850 square feet with buildings 7 and 8 being dedicated for enclosed RV parking. In addition, a paved and striped outdoor storage area would be located on the extreme southeastern portion of the site adjacent to buildings 7 and 8 and the City Public Works Building. A six foot high black vinyl coated chain link security fence would encapsulate the site. The main entrance would have a security gate just east of the parking lot and the emergency access curb cut would have a permanent gate only accessed by City emergency personnel. The site would be illuminated by wall pack lights and the required amount of street and front yard trees are proposed along with shrubs. However, the proposed development would remove 623 total caliper inches of tress (272 caliper inches in Phase 1 and 351 caliper inches in Phase 2) while the owner is proposing install 238 caliper inches (153 caliper inches in Phase 1 and 85 inches in Phase 2) above and beyond the typical street and front yard tree required per the zoning code. Therefore, there is a shortfall of 385 caliper inches (119 caliper inches in Phase 1 and 266 inches in Phase 2) that the owner indicated they would likely pay the repalcment fee of \$100 per caliper inch which would yield \$38,500 (\$11,900 in Phase 1 and \$26,600 in Phase 2). Furthermore, a storm water detention basin would be located between both entrances just east of East Point Crossing

All the storage building are the typical 12 foot high tan metal building with a tan standing seam metal roof with tan doors. The doors on the two temperature control buildings (Buildings 1 and 2) are white per the manufacturer. The main office on the west end of building 1 would be 18 feet high and would be constructed of cultured limestone below the silver metal canopy and brown fiber cement siding above the canopy. Building number 2 would have a cultured limestone on the north elevation and approximately 10 on the west elevation facing East Willima Street and East Point Crossing respectively.

Also, the applicant is proposing a ground sign along East Williams Street. The internally illuminated nine foot high ground sign would total 40 square feet (8feet x 5feet) and be installed on a four foot high limestone base. No wall signage is being proposed

Both Staff and the Planning Commission recommend approval.

ATTACHMENTS:

Staff Report
Site Maps

Application

COUNCIL NOTES:

ORDINANCE NO. 15-50

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR STOP-N-GO STORAGE FOR A SELF-STORAGE FACILITY ON APPROXIMATELY 8.1 ACRES ZONED M-2 (GENERAL MANUFACTURING DISTRICT) LOCATED SOUTH OF EAST WILLIAM STREET, EAST OF EAST POINT CROSSING AND NORTH OF THE CITY PUBLIC WORKS FACILITY.

WHEREAS, the Planning Commission at its meeting of May 6, 2015, recommended approval of a Combined Preliminary and Final Development Plan for Stop-N-Go Storage for a Self-Storage Facility on approximately 8.1 acres zoned M-2 (General Manufacturing District) located south of East William Street, east of East Point Crossing and north of the City Public Works Facility (PC 2015-0348), 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 Stop-N-Go Storage for a Self-Storage Facility on approximately 8.1 acres zoned M-2 (General Manufacturing District) located south of East William Street, east of East Point Crossing and north of the City Public Works Facility, 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 parking spaces required shall total 19 spaces.
3. The outdoor storage area shall be paved and stripped.
4. The City shall receive a payment of \$38,500 or equivalent to satisfy Chapter 1168 Tree Preservation Requirements prior to building permit approval. The payment can be divided into phases to match the building of the development.
5. Additional trees and shrubs shall be installed between the proposed sign and access drive to further screen building 3 (northern most building).
6. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
7. The chain link fence shall be black vinyl coated.

8. The northern elevation and a 10 foot return of the western elevation of building 3 shall be constructed of cultured limestone to match the office building.
9. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material.
10. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval
11. The wall pack fixtures and illumination shall be reviewed and approved by Chief Building Official.

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



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2015-0348

REQUEST: Combined Preliminary & Final Development Plan

PROJECT: Stop-N-Go Storage

MEETING DATE: May 6, 2015

APPLICANT/OWNER

Alexis Zeune
5909 Westerville Road
Westerville, Ohio 43081

REQUESTS

2015-0348: A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximately 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility.

PROPERTY LOCATION & DESCRIPTION

The subject 8.1 acre parcel is located just south of East William Street, east of East Point Crossing and north of the City Public Works Facility. There will likely be a 3 acre vacant parcel created between the proposed storage facility property and the City Public Works Facility. The properties to the north across East Williams Street are zoned R-4 (Medium Density Residential District), the property to the south is zoned M-2 (General Manufacturing District), the property to the east across the railroad tracks is zoned B-3 (Community Business District) and the property to the west is zoned M-1 (Light Manufacturing District). The current surrounding uses consist of residences to the north, State and City office facilities to the west and south respectively and the railroad tracks to the east.

BACKGROUND

The subject site has been vacant for years with the applicant proposing an 86,261 square foot self-storage facility with 401 total units (the previous submittal had 405 units) on approximately 8.1 acres that consists of eight buildings which that would be constructed in two phases. In addition, an outdoor storage area would be located on the extreme southeastern portion of the site next to the railroad track and adjacent to the City Public Works Facility.

UPDATED REVISIONS FOR THE MAY 6, 2015 MEETING

- **ARCHITECTURE** Since the last meeting, the applicant has revised the front elevation of building 3 (northernmost building) and the door colors based on comments from the previous Planning Commission meeting. The applicant removed the four doors on the northern elevation of building 3 and (hence the reduction of four units) replaced the doors with cultured limestone on the entire north elevation along with about 10 feet of return on the west elevation. The cultured limestone would match the limestone on the office building. Also, all the doors on the storage buildings would be revised from hunter green to beige (except for the climate controlled doors which would remain white) to match the building and be more innocuous. The design, color and materials of the remainder of the buildings would remain as submitted at the last meeting.
- **LANDSCAPING & SCREENING.** The applicant would install additional trees (approximately 4) and shrubs (approximately 12) between the proposed sign and access drive adjacent to building 3 to further buffer the building from East William Street. The remainder of the landscape plan would be unchanged from the submittal at the last meeting. All landscape plans would need to be review and approved by the Shade Tree Commission.
- **PROCESS FOR RECONSIDERATION:** The City Attorney advises that the Commission should take a formal vote to renew the case at this meeting to consider the changes that have been made and reconsider the previous vote. This would require a member to move for renewal of the case, a second, and a majority vote by the Commission. After taking this vote (assuming passage), Staff and the Applicant can present the updates as per our normal and customary practice and the Commission can then vote as per normal on the case via a motion, second, and at least 4 majority votes for passage.

PREVIOUS REPORT

STAFF ANALYSIS

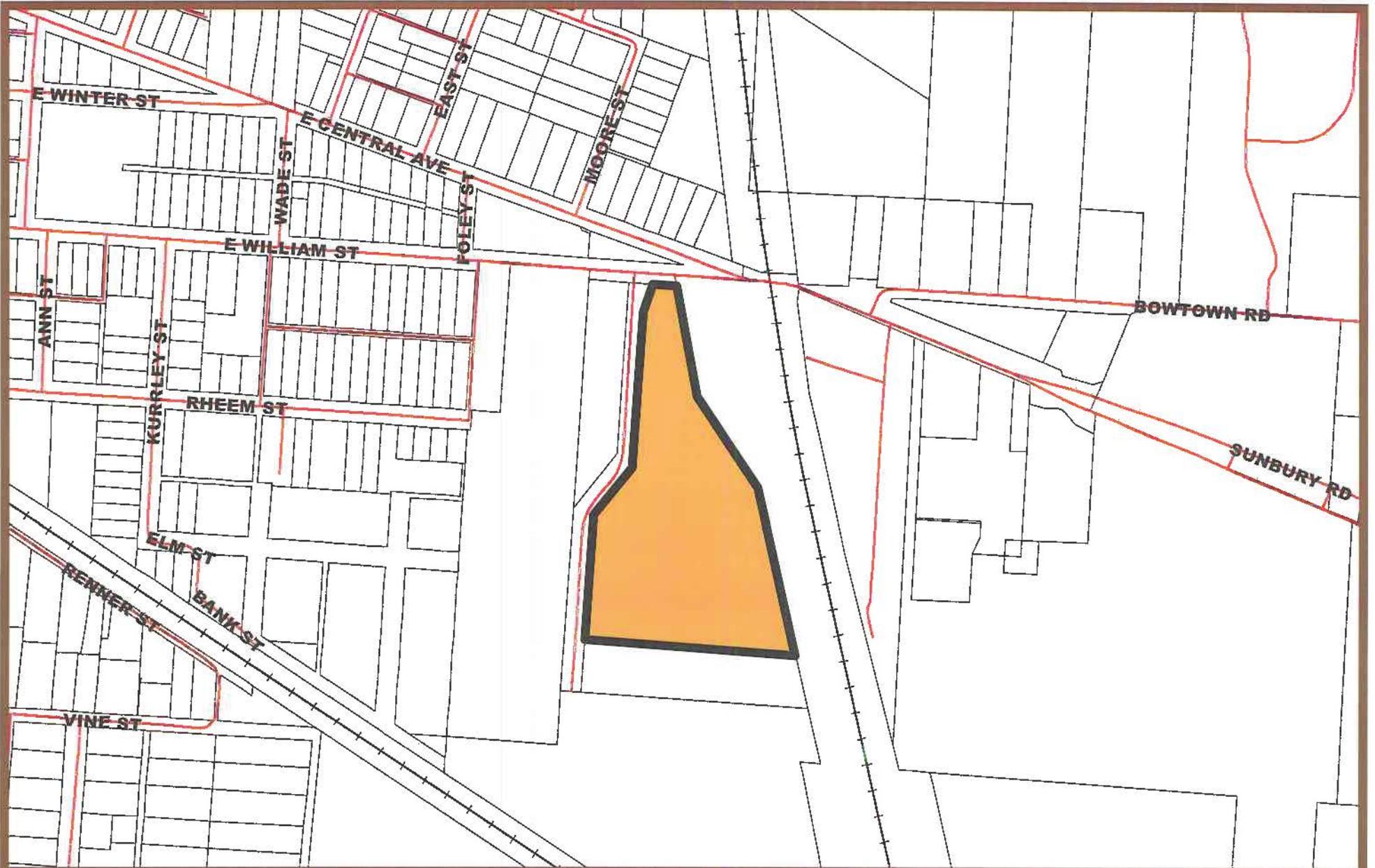
- **ZONING:** As noted above, the current zoning on the property is M-2 (General Manufacturing District) which permits self-storage buildings and outdoor storage as a permitted use. The proposed development would require a Combined Preliminary and Final Development Plan approval by the Planning Commission and City Council that achieves compliance with the current zoning requirements.
- **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.
- **SITE CONFIGURATION:** The subject site would have two access points from East Point Crossing with the main access curb cut along the midpoint of the development that enters into a 12 space parking lot (two handicap spaces). The 405 unit storage facility would require 19 parking spaces per the zoning code and the applicant has agreed to construct the required 7 more spaces just east of the proposed parking lot. The second curb cut would be an emergency access point on the extreme southern portion of the site near the City Public Works Facility. Phase 1 is located along the northern portion of the site and would consist of 4 storage buildings (227 storage units) encompassing 38,411 square feet. Building 1 and 2, bisected by the main entrance and parking lot, would be temperature controlled facilities with the main office in building one. Phase 2 is located the southern portion of the site and would consist of 4 building encompassing (178 storage units) 47,850 square feet with buildings 7 and 8 being dedicated for enclosed RV parking. In addition, an outdoor storage area would be located on the extreme southeastern portion of the site adjacent to buildings 7 and 8. Staff requires the outdoor storage be paved and striped to identify the number of storage spaces. A six foot high chain link security fence would encapsulate the site and would be required to be black vinyl coated. The main entrance would have a security gate just east of the parking lot and the emergency access curb cut would have a permanent gate only accessed by City emergency personnel. The site would be illuminated by wall pack lights. A dumpster is not included in the proposal. In addition, a sidewalk would be required along the frontage of East Point Crossing. Furthermore, a storm water detention basin would be located between both entrances just east of East Point Crossing.
- **ARCHITECTURE** All the storage building are the typical 12 foot high tan metal building with a tan standing seam metal roof with hunter green doors. The doors on the two temperature control buildings (Buildings 1 and 2) are white per the manufacturer. The main office on the west end of building 1 would be 18 feet high with standard aluminum entrance door with two aluminum windows on the west and south elevations. The elevation around the entrance door and one west window would be constructed of cultured limestone below the silver metal canopy and brown fiber cement siding above the canopy. The remainder of the elevation would have a cultured limestone wainscoting with stucco completing the elevation with a flat roof and a cornice painted silver. Building number 2 would have a cultured limestone wainscoting on the west elevation facing East Point Crossing
- **TREE REMOVAL AND PRESERVATION:** The proposed development would remove 623 total caliper inches of tress (272 caliper inches in Phase 1 and 351 caliper inches in Phase 2) while the owner is proposing install 238 caliper inches (153 caliper inches in Phase 1 and 85 inches in Phase 2) above and beyond the typical street and front yard tree required per the zoning code. Therefore, there is a shortfall of 385 caliper inches (119 caliper inches in Phase 1 and 266 inches in Phase 2). Per Chapter 1168 Tree Preservations Requirements, the owner shall pay the City \$100 per caliper inch in lieu of replacement which would yield \$38,500 (\$11,900 in Phase 1 and \$26,600 in Phase 2). Other options include: 1. The City to allow the owner to install the equivalent amount of caliper inches in the City park system; 2. Also, the applicant could install additional trees on the site or a combination of all three options.
- **LANDSCAPING & SCREENING.** The development would require street and front yard trees along with parking lot screening. The subject site has 78 feet of lineal frontage along East William Street which requires 2 street trees and 2 front yard trees and 1,068 linear feet along East Point Crossing which requires 27 street trees and 21 front yard trees. In addition, a 36 inch high hedge mound is proposed adjacent to the parking lot that abuts a public street near the main entrance. As mentioned above, 119 (238 caliper inches) additional trees would be installed to offset the tree replacement requirements. All landscape plans would need to be review and approved by the Shade Tree Commission.

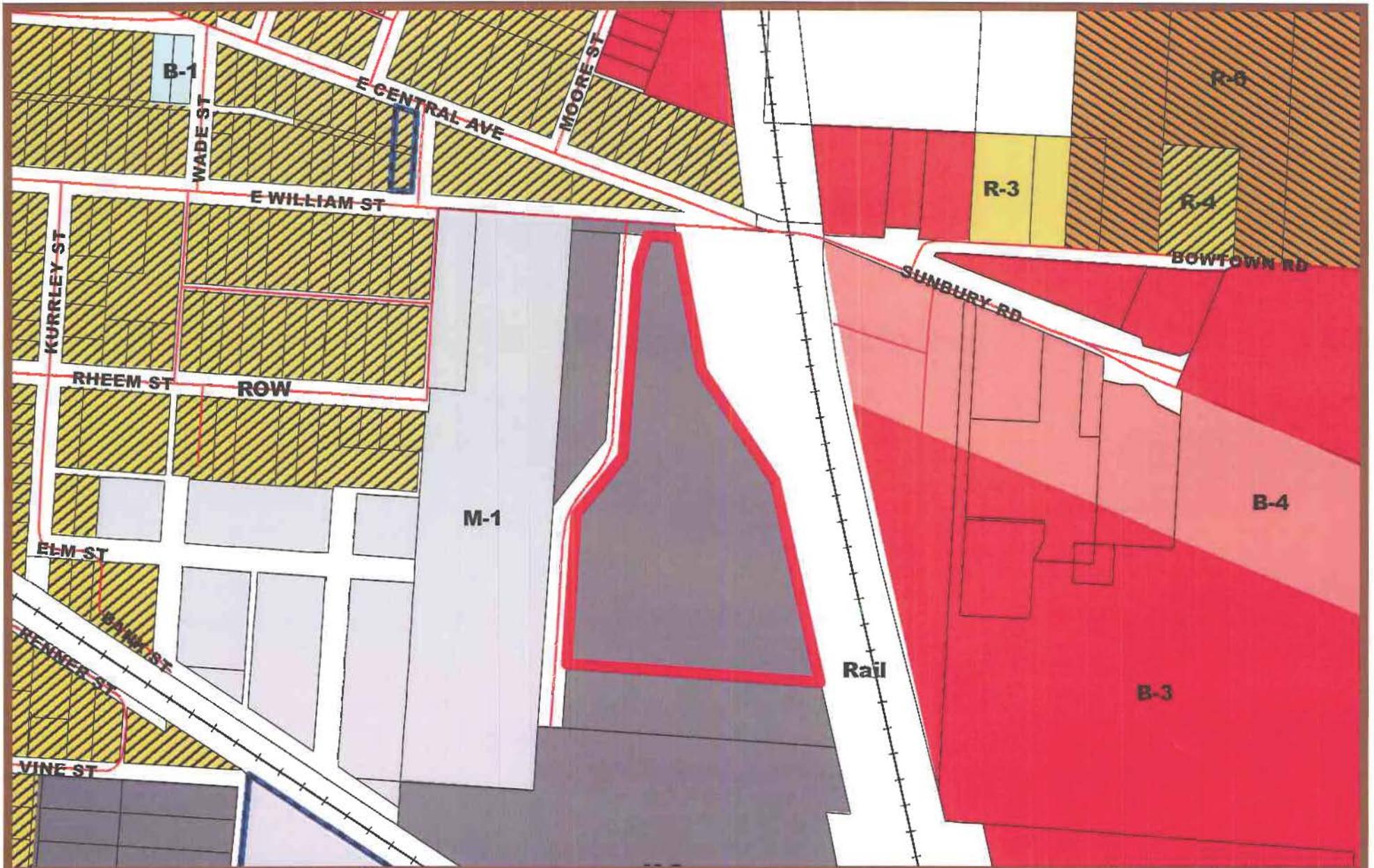
- **LIGHTING:** The plan identifies 60 wall mounted lights located on all five building elevations that would illuminate the development. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official
- **SIGNS:** The applicant is proposing a ground sign along East Williams Street. The internally illuminated nine foot high ground sign would total 40 square feet (8feet x 5feet) and be installed on a four foot high limestone base. No wall signage is being proposed.

STAFF RECOMMENDATION – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN (2016-0348)

Staff recommends approval of a request by Stop-N-Go Storage of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility, 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 parking spaces required shall total 19 spaces.
3. The outdoor storage area shall be paved and stripped.
4. The City shall receive a payment of \$38,500 or equivalent to satisfy Chapter 1168 Tree Preservation Requirements prior to building permit approval. The payment can be divided into phases to match the building of the development.
5. Additional trees and shrubs shall be installed between the proposed sign and access drive to further screen building 3 (northern most building).
6. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
7. The chain link fence shall be black vinyl coated.
8. The northern elevation and a 10 foot return of the western elevation of building 3 shall be constructed of cultured limestone to match the office building.
9. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material.
10. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval
11. The wall pack fixtures and illumination shall be reviewed and approved by Chief Building Official.



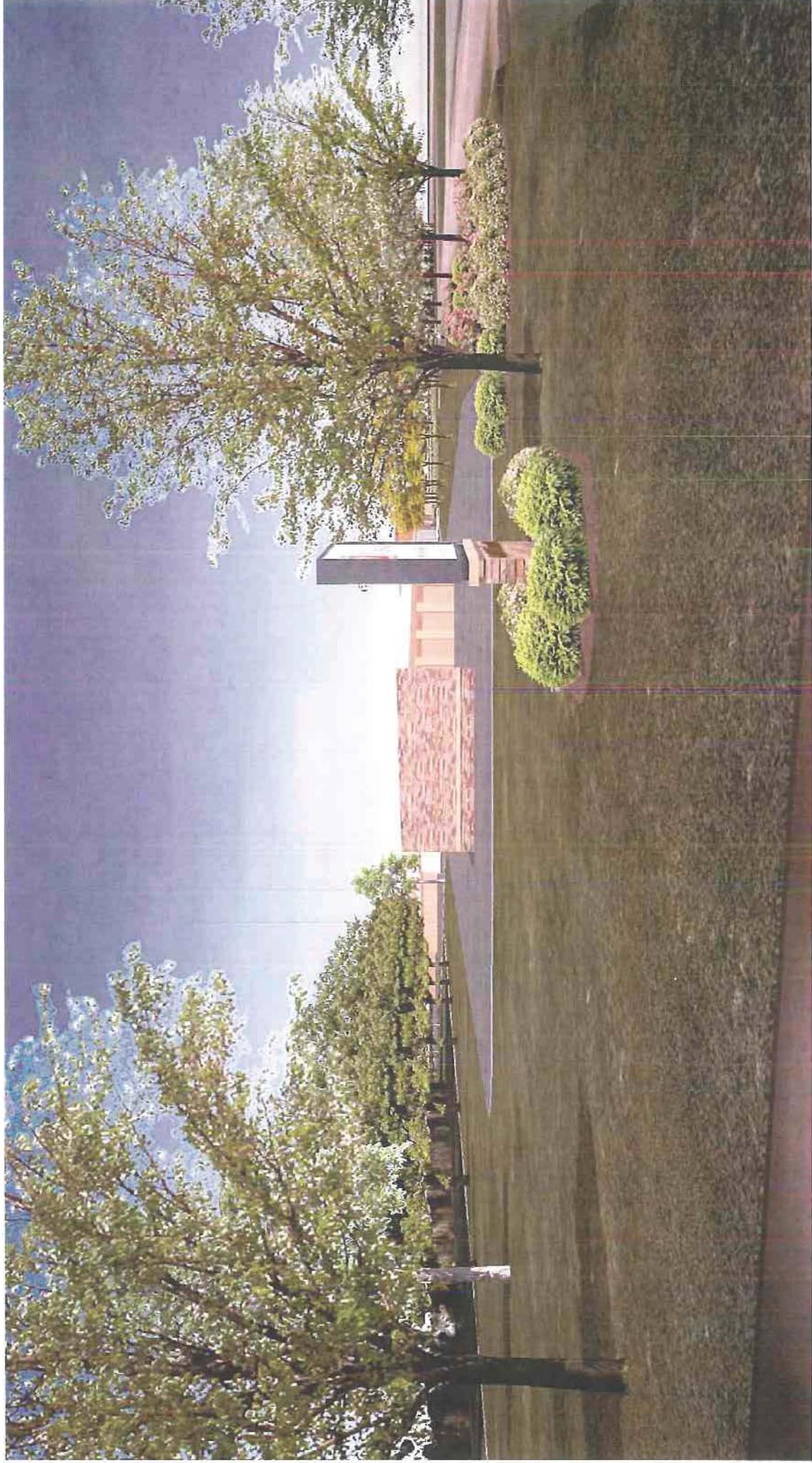




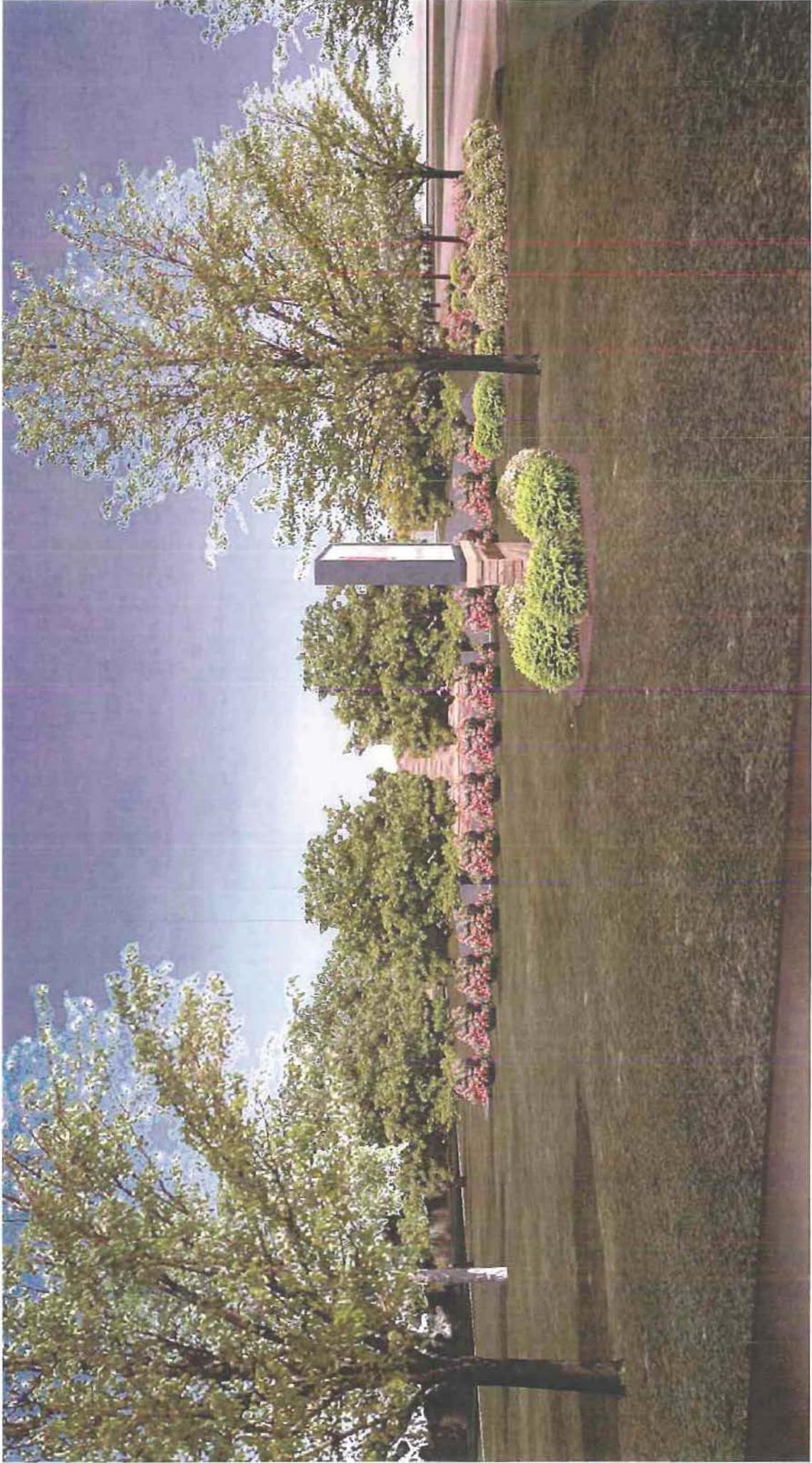
REVISED ELEVATION 5/6/2015



REVISED ELEVATION 5/6/2015



REVISED ELEVATION 5/6/2015



PHONE: (614) 759-9900

REYNOLDSBURG, OHIO 43068

7453 EAST MAIN STREET

SITE ENGINEERING, INC.

PROJECT DESCRIPTION

PROVIDE ALL IMPROVEMENTS FOR THE CONSTRUCTION OF A STORAGE UNIT FACILITY. THESE IMPROVEMENTS SHALL INCLUDE PAVEMENT FOR THE CIRCULATION AROUND THE SITE. A STORMWATER CONVEYANCE SYSTEM AND DETENTION BASIN WILL BE BUILT TO ACCOMMODATE THE INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENT SHALL BE PLANNED IN COMPLIANCE WITH THE CURRENT CITY OF DELAWARE REQUIREMENTS.

SITE DATA

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, SECTION 4, TOWNSHIP 5, RANGE 15, PART OF FAAM LOT 15, U.S.M.L., BEING ALL OF THE RESIDUAL LAND IN THAT 12,000+ ACRES (ORIG.) TRACT OF LAND DESCRIBED IN A DEED TO CC LAND DEVELOPMENT, LLC OF RECORD IN OFFICIAL RECORD 792, PAGE 2626 IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

CC LAND DEVELOPMENT, LLC
12,700+ AC. DRG.
O.R. 792, PG. 2626
PAR. #519-443-03-001-003

THIS SITE IS CURRENTLY ZONED M-2

OWNER / DEVELOPER

STOP-N-GO STORAGE MANAGEMENT
5909 WESTERVILLE ROAD
WESTERVILLE, OHIO 43081

CONTRACTOR

ZEUNE CONSTRUCTION GROUP
5908 WESTERVILLE ROAD
WESTERVILLE, OHIO 43081

LANDSCAPE ARCHITECT

FARIS PLANNING AND DESIGN
243 NORTH FIFTH STREET
COLUMBUS, OHIO 43215

ARCHITECT

SHAWN McALLISTER ARCHITECT, INC.
3001 BETHEL ROAD, SUITE 120
COLUMBUS, OHIO 43220

BENCH MARKS

NAVD 88 DATUM

SOURCE BENCH MARK ELEVATION OBTAINED USING TRIMBLE RTK GPS EQUIPMENT AND OHIO DEPARTMENT OF TRANSPORTATION CORS/VRS NETWORK, NAVD 1988.

BENCH MARK #1 - (BM #1 SHOWN ON PLANS FOR "THE POINT" INTERSECTION IMP.) CHISELED "X" ON THE N. BOLT OF FIRE HYDRANT ON S. SIDE OF EAST WILLIAMS ST. IN FRONT OF 1400 EAST WILLIAMS ST., 300' W. OF EAST POINT CROSSING. ELEV=934.00

BENCH MARK #2 - CENTER TOP OF CASTING ON 17x7 CATCH BASIN, S. SIDE OF EAST WILLIAMS ST. 56' EAST OF CL OF EAST POINT CROSSING. ELEV=931.95

BENCH MARK #3 - N.E. CORNER, TOP OF CASTING ON CATCH BASIN ON THE W. SIDE OF EAST POINT CROSSING AND 812' S. OF EAST WILLIAMS ST. ELEV=924.49

FLOOD DESIGNATION

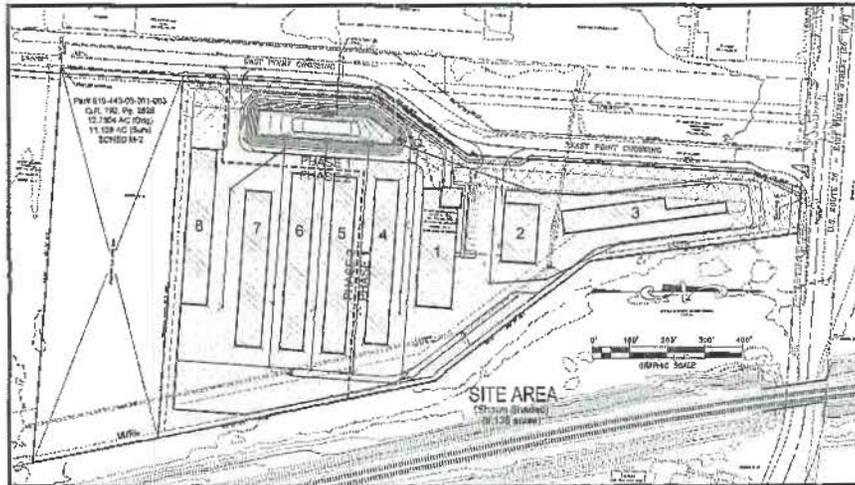
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 380148-380410110K DATED APRIL 16, 2009 THIS PROPERTY IS IN AN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



OHIO UTILITIES PROTECTION SERVICE
800-362-2764 or B-1-1
WWW.OUPS.ORG

SITE IMPROVEMENT PLANS FOR STOP-N-GO STORAGE

EAST POINT CROSSING
DELAWARE, OHIO 43015
JANUARY, 2015



INDEX MAP

SCALE: 1" = 100'

SHEET INDEX

- 1 COVER SHEET
2 GENERAL NOTES
3 TOPOGRAPHIC MAP
4 SITE PLAN
5 SITE UTILITIES PLAN
6 SITE GRADING PLAN
7 STORM SEWER PROFILE-1
8 STORM SEWER PROFILE-2
9 SITE DETAILS
10 SWPP PLAN
11 SWPP DETAILS

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
CONTACT: GAVE BOWEN (COMMERCIAL)
(614) 883-6831
CONTACT: BOB COLE (HIGHWAYS)
(614) 883-6829
BEECH CENTER DRINK
COLUMBUS, OHIO 43230-8805
CONSOLIDATED ELECTRIC COMPANY
CONTACT: PHIL CALLEY
(614) 497-2521
FIRST ENERGY
CONTACT: KERRY HALL
1308 S PROSPECT STREET
MARIETTA, OHIO 43302
(740) 382-7004
VERIZON
CONTACT: CHRIS AVARY
550 LEANNE STREET
MARIETTA, OHIO 43302
(740) 363-0661
COLUMBIA GAS OF OHIO
CONTACT: PESSI HOLCOMB
800 COLUMBIA BLVD
COLUMBUS, OHIO 43212
(614) 460-2768
CITY OF DELAWARE PUBLIC UTILITIES
DIRECTOR: DEAN STANTON
WATER: TOM HENSEL
NATURAL GAS: GREG DOBERNICK
226 CHERRY STREET
COLUMBUS, OHIO 43205
(740) 243-1200
THE WENGER ENGINEERING
CONTACT: KEVIN ROTH OR RAY HALLBERG
P.O. BOX 2283
1206 OGDEN ROAD (43215)
COLUMBUS, OHIO 43226
(614) 487-0223



LOCATION MAP NO SCALE

STANDARD DRAWINGS

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

Table with columns: CITY OF DELAWARE, CODE, and drawing numbers (e.g., SMO-1.0, SMO-1.1, etc.).

APPROVED BY: CITY OF DELAWARE, OHIO

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS. ALL PROPOSED WORK SHOWN ON THESE PLANS WITHIN THE ROAD RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE OHIO DEPARTMENT OF TRANSPORTATION.

Approval table with columns: TITLE, NAME, DATE, and SIGNATURE lines for Planning & Community Development, Public Works, and Public Utilities.

PLANS PREPARED BY: SITE ENGINEERING, Incorporated - Civil Engineers & Surveyors

Site Engineering, Inc.
2465 101st Ave. South
Reynoldsburg, OH 43081
Phone: (614) 759-9900
Email: info@siteenginc.com

DESIGN ENGINEER section with a large circular professional seal for Stuart E. Rowe, P.E., Registered Professional Engineer No. 40618.

CHANGE ORDER SCHEDULE table with columns: CHANGE, PREPARED, DATE OF CHANGE, DESCRIPTION OF CHANGE, SHEET NO., APPROVED, DATE OF APPROVAL.

DRAWING SET STATUS table with columns: DRAWING SET STATUS, DATE.

SITE ENGINEERING

GENERAL NOTES

STOP-N-GO STORAGE

EAST POINT CROSSING

DELTA DEVELOPMENT

GENERAL NOTES

STOP-N-GO STORAGE

GENERAL NOTES

STOP-N-GO STORAGE

EAST POINT CROSSING

DELTA DEVELOPMENT

GENERAL NOTES

Table with 2 columns: Description, Quantity

GENERAL NOTES

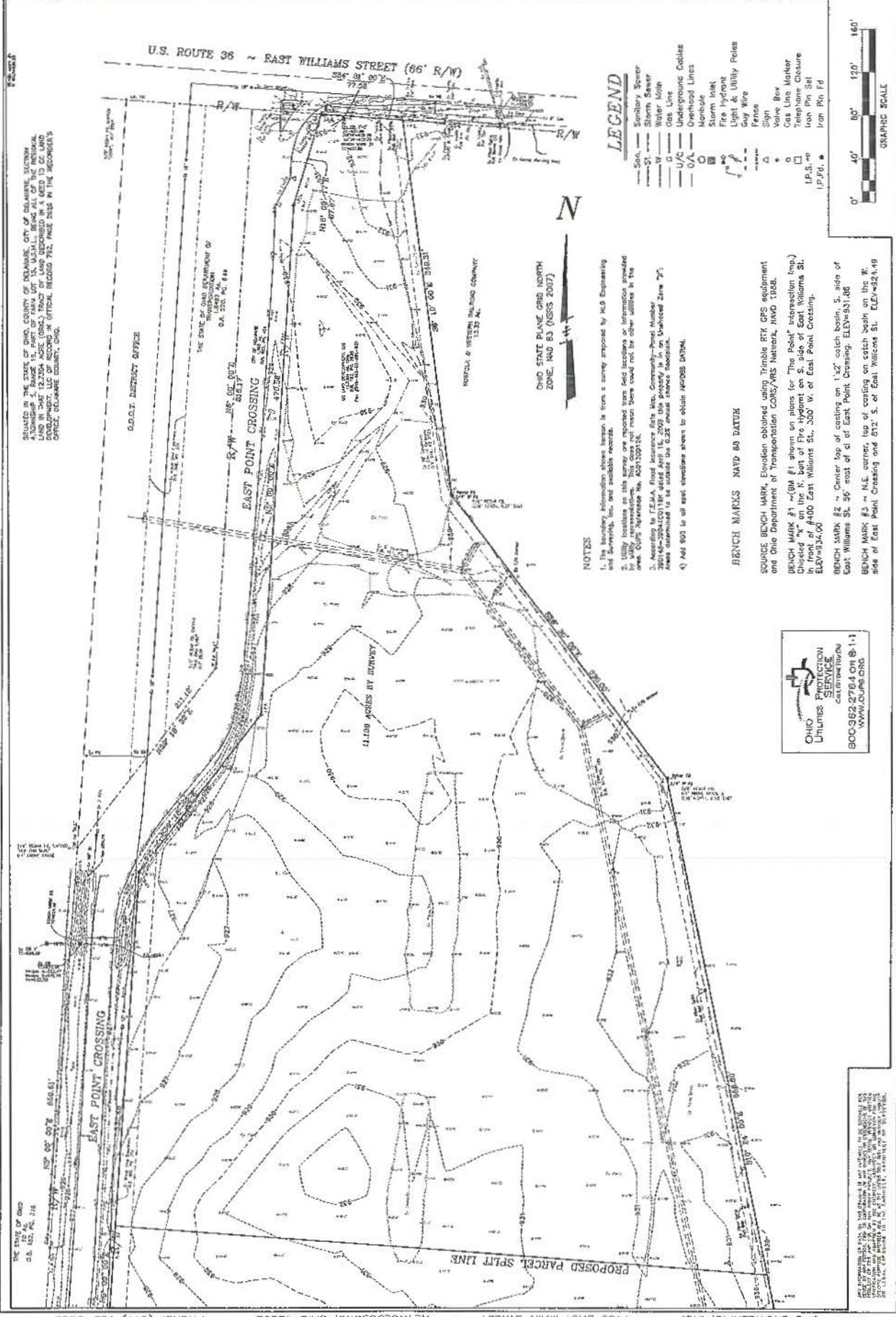
STOP-N-GO STORAGE

EAST POINT CROSSING

DELTA DEVELOPMENT

GENERAL NOTES

Ohio Utilities Service logo and contact information



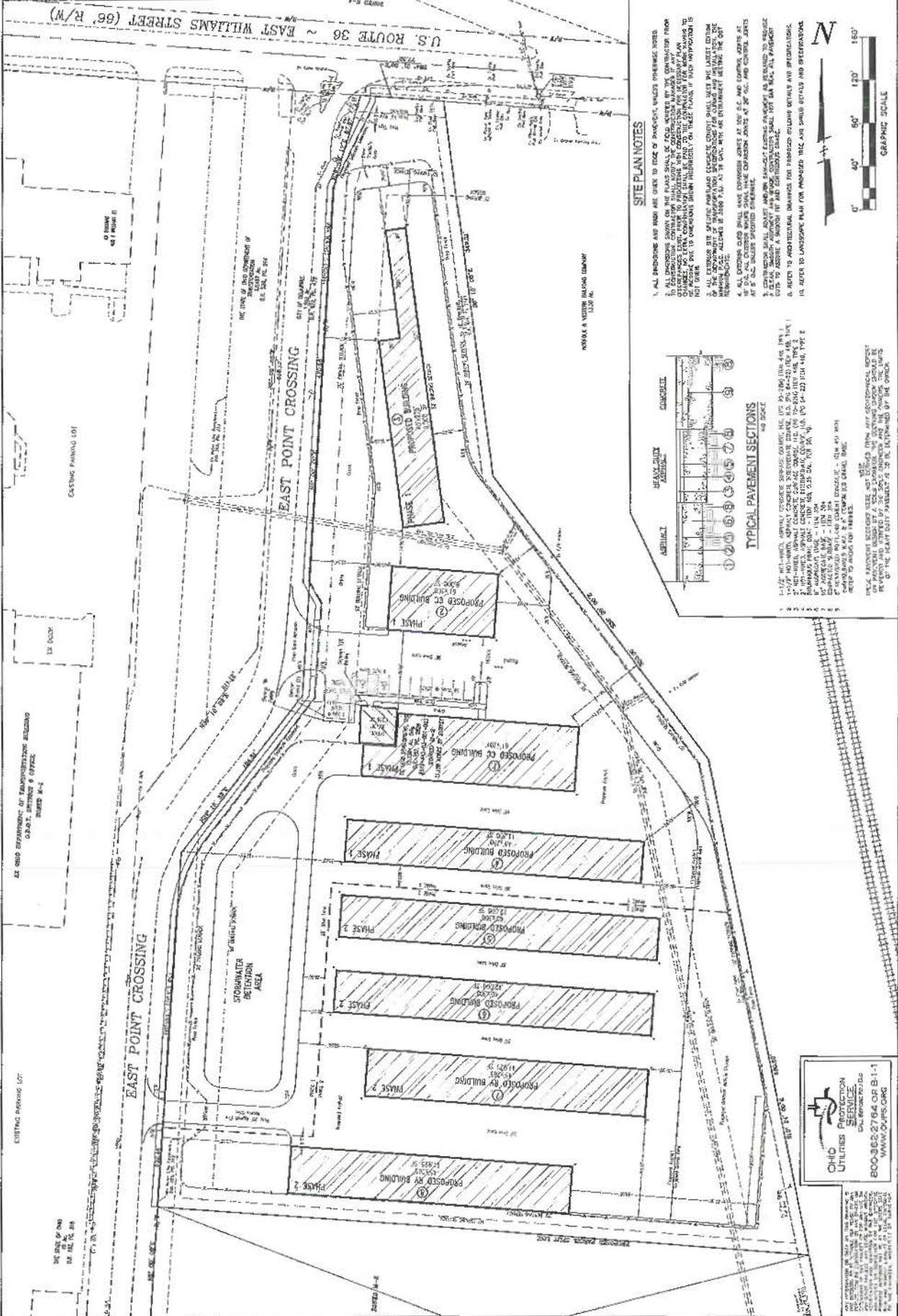
DATE	DESCRIPTION	BY
11-14-13	REVISED	...
11-14-13	ISSUED FOR PERMIT	...

SITE PLAN

SITE ENGINEERING
 Incorporated
 CIVIL ENGINEERS & SURVEYORS

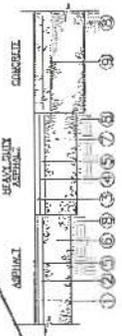
STOP-N-GO STORAGE
 EAST POINT CROSSING
 DELAWARE, OHIO

JAN 2013
 1"=40'
 SHEET 11
 OF 11



SITE PLAN NOTES

1. ALL PROPOSED AND EXISTING UTILITIES SHALL BE SHOWN TO THE SATISFACTION OF THE ENGINEER AND SHALL BE SHOWN TO THE SATISFACTION OF THE CITY OF DELAWARE.
2. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DELAWARE AND THE STATE OF OHIO.
3. ALL EXISTING UTILITIES SHALL BE SHOWN TO THE SATISFACTION OF THE ENGINEER AND SHALL BE SHOWN TO THE SATISFACTION OF THE CITY OF DELAWARE.
4. ALL EXISTING UTILITIES SHALL BE SHOWN TO THE SATISFACTION OF THE ENGINEER AND SHALL BE SHOWN TO THE SATISFACTION OF THE CITY OF DELAWARE.
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10. ALL EXISTING UTILITIES SHALL BE SHOWN TO THE SATISFACTION OF THE ENGINEER AND SHALL BE SHOWN TO THE SATISFACTION OF THE CITY OF DELAWARE.



TYPICAL PAVEMENT SECTIONS

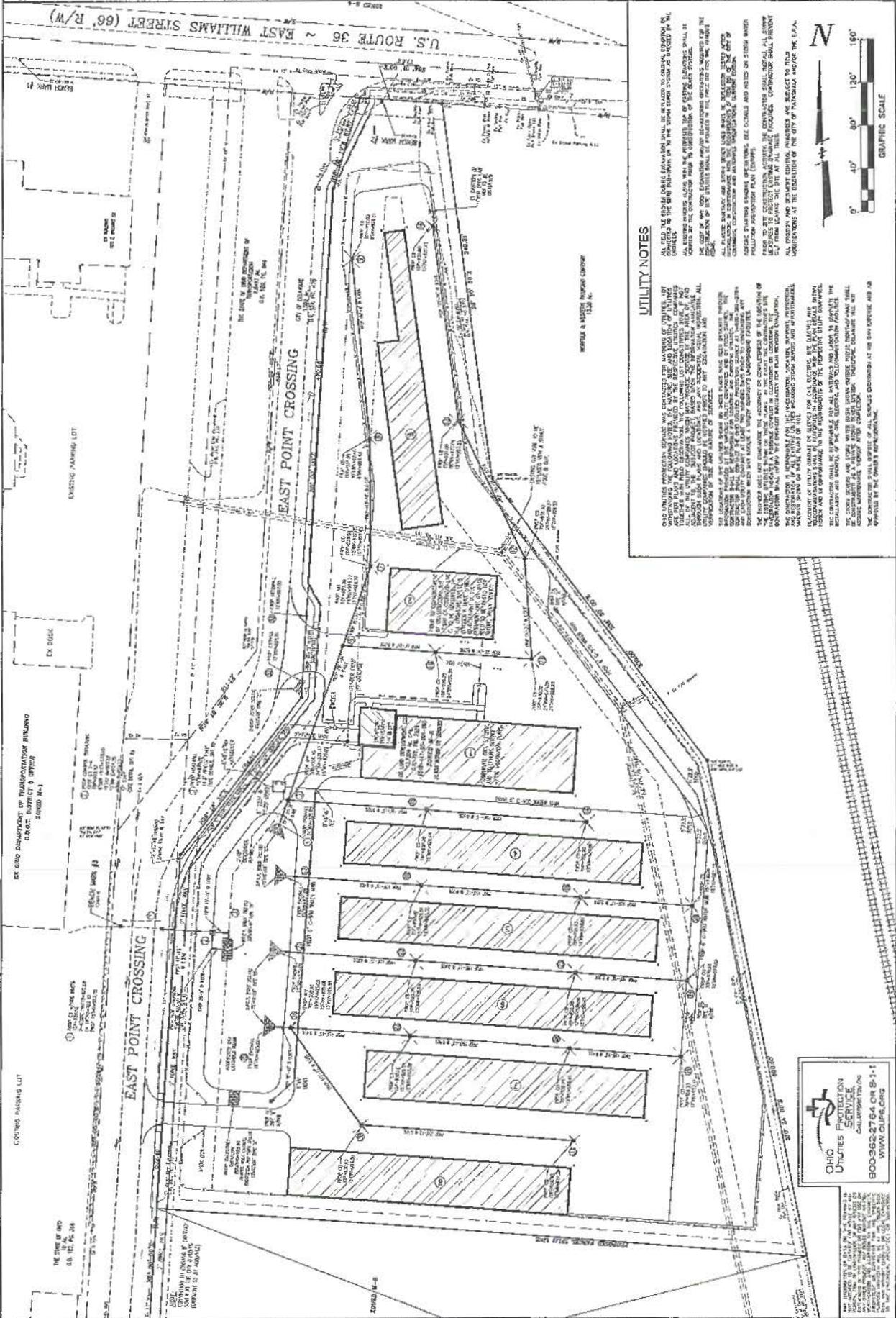
1. 4" ASPHALT SURFACE OVER 4" AGGREGATE BASE.
2. 6" CONCRETE SURFACE OVER 4" AGGREGATE BASE.
3. 4" ASPHALT SURFACE OVER 4" AGGREGATE BASE.
4. 6" CONCRETE SURFACE OVER 4" AGGREGATE BASE.
5. 4" ASPHALT SURFACE OVER 4" AGGREGATE BASE.
6. 6" CONCRETE SURFACE OVER 4" AGGREGATE BASE.
7. 4" ASPHALT SURFACE OVER 4" AGGREGATE BASE.
8. 6" CONCRETE SURFACE OVER 4" AGGREGATE BASE.
9. 4" ASPHALT SURFACE OVER 4" AGGREGATE BASE.
10. 6" CONCRETE SURFACE OVER 4" AGGREGATE BASE.

CHIO UTILITIES PROTECTION SERVICE
 800-363-2764 OR 611-1
 WWW.CU-PS.ORG

DATE	DESCRIPTION	BY
12-1-79	PRELIMINARY DESIGN	SM
1-15-80	REVISED DESIGN	SM
3-15-80	REVISED DESIGN	SM
5-15-80	REVISED DESIGN	SM
7-15-80	REVISED DESIGN	SM
9-15-80	REVISED DESIGN	SM
11-15-80	REVISED DESIGN	SM
1-15-81	REVISED DESIGN	SM
3-15-81	REVISED DESIGN	SM
5-15-81	REVISED DESIGN	SM
7-15-81	REVISED DESIGN	SM
9-15-81	REVISED DESIGN	SM
11-15-81	REVISED DESIGN	SM
1-15-82	REVISED DESIGN	SM
3-15-82	REVISED DESIGN	SM
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5-15-85	REVISED DESIGN	SM
7-15-85	REVISED DESIGN	SM
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SITE UTILITIES PLAN
 SITE ENGINEERING
 Incorporated
 Civil Engineers & Surveyors

STOP-N-GO STORAGE
 EAST POINT CROSSING
 DELAWARE, OHIO
 JAN 2015
 1-14-07
 16113702



UTILITY NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNIDENTIFIED UTILITIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND PROTECTION FOR ALL UTILITIES. ANY UTILITIES THAT ARE DAMAGED SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.

4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND PROTECTION FOR ALL UTILITIES. ANY UTILITIES THAT ARE DAMAGED SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND PROTECTION FOR ALL UTILITIES. ANY UTILITIES THAT ARE DAMAGED SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.

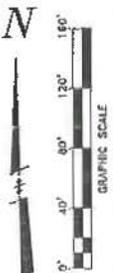
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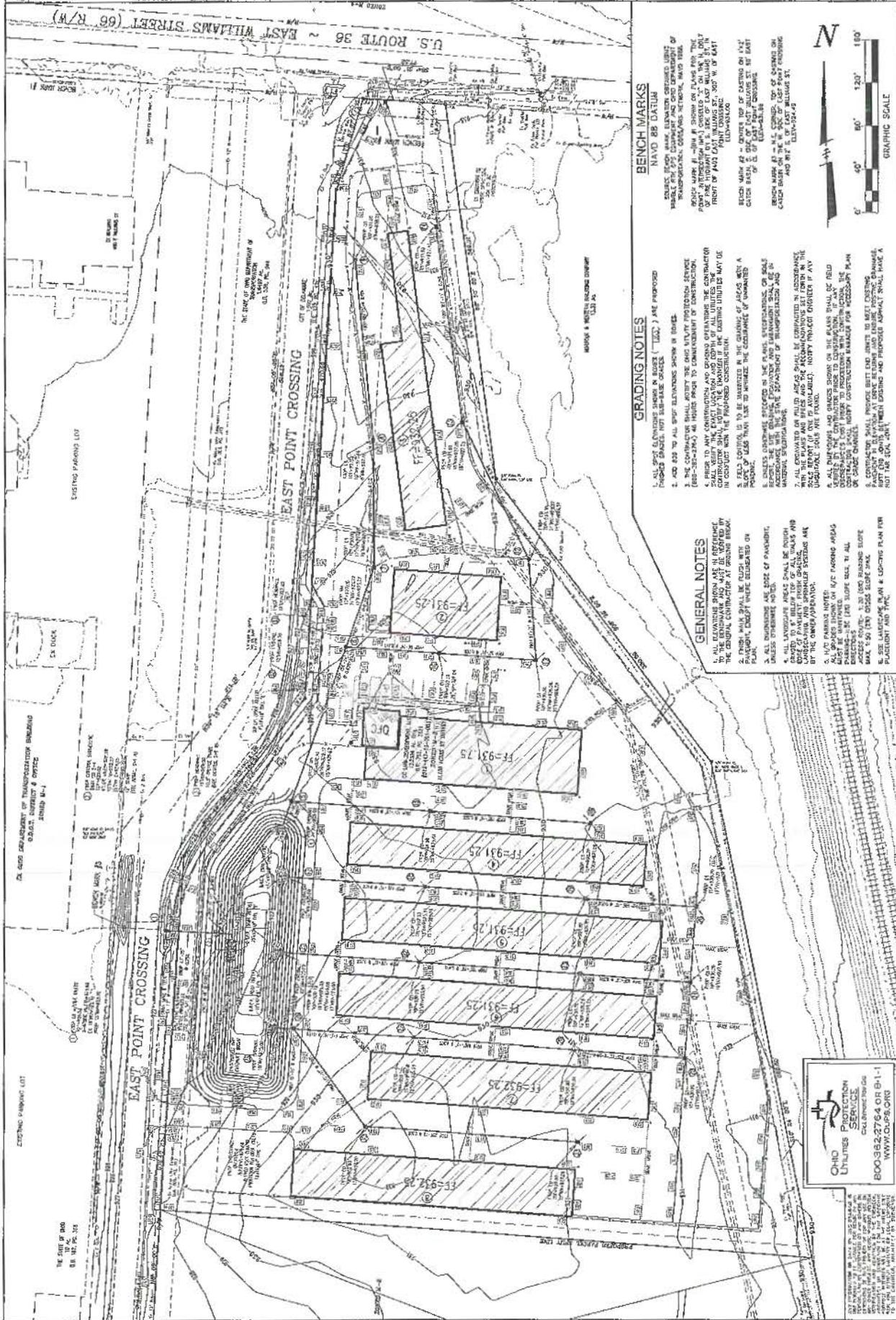
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BENCH MARKS

NAVD 88 DATUM
 EXISTING BENCH MARK, ELEVATION ORIGINATED UNDER LABEL # 101, CORNER AND OLD ELEVATION 101.00
 BENCH MARK # 101, CORNER AND OLD ELEVATION 101.00
 POINT INTERSECTION MARK CROWNED 1.5' ON THE ONLY POINT OF INTERSECTION WITH A 10' WIDE STRIP OF ASPHALT PAVEMENT FROM THE EAST SIDE OF THE EAST POINT CROSSING.
 BENCH MARK # 102, CORNER AND OLD ELEVATION 102.00
 BENCH MARK # 103, CORNER AND OLD ELEVATION 103.00
 BENCH MARK # 104, CORNER AND OLD ELEVATION 104.00
 BENCH MARK # 105, CORNER AND OLD ELEVATION 105.00
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 BENCH MARK # 112, CORNER AND OLD ELEVATION 112.00
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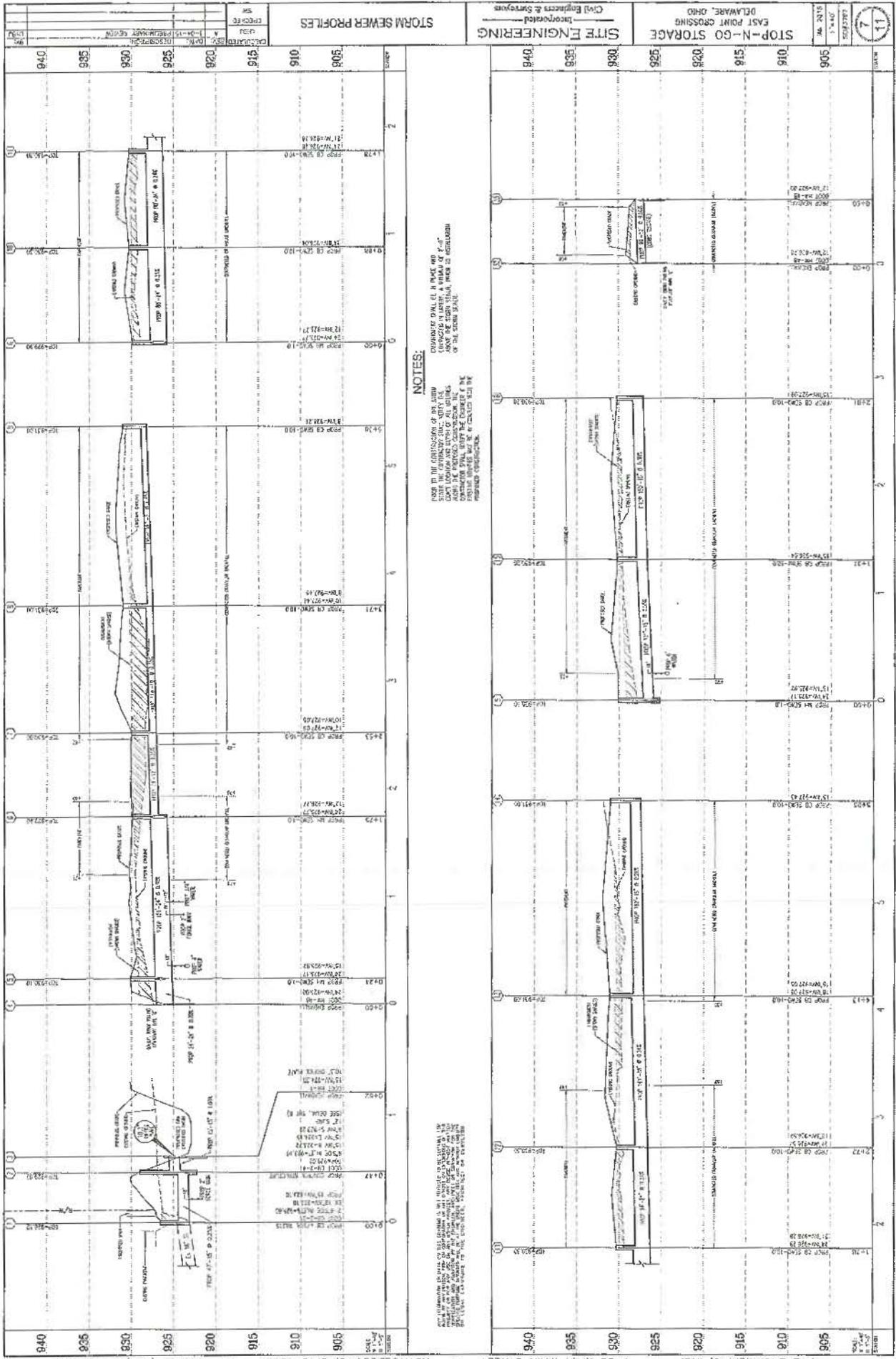
GRADING NOTES

1. ALL SPOT ELEVATIONS SHOWN IN BOXES (" 100. ") ARE PROPOSED FINISHED GRADES, NOT SUB-BASE GRADES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY PROTECTION SERVICE (EUTS) (SEE 200) IN ORDER TO AVOID DAMAGE TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY PROTECTION SERVICE (EUTS) (SEE 200) IN ORDER TO AVOID DAMAGE TO EXISTING UTILITIES.
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20. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY PROTECTION SERVICE (EUTS) (SEE 200) IN ORDER TO AVOID DAMAGE TO EXISTING UTILITIES.

GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE DATUM AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GRADE BREAK.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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OHIO
 CHURCH PROTECTION
 SERVICE
 800-383-2764 OR 614-111-1111
 WWW.CPS.ORG



NOTES:

1. READ THE CONNECTIONS OF THIS DRAWING CAREFULLY. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CONTRACTOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

STOP-N-GO STORAGE
 EAST POINT CROSSING
 DELAWARE, OHIO

SITE ENGINEERING
 Incorporated
 Civil Engineers & Surveyors

STORM SEWER PROFILES

DATE: 10/20/2011
 PROJECT: 103287-01
 SHEET: 11

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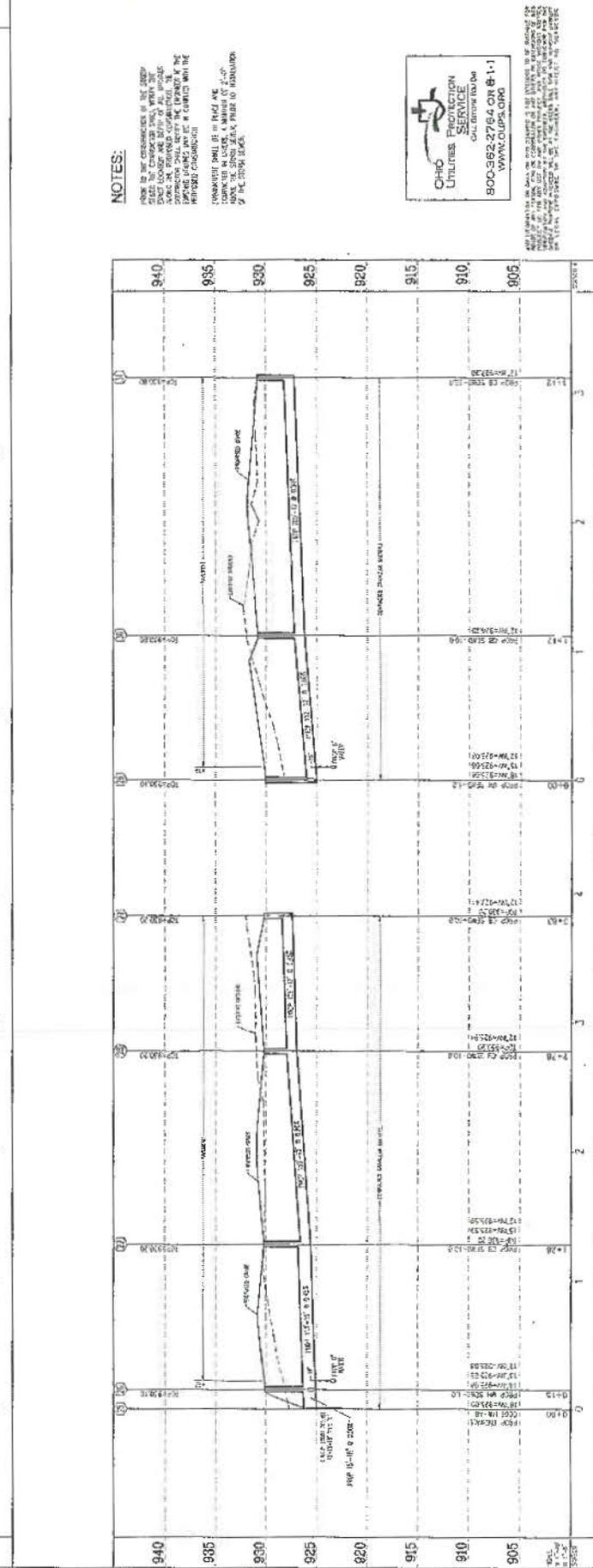
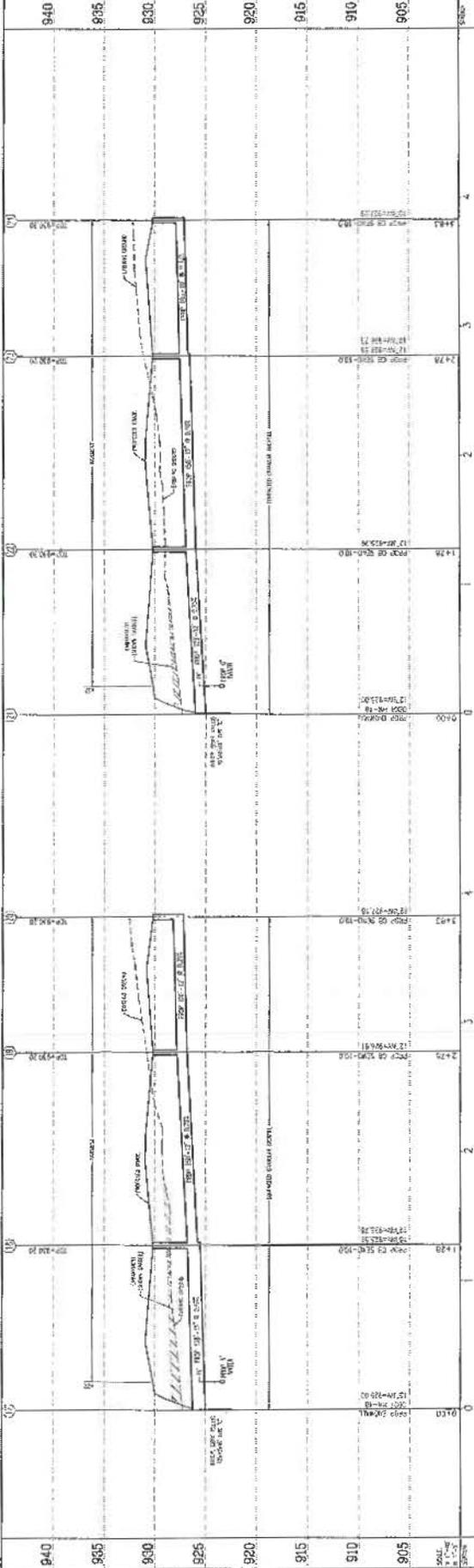
DATE: 11-10-10

STOP-N-GO STORAGE
EAST POINT CROSSING
DELAWARE, OHIO

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors

STORM SEWER PROFILES

SCALE	AS SHOWN
DATE	11-10-10
PROJECT	STOP-N-GO STORAGE
CLIENT	OHIO TURNPIKE SERVICE
DRWING NO.	11-10-10-01
REV	



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF OHIO.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF OHIO.

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CH2M HILL UTILITIES PRODUCTION SERVICE
CALL TOLL FREE 800-552-2764 OR 614-881-1111
WWW.CH2MHILL.COM

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NOTE: THE USE OF SHIRT TAIL CUT FABRIC SHALL BE A NECESSARY AND EXTENSIVE REQUIREMENT TO RESIDENTIAL DEVELOPMENT. SHIRT TAIL CUT FABRIC SHALL BE SUBMITTED FOR SATISFACTORY INSPECTION.

FABRIC PROPERTIES	VALUES	TEST METHOD
GRID TENSILE STRENGTH	50 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	100 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	200 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	400 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	800 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	1600 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	3200 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	6400 LB/INCH	ASTM D1585
GRID TENSILE STRENGTH	12800 LB/INCH	ASTM D1585

SEDIMENT FENCE DETAIL

NO SCALE

WHEN EXTRA CONCRETE FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE TIE SUPPORT STRIPS MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR NIPPED DIRECTLY TO THE POSTS WITH ALL OTHER PORTIONS OF THE FABRIC AS APPLICABLE.

THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED UNDER THE FILTER FABRIC. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED UNDER THE FILTER FABRIC. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED UNDER THE FILTER FABRIC.

TO PREVENT WATER UNDERMINING THE SILT FENCE FROM FLOWING AROUND THE SILT FENCE, SLOTTED DRAINAGE SHALL BE CONSTRUCTED UPSTREAM SO THAT THE SLOTTED DRAINAGE IS AT A HIGHER ELEVATION.

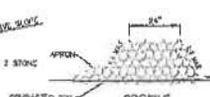
WHEN STAINLESS STEEL FILTER FABRIC IS USED, A WIRE TIE SUPPORT STRIP SHALL BE FASTENED TO THE UPSTREAM SIDE OF THE CHECK DAM. THE WIRE TIE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 12 INCHES AND SHALL NOT EXCEED MORE THAN 2 INCHES ABOVE THE ORIGINAL GRADE SURFACE.

THE STAINLESS STEEL FILTER FABRIC SHALL BE STAPLED TO THE TRENCH AND 4 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED MORE THAN 2 INCHES ABOVE THE ORIGINAL GRADE SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TRENCH.

MAINTENANCE

SHOULD THE FABRIC OF A SILT FENCE ON PLOT NUMBER BECOME OF SIGNIFICANT INFILTRATING WATER TO THE SIDE OF THE EXISTING USABLE USE AND THE TRENCH IS FULL, THE FABRIC SHALL BE REPLACED IMMEDIATELY.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR CHECK DAMMER IS 10 INCHES DEEPER SHALL BE REMOVED TO CONFORM WITH THE TRENCH GRADE PROFILES AND SIZES.



ROCK CHECK DAM

NO SCALE

THE CURB DAM SHALL BE CONSTRUCTED OF REINFORCED CONCRETE TO PREVENT INFILTRATION. THE CURB DAM SHALL BE CONSTRUCTED OF REINFORCED CONCRETE TO PREVENT INFILTRATION. THE CURB DAM SHALL BE CONSTRUCTED OF REINFORCED CONCRETE TO PREVENT INFILTRATION.

ADJACENT CHECK DAMS SHALL BE REINFORCED IMMEDIATELY AFTER EACH RAIN EVENT AND AT LEAST DAILY DURING PROLONGED RAINFALL. FLOOD ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED CHECK DAMS, END FILLS AND UNDERSTANDINGS THEREON.

NECESSARY REPAIRS TO CHECK DAMS SHALL BE ACCOMPLISHED IMMEDIATELY.

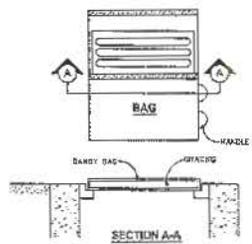
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED IMMEDIATELY AFTER THE DEPOSIT REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE DAMMER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE ASSOCIATED SILT FENCE OR CHECK DAMMER IS 10 INCHES DEEPER SHALL BE REMOVED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SIZES.

DAM HEIGHT (FT)	CHECK DAM SPACING				
	45K	9-10K	10-15K	15-20K	20-25K
1	45 FT	30 FT	20 FT	15 FT	10 FT
2	135 FT	90 FT	60 FT	45 FT	30 FT
3	200 FT	135 FT	90 FT	60 FT	45 FT

OHIO UTILITIES PROTECTION SERVICE
Call before you dig
800-362-2764 OR 8-1-1
www.OUPS.ORG

THE PREPARATION OF THIS PLAN AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

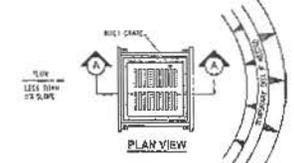


CATCH BASIN PROTECTION

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

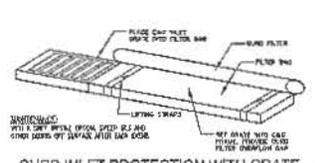


FILTER FABRIC CATCH BASIN PROTECTION

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.



CURB INLET PROTECTION WITH GRATE

NO SCALE

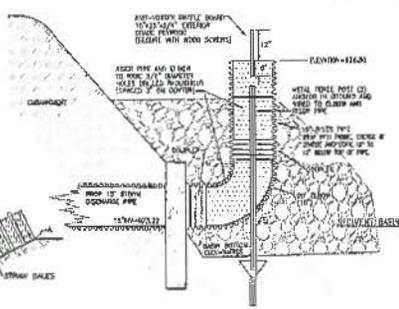
INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

SEDIMENT & SOIL EROSION LEGEND

(SEE PLAN SHEET FOR DAM LOCATIONS)

- SEDIMENT FENCE
- CATCH BASIN PROTECTION
- CURB INLET PROTECTION
- CHECK DAM
- CONCRETE WASHOUT AREA
- FUEL STORAGE AND DUMPSTER
- CONSTRUCTION ENTRANCE DRIVE
- TEMPORARY SEDIMENT RISER



TEMPORARY SEDIMENT RISER

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

CONSTRUCTION ENTRANCE DETAIL

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

CONCRETE WASHOUT AREA

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

CONSTRUCTION SPECIFICATIONS

STONE SIZE - NO. 2 (2 1/2" TO 1 1/2") OR ITS EQUIVALENT, LENGTH - AS SPECIFIED, BUT NOT LESS THAN 20 FEET, THICKNESS - NOT LESS THAN 12 INCHES (10 INCHES), WIDTH - TWENTY (20) FEET MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL PORTALS OF HIGHWAYS OR BRIDGES, FLOOR CLOTH - MUST BE PLACED UNDER THE ENTIRE AREA PRIOR TO PLACING THE STONE, SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERFLOWING CONSTRUCTION ENCLOSURES SHALL BE PAID ACCORDING TO DISTRICT. IF PAID IS NECESSARY, A RAINFALL GAGE WITH 5/16" SLOPE SHALL BE PROVIDED, MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAILING OF FLOPPY OR FLUFFY STONE PACKS BEHIND IT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND FOR CLEANUP OF ANY BEAVERS USED TO TRAP SIGNATURE. ALL SIGNATURES, DROPPED, RAGGED OR TRAPPED INTO PORTALS FROM TIME TO TIME SHALL BE REMOVED IMMEDIATELY, WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE AND PRIOR TO LEAVING. WHEEL WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA SURFACED WITH CRUSHED STONE WASHING INTO AN APPROVED SEDIMENT TRAP. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, CATCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BARRIERS OR OTHER APPROVED MEASURES, PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

CONCRETE WASHOUT AREA

NO SCALE

INSTALLATION: STAND DRAIN OR END. PLACE THE BAG OVER THE DANDY DASH. THE BAG SHALL BE OPEN END TO UP. PULL UP SACK OVER RAMP IN. BE SURE END OF SACK IS COMPLETELY COVERED BY FLAP OF THE BAG WITH NO TIGHT SPOTS. HANDLY PLACE THE BAG WITH GRADE WOODEN AND GATE WITH FINISH.

MAINTENANCE: WITH A STIFF BRISTLE BRUSH OR A SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS FROM THE SURFACE OF EACH BAG.

STOP-N-GO STORAGE
EAST POINT CROSSING
DELAWARE, OHIO

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors

STORMWATER POLLUTION PREVENTION DETAILS

DATE: 04/15/2015
DESIGNER: J. L. SMITH
CHECKED: J. L. SMITH
SCALE: AS NOTED
PROJECT: 11-11

AWARE LANDSCAPE REQUIREMENTS

ET TREE PLANTING

ET 40 LF OR IN THEREOF	REQUIRED	PROVIDED
LIAM STREET-78 LF	2@ 1.75" CAL	2@ 1.75" CAL
INT CROSSING	27 @ 1.75" CAL	27 @ 1.75" CAL

NT YARD PLANTING

ET 35 LF AND 1 ER 10 LF OR IN THEREOF	REQUIRED	PROVIDED
LIAM STREET-78 LF	2 TREES@ 3" CAL AND 8 SHRUBS	2 TREES@ 3" CAL AND 9 SHRUBS
INT CROSSING	21 TREES@ 3" CAL AND 101 SHRUBS	21 TREES@ 3" CAL AND 101 SHRUBS

KING SCREENING AT PUBLIC STREET

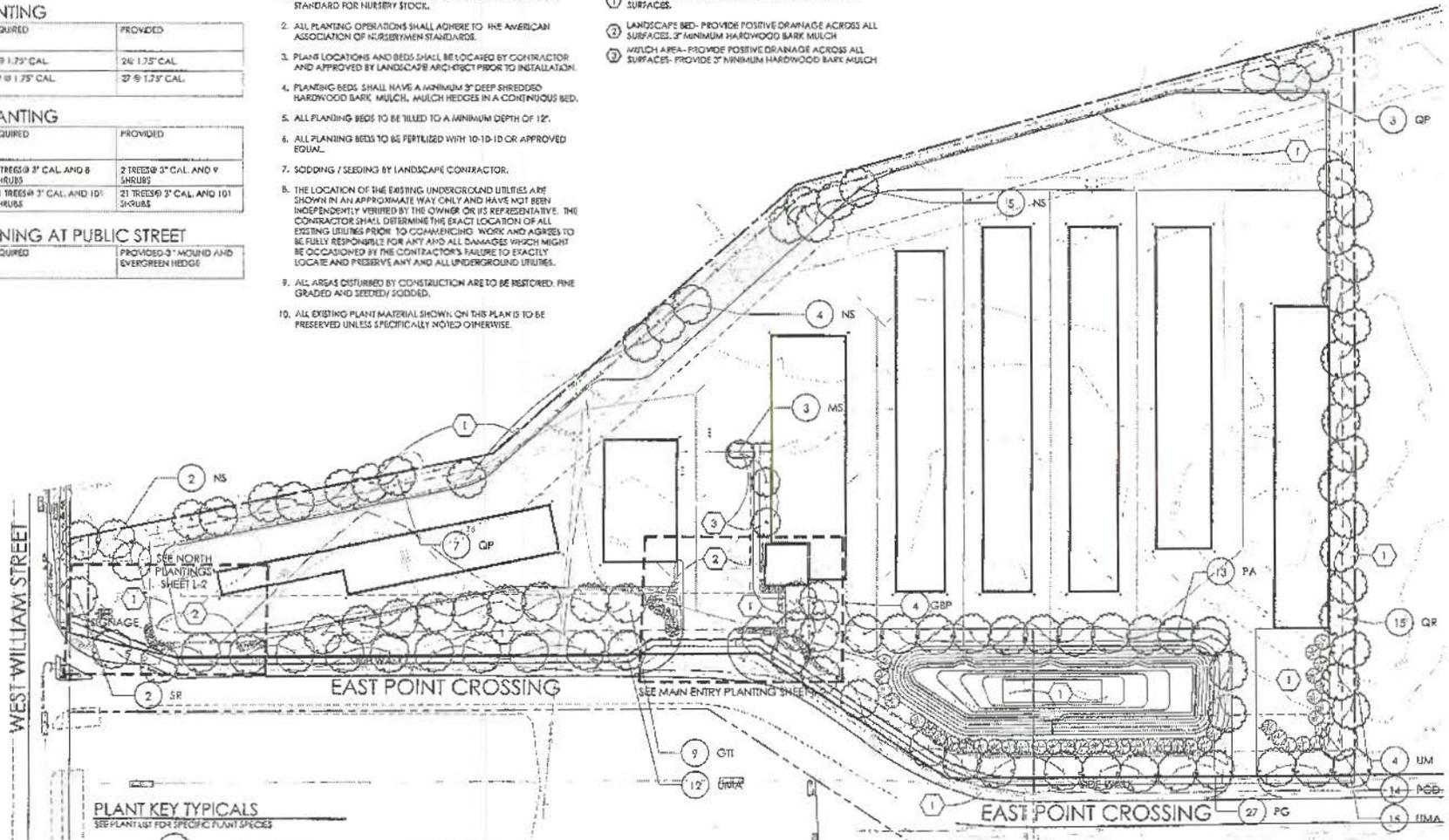
HEDGE MOUND L	REQUIRED	PROVIDED 3" MOUND AND EVERGREEN HEDGE

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

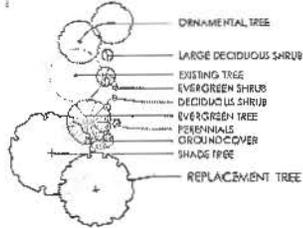
CONSTRUCTION NOTES:

1. LAWN AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE BED- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. 3" MINIMUM HARDWOOD BARK MULCH
3. MATCH AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE 3" MINIMUM HARDWOOD BARK MULCH.



PLANT KEY TYPICALS

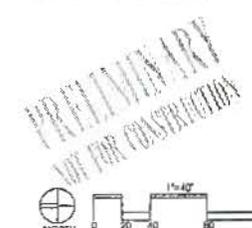
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
27	UMA	ULMUS X MORTON	MORTON ELM	1.75" CAL	BBB	MATCH FORM
8	UM	ULMUS X MORTON	MORTON ELM	8" CAL	BBB	MATCH FORM
9	GII	GLEDITSIA TRIACANTHOS VAR INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL	BBB	MATCH FORM
4	GPB	QUERCUS FLOREA 'PRINCETON SENNY'	PRINCETON BENTWY QUERCUS	3" CAL	BBB	MATCH FORM
10	GP	QUERCUS PALMISUM	PIH OAK	3" CAL	BBB	
15	QR	QUERCUS RUBRA	RED OAK	3" CAL	BBB	
11	NS	NYSSA SYLVANICA	BLACK OAK	3" CAL	BBB	
2	SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	1.75" CAL	BBB	MATCH FORM
3	MS	AMALIS X SARGENT	SEASIDE CRAB	2" CAL	BBB	MATCH FORM
27	KS	PICEA GLAUCA	WHITE SPRUCE	8" HGT.	BBB	
14	RGD	PICEA GLAUCA 'DENSA'	BLACK HILLS SPRUCE	8" HGT	BBB	



REVISIONS	

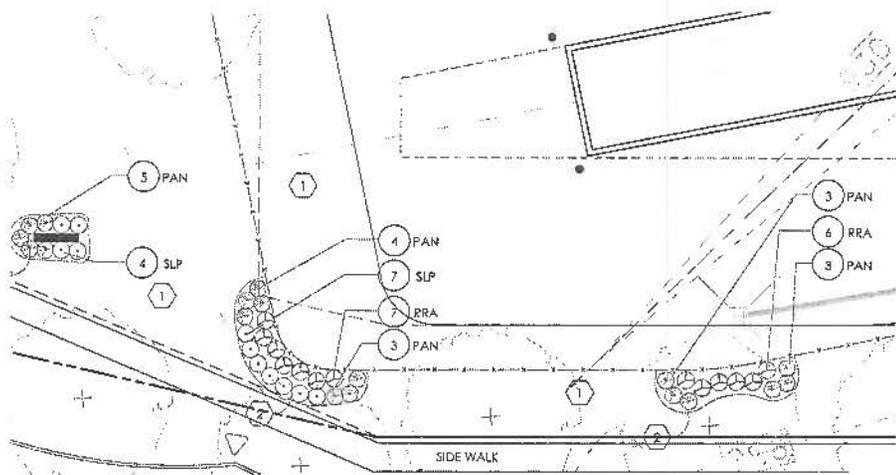
OVERALL LANDSCAPE PLAN

STOP-N-GO STORAGE
ARCHITECTS
ZEUNE CONSTRUCTION AND DEVELOPMENT
 880 WESTWINDLE ROAD
 WESTERVILLE, OH 43081

Paris Planning & Design
LANDSCAPE ARCHITECTS
 2025 E. 10th Street
 Columbus, OH 43206
 614.447.5884
 www.parisplanninganddesign.com

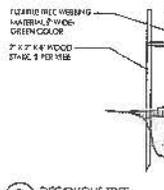
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PROJECT	XXXXXX
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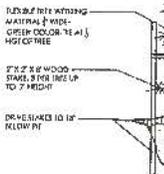
ORTH PLANTINGS

NOTE: THE HEIGHT OF TREES AND SHRUB PLANTING SHALL BE LIMITED TO THE HEIGHT NECESSARY TO REMOVE DEAD OR WILDED TWIGS & BRANCHES. RETAIN NORMAL SHAPE, PLANT SETS AND PROTECTORS SO THE ROOT PART IS 2' ABOVE FINISH GRADE.



2 DECIDUOUS TREE N.T.S.

NOTE: THE HEIGHT OF TREES AND SHRUB PLANTING SHALL BE LIMITED TO THE HEIGHT NECESSARY TO REMOVE DEAD OR WILDED TWIGS & BRANCHES. RETAIN NORMAL SHAPE, PLANT SETS AND PROTECTORS SO THE ROOT PART IS 2' ABOVE FINISH GRADE.



1 EVERGREEN TREE UNDER 7' HGT. N.T.S.

NOTE: THE AMOUNT OF TREE AND SHRUB PLANTING SHALL BE LIMITED TO THE HEIGHT NECESSARY TO REMOVE DEAD OR WILDED TWIGS & BRANCHES. RETAIN NORMAL SHAPE, PLANT SETS AND PROTECTORS SO THE ROOT PART IS 2' ABOVE FINISH GRADE.



3 SHRUB PLANTING DETAIL N.T.S.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF HURSEYMAN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE PERFORATED WITH 1/4" DIA. HOLES OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

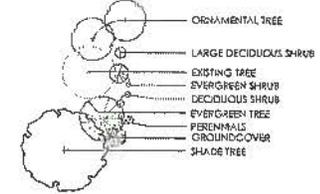
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
37	PAN	PICEA ABIES NIDIFORMIS	BIRDS NEST SPRUCE	18' SPR	CONC.	
20	RRA	ROSA RADRAZZ - DOUBLE KNOCKOUT ROSE	DOUBLE KNOCKOUT ROSE	24" HGT	CONC.	
31	SLP	SPIREA HIPPOCISTIA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18' SPR	CONC.	
14	JCS	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	24" HGT	CONC.	

CONSTRUCTION NOTES:

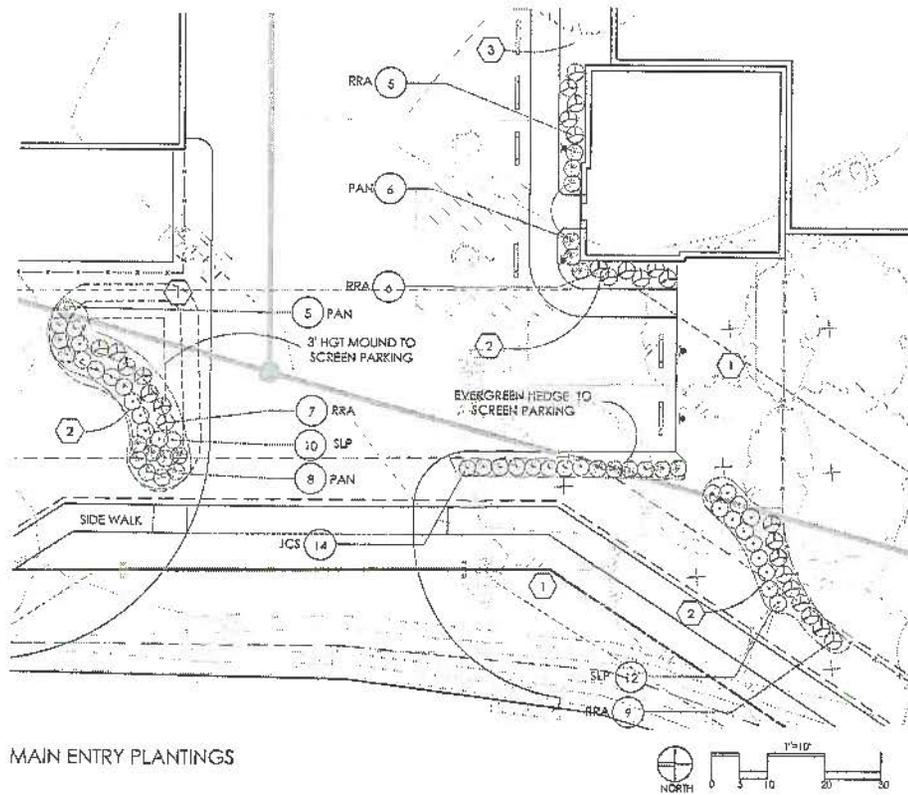
1. LAWN AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE BED- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. 3" MINIMUM HARDWOOD BARK MULCH.
3. MULCH AREA- PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE 3" MINIMUM HARDWOOD BARK MULCH.

PLANT KEY TYPICALS

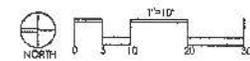
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PROTECTED BY
LAW FOR PROFESSIONALS



MAIN ENTRY PLANTINGS



REVISIONS	
OVERALL LANDSCAPE PLAN	
STOP-N-GO STORAGE	
<small>PROVIDED BY</small> ZELINE CONSTRUCTION AND DEVELOPMENT <small>WESTERVILLE, OH 43081</small>	
Paris Planning & Design <small>LANDSCAPE ARCHITECTS</small> <small>1400 PARKWOOD</small> <small>SUITE 100</small> <small>WESTERVILLE, OH 43081</small> <small>PH: 614.881.1444</small> <small>WWW.PARISPLANNING.COM</small>	
DATE	3/1/15
PROJECT	XXXXXX
SHEET	
L-2	

EXISTING TREES

CS	SIZE	SPECIES	CONDITION	STATUS	REPLACE WITH
1	36	COTTONWOOD	GOOD	A	
1	42	COTTONWOOD	GOOD	A	
1	8	ELM	FAIR	A	
1	19	MAPLE	POOR	B	0"
1	48 & 24	COTTONWOOD	FAIR	A	
1	8	MAPLE	POOR	B	0"
1	8	MAPLE	FAIR	A	
1	14	COTTONWOOD	FAIR	A	
2	20 TOTAL	COTTONWOOD	POOR	B	0"
1	12	ELM	POOR	B	0"
2	24	MAPLE	FAIR	B	24"
1	24 TOTAL	MAPLE	POOR	B	0"
4	30 TOTAL	MAPLE	FAIR	B	30"
5	10	MAPLE	FAIR	B	10"
6	8	ELM	FAIR	B	8"
7	15	PIN OAK	GOOD	B	15"
9	10	MAPLE	FAIR	B	10"
9	30 TOTAL	MAPLE	FAIR	B	30"
0	18 TOTAL	MAPLE	FAIR	B	18"
2	24 TOTAL	MAPLE	FAIR	B	24"
3	22	COTTONWOOD	FAIR	B	22"
4	22	COTTONWOOD	FAIR	B	22"
5	12	COTTONWOOD	FAIR	B	12"
6	12	COTTONWOOD	POOR	B	0"
7	24 TOTAL	COTTONWOOD	FAIR	A	
8	12	COTTONWOOD	FAIR	A	
9	18	ELM	FAIR	B	18"
0	20 TOTAL	ELM	FAIR	B	20"
1	28 TOTAL	MAPLE	FAIR	B	28"
2	18	MAPLE	POOR	B	0"
3	12	MAPLE	POOR	B	0"
4	8	COTTONWOOD	POOR	B	0"
5	12	ELM	FAIR	B	12"
6	18	MAPLE	POOR	B	0"
7	12	MAPLE	FAIR	B	12"
8	8	PIN OAK	FAIR	B	8"
9	14	MAPLE	FAIR	B	14"
0	28	COTTONWOOD	FAIR	B	28"
1	18	COTTONWOOD	POOR	B	0"
2	12	COTTONWOOD	FAIR	B	12"
3	12	COTTONWOOD	FAIR	B	12"
4	8	PIN OAK	FAIR	B	8"
5	10	PIN OAK	FAIR	A	
6	8	PIN OAK	FAIR	A	
7	24 TOTAL	COTTONWOOD	FAIR	A	
8	12	COTTONWOOD	FAIR	A	
9	8	MAPLE	FAIR	A	
0	14 TOTAL	MAPLE	FAIR	A	
1	10	COTTONWOOD	FAIR	A	
2	14	COTTONWOOD	FAIR	A	
3	12	COTTONWOOD	FAIR	A	
4	10	MAPLE	FAIR	A	

NO.	SIZE	SPECIES	CONDITION	STATUS	REPLACE WITH
55	10	COTTONWOOD	FAIR	A	
56	12	MAPLE	FAIR	A	
56A	20 TOTAL	MAPLE	FAIR	A	
57	18 TOTAL	COTTONWOOD	FAIR	B	18"
58	12	MAPLE	POOR	B	0"
59	12	COTTONWOOD	FAIR	A	
60	10	COTTONWOOD	GOOD	B	10"
61	12	COTTONWOOD	FAIR	A	
62	12	MAPLE	POOR	B	0"
63	36	MAPLE	GOOD	B	36"
64	24	MAPLE	POOR	B	0"
65	147	MAPLE	POOR	B	0"
66	30	MAPLE	FAIR	B	30"
67	12	MAPLE	FAIR	B	12"
68	12	MAPLE	FAIR	B	12"
69	24	COTTONWOOD	FAIR	A	
70	26	MAPLE	FAIR	A	
71		OFF PROPERTY			
72		OFF PROPERTY			
73	12	PIN OAK	GOOD	A	
74	14	PIN OAK	GOOD	B	14"
75	10	PIN OAK	GOOD	B	10"
76	14	PIN OAK	GOOD	B	14"
77	12	MAPLE	FAIR	B	12"
78	14	MAPLE	POOR	B	0"

TOTAL OF INCHES REMOVED THAT ARE NOT DEAD, DISEASED, OR IN POOR CONDITION = 823 CALIPER INCHES

STATUS KEY
 A = PRESERVE
 B = REMOVE

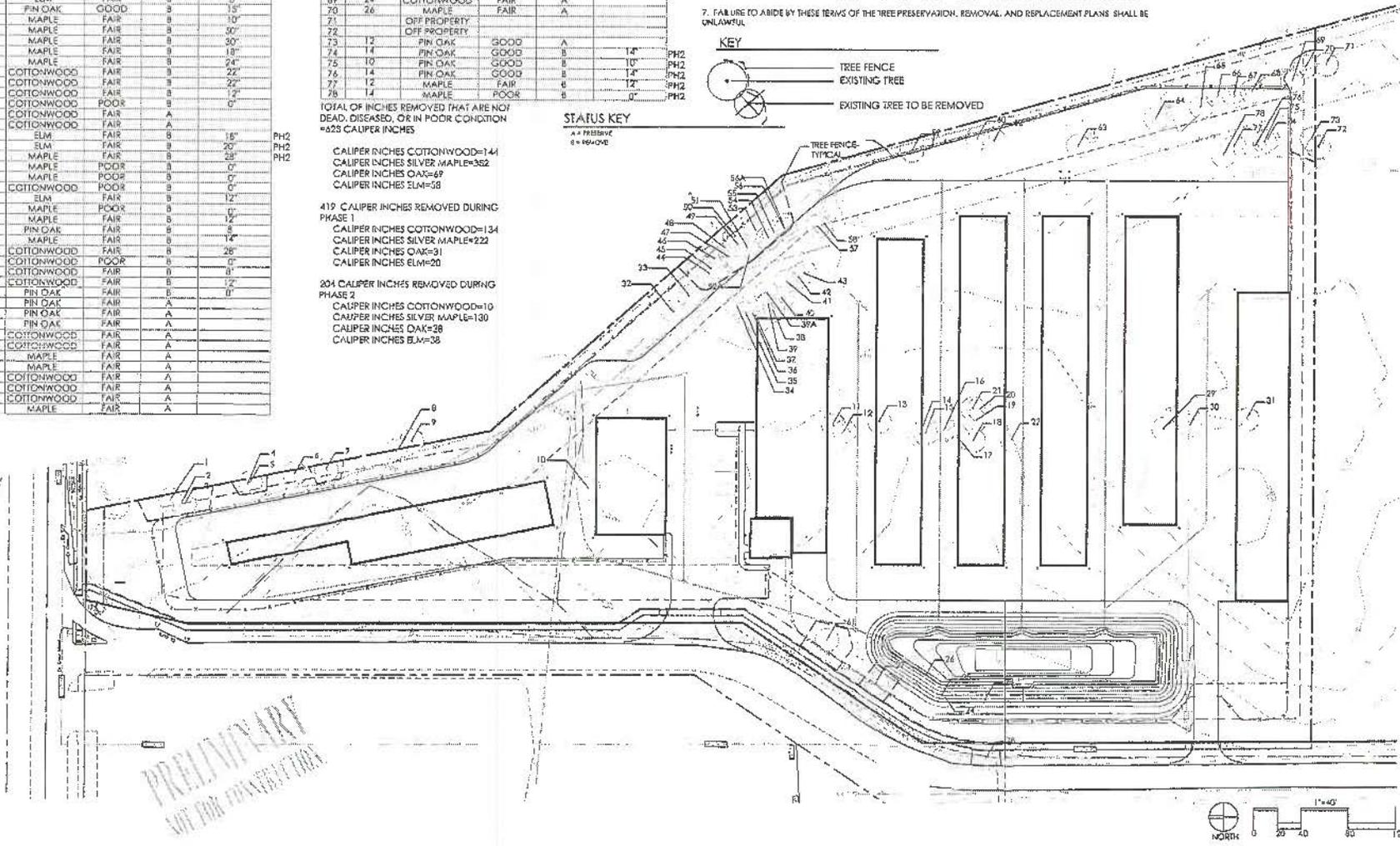
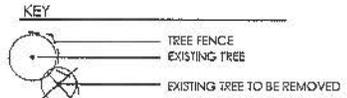
CALIPER INCHES COTTONWOOD=144
 CALIPER INCHES SILVER MAPLE=362
 CALIPER INCHES OAK=69
 CALIPER INCHES ELM=58

419 CALIPER INCHES REMOVED DURING PHASE 1
 CALIPER INCHES COTTONWOOD=134
 CALIPER INCHES SILVER MAPLE=222
 CALIPER INCHES OAK=31
 CALIPER INCHES ELM=20

204 CALIPER INCHES REMOVED DURING PHASE 2
 CALIPER INCHES COTTONWOOD=10
 CALIPER INCHES SILVER MAPLE=130
 CALIPER INCHES OAK=28
 CALIPER INCHES ELM=38

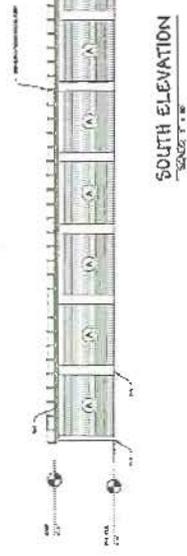
TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING. REFER TO TREE PRESERVATION DETAIL.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- OWNER SHALL MONITOR HEALTH AND WOOD OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLANS SHALL BE UNLAWFUL.

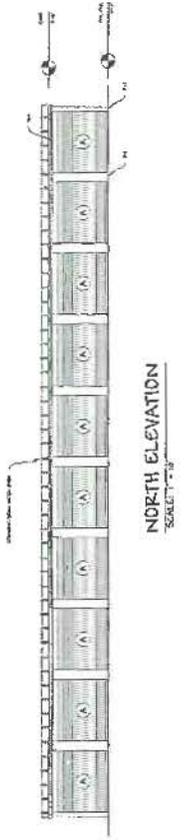


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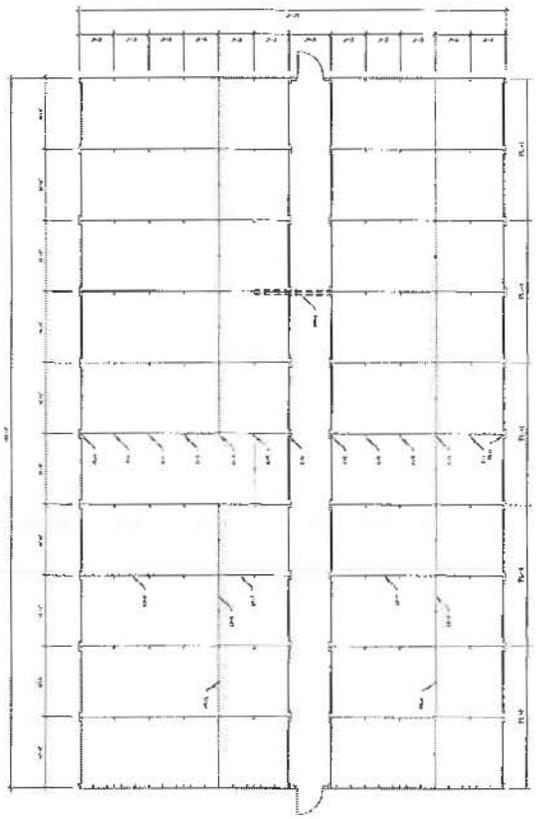
REVISIONS	
TREE PRESERVATION AND PROTECTION PLAN	
STOP-N-GO STORAGE	
ZELINE CONSTRUCTION AND DEVELOPMENT	
500 WESTEVILLE ROAD WILMINGTON, OH 45391	
Paris Planning & Design	
Landscape Architecture 2011 350 Street P.O. Box 19154 Columbus, OH 43215 www.parisplanning.com	
DATE	3/1/15
PROJECT	XXXXXX
SHEET	L-3



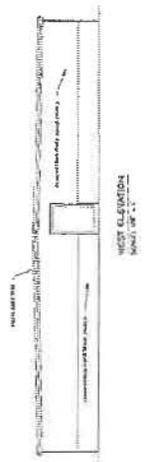
SOUTH ELEVATION
SCALE 1/8"



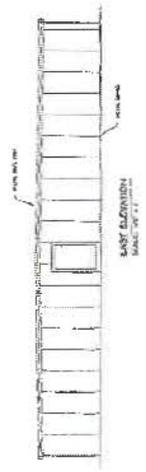
NORTH ELEVATION
SCALE 1/8"



FRAMING PLAN
SCALE 1/4"



WEST ELEVATION
SCALE 1/8"

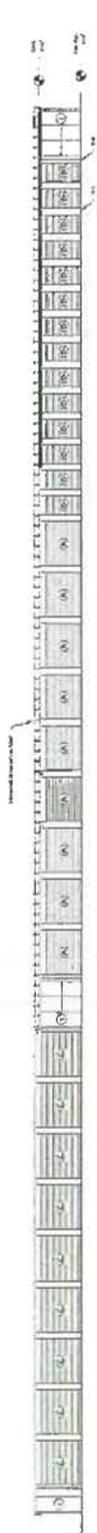


EAST ELEVATION
SCALE 1/8"

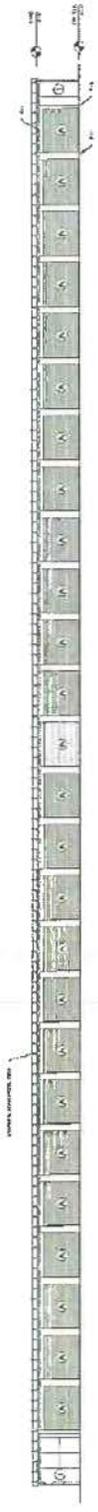
SIMPLE
SELF STORAGE BUILDING SYSTEMS
PO Box 1
SimpleStorageBuildings.com
Piquette, OH 43085
Tel: 740.351.2100
Fax: 740.351.2109

STOP-N-GO
SELF STORAGE
SYSTEM CLIMATE CONTROL
BUILDING 2
DELANWARE, OHIO

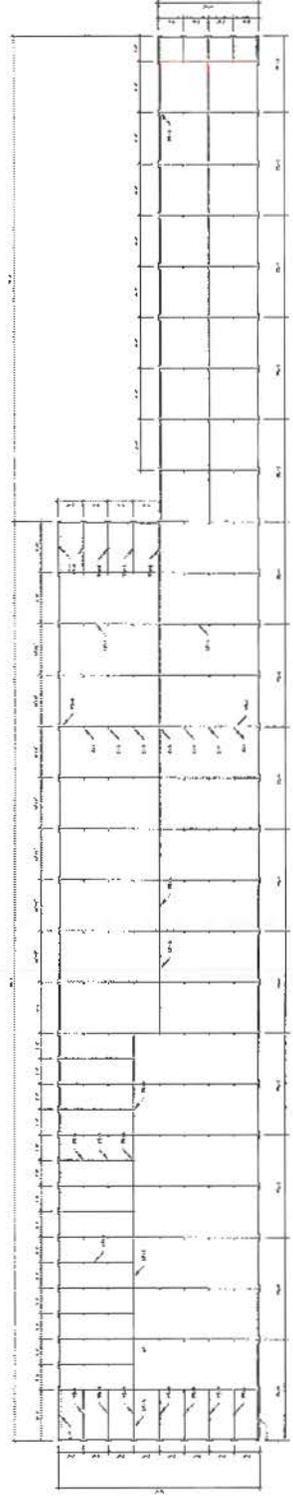
B1
February 15, 2013



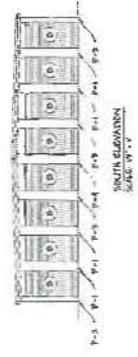
WEST ELEVATION
SCALE: 1/8" = 1'-0"



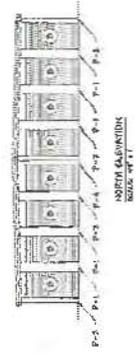
EAST ELEVATION
SCALE: 1/8" = 1'-0"



FRAMING PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



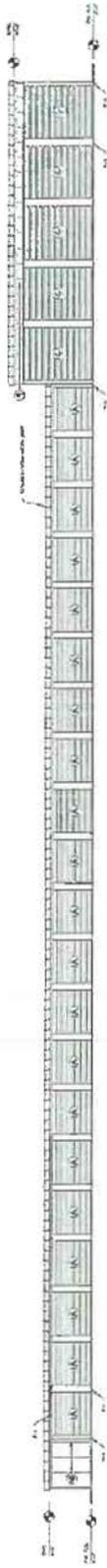
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SIMPLE
SELF STORAGE BUILDING SYSTEMS
simplestorageltd.com
PO Box 3
Painesville, Ohio 43084
PH: 740.854.2440
FAX: 740.854.2598

C1
February 19, 2015

STOP-N-GO
SELF STORAGE
40'X27'X8'-6"
BUILDING 3
DELEWARE, OHIO

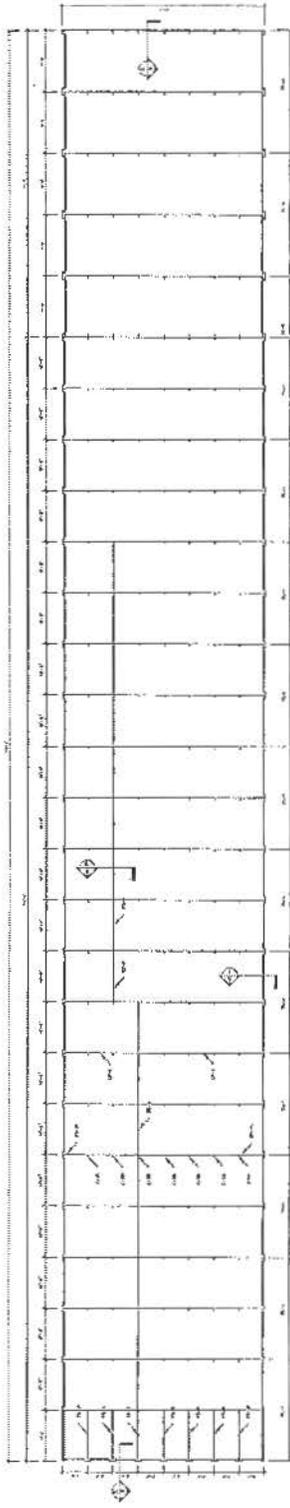




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



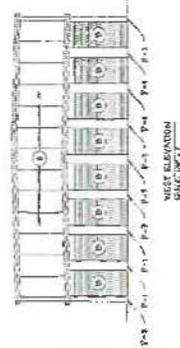
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



FRAMING PLAN
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

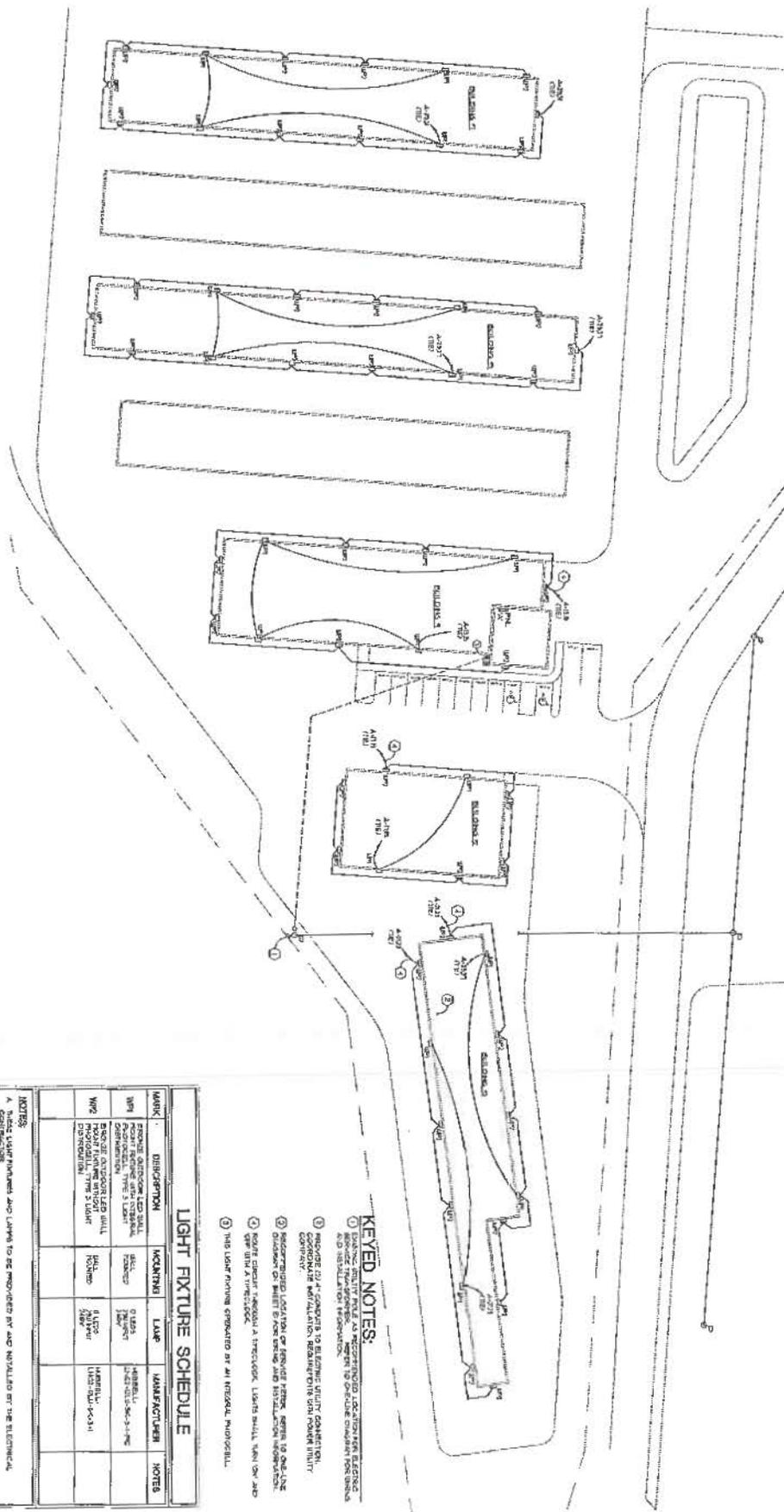
SIMPLE
SELF STORAGE BUILDING SYSTEMS
SimpleStorageBuildings.com
PO Box 3
Fairfield, Ohio 43022
Ph: 740.227.2440
Fax: 740.224.2300

STOP-N-GO
SELF STORAGE
4070260 WYOMING HIGHWAY
FAIRFIELD, OHIO
DELAWARE, OHIO

D1
February 19, 2015

SE1-01 PARTIAL SITE ELECTRICAL PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES:

1. ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL ELECTRICAL INSPECTOR.

LEGEND

	UTILITY FEED
	JUNCTION BOX
	ELECTRICAL CABINET
	PROPERTY LINE
	DISCONNECT SWITCH

KEYED NOTES:

1. SEE KEYED NOTE 1 FOR ELECTRICAL CONNECTIONS TO THE MAIN ELECTRICAL PANEL.
2. SEE KEYED NOTE 2 FOR ELECTRICAL CONNECTIONS TO THE MAIN ELECTRICAL PANEL.
3. SEE KEYED NOTE 3 FOR ELECTRICAL CONNECTIONS TO THE MAIN ELECTRICAL PANEL.

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	QUANTITY	TYPE	MANUFACTURER	NOTES
W1	RECESSED QUADROON LED DOWN LIGHT	10	4" DIA	OSRAM	INSTALL IN ALL ROOMS
W2	RECESSED QUADROON LED DOWN LIGHT	10	4" DIA	OSRAM	INSTALL IN ALL ROOMS

NOTES:

1. ALL LIGHT FIXTURES AND LUMENS TO BE PROVIDED BY AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
2. POWER SOURCES AND WIRING INSTALLATION ARE BY THE ELECTRICAL CONTRACTOR.
3. SHALL BE PROVIDED AS APPROPRIATE. CONNECTIONS TO BE MADE FROM THE MAIN ELECTRICAL PANEL.

SE1

PARTIAL SITE ELECTRICAL PLAN
 JOB # MCA1502 SCALE: AS NOTED
 ISSUE DATE: 03-04-15



PC Engineers
 Progressive Consulting Engineers, Inc.
 Perry Conrardy, P.E.



STOP-N-GO STORAGE
 440 E. Williams St.
 DELAWARE, OH

4100 Road N. Suite 105
 Columbus, Ohio 43220
 Phone 614 451-4410
 Fax 614 451-2508

Branham Sign

COMPANY · INCORPORATED

www.branhamsign.com

888-976-7446

127 Cypress Street SW
Reynoldsburg, Ohio 43062

Client



Address

Location

440 E WILLIAMS ST
DELAWARE OH
43015

Sales

JEFF SMITH

Designer

HORN

Notes

Approved & Dated

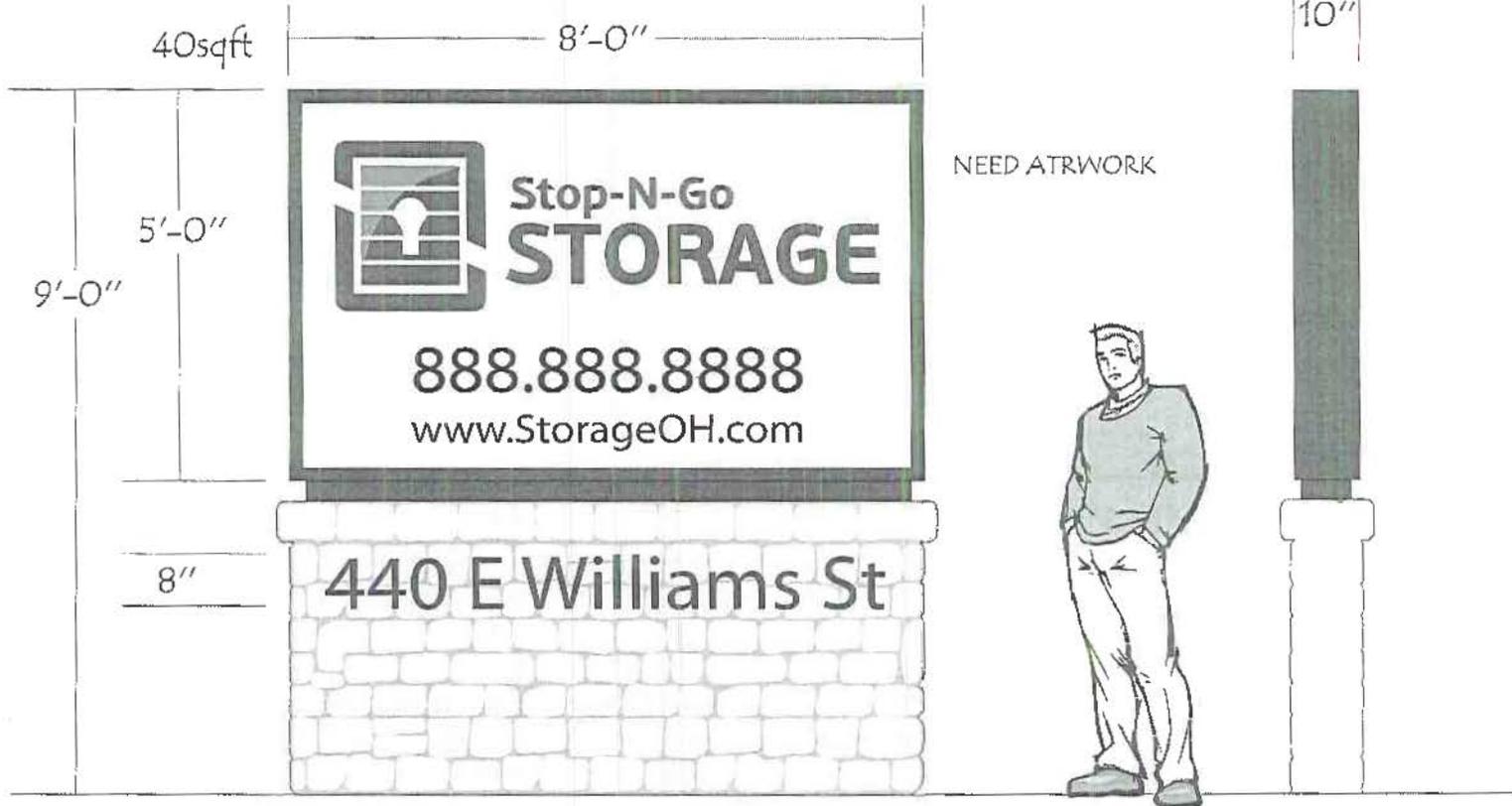
THE DESIGN, CONCEPT, DRAWINGS AND SPECIFICATIONS PROVIDED ARE THE EXCLUSIVE PROPERTY OF BRANHAM SIGN COMPANY INCORPORATED AND MAY NOT BE REPRODUCED IN ANY WAY, SHAPE OR FASHION WITHOUT THE EXPRESS WRITTEN PERMISSION OF BRANHAM SIGN COMPANY INCORPORATED

Page

1 of 1

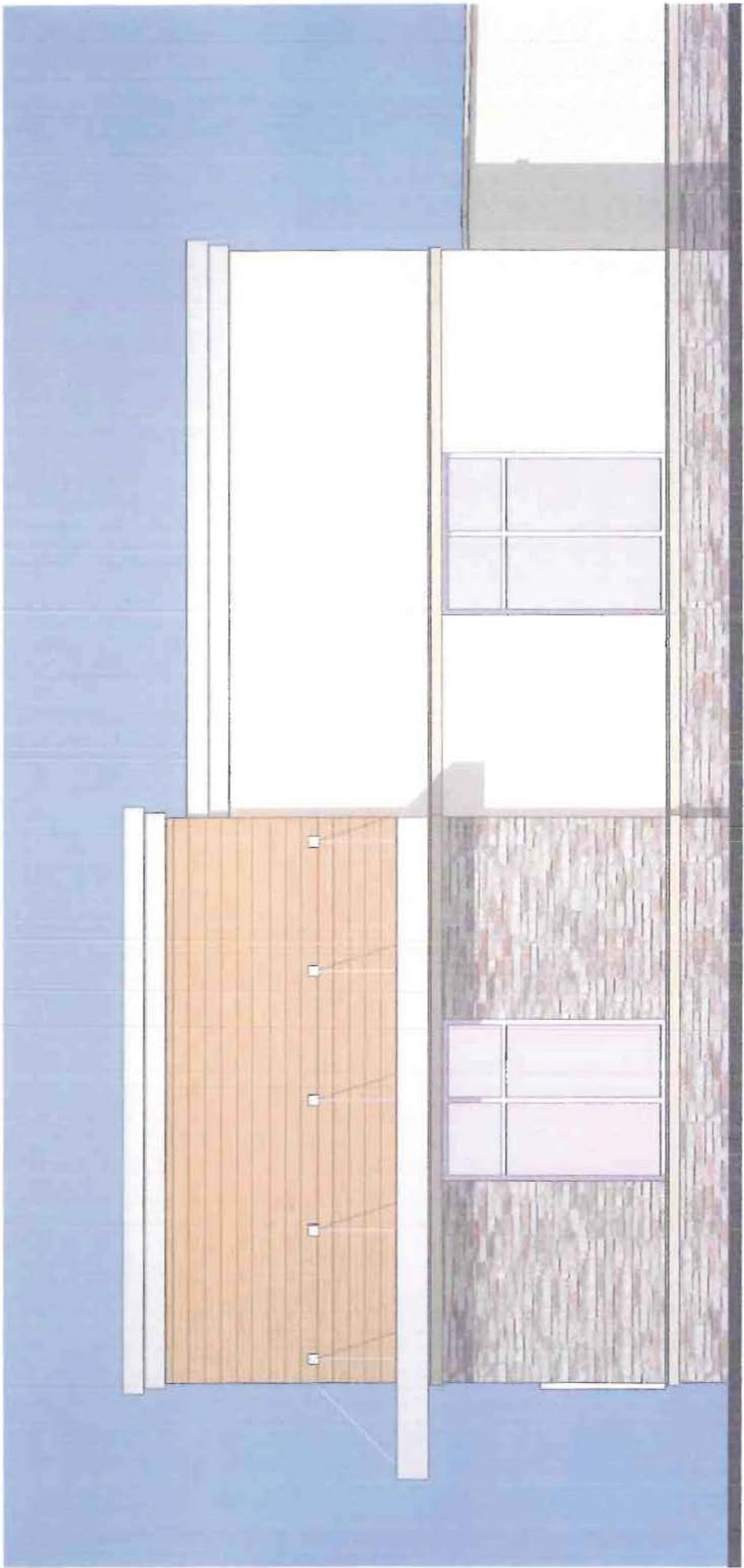


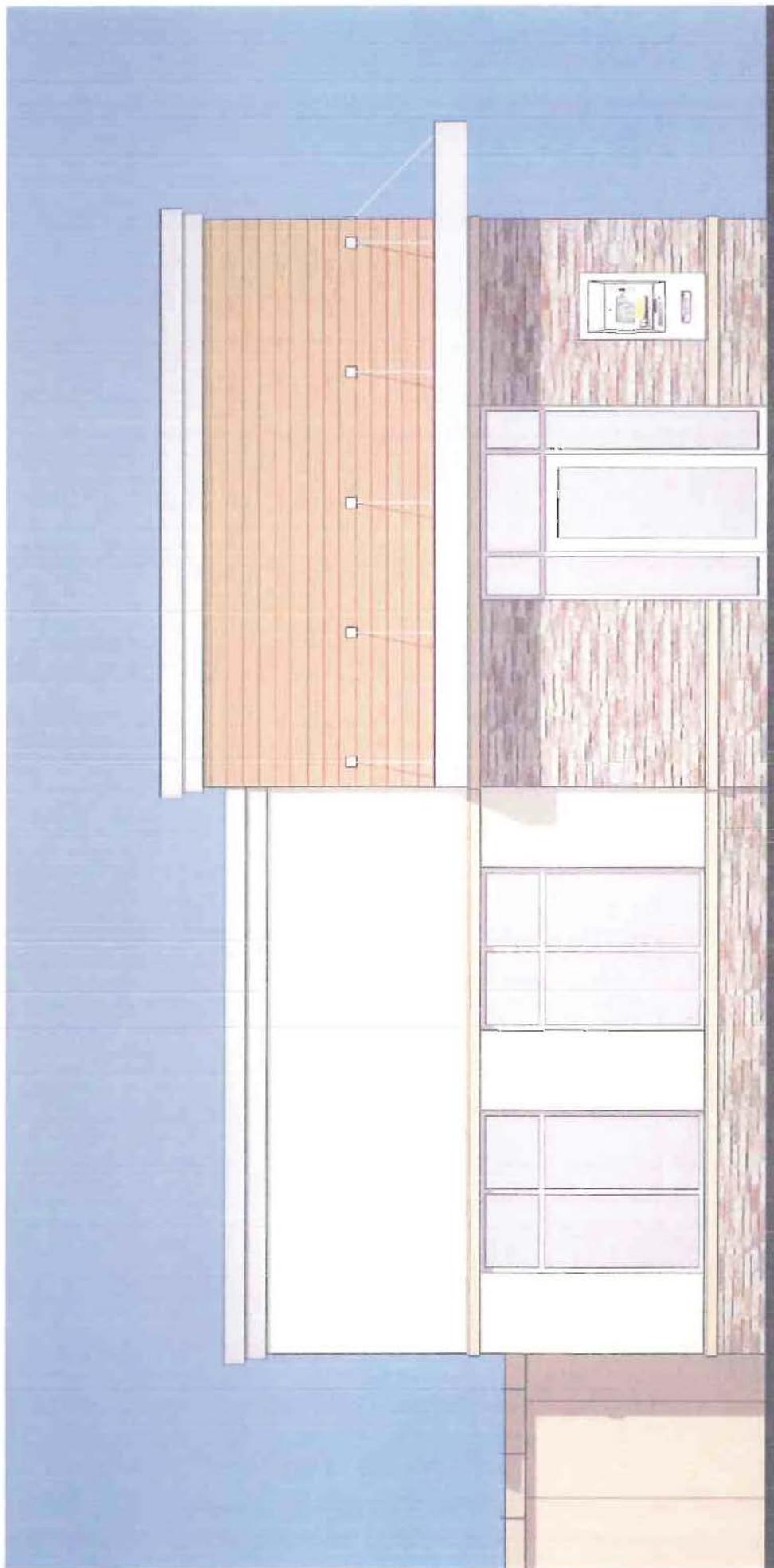
Local: 740.964.9550
Fax: 740.964.9558



INTERNALLY ILLUMINATED DOUBLE FACE ALUMINUM SIGN CABINET PAINTED GRAY WITH WHITE POLYCARBONATE FACES DECORATED WITH DIGITAL PRINTS AND TRANSLUCENT VINYL AND 8" 1/2" PLATE ALUMINUM STUD MOUNTED LETTERS PAINTED DARK BRONZE STONE BASE BY OTHERS







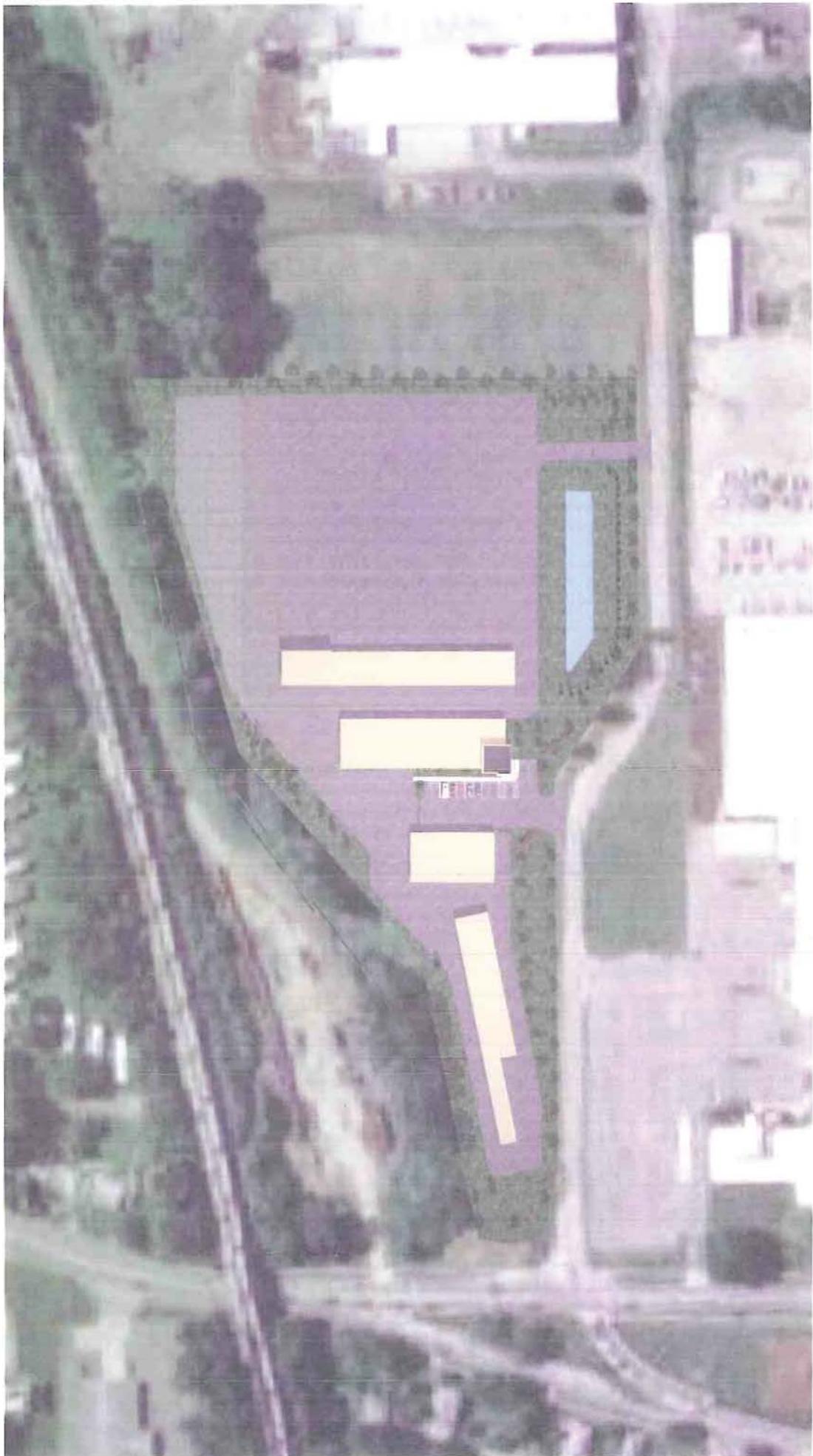


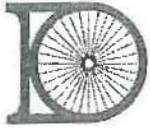




 **Stop-N-Go**
STORAGE
888.888.8888
www.StorageOH.com

440 E Williams St





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



Project # _____

Case # 2015-0348

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | <u>Board of Zoning Appeals</u> |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Stop-N-Go Storage Address 440 E Williams St

Acreage 8.138 Square Footage _____ Number of Lots 1 Number of Units _____

Zoning District/Land Use M-2 Proposed Zoning/Land Use M-2 Parcel # 519-443-03-001-003

Applicant Name Stop-N-Go Storage Contact Person Alexis Zeune

Applicant Address 5909 Westerville Rd, Westerville OH 43081

Phone 614-882-8675 Fax 614-882-9189 E-mail Alexis5855@gmail.com

Owner Name Alexis Zeune Contact Person Alexis Zeune

Owner Address 5909 Westerville Rd, Westerville OH 43081

Phone 614-882-8675 Fax 614-882-9189 E-mail Alexis5855@gmail.com

Engineer/Architect/Attorney Site Engineering Contact Person Mark Hazel

Address 7453 East Main St, Reynoldsburg, OH 43068

Phone 614-759-9900 Fax 614-759-9902 E-mail mhazel@ameritech.net

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.

Alexis Zeune
Owner Signature

Alexis Zeune
Owner Printed Name

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 3 day of March, 2015



ROBERT E REIME
NOTARY PUBLIC
STATE OF OHIO

MY COMMISSION EXPIRES
APRIL 18, 2015

Robert E Reime
Notary Public

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: May 4, 2015

1. **Calendars**

See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**

See Attached

3. **Bi-Weekly Meetings**

April 24

- * Delaware Partnership
- * City/County Employee Services Fair
- * Council for Older Adults rebranding

April 27

- * Rotary
- * Council meeting

May 4

- * Schultz Elementary Third Graders

May

2015

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4	5 Public Works/Public Utilities 7	6 Planning Commission 7	7	8	9
10	11 Council 7	12	13 BZA 7	14	15	16
17	18 Parking and Safety Committee 7	19 Parks and Recreation Advisory Board 7	20	21	22	23
24	25 HOLIDAY – City offices closed	26 Shade Tree Commission 7	27 HPC 7	28	29	30
31						

June

2015

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2	3 Planning Commission 7	4	5	6
7	8 Council 7	9	10 BZA 7	11	12	13
14	15	16 Parks & Recreation Advisory Board 7	17	18	19	20
21	22 Council 7	23 Shade Tree Commission 7	24 HPC 7	25	26	27
28	29	30				

CONTRACT APPROVAL - MAY 11, 2015

VENDOR	EXPLANATION OF AGREEMENT	2015 AMOUNT	DEPARTMENT
Environmental Air	City Hall HVAC	\$111,250	CMO
Double Z	Glenn Road - US 36 - Mill Run Crossing	\$1,749,067.70	Public Works
US DOT FAA	FAA Agreement	\$162,709.40	Public Works
Delaware County Engineer	Peachblow Road Improvements	N/A	Engineering
JHR	Mowing	Rates vary	Building
Delaware City Board of Education	EMS	\$116/hr	Fire
FC Services	Mowing	\$25/hr	Building
ODOT - Division of Aviation	Airport Grant Application	N/A	Public Works